

Mark Christoffels, Chair
Joni Ricks-Oddie, Vice Chair
Erick Verduzco-Vega, Commissioner



Josh LaFarga, Commissioner
Jane Templin, Commissioner
Richard Lewis, Commissioner

FINISHED AGENDA AND DRAFT MINUTES

CALL TO ORDER

ROLL CALL

Also present: Oscar Orci, Director of Development Services; Christopher Koontz, Deputy Director of Development Services; Patricia Diefenderfer, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Alison Spindler-Ruiz, Advance Planning Officer; Sergio Gutierrez, Project Planner; Elise Roberts, Administrative Analyst, Heather Flores, Secretary; Dionne Bearden, Bureau Secretary.

Commissioners Jane Templin, Erick Verduzco-Vega, Richard Lewis, Joni
Present: Ricks-Oddie and Mark Christoffels

Commissioners Josh LaFarga
Absent:

FLAG SALUTE

Commissioner Templin lead the flag salute.

MINUTES

[21-061PL](#)

Recommendation to receive and file the Planning Commission meeting minutes of August 19, 2021.

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

Yes: 4 - Erick Verduzco-Vega, Richard Lewis, Joni Ricks-Oddie and Mark Christoffels

Abstain: 1 - Jane Templin

Absent: 1 - Josh LaFarga

DIRECTOR'S REPORT

Patricia Diefenderfer, Planning Bureau Manager, presented the Director's Report.

Chair Christoffels spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Chair Christoffels spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Chair Christoffels spoke.

SWEARING OF WITNESSES

REGULAR AGENDA

1. [21-062PL](#) Recommendation to find the proposed vacation of a portion of public right-of-way abutting 3770 East Willow Street in conformance with the adopted goals and policies of the City's General Plan (GPC21-001). (District 5)

Alexis Oropeza, Current Planning Officer, introduced Jonathan Iniesta, Project

Planner, who presented the staff report.

Commissioner Templin spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Jonathan Iniesta, Project Planner, spoke.

Lori Gangemi, Applicant, spoke.

Chair Christoffels spoke.

A motion was made by Commissioner Templin, seconded by Commissioner Lewis, to approve the recommendation. The motion carried by the following vote:

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Richard Lewis, Joni Ricks-Oddie and Mark Christoffels

Absent: 1 - Josh LaFarga

2. [21-063PL](#)

Recommendation to accept Categorical Exemption 21-055; approve a Site Plan Review for the construction of 84, three-story, townhomes, a 567 square foot community room, and a 2,294 square foot commercial space on a vacant 3.20 acre site; and approve Tentative Tract Map No. 83407 to create two lots, with 84 airspace residential condominiums on Lot 1, and a 3,600-square-foot site for the commercial use on Lot 2, located at 5801-5893 Atlantic Avenue, 5882-5892 Linden Avenue and 501 E South Street in the Mixed Use 3-A Zoning District (MU3-A). (District 9)

Alexis Oropeza, Current Planning Officer, introduced Sergio Gutierrez, Project Planner, who presented the staff report.

Vice Chair Ricks-Oddie spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Vice Chair Ricks-Oddie spoke.

Sergio Gutierrez, Project Planner, spoke.

Vice Chair Ricks-Oddie spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Vice Chair Ricks-Oddie spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Christoffels spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Sergio Gutierrez, Project Planner, spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Shaheen Sadeghi, Applicant, spoke.

Alex Hernandez, Applicant, spoke.

Vice Chair Ricks-Oddie spoke.

Alex Hernandez, Applicant, spoke.

A dialogue ensued between Vice Chair Ricks-Oddie and Alex Hernandez, Applicant.

Shaheen Sadeghi, Applicant, spoke.

Diane Ripley provided public comment.

Commissioner Templin spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

A motion was made by Vice Chair Ricks-Oddie, seconded by Commissioner Templin, to approve recommendation. The motion carried by the following vote:

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Richard Lewis, Joni Ricks-Oddie and Mark Christoffels

Absent: 1 - Josh LaFarga

3. [21-064PL](#)

Recommendation to accept Categorical Exemption CE21-056 and approve Conditional Use Permit 21-009 (CUP 21-009) to allow off-site

alcohol sales (Type 20 - Beer and Wine) and Instructional Tasting (Type 86) in a butcher shop within an existing 754 square-foot commercial space located at 901 E. Wardlow Road within the Community Commercial Automobile-Oriented (CCA) Zoning District. (District 7)

Alexis Oropeza, Current Planning Officer, introduced Sergio Gutierrez, Project Planner, who presented the staff report.

Ted Marino, Representative of Applicant, provided public comment.

Commissioner Lewis spoke.

Ted Marino, Representative of Applicant, spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

A dialogue ensued between Commissioner Lewis and Patricia Diefenderfer, Planning Bureau Manager.

Commissioner Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

A dialogue ensued between Commissioner Lewis and Alexis Oropeza, Current Planning Officer.

Commissioner Templin spoke.

Commissioner Lewis spoke.

Ted Marino, Representative of Applicant, spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Michael Mais, Assistant City Attorney, spoke.

Commissioner Templin spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Chair Christoffels spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

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

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Richard Lewis, Joni Ricks-Oddie and Mark Christoffels

Absent: 1 - Josh LaFarga

4. 21-065PL Recommendation to continue the project at 636 Locust Avenue to the next Planning Commission meeting on September 16, 2021.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

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

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Richard Lewis, Joni Ricks-Oddie and Mark Christoffels

Absent: 1 - Josh LaFarga

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 WILL BE HELD: Thursday, September 16, 2021 - 5:00 p.m.

DB

Chair Christoffels adjourned the meeting at 6:18 p.m.

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 និងកំណត់ហេតុឲ្យអ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំគណកម្មការធម្មនុញ្ញ)។