

Becky Blair, Chair
Alan Fox, Vice Chair



Molly Campbell, Commissioner
Mark Christoffels, Commissioner
Phil Saumur, Commissioner
Melani Smith, Commissioner
Donita Van Horik, Commissioner

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:05 PM)

[see media](#)

At 5:05 p.m., Chair Blair called the meeting to order.

ROLL CALL (5:05 PM)

[see media](#)

Commissioners Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van

Present: Horik, Becky Blair and Mark Christoffels

Commissioners Molly Campbell

Absent:

Also present: Amy Bodek, Director of Development Services; Derek Burnham, Planning Administrator; Jill Griffiths, Planning Officer; Michael Mais, Assistant City Attorney; Craig Chalfant, Planner; Lynette Ferenczy, Planner; Heidi Eidson, Bureau Secretary.

FLAG SALUTE (5:06 PM)

[see media](#)

(item taken out of order)

Commissioner Smith led the flag salute.

MINUTES (5:05 PM)

[see media](#)

[see media](#)

[13-021PL](#)

Recommendation to receive and file the Planning Commission minutes of April 4, 2013.

A motion was made by Commissioner Saumur, seconded by Commissioner Van Horik, to approve the recommendation. The motion carried by the following vote:

Yes: 6 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van Horik, Becky Blair and Mark Christoffels

Absent: 1 - Molly Campbell

DIRECTOR'S REPORT (5:06 PM)

[see media](#)

Amy Bodek, Director of Development Services, provided the Director's Report.

SWEARING OF WITNESSES (5:06 PM)

[see media](#)

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 (5:07 PM)

[see media](#)

[see media](#)

1. [13-022PL](#) Recommendation to find the proposed vacation of a remnant of 12th Street (extended) west of Jackson Avenue in conformance with the adopted goals and policies of the City's General Plan. (District 1) (Application No. 1212-07)

Derek Burnham, Planning Administrator, presented the staff report.

A motion was made by Commissioner Van Horik, seconded by Commissioner Smith, to approve the recommendation. The motion carried by the following vote:

Yes: 6 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van Horik, Becky Blair and Mark Christoffels

Absent: 1 - Molly Campbell

[see media](#)

2. [13-025PL](#) Recommendation to find the proposed vacation of a portion of the south half of Columbia Street west of Long Beach Boulevard in conformance with the adopted goals and policies of the City's General Plan. (District 6) (Application No. 1303-31)

Derek Burnham, Planning Administrator, presented the staff report.

Derek Burnham responded to queries from Commissioner Christoffels.

Derek Burnham responded to a query from Commissioner Smith.

A dialogue ensued between Commissioner Van Horik and Derek Burnham.

A motion was made by Commissioner Saumur, seconded by Commissioner Smith, to approve the recommendation. The motion carried by the following vote:

Yes: 5 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Becky Blair and Mark Christoffels

No: 1 - Donita Van Horik

Absent: 1 - Molly Campbell

[see media](#)

3. [13-023PL](#)

Recommendation to adopt a Mitigated Negative Declaration (MND 01-13) and recommend City Council approve a Zone Change from Subarea 1 of PD-10 (Willmore City Planned Development District) to Subarea 3 of PD-10 for the Drake Park Soccer Field Project. (District 1) (Application No. 1303-11)

Commissioner Smith recused herself from the item.

Derek Burnham, Planning Administrator, introduced Craig Chalfant, Project Planner, who presented the staff report.

Derek Burnham responded to queries from Chair Blair.

Commissioner Saumur spoke.

Derek Burnham responded to a query from Commissioner Saumur.

Commissioner Saumur spoke.

A dialogue ensued between Commissioner Christoffels and Anna Mendiola, Department of Parks and Recreation.

Anna Mendiola responded to a query from Commissioner Saumur.

A dialogue ensued between Commissioner Van Horik and Craig Chalfant.

Rene Torres provided public comment.

A dialogue ensued between Rene Torres and Anna Mendiola.

Anna Mendiola responded to a query from Chair Blair.

Chair Blair spoke.

A motion was made by Commissioner Van Horik, seconded by Commissioner Christoffels, to approve the recommendation. The motion carried by the following vote:

Yes: 5 - Alan L. Fox, Phillip Joseph Saumur, Donita Van Horik, Becky Blair and Mark Christoffels

Excused: 1 - Melani Smith

Absent: 1 - Molly Campbell

[see media](#)

4. [13-024PL](#)

Recommendation to deny the appeal and uphold the decision of the Cultural Heritage Commission to approve a Certificate of Appropriateness for the conversion of the church edifice into a 25-unit low income senior housing development, including the removal of the single-family home at 304 Obispo Avenue to accommodate a new parking lot to serve the project; approve the Resolution adopting a Statement of Overriding Considerations; and approve an Administrative Use Permit, Site Plan Review, and Standards Variance request for a reduced driveway width for two-way traffic, open parking (instead of enclosed garage parking), reduced parking lot setbacks, reduced turning radius for the standard size parking stalls, and to allow more than 50 percent compact spaces for development of the associated parking lot for the proposed project at 3215 East 3rd Street and 304 Obispo Avenue. (District 2) (Application No. 1205-01, EIR 12-01, SCH No. 2012091026)

Chair Blair recused herself from the item and Vice Chair Fox chaired the item.

Derek Burnham, Planning Administrator, introduced Lynette Ferenczy, Project Planner, who presented the staff report.

Lynette Ferenczy responded to a query from Commissioner Saumur.

Michael Mais, Assistant City Attorney, responded to a query from Vice Chair Fox.

Glenda Gabel, appellant, spoke.

Andrew Gross, President of Thomas Safran and Associates, applicant, spoke.

Andrew Gross responded to a query from Commissioner Saumur.

Andrew Gross responded to queries from Commissioner Smith.

Michael Patchett provided public comment.

Wade Killefer, project architect, spoke.

Vice Chair Fox swore in a member of the public wishing to provide public comment.

Dr. Gemma George provided public comment.

David Hensler provided public comment.

William Edwards provided public comment.

Vice Chair Fox swore in a member of the public wishing to provide public comment.

Mike Burrows provided public comment.

Vice Chair Fox swore in a member of the public wishing to provide public comment.

Patrick Winterstien provided public comment.

Laurie Candaleri provided public comment.

Deborah Gray, Board Member of the Bluff Heights Neighborhood Association, provided public comment.

Ed Arnold provided public comment.

Mr. Candaleria provided public comment.

Vice Chair Fox spoke.

Derek Burnham spoke.

A dialogue ensued between Commissioner Christoffels and Derek Burnham.

Vice Chair Fox spoke.

A dialogue ensued between Commissioner Van Horik and Andrew

Gross.

Commissioner Smith spoke.

A dialogue ensued between Commissioner Van Horik and Andrew Gross.

Commissioner Saumur spoke.

Commissioner Saumur made a motion to deny the appeal and approve the project.

Commissioner Van Horik spoke.

The motion failed due to lack of a second.

Commissioner Smith spoke.

Michael Mais responded to a query from Commissioner Christoffels.

Commissioner Van Horik responded to a query from Commissioner Christoffels.

A dialogue ensued between Commissioner Van Horik and Michael Mais.

Vice Chair Fox spoke.

A motion was made by Commissioner Van Horik, seconded by Commissioner Saumur, to approve the recommendation with amendments to provide a condition for a policy preference to applicants with no cars or drivers licenses and to provide a condition prohibiting residents from smoking outside on the property. The motion carried by the following vote:

Yes: 5 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van Horik and Mark Christoffels

Excused: 1 - Becky Blair

Absent: 1 - Molly Campbell

PUBLIC PARTICIPATION (7:22 PM)

[see media](#)

There was no further public comment.

A dialogue ensued between Derek Burnham, Planning Administrator, and Chair Blair.

COMMENTS FROM THE PLANNING COMMISSION (7:24 PM)

There were no comments from the Planning Commission.

ADJOURNMENT (7:24 PM)

At 7:24 p.m., Chair Blair adjourned the meeting.

hge