

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 (5:11 PM)

At 5:11 p.m., Chair Smith called the meeting to order.

### ROLL CALL (5:12 PM)

**Boardmembers** Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Melani  
**Present:** Smith, Becky Blair and Leslie Fernald Gentile

**Boardmembers** Donita Van Horik  
**Absent:**

Also present: Reginald Harrison, Interim Director of Development Services; Derek Burnham, Current Planning Officer; Jill Griffiths, Advance Planning Officer; Michael Mais, Assistant City Attorney; Ira Brown, Project Planner; Monica Der Gevorgian, Project Planner; Steven Valdez, Project Planner; Heidi Eidson, Planning Bureau Secretary.

### FLAG SALUTE (5:12 PM)

Commissioner Gentile led the flag salute.

### DIRECTOR'S REPORT (5:12 PM)

Reginald Harrison, Interim Director of Development Services, provided the Director's Report.

### PUBLIC PARTICIPATION (5:15 PM)

There was no public comment given at this time.

### SWEARING OF WITNESSES (5:15 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 (5:16 PM)**

1. 10-040PL Recommendation to recommend that City Council adopt a resolution certifying the Local Development Report and its conformance with the Congestion Management Program. (Citywide)

Ira Brown, Project Planner, presented the staff report.

Ira Brown responded to queries from Commissioner Saumur.

Ira Brown responded to a query from Chair Smith.

Reginald Harrison, Interim Director of Development Services, spoke.

Chair Smith spoke.

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

**Yes:** 6 - Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Melani Smith, Becky Blair and Leslie Fernald Gentile

**Absent:** 1 - Donita Van Horik

2. 10-037PL Recommendation to approve a Conditional Use Permit to allow the sale of beer and wine for off-site consumption (Type 20 License) at an existing Walgreen's located at 3570 Atlantic Avenue within the Community Commercial Automobile-Oriented zone. (District 7) (Application No. 1002-11)

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

Monica Der Gevorgian and Derek Burnham responded to a query from Commissioner Saumur.

Derek Burnham responded to a query from Commissioner Durnin.

Matt Dzurec, applicant's representative, spoke.

Commissioner Fox spoke.

Chair Smith spoke.

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

**Yes:** 6 - Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Melani Smith, Becky Blair and Leslie Fernald Gentile

**Absent:** 1 - Donita Van Horik

3. 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 Fox.

Derek Burnham responded to queries from Chair Smith.

Derek Burnham responded to a query from Commissioner Saumur.

Monica Der Gevorgian and Derek Burnham responded to a query from Chair Smith.

Chair Smith swore in a late arriving applicant to provide testimony.

Arlene Huang, applicant's representative, responded to a query from Commissioner Saumur.

Chair Smith swore in a late arriving member of the public.

Tila To provided public comment.

Jennifer Choi provided public comment.

Jennifer Choi responded to a query from Commissioner Durnin.

Jennifer Choi responded to a query from Commissioner Fox.

Tilo To and Jennifer Choi responded to a query from Commissioner Saumur.

Arlene Huang responded to public comment.

A dialogue ensued between Commissioner Gentile, Arlene Huang and Derek Burnham.

Tila To provided public comment.

Derek Burnham responded to a query from Commissioner Blair.

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

Commissioner Saumur spoke.

Commissioner Fox spoke.

Chair Smith spoke.

Derek Burnham responded to a query from Chair Smith.

Derek Burnham responded to comments from Commissioner Blair.

Commissioner Saumur spoke.

Commissioner Fox spoke.

**A motion was made by Commissioner Saumur, seconded by Commissioner Durnin, to continue the item to the meeting of August 5, 2010 to allow staff time to bring back information about the proximity of other alcohol licenses in the census tract. The motion carried by the following vote:**

**Yes:** 5 - Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Melani Smith and Leslie Fernald Gentile

**No:** 1 - Becky Blair

**Absent:** 1 - Donita Van Horik

4. 10-039PL Recommendation to approve a Conditional Use Permit for the construction of a 756-square-foot attached self-service automated car wash and accessory equipment room at an existing gas station and mini-market located at 1965 E. Artesia Boulevard within the CCA (Community Commercial Automobile-Oriented) zone. (District 9) (Application No. 0912-12)

(Commissioner Gentile left the meeting early.)

Reginald Harrison, Interim Director of Development Services, introduced Steven Valdez, Project Planner, who presented the staff report.

Steven Valdez responded to a query from Commissioner Fox.

Steven Valdez responded to queries from Commissioner Saumur.

Chair Smith spoke.

Derek Burnham responded to a query from Commissioner Durnin.

Ahmad Ghaderi, Project Architect, responded to a query from Commissioner Durnin.

Ahmad Ghaderi responded to a query from Commissioner Saumur.

Ahmad Ghaderi spoke.

A dialogue ensued between Ahmad Ghaderi and Chair Smith.

Commissioner Fox spoke.

Chair Smith spoke.

Commissioner Saumur spoke.

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

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

**Excused:** 1 - Leslie Fernald Gentile

**Absent:** 1 - Donita Van Horik

#### **COMMENTS FROM THE PLANNING COMMISSION (6:45 PM)**

There were no comments from the Planning Commission.

#### **ADJOURNMENT (6:45 PM)**

At 6:45 p.m., Chair Smith adjourned the meeting.

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

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