

Charles Durnin, Chair  
Donita Van Horik, Vice-Chair



Becky Blair, Commissioner  
Alan Fox, Commissioner  
Leslie Gentile, Commissioner  
Phil Saumur, Commissioner  
Melani Smith, Commissioner

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## FINAL AGENDA AND MINUTES

### CALL TO ORDER (5:06 PM)

[see media](#)

At 5:06 p.m., Chair Durnin called the meeting to order.

### ROLL CALL (5:06 PM)

[see media](#)

**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: Amy Bodek, Director of Development Services; Derek Burnham, Planning Administrator; Jill Griffiths, Planning Officer; Michael Mais, Assistant City Attorney; Scott Kinsey, Planner; Craig Chalfant, Planner; Heidi Eidson, Bureau Secretary.

### FLAG SALUTE (5:06 PM)

[see media](#)

Commissioner Smith led the flag salute.

### MINUTES (5:07 PM)

[see media](#)

[see media](#)

[11-012PL](#)

Recommendation to receive and file the Planning Commission minutes of March 17, 2011.

**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, Charles Durnin, Melani Smith, Donita Van Horik and Becky Blair

**Abstain:** 1 - Leslie Fernald Gentile

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

### **DIRECTOR'S REPORT (5:07 PM)**

[see media](#)

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

### **SWEARING OF WITNESSES (5:10 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.

### **CONSENT CALENDAR (5:10 PM)**

[see media](#)

[see media](#)

1. [11-015PL](#) Recommendation to adopt revised findings for a Conditional Use Permit for alcohol sales at 5400 Cherry Avenue. (District 8) (Application No. 1002-12)

Derek Burnham, Planning Administrator, spoke.

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

**Yes:** 5 - Phillip Joseph Saumur, Charles Durnin, Melani Smith, Donita Van Horik and Becky Blair

**Abstain:** 1 - Leslie Fernald Gentile

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

### **REGULAR AGENDA (5:11 PM)**

[see media](#)

[see media](#)

2. [11-013PL](#) Recommendation to Certify Mitigated Negative Declaration ND 09-08 and approve Site Plan Review for conversion of the closed theater space from the AMC Pine 16 movie theaters into 69 residential units, located at

250-270 Pacific Avenue within the Downtown Planned Development District (PD-30). (District 2) (Application No. 0706-16)

Commissioner Blair recused herself from the item.

Derek Burnham, Planning Administrator, introduced Scott Kinsey, Project Planner, who presented the staff report.

Scott Kinsey responded to a query from Commissioner Gentile.

Derek Burnham responded to a query from Commissioner Van Horik.

Derek Burnham responded to a query from Commissioner Smith.

Mike Murchison, representing the applicant, spoke.

Carlos Losada, Project Manager, spoke.

Mike Murchison spoke.

Carlos Losada spoke.

Mike Murchison spoke.

Carlos Losada spoke.

Mike Murchison spoke.

Manuel Funes, Project Architect, spoke.

Mike Murchison spoke.

A dialogue ensued between Commissioner Gentile, Carlos Losada, Mike Murchison, and Manuel Funes.

Carlos Losada and Manuel Funes responded to queries from Commissioner Saumur.

Mike Murchison, Carlos Losada, and Manuel Funes responded to queries from Commissioner Van Horik.

Armando Delgado, applicant's representative, responded to queries from Commissioner Smith.

Wendy Blum, 250 Pacific Avenue, provided public comment.

Amy Bodek, Director of Development Services, responded to a query from Wendy Blum.

Mike Dunphy, Domo Properties, 401 Pine Avenue, provided public comment.

Tiara Simmons, 250 Pacific Avenue, provided public comment.

Ron Hodges, owner of Shannon's, 209 Pine Avenue, provided public comment.

Bob Ladd, 555 Maine Avenue, provided public comment.

Diego Lopez, 250 Pacific Avenue, provided public comment.

Joanne Garnica, 250 Pacific Avenue, provided public comment.

Jessica Coleman, 657 Loma Avenue, provided public comment.

Gail Godanna, 250 Pacific Avenue, provided public comment.

Becky Benholm, owner of Johnny Rockets, 245 Pine Avenue, provided public comment.

Eric Bryant, 1335 Appleton, provided public comment.

Scott Kinsey and Derek Burnham responded to a query from Commissioner Van Horik.

Scott Kinsey responded to a query from Commissioner Saumur.

Commissioner Van Horik spoke.

Commissioner Smith spoke.

Mike Murchison responded to a query from Commissioner Smith.

Commissioner Smith spoke.

A dialogue ensued between Commissioner Gentile and Derek Burnham.

Commissioner Saumur spoke.

Commissioner Saumur responded to a query from Commissioner Smith.

Derek Burnham responded to a query from Commissioner Van Horik.

Commissioner Gentile spoke.

A dialogue ensued between Commissioner Gentile, Derek Burnham, and Amy Bodek.

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

**Yes:** 5 - Phillip Joseph Saumur, Charles Durnin, Leslie Fernald Gentile, Melani Smith and Donita Van Horik

**Abstain:** 1 - Becky Blair

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

[see media](#)

3. [11-007PL](#)

Recommendation to receive and file the proposed zoning amendments related to the City's regulation of wireless telecommunications facilities; and recommend approval of proposed zoning amendments to the City Council. (Citywide) (Application No. 1004-27)

Derek Burnham, Planning Administrator, introduced Scott Kinsey, Project Planner, who presented the staff report.

Michael Mais, Assistant City Attorney, spoke.

Scott Kinsey responded to queries from Commissioner Saumur.

Paul O'Boyle, 13269 Deer Canyon Place, representing Next G Networks, provided public comment.

**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, Charles Durnin, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

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

[see media](#)

4. [11-014PL](#)

Recommendation to approve amendments to the Planning Commission bylaws.

(Item taken out of order - moved to the end of the agenda)

Chair Durnin spoke.

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

**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 Durnin, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

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

### **STUDY SESSION (6:55 PM)**

[see media](#)

[see media](#)

[11-016PL](#)

Recommendation to conduct a study session regarding the development at 2nd Street and Pacific Coast Highway.

Commissioner Blair recused herself from the item.

Derek Burnham, Planning Administrator, introduced Craig Chalfant, Project Planner, who presented the study session.

David Malmuth, Project Developer, spoke.

Alan Pullman, Architect, spoke.

Frank Clemente, Design Partner, spoke.

David Malmuth spoke.

Dave Roseman, City Traffic Engineer, introduced Rich Barretto, Consultant, who responded to queries from Chair Durnin.

Rich Barretto responded to queries from Commissioner Van Horik.

Dave Roseman responded to queries from Commissioner Van Horik.

A dialogue ensued between Chair Durnin, Rich Barretto and Dave Roseman.

Rich Barretto and Dave Roseman responded to queries from Commissioner Smith.

Joe Sopo, address on file, provided public comment.

Toddy White, 8211 North Marina Pacifica Drive, provided public comment.

Bill Thomas, 620 Winslow, provided public comment.

Janine Braun, 1833 E. Hackett, provided public comment.

Andrew Wang, no address given, provided public comment.

Ken Crock, 1005 Crest View Avenue, Seal Beach, provided public comment.

Joan Lyon, no address given, provided public comment.

David Hine, 5802 E. Rogene Street, provided public comment.

Larry Goodhue, address on file, provided public comment.

Tom Haslit, 4656 Fir Avenue, provided public comment.

Rich Ornstien, 6218 Cordova Court, provided public comment.

Dorothy Kistler, 169 Granada, provided public comment.

Richard Roth, 56 Sicillian Walk, provided public comment.

Pat Towner, address on file, provided public comment.

Phil Jones, 6209 Cordova Court, provided public comment.

Susan Hill, no address given, provided public comment.

Curtis Kaiser, no address given, provided public comment.

Jeanine Pearce, 768 Orizaba, provided public comment.

Elizabeth Lamb, address on file, Executive Director of Los Cerritos Wetlands Land Trust, provided public comment.

Alan Songer, no address given, provided public comment.

Chris Gensco, 5301 Marina Pacifica Drive, provided public comment.

Diane Sundstrom, 4507 E. Barker Way, President of the Belmont Heights Community Association, provided public comment.

Dave Robertson, 331 Linares, provided public comment.

Mary Sully, 331 Linares Avenue, provided public comment.

Robert Fisk, 3571 Cordner Avenue, provided public comment.

Steve Carlson, 6216 Cordova Court, provided public comment.

Tom Marchese, address on file, provided public comment.

Ben Henry, 357 Mira Mar, provided public comment.

Fred Delasanti, no address given, provided public comment.

Sandy Van Horne, address on file, provided public comment.

Eric Bryant, 1335 Appleton, provided public comment.

Randy Sarver, 5966 Appian Way, provided public comment.

Josh Lowenthal, 327 Carroll Park East, provided public comment.

Jeff Miller, no address given, provided public comment.

Larry Triesch, no address given, provided public comment.

Melinda Cotton, address on file, provided public comment.

Chair Durnin spoke.

Derek Burnham spoke.

A dialogue ensued between Commissioner Van Horik and David Malmuth.

A dialogue ensued between Commissioner Smith and David Malmuth.

Chair Durnin spoke.

**PUBLIC PARTICIPATION (9:27 PM)**

[see media](#)

There was no public comment given.



**COMMENTS FROM THE PLANNING COMMISSION (9:27 PM)**

There were no comments from the Planning Commission.

**ADJOURNMENT (9:27 PM)**

At 9:27 p.m., Chair Durnin adjourned the meeting.

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