

Richard Lewis, Chair  
Jane Templin, Vice Chair  
Alvaro Castillo, Commissioner



Michael Clemson, Commissioner  
Josh LaFarga, Commissioner  
Michele Ware, Commissioner

## **FINISHED AGENDA & DRAFT MINUTES**

### **CALL TO ORDER**

At 5:01 PM, Chair Lewis called the meeting to order.

### **ROLL CALL**

**Commissioners Present:** Castillo, Clemson, Ware, Templin, Lewis

**Commissioners Absent:** LaFarga

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

Chair Lewis spoke; and announced that Commissioner LaFarga was excused from the meeting.

### **PLEDGE OF ALLEGIANCE**

Vice Chair Templin led the Pledge of Allegiance.

### **REGULAR AGENDA**

1. 24-55758 Recommendation to receive and file Director's Report.

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

**Yes: 5** Castillo, Clemson, Ware, Templin, Lewis  
**No: 0** None  
**Recused: 0** None  
**Abstain: 0** None  
**Absent: 1** LaFarga

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

2. 24-55757 Recommendation to approve the minutes for the Planning Commission meeting of Thursday, November 7, 2024.

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

**Yes: 5** Castillo, Clemson, Ware, Templin, Lewis  
**No: 0** None  
**Recused: 0** None  
**Abstain: 0** None  
**Absent: 1** LaFarga

3. 24-55759 Recommendation to accept Categorical Exemption CE-24-158; and

Approve a Modification (MOD24-004) to a previously approved Conditional Use Permit (Case No. 0807-12), and adopt the proposed findings and conditions of approval thereto, for an existing liquor store (Alcoholic Beverage Control (ABC) Type 21 - Off-Sale General License) to allow for the internal reconfiguration of floor area to accommodate an onsite tasting area (ABC Type 86 - Instructional Tasting License) within a retail building located at 4100 Atlantic Avenue in the CNP (Neighborhood Pedestrian-Oriented Commercial) Zoning District. (District 5)

**A motion was made by Commissioner Ware, seconded by Commissioner Castillo, to approve recommendation, as amended, to [1] strike “sales and service” from Condition No. 18, and to [2] strike Condition No. 39. The motion carried by the following vote:**

**Yes: 5** Castillo, Clemson, Ware, Templin, Lewis  
**No: 0** None  
**Recused: 0** None  
**Abstain: 0** None  
**Absent: 1** LaFarga

Cara Dent, Planner, Community Development, spoke; and provided a PowerPoint presentation.

Hank Dagger, Applicant, spoke.

Wisam, Applicant, spoke.

Marcus Beagle spoke.

Commissioner Ware spoke.

Hank Dagger, Applicant, spoke.

A dialogue ensued between Commissioner Ware and Hank Dagger, Applicant.

Scott Kinsey, Planner, Community Development, spoke.

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

Chair Lewis spoke.

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

A dialogue ensued among Chair Lewis, Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, and Maryanne Cronin, Zoning Administration Officer, Community Development.

Commissioner Castillo spoke.

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

Chair Lewis spoke.

Commissioner Ware spoke.

A dialogue ensued between Chair Lewis and Commissioner Ware.

Cara Dent, Planner, Community Development, spoke.

Erin Weesner-McKinley, Deputy City Attorney, spoke.

Commissioner Ware spoke.

A dialogue ensued between Commissioner Ware and Erin Weesner-McKinley, Deputy City Attorney.

Vice Chair Templin spoke.

Chair Lewis spoke.

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

Erin Weesner-McKinley, Deputy City Attorney, spoke.

## **PUBLIC COMMENT**

There was no public comment.

## **ANNOUNCEMENTS**

There were no announcements.

## **ADJOURNMENT**

At 5:30 PM, there being no objection, Chair Lewis declared the meeting adjourned.

**NOTE:**

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