

Donita Van Horik, Chair
Alan Fox, Vice Chair



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

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:03 PM)

At 5:03 p.m., Chair Van Horik called the meeting to order.

ROLL CALL (5:04 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; Michael Mais, Assistant City Attorney; Steven Valdez, Planner; Scott Kinsey, Planner; Heidi Eidson, Bureau Secretary.

FLAG SALUTE (5:05 PM)

Commissioner Saumur led the flag salute.

MINUTES (5:05 PM)

[13-071PL](#)

Recommendation to receive and file the Planning Commission minutes of December 5, 2013.

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

Commissioner Christoffels responded to a query from Chair Van Horik.

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

Yes: 6 - Alan L. Fox, Phillip Joseph Saumur, Becky Blair, Donita Van Horik, Mark Christoffels and Molly Campbell

Absent: 1 - Melani Smith

DIRECTOR'S REPORT (5:06 PM)

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

SWEARING OF WITNESSES (5:07 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 (5:08 PM)

1. [13-074PL](#) Recommendation to find the proposed vacation of Solana Court between Anaheim Street and 14th Street and the proposed vacation of a portion of the unnamed east-west alley north of Anaheim Street between Pine Avenue and Pacific Avenue in conformance with the adopted goals and policies of the City's General Plan. (District 1) (Application No. 1309-15)

Jeff Winklepleck, Acting Planning Administrator, presented the staff report.

Jeff Winklepleck responded to queries from Commissioner Fox.

Jeff Winklepleck responded to a query from Chair Van Horik.

Chair Van Horik spoke.

Commissioner Campbell spoke.

Chair Van Horik spoke.

Commissioner Fox spoke.

A motion was made by Commissioner Campbell, seconded by Commissioner Blair, 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

[see media](#)

2. [13-072PL](#)

Recommendation to approve a Conditional Use Permit (CUP) request to allow the sale of beer and wine for off-site consumption (Type 21 license) at an existing convenience store located at 1741 E. 7th Street within the Neighborhood Commercial and Residential (CNR) zone. (District 2) (Application No. 1308-09)

Amy Bodek, Director of Development Services, spoke.

A dialogue ensued between Commissioner Fox and Amy Bodek.

A motion was made by Commissioner Smith, seconded by Commissioner Campbell, to continue the item to a date uncertain.

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

[see media](#)

3. [13-073PL](#)

Recommendation to approve a Standards Variance for a building height of 24 feet 3 inches to the midpoint of a sloped roof, with a height of 28 feet 1 inch to the top of roof ridge, and a height of 25 feet 8 inches to the top of a parapet wall/guardrail, and approve a Local Coastal Development Permit for the project, a single-family dwelling located at 334 Claremont Avenue in the R-1-S zoning district. (District 3) (Application No. 1308-14)

Jeff Winklepleck, Acting Planning Administrator, introduced Scott Kinsey, Project Planner, who presented the staff report.

Scott Kinsey responded to queries from Commissioner Christoffels.

Scott Kinsey responded to a query from Commissioner Saumur.

Scott Kinsey responded to queries from Commissioner Smith.

Jeff Winklepleck responded to queries from Chair Van Horik.

Jon Potts, applicant, spoke.

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

Jon Potts spoke.

A dialogue ensued between Commissioner Fox and Jon Potts.

Michael Kollin provided public comment.

Kathleen Brunner provided public comment.

Nancy Fuller provided public comment.

Bruce Baffert provided public comment.

Brad Pollack provided public comment.

Janet Terry provided public comment.

Jon Potts responded to comments made by the public.

Jeff Winklepleck responded to a query from Commissioner Christoffels.

A dialogue ensued between Commissioner Christoffels and Scott Kinsey.

Commissioner Saumur spoke.

Scott Kinsey responded to queries from Commissioner Campbell.

Chair Van Horik spoke.

Amy Bodek responded to a query from Chair Van Horik.

Amy Bodek spoke.

Scott Kinsey responded to a query from Amy Bodek.

Amy Bodek spoke.

Amy Bodek responded to a query from Chair Van Horik.

Chair Van Horik spoke.

Scott Kinsey responded to a query from Commissioner Blair.

Jeff Winklepleck spoke.

Commissioner Christoffels spoke.

Amy Bodek responded to comments made by Commissioner Christoffels.

Commissioner Fox spoke.

Jeff Winklepleck responded to queries from Commissioner Fox.

Commissioner Fox spoke.

Amy Bodek responded to comments made by Commissioner Fox.

Commissioner Blair spoke.

Commissioner Campbell spoke.

Scott Kinsey responded to a query from Commissioner Campbell.

Commissioner Smith spoke.

Scott Kinsey spoke.

Commissioner Smith spoke.

A dialogue ensued between Commissioner Smith and Amy Bodek.

Amy Bodek responded to a query from Commissioner Saumur.

Commissioner Saumur spoke.

Chair Van Horik spoke.

Amy Bodek responded to a query from Chair Van Horik.

Commissioner Blair spoke.

A motion was made by Commissioner Blair to approve the recommendation, but failed due to a lack of a second.

Commissioner Christoffels spoke.

A motion was made by Commissioner Christoffels, seconded by Commissioner Smith, to approve the first two variances and the Local Coastal Development Permit, with a denial of the third variance for the height of a parapet wall/guard rail.

Commissioner Christoffels responded to a query from Amy Bodek.

Michael Mais, Assistant City Attorney, responded to a query from Chair Van Horik.

Amy Bodek responded to queries from Commissioner Campbell.

Amy Bodek responded to queries from Commissioner Saumur.

Commissioner Christoffels spoke.

Michael Mais responded to queries from Commissioner Christoffels.

Amy Bodek responded to a query from Commissioner Blair.

(The Commission adjourned for a break)

(The Commission reconvened)

Jeff Winklepleck spoke.

Jon Potts spoke.

Chair Van Horik spoke.

Michael Mais responded to a query from Commissioner Christoffels.

Commissioner Christoffels responded to a query from Chair Van Horik.

Amy Bodek responded to a comment made by Commissioner Fox.

Michael Mais responded to a query from Commissioner Campbell.

Chair Van Horik spoke.

A motion was made by Commissioner Christoffels, seconded by Commissioner Smith, to approve the recommendation for the first two variance requests for building height of 24 feet 3 inches to the midpoint of a sloped roof, with a height of 28 feet 1 inch to the top of the roof ridge, and a Local Coastal Development Permit, with the applicant withdrawing the third variance request for a height of 25 feet 8 inches to the top of the parapet wall/guardrail. The motion carried by the following vote:

Yes: 5 - Melani Smith, Becky Blair, Donita Van Horik, Mark Christoffels and Molly Campbell

No: 2 - Alan L. Fox and Phillip Joseph Saumur

PUBLIC PARTICIPATION (7:08 PM)

Jina Nam provided public comment.

COMMENTS FROM THE PLANNING COMMISSION (7:10 PM)

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

Chair Van Horik spoke.

ADJOURNMENT (7:13 PM)

At 7:13 p.m., Chair Van Horik adjourned the meeting.

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