

Alan Fox, Chair  
Mark Christoffels, Vice Chair



Donita Van Horik, Commissioner  
Jane Templin, Commissioner  
Andy Perez, 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 Fox called the meeting to order.

### ROLL CALL (5:05 PM)

Also present: Amy Bodek, Director of Development Services; Linda Tatum, Planning Bureau Manager; Jeff Winklepleck, Current Planning Officer; Michael Mais, Assistant City Attorney; Craig Chalfant, Planner; Steven Valdez, Planner; Heidi Eidson, Bureau Secretary.

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

### FLAG SALUTE (5:05 PM)

Commissioner Christoffels led the flag salute.

### MINUTES (5:06 PM)

15-036PL Recommendation to receive and file the Planning Commission minutes of July 2, 2015.

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

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

**DIRECTOR'S REPORT (5:06 PM)**

Amy Bodek, Director of Development Services, spoke.

Linda Tatum, Planning Bureau Manager, spoke.

**SWEARING OF WITNESSES (5:11 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.

**CONTINUED ITEMS (5:12 PM)**

1. 15-038PL Recommendation to adopt the Mitigated Negative Declaration (MND 01-15) and approve the Site Plan Review and Standards Variance requests for the property located at 6976 Cherry Avenue. (District 9) (Application No. 1501-31)

Jeff Winklepleck, Current Planning Officer, introduced Craig Chalfant, Project Planner, who presented the staff report.

Commissioner Perez spoke.

Craig Chalfant responded to a query from Commissioner Perez.

Justin Owen and Devon MacIntyre of Weber Metals provided a presentation.

Justin Owen spoke.

Devon MacIntyre spoke.

Commissioner Templin spoke.

Devon MacIntyre and Justin Owen responded to queries from Commissioner Templin.

Commissioner Templin spoke.

Commissioner Perez spoke.

Devon MacIntyre responded to queries from Commissioner Perez.

Commissioner Verduzco-Vega spoke.

Justin Owen and Devon MacIntyre responded to queries from Commissioner Verduzco-Vega.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Justin Owen.

Commissioner Van Horik spoke.

Jeff Winklepleck responded to queries from Commissioner Van Horik.

Chair Fox spoke.

Commissioner Van Horik spoke.

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

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

2. 15-037PL

Recommendation to recommend that the City Council adopt a Resolution certifying the Local Development Report (LDR) and its conformance with the Congestion Management Program (CMP). (Citywide)

Jeff Winklepleck, Current Planning Officer, introduced Steven Valdez, Project Planner, who provided the staff report.

Commissioner Verduzco-Vega spoke.

Steven Valdez responded to queries from Commissioner Verduzco-Vega.

Commissioner Van Horik spoke.

Jeff Winklepleck responded to a query from Commissioner Van Horik.

Commissioner Verduzco-Vega spoke.

Jeff Winklepleck responded to a query from Commissioner Verduzco-Vega.

Linda Tatum, Planning Bureau Manager, spoke.

Linda Tatum responded to queries from Commissioner Verduzco-Vega.

Chair Fox spoke.

Commissioner Christoffels spoke.

Chair Fox spoke.

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

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

3. 15-040PL

Recommendation to approve a Tentative Tract Map to construct a 40-unit townhome condominium, a General Plan Conformity Finding to vacate an alley, and accept Categorical Exemption 15-073 for the project located at 227 Elm Avenue in the Downtown Planned Development District (PD-30). (District 2) (Application No. 1503-15)

Linda Tatum, Planning Bureau Manager, introduced Jeff Winklepleck, Current Planning Officer, who presented the staff report.

Commissioner Templin spoke.

Jeff Winklepleck responded to a query from Commissioner Templin.

Amy Bodek, Director of Development Services, responded to a query from Commissioner Templin.

Commissioner Verduzco-Vega spoke.

Jeff Winklepleck responded to a query from Commissioner Verduzco-Vega.

Chair Fox spoke.

Jeff Winklepleck responded to queries from Chair Fox.

Amy Bodek spoke.

Chair Fox spoke.

A dialogue ensued between Chair Fox and Amy Bodek.

Commissioner Templin spoke.

Amy Bodek responded to a query from Commissioner Templin.

Eric Everhart, Vice President of Development for City Ventures, applicant, provided a presentation of the project.

Everado Garcia, project architect, spoke.

Peter Duarte, landscape architect for the project, spoke.

Eric Everhart spoke.

Commissioner Templin spoke.

Eric Everhart responded to queries from Commissioner Templin.

Chair Fox spoke.

Eric Everhart responded to a query from Chair Fox.

Anne Proffit provided public comment.

Commissioner Van Horik spoke.

Chair Fox spoke.

Commissioner Verduzco-Vega spoke.

Chair Fox spoke.

Linda Tatum, Planning Bureau Manager, responded to a query from Chair Fox.

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

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

4. 15-039PL Recommendation to approve a Conditional Use Permit (CUP) request to legalize an existing diesel truck yard at 2340 W. 17th Street within the General Industrial (IG) district and accept

Categorical Exemption 15-020. (District 1) (Application No. 1501-53)

Linda Tatum, Planning Bureau Manager, spoke.

**A motion was made by Vice Chair Christoffels, seconded by Commissioner Verduzco-Vega, to continue the item to the Planning Commission meeting of September 3, 2015. The motion carried by the following vote:**

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

**REGULAR AGENDA (6:39 PM)**

5. 15-043PL Recommendation to approve a Conditional Use Permit (CUP) for the conversion of an existing double-sided billboard (14 x 48 feet each side) into a double-sided electronic billboard of the same size, located at 1011 W. Carson Street in the Medium Industrial (IM) zoning district, and accept Categorical Exemption CE 15-044. (District 8) (Application No. 1504-19)

Jeff Winklepleck, Current Planning Officer, presented the staff report.

Commissioner Templin spoke.

Jeff Winklepleck responded to a query from Commissioner Templin.

Commissioner Verduzco-Vega spoke.

Jeff Winklepleck responded to a query from Commissioner Verduzco-Vega.

Michael Mais, Assistant City Attorney, responded to queries from Commissioner Verduzco-Vega.

Commissioner Templin spoke.

Jeff Winklepleck responded to a query from Commissioner Templin.

Commissioner Perez spoke.

Jeff Winklepleck responded to a query from Commissioner Perez.

Chair Fox spoke.

John Duong, Clear Channel Outdoor, applicant, spoke.

Commissioner Van Horik spoke.

Commissioner Perez spoke.

Jeff Winklepleck spoke.

Chair Fox spoke.

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

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

**6. 15-041PL**

Recommendation to affirm the Zoning Administrator's determination to approve a Classification of Use to allow outdoor dog day care as an ancillary use subject to compliance with specified regulations, at an existing pet store located at 4700 E. Pacific Coast Highway in the Community Automobile-Oriented (CCA) zone. (District 4) (Application No. 1503-11)

Linda Tatum, Planning Bureau Manager, asked that the Commission continue the item to a date uncertain.

**A motion was made by Vice Chair Christoffels, seconded by Commissioner Perez, to continue the item to a date uncertain. The motion carried by the following vote:**

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

**PUBLIC PARTICIPATION (7:00 PM)**

There was no public comment.

**COMMENTS FROM THE PLANNING COMMISSION (7:00 PM)**

Chair Fox spoke.

Commissioner Perez spoke.

**ADJOURNMENT (7:01 PM)**

At 7:01 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 pagsasalín-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 Serbisyong 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 ជាសំណើប្រែសម្រួលលាយលក្ខណ៍អក្សរទៅជាភាសារបស់លោកអ្នក នោះសូមស្នើសុំមកនាយកដ្ឋានសេវាអភិវឌ្ឍន៍ តាមទូរស័ព្ទលេខ (562) 570-6194, (562) 570-5794 អោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការត្រូវប្រារព្ធធ្វើឡើង។