

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**

### **CALL TO ORDER**

At 5:07 p.m., Chair Van Horik called the meeting to order.

### **ROLL CALL (5:07 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 Planning Administrator; Steven Valdez, Planner; Pat Garrow, Senior Planner; Cuentin Jackson, Planner; Jorge Ramirez, Planner; Lynette Ferenczy, Planner; Michael Mais, Assistant City Attorney; Pablo Rubio, City Clerk Assistant.

### **FLAG SALUTE (5:07 PM)**

Commissioner Blair led the flag salute.

### **MINUTES (5:08 PM)**

#### [14-013PL](#)

Recommendation to receive and file the Planning Commission minutes of February 20, 2014.

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

**Yes:** 4 - Alan L. Fox, Melani Smith, Donita Van Horik and Mark Christoffels

**Abstain:** 3 - Phillip Joseph Saumur, Becky Blair and Molly Campbell

### **DIRECTOR'S REPORT (5:09 PM)**

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

**SWEARING OF WITNESSES (5:13 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.

**CONTINUED ITEMS (5:13 PM)**

1. [14-008PL](#) Recommendation to approve a request for a Site Plan Review, Conditional Use Permit (CUP), and a Categorical Exemption (CE 13-095) to demolish two one-story commercial buildings and construct a one-story, 1,889-square-foot ready-to-eat restaurant, in conjunction with a drive-thru lane at 5560 E. 7th Street, in the Community Commercial Automobile-Oriented (CCA) zoning district. (District 3) (Application No. 1310-11)

Jeff Winklepleck, Acting Planning Administrator, introduced Steven Valdez, Project Planner, who presented the staff report.

Commissioner Christoffels spoke.

Jeff Winklepleck responded to queries from Commissioner Christoffels.

David Roseman, City Traffic Engineer, responded to queries from Commissioner Christoffels.

Commissioner Saumur spoke.

David Roseman responded to queries from Commissioner Saumur.

Commissioner Fox spoke.

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

Jeff Winklepleck responded to queries from Commissioner Fox.

Dan Almquist, applicant, spoke.

Commissioner Smith spoke.

Dan Almquist responded to queries from Commissioner Smith.

Commissioner Saumur spoke.

Dan Almquist responded to a query from Commissioner Saumur.

Chair Van Horik spoke.

Dan Almquist responded to queries from Chair Van Horik.

Bill Thomas provided public comment.

Gary Morrison provided public comment; and submitted correspondence.

Mark Nevin provided public comment.

Mike Flynn provided public comment.

Jeff Boverman provided public comment; and presented a PowerPoint presentation.

John LaBelle provided public comment.

Carolyn Labelle provided public comment.

Kareem Karam provided public comment.

Loretta Hawley provided public comment.

Ronan Cohen provided public comment.

Sophia Nguyen provided public comment.

Chair Van Horik spoke.

Michael Mais responded to a query from Chair Van Horik.

Dan Almquist spoke.

Chair Van Horik spoke.

Jeff Winklepleck responded to a query from Chair Van Horik.

Michael Mais spoke.

Chair Van Horik spoke.

Commissioner Saumur spoke.

Amy Bodek responded to a query from Commissioner Saumur.

David Roseman responded to a query from Commissioner Saumur.

A dialogue ensued between Chair Van Horik and David Roseman.

Jeff Winklepleck responded to queries from Chair Van Horik.

Dan Almquist responded to a query from Chair Van Horik.

Dan Almquist responded to queries from Commissioner Saumur.

Dan Almquist responded to queries from Chair Van Horik.

Commissioner Blair spoke.

A dialogue ensued between Chair Van Horik and Commissioner Blair.

Amy Bodek spoke.

Commissioner Campbell spoke.

Chair Van Horik spoke.

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

**Yes:** 5 - Phillip Joseph Saumur, Melani Smith, Becky Blair, Donita Van Horik and Molly Campbell

No: 2 - Alan L. Fox and Mark Christoffels

**REGULAR AGENDA (6:40 PM)**

2. [14-014PL](#) Recommendation to receive and file the 2013 Housing Element Annual Report and instruct the Director of Development Services to submit the Annual Report to the City Council, State Office of Planning and Research, and the California Department of Housing and Community Development. (Citywide)

Amy Bodek, Director of Development Services, introduced Pat Garrow, Senior Planner, who presented the staff report.

Amy Bodek responded to a query from Chair Van Horik.

Commissioner Smith spoke.

Amy Bodek responded to a query from Commissioner Smith.

Commissioner Saumur spoke.

Amy Bodek responded to a query from Commissioner Saumur.

**A motion was made by Commissioner Campbell, seconded by Saumur, to approve 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

[see media](#)

3. [14-015PL](#) Recommendation to approve a Site Plan Review for the construction of two medical office buildings of 38,760 square feet and 52,800 square feet over at-grade parking structures, with a total of 398 parking spaces, located at 3824 Schaufele Avenue in the Douglas Park Planned Development District (PD-32). (District 5) (Application No. 1310-05)

Jeff Winklepleck, Acting Planning Administrator, introduced Cuentin Jackson, Planner, who presented the staff report.

Commissioner Christoffels spoke.

Amy Bodek, Director of Development Services, spoke.

Richard Lewis, applicant, spoke.

Commissioner Blair spoke.

Amy Bodek responded to a query from Commissioner Blair.

Commissioner Blair rescued herself from Agenda Item No. 3.

Commissioner Smith spoke.

Cuentin Jackson responded to a query from Commissioner Smith.

Richard Lewis spoke.

Chair Van Horik spoke.

Richard Lewis responded to a query from Chair Van Horik.

Richard Lewis responded to queries from Commissioner Saumur.

Richard Lewis responded to queries from Chair Van Horik.

Commissioner Christoffels spoke.

Amy Bodek responded to a query from Commissioner Christoffels.

Commissioner Campbell spoke.

**A motion was made by Commissioner Campbell, seconded by Commissioner Christoffels, to approve 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](#)

4. [14-016PL](#)

Recommendation to approve a Conditional Use Permit (CUP) request and a Categorical Exemption (CE 13-107) to establish a short-term trucking container parking lot located at 1319 W. 14th Street within the General Industrial (IG) zone. (District 1) (Application No. 1311-03)

Jeff Winklepleck, Acting Planning Administrator, introduced Jorge Ramirez, Project Planner, who presented the staff report.

Commissioner Saumur spoke.

Jeff Winklepleck responded to a query from Commissioner Saumur.

John Cataldo, applicant, spoke.

A dialogue ensued between Commissioner Saumur and George Pinto.

Jeff Winklepleck spoke.

Commissioner Christoffels spoke.

Jeff Winklepleck responded to a query from Commissioner Christoffels.

Commissioner Smith spoke.

George Pinto responded to a query from Commissioner Smith.

George Pinto responded to queries from Chair Van Horik.

Commissioner Campbell spoke.

George Pinto responded to queries from Chair Van Horik.

George Pinto responded to a query from Commissioner Smith.

A dialogue ensued between Commissioner Smith and Jeff Winklepleck.

Amy Bodek, Director of Development Services, spoke.

Doug Shand provided public comment; and submitted pictures.

Commissioner Campbell spoke.

Jeff Winklepleck responded to a query from Commissioner Campbell.

Amy Bodek spoke.

Commissioner Blair spoke.

Amy Bodek responded to a query from Commissioner Blair.

Doug Shand spoke.

Commissioner Saumur spoke.

George Pinto spoke.

Jorge Ramirez spoke.

Commissioner Blair spoke.

Commissioner Smith spoke.

Commissioner Fox spoke.

Commissioner Smith spoke.

Commissioner Saumur spoke.

Chair Van Horik declared a 5-minute recess.

**A motion was made by Chair Van Horik, seconded by Blair, to approve recommendation, as amended, to include a special condition requiring the operator to add adequate protection, such as wheel stops, around the edge of the property. 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](#)

5. [14-017PL](#)

Recommendation to deny the applicant's appeal of the Zoning



Administrator's decision which rejected a Standards Variance request for a two-inch side yard setback for living area next to 68th Place (in lieu of meeting the three-foot minimum setback), and to allow two curb cuts and not a third proposed curb cut, (in lieu of not more than one curb cut). In conjunction with the demolition of a two-story, three-unit apartment building including removal of more than fifty percent of the exterior walls and construction of a new three-story, 8,469-square-foot single-family residence located at 6800 East Bay Shore Walk and 50 & 52 68th Place; and adopt Categorical Exemption CE 13-117. (District 3) (Application No. 1312-05)

Amy Bodek, Director of Development Services, introduced Lynette Ferenczy, Project Planner, who presented the staff report.

Mike Burrows, appellant, spoke.

David Keller, Kamus + Keller Interiors and Architecture, spoke; and presented a PowerPoint presentation.

Mike Burrows responded to a query from Chair Van Horik.

Jeff Winklepleck responded to a query from Chair Van Horik.

Mike Burrows responded to a query from Commissioner Saumur.

Commissioner Fox spoke.

Michael Mais, Assistant City Attorney, spoke.

Mike Burrows spoke.

Michael Mais spoke.

Amy Bodek spoke.

Mike Burrows spoke.

A dialogue ensued between Chair Van Horik and Jeff Winklepleck.

Commissioner Christoffels spoke.

Michael Mais responded to queries from Commissioner Christoffels.

Mike Burrows spoke.

Amy Bodek spoke.

Mike Burrows spoke.

Michael Mais spoke.

A dialogue ensued between Commissioner Saumur and Mike Burrows.

Commissioner Campbell spoke.

Chair Van Horik spoke.

Mike Burrows responded to a query from Chair Van Horik.

Jeff Winklepleck responded to a query from Chair Van Horik.

A dialogue ensued between Commissioner Fox and Michael Mais.

Michael Mais spoke.

Mike Burrows spoke

Rick Brizendine, President, Peninsula Beach Preservation Group,  
provided public comment.

Tony Gentile provided public comment.

Mike Burrows spoke.

Commissioner Christoffels spoke.

**A motion was made by Commissioner Campbell, seconded by Blair, to refer item back to the Zoning Administrator for further hearing. 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 (8:36 PM)**

Gale Mutke provided public comment.

Amy Bodek spoke.

**COMMENTS FROM THE PLANNING COMMISSION (8:40 PM)**

Chair Van Horik thanked Commissioner Blair.

**ADJOURNMENT (8:41 PM)**

At 8:41 p.m., Chair Van Horik adjourned the meeting.

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NOTE:

If written language translation of the Commission agenda and minutes for non-English speaking persons is desired, please make your request by phone to the Development Services Department at (562) 570-6194 or (562) 570-5794, 72 hours prior to the Commission meeting.

Kung ang nakasulat na pagsasalin-wika ng adyenda at mga katitikan ng Komisyon ay hinahangad para sa mga taong hindi nagsasalita ng Ingles mangyaring gawin ang iyong kahilingan sa pamamagitan ng telepono sa Kagawaran ng Mga Serbisyong Pagpapaunlad sa (562) 570-6194, (562) 570-5794, 72 pitong oras bago ang pulong ng Komisyon.

Si desea obtener la traducción lingüística escrita de la agenda y las actas de la Comisión para las personas que no hablan inglés, realice su pedido por teléfono al Departamento de Servicios de Desarrollo al (562) 570-6194, (562) 570-5794, 72 horas antes de la reunión de la Comisión.

បើលោកអ្នកមិនចេះនិយាយភាសាអង់គ្លេស ហើយត្រូវការរបៀបវារៈនៃកិច្ចប្រជុំគណៈកម្មាធិការ និងរបាយការណ៍នៃកិច្ចប្រជុំគណៈកម្មាធិការ ជាសំណៅប្រែសម្រួលលាយលក្ខណ៍អក្សរទៅជាភាសារបស់លោកអ្នក នោះសូមស្នើសុំមកនាយកដ្ឋានសេវាអភិវឌ្ឍន៍ តាមទូរស័ព្ទលេខ (562) 570-6194, (562) 570-5794 ដោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការត្រូវប្រារព្ធធ្វើឡើង។