

Becky Blair, Chair
Alan Fox, Vice Chair



Leslie Gentile, Commissioner
Phil Saumur, Commissioner
Melani Smith, Commissioner
Donita Van Horik, Commissioner

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:00 PM)

At 5:00 p.m., Chair Blair called the meeting to order.

ROLL CALL (5:00 PM)

Commissioners Leslie Fernald Gentile, Phillip Joseph Saumur, Melani Smith,
Present: Donita Van Horik and Becky Blair

Commissioners Alan L. Fox
Absent:

Also present: Amy Bodek, Director of Development Services; Derek Burnham, Planning Administrator; Amy Webber, Deputy City Attorney; Cuentin Jackson, Planner; Steve Gerhardt, Planner; Jorge Ramirez, Planner; and Wendy Andersen, Bureau Secretary.

FLAG SALUTE (5:01 PM)

Commissioner Smith led the flag salute.

MINUTES (5:02 PM)

[see media](#)

[12-034PL](#)

Recommendation to receive and file the Planning Commission minutes of May 3, 2012.

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

Absent: 1 - Alan L. Fox

DIRECTOR'S REPORT (5:02 PM)

Derek Burnham, Planning Administrator, presented the Director's Report.

SWEARING OF WITNESSES (5:03 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.

REGULAR AGENDA (5:04 PM)

[see media](#)

1. [12-038PL](#) Recommendation to recommend City Council approve a General Plan Amendment to change the land use designation from Open Space & Parks (LUD 11) to Mixed Use (LUD 7), for a 25-acre parcel located at 3860 N. Lakewood Boulevard in the Douglas Aircraft Planned Development District (PD-19). (District 5) (Application No. 1203-02)

Derek Burnham, Planning Administrator, introduced Cuentin Jackson, Project Planner, who presented the staff report.

Stephane Wandel, applicant's representative, spoke.

Stephane Wandel responded to a query from Chair Blair.

Derek Burnham responded to a query from Commissioner Smith.

Derek Burnham responded to a query from Commissioner Van Horik.

Derek Burnham responded to a query from Chair Blair.

Derek Burnham responded to a query from Commissioner Smith.

Derek Burnham responded to a query from Commissioner Van Horik.

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

Yes: 5 - Phillip Joseph Saumur, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

Absent: 1 - Alan L. Fox

[see media](#)

2. [12-039PL](#) Recommendation to concur with the Planning Administrator's Classification of Use determination, and receive and file for final action

as follows: find that trucking and general warehousing uses as referenced in the Douglas Aircraft Planned Development (PD-19) District be defined according to the Interpretation of Ordinance. (District 5) (Application No. 1203-30)

Derek Burnham, Planning Administrator, introduced Cuentin Jackson, Project Planner, who presented the staff report.

Derek Burnham responded to a query from Chair Blair.

Derek Burnham responded to a query from Commissioner Smith.

Derek Burnham responded to a query from Chair Blair.

A dialogue ensued between Commissioner Van Horik and Derek Burnham.

Chair Blair spoke.

Derek Burnham responded to queries from Commissioner Saumur.

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

Absent: 1 - Alan L. Fox

[see media](#)

3. [12-035PL](#)

Recommendation to approve a Conditional Use Permit request to allow the operation of a pet boarding and day care facility within an existing industrial warehouse located at 1321 W. 17th Street in the IG zoning district. (District 1) (Application No. 1203-19)

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

Shawnte Marquez, applicant, spoke.

Shawnte Marquez responded to a query from Commissioner Van Horik.

Shawnte Marquez responded to queries from Commissioner Saumur.

Derek Burnham responded to queries from Commissioner Saumur.

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

Yes: 5 - Phillip Joseph Saumur, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

Absent: 1 - Alan L. Fox

[see media](#)

4. [12-036PL](#)

Recommendation to adopt findings for denial for a Conditional Use Permit request to allow the sale of beer and wine for off-site consumption (Type 20 License), at an existing convenience store located at 1821 Martin Luther King Junior Avenue within the Single-Family Residential (R-1-N) zone. (District 6) (Application No. 1203-09)

Derek Burnham, Planning Administrator, introduced Jorge Ramirez, Project Planner, who presented the staff report.

A dialogue ensued between Commissioner Gentile, Paline Soth, applicant, and Derek Burnham.

Derek Burnham and Paline Soth responded to queries from Commissioner Saumur.

Michael Baker provided public comment.

Tina Wiley provided public comment.

Tony Gibson provided public comment.

Dr. Lydia Hollie provided public comment.

Leon Hollie provided public comment.

Che Parker provided public comment.

Karina Carbajal provided public comment.

James Ya provided public comment.

Jacqueel Ballinger provided public comment.

John Rambeau provided public comment.

Paline Soth spoke.

Jorge Ramirez responded to a query from Commissioner Van Horik.

Amy Bodek, Director of Development Services, responded to a query from Commissioner Saumur.

Derek Burnham responded to a query from Commissioner Saumur.

Paline Soth responded to queries from Commissioner Saumur.

Derek Burnham responded to a query from Commissioner Gentile.

Derek Burnham responded to a query from Chair Blair.

A dialogue ensued between Commissioner Gentile, Derek Burnham and Jorge Ramirez.

Commissioner Smith spoke.

Commissioner Van Horik spoke.

Chair Blair spoke.

Derek Burnham spoke.

A motion was made by Commissioner Smith, seconded by Commissioner Van Horik, to continue the item to June 7, 2012 and direct staff to return with negative findings. The motion carried by the following vote:

Yes: 5 - Phillip Joseph Saumur, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

Absent: 1 - Alan L. Fox

[see media](#)

5. [12-037PL](#)

Recommendation to adopt findings for denial for a Conditional Use Permit request to allow the sale of beer and wine for off-site consumption (Type 20 License), at an existing convenience store located at 1030 E. Pacific Coast Highway within the Commercial Highway (CHW) zone. (District 6) (Application No. 1202-18)

Derek Burnham, Planning Administrator, introduced Jorge Ramirez, Project Planner, who presented the staff report.

Quen Ma, applicant, spoke.

Michael Baker provided public comment.

Dr. Lydia Hollie provided public comment.

Leon Hollie provided public comment.

Che Parker provided public comment.

Karina Carbajal provided public comment.

Ofer Grimwald, representing the landlord for the property, provided public comment.

Jacqueel Ballinger provided public comment.

Commissioner Saumur spoke.

Commissioner Van Horik spoke.

Commissioner Gentile spoke.

Chair Blair spoke.

Vincent Tien, Attorney representing the applicant, spoke.

Commissioner Smith spoke.

A motion was made by Commissioner Smith, seconded by Commissioner Van Horik, to continue the item to June 7, 2012 and direct staff to return with negative findings. The motion carried by the following vote:

Yes: 5 - Phillip Joseph Saumur, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

Absent: 1 - Alan L. Fox

PUBLIC PARTICIPATION (6:51 PM)

[see media](#)

Leon Hollie provided public comment.

Dr. Lydia Hollie provided public comment.

Che Parker provided public comment.

Karina Carbajal provided public comment.

Michael Baker provided public comment.

Jacqueel Ballinger provided public comment.

Sophie Carbajal provided public comment.

Idahly Carbajal provided public comment.

COMMENTS FROM THE PLANNING COMMISSION (7:01 PM)

[see media](#)

There were no comments from the Planning Commission.

ADJOURNMENT (7:01 PM)

[see media](#)

At 7:01 p.m., Chair Blair adjourned the meeting.

hge