

Mark Christoffels, Chair
Donita Van Horik, Vice Chair
Ron Cruz, Commissioner



Alan Fox, Commissioner
Andy Perez, Commissioner
Jane Templin, Commissioner
Erick Verduzco-Vega, Commissioner

AGENDA

CALL TO ORDER

ROLL CALL

FLAG SALUTE

MINUTES

[15-061PL](#)

Recommendation to receive and file the Planning Commission minutes of October 1, 2015.

Suggested Action: Approve recommendation.

Attachments: [10-1-15 PC mins.pdf](#)

DIRECTOR'S REPORT

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. [15-060PL](#) Recommendation to approve a Conditional Use Permit (CUP) request to allow the establishment and operation of a tattoo parlor located at 743 Pine Avenue in the Downtown Planned Development District (PD-30) and accept Categorical Exemption 15-110. (District 1) (Application No. 1507-42)

Suggested Action: Approve recommendation.

Attachments: [743 Pine Avenue staff report.pdf](#)
[743 Pine Avenue exhibit B plans.pdf](#)
[743 Pine Avenue correspondence.pdf](#)

2. [15-057PL](#) Recommendation to approve a Site Plan Review and Local Coastal Development Permit for the proposed adaptive reuse of an existing office building, commonly known as the Verizon Building, providing 86 dwelling units within the existing nine-story building and approximately 4,597 square feet of retail space, including the construction of 8 new residential dwelling units added above the existing nine-story building, located at 200 W. Ocean Boulevard in Planned Development Area 6, Subarea 4 (Downtown Shoreline), and accept Categorical Exemption 15-145. (District 2) (Application No. 1503-22)

Suggested Action: Approve recommendation.

Attachments: [200 W. Ocean Blvd staff report.pdf](#)
[200 W. Ocean Blvd exhibit B pt. 1.pdf](#)
[200 W. Ocean Blvd. exhibit B pt. 2.pdf](#)
[200 W. Ocean Blvd exhibit B pt 3.pdf](#)

3. [15-063PL](#) Recommendation to approve a Conditional Use Permit (CUP) request to allow the sale of beer, wine and distilled spirits for off-site consumption (Type 21 License) along with a Local Coastal Development Permit and accept Categorical Exemption 15-138 for a new convenience store within an existing commercial building, located at 5764 E. 2nd Street, Suite 150, within the Commercial Neighborhood Pedestrian (CNP) zone. (District 3) (Application No. 1506-05)

Suggested Action: Approve recommendation.

Attachments: [5764 E. 2nd Street staff report.pdf](#)
[5764 E. 2nd Street exhibit B plans & pics.pdf](#)

4. [15-062PL](#) Recommendation to receive supporting documentation into the record, conclude the public hearing, and recommend that the City Council certify EIR 01-15, and that the City Council approve the following: a General Plan Amendment from Land Use District (LUD) #11 - Open Space/Parks to LUD #3A - Townhomes, a Zoning Code Amendment to create the Planned Unit Development (PUD) Zoning District, a Zone Change from "I" (Institutional) to "RP-13" (PUD with 13 dwelling units per acre), a Vesting Tentative Tract Map and Site Plan Review for a new 131-single-family home subdivision (Riverwalk), and a Development Agreement (associated with various off-site improvements), at 4747 Daisy Avenue. (District 8) (Application No. 1406-12A)

Suggested Action: Approve recommendation.

Attachments: [Riverwalk staff report.pdf](#)
[Riverwalk exhibit A.pdf](#)
[Riverwalk exhibit B pt. 1.pdf](#)
[Riverwalk exhibit B pt. 2.pdf](#)
[Riverwalk exhibit C.pdf](#)
[Riverwalk exhibit D.pdf](#)
[Riverwalk exhibit E.pdf](#)
[Riverwalk exhibit F.pdf](#)
[Riverwalk exhibit G.pdf](#)
[Riverwalk exhibit H.pdf](#)
[Riverwalk exhibit I.pdf](#)
[Riverwalk exhibit J.pdf](#)
[Riverwalk exhibit K.pdf](#)

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: November 5, 2015 - 5:00 PM

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GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. Remarks are generally limited to 3 minutes.

1. State your name and address.
2. Organization you represent, if any.
3. State whether for or against the proposal.
4. Your statement should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Development Services, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners' Agenda folder, but may not be reviewed by the individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

NOTE:

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone to the Development Services Department at (562) 570-6194, (562) 570-5794, 72 hours prior to the Charter Commission meeting.

Kung ang pasalitang pagsasalin-wika para sa mga taong hindi nagsasalita ng Ingles ay hinahangad o kung ang isang natatanging kaluwagan ay hinahangad alinsunod sa Batas sa mga Amerikanong May Kapansanan, mangyaring gawin ang iyong kahilingan sa pamamagitan ng telepono sa Kagawaran ng Mga Serbisyon Pagpapaunlad (562) 570-6194, (562) 570-5794, 72 oras bago ang pulong ng Komisyon sa Karta.

Si desea una interpretación verbal en otro idioma para las personas que no hablan inglés o si se desea una adaptación especial de acuerdo con la Ley de Estadounidenses con Discapacidad, 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 de Estatutos.

បើលោកអ្នកមិនចេះនិយាយភាសាអង់គ្លេស ហើយត្រូវការអ្នកបកប្រែផ្ទាល់មាត់ ឬបើលោកអ្នកត្រូវការនូវការជួយសម្របសម្រួលពិសេសណាមួយ ទៅតាមច្បាប់ស្តីពីជនជាតិអាមេរិកាំងមានពិការភាព (Americans with Disabilities Act) នោះសូមស្នើសុំមកនាយកដ្ឋានសេវាអភិវឌ្ឍន៍តាមទូរស័ព្ទលេខ (562) 570-6194, (562) 570-5794 អោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការធម្មនុញ្ញក្រុងត្រូវប្រារព្ធធ្វើឡើង។

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, (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 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 ជាសំណៅប្រែសម្រួលលាយលក្ខណ៍អក្សរទៅជា ភាសារបស់លោកអ្នក នោះសូមស្នើសុំមកនាយកដ្ឋានសេវាអភិវឌ្ឍន៍ តាមទូរស័ព្ទលេខ (562) 570-6194, (562) 570-5794 អោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការត្រូវ ប្រារព្ធធ្វើឡើង។