

**CITY OF BELL GARDENS
PLANNING COMMISSION REGULAR MEETING
WEDNESDAY, NOVEMBER 20, 2019
MINUTES**

LOCATION: CITY COUNCIL CHAMBER, 7100 GARFIELD AVENUE, BELL GARDENS

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (562) 806-7706. Notification 48 business hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

CALL TO ORDER – Chairperson Rivera called the meeting to order at 6:00 p.m.

INVOCATION – was led by the Building Services Supervisor, George Suarez.

PLEDGE OF ALLEGIANCE – was led by City Planner, Carmen Morales.

ROLL CALL OF PLANNING COMMISSIONERS

Present: Commissioner Flores, Commissioner Villalobos, Vice-Chairperson Ramirez, and Chairperson Rivera

Absent: Commissioner Chavez

Staff Present: Marc Tran, Assistant City Attorney, Carmen H. Morales, City Planner, Yalini Siva, 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- SUBSTANDARD PROPERTY (ITEM NO. 1)

1. 6640-44 GAGE AVE.

Mr. Suarez gave the presentation on the Substandard Property located at 6640-44 Gage Ave.

Mr. Tran, Assistant City Attorney asked the Commission if anyone had gone out to visit the subject site in relation to this agenda item and asked for a roll call.

Commissioner Flores – No
Commissioner Villalobos – Yes
Vice Chairperson Ramirez - No
Chairperson Rivera – Yes

Mr. Tran stated that Commissioner Chavez had arrived at 6:15 p.m.

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

Commissioner Villalobos asked Mr. Suarez for clarification on the correspondence that was received from the applicant dated June 26, 2019 in reference to an inspection that was done on-site without the consent of the property owner stating that was considered trespassing. Mr. Suarez stated that being that the City received two complaints pertaining to the subject site, City staff has the legal right to enter the property within common areas as any visitor.

Mr. Tran also indicated that staff has the right to do inspections from the public right-a-way.

Commissioner Flores asked Mr. Suarez in reference to the correspondence that was received from the applicant in reference to building permits that were obtained for the property, and asked Mr. Suarez if building permits were obtained, if so were they included as part of the Agenda. Mr. Suarez indicated building permits were obtained but were not attached to the Agenda due to the fact that the permits do not reflect the current issue, the conversion from a commercial to a residential property. Mr. Suarez further indicated that the permits that are mentioned in the correspondence pertain to eight windows that were changed out in the property.

With no further comments, Chairperson Rivera opened the public hearing.

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

A motion was made by Commissioner Villalobos and seconded by Commissioner Flores recommending that the substandard building and property conditions exist, the property is substandard, and all conditions must be abated by December 20, 2019. After a roll call vote, the motion was passed with a 5-0 vote.

CONSENT CALENDAR (ITEM NO. 2-3)

2. APPROVAL OF SEPTEMBER 18, 2019 PLANNING COMMISSION MINUTES

Chairperson Rivera asked for a motion on the Minutes of September 18, 2019. A motion was made by Commissioner Villalobos and seconded by Commissioner Flores to approve the Minutes of September 18, 2019. Motion carried by a vote of 5-0.

3. APPROVAL OF OCTOBER 16, 2019 PLANNING COMMISSION MINUTES

Chairperson Rivera asked for a motion on the Minutes of October 16, 2019. A motion was made by Commissioner Chavez and seconded by Commissioner Villalobos to approve the Minutes of October 16, 2019. Motion carried by a vote of 5-0.

4. UPDATE REGARDING LEGISLATIVE ENACTMENTS

Mr. Tran gave the presentation regarding legislative enactments.

Staff recommended the Planning Commission receive and file this report as recommended by staff.

STAFF COMMENTS – Ms. Morales introduced and welcomed the new Associate Planner, Yalini Siva.

Ms. Morales also advised the Commission that City email addresses had been created for each Commissioner and further indicated that Mrs. Gutierrez would reach out to each Commissioner to arrange for I.T. to set up their email on their laptops, cell phones or both. Ms. Morales further indicated that email addresses would be used to communicate with City staff, as well as for any City business.

Mr. Tran also advised the Commission that City email addresses should only be used for City business and also once City email addresses are set up, to please discontinue using personal accounts when interacting City staff and or involving any City business.

COMMISSION INFORMATION ITEMS – Commissioner Chavez updated the Commissioners on City related events he had attended during the past month.

ADJOURNMENT – Commissioner Chavez moved to adjourn the meeting and was seconded by Commissioner Villalobos at 6:49 p.m.

RECORDED BY:



ERIKA GUTIERREZ, PLANNING SECRETARY