

Richard Lewis, Chair  
Mark Christoffels, Vice Chair  
Erick Verduzco-Vega, Commissioner



Ron Cruz, Commissioner  
Josh LaFarga, Commissioner  
Jane Templin, Commissioner

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**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**FLAG SALUTE**

**MINUTES**

[19-092PL](#)

Recommendation to receive and file the Planning Commission minutes of December 5, 2019.

**Suggested Action:** Approve recommendation.

**Attachments:** [12.5.19 Minutes](#)

**EXECUTIVE 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. [19-093PL](#) Recommendation to recommend that the City Council take the following actions for the proposed Belmont Beach and Aquatics Center: 1) Accept the EIR Addendum (EIRA-03-19) to the previously-certified Belmont Pool Revitalization Project EIR 01-16 (SCH#2013041063); 2) Approve a General Plan Amendment to the Local Coastal Program Element (GPA19-001); 3) Approve a Zoning Code Amendment amending the Belmont Pier Planned Development District (PD-2) to create a new subarea for the project development site and associated zoning standards (ZCA19-010); 4) Approve a Zone Change from the Park (P) zoning district to the PD-2 planned development district for portions of the project site (ZCHG19-005); 5) Approve a Local Coastal Program Amendment incorporating the Zoning Code Amendment to PD-2 (LCPA19-005); 6) Approve a new Site Plan Review for the redesigned Belmont Beach and Aquatics Center Complex (SPR19-027); and 7) Approve a Local Coastal Development Permit for the portion of the project within the City's Coastal Zone Appealable Area jurisdiction (LCDP19-023); all located at 4200 East Ocean Boulevard in the Planned Development District and P (PD-2) zoning district. (District 3)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report.pdf](#)  
[Exhibit A - Location Map.pdf](#)  
[Exhibit B - Plans.pdf](#)  
[Exhibit C - Findings.pdf](#)  
[Exhibit D - PD-2 Draft Ordinance.pdf](#)  
[Exhibit E - Zone Change map.pdf](#)  
[Exhibit F - Conditions of Approval.pdf](#)  
[Exhibit G - BPRP EIR](#)  
[Exhibit H - EIR Addendum](#)

2. [19-094PL](#) Recommendation to Approve a Standards Variance (SV19-001) and a Local Coastal Development Permit (LCDP 19-023) to allow a minimum 16'-11" foot (street) side yard setback on 1st Street instead of the required 25'-0" special setback for a new two-story residential building containing three units located at 29 Kennebec Avenue in the Three-Family Residential, Small Lot (R-3-S) zoning district. (District 3)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Tentative Parcel Map](#)  
[Exhibit C - CHC Staff Report](#)  
[Exhibit D - Ordinance No C-3376](#)  
[Exhibit E - Plans](#)  
[Exhibit F - BPNA Letter](#)  
[Public Comment](#)

3. [19-095PL](#) Recommendation to approve a Conditional Use Permit (CUP19-029) to establish a social service office with food distribution of meals, groceries, in addition to clothing at an existing commercial space, located at 1041 East 7th Street in the Downtown Plan (PD-30). (District 1)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A - Vicinity Map](#)  
[Exhibit B - Plans](#)  
[Exhibit C - Conditions of Approval](#)  
[Exhibit D - Findings](#)

4. [19-096PL](#) Recommendation to approve a Conditional Use Permit (CUP19-036) to establish a truck and container storage yard with a 640-square-foot office space and three employee/guest parking space located at 1404 Hayes Ave within the General Industrial (IG) Zoning District. (District 1)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Plans](#)  
[Exhibit C - Conditions of Approval](#)  
[Exhibit D - Findings](#)

5. [19-097PL](#) Recommendation to accept Categorical Exemption CE19-220 and approve a Tentative Parcel Map (TPM19-002) to subdivide an existing 13,486.5-square-foot property into two parcels located at 2395 Daisy Avenue in Single Family Residential District with Standard Lots the (R-1-N) zoning district. (District 7)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Plans](#)  
[Exhibit C - Tentative Parcel Map 82789](#)  
[Exhibit D - Findings](#)  
[Exhibit E - Conditions of Approval](#)

**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**

## 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.

NEXT REGULAR MEETING: JANUARY 2, 2020 - 5:00 P.M.

DB

**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 Office of the City Clerk at (562) 570-6101, 24 business hours prior to the Charter Commission meeting.

Kung nais ang interpretasyon ng sinasalitang wika para sa mga taong hindi nagsasalita ng Ingles o kung nais ang isang natatanging tulong ayon sa Americans with Disabilities Act, mangyaring isagawa ang iyong hiling sa pamamagitan ng telepono sa Opisina ng Clerk ng Lungsod sa (562) 570-6101, 24 oras ng negosyo bago ang pagpupulong ng Charter Commission.

Si desea interpretación oral en otro idioma para personas que no hablan inglés o si desea una adaptación especial en conformidad con la Ley de Estadounidenses con Discapacidades, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 24 horas hábiles antes de la reunión de la comisión de estatutos.

បើមានការចង់បានឲ្យមានការបកប្រែភាសាផ្ទាល់មាត់ឲ្យអ្នកមិនចេះនិយាយអង់គ្លេស ឬបើមានការចង់បានឲ្យមានដំណោះស្រាយពិសេសដោយយោងតាមមាត្រាច្បាប់ស្តីពី ជនពិការអាមេរិកាំង សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅទៅការិយាល័យសៀន ក្រុងតាមរយៈលេខ (562) 570-6101 (24 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំ គណៈកម្មការធម្មនុញ្ញ)។

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 Office of the City Clerk at (562) 570-6101, 72 business hours prior to the Commission meeting.

Kung nais ang pagsasalin ng nakasulat na wika ng agenda ng Komisyon at ang minutes para sa mga taong hindi nagsasalita ng Ingles, mangyaring isagawa ang iyong hiling sa pamamagitan ng telepono sa Opisina ng Clerk ng Lungsod sa (562) 570-6101, 72 oras ng negosyo bago ang pagpupulong ng Commission.

Si desea obtener la traducción escrita en otro idioma de la agenda y actas de la comisión para personas que no hablan inglés, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 72 horas hábiles antes de la reunión de la comisión.

**បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាវ និងកំណត់ហេតុឲ្យ  
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