REGULAR MEETING OF THE BELLFLOWER PLANNING COMMISSION

MONDAY, JULY 17, 2023
BELLFLOWER CITY HALL – COUNCIL CHAMBERS
7:00 P.M.

1. CALL TO ORDER

2. ROLL CALL: Chairman William Mendes
   Vice Chairman Robert Wilson
   Commissioner Chrissy Padilla Birkey
   Commissioner Aaron Drake
   Commissioner George Franzen

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. PUBLIC COMMENT

This is the time set aside for the public to address the Planning Commission on matters not listed on the Agenda. Anyone wishing to address the Planning Commission should come to the podium, be recognized by the Chair, and state your name for the record. If you wish to address the Planning Commission on an Agenda Item, you may do so by approaching the podium as we review that particular item. You will be given three (3) minutes to address the Planning Commission.
6. **APPROVAL OF MINUTES**

   A. Minutes of the Regular Planning Commission Meeting held March 6, 2023.

7. **PUBLIC HEARINGS**

   A. **Zoning Ordinance Text Amendment Case No. ZOTA 23-01 and Conditional Use Permit Case No. CU 23-01**

   Planner: Eliana Muñoz

   Consideration and possible action to conduct a public hearing to consider an application from Roderick Graham for a Zoning Ordinance Text Amendment (Case No. ZOTA 23-01) to amend the Bellflower Municipal Code (“BMC”) to reduce the minimum distance requirement between automobile repair shops / centers; and a Conditional Use Permit (Case No. CU 23-01) to allow an automobile repair shop and a spray booth within an existing 9,970-square foot building located at 9638-9648 Artesia Boulevard within the Light Industrial (“M-1”) District.

   The Project is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it consists of minor alterations in land use: the Project results in minor alterations to existing private facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. There are adequate utilities and public services to serve the project. The Project, therefore, is categorically exempt from further CEQA review under CEQA Guidelines § 15301. Additionally, the ZOTA is exempt from additional environmental review pursuant to 14 Cal. Code Regs. § 15061(b)(3) because the ZOTA will not result in any development or changes to the physical environment, and following an evaluation of possible adverse impacts, it can be seen with certainty that there is no possibility that the ZOTA will have a significant effect on the environment.

   Recommendation to Planning Commission: 1) Open the public hearing; take testimonial and documentary evidence; and after considering the evidence, adopt Resolution Nos. PC 23-04 and PC 23-05 recommending either approval or denial of the Applicant’s request to the City Council; or 2) Alternatively, discuss and take other action related to this item.

8. **DIRECTOR’S REPORT ON UPCOMING AGENDA ITEMS AND SCHEDULE**

9. **COMMISSION COMMENTS/REPORTS**

10. **ADJOURNMENT**

    Adjourn to the next meeting of the Bellflower Planning Commission at 7 p.m. on Monday, August 7, 2023.