

## AGENDA

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

**WEDNESDAY, NOVEMBER 7, 2018  
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**  
Chairperson

**Bartolome Carrillo**  
Vice-Chairperson

**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**

September 19, 2018

## **IV. PUBLIC HEARING**

### **A. Planning Commission**

1. **8000 Bell Gardens Avenue Residential Project  
Tentative Tract Map No. 78222 with Street Vacation  
Zone Change / Conditional Use Permit / Variance No. 2018-080  
Mitigated Negative Declaration  
8000 Bell Gardens Avenue & 5500 Quinn Street, Bell Gardens  
(File No. 2018-080)**

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

1. Planning Commission Resolution #PC 2018-06 recommending to the City Council the adoption of Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program pursuant to the California Environmental Quality Act (CEQA) to the City Council;
2. Planning Commission Resolution #PC 2018-07 recommending to the City Council the adoption of Ordinance No. 892 approving Zone Change No. 2018-080 to amend the Official Zoning Map to change the zoning designation for the property located at 8000 Bell Gardens Avenue ("Project Site) from R-1 (Single Family Residential) to R-3 (High Density Residential) / RPDD (Residential Planned Development District) overlay to the City Council;
3. Planning Commission Resolution #PC 2018-08 recommending to the City Council the approval of Tentative Tract Map No. 78222 to allow the consolidation of two existing lots and a Street Vacation to vacate the segment of Bell Gardens Avenue to Quinn Street for the subdivision of 48 residential condominium units to the City Council; and
4. Planning Commission Resolution #PC 2018-09 recommending to the City Council the approval of Conditional Use Permit No. 2018-080 to allow the development of a 48 unit residential condominium project and Variance No. 2018-080 to allow the development of the Project with a reduction in the minimum common open space required under Section 9.18.040.D (Residential Planned Development District Standards) of the Bell Gardens Municipal Code.

**Substandard Properties – None**

**V. DISCUSSION ITEMS**

**VI. STAFF COMMENTS**

1. Cancellation of November 21, 2018 Regular Planning Commission Meeting.

**VII. COMMISSIONER COMMENTS**

**ADJOURNMENT**