

Becky Blair, Chair  
Alan Fox, Vice Chair



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

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## FINISHED AGENDA AND MINUTES

### CALL TO ORDER (5:02 PM)

[see media](#)

At 5:02 p.m., Chair Blair called the meeting to order.

### ROLL CALL (5:02 PM)

[see media](#)

**Commissioners** Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Becky Blair  
**Present:** and Mark Christoffels

**Commissioners** Donita Van Horik  
**Absent:**

Also present: Amy Bodek, Director of Development Services; Jill Griffiths, Planning Officer; Michael Mais, Assistant City Attorney; Jeff Winklepleck, Planner; Jorge Ramirez, Planner; Steven Valdez, Planner; Heidi Eidson, Bureau Secretary.

### FLAG SALUTE (5:04 PM)

[see media](#)

Commissioner Smith led the flag salute.

### MINUTES (5:03 PM)

[see media](#)

(Item taken out of order)

[see media](#)

[12-053PL](#)

Recommendation to receive and file the Planning Commission minutes of July 19, 2012.

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

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

**Absent:** 1 - Donita Van Horik

### **DIRECTOR'S REPORT (5:05 PM)**

[see media](#)

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

Commissioner Smith spoke.

### **SWEARING OF WITNESSES (5:12 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.

### **REGULAR AGENDA (5:13 PM)**

[see media](#)

[see media](#)

1. [12-054PL](#) Recommendation to approve a Conditional Use Permit (CUP) request to allow the sale of beer, wine and distilled spirits for on-site consumption (Type 47 License) at a proposed restaurant located at 205 E. Anaheim Street in the Long Beach Boulevard Planned Development (PD-29) zone. (District 1) (Application No. 1202-10)

Jill Griffiths, Planning Officer, introduced Jorge Ramirez, Project Planner, who presented the staff report.

Franco Jasso, representing the applicant, spoke.

Danni Siv, representing the applicant, spoke.

Franco Jasso, spoke.

Franco Jasso responded to a query from Commissioner Saumur.

Danni Siv responded to a query from Commissioner Saumur.

Franco Jasso responded to a query from Chair Blair.

Samer Mawas presented public comment.

Samer Mawas responded to queries from Chair Blair.

A dialogue ensued between Samer Mawas and Commissioner Fox.

Samer Mawas responded to a query from Chair Blair.

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

Chair Blair spoke.

A dialogue ensued between Commissioner Smith and Amy Bodek.

Amy Bodek responded to a query from Commissioner Saumur.

Commissioner Saumur spoke.

Commissioner Blair spoke.

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

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

**Absent:** 1 - Donita Van Horik

2. [12-055PL](#)

Recommendation to approve a Conditional Use Permit (CUP) request to allow a financial service operation (Title Loan Company) to locate within an existing one-story commercial building located at 201 West Pacific Coast Highway in the Community Automobile-Oriented (CCA) District and the Regional Highway (CHW) District. (District 6) (Application No. 1203-06)

Jill Griffiths, Planning Officer, introduced Steven Valdez, Project Planner, who presented the staff report.

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

Amy Bodek responded to queries from Commissioner Fox.

David Carlat, representing the applicant, spoke.

Ken Waco, applicant, spoke.

Ken Waco responded to a query from Commissioner Fox.

Ken Waco responded to queries from Chair Blair.

Ken Waco responded to queries from Commissioner Saumur.

Ken Waco responded to queries from Commissioner Christoffels.

A dialogue ensued between Commissioner Smith and Ken Waco.

Ken Waco responded to a query from Chair Blair.

David Carlat spoke.

Joe Luki, consultant, spoke.

Christopher Wilson, consultant, spoke.

David Carlat responded to a query from Commissioner Fox.

Linda Mendoza, property owner, spoke.

Gary Shelton provided public comment.

Annie Greenfeld, Co-Chair of South Wrigley Neighborhood Advisory Group, provided public comment.

Sam Fortiel, Board Member of the Wrigley Association, provided public comment.

Ben Rockwell provided public comment.

Barbara Sinclair provided public comment.

Jack Smith, representing the Central Project Area Council, provided public comment.

Mauna Eichner provided public comment.

Lee Fukui provided public comment.

Kathy Parsons provided public comment.

Dan Pressburg provided public comment.

David Carlat responded to comments made by the public.

Ken Waco responded to comments made by the public.

Commissioner Fox spoke.

Commissioner Saumur spoke.

Ken Waco responded to a comment made by Commissioner Saumur.

Ken Waco responded to a query from Commissioner Christoffels.

Christopher Wilson responded to comments made by the public.

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

Commissioner Fox spoke.

Michael Mais responded to a comment made by Commissioner Fox.

Commissioner Christoffels spoke.

Commissioner Smith spoke.

Amy Bodek responded to a query from Chair Blair.

Amy Bodek and Michael Mais responded to a query from Chair Blair.

Commissioner Smith spoke.

Commissioner Fox spoke.

Chair Blair spoke.

Amy Bodek responded to a query from Commissioner Smith.

A dialogue ensued between Commissioner Fox and Amy Bodek.

A motion was made by Commissioner Fox, seconded by Commissioner Blair to approve the recommendation with a modification to Condition No. 19 to include Khmer as a posted language, a modification to Condition No. 22 to change hours of operation to 9:00 a.m to 6:00 p.m. Monday thru Friday and 9:00 a.m. to 2:00 p.m. on Saturday, and with an amendment to include a condition that no vehicles maybe stored, sold or reconditioned on the site.

The motion failed 2-3 with Commissioners Blair and Fox voting in favor

of the motion and Commissioners Christoffels, Saumur and Smith voting against the motion.

Michael Mais spoke.

A substitute motion was made by Commissioner Christoffels, seconded by Commissioner Smith, to deny the Conditional Use Permit.

Michael Mais spoke.

The motion carried 3-2 with Commissioners Christoffels, Smith and Saumur voting in favor of the motion and Commissioners Blair and Fox voting against the motion.

Amy Bodek spoke.

Michael Mais spoke.

A motion was made by Commissioner Christoffels, seconded by Commissioner Saumur, to direct staff to prepare findings to support the denial of the Conditional Use Permit and bring back to the Commission for adoption on August 16, 2012. The motion carried unanimously.

**A substitute motion was made by Commissioner Christoffels, seconded by Commissioner Smith, to deny the Conditional Use Permit. The motion carried by the following vote:**

**Yes:** 3 - Phillip Joseph Saumur, Melani Smith and Mark Christoffels

**No:** 2 - Alan L. Fox and Becky Blair

**Absent:** 1 - Donita Van Horik

#### **PUBLIC PARTICIPATION (7:25 PM)**

[see media](#)

Mauna Eichner provided public comment.

Sam Fortiel provided public comment.

Lee Fukui provided public comment.

Chair Blair spoke.

Commissioner Fox spoke.

#### **COMMENTS FROM THE PLANNING COMMISSION (7:28 PM)**

[see media](#)

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There were no comments from the Planning Commission.

**ADJOURNMENT (7:28 PM)**

At 7:28 p.m., Chair Blair adjourned the meeting.

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