

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**

Vice Chair Christoffels called the meeting to order at 5:00 p.m.

### **ROLL CALL**

**Commissioners** Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane

**Present:** Templin and Erick Verduzco-Vega

**Commissioners** Richard Lewis

**Absent:**

Also present: Linda Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Michael Mais, Assistant City Attorney; Anita Juhola-Garcia, Planner; Fiahna Cabana, Community Engagement Specialist; Dionne Bearden, Secretary.

### **FLAG SALUTE**

Commissioner Templin lead the flag salute.

### **MINUTES**

[18-094PL](#)

Recommendation to receive and file the Planning Commission minutes of December 20, 2018.

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

**Yes:** 5 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez and Jane Templin

**Absent:** 2 - Richard Lewis and Erick Verduzco-Vega

## **DIRECTOR'S REPORT**

Christopher Koontz, Planning Bureau Manager, presented the Director's Report.

Fiahna Cabana, Community Engagement Specialist, 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.

## **REGULAR AGENDA**

1. [18-095PL](#) 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 a Site Plan Review (SPR18-052) and Vesting Tentative Tract Map (TTM18-052, No. 74290) in conjunction with the construction of a seven-story mixed-use building containing 157 dwelling units, 9,000 square feet of commercial space, and an integrated two-level, 209-stall parking garage at 507 Pacific Avenue in the Downtown Planned Development district (PD-30). (District 1)

Anita Juhola-Garcia, Planner, presented the staff report.

Commissioner Verduzco-Vega joined the meeting.

Vice Chair Christoffels spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A dialogue ensued between Commissioner Templin and Christopher Koontz, Planning Bureau Manager.

Vice Chair Christoffels spoke.

Randy Morris, architect, spoke.

Scott Anastasi, applicant, spoke.

Vice Chair Christoffels spoke.

Ned Basin provided public comment.

David provided public comment.

Guss Romero provided public comment.

Danielle Amulder provided public comment.

Steven Smith provided public comment.

Cathy Edem provided public comment.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Christopher Koontz, Planning Bureau Manager.

Vice Chair Christoffels spoke.

Scott Anastasi, applicant, spoke.

A dialogue ensued between Vice Chair Christoffels and Scott Anastasi, applicant.

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

**Yes:** 6 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin and Erick Verduzco-Vega

**Absent:** 1 - Richard Lewis

2. [18-096PL](#)

Recommendation to accept Categorical Exemption CE-18-232 and approve a Modification (Mod18-018) of a previously approved Administrative Use Permit (AUP 0703-18) allowing establishment of a homeless shelter in an industrial building located at 1368 Oregon Avenue in the General Industrial (IG) District. (District 1)

Anita Juhola-Garcia, Planner, presented the staff report.

Vice Chair Christoffels spoke.

Veronique Johnson, applicant, spoke.

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Veronique Johnson, applicant.

Commissioner Templin spoke.

Veronique Johnson, applicant, spoke.

Commissioner Verduzco-Vega spoke.

Veronique Johnson, applicant, spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Veronique Johnson, applicant.

Commissioner Perez spoke.

Veronique Johnson, applicant, spoke.

Commissioner Cruz spoke.

Veronique Johnson, applicant, spoke.

Vice Chair Christoffels spoke.

Unknown provided public comment.

David Arroyo provided public comment.

Steven Smith provided public comment.

John Montgomery Jr. provided public comment.

Commissioner Perez spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Andy Perez spoke.

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

**Yes:** 6 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin and Erick Verduzco-Vega

**Absent:** 1 - Richard Lewis

**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.**

Cathy Edem provided public comment.

Vice Chair Christoffels spoke.

#### **COMMENTS FROM THE PLANNING COMMISSION**

No further comments from the Planning Commission.

#### **ADJOURNMENT**

At 6:18 p.m., Vice Chair Christoffels adjourned the meeting.

DB

**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)។