

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

**Wednesday, May 15, 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**

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

**APPROVAL OF MINUTES**

Chairperson Rivera asked for a motion on the minutes of March 20, 2019. A motion was made by Commissioner Villalobos and seconded by Commissioner Ramirez to approve the minutes of March 20, 2019. 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. Conditional Use Permit No. 2019-014  
Delicias de Mexico Restaurant**

**7110 Eastern Avenue (File No. 2019-014)**

Mr. Soto gave the presentation on Conditional Use Permit No. 2019-014.

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

Chairperson Rivera asked staff how many approved alcohol licenses should there be within this subject site. Mr. Soto stated that based on the census tract and the ratio provided by the Alcoholic Beverage Control (ABC), a maximum of six licenses with this request being the sixth one.

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

Mr. Jaime Alvarez, owner of Delicias Mexico approached the podium stating he was available to answer any questions from the Commissioners.

Commissioner Rivera asked Mr. Alvarez if he had read and accepted all the conditions of Resolution #PC 2019-02. Mr. Alvarez stated he had and that he was in agreement with all the conditions of approval.

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 Conditional Use Permit No. 2019-014 by adopting Resolution #PC 2019-02. Motion carried by a 4-0.

**2. Zoning Code Amendment No. 2018-046  
Ordinance No. 893  
(File No. 2018-046)**

Chairperson Rivera stated that it was staff recommendation that the Planning Commission continue the public hearing on this item to the June 19, 2019 Planning Commission meeting.

Chairperson Rivera stated that all the Commissioners were in favor to have this item continued.

**B. Substandard Properties – None**

## DISCUSSION ITEMS

### 1. Planning Commission Reorganization

Ms. Morales stated that based on the bylaws which dictate how the Planning Commission conducts business, the Planning Commission is required to reorganize at their regular meeting in the month of May to elect a Chairperson and Vice Chairperson. Ms. Morales asked the Commission if they would like to reorganize now or postpone until the fifth Commissioner is appointed.

Discussion was held among staff and the Commissioners. The Commission agreed to postpone the reorganization for two more months.

A motion was made by Commissioner Villalobos and seconded by Commissioner Flores to postpone the Planning Commission reorganization for another two months. Motion carried by a 4-0.

## STAFF INFORMATION ITEMS

Ms. Morales welcomed Commissioner Flores, Commissioner Villalobos and Commissioner Ramirez to the Planning Commission.

Chairperson Rivera also welcomed all three new Commissioners.

## COMMISSION INFORMATION ITEMS – None

## ADJOURNMENT

Chairperson Rivera made a motion to adjourn the meeting at 6:25 p.m.

## RECORDED BY:

  
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ERIKA GUTIERREZ, PLANNING SECRETARY

