

**CITY OF BELL GARDENS
PLANNING COMMISSION REGULAR MEETING
WEDNESDAY, SEPTEMBER 18, 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 Associate Planner, Hailes H. Soto.

PLEDGE OF ALLEGIANCE – was led by Community Development Director, Gustavo Romo.

Chairperson Rivera introduced Mr. Romo to the Commission.

PLANNING COMMISSION REORGANIZATION

Chairperson Rivera asked for Ms. Jimenez to take nominations for the position of Chairperson. Ms. Jimenez asked for nominations from the Commission. Commissioner Ramirez nominated Mr. Rivera for Chairperson. After a roll call vote, the motion passed 4-0.

Chairperson Rivera asked Ms. Jimenez for nominations for Vice-Chairperson. Vice-Chairperson nominated Commissioner Flores for Vice-Chairperson. Commissioner Villalobos nominated Commissioner Ramirez. After a roll call vote, there was a tie, 2-2.

Commissioner Flores voted for Ms. Flores
Commissioner Villalobos voted for Commissioner Ramirez
Chairperson Rivera voted for Commissioner Flores
Commissioner Ramirez voted for Commissioner Ramirez

Ms. Jimenez directed the meeting over to Mark Tran, Assistant City Attorney. Mr. Tran recommended that the reorganization be tabled until the fifth seat on the commission is filled or repeat the nominations to see if any changes are made.

The Commission agreed to table the item until the fifth commissioner comes on board and Chairperson Rivera will remain the Chairperson of the Planning Commission.

ROLL CALL OF PLANNING COMMISSIONERS

Present: Commissioner Flores, Commissioner Villalobos, Commissioner Ramirez, and Chairperson Rivera.

Staff Present: Marc Tran, Assistant City Attorney, Gustavo Romo, Director of Community Development, Hailes Soto, Associate Planner, Elizabeth Jimenez, Senior Secretary and Samantha Lubrani, Translator

PUBLIC COMMENT ON NON-AGENDA ITEMS

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

PUBLIC HEARING (ITEM NO. 1-3)

1. (CONTINUED) - AM-PM TOWING AUTOMOBILE IMPOUND YARD CONDITIONAL USE PERMIT NO. 2019-024 - 7535 SCOUT AVE. (FILE NO. 2019-014)

Hailes Soto gave the staff report indicating that the applicant was present to answer any questions.

Chairperson Rivera asked if the project had been approved by the Fire Department. Mr. Soto indicated staff had received final clearance last month.

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

John Mosessian, one of the owners of AM-PM Towing Company approached the podium and asked the Commission to approve their request. Chairperson Rivera asked Mr. Mosessian if he received the conditions of approval and agreed to comply. Mr. Mosessian indicated that he agreed to comply.

Chairperson Rivera asked Mr. Mosessian if there was some type of water collection where the trucks are parked. Mr. Mosessian indicated that there is a clarifier on the premises.

With no one else wishing to speak, a motion was made by Commissioner Villalobos and seconded by Commissioner Flores to approve Conditional Use Permit No. 2019-024 by adopting Planning Commission Resolution No. 2019-07. After a roll call vote, the motion was passed with a 4-0 vote.

2. MODIFICATION OF SITE PLAN REVIEW NO. 2017-022 AND VARIANCE NO. 2017-022 – 7311 JABONERIA ROAD (FILE NO. 2017-022)

Mr. Soto gave presentation on the modification of Site Plan Review No. 2017-022 and Variance No. 2017-022 and indicated that the applicant was present to answer any questions.

Chairperson Rivera asked the Commission if there were any comments for staff on this the item.

Commissioner Ramirez asked how often it has been requested to change roofing materials on a project once it has been approved. Mr. Soto indicated that the Planning Commission has not received a request for the modification specifically to the roofing material as long as he had been with the City, which has been 14 years. Mr. Soto further indicated that the applicant submitted a request for modification last year, however it was for a reduction of the building footprint.

Chairperson Rivera pointed out that the code did not indicate either way as to choice of roofing material. Mr. Soto indicated staff would provide a recommendation, however it was primarily up to the Commission to make a final decision.

With no one else wishing to speak, Chairperson Rivera opened the public hearing.

Steven Senemar, Project Manager, part owner and developer approached the podium to explain why he is requesting the change in roofing material. Mr. Senemar indicated the concerns were the maintenance and the durability of the tile roofing with the cost not being a concern. He explained that asphalt shingle was extremely durable and more cost effective and reiterated that cost was not a main concern.

Commissioner Ramirez asked Mr. Senemar how many other buildings in the area has the s-type tile. Mr. Senemar indicated that on Jaboneria Road, from Eastern Avenue to Florence Avenue, not even one.

Commissioner Ramirez asked if someone wanted to replace their roof would they have to consult with the city regarding roofing material. Mr. Soto indicated that they did not have to consult with the city regarding roofing material, however a roofing permit would need to be obtained by licensed contractor. Mr. Soto did indicate if a homeowner's association was involved, they would have to adhere to the CCR's.

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

A motion was made by Commissioner Ramirez and seconded by Commissioner Villalobos to approve the modification of Site Plan Review No. 2017-022 and Variance No. 2017-022 by adopting Resolution #PC 2019-08. After a roll call vote, the motion passed with a 4-0 vote.

3. MODIFICATION OF CONDITIONAL USE PERMIT NO. 2007-044 – 5842 QUINN STREET (FILE NO. 2016-045)

Mr. Soto gave presentation on the modification of Conditional Use Permit No. 2007-044 and indicated that the applicant was present to answer any questions.

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

Steven Senemar, Project Owner/Manager approached the podium and indicated that condominiums would eventually be sold to individual owners. He further indicated that changing the roofing material to asphalt shingle would be more cost effective for new property owners instead of a costly s-type roof.

Commissioner Ramirez asked if there were other s-type roofs in the area. Mr. Senemar indicated that he did not see any on Quinn Street.

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

A motion was made by Commissioner Villalobos and seconded by Commissioner Ramirez to approve the modification of Conditional Use Permit No. 2007-044 by adopting Resolution #PC 2019-06. After a roll call vote, the motion passed with a 4-0 vote.

CONSENT CALENDAR (Item No. 4)

4. APPROVAL OF JULY 17, 2019 PLANNING COMMISSION MEETING

Chairperson Rivera asked for a motion on the Minutes of August 21, 2019. A motion was made by Commissioner Villalobos and seconded by Commissioner Ramirez to approve the Minutes of August 21, 2019. Motion carried by a vote of 4-0.

SUBSTANDARD PROPERTIES – NONE

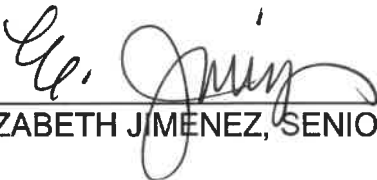
STAFF COMMENTS – Mr. Gustavo Romo addressed the Commission and stated he was happy to be working in the City of Bell Gardens and looked forward to working with them, getting to know them and working on future projects as a team.

Mr. Soto announced that this was going to be his last Planning Commission meeting as he had accepted a position with the City Manager's Office.

COMMISSION INFORMATION ITEMS – NONE

ADJOURNMENT – Commissioner Villalobos moved to adjourn the meeting and was seconded by Commissioner Ramirez at 6:51 p.m.

RECORDED BY:


ELIZABETH JIMENEZ, SENIOR SECRETARY