

Erick Verduzco-Vega, Chair  
Jane Templin, Vice Chair  
Alvaro Castillo, Commissioner  
Mark Christoffels, Commissioner



Josh LaFarga, Commissioner  
Richard Lewis, Commissioner

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## **FINAL AGENDA AND DRAFT MINUTES**

### **CALL TO ORDER**

Chair Verduzco-Vega called the meeting to order at 5:03 p.m.

### **ROLL CALL**

Also Present: Alison Spindler-Ruiz, Planning Bureau Manager; Erin Weesner-McKinley, Deputy City Attorney; Megan Covarrubias, Project Planner; Maryanne Cronin, Project Planner; Nicole Amescua, Admin Analyst; Felice Anaya, Clerk; Alex Medina, Clerk.

**Commissioners** Alvaro Castillo, Mark Christoffels, Josh LaFarga, Richard Lewis,  
**Present:** Jane Templin and Erick Verduzco-Vega

### **FLAG SALUTE**

Commissioner LaFarga led the flag salute.

### **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.

### **MINUTES**

[23-035PL](#)

Recommendation to receive and file the Planning Commission minutes of April 20, 2023.

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

**Yes:** 6 - Alvaro Castillo, Mark Christoffels, Josh LaFarga, Richard Lewis, Jane Templin and Erick Verduzco-Vega

## **DIRECTOR'S REPORT**

Alison Spindler-Ruiz, Planning Bureau Manager, provided the Director's Report.

[23-036PL](#)

## **REGULAR AGENDA**

1. [23-032PL](#) Recommendation to accept Categorical Exemption CE23-039 and approve Conditional Use Permit (CUP22-026) and a Local Coastal Development Permit (LCDP22-046) to allow an upgrade of an existing alcohol license from a Type 41 (beer and wine) to a Type 47 (beer, wine, and distilled spirits) at an existing 2,139-square-foot restaurant with a bar which includes the legal non-conforming sale of beer and wine located at 5316 1/2 2nd Street in the Neighborhood Pedestrian (CNP) Zoning District. (District 3)

Alison Spindler-Ruiz, Planning Bureau Manager, introduced Megan Covarrubias, Project Planner, who presented the staff report.

Commissioner Christoffels spoke.

Megan Covarrubias, Project Planner, spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, spoke.

Chair Verduzco-Vega spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, spoke.

Chair Verduzco-Vega spoke.

Commissioner Lewis spoke.

Jennifer Cuevas, Project Applicant, spoke.

Commissioner Castillo spoke.

Jennifer Cuevas, Project Applicant, spoke.

Chris Duvali provided public comment.

Sandi provided public comment.

Commissioner Lewis spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, spoke.

Commissioner Lewis spoke.

Commissioner Christoffels spoke.

Commissioner Castillo spoke.

Vice ChairTemplin spoke.

Megan Covarrubias, Project Planner, spoke.

Commissioner Templin spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, spoke.

Commissioner Lewis spoke.

Megan Covarrubias, Project Planner, spoke.

Commissioner Lewis spoke.

Chair Verduzco-Vega spoke.

Jennifer Cuevas, Project Applicant, spoke.

Commissioner Lewis spoke.

Commissioner Christoffels spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, spoke.

Commissioner Lewis spoke.

Erin Weesner-McKinley, Deputy City Attorney spoke.

Commissioner Lewis spoke.

**A motion was made by Commissioner Lewis, seconded by Commissioner Castillo, to approve recommendation with modified conditions. The motion carried by the following vote:**

**Yes:** 6 - Alvaro Castillo, Mark Christoffels, Josh LaFarga, Richard Lewis, Jane Templin and Erick Verduzco-Vega

2. [23-033PL](#)

Recommendation to accept Categorical Exemption CE23-043 and approve a Conditional Use Permit CUP22-034 and Local Coastal Development Permit LCDP23-023 for the onsite service of alcoholic beverages (Type 41 - On-Sale Beer & Wine - Eating Place) at the Bayshore Concession Stand located at 5411 East Ocean Boulevard in the Park (P) Zoning District. (District 3)

Alison Spindler-Ruiz, Planning Bureau Manager, introduced Maryanne Cronin, Project Planner, who presented the staff report.

Commissioner Christoffels spoke.

Maryanne Cronin, Project Planner, spoke.

Commissioner Christoffels spoke.

Commissioner Lewis spoke.

Maryanne Cronin, Project Planner, spoke.

Commissioner Lewis spoke.

A dialogue ensued between Commissioner Lewis and Maryanne Cronin, Project Planner.

Matthew Chemus, Project Applicant, spoke.

Commissioner Lewis spoke.

Matthew Chemus, Project Applicant, spoke.

Emily Bowers provided public comment.

Commissioner Castillo spoke.

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

**Yes:** 6 - Alvaro Castillo, Mark Christoffels, Josh LaFarga, Richard Lewis, Jane Templin and Erick Verduzco-Vega

3. [23-034PL](#)

Recommendation to accept Categorical Exemption CE23-042 and approve a Conditional Use Permit CUP22-038 for the onsite sale and service of alcoholic beverages (Type 41 - On-Sale Beer & Wine - Eating Place) at the Granada Concession Stand located at 5098 East Ocean Boulevard in the Park (P) Zoning District. (District 3)

Alison Spindler-Ruiz, Planning Bureau Manager, introduced Maryanne Cronin, Project Planner, who presented the staff report.

Igor Montanari-Knez, Project Applicant, provided a presentation.

Commissioner Lewis spoke.

Igor Montanari-Knez, Project Applicant, spoke.

William Sheehan provided public comment.

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

**Yes:** 6 - Alvaro Castillo, Mark Christoffels, Josh LaFarga, Richard Lewis, Jane Templin and Erick Verduzco-Vega

**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.**

Chair Verduzco-Vega spoke.

**COMMENTS FROM THE PLANNING COMMISSION**

Chair Verduzco-Vega spoke.

**ADJOURNMENT**

Chair Verduzco-Vega adjourned the meeting at 6:26 p.m.

**NEXT MEETING - MAY 18, 2023 - 5:00 P.M.**

**AM**

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