

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



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

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**SPECIAL MEETING OF THE PLANNING COMMISSION**

**FINISHED AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**FLAG SALUTE**

**MINUTES**

[17-084PL](#)

Recommendation to receive and file the Planning Commission minutes of November 16, 2017.

**Suggested Action:** Approve recommendation.

**Attachments:** [11-16-17 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.

**REGULAR AGENDA**

1. [17-085PL](#) Recommendation to adopt Mitigated Negative Declaration ND 07-17 and approve a Site Plan Review (SPR17-077) and Conditional Use Permit (CUP17-018) for the Alamitos Beach Concession Stand Rebuild Project, which involves replacement of an existing concession stand and cafe with three new buildings, an outdoor recreational area, and improvements to the southern portion of the existing parking lot within the project site located at 780 E. Shoreline Drive in the Park (P) zoning district. (District 2) (Application No. 1703-10)

**Attachments:**                    [780 E. Shoreline Drive staff report.pdf](#)  
    [780 E. Shoreline Drive Exhibit B.pdf](#)  
    [Draft MND with Appendices.pdf](#)  
    [alcohol map.pdf](#)

2. [17-086PL](#) Recommendation to recommend that the City Council certify Environmental Impact Report (03-15) and approve a Zoning Code Amendment, Local Coastal Program Amendment, Site Plan Review, Oil Map Amendment, and Certificate of Compliance to consolidate existing oil operations, implement a wetlands habitat restoration project, and provide public access opportunities, located on four sites (Synergy Oil Field at 6433 East 2nd Street, City property at the southeast corner of Studebaker Road and 2nd Street, Pumpkin Patch site at 6701 E. Pacific Coast Highway, and the Los Cerritos Wetlands Authority site at the northeast corner of Studebaker Road and 2nd Street) within the Southeast Area Development and Improvement Plan (SEADIP/PD-1) area. (District 3) (Application No. 1601-05 (A through D))

**Suggested Action:** Approve recommendation.

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**Attachments:**

[BOMP staff report.pdf](#)  
[BOMP exhibit A.pdf](#)  
[BOMP Exhibit B.pdf](#)  
[BOMP Exhibit C.pdf](#)  
[BOMP Exhibit D.pdf](#)  
[BOMP Exhibit E.pdf](#)  
[BOMP Exhibit F.pdf](#)  
[BOMP Exhibit F2.pdf](#)  
[BOMP Exhibit G.pdf](#)  
[BOMP Exhibit H.pdf](#)  
[BOMP Exhibit I.pdf](#)  
[!LosCerritosWetlandsDEIR Vol1 2017-07-24.g](#)  
[!LosCerritosWetlandsDEIR Vol2 AppsA-B Fr](#)  
[!LosCerritosWetlandsDEIR Vol3 AppsC-D Fr](#)  
[!LosCerritosWetlandsDEIR Vol5 AppsF4-K F](#)  
[Appendix A Complete.pdf](#)  
[Appendix C Complete.pdf](#)  
[Appendix D Complete.pdf](#)  
[Appendix E Complete.pdf](#)  
[Appendix F Complete.pdf](#)  
[Appendix G Complete.pdf](#)  
[Appendix H Complete.pdf](#)  
[Appendix I Complete.pdf](#)  
[Appendix J Complete.pdf](#)  
[Appendix K Complete.pdf](#)  
[1 LosCerritosWetlands FEIR FrontMatter 20](#)  
[2 Ch8 IntroductiontotheFinalEIR.pdf](#)  
[3 Ch9 ResponsetoComments.pdf](#)  
[4 Ch10 DraftEIRRevisions.pdf](#)  
[5 Ch11 MitigationMonitoringandReportingPro](#)  
[Appendix A Complete \[REVISED\].pdf](#)  
[Appendix B Complete \[REVISED\].pdf](#)  
[Exhibit L - LosCerritosWetlandsEIR Findings ;](#)  
[Received Correspondence.pdf](#)  
[Errata to conditions of approval.pdf](#)

**PUBLIC PARTICIPATION**

**COMMENTS FROM THE PLANNING COMMISSION**

**ADJOURNMENT**

NEXT REGULAR MEETING: December 7, 2017 - 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, 72 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, 72 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, 72 horas hábiles antes de la reunión de la comisión de estatutos.

បើមានការចង់បានឲ្យមានការបកប្រែភាសាផ្ទាល់មាត់ឲ្យអ្នកមិនចេះនិយាយអង់គ្លេស ឬបើមានការចង់បានឲ្យមានដំណោះស្រាយពិសេសដោយយោងតាមមាត្រាច្បាប់ស្តីពី ជនពិការអាមេរិកាំង សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅទៅការិយាល័យសៀន ក្រុងតាមរយៈលេខ (562) 570-6101 (72 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: និងកំណត់ហេតុឲ្យអ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើរអ្នកតាមនូវស័ព្ទដោយហៅការិយាល័យស្នើនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំគណកម្មការធម្មនុញ្ញ)។