

Becky Blair, Chair
Alan Fox, Vice Chair



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

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:01 PM)

At 5:01 p.m., Chair Blair called the meeting to order.

ROLL CALL (5:01 PM)

[see media](#)

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

Also present: Derek Burnham, Planning Administrator; Michael Mais, Assistant City Attorney; Steve Gerhardt, Planner; Scott Kinsey, Planner; Heidi Eidson, Bureau Secretary.

FLAG SALUTE (5:02 PM)

[see media](#)

Commissioner Campbell led the flag salute.

MINUTES (5:05 PM)

[see media](#)

(Item taken out of order)

[see media](#)

[12-062PL](#)

Recommendation to receive and file the Planning Commission minutes of August 16, 2012.

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

Yes: 5 - Phillip Joseph Saumur, Melani Smith, Donita Van Horik, Becky Blair and Mark Christoffels

Abstain: 2 - Alan L. Fox and Molly Campbell

DIRECTOR'S REPORT (5:03 PM)

[see media](#)

(Item taken out of order)

Derek Burnham, Planning Administrator, introduced new Planning Commissioner, Molly Campbell.

Chair Blair spoke.

Commissioner Campbell spoke.

SWEARING OF WITNESSES (5:05 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.

CONTINUED ITEM (5:05 PM)

[see media](#)

[see media](#)

1. [12-051PL](#) Recommendation to approve a request for a Standards Variance and a Local Coastal Development Permit to reconstruct a single-family residence at 213 Roswell Avenue. (District 3) (Application No. 1205-12)

Derek Burnham, Planning Administrator, introduced Steve Gerhardt, Planner, who presented the staff report.

A dialogue ensued between Commissioner Van Horik and Steve Gerhardt.

Steve Gerhardt responded to a query from Commissioner Saumur.

Derek Burnham responded to a query from Commissioner Christoffels.

Diego Perone, representing the applicant, spoke.

Marilyn Posca, applicant, spoke.

Diane Sundstrom, President of the Belmont Heights Community Association, provided public comment.

Derek Burnham responded to a query from Chair Blair.

John Friese provided public comment.

Donald Cook provided public comment.

Ron Herbst provided public comment.

Pat Doyle provided public comment.

David McCaughy provided public comment.

Bruce Peterson provided public comment.

Mary Lou Cook provided public comment.

Derek Burnham responded to a query from Commissioner Van Horik.

Derek Burnham responded to a query from Commissioner Campbell.

Steve Gerhardt responded to queries from Commissioner Saumur.

Derek Burnham responded to queries from Commissioner Christoffels.

Mariano Posca responded to queries from Commissioner Van Horik.

Derek Burnham responded to a query from Chair Blair.

Mariano Posca responded to a query from Commissioner Saumur.

Steve Gerhardt responded to a query from Commissioner Christoffels.

Marilyn Posca spoke.

Commissioner Van Horik spoke.

Commissioner Fox spoke.

Commissioner Campbell spoke.

Commissioner Saumur spoke.

Commissioner Smith spoke.

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

Yes: 5 - Alan L. Fox, Donita Van Horik, Becky Blair, Mark Christoffels and Molly Campbell

No: 2 - Phillip Joseph Saumur and Melani Smith

REGULAR AGENDA (6:05 PM)

[see media](#)

[see media](#)

2. [12-063PL](#)

Recommendation to approve a Standards Variance request for a building height of 24 feet, 9 inches to the midpoint of a sloped roof, and a height of 25 feet, 10 inches to the top of a parapet wall, instead of not more than 24 feet for both, and approve a Local Coastal Development Permit for the project, a single-family dwelling located at 332 Claremont Avenue in the R-1-S zoning district. (District 3) (Application No. 1206-04A)

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

Scott Kinsey responded to a query from Commissioner Saumur.

Phil Bennett, Architect, spoke.

Mr. and Mrs. Mark Michaels, property owners, spoke and showed a power point presentation.

Mark Michaels responded to a query from Commissioner Fox.

The Michaels responded to queries from Commissioner Van Horik.

Phil Bennett responded to a query from Commissioner Saumur.

Mark Michaels spoke.

Derek Burnham spoke.

Mike Coughlin provided public comment.

Phil Bennett spoke.

A dialogue ensued between Commissioner Christoffels and Derek Burnham.

Derek Burnham spoke.

Derek Burnham responded to queries from Commissioner Saumur.

Derek Burnham responded to a query from Commissioner Van Horik.

Commissioner Fox spoke.

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

STUDY SESSION (6:44 PM)

[see media](#)

[see media](#)

[12-064PL](#)

Recommendation to conduct a study session to discuss the Zoning Code Amendments Omnibus.

Derek Burnham, Planning Administrator, introduced the study session item.

Scott Kinsey, Project Planner, presented the study session item.

Derek Burnham spoke.

Commissioner Saumur spoke.

A dialogue ensued between Commissioner Van Horik and Derek Burnham.

Commissioner Smith spoke.

Derek Burnham responded to comments made by Commissioner Smith.

Commissioner Smith spoke.

Commissioner Christoffels spoke.

Commissioner Campbell spoke.

Chair Blair spoke.

A dialogue ensued between Chair Blair and Derek Burnham.

Derek Burnham responded to a query from Commissioner Van Horik.

Commissioner Saumur spoke.

Derek Burnham responded to a comment made by Commissioner Saumur.

Maureen Neely provided public comment.

Chair Blair spoke.

PUBLIC PARTICIPATION (7:20 PM)

[see media](#)

There was no public comment given.

COMMENTS FROM THE PLANNING COMMISSION (7:20 PM)

[see media](#)

Commissioner Saumur spoke.

Maureen Neely responded to a query from Commissioner Saumur.

Derek Burnham responded to a query from Chair Blair.

A dialogue ensued between Chair Blair and Derek Burnham.

ADJOURNMENT (7:26 PM)

[see media](#)

At 7:26 p.m., Chair Blair adjourned the meeting.

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