

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



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

FINISHED AGENDA AND MINUTES

CALL TO ORDER

At 5:00 p.m., Chair Verduzco-Vega 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, Planning Bureau Manager; Carrie Tai, Current Planning Officer; Michael Mais, Assistant City Attorney; Nick Vasuthasawat, Planner; Anita Juhola-Garcia, Planner; Scott Kinsey, Planner; Karen Baldwin, City Clerk's Office.

FLAG SALUTE

Commissioner LaFarga led the flag salute.

MINUTES

[18-016PL](#)

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

A motion was made by Commissioner Templin, seconded by Commissioner Perez, to approve the 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

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

Chair Verduzco-Vega spoke.

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)

A motion was made by Commissioner Perez, seconded by Commissioner Templin, to approve the 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

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)

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

Tom Gutierrez, applicant, spoke.

A motion was made by Commissioner Perez, seconded by Commissioner Templin, to approve the 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

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)

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

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

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Nick Vasuthasawat.

Carrie Tai spoke.

Commissioner Templin spoke.

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

Michelle Rojas, applicant, spoke.

Commissioner Templin spoke.

Michelle Rojas responded to a query from Commissioner Templin.

Commissioner Cruz spoke.

Michelle Rojas responded to a query from Commissioner Cruz.

Chair Verduzco-Vega responded to a query from a member of the public.

Commissioner Cruz spoke.

Linda Tatum responded to a query from Commissioner Cruz.

Chair Verduzco-Vega spoke.

Linda Tatum responded to a query from Chair Verduzco-Vega.

Vice Chair Lewis spoke.

A dialogue ensued between Vice Chair Lewis and Linda Tatum.

Michael Mais, Assistant City Attorney, spoke.

Vice Chair Lewis spoke.

Commissioner Perez spoke.

Commissioner Cruz spoke.

Linda Tatum spoke.

Vice Chair Lewis spoke.

A motion was made by Vice Chair Lewis, seconded by Commissioner LaFarga, to approve the recommendation with an amendment that the conditions of approval for Pad 1 be amended per the applicant's request and to the satisfaction of the Director of Development Services, including the conditions for additional lighting and enhanced pavement markings. 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

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-I) zone. (District 3) (Application No. 1711-28)

Chair Verduzco-Vega spoke.

Carrie Tai, Current Planning Officer, introduced Anita Juhola-Garcia, Project Planner, who presented the staff report.

Vice Chair Lewis spoke.

A dialogue ensued between Vice Chair Lewis and Anita Juhola-Garcia.

Commissioner Templin spoke.

Anita Juhola-Garcia responded to a query from Commissioner Templin.

Braden Phillips, appellant, spoke.

Chair Verduzco-Vega spoke.

Jean Egan, appellant, spoke.

Mark Wheeler, applicant, spoke.

Howard Hamlin provided public comment.

Peter Hoganson provided public comment.

Margaret Smith provided public comment.

Rob Bellevue, representing the Peninsula Beach Preservation Group, provided public comment.

Alan Schwindener provided public comment.

Chair Verduzco-Vega spoke.

Mark Wheeler spoke.

Chair Verduzco-Vega spoke.

Vice Chair Lewis spoke.

A dialogue ensued between Vice Chair Lewis and Anita Juhola-Garcia.

Chair Verduzco-Vega spoke.

A dialogue ensued between Chair Verduzco-Vega and Carrie Tai.

Commissioner Cruz spoke.

A dialogue ensued between Commissioner Cruz and Anita Juhola-Garcia.

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

Mark Wheeler spoke.

Commissioner Cruz spoke.

Vice Chair Lewis spoke.

A dialogue ensued between Vice Chair Lewis and Carrie Tai.

Linda Tatum spoke.

Vice Chair Lewis spoke.

Linda Tatum responded to a comment made by Vice Chair Lewis.

Commissioner Perez spoke.

Michael Mais, Assistant City Attorney, spoke.

A motion was made by Commissioner Perez, seconded by Vice Chair Lewis, to deny the recommendation, to grant the appeals of both Braden Phillips and Jean Egan, and to direct staff to bring back findings to the Planning Commission indicating that there is no particular hardship. 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

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)

Chair Verduzco-Vega spoke.

Michael Mais, Assistant City Attorney, spoke.

Carrie Tai, Current Planning Officer, introduced Scott Kinsey, Project Planner, who presented the staff report.

Abigail Wool provided public comment.

Vice Chair Lewis spoke.

A dialogue ensued between Vice Chair Lewis and Scott Kinsey.

Commissioner Templin spoke.

Scott Kinsey replied to a query from Commissioner Templin.

Commissioner Templin spoke.

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

Chair Verduzco-Vega spoke.

Linda Tatum spoke.

Alex Hernandez, President of Brandywine Homes, applicant, spoke.

Commissioner Templin spoke.

Alex Hernandez responded to queries from Commissioner Templin.

Commissioner Cruz spoke.

Scott Kinsey responded to queries from Commissioner Cruz.

Commissioner Cruz spoke.

Linda Tatum responded to queries from Commissioner Cruz.

Commissioner Cruz spoke.

Scott Kinsey responded to a query from Commissioner Cruz.

A motion was made by Vice Chair Lewis, seconded by Commissioner LaFarga, to approve the 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

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)

Chair Verduzco-Vega spoke.

Linda Tatum, Planning Bureau Manager, spoke.

Chair Verduzco-Vega spoke.

A motion was made by Vice Chair Lewis, seconded by Commissioner LaFarga, to approve the 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

PUBLIC PARTICIPATION

Abigail Wool provided public comment.

COMMENTS FROM THE PLANNING COMMISSION

There were no additional comments from the Planning Commission.

ADJOURNMENT

At 6:49 p.m., Chair Verduzco-Vega adjourned the meeting.

hge

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: និងកំណត់ហេតុឲ្យ
អ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅ
ការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹង
ចាប់ផ្តើមបើកកិច្ចប្រជុំគណកម្មការធម្មនុញ្ញ)។