

Alan Fox, Chair
Mark Christoffels, Vice Chair



Molly Campbell, Commissioner
Donita Van Horik, Commissioner
Jane Templin, Commissioner
Andy Perez, Commissioner
Erick Verduzco-Vega, Commissioner

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:05 PM)

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

ROLL CALL (5:05 PM)

Also present: Amy Bodek, Director of Development Services; Jeff Winklepleck, Acting Planning Administrator; Amy Webber, Deputy City Attorney; Mark Hungerford, Planner; Monica Der Gevorgian, Planner; Scott Kinsey, Planner; Heidi Eidson, Bureau Secretary.

Commissioners Andy Perez, Erick Verduzco-Vega, Mark Christoffels, Molly
Present: Campbell and Alan Fox

Commissioners Donita Van Horik and Jane Templin
Absent:

FLAG SALUTE (5:06 PM)

Commissioner Campbell led the flag salute.

MINUTES (5:06 PM)

[15-001PL](#) Recommendation to receive and file the Planning Commission minutes of December 4, 2014.

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

Yes: 3 - Andy Perez, Mark Christoffels and Alan Fox

Abstain: 1 - Molly Campbell

Excused: 1 - Erick Verduzco-Vega

Absent: 2 - Donita Van Horik and Jane Templin

[15-002PL](#)

Recommendation to receive and file the Planning Commission minutes of December 18, 2014.

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

Yes: 4 - Andy Perez, Mark Christoffels, Molly Campbell and Alan Fox

Excused: 1 - Erick Verduzco-Vega

Absent: 2 - Donita Van Horik and Jane Templin

DIRECTOR'S REPORT (5:09 PM)

Amy Bodek, Director of Development Services, provided the Director's Report.

SWEARING OF WITNESSES (5:12 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.

REGULAR AGENDA (5:13 PM)

1. [15-003PL](#) Recommendation to approve a Conditional Use Permit (CUP) request to allow the sale of beer and wine for off-site consumption (Type 20 license) at 5740 Atlantic Avenue within the Commercial Neighborhood Pedestrian (CNP) district and accept Categorical Exemption 14-114. (District 8) (Application No. 1409-13)

Jeff Winklepleck, Acting Planning Administrator, introduced Mark Hungerford, Project Planner, who presented the staff report.

Mark Kelishadi, applicant, spoke.

Mark Kelishadi responded to queries from Commissioner Campbell.

Laurie Angel provided public comment.

Rae Gabelich provided public comment.

Sherry Olson, representing the applicant, spoke.

Annie Greenfeld, President of LBCPAC, provided public comment.

Jim Dano provided public comment.

Martin Barrias provided public comment.

Mark Kelishadi responded to comments made by the public.

Commissioner Perez spoke.

Mark Kelishadi spoke.

Commissioner Christoffels spoke.

Mark Kelishadi responded to queries from Commissioner Christoffels.

Commissioner Christoffels spoke.

Mark Hungerford responded to queries from Commissioner Christoffels.

Chair Fox spoke.

Commissioner Christoffels responded to a query from Chair Fox.

Commissioner Verduzco-Vega spoke.

Mark Hungerford responded to a query from Commissioner Verduzco-Vega.

Commissioner Campbell spoke.

Commissioner Christoffels spoke.

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

Yes: 3 - Andy Perez, Molly Campbell and Alan Fox

No: 1 - Mark Christoffels

Excused: 1 - Erick Verduzco-Vega

Absent: 2 - Donita Van Horik and Jane Templin

2. [15-004PL](#)

Recommendation to approve a Modification to the Master Plan through Site Plan Review, Lot Merger and Standards Variance to allow the construction of a five-story, 120-unit, affordable housing development at Century Villages at Cabrillo, located at 2000 River Avenue in Subarea D of Planned Development District PD-31, and accept Categorical Exemption 14-165. (District 7) (Application No. 1409-10)

Jeff Winklepleck, Acting Planning Administrator, introduced Monica Der Gevorgian, Project Planner, who presented the staff report.

Commissioner Campbell spoke.

Monica Der Gevorgian responded to queries from Commissioner Campbell.

Jeff Winklepleck responded to a query from Commissioner Campbell.

Chair Fox spoke.

Jeff Winklepleck responded to queries from Chair Fox.

Brian D'Andrea, President of Century Villages at Cabrillo, applicant, spoke.

Commissioner Christoffels spoke.

Jeff Winklepleck responded to a query from Commissioner Christoffels.

A motion was made by Vice Chair Christoffels, seconded by Commissioner Campbell, to approve recommendation. The motion carried by the following vote:

Yes: 5 - Andy Perez, Erick Verduzco-Vega, Mark Christoffels, Molly Campbell and Alan Fox

Absent: 2 - Donita Van Horik and Jane Templin

3. [15-005PL](#)

Recommendation to receive the proposed zoning amendments regarding updates to the regulations for how the City is required to conduct noticing of public hearings and accept Categorical Exemption 14-169, and recommend that the City Council adopt said amendments into Ordinance. (Citywide) (Application No. 1412-45)

Jeff Winklepleck, Acting Planning Administrator, introduced Scott Kinsey, Project Planner, who presented the staff report.

Commissioner Christoffels spoke.

Scott Kinsey and Jeff Winklepleck responded to a query from Commissioner Christoffels.

Commissioner Verduzco-Vega spoke.

Scott Kinsey responded to queries from Commissioner Verduzco-Vega.

Commissioner Campbell spoke.

A dialogue ensued between Commissioner Campbell and Amy Bodek, Director of Development Services.

Chair Fox spoke.

Jeff Winklepleck responded to a query from Chair Fox.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Jeff Winklepleck.

Scott Kinsey responded to queries from Commissioner Verduzco-Vega.

Rae Gabelich provided public comment.

Laurie Angel provided public comment.

Carl Nalbone provided public comment.

Jeff Miller provided public comment.

Richard Ivey, President of Los Cerritos Neighborhood Association, provided public comment.

Annie Greenfeld provided public comment.

Joe Sopo, representing Los Altos Neighborhood Association, provided public comment.

Melinda Cotton provided public comment.

Susan Miller provided public comment.

Elizabeth Lambe, representing Los Cerritos Wetlands Land Trust, provided public comment.

Al Schmigelski, Vice President of the Wrigley Association, provided public comment.

Jack Smith provided public comment.

Jim Dano provided public comment.

Maureen Neely, Belmont Heights Community Association, provided public comment.

Reyna Akers provided public comment.

Glenda Gabel provided public comment.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Amy Bodek, Director of Development Services.

Commissioner Verduzco-Vega spoke.

Commissioner Campbell spoke.

Chair Fox spoke.

Amy Webber, Deputy City Attorney, responded to queries from Chair Fox.

Commissioner Christoffels spoke.

A motion was made by Vice Chair Christoffels, seconded by Commissioner Campbell, to approve recommendation. The motion carried by the following vote:

Yes: 5 - Andy Perez, Erick Verduzco-Vega, Mark Christoffels, Molly Campbell and Alan Fox

Absent: 2 - Donita Van Horik and Jane Templin

PUBLIC PARTICIPATION (7:21 PM)

Melinda Cotton provided public comment.

A dialogue ensued between Melinda Cotton and Jeff Winklepleck, Acting Planning Administrator.

Carl Nalbone provided public comment.

Rae Gabelich provided public comment.

COMMENTS FROM THE PLANNING COMMISSION (7:27 PM)

There were no comments from the Planning Commission.

ADJOURNMENT (7:27 PM)

At 7:27 p.m., Chair Fox adjourned the meeting.

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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 Development Services Department at (562) 570-6194 or (562) 570-5794, 72 hours prior to the Commission meeting.

Kung ang nakasulat na pagsasalin-wika ng adyenda at mga katitikan ng Komisyon ay hinahangad para sa mga taong hindi nagsasalita ng Ingles mangyaring gawin ang iyong kahilingan sa pamamagitan ng telepono sa Kagawaran ng Mga Serbisiyong Pagpapaunlad sa (562) 570-6194, (562) 570-5794, 72 pitong oras bago ang pulong ng Komisyon.

Si desea obtener la traducción lingüística escrita de la agenda y las actas de la Comisión para las personas que no hablan inglés, realice su pedido por teléfono al Departamento de Servicios de Desarrollo al (562) 570-6194, (562) 570-5794, 72 horas antes de la reunión de la Comisión.

បើលោកអ្នកមិនចេះនិយាយភាសាអង់គ្លេស ហើយត្រូវការរបៀបវារៈនៃកិច្ចប្រជុំគណៈកម្មាធិការ និងរបាយការណ៍នៃកិច្ចប្រជុំគណៈកម្មាធិការ ជាសំណៅប្រែសម្រួលលាយលក្ខណ៍អក្សរទៅជាភាសារបស់លោកអ្នក នោះសូមស្នើសុំមកនាយកដ្ឋានសេវាអភិវឌ្ឍន៍ តាមទូរស័ព្ទលេខ (562) 570-6194, (562) 570-5794 ដោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការត្រូវប្រារព្ធធ្វើឡើង។