

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 (5:03 PM)

[see media](#)

At 5:03 p.m., Chair Blair called the meeting to order.

ROLL CALL (5:03 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: Amy Bodek, Director of Development Services; Derek Burnham, Planning Administrator; Jill Griffiths, Planning Officer; Michael Mais, Deputy City Attorney; Steven Valdez, Planner; Scott Kinsey, Planner; Mark Hungerford, Planner; Heidi Eidson, Bureau Secretary.

FLAG SALUTE (5:04 PM)

[see media](#)

Commissioner Smith led the flag salute.

MINUTES (5:05 PM)

[see media](#)

[see media](#)

[12-065PL](#)

Recommendation to receive and file the Planning Commission minutes of September 6, 2012.

A motion was made by Smith, seconded by 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

DIRECTOR'S REPORT (5:05 PM)

[see media](#)

Derek Burnham, Planning Administrator, spoke.

Chair Blair spoke.

SWEARING OF WITNESSES (5:06 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 (5:06 PM)

[see media](#)

[see media](#)

1. [12-060PL](#) Recommendation to: 1) Adopt findings for denial of 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) and the Regional Highway (CHW) zoning districts; or 2) Adopt findings for approval of a Conditional Use Permit (CUP) request to allow a financial service operation (Title Loan Company) to locate within a one-story commercial building at 201 West Pacific Coast Highway in the Community Automobile-Oriented (CCA) and Regional Highway (CHW) zoning districts. (District 6) (Application No. 1203-06)

Michael Mais, Assistant City Attorney, spoke.

David Carlat, representing the applicant, spoke.

Michael Mais responded to a query from Chair Blair.

Jack Smith, representing CPAC, provided public comment.

Michael Mais responded to a remark from Jack Smith.

Jack Smith spoke.

Lisa Wibroe provided public comment.

Lee Fukui provided public comment.

Chair Blair spoke.

Barbara Sinclair provided public comment.

Commissioner Fox spoke.

Michael Mais responded to a query from Chair Blair.

Commissioner Fox responded to a query from Chair Blair.

A dialogue ensued between Commissioner Van Horik and Michael Mais.

Commissioner Van Horik spoke.

A dialogue ensued between Chair Blair and Michael Mais.

Chair Blair spoke.

Michael Mais spoke.

Commissioner Van Horik spoke.

Michael Mais responded to a query from Commissioner Campbell.

Commissioner Campbell recused herself from the item.

Commissioner Fox spoke.

Amy Bodek, Director of Development Services, spoke.

Derek Burnham, Planning Administrator, spoke.

Commissioner Van Horik affirmed that she had watched the video of the August 2nd Planning Commission meeting.

Derek Burnham, Planning Administrator, presented the staff report.

A dialogue ensued between Chair Blair and Amy Bodek.

Steven Valdez, Project Planner, presented the staff report.

Amy Bodek responded to a query from Commissioner Van Horik.

Derek Burnham responded to a query from Chair Blair.

David Carlat spoke.

Jack Smith, representing CPAC, provided public comment.

Lee Fukui provided public comment.

Michael Mais responded to a query from Chair Blair.

Mauna Eichner provided public comment.

Colleen McDonald, President of the Wrigley Association, provided public comment.

Lisa Wibroe provided public comment.

John Deats provided public comment.

Barbara Sinclair provided public comment.

Linda Mendoza, representing the property owner, spoke.

David Carlat spoke.

Michael Mais spoke.

Derek Burnham responded to a query from Commissioner Smith.

Commissioner Saumur spoke.

Amy Bodek responded to queries from Commissioner Saumur.

Commissioner Christoffels spoke.

Michael Mais responded to a query from Chair Blair.

Commissioner Smith spoke.

Commissioner Fox spoke.

Michael Mais restated the motion.

Michael Mais spoke.

Michael Mais responded to queries from Commissioner Christoffels.

Chair Blair spoke.

Commissioner Van Horik spoke.

Chair Blair spoke.

A motion was made by Commissioner Smith, seconded by Commissioner Christoffels, to approve the recommendation to adopt findings for denial of a Conditional Use Permit. The motion failed by the following vote:

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

No: 3 - Alan L. Fox, Donita Van Horik and Becky Blair

Excused: 1 - Molly Campbell

REGULAR AGENDA (6:25 PM)

[see media](#)

[see media](#)

2. [12-066PL](#) Recommendation to approve a Conditional Use Permit request for the establishment of a new wireless telecommunications facility on the rooftop of a four-story apartment building located at 4205 East Anaheim Street in the CCN zoning district. (District 4) (Application No. 1111-02)

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

Scott Kinsey responded to a query from Commissioner Christoffels.

Tim Miller, representing the applicant, spoke.

Tim Miller responded to a query from Commissioner Smith.

Yolanda Verrecchia, President of the Recreation Park Neighborhood Coalition, provided public comment.

Patricia Blomgren provided public comment.

Kirt Ramirez provided public comment.

Tim Miller responded to comments made by the public.

Tim Miller responded to a query from Chair Blair.

A dialogue ensued between Commissioner Christoffels and Derek Burnham.

Scott Kinsey responded to a query from Commissioner Fox.

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

Scott Kinsey responded to queries from Commissioner Christoffels.

Commissioner Smith 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

[see media](#)

3. [12-067PL](#)

Recommendation to approve a Standards Variance re-establishing nonconforming density rights related to the rebuild of a demolished single-family home and deny a Standards Variance request for the rebuild to exceed the allowable height limit of 25 feet measured from grade at 237 Roycroft Avenue. (District 3) (Application No. 1207-12)

Amy Bodek, Director of Development Services, recused herself from the item.

Derek Burnham, Planning Administrator, introduced Mark Hungerford, Project Planner, who presented the staff report.

Dale Ramezani, applicant, spoke.

John Fries provided public comment.

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

Gordana Kajer provided public comment.

Todd Hawke provided public comment.

Gordon Byles provided public comment.

Lois Byles provided public comment.

Tobi Castillo provided public comment.

Dale Ramezani spoke.

Sam Ramezani, applicant, responded to a query from Commissioner

Saumur.

A dialogue ensued between Commissioner Fox and Dale and Sam Ramezani.

Derek Burnham spoke.

A dialogue ensued between Commissioner Van Horik and Derek Burnham.

Derek Burnham responded to a query from Commissioner Fox.

Commissioner Fox spoke.

Commissioner Saumur spoke.

Derek Burnham responded to a query from Commissioner Saumur.

Commissioner Van Horik spoke.

Commissioner Fox spoke.

Derek Burnham responded to queries from Commissioner Christoffels.

Commissioner Smith spoke.

Commissioner Campbell spoke.

Chair Blair spoke.

A dialogue ensued between Commissioner Christoffels and Michael Mais.

Commissioner Saumur spoke.

Chair Blair spoke.

Derek Burnham 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: 6 - Alan L. Fox, Phillip Joseph Saumur, Donita Van Horik, Becky Blair, Mark Christoffels and Molly Campbell

No: 1 - Melani Smith

PUBLIC PARTICIPATION (7:50 PM)

[see media](#)

Bob Ladd, ASLA, provided public comment.

COMMENTS FROM THE PLANNING COMMISSION (7:53 PM)

[see media](#)

Derek Burnham responded to a request from Chair Blair.

Derek Burnham responded to queries from Chair Blair.

ADJOURNMENT (7:55 PM)

[see media](#)

At 7:55 p.m., Chair Blair adjourned the meeting.

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