

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

Wednesday, June 19, 2019

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.

Acting Director of Community Development, Carmen Morales led the Pledge of Allegiance.

ROLL CALL OF PLANNING COMMISSIONERS

Present: Commissioner Villalobos, Commissioner Ramirez, Commissioner Flores, Chairperson Rivera.

Absent: None

Staff Present: Carmen Morales, Acting Director of Community Development, Marc Tran, Assistant City Attorney, Hailes Soto, Associate Planner, Erika Gutierrez, Planning Secretary and Samantha Lubrani, Translator

PUBLIC COMMENT ON NON-AGENDA ITEMS

With no one wishing to speak, Chairperson Rivera closed public comment.

PUBLIC HEARING (Item No. 1-2)

1. **AM-PM Towing Automobile Impound Yard – Conditional Use Permit No. 2019-0247535 - Scout Avenue (File No. 2019-014)**

Chairperson Rivera stated that it was staff recommendation that the Planning Commission continue the public hearing on this item to the July 17, 2019 Planning Commission meeting.

Ms. Morales stated for the record that the address that was listed on the title for this project was incorrect, the correct address was 7535 Scout Avenue.

A motion was made by Commissioner Villalobos and seconded by Commissioner Ramirez to continue Conditional Use Permit No. 2019-024 to the July 17, 2019 Regular Planning Commission meeting. Motion carried by a 4-0.

2. Zoning Code Amendment No. 2019-051- Ordinance No. 893 (File No. 2019-046)

Ms. Morales advised the Commission that the approval of this code would amend the Zoning Code to facilitate and streamline Zoning Code administration for staff and make the Zoning Code more user friendly for the public. Ms. Morales further stated that this approval does not pertain to any specific project, but more for any future upcoming projects in the City.

Mr. Soto gave the presentation on Zoning Code Amendment No. 2019-051.

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

Commissioner Ramirez asked staff if there were any additional staff members who oversees the Community Development Director's decision pertaining to the approval of Site Plan Review projects. Mr. Soto stated that the majority of the project approvals are handled by the Planning staff, but if the applicant is not satisfied with staff's decision, it would then be reviewed by the Community Development Director, and ultimately by the Planning Commission, if need be.

Commissioner Ramirez asked if nearby residents would be notified on a project that requires a Site Plan Review. Mr. Soto stated with Type 2 Site Plan Review approvals, residents would not be notified. However, notification is required for Type 3 approvals.

Commissioner Ramirez asked for clarification regarding the four or less unit requirement listed under the Type 2 Site Plan Reviews. Mr. Soto stated this requirement refers to the density and further stated that the code currently requires any projects involving one unit to four units to fall under a Type 2 review. Mr. Soto further indicated for any proposals of five or more units, the project would need to go before the Planning Commission for approval. Lastly, Mr. Soto stated townhome or condominium projects would require a conditional use permit and would require approval of the Planning Commission.

Ms. Morales stated that most projects are reviewed under a Type 2 Site Plan Review which are done by staff. The provisions included in this ordinance would allow staff to properly address conditions of approval to guarantee projects would be done in accordance to code. Ms. Morales further stated that this ordinance would also establish an appeal process that does not exists in the current ordinance.

Commissioner Rivera asked for clarification as far as how many units could be added in the R-3 zone. Ms. Morales stated that the majority of the City is zoned R-3 being the highest residential zoning designation allowing up to 30 units per acre. Ms. Morales further

indicated that within the R-3 zone lots, there are lots developed with one unit, apartment complex, as well as condominiums.

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

No one approached the podium to speak on this item.

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

A motion was made by Commissioner Ramirez and seconded by Commissioner Flores to approve Zoning Code Amendment No. 2019-051 – Ordinance No. 893 by adopting Resolution #PC 2019-03. Motion carried by a 4-0.

CONSENT CALENDAR (Item No. 3)

3. Approval of May 15, 2019 Planning Commission Minutes

Chairperson Rivera asked for a motion on the Minutes of May 15, 2019. A motion was made by Commissioner Villalobos and seconded by Commissioner Flores to approve the Minutes of May 15, 2019. Motion carried by a vote of 4-0.

SUBSTANDARD PROPERTIES – NONE

STAFF COMMENTS

Ms. Morales introduced the new Community Development Intern, Adrian Flores to the Commission.

COMMISSION INFORMATION ITEMS – NONE

ADJOURNMENT

Chairperson Rivera made a motion to adjourn the meeting and was seconded by Commissioner Villalobos at 6:38 p.m.

RECORDED BY:



ERIKA GUTIERREZ, PLANNING SECRETARY

