

Kathleen Irvine, Chair  
Kevin McGuan, Vice Chair  
Amy Bodek, Commissioner  
Mark Grisafe, Commissioner



Tasha Hunter, Commissioner  
Dr. Lourdes Ramos, Commissioner

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## FINAL AGENDA AND MINUTES

### CALL TO ORDER

Chair Irvine called the meeting to order at 5:00 p.m.

### ROLL CALL

Also present: Alison Spindler-Ruiz, Planning Bureau Manager; Erin Weesner-McKinley, Deputy City Attorney; Andréa Urbas, Acting Advance Planning Officer; Alejandro Plascencia, Planner; Sergio Gutierrez, Project Planner; Elise Roberts, Planning Analyst; Felice Anaya, Clerk; Alex Medina, Clerk.

**Commissioners** Amy Bodek, Mark Grisafe, Tasha Hunter, Lourdes Ramos, Kevin  
**Present:** McGuan and Kathleen Irvine

### FLAG SALUTE

No Flag Salute

### SWEARING OF WITNESSES

**Do you solemnly swear or affirm that the evidence you shall give in this Cultural Heritage Commission meeting shall be the truth, the whole truth, and nothing but the truth.**

### MINUTES

[23-001CH](#)

Recommendation to receive and file the Cultural Heritage Commission minutes of November 29, 2022.

Chair Irvine spoke.

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

**Yes:** 6 - Amy Bodek, Mark Grisafe, Tasha Hunter, Lourdes Ramos, Kevin McGuan and Kathleen Irvine

**Absent:** 1 - Mary Hinds

## **DIRECTOR'S REPORT**

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

## **REGULAR AGENDA**

1. [23-002CH](#) Continuation of a case recommending approval of to add a 750 square-foot, two-story addition to the rear of an existing two-story single-family home and a 56 square-foot expansion of the basement level. The scope-of-work includes a 215 square-foot single-car garage with an attached carport to the existing 2-car garage; and a 103 square-foot accessory addition. A 965 square-foot second floor Accessory Dwelling Unit (ADU) over the garage is also a part of this project, however due to State legislation, the ADU is deemed approved, as it has been over 61-days since application. Hence, it is not under CHC's purview for review and consideration. The property is located at 2749 East Ocean Boulevard in the Two-Family Residential District with Large Lots (R-2-L) Zoning District. It is a contributor to the Bluff Park Historic District. (District 2)

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

Chair Irvine spoke.

Commissioner Bodek spoke.

A dialogue ensued between Commissioner Bodek and Sergio Gutierrez, Project Planner.

Chair Irvine spoke.

Andrea Urbas, Acting Advance Planning Officer, spoke.

Chair Irvine spoke.

Nagy Bakhoun, Project Applicant, spoke.

Chair Irvine spoke.

A dialogue ensued between Commissioner Grisafe and Nagy Bakhoun, Project Applicant.

Chair Irvine spoke.

Erin Weesner-McKinley, Deputy City Attorney, spoke.

Marco Pizzo provided public comment.

Jeff Mallin provided public comment.

Louise Ivers provided public comment.

Chair Irvine spoke.

Commissioner Bodek spoke.

Chair Irvine spoke.

Vice Chair McGuan spoke.

Chair Irvine spoke.

Vice Chair McGuan spoke.

Commissioner Grisafe spoke.

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

**Yes:** 6 - Amy Bodek, Mark Grisafe, Tasha Hunter, Lourdes Ramos,  
Kevin McGuan and Kathleen Irvine

**Absent:** 1 - Mary Hinds

**PUBLIC PARTICIPATION:** Members of the public are invited to address the Cultural Heritage 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 Irvine spoke.

#### **COMMENTS FROM CULTURAL HERITAGE COMMISSION**

Chair Irvine spoke.

Commissioner Hunter spoke.

#### **ADJOURNMENT**

Chair Irvine adjourned the meeting at 5:53 p.m.

**NEXT REGULAR MEETING: TUESDAY, FEBRUARY 28, 2023 - 5:00 P.M.**

**AM**

**Note:**

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