

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 (5:09 PM)

At 5:09 p.m., Chair Blair called the meeting to order.

ROLL CALL (5:10 PM)

[see media](#)

Commissioners Alan L. Fox, Phillip Joseph Saumur, Becky Blair and Mark

Present: Christoffels

Commissioners Melani Smith, Donita Van Horik and Molly Campbell

Absent:

Also present: Amy Bodek, Director of Development Services; Derek Burnham, Planning Administrator; Jill Griffiths, Planning Officer; Monica Der Gevorgian, Planner; Lynette Ferenczy, Planner; Mark Hungerford, Planner; Heidi Eidson, Bureau Secretary.

FLAG SALUTE (5:10 PM)

[see media](#)

Commissioner Christoffels led the flag salute.

MINUTES (5:10 PM)

[see media](#)

[see media](#)

[12-080PL](#)

Recommendation to receive and file the Planning Commission minutes of November 15, 2012.

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

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

Yes: 3 - Alan L. Fox, Phillip Joseph Saumur and Becky Blair

Abstain: 1 - Mark Christoffels

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

DIRECTOR'S REPORT (5:11 PM)

[see media](#)

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

SWEARING OF WITNESSES (5:15 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 (5:15 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, spoke.

Derek Burnham responded to a query from Chair Blair.

A motion was made by Commissioner Christoffels, seconded by Commissioner Saumur, to continue the item to December 20, 2012. The motion carried by the following vote:

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

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

REGULAR AGENDA (5:18 PM)

[see media](#)

[see media](#)

2. [12-081PL](#) Recommendation to approve a Site Plan Review for a new 3,793-square-foot Goodyear Tire Center in conjunction with a Conditional Use Permit (CUP) request to allow the operation of tire sales

with installation located at 2533 Lakewood Boulevard in the Regional Highway District (CHW) zone. (District 5) (Application No. 1209-12)

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

Derek Burnham responded to queries from Commissioner Christoffels.

Monica Der Gevorgian responded to queries from Commissioner Christoffels.

Monica Der Gevorgian responded to a query from Chair Blair.

Monica Der Gevorgian responded to queries from Commissioner Christoffels.

Derek Burnham responded to a query from Chair Blair.

Al Gossett, representing the applicant, spoke.

Al Gossett responded to queries from Commissioner Saumur.

Al Gossett responded to a query from Chair Blair.

Al Gossett responded to queries from Commissioner Saumur.

Monica Der Gevorgian responded to a query from Commissioner Fox.

Chair Blair spoke.

Derek Burnham spoke.

Amy Bodek, Director of Development Services, spoke.

Amy Bodek responded to a query from Commissioner Fox.

Commissioner Saumur spoke.

Amy Bodek responded to a query from Chair Blair.

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

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

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

STUDY SESSIONS (5:35 PM)

[see media](#)

[see media](#)

3. [12-082PL](#)

Recommendation to conduct a study session regarding the proposed senior housing project at 3215 East 3rd Street and 304 Obispo Avenue. (District 2)

Chair Blair recused herself and Vice Chair Fox presided over the item.

Derek Burnham, Planning Administrator, responded to a query from Vice Chair Fox.

Derek Burnham introduced Lynette Ferenczy, Project Planner, who presented the study session item.

Will Sipes of Thomas Safran & Associates, applicant, discussed the project.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Will Sipes.

Amy Bodek, Director of Development Services, spoke.

Will Sipes spoke.

A dialogue ensued between Commissioner Saumur and Will Sipes.

A dialogue ensued between Vice Chair Fox and Will Sipes.

Bob Ladd, ASLA, provided public comment.

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

Glenda Gable provided public comment.

Derek Burnham responded to a comment by Glenda Gable.

Will Sipes spoke.

Vice Chair Fox spoke.

Will Sipes spoke.

Derek Burnham responded to a query from Vice Chair Fox.

Derek Burnham responded to queries from Commissioner Saumur.

Will Sipes spoke.

Vice Chair Fox spoke.

[see media](#)

4. [12-083PL](#)

Recommendation to conduct a study session regarding the proposed North Village Library project at 5870 Atlantic Avenue. (District 9)

Derek Burnham, Planning Administrator, introduced the study session item.

Mark Hungerford, Project Planner, provided an overview of the project.

Rick D'Amato of LPA discussed specifics of the project.

Rick D'Amato responded to queries from Commissioner Saumur.

Derek Burnham spoke.

Rick D'Amato responded to queries from Commissioner Saumur.

Chair Blair spoke.

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

Rick D'Amato responded to queries from Commissioner Christoffels.

Laurie Angel provided public comment.

Linda Ivers provided public comment.

Rick D'Amato spoke.

Commissioner Saumur spoke.

Rick D'Amato responded to comments from Commissioner Saumur.

Rick D'Amato responded to queries from Commissioner Fox.

A dialogue ensued between Commissioner Fox and Amy Bodek.

Amy Bodek responded to queries from Commissioner Christoffels.

Amy Bodek responded to a query from Chair Blair.

Chair Blair spoke.

Commissioner Saumur spoke.

Chair Blair spoke.

PUBLIC PARTICIPATION (7:15 PM)

[see media](#)

Amy Bodek, Director of Development Services responded to a query from Linda Ivers.

Laurie Angel provided public comment.

COMMENTS FROM THE PLANNING COMMISSION (7:15 PM)

There were no comments from the Planning Commission.

ADJOURNMENT (7:15 PM)

[see media](#)

At 7:15 p.m., Chair Blair adjourned the meeting.

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