

Becky Blair, Chair
Alan Fox, Vice Chair



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

FINAL 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, Mark Christoffels and Molly Campbell

Also present: Robert Zur Schmiede, Deputy Director; Derek Burnham, Planning Administrator; Michael Mais, Assistant City Attorney; Cuentin Jackson, Planner; Craig Chalfant, Planner; Monica Der Gevorgian, Planner; Heidi Eidson, Bureau Secretary.

FLAG SALUTE (5:05 PM)

[see media](#)

Commissioner Fox led the flag salute.

MINUTES (5:05 PM)

[see media](#)

[see media](#)

[12-085PL](#)

Recommendation to receive and file the Planning Commission minutes of December 6, 2012.

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

Yes: 4 - Alan L. Fox, Phillip Joseph Saumur, Becky Blair and Mark Christoffels

Abstain: 3 - Melani Smith, Donita Van Horik and Molly Campbell

DIRECTOR'S REPORT (5:06 PM)

[see media](#)

Robert Zur Schmiede, Deputy Director, presented the Director's Report.

Robert Zur Schmiede responded to a query from Chair Blair.

Chair Blair spoke.

Commissioner Saumur spoke.

Chair Blair spoke.

Commissioner Saumur spoke.

SWEARING OF WITNESSES (5:10 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.

CONTINUED ITEMS (5:11 PM)

[see media](#)

[see media](#)

1. [12-078PL](#) Recommendation to approve a Site Plan Review for the construction of a new 70,873-square-foot industrial building located at 3645 Lakewood Boulevard in the Douglas Park South Planned Development District (PD-32). (District 5) (Application No. 1208-12)

Derek Burnham, Planning Administrator, introduced Cuentin Jackson, Project Planner, who presented the staff report.

Derek Burnham responded to a query from Commissioner Saumur.

A dialogue ensued between Commissioner Smith and Derek Burnham.

Derek Burnham responded to a query from Commissioner Christoffels.

Patrick Russell, applicant, spoke.

A dialogue ensued between Commissioner Saumur and Patrick Russell.

Derek Burnham responded to queries from Commissioner Christoffels.

Derek Burnham spoke.

Commissioner Smith spoke.

Derek Burnham responded to a query from Chair Blair.

Chair Blair spoke.

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

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

REGULAR AGENDA (5:26 PM)

[see media](#)

[see media](#)

2. [12-086PL](#)

Recommendation to approve the Resolution Certifying the Final Environmental Impact Report (EIR), making certain findings and adopting a Mitigation Monitoring and Reporting Program for the Safran Senior Housing Project located at 3215 E. 3rd Street & 304 Obispo Avenue. (District 2) (Application No. 1205-01)

Chair Blair recused herself from the item.

Derek Burnham, Planning Administrator, spoke.

Craig Chalfant, Project Planner, presented the staff report.

Derek Burnham responded to a query from Vice Chair Fox.

Will Cipes, representing the applicant, responded to a query from Vice Chair Fox.

Will Cipes responded to a query from Michael Mais, Assistant City Attorney.

Derek Burnham responded to a query from Commissioner Saumur.

Commissioner Smith spoke.

Michael Mais responded to a query from Commissioner Smith.

Derek Burnham spoke.

A dialogue ensued between Commissioner Smith and Derek Burnham.

Michael Mais responded to a query from Vice Chair Fox.

A dialogue ensued between Commissioner Van Horik and Derek Burnham.

A dialogue ensued between Vice Chair Fox and Derek Burnham.

Michael Mais responded to a query from Vice Chair Fox.

Will Cipes spoke.

Andrew Gross, President of Thomas Safran & Associates, spoke.

Vice Chair Fox spoke.

Andrew Gross responded to a query from Commissioner Smith.

A dialogue ensued between Vice Chair Fox and Andrew Gross.

David Henseler provided public comment.

Jim Azbell provided public comment.

Lori Candelaria provided public comment.

William Edward provided public comment.

Robert Candelaria provided public comment.

Teresa Marino provided public comment.

Commissioner Saumur spoke.

Teresa Marino responded to a query from Commissioner Saumur.

Shonnie Spina provided public comment.

Ivy Chung provided public comment.

Glenda Gabel provided public comment.

John Thomas, President of Bluff Heights Neighborhood Association, provided public comment.

Andrew Gross responded to comments made by the public.

Commissioner Christoffels spoke.

Derek Burnham responded to a query from Commissioner Christoffels.

Joe Power, Rincon Consulting, discussed trip generation reporting for the project.

A dialogue ensued between Commissioner Christoffels and Joe Power.

A dialogue ensued between Commissioner Van Horik and Joe Power.

Derek Burnham responded to a query from Commissioner Van Horik.

Joe Power spoke.

Michael Mais responded to a query from Vice Chair Fox.

Derek Burnham spoke.

Commissioner Van Horik spoke.

Commissioner Campbell spoke.

Commissioner Smith spoke.

Commissioner Saumur spoke.

Vice Chair Fox spoke.

Derek Burnham responded to a query from Commissioner Van Horik.

A motion was made by Commissioner Van Horik, seconded by Commissioner Campbell, 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. [12-087PL](#)

Recommendation to approve a Conditional Use Permit (CUP) to allow the sale of beer, wine and distilled spirits for off-site consumption (Type 21 License) and a Local Coastal Development Permit (LCDP) for the CVS Pharmacy located at 6255-6265 East 2nd Street in the Southeast

Area Development and Improvement Plan (SEADIP) (PD-1) Subarea 16.
(District 3) (Application No. 1207-09)

Derek Burnham, Planning Administrator, introduced Monica Der
Gevorgian, Project Planner, who presented the staff report.

Derek Burnham spoke.

Chair Blair spoke.

Dylan Ward, applicant and landlord's representative, spoke.

Dylan Ward responded to queries from Commissioner Christoffels.

Derek Burnham responded to queries from Commissioner Van Horik.

Dylan Ward responded to a query from Commissioner Van Horik.

Derek Burnham responded to a query from Commissioner Fox.

Chair Blair spoke.

**A motion was made by Commissioner Van Horik, 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, Donita
Van Horik, Becky Blair, Mark Christoffels and Molly Campbell

PUBLIC PARTICIPATION (7:20 PM)

[see media](#)

There were no additional comments from the public.

COMMENTS FROM THE PLANNING COMMISSION (7:20 PM)

[see media](#)

Derek Burnham, Planning Administrator, spoke.

Chair Blair spoke.

Derek Burnham responded to a query from Chair Blair.

Chair Blair spoke.

ADJOURNMENT (7:24 PM)

[see media](#)

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

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