

**AGENDA**

**REGULAR MEETING OF THE PLANNING COMMISSION  
CITY OF BELL GARDENS  
CITY COUNCIL CHAMBERS, 7100 GARFIELD AVENUE  
BELL GARDENS, CALIFORNIA**

**WEDNESDAY, April 19, 2017  
6:00 P.M.**

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (562) 806-7706. Notification 48 business hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

**COMPLETE AGENDA PACKETS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE FOLLOWING LOCATIONS:** *City Hall, Ross Hall Auditorium, Police Department, and Public Works Department*

**PLANNING COMMISSION**

**Tony Rivera**  
Vice-Chairperson

**Bartolome Carrillo**  
Commissioner

**Jose Hernandez**  
Commissioner

**Andrew Leon**  
Commissioner

**CITY STAFF**

**Abel Avalos**  
Director of Community  
Development

**John W. Lam**  
Assistant City Attorney

**Carmen Morales**  
City Planner

**Erika Gutierrez**  
Planning Secretary

**Hailes Soto**  
Associate Planner

**I. OPENING CEREMONIES**

- 1) Call to Order
- 2) Invocation
- 3) Pledge of Allegiance

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

November 16, 2016

**IV. PUBLIC COMMENT**

*Citizens wishing to address the Commission on any matter not on the Agenda may do so at this time. Please STATE YOUR NAME AND ADDRESS CLEARLY for the record.*

*Please note that while the Commission values your comments, pursuant to January 1, 1987 amendments of the Brown Act, the Commission cannot respond nor take any action until such time as the matter may appear as an item on a forthcoming agenda.*

**V. PUBLIC HEARING**

**A. Planning Commission**

1. **Chevron Gas Station**  
**Conditional Use Permit No. 2017-017**  
**5703 Gage Avenue**  
**(File No. 2017-017)**

**Recommendation:** It is staff's recommendation that the Planning Commission:

1. Approve Conditional Use Permit No. 2017-017 to: (1) legalize the operation of an existing legal nonconforming Chevron gas station; and (2) demolish the existing cashier kiosk located at the Chevron gas station and redevelop the site with a 12-pump (18 fueling-positions that includes Compressed Natural Gas and Ethanol fuel blend (E85)) gas station and a new 2,917 square foot building that will contain the 1,693 square foot Chevron ExtraMile convenience market and an adjoining 1,224 square foot Chronic Taco fast food restaurant by adopting Planning Commission Resolution #PC 2017-01.

**Substandard Properties – None**

**VI. DISCUSSION ITEMS**

**VII. STAFF COMMENTS**

**VIII. COMMISSIONER COMMENTS**

**ADJOURNMENT**