

Dr. Joni Ricks-Oddie, Chair
Erick Verduzco-Vega, Vice Chair
Alvaro Castillo, Commissioner
Mark Christoffels, Commissioner



Josh LaFarga, Commissioner
Richard Lewis, Commissioner
Jane Templin, Commissioner

Special Meeting

FINISHED AGENDA AND DRAFT MINUTES

CALL TO ORDER

Chair Ricks-Oddie called the meeting to order at 5:04 p.m.

ROLL CALL

Also Present: Oscar Orci, Director of Development Services; Christopher Koontz, Deputy Director of Development Services; Dawn McIntosh, Assistant City Attorney; Alexis Oropeza, Current Planning Officer; Andréa Urbas, Acting Advance Planning Officer; Gina Casillas, Project Planner; Maryanne Cronin, Project Planner; Cynthia de la Torre, Project Planner; Elise Roberts, Planning Analyst; Bernice Guzman, Clerk; Heather Flores, Secretary.

Commissioners Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin,
Present: Erick Verduzco-Vega and Joni Ricks-Oddie

Commissioners Josh LaFarga
Absent:

FLAG SALUTE

Commissioner Castillo led the flag salute.

MINUTES

[22-037PL](#)

Recommendation to receive and file the Planning Commission meeting minutes of July 7, 2022.

Chair Ricks-Oddie spoke.

A motion was made by Vice Chair Verduzco-Vega, seconded by Commissioner Templin, to approve recommendation. The motion carried by the following vote:

Yes: 6 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

Absent: 1 - Josh LaFarga

DIRECTOR'S REPORT

Chair Ricks-Oddie spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

SWEARING OF WITNESSES

REGULAR AGENDA

1. [22-036PL](#) Recommendation to accept Categorical Exemption CE-22-113 and approve a Conditional Use Permit CUP22-002 for the onsite service of alcoholic beverages (Type 41 - On-Sale Beer & Wine - Eating Place) at the Junipero Concession Stand located at 2630 East Ocean Blvd in the Park (P) Zoning District. (District 2)

Alexis Oropeza, Current Planning Officer, introduced Maryanne Cronin, Project Planner, who presented the staff report.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Maryanne Cronin, Project Planner, spoke.

Commissioner Templin spoke.

Chair Ricks-Oddie spoke.

Vice-Chair Verduzco-Vega spoke.

Maryanne Cronin, Project Planner, spoke.

Vice-Chair Verduzco-Vega spoke.

A dialogue ensued between Commissioner Lewis and Maryanne Cronin, Project Planner.

A dialogue ensued between Commissioner Lewis and Alexis Oropeza, Current Planning Officer.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

Amy Kolb, Applicant, spoke.

Marvin Youssef, Applicant, spoke.

Chair Ricks-Oddie spoke.

Marvin Youssef, Applicant, spoke.

Chair Ricks-Oddie spoke.

Martin Youssef, Applicant, spoke.

Amy Kolb, Applicant, spoke.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Franklin Sims provided public comment.

Chair Ricks-Oddie spoke.

Shemaiah Joy Sims provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Melinda Cotton provided public comment.

Chair Ricks-Oddie spoke.

Melinda Cotton provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Ann Cantrell provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

Vice-Chair Verduzco-Vega spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

A dialogue ensued between Commissioner Templin and Christopher Koontz, Deputy Director of Development Services.

Chair Ricks-Oddie spoke.

Commissioner Castillo spoke.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

A dialogue ensued between Chair Ricks-Oddie and Maryanne Cronin, Project Planner.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Maryanne Cronin, Project Planner, spoke.

Chair Ricks-Oddie spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Lewis spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

Commissioner Castillo spoke.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Commissioner Lewis spoke.

Vice Chair Verduzco-Vega spoke.

Chair Ricks-Oddie spoke.

Amy Kolb, Applicant, spoke.

Chair Ricks-Oddie spoke.

Amy Kolb, Applicant, spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

A motion was made by Commissioner Lewis, seconded by Commissioner Castillo, to approve recommendation. The motion carried by the following vote:

Yes: 4 - Alvaro Castillo, Richard Lewis, Erick Verduzco-Vega and Joni Ricks-Oddie

No: 2 - Mark Christoffels and Jane Templin

2. [22-039PL](#)

Recommendation to accept Categorical Exemption CE-22-111 and approve: 1) a Site Plan Review (SPR21-068) for the exterior remodel of an existing locally designated historic landmark building (Bank of Belmont

Shore) in conjunction with a change of use from a bank and office use to a restaurant and office use with site improvements; 2) a Conditional Use Permit (CUP21-022) for on-site alcohol sales (Type 47 - On-Sale General - Eating Place) within a restaurant establishment; and 3) a Local Coastal Development Permit (LCDP21-070) for outdoor dining on the public sidewalk at 5354 E. 2nd Street, located in the Neighborhood Pedestrian (CNP) Zoning District. (District 3)

Alexis Oropeza, Current Planning Officer, introduced Gina Casillas, Project Planner, who presented the staff report.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Maryanne Cronin, Project Planner, spoke.

Commissioner Templin spoke.

A dialogue ensued between Chair Ricks-Oddie and Aaron Tofani, Applicant.

Elise Roberts, Planning Analyst, spoke.

Austin Yellen provided public comment.

Chair Ricks-Oddie spoke.

Austin Yellen provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Jeannette Santage provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Tamara Haddad provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Ryan Hofman provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Nathan Holthouser provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Joel Merrick provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Ed Guillen provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Michelle Lagos provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Noel Massey provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Itzel Meynard provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Ernie Rivas provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Hayley Cox provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

Commissioner Castillo spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Castillo spoke.

Chair Ricks-Oddie spoke.

Chair Lewis spoke.

Maryanne Cronin, Project Planner, spoke.

Commissioner Lewis spoke.

Commissioner Castillo spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Richard Lewis spoke.

Aaron Tafoni, Applicant, spoke.

Chair Ricks-Oddie spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Lewis spoke.

A motion was made by Commissioner Templin, seconded by Commissioner Castillo, to approve recommendation with modified conditions. The motion carried by the following vote:

Yes: 6 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

3. [22-038PL](#)

Recommendation to accept revised findings into the record to uphold Appeal APL22-004 to overturn the Zoning Administrator's approval of a tandem parking configuration affiliated with a Local Coastal Development Permit to demolish and replace an existing residential duplex with a new duplex and attached four car garage and Standards Variances for: 1) a four-foot garage setback in lieu of the required 20-foot setback; and 2) two tandem parking spaces on a property located at 5925 E Seaside Walk in the R-2-I (Two-Family Residential District with Intensified Development on the Lots) Zoning District. (District 3)

Alexis Oropeza, Current Planning Officer, spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Braden Phillips provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Edward Guillen provided public comment.

Chair Ricks-Oddie spoke.

Edward Guillen provided public comment.

Chair Ricks-Oddie spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

A motion was made by Commissioner Christoffels, seconded by Vice Chair Verduzco-Vega, to approve recommendation. The motion carried by the following vote:

Yes: 6 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

4. [22-040PL](#)

Recommendation to accept Categorical Exemption CE-22-114; and, approve a Local Coastal Development Permit to demolish and replace an existing residential duplex with a new duplex and attached four-car garage and Standards Variances for: 1) a four-foot garage setback in lieu of the required 20-foot setback; and 2) an oversized curb cut (36 feet where 20 feet maximum is allowed) on 60th Place to accommodate four (4) side by side garage parking spaces on a property located at 5925 E Seaside Walk in the R-2-I (Two-Family Residential District with Intensified Development on the Lots) Zoning District. (District 3)

Chair Ricks-Oddie spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Lewis spoke.

Commissioner Christoffels spoke.

Chair Ricks-Oddie spoke.

Braden Phillips provided public comment.

Chair Ricks-Oddie

Elise Roberts, Planning Analyst, spoke.

A motion was made by Commissioner Lewis, seconded by Vice Chair Verduzco-Vega, to continue item to a date certain of August 18, 2022. The motion carried by the following vote:

Yes: 6 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

STUDY SESSION

5. [22-041PL](#) Recommendation to Conduct a study session regarding the Zone In zoning code updates.

Christopher Koontz, Deputy Director of Development Services, introduced Cynthia de la Torre, Project Planner, who presented the study session.

Chair Ricks-Oddie spoke.

Commissioner Christoffels spoke.

Cynthia de la Torre, Project Planner, spoke.

Commissioner Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Christoffels spoke.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Cynthia de la Torre, Project Planner, spoke.

Commissioner Templin spoke.

Chair Ricks-Oddie spoke.

A dialogue ensued between Vice Chair Verduzco-Vega and Christopher Koontz, Deputy Director of Development Services.

Commissioner Lewis spoke.

Cynthia de la Torre, Project Planner, spoke.

A dialogue ensued between Commissioner Castillo and Christopher Koontz, Deputy Director of Development Services.

Chair Ricks-Oddie spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Lewis spoke.

Cynthia de la Torre, Project Planner, spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Cynthia de la Torre, Project Planner, spoke.

Chair Ricks-Oddie spoke.

Cynthia de la Torre, Project Planner, spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Lewis spoke.

A dialogue ensued between Chair Ricks-Oddie and Christopher Koontz, Deputy Director of Development Services.

Commissioner Templin spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Chair Ricks-Oddie spoke.

Commissioner Castillo spoke.

Chair Ricks-Oddie.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Ricks-Oddie.

Christopher Koontz, Deputy Director of Development Services, spoke.

A motion was made by Commissioner Lewis, seconded by Vice Chair Verduzco-Vega, to approve recommendation. The motion carried by the following vote:

Yes: 6 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

Absent: 1 - Josh LaFarga

PUBLIC PARTICIPATION: Members of the public are invited to address the Planning Commission on items of interest to the public within the Commission's jurisdiction. Each speaker will be limited to three minutes unless that time is extended by the Chair.

COMMENTS FROM PLANNING COMMISSION

ADJOURNMENT

Chair Ricks-Oddie adjourned the meeting at 8:24 p.m.

NEXT SCHEDULED MEETING: AUGUST 4, 2022 - 5:00 P.M.

DB

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. Remarks are generally limited to 3 minutes. 1. State your name and address. 2. Organization you represent, if any. 3. State whether for or against the proposal. 4. Your statement should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive. In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Development Services, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners' Agenda folder, but may not be reviewed by the individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

NOTE:

If written language translation of the Commission agenda and minutes for non-English speaking persons is desired, please make your request by phone to the Office of the City Clerk at (562) 570-6101, 72 business hours prior to the Commission meeting.

Kung nais ang pagsasalin ng nakasulat na wika ng agenda ng Komisyon at ang minutes para sa mga taong hindi nagsasalita ng Ingles, mangyaring isagawa ang iyong hiling sa pamamagitan ng telepono sa Opisina ng Clerk ng Lungsod sa (562) 570-6101, 72 oras ng negosyo bago ang pagpupulong ng Commission.

Si desea obtener la traducción escrita en otro idioma de la agenda y actas de la comisión para personas que no hablan inglés, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 72 horas hábiles antes de la reunión de la comisión.

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