

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



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

FINISHED AGENDA AND DRAFT MINUTES

CALL TO ORDER

ROLL CALL

Also present: Linda Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Michael Mais, Assistant City Attorney; Anita Juhola-Garcia, Planner; Alexis Oropeza, Planner; Nick Vasuthasawat, Planner; Dionne Bearden, Bureau Secretary.

FLAG SALUTE

MINUTES

[18-071PL](#) Recommendation to receive and file the Planning Commission minutes of September 20, 2018.

Suggested Action: Approve recommendation.

Attachments: [PC Minutes 9.20.18](#)

DIRECTOR'S REPORT

SWEARING OF WITNESS

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. [18-067PL](#) Recommendation to approve Administrative Use Permit (18-004) to establish a bank with a drive-through, Conditional Use Permits (CUP18-019 & CUP18-020) to establish two restaurants with drive-throughs, and Vesting Tentative Parcel Map (TPM18-003) to establish a four-parcel subdivision in conjunction with a new shopping center located at 6600 Atlantic Avenue in the Community Automobile-Oriented District (CCA). (District 9)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - Vicinity Map](#)
[Exhibit B - Plans](#)
[Exhibit C1 - SPR Findings](#)
[Exhibit C2 - SPR Conditions](#)
[Exhibit D - Tentative Parcel Map](#)
[Exhibit E1 - CUP Findings](#)
[Exhibit E2 - CUP Findings Pad 3](#)
[Exhibit E3 - AUP Findings](#)
[Exhibit E4 - TPM Findings](#)
[Exhibit F1 - CUP Conditions Pad 1](#)
[Exhibit F2 - CUP Conditions Pad 3](#)
[Exhibit F3 - AUP Conditions](#)
[Exhibit F4 - TPM Conditions](#)
[Exhibit G - CEQA](#)

2. [18-068PL](#) Recommendation to accept Categorical Exemption (CE17-155) and approve two (2) Conditional Use Permits (CUP18-023 & CUP18-024) to establish two (2) drive-through lanes for restaurant uses in conjunction with the remodel and 16,352 square-foot expansion of an existing shopping center (Harding Square) located at 6141-6191 Atlantic Avenue in the Commercial Neighborhood Automobile-Oriented District (CNA) Zone. (District 9)

Suggested Action: Approve recommendation.

-
- Attachments:** [Staff Report](#)
[Exhibit A Vicinity Map](#)
[Exhibit B Plans - Uptown Set](#)
[Exhibit C1 - SPR Findings](#)
[Exhibit C2 - SPR Conditions](#)
[Exhibit D - Findings](#)
[Exhibit E - Conditions of Approval](#)
[Exhibit F1 - CEQA Findings](#)
[Exhibit F2 - Air Quality Analysis](#)
[Exhibit F3 - CE17-155](#)
[Exhibit F4 - Traffic Impact Analysis](#)

3. [18-069PL](#) 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 (SPR18-009) and Vesting Tentative Tract Map (TTM18-006) to construct a mixed-use building containing a total of 189 residential units, 10,000 square feet of retail/flex space, 257 parking stalls and a Vesting Tentative Tract Map to merge six (6) lots into one and then subdivide the one lot into five (5) airspace lots on approximately 38,422 square feet of site area currently developed with a surface parking lot. The subject site is located at 127-135 East Broadway in the Downtown Planned Development District (PD-30) Height Incentive Area. (District 2)

Suggested Action: Approve recommendation.

Attachments:

[Staff Report](#)

[Exhibit A - Vicinity Map](#)

[Exhibit B - Submittal Package](#)

[Exhibit C - VTTM](#)

[Exhibit D1 - COA-SPR](#)

[Exhibit D2 - COA VTTM](#)

[Exhibit E - Findings](#)

[Exhibit F - Public Comments](#)

[Exhibit G1 - .Environmental Compliance Check](#)

[Exhibit G2](#)

[Exhibit G3 - Promenade Shadow Study Report](#)

[Exhibit G4 - Phase 1](#)

[Exhibit G5 - Traffic](#)

4. [18-070PL](#)

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 (SPR18-018) and Vesting Tentative Tract Map (TTM18-007) to construct an eight-story building containing a total of 218 residential units, 7,292 square feet of retail-commercial floor area, and 312 parking stalls on approximately 44,870 square-foot site currently developed with surface parking lots and subdivision to create four categories of separate ownership air space located at 125 Long Beach Boulevard in the Downtown Planned Development District (PD-30) Height Incentive Area. (District 2)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - Vicinity Map](#)
[Exhibit B - Project Plans](#)
[Exhibit C - VTTM](#)
[Exhibit D - 1 SPR Findings](#)
[Exhibit D - 2 TTM Findings](#)
[Exhibit E - 1 SPR COA](#)
[Exhibit E - 2 TTM Conditions](#)
[Exhibit F - Public Comment](#)
[Exhibit G1 - Environmental Compliance](#)
[Exhibit G2 - Appendix A](#)
[Exhibit G3 - Appendix B](#)
[Exhibit G4 - Appendix C](#)
[Exhibit G5 - Appendix D](#)

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: October 18, 2018 - 5:00 p.m.

db

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