



MINUTES

CITY OF BELLFLOWER

16600 Civic Center Drive • Bellflower, California 90706 • (562) 804-1424

REGULAR PLANNING COMMISSION MEETING MONDAY, NOVEMBER 5, 2018

1 Call to Order

Chairman Nowlin called the November 5, 2018, Planning Commission Meeting to order at 7:03 p.m., at City Hall, 16600 Civic Center Drive, Bellflower.

2 Roll Call

The following members of the Planning Commission responded present to roll call:

Chairman John B. Nowlin
Vice Chairman Wayne Brown
Commissioner Ray Hamada
Commissioner George Franzen
Commissioner Victor Sanchez

Planning Staff participants:

Elizabeth Corpuz, Director of Planning and Building Services
Rowena Genilo-Concepcion, Planning Manager
Jason P. Clarke, Senior Planner
Justin Tamayo, Assistant Planner

Also present:

David H. King, Assistant City Attorney
Bernardo Iniguez, Public Works Manager

3 Invocation

Commissioner George Franzen led the Invocation.

4 Pledge of Allegiance

Commissioner Victor Sanchez led the Pledge of Allegiance.

5 Public Comment

None.

For the record, Director Corpuz stated that a correction was made to the October 15, 2018, Planning Commission Minutes, and corrected copies were placed on the dais.

6-A Approval of the October 1, 2018, Planning Commission Meeting Minutes.

It was moved by Commissioner Hamada, seconded by Commissioner Franzen, and carried by the following roll call vote, to approve Planning Commission Meeting Minutes held October 1, 2018, as presented:

AYES: Commissioners - Sanchez, Hamada, Franzen, Brown, and
Chairman Nowlin

6-B Approval of the October 15, 2018, Planning Commission Meeting Minutes.

It was moved by Commissioner Hamada, seconded by Commissioner Franzen, and carried by the following roll call vote, to approve Planning Commission Meeting Minutes held October 15, 2018, as previously amended:

AYES: Commissioners - Sanchez, Hamada, Franzen, Brown, and
Chairman Nowlin

7-A Conditional Use Permit – Consideration and possible action to conduct a public hearing to consider an application from Bouziane Mouissat for a modification of a Conditional Use Permit, and adopt Resolution No. PC 18-19 – A Resolution approving Conditional Use Permit Case No. CU 18-10 allowing the modification of Conditional Use Permit Case No. CU 13-14 to: 1) upgrade an existing Type 42 (on sale beer and wine – public premises) alcohol license to Type 48 (on sale general – public premises), and 2) extend the operating hours within Area 1 of the Town Center (TC) District on property located at 16515 Bellflower Boulevard.

Assistant Planner Tamayo briefly reviewed the staff report highlighting the history, background, and the proposed project. He answered Commission questions relative to: 1) whether any public safety issues were received, and 2) if the number of offenses indicated in the staff report were related to alcohol sales.

Without objection, Chairman Nowlin opened the Public Hearing.

Bouziane Mouissat, the applicant, stated 1) with regard to the crime statistics, they did not have any part of that, 2) they have never received any complaints, and 3) although they are asking for a full liquor license, it is not a bar and is a high end cigar lounge where you could have a drink to accompany your cigar.

In response to Commission questions and comments, Mr. Mouissat stated: 1) they previously wanted a full liquor license, but a mistake was made, 2) they were named the 5th best cigar lounge in the country and No. 1 in California, 3) they only sell cigars, 4) their clientele are more sophisticated, and have requested hard liquor like cognac, and single malt, and 5) his business is a destination area.

The following individuals spoke in favor of Conditional Use Permit Case No. CU 18-10:

- Michael Allison
- Scott Larsen
- Giovanni D'Egidio
- Dennis Bukowski
- Danny Frechette

7-A Public Hearing – CU 18-10 for 16515 Bellflower Boulevard – Continued

There being no one else wishing to speak for or against the project, and without objection, it was moved by Vice Chairman Brown, and seconded by Commissioner Sanchez to close the Public Hearing.

It was moved by Commissioner Sanchez, seconded by Commissioner Hamada, and carried by the following roll call vote, to adopt Resolution No. PC 18-19 approving Conditional Use Permit Case No. CU 18-10, subject to findings and with conditions as presented:

AYES: Commissioners - Sanchez, Hamada, Franzen, Brown, and Chairman Nowlin

For the record, Assistant City Attorney King stated this was the Planning Commission's final decision, and it is subject to a 10-day appeal period.

7-B Precise Plan - Consideration and possible action to conduct a public hearing to consider an application from Vicente Vasquez (representing Park Stadium Properties, LLC), for a Precise Plan, and adopt Resolution No. PC 18-15 – A Resolution approving Precise Plan Case No. PP 18-03 to deviate from the “2/3rd rule” within the R-2 (Medium Density Residential) zone at 9314 Cedar Street.

Senior Planner Clarke briefly reviewed the staff report highlighting the history, background, and the proposed project. He indicated the resolution number in the staff report was incorrect and should be PC 18-15. He answered Commission comments and questions relative to: 1) landscaping improvements, 2) driveway material, 3) total number of improvements to the site, 4) parking, 5) inoperable vehicles, 6) whether a study was done on which buildings did not follow the “2/3^{ds} rule” in the area, 7) accessory structures, 8) the legal nonconforming units, and 9) the front unit.

In response to Commission comments Isaac Nalive, partner of Park Stadium Properties, LLC, stated: 1) when they bought the property it was in bad shape, 2) they are in constant communication with staff, 3) they are proposing great improvements, 4) they notified the tenants that all inoperable vehicles must be removed, 5) they are providing enough parking, 6) they will improve access, 7) the 2-car garage at the front building will be removed, 8) they meet the “2/3^{ds} rule” requirement, 9) the Commission is welcome to call him with any concerns, and 10) they submitted their application to the LA County Fire Department, and accommodated all their requirements.

A discussion ensued between the Commission, staff, and Mr. Nalive regarding: 1) the landscape improvements and concerns on water conservation, 2) using drought tolerant plants, and 3) the type of material used on the driveway.

Commissioner Sanchez motioned that the Public Hearing be closed.

Following discussion, it was moved by Vice Chairman Brown, seconded by Commissioner Franzen, and carried by the following roll call vote, to include a condition that the driveway can be either all uniformed asphalted concrete or concrete:

AYES: Commissioners - Sanchez, Hamada, Franzen, Brown, and Chairman Nowlin

In addition, Assistant City Attorney King clarified the additional conditions: 1) the front house be painted with a consistent color, and 2) landscaping improvements be provided.

7-B Public Hearing – PP 18-03 for 9314 Cedar Street - Continued

It was moved by Commissioner Hamada, seconded by Vice Chairman Brown, and carried by the following roll call vote, to adopt Resolution No. PC 18-15 approving Precise Plan Case No. PP 18-03, subject to findings and with conditions as amended to include: 1) the front house shall be painted with a consistent color, 2) landscape improvements shall be provided, and 3) that the entire driveway shall be either all uniformed asphalted concrete or concrete:

AYES: Commissioners - Sanchez, Hamada, Franzen, Brown, and Chairman Nowlin

For the record, Assistant City Attorney King stated this was the Planning Commission's final decision, and it is subject to a 10-day appeal period.

7-C Initial Study / Mitigated Negative Declaration - Consideration and possible action to conduct a public hearing to consider a Mitigated Negative Declaration, and adopt Resolution No. PC 18-18 – A Resolution approving Mitigated Negative Declaration Case No. MND 18-01 for the Caruthers Park Stormwater and Urban Runoff Capture Project on property located at 10500 Flora Vista Street.

For the record, Vice Chairman Brown announced that he recused himself from this item as he owns property within 500-ft of the subject property.

For the record, Chairman Nowlin announced that Vice Chairman Brown left the dais at 8:29 p.m.

Senior Planner Clarke briefly reviewed the staff report highlighting the history, background, and the proposed project. He stated that Public Works staff and the consultant from Tetra Tech, Oliver Galang were in the audience to answer any questions. He also stated that if the item was approved tonight, it will be scheduled for the November 26, 2018, City Council meeting.

Oliver Galang, consultant, Tetra Tech answered questions relative to the storage capacity and infiltration system.

Public Works Manager Bernardo Iniquez, along with Mr. Galang, responded to Commission questions with regard to: 1) if the berms would return to their original state, 2) if the original number of picnic tables would be returned after the project is completed, 3) the contractor abiding by the BMPs, 4) trash haul routes, 5) how often the catch basins are cleaned out, 6) the water channel and what they are able to capture, 7) drainage, 8) ground water levels, 9) drilling sites, 10) the northerly portion of the parking lot and the timeline when it would be removed and replaced, 11) areas available for the public and vehicles to access the park, and 12) the lifetime of the new system.

Without objection, Chairman Nowlin opened the Public Hearing.

The following individual did not state a position in favor or against Resolution No. PC 18-18, but made comments and asked questions generally related to the project:

- Myron Larson

In response to questions from Mr. Larson, the Commission, staff, and Mr. Galang answered: 1) the system is all underground, 2) it is meant to capture run-off and drainage from the street to lead to an infiltration system underground, and 3) there will be a catch basin at the bottom of the channel.

7-C Initial Study / MND 18-01 for 10500 Flora Vista Street – Continued.

The Commission, staff, and Mr. Galang further answered: 4) a steel gate will be placed that rises up so water will be captured and go through a pretreatment unit to capture debris, 5) there will be a manhole cover, and no vents, 6) they will have 2 sources of water, 7) the water will be pumped into a small storage tank and diverted into a treatment unit then fed back into the irrigation system, 8) they will not be using any chemicals, only UB Lights to treat bacteria, 9) the Carpenter House, the bridge, and the skate park will be protected, 10) there will be access to the skate park through the bridge, 11) water will not be stagnate because it will be infiltrated back to the ground, 12) once debris or trash is trapped, the maintenance group will come out and clear it out, which is part of the maintenance agreement between the City and the Flood Control District, 13) as part of the construction phasing, there will be work areas, however, they will leave parking areas available for the public to access, 14) the project is being funded entirely by Cal Trans, 15) the Public Works and Parks and Recreation Departments are working together to ensure the parks are useable as much as possible for recreational uses, and events, 16) the design will be precast concrete structures, assembled at the plant, and delivered on site to minimize the time it takes for concrete to cure, and they can be installed in 3 to 6 months, 17) no gases will be omitted so there will be no smell, 18) it is not a sewer, and 19) another community meeting is planned and flyers will be delivered to the residents.

Assistant City Attorney King clarified that the Commission is making this recommendation to the City Council and it will go before them in a few weeks.

Chairman Nowlin closed the Public Hearing.

For the record, Chairman Nowlin announced that the stormwater system at Caruthers Park is going to be smaller than the one at Mayfair Park in the City of Lakewood.

Following discussion, it was moved by Commissioner Sanchez, seconded by Commissioner Hamada, and carried by the following roll call vote, to adopt Resolution No. PC 18-18, approving Mitigated Negative Declaration Case No. MND 18-01, subject to findings and with conditions as presented:

AYES: Commissioners - Sanchez, Hamada, Franzen, and Chairman Nowlin
RECUSED: Commissioner - Brown

For the record, Chairman Nowlin indicated that the Vice Chairman Brown joined the dais at 9:09 p.m.

8 Resolutions for Consideration

None.

9 Item of Consideration

None.

10 Consent Calendars

None.

11 Director's Report on Upcoming Agenda Items and Schedule

Director Corpuz briefly reviewed the Upcoming Agenda Item Schedule.

12 Commission Comments/Reports

The Commission had several questions, comments and reports regarding 1) status of the hazardous materials stored on the property on Alondra Boulevard, 2) the flood control drains on McNab Avenue near Bellflower High School, 3) fruit vendors, and 4) tattoo businesses.

With regard to street vendors, Assistant City Attorney King stated his office is requesting that staff continue to enforce the City's current enforcement ordinance until December 31, 2018. He stated their office, along with staff, are working on an Ordinance to present to the City Council before the end of the year.

13 Adjournment

Without objection, it was moved to adjourn tonight's meeting in memory of Councilmember Ron Schnablegger, at 9:12 p.m. to the next meeting at 7 p.m. on Monday, November 19, 2018.

Attest:

Elizabeth Corpuz, Secretary

Approved: December 3, 2018