

Becky Blair, Chair  
Alan Fox, Vice Chair



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

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## FINISHED AGENDA AND DRAFT MINUTES

### CALL TO ORDER (5:05 PM)

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

### ROLL CALL (5:05 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; Derek Burnham, Planning Administrator; Jill Griffiths, Planning Officer; Michael Mais, Assistant City Attorney; Angie Zetterquist, Planner; Monica Der Gevorgian, Planner; Heidi Eidson, Bureau Secretary.

### FLAG SALUTE (5:05 PM)

Commissioner Smith led the flag salute.

### MINUTES (5:06 PM)

13-018PL Recommendation to receive and file the Planning Commission minutes of March 21, 2013.

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

**Yes:** 5 - Alan L. Fox, Phillip Joseph Saumur, Becky Blair, Mark Christoffels and Molly Campbell

**Abstain:** 2 - Melani Smith and Donita Van Horik

### DIRECTOR'S REPORT (5:07 PM)

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

Amy Bodek responded to queries from Chair Blair.

Chair Blair spoke.

**SWEARING OF WITNESSES (5:11 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 (5:11 PM)**

1. 13-019PL Recommendation to approve an Administrative Use Permit (AUP) to establish an administrative office and professional services for an off-site social service use in an existing non-conforming, non-residential structure located at 420 Grand Avenue within the townhouse or row house residential district (R-3-T) zone. (District 3) (Application No. 1212-14)

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

Derek Burnham, Planning Administrator, introduced Angie Zetterquist, Project Planner, who presented the staff report.

A dialogue ensued between Commissioner Campbell and Angie Zetterquist.

Vice Chair Fox spoke.

Derek Burnham responded to a query from Commissioner Van Horik.

Derek Burnham responded to a query from Commissioner Smith.

J. Peter Fajardo, representing the property owner, spoke.

J. Peter Fajardo responded to a query from Vice Chair Fox.

J. Peter Fajardo spoke.

A dialogue ensued between Commissioner Van Horik and J. Peter Fajardo.

A dialogue ensued between Commissioner Campbell and J. Peter Fajardo.

Amy Bodek, Director of Development Services, responded to a query from Commissioner Campbell.

J. Peter Fajardo responded to a query from Commissioner Saumur.

A dialogue ensued between Commissioner Smith and Derek Burnham.

Derek Burnham responded to a query from Vice Chair Fox.

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

Derek Burnham spoke.

Derek Burnham responded to a query from Commissioner Christoffels.

Michael Mais responded to a query from Vice Chair Fox.

A dialogue ensued between Commissioner Van Horik and Derek Burnham.

Michael Mais responded to a query from Commissioner Campbell.

Vice Chair Fox spoke.

Vice Chair Fox responded to a query from Commissioner Christoffels.

Michael Mais responded to a query from Vice Chair Fox.

Commissioner Van Horik spoke.

Commissioner Campbell spoke.

Michael Mais responded to a query from Vice Chair Fox.

Juan Correa, applicant, spoke.

Juan Correa responded to queries from Vice Chair Fox.

Vice Chair Fox spoke.

Gloria Calixto, property owner, responded to a query from Vice Chair Fox.

J. Peter Fajardo spoke.

A dialogue ensued between Vice Chair Fox and J. Peter Fajardo.

Ami Fisher, representing the property owner, spoke.

A dialogue ensued between Commissioner Christoffels, Ami Fisher and J. Peter Fajardo.

A dialogue ensued between Commissioner Saumur, J. Peter Fajardo and Ami Fisher.

Amy Bodek responded to a query from Commissioner Smith.

Commissioner Smith spoke.

Derek Burnham and Amy Bodek responded to a query from Commissioner Smith.

Ami Fisher responded to queries from Commissioner Smith.

Ami Fisher spoke.

Ami Fisher responded to a query from Vice Chair Fox.

Dianne Sundstrom, President of the Belmont Heights Community Association, provided public comment.

Marilyn Pane provided public comment.

Pete Marchica provided public comment.

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

Keith Peterson provided public comment.

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

Ronni Domico-Cole provided public comment.

Paul Foreman provided public comment.

Barbara Brady provided public comment.

Tom Pollock provided public comment.

Frank Goodman provided public comment.

Dave Johnson provided public comment.

Vice Chair Fox spoke.

Ami Fisher spoke.

Derek Burnham responded to a query from Commissioner Christoffels.

Michael Mais responded to a query from Commissioner Van Horik.

Derek Burnham responded to a query from Commissioner Van Horik.

Commissioner Van Horik spoke.

Commissioner Campbell spoke.

Commissioner Smith spoke.

A dialogue ensued between Commissioner Smith and Derek Burnham.

Amy Bodek responded to a query from Commissioner Smith.

Commissioner Saumur spoke.

Michael Mais responded to a query from Commissioner Saumur.

Commissioner Saumur spoke.

A dialogue ensued between Commissioner Christoffels and Derek Burnham.

Commissioner Campbell spoke.

Derek Burnham responded to comments made by Commissioner Campbell.

**A motion was made by Commissioner Christoffels, seconded by Commissioner Van Horik, to continue the item to May 2, 2013 and direct staff to come back with Findings for Approval and direct staff to meet with the applicant to define and clarify what the operation will be, also prepare additional conditions limiting the number of classes allowed per day, the number of people allowed in a class, the number of people allowed in the building at one time and for the item to come back to Planning Commission for a six month review of the Administrative Use Permit. 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

2. 13-020PL Recommendation to approve a Conditional Use Permit (CUP) request to allow a used car dealership at 2223 Long Beach Boulevard within the Long Beach Boulevard Planned Development District (PD-29) and General Plan Land Use District No. 7 (Mixed Uses). (District 6) (Application No. 1207-03)

Derek Burnham, Planning Administrator, discussed the amortization process for used car dealerships.

Monica Der Gevorgian, Project Planner, presented the staff report.

Monica Der Gevorgian responded to a query from Commissioner Van Horik.

George Rojas, applicant, spoke.

Monica Der Gevorgian responded to a query from Commissioner Christoffels.

Derek Burnham responded to a query from Commissioner Van Horik.

Derek Burnham responded to a query from Chair Blair.

Commissioner Saumur spoke.

A dialogue ensued between Commissioner Van Horik and Derek Burnham.

Monica Der Gevorgian responded to a query from Commissioner Saumur.

Monica Der Gevorgian responded to a query from Commissioner Smith.

Derek Burnham responded to a query from Commissioner Smith.

Commissioner Smith spoke.

Monica Der Gevorgian responded to a query from Commissioner Fox.

Derek Burnham responded to a query from Commissioner Fox.

Derek Burnham responded to a query from Commissioner Saumur.

Chair Blair spoke.

Derek Burnham responded to a comment made by Chair Blair.

George Rojas responded to queries from Chair Blair.

Chair Blair spoke.

Derek Burnham spoke.

**A motion was made by Commissioner Van Horik, seconded by Commissioner Saumur, 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 (7:25 PM)**

There was no public comment given.

#### **COMMENTS FROM THE PLANNING COMMISSION (7:25 PM)**

There were no comments from the Commission.

#### **ADJOURNMENT (7:25 PM)**

At 7:25 p.m., Chair Blair adjourned the meeting.

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