

Jane Templin, Vice Chair  
Alvaro Castillo, Commissioner  
Michael Clemson, Commissioner  
Todd Lemmis, Commissioner



Nicholas Santos, Commissioner  
Griselda Suarez, Commissioner  
Michele Ware, Commissioner

## **FINISHED AGENDA & DRAFT MINUTES**

### **CALL TO ORDER**

At 5:04 PM, Commissioner Castillo called the meeting to order.

### **ROLL CALL**

**Commissioners Present:** Castillo, Clemson, Santos, Ware

**Commissioners Absent:** Lemmis, Suarez, Templin

Also present: Alison Spindler-Ruiz, Planning Bureau Manager, Maryanne Cronin, Zoning Administration Officer, Alex Medina, Bureau Secretary, Erin Weesner-McKinley, Principal Deputy City Attorney, Alyssa Campos, City Clerk Specialist.

Commissioner Castillo spoke; and announced that Vice Chair Templin and Commissioner Lemmis were excused and Commissioner Suarez was unexcused from the meeting.

### **PLEDGE OF ALLEGIANCE**

Commissioner Ware led the Pledge of Allegiance.

### **REGULAR AGENDA**

1. 25-55309 Recommendation to receive and file Director's Report.

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

**Yes: 4** Castillo, Clemson, Santos, Ware  
**No: 0** None  
**Recused: 0** None  
**Abstain: 0** None  
**Absent: 3** Lemmis, Suarez, Templin

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke; and provided the Director's Report.

2. 25-55310 Recommendation to approve the minutes for the Planning Commission meeting of Thursday, May 1, 2025.

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

**Yes: 4** Castillo, Clemson, Santos, Ware  
**No: 0** None  
**Recused: 0** None  
**Abstain: 0** None  
**Absent: 3** Lemmis, Suarez, Templin

3. 25-55312 Recommendation to accept Categorical Exemption CE-23-025; and

Approve a Conditional Use Permit (CUP23-008), and adopt the proposed findings and conditions of approval related thereto, for the expansion of onsite alcohol beverage sales at an existing legal nonconforming bar/tavern with a California Department of Alcoholic Beverage Control (ABC) Type 48 License (On-Sale General – Public Premises) related to an existing 995-square-foot outdoor patio (approved as part of COVID outdoor activity permit program) as part of the bar/tavern located at 136 East Anaheim Street in the Downtown Plan (PD-30) Planned Development District. (District 1)

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

**Yes: 4** Castillo, Clemson, Santos, Ware  
**No: 0** None  
**Recused: 0** None  
**Abstain: 0** None  
**Absent: 3** Lemmis, Suarez, Templin

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

Liana Arechiga, Planner, Community Development, spoke; and provided a PowerPoint presentation.

Commissioner Ware spoke.

Maryanne Cronin, Zoning Administration Officer, Community Development, spoke.

A dialogue ensued between Commissioner Ware and Maryanne Cronin, Zoning

Administration Officer, Community Development.

Ernesto Cardona, Applicant, spoke.

Marvin Melendez spoke.

4. 25-55313 Recommendation to determine that the project is within the scope of the project previously analyzed as part of the General Plan Land Use and Urban Design Elements Program Environmental Impact Report (EIR) (SCH #2015051054) (PECC 03-25) and warrants no further environmental pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168 (c)(2); and

Approve a Conditional Use Permit (CUP23-024), and adopt the proposed findings and conditions of approval thereto, to operate a trucking and trailer storage facility for 79 trailers in conjunction with the construction of a new 120-square-foot office building with automobile parking and landscaping on a 127,630-square-foot (2.92-acre) lot located at 1445 Judson Avenue in the General Industrial (IG) Zoning District. (District 7)

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

**Yes: 3** Castillo, Clemson, Santos  
**No: 1** Ware  
**Recused: 0** None  
**Abstain: 0** None  
**Absent: 3** Lemmis, Suarez, Templin

Manraj Bhatia, Planner, Community Development, spoke; and provided a PowerPoint presentation.

Greg Pearson, Applicant, spoke; and provided a PowerPoint presentation.

Commissioner Castillo spoke.

Greg Pearson, Applicant, spoke.

A dialogue ensued between Commissioner Castillo and Greg Pearson, Applicant.

Jose Alire, Representative of the Applicant, spoke.

Commissioner Castillo spoke.

A dialogue ensued between Commissioner Castillo and Jose Alire, Representative

of the Applicant.

Todd Taricco spoke.

Paul Collins spoke.

Chris Weide spoke.

Commissioner Castillo spoke.

Greg Pearson, Applicant, spoke.

Manraj Bhatia, Planner, Community Development, spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

5. 25-55314 Recommendation to conduct a study session on the Downtown Shoreline (PD-6) Vision Plan.

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

**Yes: 4** Castillo, Clemson, Santos, Ware

**No: 0** None

**Recused: 0** None

**Abstain: 0** None

**Absent: 3** Lemmis, Suarez, Templin

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

Carline Hua, Planner, Community Development, spoke, and provided a PowerPoint presentation.

Commissioner Castillo spoke.

Commissioner Clemson spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

A dialogue ensued between Commissioner Clemson and Alison Spindler-Ruiz, Planning Bureau Manager, Community Development.

Commissioner Castillo spoke.

**PUBLIC COMMENT**

There was no public comment.

**ANNOUNCEMENTS**

Alyssa Campos, City Clerk Specialist, spoke.

**ADJOURNMENT**

At 6:35 PM, there being no objection, Commissioner Castillo declared the meeting adjourned.

**NOTE:**

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