

Alan Fox, Chair  
Mark Christoffels, Vice Chair



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

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## **FINISHED AGENDA AND MINUTES**

### **CALL TO ORDER (5:03 PM)**

At 5:03 p.m., Chair Fox called the meeting to order.

### **ROLL CALL (5:03 PM)**

Also present: Amy Bodek, Director of Development Services; Linda Tatum, Planning Bureau Manager; Jeff Winklepleck, Current Planning Officer; Angela Reynolds, Deputy Director of Development; Amy Webber, Deputy City Attorney; Gina Casillas, Planner; Scott Kinsey, Planner; Ira Brown, Planner; Brant Birkeland, Planner; Heidi Eidson, Bureau Secretary.

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

**Commissioners** Jane Templin and Molly Campbell  
**Absent:**

### **FLAG SALUTE (5:04 PM)**

Commissioner Verduzco-Vega led the flag salute.

### **MINUTES (5:05 PM)**

#### [15-017PL](#)

Recommendation to receive and file the Planning Commission minutes of April 2, 2015.

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

**Yes:** 4 - Andy Perez, Donita Van Horik, Mark Christoffels and Alan Fox

**Abstain:** 1 - Erick Verduzco-Vega

**Absent:** 2 - Jane Templin and Molly Campbell

**DIRECTOR'S REPORT (5:05 PM)**

Linda Tatum, Planning Bureau Manager, provided the Director's Report.

Linda Tatum responded to a query from Chair Fox.

**SWEARING OF WITNESSES (5:09 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 ITEM (5:10 PM)**

1. [15-016PL](#) Recommendation to adopt findings as directed by the Planning Commission on March 5, 2015, to support the approval of a Conditional Use Permit (CUP) request to allow the sale of beer and wine for off-site consumption (Type 20 license) at an existing Walgreen's located at 5400 Cherry Avenue within the Light Industrial (IL) zone and accept Categorical Exemption 14-142. (District 8) (Application No. 1411-09)

Jeff Winklepleck, Current Planning Officer, spoke.

Amy Webber, Deputy City Attorney, spoke.

Gina Casillas, Project Planner, presented the staff report.

Commissioner Verduzco-Vega spoke.

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

Matt Dzurec, representing the applicant, spoke.

Matt Dzurec responded to a query from Chair Fox.

Song To presented public comment.

Charles Sarkowski presented public comment.

Katie (no last name given) presented public comment.

Commissioner Perez spoke.

Commissioner Van Horik spoke.

Jeff Winklepleck responded to queries from Commissioner Van Horik.

Commissioner Verduzco-Vega spoke.

Chair Fox spoke.

Commissioner Van Horik spoke.

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

**Yes:** 4 - Andy Perez, Donita Van Horik, Erick Verduzco-Vega and Alan Fox

**No:** 1 - Mark Christoffels

**Absent:** 2 - Jane Templin and Molly Campbell

## **REGULAR AGENDA (5:27 PM)**

2. [15-018PL](#) Recommendation to approve a Conditional Use Permit (CUP) request to allow the sale of beer, wine, and spirits for off-site consumption (Type 21 license) at 4250 Long Beach Boulevard, in the CCA (Commercial Community Automobile-Oriented) zoning district, and accept Categorical Exemption 15-039. (District 8) (Application No. 1503-06)

Jeff Winklepleck, Current Planning Officer, introduced Scott Kinsey, Project Planner, who presented the staff report.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Scott Kinsey.

Commissioner Verduzco-Vega spoke.

Scott Kinsey responded to queries from Commissioner Verduzco-Vega.

Commissioner Perez spoke.

Scott Kinsey responded to a query from Commissioner Perez.

Peter Impala of Art Rodriguez & Associates, representing the applicant, spoke.

Peter Impala responded to queries from Chair Fox.

Commissioner Verduzco-Vega spoke.

Peter Impala responded to queries from Commissioner Verduzco-Vega.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Peter Impala.

Lori Gast, Red Mountain Retail Group, representing the applicant, responded to a query from Commissioner Van Horik.

Commissioner Verduzco-Vega spoke.

Scott Kinsey responded to a query from Commissioner Verduzco-Vega.

Peter Impala responded to a query from Commissioner Verduzco-Vega.

Commissioner Van Horik spoke.

**A motion was made by Commissioner Van Horik, seconded by Commissioner Perez, to approve the recommendation with an amendment to modify Condition No. 13 to include the prohibition of recycling redemption machines and include the modification of conditions as provided by staff. The motion carried by the following vote:**

**Yes:** 5 - Andy Perez, Donita Van Horik, Erick Verduzco-Vega, Mark Christoffels and Alan Fox

**Absent:** 2 - Jane Templin and Molly Campbell

3. [15-019PL](#)

Recommendation to recommend the City Council adopt a Resolution amending the Local Coastal Program related to consistency with the Mobility Element and accept Categorical

Exemption 15-038. (Districts 2 and 3)

Jeff Winklepleck, Current Planning Officer, introduced Ira Brown, Project Planner, who presented the staff report.

Commissioner Christoffels spoke.

Ira Brown responded to a query from Commissioner Christoffels.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Ira Brown.

Commissioner Van Horik spoke.

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

Commissioner Christoffels spoke.

Bob Ladd presented public comment.

Chair Fox spoke.

Ira Brown responded to a query from Chair Fox.

Commissioner Christoffels spoke.

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

**Yes:** 5 - Andy Perez, Donita Van Horik, Erick Verduzco-Vega, Mark Christoffels and Alan Fox

**Absent:** 2 - Jane Templin and Molly Campbell

#### **4. STUDY SESSION - Midtown Specific Plan (6:19 PM)**

Amy Bodek, Director of Development, introduced the study session item.

Angela Reynolds, Deputy Director, presented the study session.

Richard Larry, Consultant with Catalyst, discussed the existing conditions of the midtown area.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Richard Larry.

Colin Drukker, Placeworks, responded to a query from Commissioner Christoffels.

A dialogue ensued between Commissioner Christoffels and Richard Larry.

Colin Drukker responded to queries from Commissioner Christoffels.

Commissioner Van Horik spoke.

Colin Drukker responded to a query from Commissioner Van Horik.

Angela Reynolds and Colin Drukker responded to queries from Commissioner Van Horik.

Commissioner Christoffels spoke.

Colin Drukker responded to queries from Commissioner Christoffels.

A dialogue ensued between Commissioner Christoffels and Richard Larry.

Commissioner Verduzco-Vega spoke.

Richard Larry and Colin Drukker responded to a query from Commissioner Verduzco-Vega.

Richard Larry responded to a query from Commissioner Verduzco-Vega.

Angela Reynolds responded to a query from Commissioner Verduzco-Vega.

Chair Fox spoke.

Colin Drukker responded to a query from Chair Fox.

Chair Fox spoke.

Richard Larry responded to queries from Chair Fox.

Commissioner Van Horik spoke.

Colin Drukker responded to queries from Commissioner Van Horik.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels, Colin Drukker and Richard Larry.

Angela Reynolds spoke.

**PUBLIC PARTICIPATION (7:25 PM)**

There were no comments from the public.

**COMMENTS FROM THE PLANNING COMMISSION (7:25 PM)**

There were no comments from the Planning Commission.

**ADJOURNMENT (7:26 PM)**

At 7:26 p.m., Chair Fox adjourned the meeting.

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NOTE:

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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 Serbisyon Pagpapaunlad sa (562) 570-6194, (562) 570-5794, 72 pitong oras bago ang pulong ng Komisyon.

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