

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



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

AGENDA

CALL TO ORDER

ROLL CALL

FLAG SALUTE

MINUTES

[18-016PL](#)

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

Suggested Action: Approve recommendation.

Attachments: [3-1-18 PC minutes.pdf](#)

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.

CONSENT CALENDAR

1. [18-022PL](#) Recommendation to accept Categorical Exemption CE 18-061 and find the proposed vacation of a 300-foot section of the right-of-way utilized as parking at 5152-5190 Atlantic Avenue in conformance with the adopted goals and policies of the City's General Plan (GPC18-001). (District 8) (Application No. 1802-33)

Suggested Action: Approve recommendation.

Attachments: [5152-5190 Atlantic Avenue staff report.pdf](#)
[5152-5190 Atlantic Ave exhibit A.pdf](#)
[5152-5190 Atlantic Avenue Exhibit B.pdf](#)
[5152-5190 Atlantic Avenue Exhibit C.pdf](#)
[5152-5190 Atlantic Avenue Exhibit D.pdf](#)

REGULAR AGENDA

2. [18-018PL](#) Recommendation to accept Categorical Exemption CE 18-053 and approve Vesting Tentative Tract Map No. 74414 (TTM17-003) for the subdivision of a mixed-use retail and multi-family residential development on a property located at 434 E. 4th Street in the Downtown Planned Development District (PD-30). (District 1) (Application No. 1708-46)

Suggested Action: Approve recommendation.

Attachments: [434 E. 4th Street staff report.pdf](#)
[434 E. 4th Street exhibit A.pdf](#)
[434 E. 4th Street Exhibit B.pdf](#)
[434 E. 4th Street exhibit C.pdf](#)
[434 E. 4th Street exhibit D.pdf](#)
[434 E. 4th Street exhibit E.pdf](#)

3. [18-017PL](#) Recommendation to accept Categorical Exemption CE 18-057 and approve a Conditional Use Permit (CUP17-021) and a Lot Merger (LM18-002) to establish two drive-through restaurant uses in a new 10,306-square-foot commercial shopping center located at 1775 Ximeno Avenue in the Commercial Regional Highway District (CHW) zone. (District 4) (Application No. 1712-08)

Suggested Action: Approve recommendation.

Attachments: [1775 Ximeno Avenue staff report.pdf](#)
[1775 Ximeno Ave Exhibit A.pdf](#)
[1775 Ximeno Avenue exhibit B.pdf](#)
[1775 Ximeno Avenue Exhibit C.pdf](#)
[1775 Ximeno Avenue Exhibit D.pdf](#)
[1775 Ximeno Avenue Exhibit E.pdf](#)
[1775 Ximeno Avenue Exhibit F.pdf](#)

4. [18-021PL](#) Recommendation to accept Categorical Exemption CE 17-327, deny an appeal from Braden Phillips, representing the Peninsula Beach Preservation Group, and Jean Egan, and uphold the Zoning Administrator's decision to approve a Local Coastal Development Permit (LCDP17-021) for the construction of a new three-story, 3,810-square-foot, single-family dwelling with a swimming pool and spa and a Standards Variance (SV17-006) allowing an attached 432-square-foot tandem two-car garage, instead of an attached side-by-side two-car garage, located at 5719 E. Seaside Walk, within the Two-Family Residential Intensified Development (R-2-l) zone. (District 3) (Application No. 1711-28)

Suggested Action: Approve recommendation.

Attachments: [5719 E. Seaside Walk staff report.pdf](#)
[5719 E Seaside Walk Exhibit A.pdf](#)
[5719 E. Seaside Walk exhibit B.pdf](#)
[5719 E. Seaside Walk exhibit C.pdf](#)
[5719 E. Seaside Walk exhibit D.pdf](#)
[5719 E. Seaside Walk exhibit E.pdf](#)
[5719 E. Seaside Walk Exhibit F.pdf](#)
[5719 E. Seaside Walk Exhibit G.pdf](#)
[5719 E. Seaside Walk exhibit H.pdf](#)
[5719 E. Seaside Walk Exhibit I.pdf](#)
[Powerpoint.pdf](#)

5. [18-019PL](#) Recommendation to receive and file an annual report (DAR17-002) from the Riverwalk 131 Group, LLC and concur with staff's finding that the project is in compliance with the terms and conditions required of the Riverwalk Project Development Agreement, and that the Riverwalk 131 Group, LLC has fulfilled the requirements for the reporting period of January 2016 through December 2017. (District 8) (Application No. 1706-12)

Suggested Action: Approve recommendation.

Attachments: [4747 Daisy staff report.pdf](#)
[4747 Daisy Ave Vicinity Map.pdf](#)
[Exhibit B - Annual Monitoring Review Statemer](#)

6. [18-020PL](#) Recommendation to recommend that the City Council adopt an ordinance to amend the Development Agreement (dated December 17, 2015) for the Riverwalk Development, to change certain terms of the agreement relating to timing of completion of C. Molina Park; and to halt building permit issuance for any homes after the 117th home until C. Molina Park is accepted by the City. The amendment also requests removal of the requirement for land owned by the Los Angeles County Flood Control District to be improved and incorporated into the park. (District 8) (Application No. 1712-06)

Attachments: [4747 Daisy Avenue staff report.pdf](#)
[4747 Daisy Ave Vicinity Map.pdf](#)
[Recorded DA ocr - Copy.pdf](#)
[1st DA amendment - final clean copy.docx](#)
[1st DA amendment - final redline.docx](#)

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

NEXT REGULAR MEETING: April 5, 2018 - 5:00 PM

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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 oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone to the Office of the City Clerk at (562) 570-6101, 24 business hours prior to the Charter Commission meeting.

Kung nais ang interpretasyon ng sinasalitang wika para sa mga taong hindi nagsasalita ng Ingles o kung nais ang isang natatanging tulong ayon sa Americans with Disabilities Act, mangyaring isagawa ang iyong hiling sa pamamagitan ng telepono sa Opisina ng Clerk ng Lungsod sa (562) 570-6101, 24 oras ng negosyo bago ang pagpupulong ng Charter Commission.

Si desea interpretación oral en otro idioma para personas que no hablan inglés o si desea una adaptación especial en conformidad con la Ley de Estadounidenses con Discapacidades, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 24 horas hábiles antes de la reunión de la comisión de estatutos.

បើមានការចង់បានឲ្យមានការបកប្រែភាសាផ្ទាល់មាត់ឲ្យអ្នកមិនចេះនិយាយអង់គ្លេស ឬបើមានការចង់បានឲ្យមានដំណោះស្រាយពិសេសដោយយោងតាមមាត្រាច្បាប់ស្តីពី ជនពិការអាមេរិកាំង សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅទៅការិយាល័យសៀន ក្រុងតាមរយៈលេខ (562) 570-6101 (24 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំ គណៈកម្មការធម្មនុញ្ញ)។

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 និងកំណត់ហេតុឲ្យ
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