

Mark Christoffels, Chair  
Donita Van Horik, Vice Chair  
Ron Cruz, Commissioner



Richard Lewis, Commissioner  
Andy Perez, Commissioner  
Jane Templin, Commissioner  
Erick Verduzco-Vega, Commissioner

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## FINISHED AGENDA AND DRAFT MINUTES

### CALL TO ORDER (5:05 PM)

At 5:05 p.m., Chair Christoffels called the meeting to order.

### ROLL CALL (5:06 PM)

Also present: Amy Bodek, Director of Development Services; Linda Tatum, Planning Bureau Manager; Carrie Tai, Current Planning Officer; Christopher Koontz, Advance Planning Officer; Michael Mais, Assistant City Attorney; Steven Valdez, Planner; Ira Brown, Planner; Heidi Eidson, Planning Bureau Secretary.

**Commissioners** Andy Perez, Jane Templin, Erick Verduzco-Vega, Donita Van  
**Present:** Horik, Mark Christoffels and Richard Lewis

**Commissioners** Ron Cruz  
**Absent:**

### FLAG SALUTE (5:06 PM)

Commissioner Van Horik led the flag salute.

### MINUTES (5:07 PM)

16-048PL Recommendation to receive and file the Planning Commission minutes of August 18, 2016.

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

**Yes:** 6 - Andy Perez, Jane Templin, Erick Verduzco-Vega, Donita Van Horik, Mark Christoffels and Richard Lewis

**Absent:** 1 - Ron Cruz

**DIRECTOR'S REPORT (5:08 PM)**

Chair Christoffels introduced new Planning Commissioner Richard Lewis.

Commissioner Lewis spoke.

Chair Christoffels spoke.

Commissioner Van Horik spoke.

Commissioner Templin spoke.

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

**SWEARING OF WITNESSES (5:13 PM)**

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 (5:13 PM)**

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

**Yes:** 6 - Andy Perez, Jane Templin, Erick Verduzco-Vega, Donita Van Horik, Mark Christoffels and Richard Lewis

**Absent:** 1 - Ron Cruz

1. 16-049PL Recommendation to accept Categorical Exemption CE 12-099 and approve Tentative Parcel Map No. 73317 to allow the subdivision of a 13,959-square-foot parcel into two parcels (one 7,958 square feet in size, the other 6,001 square feet in size) at 741-751 E. Vernon Street in the Two-Family Residential (R-2-N) zoning district. (District 6) (Application No. 1212-16)

**A motion was made to approve the recommendation on the Consent Calendar.**

2. 16-050PL Recommendation to accept Categorical Exemption CE 16-200 and approve Tentative Parcel Map No. 74303 for a new four-unit condominium, located at 1950-1960 Henderson Avenue within the Two-Family Residential (R-2-N) zoning district. (District 6) (Application No. 1605-31)

**A motion was made to approve the recommendation on the Consent Calendar.**

**REGULAR AGENDA (5:15 PM)**

3. 16-053PL Recommendation to certify Environmental Impact Report 01-16 and approve Site Plan Review, Conditional Use Permit, Standards Variance, and Local Coastal Development Permit entitlements in conjunction with the construction and operation of the Belmont Beach and Aquatic Center, an indoor/outdoor pool facility with an adjacent passive park and cafe and restroom buildings at 4000 E. Olympic Plaza. (District 3) (Application No. 1602-54)

Linda Tatum, Planning Bureau Manager, spoke.

**A motion was made by Commissioner Templin, seconded by Commissioner Perez, to continue the item to a date uncertain.**

**The motion carried by the following vote:**

**Yes:** 6 - Andy Perez, Jane Templin, Erick Verduzco-Vega, Donita Van Horik, Mark Christoffels and Richard Lewis

**Absent:** 1 - Ron Cruz

4. 16-051PL Recommendation to accept Categorical Exemption CE 16-156 and deny the appeal and uphold the decision of the Zoning Administrator to approve a Local Coastal Development Permit for the repair and renovation of Marine Stadium Judging Stand S3, located at 5255 East Paoli Way. (District 3) (Application No. 1605-17)

Linda Tatum, Planning Bureau Manager, spoke.

Matthew Hansen provided public comment.

Commissioner Van Horik spoke.

Linda Tatum responded to a query from Commissioner Van Horik.

**A motion was made by Commissioner Templin, seconded by Commissioner Perez, to continue the item to September 15, 2016.**

Michael Mais, Assistant City Attorney, responded to a query from the public.

Chair Christoffels spoke.

Linda Tatum responded to a query from Chair Christoffels.

**A substitute motion was made by Vice Chair Van Horik, seconded by Commissioner Verduzco-Vega, to continue the item to October 6, 2016. The motion carried by the following vote:**

**Yes:** 6 - Andy Perez, Jane Templin, Erick Verduzco-Vega, Donita Van Horik, Mark Christoffels and Richard Lewis

**Absent:** 1 - Ron Cruz

5. 16-052PL Recommendation to accept Categorical Exemption CE 16-019 and approve a Site Plan Review and Conditional Use Permit for a 2,258-square-foot, second story expansion to allow for the addition of 7 new motel rooms at an existing 29-room motel located at 2900 E. Pacific Coast Highway in the Commercial Highway (CH) and Two-Family Residential (R-2-N) zoning districts. (District 4) (Application No. 1601-24)

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

Commissioner Templin spoke.

Steven Valdez responded to a query from Commissioner Templin.

Commissioner Van Horik spoke.

Steven Valdez responded to a query from Commissioner Van Horik.

Christopher Koontz responded to a query from Commissioner Van Horik.

Commissioner Van Horik spoke.

Commissioner Perez spoke.

Steven Valdez responded to a query from Commissioner Perez.

Commissioner Verduzco-Vega spoke.

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

Commissioner Van Horik spoke.

Linda Tatum responded to a query from Commissioner Van Horik.

Brian Husting, of Kollin Altomare Architects, representing the applicant, spoke.

Terry Opo, applicant, spoke.

Commissioner Perez spoke.

Terry Opo responded to a query from Commissioner Perez.

Commissioner Verduzco-Vega spoke.

Terry Opo responded to a query from Commissioner Verduzco-Vega.

Commissioner Perez spoke.

Terry Opo responded to queries from Commissioner Perez.

Blanche Harris provided public comment.

Noe Gaston provided public comment.

Chair Christoffels spoke.

A dialogue ensued between Chair Christoffels and Linda Tatum.

Commissioner Van Horik spoke.

Linda Tatum responded to queries from Commissioner Van Horik.

Commissioner Van Horik spoke.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Linda Tatum.

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

**Yes:** 6 - Andy Perez, Jane Templin, Erick Verduzco-Vega, Donita Van Horik, Mark Christoffels and Richard Lewis

**Absent:** 1 - Ron Cruz

#### **STUDY SESSIONS (5:57 PM)**

6. 16-054PL Conduct a study session regarding the Bike Master Plan.

Christopher Koontz, Advance Planning Officer, introduced the Bike Master Plan Study Session.

Ira Brown, Project Planner, presented the study session item.

Ryan Johnson, Alta Planning and Design, discussed community feedback regarding the Bike Master Plan.

Shannon Davis, Here Design, discussed public outreach.

Ryan Johnson spoke.

Ira Brown spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Ira Brown.

Chair Christoffels spoke.

Commissioner Templin spoke.

Ira Brown responded to a query from Commissioner Templin.

Christopher Koontz responded to a query from Commissioner Templin.

Commissioner Verduzco-Vega spoke.

Ira Brown responded to queries from Commissioner Verduzco-Vega.

Christopher Koontz responded to queries from Commissioner Verduzco-Vega.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Ira Brown.

Commissioner Templin spoke.

Christopher Koontz responded to queries from Commissioner Templin.

Commissioner Perez spoke.

Bob Ladd provided public comment.

Blanche Harris provided public comment.

7. 16-055PL Conduct a study session regarding the CX3 Pedestrian Plan.

Christopher Koontz, Advance Planning Officer, introduced the Pedestrian Plan Study Session.

Ira Brown, Project Planner, discussed the study session item.

Lara Turnbull, Department of Health and Human Services, provided an overview of CX3 Pedestrian Plan.

Brian Ulaszewski, City Fabricator, spoke.

Christopher Koontz spoke.

Chair Christoffels spoke.

Commissioner Van Horik spoke.

Chair Christoffels spoke.

Brian Ulaszewski responded to queries from Chair Christoffels.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Lara Turnbull.

Commissioner Van Horik spoke.

Christopher Koontz responded to a query from Commissioner Van Horik.

Lara Turnbull spoke.

**PUBLIC PARTICIPATION (7:10 PM)**

Bob Ladd provided public comment.

**COMMENTS FROM THE PLANNING COMMISSION (7:14 PM)**

There were no additional comments from the Planning Commission.

**ADJOURNMENT (7:14 PM)**

At 7:14 p.m., Chair Christoffels adjourned the meeting.

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NOTE:

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