REGULAR MEETING OF THE
BELLFLOWER PLANNING COMMISSION
MONDAY, MARCH 6, 2023 7:00 P.M.

1 Call to Order

Chairman Drake called the March 6, 2023, Planning Commission Meeting to order at 7:03 p.m.

Chairman Drake announced the public participation procedures.

2 Roll Call

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

Chairman Aaron Drake
Vice Chairman Bill Mendes
Commissioner George Franzen
Commissioner Chrissy Padilla Birkey
Commissioner Robert Wilson

Staff participants:
Elizabeth C. Oba, Director of Planning and Building Services
Rowena Genilo-Conception, Planning Manager
Eliana Munoz, Assistant Planner

Also participating:
Tim Campen, Assistant City Attorney

3 Invocation

Commissioner Chrissy Birkey led the Invocation.

4 Pledge of Allegiance

Commissioner Chrissy Birkey led the Pledge of Allegiance.
5 Planning Commission Reorganization

It was moved by Commissioner Wilson, seconded by Commissioner Franzen, and carried by the following roll call vote to accept the nomination of William Mendes as Chairman of the Planning Commission:

AYES: Commissioners – Franzen, Birkey, Wilson, Vice Chairman Mendes, and Chairman Drake

It was moved by Commissioner Franzen, seconded by Commissioner Drake, and carried by the following roll call vote to accept the nomination of Robert Wilson as Vice-Chairman of the Planning Commission:

AYES: Commissioners – Franzen, Birkey, Wilson, Vice Chairman Mendes, and Chairman Drake

6 Public Comment

None.

7 Approval of Minutes

None.

8 Ordinances and Resolutions for Consideration

A Consideration and possible action to conduct a public hearing to consider an application from Daeun Lee of KSK Design Inc. for a Development Review, and adopt Resolution No. PC 23-01 – A Resolution approving Development Review Case No. DR 11-21-12564 to allow construction of four, detached, two-story, multiple family dwellings with approximately 9,305 square feet of total living space, on a lot within the R-1 (Low Density Residential) zone on property located at 14721 Blaine Avenue.

Assistant Planner Munoz provided a PowerPoint presentation of the staff report highlighting 1) the history of the site, 2) the background, and 3) the proposed project.

Vice Chairman Wilson and Chairman Mendes had questions for staff pertaining to 1) the location of the closest fire hydrant and whether the hose was long enough to reach the site and where there was sufficient fire access, 2) if there would be interior fire sprinklers at the subject site, 3) the size of trash enclosure, the number of receptacles, and frequency of trash service, 4) how the open parking spaces will be used and whether handicapped accessible parking spaces are required, 5) the type of lighting on the property, 6) if the buildings vary in height, 7) asked for more details pertaining to the walkway leading to unit number one, and 8) whether the perimeter wall would be stuccoed.
Staff informed the Commission that 1) the fire department reviewed the plans and did not have any comments or concerns so they deemed the location of the fire hydrant and access to the location to be acceptable, 2) that all new construction is required to be sprinklered per California Building Code, 3) that CR&R had also reviewed the plans and did not have any comments or concerns, but informed the Commission that the property owner will have to comply with California law and the trash service provider’s requirements and 4) that the handicapped accessible parking would be reviewed as part of the plan check review process, 5) provided the location of the lighting as well as elevation on the renderings, 6) staff confirmed that the heights of the building vary, 7) it was explained that the concrete area within the front yard setback would need to be reduced, and 8) condition number 31 requires the wall to be stuccoed.

Without objection, it was moved by Vice Chairman Wilson, seconded by Commissioner Drake, to open the Public Hearing.

David Padua/Property owner, responded to the Commission’s questions, by 1) informing them that the project site will be a rental property, 2) addressing the concern related to the number of receptacles (i.e. green waste) by indicating that he intends on installing artificial turf in the back, and drought resistant plants on the property which would reduce green waste, 3) that he will work with CR&R to arrange for scout services to pick up trash bins and return the bins to the appropriate locations on-site, 4) they will be issuing visitor parking permits for each of the tenants and if the tenants abuse the visitor parking the vehicle will be towed away and they will not renew their rental lease, and 5) he also noted that possibly one of the partners will be living on-site.

Without objection, it was moved by Vice Chairman Wilson, seconded by Commissioner Drake, to close the Public Hearing.

It was moved by Chairman Wilson, seconded by Vice Commissioner Franzen, and carried by the following roll call vote, to adopt Resolution No. PC 23-01 approving Development Review Case No. DR 11-21-12564, with the following added conditions 1) that the property owner make arrangements with CR&R for scout services to return the trash bins to the appropriate locations on-site, 2) that there be adequate bin enclosure space, and 3) that the front walkway be reduced to comply with code.

AYES: Chairman Mendes, Commissioner Franzen, Commissioner Birkey, Vice Chairman Wilson, and Commissioner Drake

NOES:

9  Resolutions for Consideration

None.

10  Item of Consideration

None.
11 Consent Calendar

None.

12 Director's Report on Upcoming Agenda Items and Schedule

Director Oba briefly reviewed the Upcoming Agenda Items and Schedule.

13 Commission Comments/Reports

Planning Commissioner Franzen recalled that there is a code regarding abandoned pay phones and requested that staff look into the matter.

14 Adjournment

Without objection, Chairman Mendes adjourned the meeting in memory of past Mayor Clyde Wilson at 7:52 p.m. to the next regular meeting of the Bellflower Planning Commission at 7:00 p.m. on Monday, March 20, 2023.

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William Mendes, Chairman

Attest:

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Elizabeth C. Oba, Secretary

Approved: July 17, 2023