

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

A U G U S T 4, 2 0 0 5

The regular meeting of the City Planning Commission convened at 1:31pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT: COMMISSIONERS:** Morton Stuhlbarg, Charles Winn,  
Nick Sramek, Leslie Gentile

**ABSENT: EXCUSED:** Charles Greenberg, Matthew Jenkins,  
Mitch Rouse

**CHAIRMAN:** Morton Stuhlbarg

**STAFF MEMBERS PRESENT:** Suzanne Frick, Director  
Greg Carpenter, Planning Manager  
Carolyne Bihn, Zoning Officer  
Angela Reynolds, Advance Planning  
Monica Mendoza, Planner

**OTHERS PRESENT:** Mike Mais, Deputy City Attorney  
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

The pledge of allegiance was given by Commissioner Gentile.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

Commissioner Winn moved to accept the staff recommendation on Item 1A. Commissioner Sramek seconded the motion, which passed 4-0. Commissioners Greenberg, Rouse and Jenkins were absent.

Commissioner Winn moved to accept the staff recommendations on Items 1B and 1C. Commissioner Sramek seconded the motion, which passed 4-0. Commissioners Greenberg, Rouse and Jenkins were absent.

**1A. Case No. 0505-04, Condominium Conversion, Tentative Tract Map, CE 05-75**

Applicant: Kadee Della Donna  
Subject Site: 1775 Freeman Avenue (Council District 4)

Description: Request for approval of Tentative Tract Map No. 063028 to convert eight residential dwelling units of an existing apartment building into condominiums.

Continued to the August 18, 2005 meeting.

**1B. Case No. 0505-05, Condominium Conversion, Tentative Tract Map, CE 05-76**

Applicant: Robert Wickman  
Subject Site: 4161 Elm Avenue (Council District 8)  
Description: Request for approval of Tentative Tract Map No. 062549 to convert twenty residential dwelling units of an existing apartment building into condominiums.

Approved Tentative Tract Map No. 062549, subject to conditions.

**1C. Case No. 0505-21, Tentative Parcel Map, CE 05-89**

Applicant: Ralph Czarnetzki  
Subject Site: 3814 E. 15<sup>th</sup> Street (Council District 4)  
Description: Request for approval of a Tentative Parcel Map for condominium purposes.

Approved Tentative Parcel Map No. 63114, subject to conditions.

**R E G U L A R     A G E N D A**

**2. Case No. 0503-09, Conditional Use Permit, CE 05-42**

Applicant: Audrey Rauschkolb  
Subject Site: 1195 E. 15<sup>th</sup> Street (Council District 6)  
Description: Request for approval of a Conditional Use Permit for a coin-operated Laundromat in an existing building in the R-4-R Zone.

Monica Mendoza presented a revised Site Plan and a slide show outlining the project, which includes complete restoration of the abandoned building and all surrounding landscaping. Ms. Mendoza stated that staff was recommending approval subject to conditions, since the use was compatible with the surrounding neighborhood; and because positive findings could be made to support the request. Ms. Mendoza also noted that staff was recommending deletion of Condition 28c requiring removal of an on-site billboard as this condition was inconsistent with state law.

Audrey Rauschkolb, 11816 Western Avenue, Stanton, CA 90680, applicant, responded to a query from Commissioner Gentile regarding the parapet height, agreeing it was too bulky and low, and that they would be open to alternate design suggestions for the feature.

Vivian Tobias, 1504 Orange Avenue, adjacent neighbor, member of the Central Project Area Committee, stated that the CPAC had voted against the project because they believed that neither the applicant nor the City would be able to fulfill or enforce the conditions of approval to restore the building and maintain new landscaping. Ms. Tobias added that since the odd-shaped lot was a gateway to the area, they had hoped it could be made into green space.

In response to a query from Chairman Stuhlbarg, Ms. Tobias added that she had done an informal survey of the area neighbors, who said they didn't need more Laundromat facilities. Ms. Tobias added that the CPAC had voted to have the RDA acquire the property for green space, but had recently discovered the applicant had already purchased it.

'Bilal,' 1325 E. 16<sup>th</sup> Street, also objected to the Laundromat use, citing a proliferation of similar facilities in the area.

Andrew Kincaid, 5275 Paoli Way, former chair of the CPAC, echoed Ms. Tobias' comments that they had hoped the site could be purchased and turned into a pocket park.

Commissioner Winn expressed understanding and concern that the lack of code enforcement created problems for neighborhoods, but noted that the existing building was an eyesore. Mr. Winn pointed out that the applicant had purchased the property in good faith and had concrete plans appropriate to area zoning, which he felt was an attractive project and a great improvement over the current situation.

Commissioner Winn then moved to approve the Conditional Use Permit, subject to revised conditions, including the removal of Condition 28c.

Commissioner Gentile suggested that the applicant use the landscaping to provide somewhat of a green space feel to serve both interests.

Chairman Stuhlbarg seconded the motion, which passed 4-0. Commissioners Greenberg, Rouse and Jenkins were absent.

**M A T T E R S   F R O M   T H E   A U D I E N C E**

There were no matters from the audience.

**M A T T E R S   F R O M   T H E   D E P A R T M E N T   O F  
P L A N N I N G   A N D   B U I L D I N G**

Carolyne Bihn reviewed the agenda for the August 18, 2005 meeting.

**M A T T E R S   F R O M   T H E   P L A N N I N G  
C O M M I S S I O N**

There were no matters from the Planning Commission.

**A D J O U R N**

The meeting adjourned at 2:13pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk