

Donita Van Horik, Chair
Erick Verduzco-Vega, Vice Chair
Mark Christoffels, Commissioner
Ron Cruz, Commissioner



Richard Lewis, Commissioner
Andy Perez, Commissioner
Jane Templin, Commissioner

FINISHED AGENDA AND MINUTES

CALL TO ORDER

At 5:00 p.m., Chair Van Horik called the meeting to order.

ROLL CALL

Commissioners Mark Christoffels, Ron Cruz, Richard Lewis, Andy Perez, Erick

Present: Verduzco-Vega and Donita Van Horik

Commissioners Jane Templin

Absent:

Also present: Linda Tatum, Planning Bureau Manager; Carrie Tai, Current Planning Officer; Christopher Koontz, Advance Planning Officer; Michael Mais, Assistant City Attorney; Nick Vasuthasawat, Planner; Steven Valdez, Planner; Gina Casillas, Planner; Craig Chalfant, Planner; Heidi Eidson, Bureau Secretary.

FLAG SALUTE

Vice Chair Verduzco-Vega led the flag salute.

MINUTES

[17-061PL](#)

Recommendation to receive and file the Planning Commission minutes of August 17, 2017.

Chair Van Horik spoke.

Michael Mais, Assistant City Attorney, responded to queries from Chair Van Horik.

Commissioner Perez spoke.

Linda Tatum responded to a query from Commissioner Perez.

Michael Mais spoke.

A motion was made by Chair Van Horik, seconded by Commissioner Perez, to continue the item to September 21, 2017. The motion carried by the following vote:

Yes: 6 - Mark Christoffels, Ron Cruz, Richard Lewis, Andy Perez, Erick Verduzco-Vega and Donita Van Horik

Absent: 1 - Jane Templin

DIRECTOR'S REPORT

Linda Tatum, Planning Bureau Manager, provided the Director's Report.

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

REGULAR AGENDA

1. [17-063PL](#) Recommendation to accept Categorical Exemption CE 16-339 and approve a Conditional Use Permit for the construction of a new 80-foot-high multi-carrier monopine and associated equipment cabinet located at 1200 Oregon Avenue in the Light Industrial (IL) zone. (District 1) (Application No. 1612-53)

Carrie Tai, Current Planning Officer, introduced Nick Vasuthasawat, Project Planner, who presented the staff report.

Vice Chair Verduzco-Vega spoke.

Nick Vasuthasawat responded to a query from Vice Chair Verduzco-Vega.

Chair Van Horik spoke.

Nick Vasuthasawat responded from queries from Chair Van Horik.

Christopher Koontz, Advance Planning Officer, responded to a query from Chair Van Horik.

Commissioner Lewis spoke.

Nick Vasuthasawat responded to queries from Commissioner Lewis.

Carrie Tai responded to a query from Commissioner Lewis.

Commissioner Perez spoke.

Linda Tatum, Planning Bureau Manager, responded to a query from Commissioner Perez.

Mike Blackwell, representing Denali Services, applicant, spoke.

Chair Van Horik spoke.

Mike Blackwell spoke.

Commissioner Christoffels spoke.

Linda Tatum spoke.

Commissioner Christoffels spoke.

Linda Tatum spoke.

Michael Mais spoke.

Mike Blackwell spoke.

Michael Mais spoke.

Chair Van Horik spoke.

Michael Mais responded to a query from Chair Van Horik.

Mike Blackwell responded to a query from Chair Van Horik.

Mike Blackwell spoke.

Chair Van Horik spoke.

Mike Blackwell responded to a query from Chair Van Horik.

Ed Spotsky, property owner, provided public comment.

Commissioner Lewis spoke.

Linda Tatum responded to a query from Commissioner Lewis.

Nick Vasuthasawat responded to queries from Commissioner Lewis.

Linda Tatum spoke.

Vice Chair Verduzco-Vega spoke.

A dialogue ensued between Vice Chair Verduzco-Vega and Linda Tatum.

Chair Van Horik spoke.

A dialogue ensued between Chair Van Horik and Linda Tatum.

A motion was made by Commissioner Christoffels, seconded by Commissioner Lewis, to approve the recommendation with an amendment to Condition No. 2 to read "...concrete block wall or other appropriate visual screening as determined by the Director of Development Services" and delete Condition No. 14. The motion carried by the following vote:

Yes: 6 - Mark Christoffels, Ron Cruz, Richard Lewis, Andy Perez, Erick Verduzco-Vega and Donita Van Horik

Absent: 1 - Jane Templin

2. [17-062PL](#)

Recommendation to accept Categorical Exemption CE 17-073 and approve a Conditional Use Permit modification request (CUP17-005) to construct a 6,000-square-foot addition to an existing 7,000-square-foot preschool (Little Owl) by demolishing a two-story apartment building located at 3426 and 3470 Linden Avenue. A Lot Merger is included to merge the two existing lots into one. (District 7) (Application No. 1703-32)

Carrie Tai, Current Planning Officer, introduced Steven Valdez, Project Planner, who presented the staff report.

Commissioner Cruz spoke.

Steven Valdez responded to a query from Commissioner Cruz.

Janet Watt, applicant, spoke.

Commissioner Cruz spoke.

Janet Watt responded to queries from Commissioner Cruz.

Commissioner Cruz spoke.

Steven Valdez responded to queries from Commissioner Cruz.

Commissioner Lewis spoke.

Janet Watt responded to a query from Commissioner Lewis.

Chair Van Horik spoke.

A dialogue ensued between Chair Van Horik and Janet Watt.

Commissioner Lewis spoke.

Steve Paddick, Project Architect, responded to queries from Commissioner Lewis.

Steven Valdez responded to queries from Commissioner Lewis.

Commissioner Lewis spoke.

Chair Van Horik spoke.

Janet Watt responded to a query from Chair Van Horik.

Chair Van Horik spoke.

Steven Valdez responded to queries from Chair Van Horik.

Commissioner Perez spoke.

Chair Van Horik spoke.

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

Yes: 6 - Mark Christoffels, Ron Cruz, Richard Lewis, Andy Perez, Erick Verduzco-Vega and Donita Van Horik

Absent: 1 - Jane Templin

3. [17-064PL](#)

Recommendation to accept Categorical Exemption CE17-036 and approve a Conditional Use Permit (CUP17-003) to operate a drive-through lane for a new 1,839-square-foot restaurant (Coffee Bean) located at 5865 E. Spring Street within the Community Automobile-Oriented District (CCA) zone. (District 5) (Application No. 1702-02)

Carrie Tai, Current Planning Officer, introduced Gina Casillas, Project Planner, who presented the staff report.

Commissioner Lewis spoke.

Gina Casillas responded to queries from Commissioner Lewis.

Chair Van Horik swore in late arriving members of the public wishing to speak.

George Younan, applicant, spoke.

Daniel Garlett provided public comment.

Philip French provided public comment.

Lydia Walker provided public comment.

Commissioner Perez spoke.

George Younan responded to comments made by the public.

A dialogue ensued between Chair Van Horik and George Younan.

Karen Oknayan provided public comment.

Commissioner Cruz spoke.

A dialogue ensued between Commissioner Cruz and Gina Casillas.

Commissioner Lewis spoke.

Gina Casillas responded to queries from Commissioner Lewis.

Commissioner Lewis spoke.

George Younan responded to a query from Commissioner Lewis.

George Younan spoke.

Vice Chair Verduzco-Vega spoke.

Linda Tatum, Planning Bureau Manager, responded to a query from Vice Chair Verduzco-Vega.

Chair Van Horik spoke.

Carrie Tai spoke.

Commissioner Cruz spoke.

Christopher Koontz, Advance Planning Officer, spoke.

Commissioner Lewis spoke.

Chair Van Horik spoke.

Commissioner Christoffels spoke.

Christopher Koontz spoke.

Chair Van Horik spoke.

A motion was made by Vice Chair Verduzco-Vega, seconded by Commissioner Christoffels, to approve the recommendation with an amendment to revise the hours of delivery to the satisfaction of the Director of Development Services, require an 8-foot-high wall, and that hours of operation for the drive-through should match the Dunkin Donuts hours of 5:00 a.m.-10:00 p.m. The motion carried by the following vote:

Yes: 6 - Mark Christoffels, Ron Cruz, Richard Lewis, Andy Perez, Erick Verduzco-Vega and Donita Van Horik

Absent: 1 - Jane Templin

4. [17-065PL](#)

Recommendation to certify Final Environmental Impact Report (EIR 05-16, State Clearinghouse No. 2014031059) and approve Site Plan Review and Local Coastal Development Permit requests to allow the construction and operation of 2nd & PCH, a regional shopping center containing up to 245,000 square feet of retail and restaurant uses at 6400 E. Pacific Coast Highway. (District 3) (Application No. 1609-22)

Carrie Tai, Current Planning Officer, introduced Craig Chalfant, Project Planner, who presented the staff report.

Commissioner Christoffels spoke.

Christopher Koontz, Advance Planning Officer, responded to queries from Commissioner Christoffels.

Steve Shaul, Senior Director from CenterCal, applicant, spoke.

Natalie Kuffel, CREED LA, provided public comment.

Kurt Schneiter provided public comment.

Bill Thomas provided public comment.

Jay Bradford, CREED LA, provided public comment.

Steve Gerdes provided public comment.

Ayjia Flowers, CREED LA, provided public comment.

Peter Santian, Business Manager, Laborers Local 1309, provided public

comment.

Larry Goodhue provided public comment.

Piedmont Brown, President, Iron Workers Local 433, provided public comment.

Yesenia Reyes, Iron Workers Local 433, provided public comment.

Jason Healy, Iron Workers Local 433, provided public comment.

Zach Strasters provided public comment.

Michael Ho, City of Seal Beach, Deputy Director of the Public Works Department, provided public comment.

Gilbert Davilla, Organizing Director of United Food and Commercial Workers Local 324, provided public comment.

Pastor Omar Perich, Senior Paster at Victory Outreach Church, provided public comment.

Enrica DeLeon, Iron Workers Local 433, provided public comment.

Brian Germain, Sheet Metal Workers Local 15, provided public comment.

Jose Pina, CREED LA, provided public comment.

Gus Torres, UA Local 250 Pipe Fitters, provided public comment.

Rudy Rodriguez, UA 250, provided public comment.

Jeremy Diaz, Plumbers Local 78, provided public comment.

Abel Cortinas, Sheet Metal Workers Local 155, provided public comment.

Godfrey Wachirq, CREED LA, provided public comment.

Raymond Linn, owner of Seaport Marina Hotel, provided public comment.

Susan Dome provided public comment.

Gustave Chew provided public comment.

Marty Cox provided public comment.

Ben Shearer, Executive Director of Construction, Design and Development for Whole Foods, provided public comment.

Elizabeth Lambe, Executive Director of Los Cerritos Wetlands Land Trust, provided public comment.

Janice Dahl provided public comment.

Alex Cherin provided public comment.

Chair Van Horik swore in a member of the audience wishing to speak.

Warren Blesofsky, Citizens for Fair Development, provided public comment.

Christopher Koontz, Advance Planning Officer, read a letter into the record.

Karen Oknayan provided public comment.

Commissioner Lewis spoke.

Christopher Koontz responded to queries from Commissioner Lewis.

Eric Widstrand, City Traffic Engineer, responded to queries from Commissioner Lewis.

Craig Chalfant responded to a query from Commissioner Lewis.

Vice Chair Verduzco-Vega spoke.

Eric Widstrand responded to queries from Vice Chair Verduzco-Vega.

Michael Mais, Assistant City Attorney, responded to queries from Vice Chair Verduzco-Vega.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Christopher Koontz.

Commissioner Perez spoke.

Chair Van Horik spoke.

Eric Widstrand responded to queries from Chair Van Horik.

Christopher Koontz spoke.

Chair Van Horik spoke.

A dialogue ensued between Chair Van Horik and Eric Widstrand.

Linda Tatum responded to a query from Chair Van Horik.

Chair Van Horik spoke.

A dialogue ensued between Chair Van Horik and Eric Widstrand.

Commissioner Christoffels spoke.

Linda Tatum responded to a query from Commissioner Christoffels.

Chair Van Horik spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Eric Widstrand.

Christopher Koontz spoke.

John Paul Wardy, President of CenterCal, responded to a query from Christopher Koontz.

Commissioner Lewis spoke.

Christopher Koontz responded to a comment from Commissioner Lewis.

Eric Widstrand spoke.

Commissioner Lewis spoke.

A dialogue ensued between Commissioner Lewis and John Paul Wardy.

Commissioner Cruz spoke.

John Paul Wardy responded to a query from Commissioner Cruz.

Chair Van Horik spoke.

John Paul Wardy responded to a query from Chair Van Horik.

Michael Mais spoke.

Vice Chair Verduzco-Vega spoke.

John Paul Wardy responded to comments made by Vice Chair Verduzco-Vega.

Vice Chair Verduzco-Vega spoke.

A motion was made by Commissioner Christoffels, seconded by Commissioner Cruz, to approve the recommendation with an amendment to add a condition of approval that within one year of full occupancy an assessment of the entry and exit off of 2nd Street be made and a report be prepared, that corrections to the Resoultion that were presented in the staff presentation be included, and that the Resolution be adopted. The motion carried by the following vote:

Yes: 6 - Mark Christoffels, Ron Cruz, Richard Lewis, Andy Perez, Erick Verduzco-Vega and Donita Van Horik

Absent: 1 - Jane Templin

STUDY SESSION

5. [17-066PL](#) Conduct a Study Session regarding Conditional Use Permits and public notification assessment.

Linda Tatum, Planning Bureau Manager, introduced Carrie Tai, Current Planning Officer, who discussed the study session item.

Vivian Kahn, Principal with Dyett & Bhatia, presented the study session item.

Carrie Tai spoke.

Vice Chair Verduzco-Vega spoke.

Carrie Tai responded to comments from Vice Chair Verduzco-Vega.

Vivian Kahn responded to a query from Carrie Tai.

Chair Van Horik spoke.

Commissioner Lewis spoke.

Vivian Kahn spoke.

Chair Van Horik spoke.

Commissioner Christoffels spoke.

Linda Tatum spoke.

Carrie Tai spoke.

Commissioner Lewis spoke.

Linda Tatum responded to a comment by Commissioner Lewis.

Carrie Tai spoke.

Commissioner Lewis spoke.

PUBLIC PARTICIPATION

There were no comments from the public.

COMMENTS FROM THE PLANNING COMMISSION

There were no additional comments from the Planning Commission.

ADJOURNMENT

At 9:46 p.m., Chair Van Horik adjourned the meeting.

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NOTE:

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