

Melani Smith, Chair  
Charles Durnin, Vice-Chair



Becky Blair, Commissioner  
Alan Fox, Commissioner  
Leslie Gentile, Commissioner  
Phil Saumur, Commissioner  
Donita Van Horik, Commissioner

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## FINAL AGENDA AND DRAFT MINUTES

### CALL TO ORDER (5:08 PM)

At 5:08 p.m., Chair Smith called the meeting to order.

### ROLL CALL (5:08 PM)

**Boardmembers** Phillip Joseph Saumur, Charles Durnin, Leslie Fernald Gentile,  
**Present:** Melani Smith, Donita Van Horik and Becky Blair

**Boardmembers** Alan L. Fox  
**Absent:**

Also present: Derek Burnham, Current Planning Officer; Jill Griffiths, Advance Planning Officer; Michael Mais, Assistant City Attorney; Jeff Winklepleck, Project Planner; Monica Der Gevorgian, Project Planner; Heidi Eidson, Planning Bureau Secretary.

### FLAG SALUTE (5:08 PM)

Commissioner Van Horik led the flag salute.

### MINUTES (5:09 PM)

10-042PL Recommendation to receive and file the Planning Commission minutes of July 15, 2010.

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

**Yes:** 5 - Phillip Joseph Saumur, Charles Durnin, Leslie Fernald Gentile, Melani Smith and Becky Blair

**Abstain:** 1 - Donita Van Horik

**Absent:** 1 - Alan L. Fox

**DIRECTOR'S REPORT (5:10 PM)**

Derek Burnham, Current Planning Officer, provided the Director's report.

Chair Smith spoke.

**PUBLIC PARTICIPATION (5:11 PM)**

There was no public comment given at this time.

**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.

**CONSENT CALENDAR (5:12 PM)**

1. 10-043PL Recommendation to adopt revised Classification of Use findings for 3400 Locust Avenue (off-site Cabe Toyota sign).(District 8) (Application No. 0901-06)

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

**Yes:** 6 - Phillip Joseph Saumur, Charles Dumin, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

**Absent:** 1 - Alan L. Fox

**CONTINUED ITEMS (5:15 PM)**

2. 10-038PL Recommendation to approve a Conditional Use Permit to allow the sale of beer and wine for off-site consumption (Type 20 License) at a 7-Eleven convenience store located at 2001 E. South Street within the Commercial Regional Highway zone. (District 9) (Application No. 1001-07)

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

Derek Burnham responded to a query from Commissioner Blair.

Derek Burnham responded to a query from Commissioner Saumur.

Arlene Huang, representing the applicant, spoke.

Arlene Huang responded to a query from Commissioner Saumur.

A dialogue ensued between Commissioner Saumur and Hersel Mikhail, property owner.

Arlene Huang responded to a query from Commissioner Van Horik.

Arlene Huang responded to a query from Commissioner Blair.

Tila To provided public comment.

Tila To responded to a query from Commissioner Blair.

Hoo Tang provided public comment.

Chair Smith swore in a late arriving member of the public who wished to provide testimony.

Jacqueline Owens provided public comment.

Jennifer Choi provided public comment.

Sherrie Olson, representing the applicant, spoke.

Sherrie Olson responded to a query from Commissioner Gentile.

Derek Burnham responded to a query from Commissioner Van Horik.

Christina Reeder, representing the applicant, spoke.

Commissioner Saumur spoke.

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

Commissioner Durnin spoke.

Commissioner Van Horik spoke.

Commissioner Blair spoke.

Chair Smith spoke.

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

**Yes:** 5 - Charles Durnin, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

**No:** 1 - Phillip Joseph Saumur

**Absent:** 1 - Alan L. Fox

**REGULAR AGENDA (6:05 PM)**

3. 10-041PL Recommendation to certify a Negative Declaration of Environmental Impact; recommend approval of a General Plan Amendment from Single Family (LUD#1) to Open Space and Park District (LUD#11) and a Zone Change from Institutional (I) to Park (P) and approve a Site Plan Review to allow construction of a 3.3-acre neighborhood park at 4951 Oregon Avenue. (District 8) (Application No. 1002-28)

Chair Smith and Commissioner Gentile recused themselves from the item.

Derek Burnham, Current Planning Officer, introduced Jeff Winklepleck, Project Planner, who presented the staff report.

Jeff Winklepleck responded to a query from Commissioner Blair.

Commissioner Van Horik spoke.

Jeff Winklepleck responded to queries from Vice Chair Durnin.

A dialogue ensued between Vice Chair Durnin, George Gentner, representing the applicant, and Jeff Winklepleck.

Commissioner Van Horik spoke.

George Gentner responded to comments from Commissioner Van Horik.

Commissioner Saumur spoke.

Commissioner Blair spoke.

Commissioner Saumur responded to comments from Commissioner Blair.

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

- Yes:** 4 - Phillip Joseph Saumur, Charles Durnin, Donita Van Horik and Becky Blair
- Abstain:** 2 - Leslie Fernald Gentile and Melani Smith
- Absent:** 1 - Alan L. Fox

**COMMENTS FROM THE PLANNING COMMISSION (6:28 PM)**

Derek Burnham, Current Planning Officer, responded to a query from Commissioner Van Horik.

Derek Burnham spoke.

**ADJOURNMENT (6:30 PM)**

At 6:30 p.m., Vice Chair Durnin adjourned the meeting.

**NEXT REGULAR MEETING:** August 19, 2010 - 5:00 p.m.

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