

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

Wednesday, June 21, 2017

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

APPROVAL OF MINUTES

Chairperson Rivera asked for a motion on the minutes of May 17, 2017. A motion was made by Vice-Chairperson Carrillo and seconded by Commissioner Hernandez to approve the minutes of May 17, 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. 2017-021 and Variance No. 2017-021
5734 Fostoria Street (File No. 2017-021)**

Mr. Soto gave the presentation on Site Plan Review No. 2017-021 and Variance No. 2017-021.

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

Chairperson Rivera asked staff if the existing fence located on the east side of the property would be demolished and replaced with a new one.

Mr. Soto stated a new six foot high double side split face block wall is being proposed around the perimeter of the site. Ms. Morales also stated that condition No. 34 of Resolution #PC 2017-03 pertains to the proposal of the new block wall.

Chairperson Rivera stated that the existing parkway sidewalk is very old and damaged and considering that the driveway will be moved as part of the new proposal, Chairperson Rivera asked staff if a condition could be added that the sidewalk be replaced with a new one.

Ms. Morales advised Chairperson Rivera that condition No. 26 of Resolution No. 2017-03 pertains to the public parkway sidewalk and curb and gutters to be field reviewed by the City Engineer's office to determine the condition of the right-of-way.

Mr. Lam advised Chairperson Rivera that condition No. 26 allows the City's Engineering office to go out to the site and inspect what portions of the sidewalk needs to be replaced, if any.

Ms. Morales stated that condition No. 25 references the applicant having to submit to the Public Works Department detailed engineering plans indicating all on-site and off-site improvements. Ms. Morales further indicated that the proposed project calls for the existing driveway and approach to be replaced; therefore, it would be a good idea to have the sidewalk replaced as well.

Chairperson Rivera recommended having staff add this condition as part of the approval of the project. Chairperson Rivera further stated that although condition No. 26 does state the sidewalk could be removed, it's not guaranteed it would be.

Ms. Morales stated it would not be uncommon to have this condition added for a new development.

Mr. Lam stated condition No. 26 could be modified to read:

“Replace existing sidewalk, curb, gutter, and adjacent pavement along the front of the property to be reconstructed and replaced per City standards subject to permits and approval by the Public Works Department”.

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

Mr. James Iwamasa, representative of Form B Studio, approached the podium giving a brief description of the proposed project.

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

A motion was made by Vice-Chairperson Carrillo with the amendment to condition No. 26 and was seconded by Commissioner Hernandez, to approve Site Plan Review No. 2017-021 and Variance No. 2017-021. 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 6:28 p.m.

RECORDED BY:



ERIKA GUTIERREZ, PLANNING SECRETARY

