

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

**Wednesday, December 20, 2017**

**CALL TO ORDER**

The meeting was called to order in City Hall Council Chambers by Chairperson Rivera at 6:02 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: Chairperson Rivera, Vice-Chairperson Carrillo and Commissioner Hernandez

Absent: Commissioner Leon

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

**APPROVAL OF MINUTES**

Chairperson Rivera asked for a motion on the minutes of November 15, 2017. A motion was made by Commissioner Carrillo and seconded by Commissioner Hernandez to approve the minutes of November 15, 2017. Motion carried by a vote of 3-0.

**PUBLIC COMMENT**

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

**PUBLIC HEARING**

**A. Planning Commission**

- 1. Zoning Code Amendment No. 2017-060 – Ordinance No. 884  
Commercial Building Setbacks  
(File No. 2017-060)**

Ms. Morales stated that staff was requesting the Commission continue the public hearing on this item until further notice.

With no questions from the Commission, Chairperson Rivera asked for a motion on this item.

A motion was made by Vice-Chairperson Carrillo and seconded by Commissioner Hernandez to continue the public hearing on Zoning Code Amendment No. 2017-060. Motion carried by a 3-0.

**2. Winchell's Donut House  
Site Plan Review No. 2017-076 and Variance No. 2017-076  
8001 Eastern Avenue (File No. 2017-076)**

Mr. Soto gave the presentation on Zoning Code Amendment No. 2017-076 and Variance No. 2017-076. Mr. Soto indicated that there were adjustments to the Resolution for clarification. Condition No. 9 includes language of a Conditional Use Permit, which was a typographical error and will be replaced with Site Plan Review and Variance.

Mr. Soto indicated that staff would be modifying Condition No. 47 to be separated into two different conditions, therefore creating a new Condition No. 48 to read "The Applicant shall prepare and provide a traffic and path study" and the remainder of the language shall remain the same.

Mr. Soto indicated that the Applicant and representative for Winchell's Donut House were available for questions.

Chairperson Rivera asked the Commission if there were any comments for staff on the Public Hearing Item. The Commissioner had no questions, however Chairperson Rivera asked if during construction, would the sidewalk be re-done to match the new sidewalk?

Chairperson Rivera opened the public hearing.

Lincoln Watase, President of Yum Yum Donuts gave a brief presentation and addressed the issue of making the sidewalks uniform and agreed to making them uniform. Chairperson Rivera indicated that he was concerned about the security of the trash enclosure. Mr. John Deenihan, Architect indicated that there are ways to ensure the security of the trash enclosure such as gating and all access methods to be locked. Mr. Avalos indicated to the Commission that staff would work with the design team to come up with a solution to benefit all parties.

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

Ms. Morales interjected to make an addition and an amendment to the Conditions of Approval which would renumber all of the conditions as a result. Ms. Morales added a new Condition No. 15 which would read "The Applicant shall ensure that the restrooms are made available to customers at all times" and amending Condition No. 54 to reflect the discussion regarding the sidewalk. The new Condition will read "The Applicant shall replace the old sidewalk by including a full height curb gutter, sidewalk and pavement along Jaboneria Road between the two newer sections."

A motion was made by Vice-Chairperson Carrillo and seconded by Commissioner Hernandez to approve Site Plan Review No. 2017-076 and Variance No. 2017-076 with amendments. Motion carried by a 3-0.

**3. Zoning Code Amendment No. 2017-086 – Ordinance No. 887  
Residential Planning Development District  
(File No. 2017-086)**

Ms. Morales gave the presentation on Zoning Code Amendment No. 2017-086 – Ordinance No. 887.

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.

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

A motion was made by Vice-Chairperson Carrillo and seconded by Commissioner Hernandez to approve Zoning Code Amendment No. 2017-086 – Ordinance No. 887. Motion carried by a 3-0.

**B. Substandard Properties – None**

**DISCUSSION ITEMS**

None

**STAFF INFORMATION ITEMS**

Mr. Avalos advised the Commission of the passing of long time property owner of the former Industrial Forklift, Alda Sichtung.

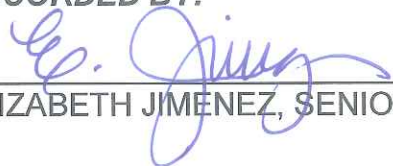
**COMMISSION INFORMATION ITEMS**

None

**ADJOURNMENT**

Chairperson Rivera adjourned the meeting at 6:39 p.m.

**RECORDED BY:**

  
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ELIZABETH JIMENEZ, SENIOR SECRETARY