

**MINUTES OF THE SPECIAL MEETING OF THE  
PLANNING COMMISSION OF THE CITY OF BELL GARDENS  
7100 GARFIELD AVENUE, BELL GARDENS, CA 90201**

**Wednesday, November 7, 2018**

**CALL TO ORDER**

The meeting was called to order in City Hall Council Chambers by Chairperson Rivera at 6:00 p.m.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Associate Planner, Hailes Soto gave the invocation.

City Planner, Carmen Morales led the Pledge of Allegiance.

**ROLL CALL**

Present: Commissioner Hernandez, Commissioner Leon, Vice-Chairperson Carrillo and Chairperson Rivera.

Absent: None

Staff Present: Abel Avalos, Director of Community Development, Carmen Morales, City Planner, John W. Lam, Assistant City Attorney, Hailes Soto, Associate Planner, Erika Gutierrez, Planning Secretary and Samantha Lubrani, Translator

**APPROVAL OF MINUTES**

Vice-Chairperson Carrillo asked for a motion on the minutes of September 19, 2018. A motion was made by Vice-Chairperson Carrillo and seconded by Commissioner Hernandez to approve the minutes of September 19, 2018. Motion carried by a vote of 4-0.

**PUBLIC HEARING**

**A. Planning Commission**

- 1. 8000 Bell Gardens Avenue Residential Project  
Mitigated Negative Declaration  
Zone Change No. 2018-080- Ordinance No. 892  
Tentative Tract Map No. 78222 with Street Vacation  
Conditional Use Permit and Variance No. 2018-080  
8000 Bell Gardens Avenue, Bell Gardens**

Mr. Soto gave the presentation on 8000 Bell Gardens Avenue Residential Project and also indicated that staff made several modifications to the following conditions to Planning Commission Resolution #PC 2017-08 which shall read:

- 40. Prior to the issuance of grading building permit, unless there is an existing agreement between the City of Bell Gardens and Caltrans according to which Caltrans will accept the surface drainage runoff. The Applicant shall secure a letter of consent or Caltrans Encroachment permit showing the project LID/Treatment device drains onto the Caltrans ROW and accepts said runoff.**
  
- 46. The Applicant shall work with the Public Works Department to install signage that will allow additional parking on the west side of Bell Gardens Avenue. The Applicant shall provide improvement plans to remove the concrete sidewalk and construct 4 foot wide ADA compliant sidewalk adjacent to the exiting curb. Provide drought tolerant landscaping in the remaining 11 feet. Provide a storm water treatment device to address the drainage on Bell Gardens Avenue and Quinn Street and install two to three street lights near Bell Gardens Avenue and Quinn Street as determined by the Public Works Department.**

Condition No. 48 and 54 were deleted from Resolution #PC 2017-08.

Lastly, Mr. Soto stated a new condition was added to Resolution #PC 2018-08 and Resolution #PC 2018-09 which shall read:

**Prior to submittal of the grading plans, the Applicant shall secure the land area in dispute with the adjoining trailer park property owner. Should the Applicant not secure the land area in dispute, the Applicant shall submit revised architectural plans that show the reduction of the footprint of Building No. 1 to allow the five foot side yard setback from the east property line.**

Chairperson Rivera asked the Commission if there were any comments for staff on the Public Hearing Item.

Mrs. Gutierrez, Planning Secretary stated for the record that on Tuesday, November 6<sup>th</sup> the Community Development Department received a letter from Mr. Joe Graham property owner of the trailer park located east of the subject site.

With no questions from the Commission, Chairperson Rivera opened the public hearing.

Ms. Vanessa Delgado, owner of Azure Development approached the podium stating she was very excited about the development of this project and indicated this would be the fourth project that she has been involved with the City of Bell Gardens. Ms. Delgado stated she was in agreement with all the conditions of approval as amended by staff and

also wanted to clarify one condition, No. 47 of Resolution #PC 2018-08 that has already been discussed with staff pertaining to the preparation of the Traffic Study for the site and impacts on the Traffic Circulation which have been completed. Ms. Delgado further stated that the architect and civil engineer were available to answer any technical questions pertaining to the project. Ms. Delgado further indicated that she was aware that Mr. Graham, property owner of the mobile park had a few concerns regarding the fencing and block wall at the subject site. Lastly, Ms. Delgado stated that she had committed to work with staff as well as the property owner to set up a meeting to go over all questions and concerns they had and also accepted a condition that was added by staff in reference to the block wall.

Ms. Irma Rosha approached the podium on behalf of Mr. Joe Graham, property owner of the trailer park located at 5540 Quinn Street east of the proposed project. Ms. Rosha stated she was excited to see this project move forward but indicated that the concerns that had been brought up by existing residents were in reference to the existing block wall located east of the subject site. Ms. Rosha asked how the removal of the wall would impact the parking at that location.

Mr. Luis A. Feliciano, resident at the trailer park located at 5540 Quinn Street approached the podium stating he was in favor of the proposed project but the only problem was parking in this area. Mr. Feliciano stated that a recent project took place within the vicinity consisting of seven units creating even more of a parking issue. Lastly, Mr. Feliciano stated that if the block wall were to be removed, it will eliminate even more parking spaces and indicated that although it was mentioned that street parking would be provided, it would still not resolve the parking issue at this location.

Ms. Delgado approached the podium addressing Mr. Feliciano's parking concerns and stated that the project would be a gated community and each home would have their own private parking in the garage in addition to 25 guest stalls within the complex. Ms. Delgado further stated that street improvements would be taking place on Bell Gardens Avenue to allow roughly 20 new additional parking stalls for the public in addition to new landscaping and lighting which would benefit the neighborhood.

Chairperson Rivera asked staff on the presentation to show the location of where the new parking spaces would be located on Bell Gardens Avenue as well as the existing block wall that current residents have expressed a concern.

Ms. Morales stated that the City Engineer had determined that approximately 20 parking spaces would be able to fit on the portion of Bell Gardens Avenue along the freeway sound wall for the community to park.

Ms. Delgado wanted to clarify the questions and concerns on the block wall that divides the mobile park from the single family home. Ms. Delgado further stated that the current wall was not built on property line; therefore, Azure and City staff would be working to resolve the matter and ensure existing residents would not be affected by the new wall to be built.

Chairperson Rivera asked Ms. Delgado if the new wall would match the fence height that currently exists at Bell Gardens Elementary School located east of the subject site as well as the playground area on the south side. Ms. Delgado indicated that the existing fence is a 6 foot high fence but due to the difference in grade elevation, the existing fence is about 7 ½ feet on the school site. Ms. Delgado further indicated that Azure would be working on the design of the fence with the School District.

Commissioner Leon asked how many parking spaces would be affected by the block wall fence that is scheduled to be constructed with residents that have parking contracts with the trailer park.

Ms. Irma Rocha stated approximately ten parking spaces would be impacted and the displacement of those vehicles would have them forced to park on the street causing even more of a parking issue. Ms. Rocha further indicated that many of the residents were at the meeting voicing their concern.

Chairperson Rivera asked for clarification in terms of how the current parking stalls would be affected by the displacement of the block wall. Ms. Delgado clarified Chairperson Rivera's question stating it would not have a significant impact on the current parking situation.

Chairperson Rivera asked Ms. Rocha if she was in agreement with the community parking that is being proposed on Bell Gardens Avenue. Ms. Rocha stated it would be a great asset to alleviate the parking situation.

Mr. Avalos stated that as staff is aware there was a discrepancy between the actual location of the block wall and the property line, but as the developer pointed it out it would be very minimal. Mr. Avalos further indicated and stated that for the record, Ms. Gutierrez had received a letter from Mr. Graham regarding the block wall. Mr. Avalos further stated that staff had been diligently working to come up with a solution to this problem and indicated a new condition had been added to Resolution No. 2018-08 and Resolution No. 2018-09 which reads:

***Prior to submittal of the grading plans, the Applicant shall secure the land area in dispute with the adjoining trailer park property owner. Should the Applicant not secure the land area in dispute, the Applicant shall submit revised architectural plans that show the reduction of the***

***footprint of Building No. 1 to allow the five foot side yard setback from the east property line.***

Mr. Avalos indicated that this condition acknowledges the fact that the issue that is in question is a civil issue between the owner of the mobile park and developer. Mr. Avalos further indicated that by adding the previous condition, the City would have on record if either party's cannot come with a reasonable agreement on the location of the wall, the developer would have to prepare plans to modify the size of the buildings in order to move forward with the project. Lastly, Mr. Avalos stated that regarding the parking in general, the benefit of this project is that it would provide approximately 20 additional parking spaces that are currently not available to the community in order to help offset some of the concerns.

Mr. Luis A. Feliciano approached the podium and spoke again about the parking issue and asked the Commission to go and visit the trailer park site between the hours of 4:30 p.m. and 6:00 p.m. to see the shortage of parking in the area. Mr. Feliciano indicated that the additional 20 parking spaces that are being proposed for the community would still not alleviate the parking problem at this location. Mr. Feliciano further indicated he was not against this project, but indicated that much of the parking is taken up by visitors and with the addition of this project, it would only create more of a parking issue.

Ms. Charlie Lebron, resident at 5540 Quinn Street, approached the podium stating that her concern was regarding a nearby resident that sells vehicles from their home which takes up a lot of the parking on the street. Ms. Lebron stated that by having this community parking area, it is only going to allow this resident to continue selling vehicles and to park them on the community parking area.

Mr. Avalos stated parking is a continued citywide concern. Mr. Avalos further stated that the 25 on-site guest spaces plus the 20 on street parking spaces would provide a total of 45 spaces. Lastly, Mr. Avalos stated that the concern that was brought up by Ms. Lebron is a different type of concern that could be addressed by the Code Enforcement Division. Mr. Avalos stated that after the meeting he would gather all the necessary information to relay over to that department to address this matter.

Mr. Jonathan Ela, resident at 5540 Quinn Street, approached the podium asking if any trailers would be torn down or be affected by the proposed project.

Mr. Avalos stated that the developer and property owner would be working together to identify the areas of concern, but their main goal would be to minimize as much as possible any potential impacts to mobile park homeowners.

Commissioner Leon stated that staff was aware of the concerns of the mobile park residents and ensured that the owner and applicant would work together to come up with a solution to minimize any impacts to the residents.

Ms. Delgado reiterated that no mobile park homes would be torn down and stated that she has committed to the added condition regarding the construction of the new block wall.

With no one wishing to speak and no comments from the Commission, Chairperson Rivera closed the public hearing item and asked for a motion.

A motion was made by Vice-Chairperson Carrillo and seconded by Commissioner Hernandez to approve all the recommendations subject the amendments stated by staff. Motion carried by a 4-0.

**B. Substandard Properties – None**

**DISCUSSION ITEMS – None**

**STAFF INFORMATION ITEMS**

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

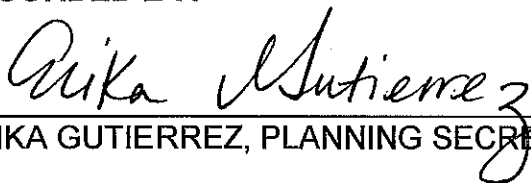
Ms. Morales advised the Commission that the November 21, 2018 Planning Commission was cancelled and that the next regular scheduled meeting would be held on Wednesday, December 19, 2018.

**COMMISSION INFORMATION ITEMS – None**

**ADJOURNMENT**

Chairperson Rivera made a motion to adjourn the meeting at 7:13 p.m.

**RECORDED BY:**



ERIKA GUTIERREZ, PLANNING SECRETARY