

Erick Verduzco-Vega, Chair  
Richard Lewis, Vice Chair  
Mark Christoffels, Commissioner



Ron Cruz, Commissioner  
Josh LaFarga, Commissioner  
Andy Perez, Commissioner  
Jane Templin, Commissioner

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## **FINISHED AGENDA AND MINUTES**

### **CALL TO ORDER**

At 5:01 p.m., Chair Verduzco-Vega called the meeting to order.

### **ROLL CALL**

**Commissioners** Mark Christoffels, Andy Perez, Jane Templin and Erick

**Present:** Verduzco-Vega

**Commissioners** Ron Cruz, Josh LaFarga and Richard Lewis

**Excused:**

Also present: Linda Tatum, Director of Development Services; Carrie Tai, Current Planning Officer; Monica Kilaita, Deputy City Attorney; Alexis Oropeza, Planner; Mark Hungerford, Planner; Vanetta Baisley-Cutliff, Clerk Typist

### **FLAG SALUTE**

Commissioner Perez led the flag salute.

### **MINUTES**

[18-044PL](#)

Recommendation to receive and file the Planning Commission minutes of June 7, 2018.

**A motion was made by Commissioner Perez, seconded by Commissioner Templin, to approve recommendation. The motion carried by the following vote:**

**Yes:** 4 - Mark Christoffels, Andy Perez, Jane Templin and Erick Verduzco-Vega

**Absent:** 3 - Ron Cruz, Josh LaFarga and Richard Lewis

**DIRECTOR'S REPORT**

Linda Tatum, Director of Development Services, presented the Director's Report.

Chair Verduzco-Vega spoke.

**SWEARING OF WITNESSES**

**REGULAR AGENDA**

1. [18-043PL](#) Recommendation to accept Categorical Exemption CE18-079 and approve a Conditional Use Permit (CUP 18-009) to allow a childcare service, community wellness programming and a 1,760-square-foot outdoor play area at an existing church, Grace United Methodist, at 2325 E. 3rd Street, in the Single-Family Residential District (R-1-N) Zone. (District 2)

Carrie Tai, Current Planning Officer, spoke and introduced Alexis Oropeza, Planner, who provided a PowerPoint presentation.

Brandy Collota, applicant, spoke.

Elliott Boone provided public comment.

Trent Gross provided public comment.

Jim Richardson provided public comment.

Hale Savard provided public comment.

Robert Thomas provided public comment.

Sue Baker provided public comment.

Annie Boone provided public comment.

Susan Taylor provided public comment.

Thomas Dunerwho provided public comment.

Marquisha Richardson provided public comment.

Raffi Howard provided public comment.

Pastor Christopher provided public comment.

Commissioner Christoffels spoke.

Alexis Oropeza, Planner, spoke.

A dialogue ensued between Commissioner Christoffels and Alexis Oropeza, Planner.

Commissioner Christoffels spoke.

Brandy Collota, applicant, spoke.

A dialogue ensued between Commissioner Christoffels and Brandy Collota, applicant.

Chair Verduzco-Vega spoke.

Brandy Collota, applicant, spoke.

Commissioner Perez spoke.

Alexis Oropeza, Planner, spoke.

Commissioner Templin spoke.

Alexis Oropeza, Planner, spoke.

Chair Verduzco-Vega spoke.

Alexis Oropeza, Planner, spoke.

Chair Verduzco-Vega spoke.

Monica Kilaita, Deputy City Attorney, spoke.

A dialogue ensued between Chair Verduzco-Vega and Monica Kilaita, Deputy City Attorney.

Commissioner Templin spoke.

Commissioner Perez spoke.

Commissioner Christoffels spoke.

Alexis Oropeza, Planner, spoke.

Commissioner Christoffels spoke.

Carrie Tai, Current Planning Officer, spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Carrie Tai, Current Planning Officer.

Chair Verduzco-Vega spoke.

**A motion was made by Commissioner Templin, seconded by Commissioner Perez, to approve recommendation. The motion carried by the following vote:**

**Yes:** 4 - Mark Christoffels, Andy Perez, Jane Templin and Erick Verduzco-Vega

**Absent:** 3 - Ron Cruz, Josh LaFarga and Richard Lewis

2. [18-045PL](#) Recommendation to determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and approve Site Plan Review (SPR17-083) and Lot Mergers (LMG17-022 and LMG17-023) to construct two, eight-story buildings containing a total of 271 residential units, 1,305 square feet of retail-commercial floor area, and 341 parking stalls on approximately 45,000 square feet of site area currently developed with residential, commercial and surface parking uses located at 635 Pine Avenue and 636 Pacific Avenue in the Downtown Planned Development District (PD-30) Height Incentive Area. (District 1)

Carrie Tai, Current Planning Officer, spoke and introduced Mark Hungerford, Planner, who provided a PowerPoint presentation.

Tom Warren, Holland Partner Group, spoke; and provided a PowerPoint presentation.

Ryan Guthrie, Holland Partner Group, spoke; and continued the PowerPoint presentation.

Paul Carny, MV Architects, continued the PowerPoint presentation.

Ryan Guthrie, Holland Partner Group, spoke; and continued the PowerPoint presentation.

Matt Davis, Holland Partner Group, spoke; and continued the PowerPoint presentation.

Commissioner Christoffels spoke.

Ryan Guthrie, Holland Partner Group, spoke.

A dialogue ensued between Commissioner Christoffels and Ryan Guthrie, Holland Partner Group.

Paul Carny, MV Architects, spoke.

Mark Christoffels spoke.

Ryan Guthrie, Holland Partner Group, spoke.

A dialogue ensued between Commissioner Christoffels and Ryan Guthrie, Holland Partner Group.

Chair Verduzco-Vega spoke.

Commissioner Templin spoke.

Ryan Guthrie, Holland Partner Group, spoke.

Matt Davis, Holland Partner Group spoke.

Commissioner Templin spoke.

Ryan Guthrie, Holland Partner Group, spoke.

Linda Tatum, Director of Development Services, spoke.

Commissioner Templin spoke.

Matt Davis, Holland Partner Group spoke.

Commissioner Templin spoke.

Ryan Guthrie, Holland Partner Group, spoke.

Chair Verduzco-Vega spoke.

Ryan Guthrie, Holland Partner Group, spoke.

Chair Verduzco-Vega spoke.

Michael Wylie provided public comment.

Hollis Stewart provided public comment.

Michelle Molina provided public comment.

Dennis Yushi provided public comment.

Paul Yates provided public comment.

Anna Estrada provided public comment.

Boris Kressly provided public comment.

Commissioner Christoffels spoke.

Commissioner Perez spoke.

Commissioner Templin spoke.

Linda Tatum, Director of Development Services, spoke.

Tom Warren, Holland Partner Group, spoke.

Commissioner Templin spoke.

Chair Verduzco-Vega spoke.

Commissioner Christoffels spoke.

Linda Tatum, Director of Development Services, spoke.

Commissioner Christoffels spoke.

**A motion was made by Commissioner Christoffels, seconded by Commissioner Perez, to approve recommendation. The motion carried by the following vote:**

**Yes:** 4 - Mark Christoffels, Andy Perez, Jane Templin and Erick Verduzco-Vega

**Absent:** 3 - Ron Cruz, Josh LaFarga and Richard Lewis



3. [18-046PL](#)

Recommendation to deny a third-party Appeal (APL18-001) by David Hansen and adopt findings upholding the Zoning Administrator's approval of a Local Coastal Development Permit (LCDP18-003) relating to proposed changes to the City's regulation of select public beach parking lots. (Districts 2 and 3)

Carrie Tai, Current Planning Officer, spoke and introduced Mark Hungerford, Planner, who provided a PowerPoint presentation.

Chair Verduzco-Vega spoke.

Commissioner Templin spoke.

Mark Hungerford, Planner, spoke.

A dialogue ensued between Commissioner Templin and Mark Hungerford, Planner.

Chair Verduzco-Vega spoke.

April Walker, Community Projects Officer, Public Works, spoke.

Chair Verduzco-Vega spoke.

April Walker, Community Projects Officer, Public Works, provided a staff report.

Chair Verduzco-Vega spoke.

David Hansen, appellant, spoke.

Chair Verduzco-Vega spoke.

April Walker, Project Manager, Public Works, spoke.

A dialogue ensued between Chair Verduzco-Vega and April Walker, Project Manager, Public Works.

Commissioner Christoffels spoke.

Monica Kilaita, Deputy City Attorney, spoke.

Commissioner Christoffels spoke.

April Walker, Project Manager, Public Works, spoke.

Chair Verduzco-Vega spoke.

Kate Hernandez provided public comment.

Commissioner Christoffels spoke.

Chair Verduzco-Vega spoke.

A motion was made by Commissioner Christoffels to uphold the appeal and specify that the Planning Commission does not believe it meets the Local Coastal Plan as indicated, and also recommend that Public Works staff re-evaluate the entire study and reconsider based on the comments provided this evening.

Commissioner Perez spoke.

Carrie Tai, Current Planning Officer, spoke, clarifying that the Planning Commission's motion pertained only to the appealed portion of the request, the Belmont Pier Plaza parking lot. Commissioner Christoffels confirmed.

**A motion was made by Commissioner Christoffels, seconded by Commissioner Perez, to approve recommendation as amended. The motion carried by the following vote:**

**Yes:** 4 - Mark Christoffels, Andy Perez, Jane Templin and Erick Verduzco-Vega

**Absent:** 3 - Ron Cruz, Josh LaFarga and Richard Lewis

#### **PUBLIC PARTICIPATION**

**There were no comments from the public.**

#### **COMMENTS FROM THE PLANNING COMMISSION**

**There were no further comments from the Planning Commissioners.**

**ADJOURNMENT**

**At 7:41 p.m., Chair Verduzco-Vega adjourned the meeting.**

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**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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