

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

**Wednesday, May 17, 2017**

**CALL TO ORDER**

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

**INVOCATION & PLEDGE OF ALLEGIANCE**

Planning Secretary, Erika Gutierrez gave the invocation.

City Planner, Carmen Morales led the Pledge of Allegiance.

**REORGANIZATION**

Mrs. Gutierrez announced the Planning Commission reorganization.

Mrs. Gutierrez took nominations for the position of Chairperson. Commissioner Carrillo nominated Vice - Chairperson Rivera for Chairperson.

Mrs. Gutierrez took roll call on the nomination for Chairperson. All were in favor.

Mrs. Gutierrez took nominations for Vice - Chairperson. Commissioner Hernandez nominated Commissioner Carrillo for Vice - Chairperson.

Mrs. Gutierrez took roll call on the nomination for Vice – Chairperson. All were in favor.

**ROLL CALL**

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

Absent: None

Staff Present: John W. Lam, Assistant City Attorney, Carmen H. Morales, City Planner, Erika Gutierrez, Planning Secretary and Samantha Lubrani, Translator

**APPROVAL OF MINUTES**

Mrs. Gutierrez asked for a motion on the minutes of April 19, 2017. A motion was made by Vice-Chairperson Carrillo and seconded by Commissioner Hernandez to approve the minutes of April 19, 2017. Motion carried by a vote of 4-0.

## **PUBLIC COMMENT**

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

## **PUBLIC HEARING**

### **A. Planning Commission**

- 1. Eight Unit Apartment Development  
Site Plan Review No. 2017-022 and Variance No. 2017-022  
7311 Jaboneria Road (File No. 2017-022)**

Ms. Morales gave the presentation on Conditional Use Permit No. 2017-022 and Variance No. 2017-022.

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

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

Mr. Steven Senemar, applicant and property owner of the project, approached the podium giving a brief description of the project and stated he has been working with Ms. Morales on this project.

Chairperson Rivera asked Mr. Senemar if the apartment units would be handicap accessible. Mr. Senemar stated they would be and stated that handicap parking could be used as part of the garage.

Mr. Jeff Woods on behalf of the Montebello Unified School approached the podium inquiring about the block wall that is being proposed at the property. Ms. Morales stated that new six foot high block wall would be constructed along the perimeter of the Subject Site.

Ms. Annie Tam, owner of the property located adjacent to the subject site approached the podium and asked if the other adjacent owners had been notified about the proposed project. She asked Mr. Senemar approximately how long this project would take to complete.

Mr. Senemar stated that residents within a 500' feet radius of the Subject Site were mailed a Notice of Public Hearing which gave a description of the proposed project. The Notice of Public Hearing also invited residents to attend the Planning Commission meeting to voice their opinion on this project. Mr. Senemar stated that the project construction timeline will be between eight to twelve months. Mr. Senemar further stated that at the beginning stages of the project, he had left his business card to the tenants on the adjacent properties to be able to discuss the proposed project with them. He did not receive any responses from any of the tenants.

Ms. Tam asked Mr. Senemar if the new block would be the first phase of construction. Mr. Senemar stated the first phase would be to demolish the existing structure on site followed by the construction of the new block wall.

Commissioner Rivera stated that typically a temporary fence is placed during the construction.

Mr. Senemar briefly went over the construction phases of the project.

Hearing no one wishing to speak on the matter, Chairperson Rivera closed the public hearing.

A motion was made by Vice-Chairperson Carrillo and seconded by Commissioner Hernandez to approve Site Plan Review No. 2017-022 and Variance No. 2017-022. Motion carried by a 4-0.

**B. Substandard Properties – None**

**DISCUSSION ITEMS – None**

**STAFF INFORMATION ITEMS – None**

**COMMISSION INFORMATION ITEMS – None**

**ADJOURNMENT**

Chairperson Rivera made a motion to adjourn the meeting at 6:36 p.m.

**RECORDED BY:**



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ERIKA GUTIERREZ, PLANNING SECRETARY

