

Richard Lewis, Chair  
Mark Christoffels, Vice Chair  
Erick Verduzco-Vega, 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 5:01p.m., Chair Lewis called the meeting to order.

### ROLL CALL

**Commissioners** Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard

**Present:** Lewis and Erick Verduzco-Vega

**Commissioners** Mark Christoffels

**Absent:**

Also present: Linda Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Michael Mais, Assistant City Attorney; Alejandro Plascencia, Planner; Maryanne Cronin, Planner; Cuentin Jackson, Planner; Gabriel Barreras, Planner; Dionne Bearden, Bureau Secretary.

### FLAG SALUTE

Commissioner Templin lead the flag salute.

### MINUTES

[18-083PL](#)

Recommendation to receive and file the Planning Commission minutes of November 1, 2018.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 1 - Mark Christoffels

### **DIRECTOR'S REPORT**

Christopher Koontz, Planning Bureau Manager, presented 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. [18-080PL](#) Recommendation to accept Categorical Exemption CE-18-085 and approve a Conditional Use Permit (CUP18-032) for the construction of a 5,000 square-foot retail and restaurant pad with a drive-thru lane located on an existing commercial strip at 4700 Cherry Avenue in the Commercial Highway (CHW) District. (District 7)

Christopher Koontz, Planning Bureau Manager, introduced Cuentin Jackson, planner who presented staff report.

Commissioner Templin spoke.

Cuentin Jackson, planner, spoke.

Chair Lewis spoke.

Cuentin Jackson, planner, spoke.

Chair Lewis spoke.

Kevin Le, applicant, spoke.

Chair Lewis spoke.

Commissioner Verduzco-Vega spoke.

Cuentin Jackson, planner, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Commissioner Perez spoke.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 1 - Mark Christoffels

2. [18-081PL](#)

Recommendation to accept Categorical Exemption CE-18-097, and approve a Conditional Use Permit (CUP) to demolish 6,758 square-feet of an existing car wash, and approve the use of a new 5,712-square-foot automated car wash located at 3525 E. Anaheim Street, within the Community Commercial Pedestrian-Oriented (CCP) zoning district. (District 4)

Christopher Koontz, Planning Bureau Manager, introduced Gabriel Barreras, planner who presented staff report.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Gabriel Barreras, planner, spoke.

A dialogue ensued between Commissioner Templin and Gabriel Barreras, planner.

Commissioner Cruz spoke.

Gabriel Barreras, planner, spoke.

Commissioner Cruz spoke.

A dialogue ensued between Commissioner Cruz and Gabriel Barreras, planner.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A dialogue ensued between Chair Lewis and Christopher Koontz, Planning Bureau Manager.

Zan Ramjin, applicant, spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

Zan Ramjin, applicant, spoke.

Cameron Crockett, applicant, spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Cameron Crockett, applicant.

Gloria Demoris, resident spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A dialogue ensued between Chair Lewis and Christopher Koontz, Planning Bureau Manager.

Chair Lewis spoke.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 1 - Mark Christoffels

3. [18-082PL](#)

Recommendation to accept Categorical Exemption CE-18-152 and approve a Site Plan Review (SPR18-033), Conditional Use Permit (CUP18-015), and Local Coastal Development Permit (LCDP18-022), to allow for the change of use and renovation of The Breakers Hotel (City-Designated Historic Landmark) into a 185-room hotel with food and beverage venues (with on-site alcohol), banquet/meeting areas, and amenity uses in the Coastal Zone at 210 East Ocean Boulevard in the Downtown Shoreline Planned Development District (PD-6). (District 2)

Christopher Koontz, Planning Bureau Manager, introduced Maryanne Cronin, planner and Alejandro Plascencia, planner who presented staff report.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Christopher Koontz, Planning Bureau Manager.

John Molina, applicant, spoke.

Nathan Morries and Steve Paddock, architects, presented presentation.

Commissioner Templin spoke.

Nathan Morries, architect, spoke.

A dialogue ensued between Commissioner Templin and architects.

Steve Goodling provided public comment.

A resident provided public comment.

Danielle Wilson provided public comment.

Victor Sanchez provided public comment.

David Denevan provided public comment.

Michael Brown provided public comment.

Jan Miller provided public comment.

Susan Valen provided public comment.

James Robinson provided public comment.

Jennifer Gonzales provided public comment.

Nereda Soto provided public comment.

Anne Cantrell provided public comment.

Chair Lewis spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner LaFarga spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Michael Mais, Assistant City Attorney, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin,  
Richard Lewis and Erick Verduzco-Vega

**Absent:** 1 - Mark Christoffels

**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 THE PLANNING COMMISSION**

#### **ADJOURNMENT**

At 6:52 p.m., Chair Lewis adjourned the meeting.

NEXT REGULAR MEETING: December 6, 2018 - 5:00 p.m.

DB

**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.

បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាវ និងកំណត់ហេតុឲ្យអ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំគណកម្មការធម្មនុញ្ញ)។