

Donita Van Horik, Chair  
Alan Fox, Vice Chair



Becky Blair, Commissioner  
Molly Campbell, Commissioner  
Mark Christoffels, Commissioner  
Phil Saumur, Commissioner  
Melani Smith, Commissioner

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## FINISHED AGENDA AND MINUTES

### SPECIAL MEETING - 6:00 P.M.

#### CALL TO ORDER (6:01 PM)

At 6:01 p.m., Chair Van Horik called the meeting to order.

#### ROLL CALL (6:01 PM)

**Commissioners** Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van  
**Present:** Horik, Becky Blair, Mark Christoffels and Molly Campbell

Also present: Amy Bodek, Director of Development Services; Jeff Winklepleck, Acting Zoning Administrator; Michael Mais, Assistant City Attorney; Angie Zetterquist, Planner; Pat Garrow, Senior Planner; Steve Gerhardt, Senior Planner; Heidi Eidson, Bureau Secretary.

#### FLAG SALUTE (6:02 PM)

Commissioner Christoffels led the flag salute.

#### MINUTES (6:02 PM)

##### [13-065PL](#)

Recommendation to receive and file the Planning Commission minutes of October 17, 2013.

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

**Yes:** 7 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Becky Blair, Donita Van Horik, Mark Christoffels and Molly Campbell

#### DIRECTOR'S REPORT (6:04 PM)

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

Chair Van Horik spoke.

### **SWEARING OF WITNESSES (6:05 PM)**

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 (6:05 PM)**

1. [13-066 PL](#) Recommendation to approve Tentative Parcel Map No. 72505 to create a new 0.90-acre parcel from an existing 10.85-acre parcel located at 2250 N. Bellflower Boulevard within the Community Automobile-Oriented (CCA) zone. (District 4) (Application No. 1309-03)

Jeff Winklepleck, Acting Zoning Administrator, introduced Angie Zetterquist, Project Planner, who presented the staff report.

Angie Zetterquist responded to queries from Commissioner Christoffels.

Angie Zetterquist responded to queries from Commissioner Saumur.

Andrew Fogg provided public comment.

Jeff Winklepleck responded to public comment.

A dialogue ensued between Chair Van Horik and Andrew Fogg.

Justin Becker of Kimley-Horn and Associates, representing the applicant, spoke.

Justin Becker responded to a query from Commissioner Blair.

Amy Bodek, Director of Development Services, spoke.

A dialogue ensued between Commissioner Fox, Justin Becker and Andrew Fogg.

Angie Zetterquist responded to a query from Commissioner Christoffels.

Jeff Winklepleck responded to a query from Commissioner Campbell.

Commissioner Christoffels spoke.

Commissioner Saumur spoke.

**A motion was made by Commissioner Saumur, seconded by Commissioner Christoffels, to approve the recommendation with an amendment that the existing CC&R's are made applicable to the new lots as created by the Tentative Parcel Map. The motion carried by the following vote:**

**Yes:** 7 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Becky Blair, Donita Van Horik, Mark Christoffels and Molly Campbell

[see media](#)

2. [13-067 PL](#)

Recommendation to approve a Conditional Use Permit (CUP) request to allow the operation of a tattoo shop and art studio located at 242 E. 7th Street in the Downtown Planned Development District (PD-30). (District 1) (Application No. 1309-09)

Jeff Winklepleck, Acting Zoning Administrator, introduced Pat Garrow, Senior Planner.

Commissioner Blair recused herself from the item.

Pat Garrow presented the staff report.

Benjamin Mene, applicant, spoke.

A dialogue ensued between Commissioner Saumur and Benjamin Mene.

Benjamin Mene responded to queries from Commissioner Fox.

Benjamin Mene responded to a query from Commissioner Saumur.

Jeff Winklepleck responded to a query from Commissioner Smith.

Benjamin Mene responded to queries from Chair Van Horik.

**A motion was made by Commissioner Campbell, 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, Mark Christoffels and Molly Campbell

**Excused:** 1 - Becky Blair

[see media](#)

3. [13-068 PL](#)

Recommendation to receive supporting documentation into the record, conclude the public hearing, recommend that the City Council adopt

amendments to the Zoning Ordinance related to adaptive reuse of existing buildings; and accept Categorical Exemption (CE 13-100). (Citywide) (Application No. 1310-14)

Jeff Winklepleck, Acting Zoning Administrator, introduced Steve Gerhardt, Project Planner, who presented the staff report.

Steve Gerhardt responded to queries from Commissioner Saumur.

Commissioner Smith spoke.

A dialogue ensued between Commissioner Smith and Amy Bodek, Director of Development Services.

Commissioner Blair spoke.

Commissioner Christoffels spoke.

Amy Bodek responded to queries from Commissioner Christoffels.

Commissioner Campbell spoke.

Chair Van Horik spoke.

A dialogue ensued between Chair Van Horik and Amy Bodek.

A dialogue ensued between Commissioner Blair and Amy Bodek.

Amy Bodek responded to a query from Commissioner Saumur.

Commissioner Smith spoke.

Commissioner Blair spoke.

Amy Bodek responded to comments made by Commissioner Blair.

Commissioner Blair spoke.

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

**Yes:** 7 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Becky Blair, Donita Van Horik, Mark Christoffels and Molly Campbell

**PUBLIC PARTICIPATION (7:15 PM)**

[see media](#)

Joe Mello presented public comment.

Amy Bodek, Director of Development Services, responded to a query from Chair Van Horik.

**COMMENTS FROM THE PLANNING COMMISSION (7:18 PM)**

[see media](#)

Chair Van Horik spoke.

Amy Bodek responded to a query from Chair Van Horik.

Chair Van Horik spoke.

Amy Bodek responded to a query from Chair Van Horik.

Commissioner Campbell spoke.

Chair Van Horik spoke.

Commissioner Campbell spoke.

Commissioner Saumur spoke.

Michael Mais, Assistant City Attorney, spoke.

Chair Van Horik spoke.

**ADJOURNMENT (7:23 PM)**

[see media](#)

At 7:23 p.m., Chair Van Horik adjourned the meeting.

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