

Becky Blair, Chair
Alan Fox, Vice Chair



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

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:05 PM)

[see media](#)

At 5:05 p.m., Chair Blair called the meeting to order.

ROLL CALL (5:05 PM)

[see media](#)

Commissioners Alan L. Fox, Phillip Joseph Saumur, Donita Van Horik and Becky

Present: Blair

Commissioners Melani Smith

Absent:

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

FLAG SALUTE (5:05 PM)

[see media](#)

Commissioner Saumur led the flag salute.

DIRECTOR'S REPORT (5:06 PM)

[see media](#)

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

Commissioner Fox spoke.

Amy Bodek spoke.

Chair Blair spoke.

SWEARING OF WITNESSES (5:09 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 ITEMS (5:10 PM)

[see media](#)

[see media](#)

1. [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, spoke.

Lydia Hollie provided public comment.

Che Parker provided public comment.

Robyn Sword provided public comment.

Leon Hollie provided public comment.

Karina Carbajal provided public comment.

Commissioner Van Horik spoke.

Michael Mais, Assistant City Attorney, spoke.

Commissioner Fox spoke.

Chair Blair 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: 4 - Phillip Joseph Saumur, Alan L. Fox, Donita Van Horik and Becky Blair

Absent: 1 - Melani Smith

[see media](#)

2. [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, spoke.
- Quen Ma, applicant, spoke.
- Quen Ma responded to a query from Chair Blair.
- Johnny Henry provided public comment.
- Ofer Grimwald, landlord of the property, provided public comment.
- Ofer Grimwald responded to queries from Chair Blair.
- Joyce Frasier provided public comment.
- Anthony Newman provided public comment.
- Brendan Dodson provided public comment.
- Che Parker provided public comment.
- Robyn Sword provided public comment.
- Leon Hollie provided public comment.
- Karina Carbajal provided public comment.
- Lydia Hollie provided public comment.
- Chair Blair spoke.
- Derek Burnham responded to a query from Chair Blair.
- Chair Blair swore in a late arriving member of the public wishing to speak.
- Michael Baker provided public comment.
- Quen Ma spoke.
- Amy Bodek responded to a query from Commissioner Van Horik.

Commissioner Saumur spoke.

Commissioner Van Horik spoke.

Chair Blair spoke.

Michael Mais, Assistant City Attorney, spoke.

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

Yes: 4 - Phillip Joseph Saumur, Alan L. Fox, Donita Van Horik and Becky Blair

Absent: 1 - Melani Smith

REGULAR AGENDA (5:55 PM)

[see media](#)

[see media](#)

3. [12-042PL](#)

Recommendation to approve a Conditional Use Permit to allow a used car dealership at the property located at 1991 E. Spring Street. (District 7) (Application No. 1204-01)

Chair Blair recused herself from the item and Vice Chair Fox chaired the item.

Derek Burnham, Planning Administrator, introduced Craig Chalfant, Project Planner, who presented the staff report.

A dialogue ensued between Vice Chair Fox and Derek Burnham.

Commissioner Saumur spoke.

Derek Burnham responded to queries from Commissioner Saumur.

Rod Zand, applicant, spoke.

Rod Zand responded to a query from Vice Chair Fox.

Rod Zand responded to queries from Commissioner Saumur.

A dialogue ensued between Commissioner Van Horik and Rod Zand.

Rod Zand responded to a query from Vice Chair Fox.

Rod Zand responded to a query from Derek Burnham.

Rod Zand responded to a query from Commissioner Saumur.

Commissioner Saumur spoke.

A dialogue ensued between Commissioner Saumur and Derek Burnham.

Vice Chair Fox spoke.

Derek Burnham spoke.

Commissioner Van Horik spoke.

Derek Burnham responded to a comment from Commissioner Van Horik.

John Eddy provided public comment.

Rod Zand responded to a query from Commissioner Saumur.

Commissioner Van Horik spoke.

Commissioner Van Horik responded to a query from Vice Chair Fox.

Commissioner Van Horik responded to queries from Amy Bodek,
Director of Development Services.

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

Yes: 3 - Phillip Joseph Saumur, Alan L. Fox and Donita Van Horik

Excused: 1 - Becky Blair

Absent: 1 - Melani Smith

PUBLIC PARTICIPATION (6:26 PM)

[see media](#)

There were no comments from the public.

COMMENTS FROM THE PLANNING COMMISSION (6:26 PM)

[see media](#)

Commissioner Saumur spoke.

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

Commissioner Van Horik spoke.

Derek Burnham, Planning Administrator, responded to a comment from Commissioner Van Horik.

Commissioner Fox spoke.

Derek Burnham responded to a query from Chair Blair spoke.

Chair Blair spoke.

Michael Mais, Assistant City Attorney, spoke.

Chair Blair spoke.

Amy Bodek spoke.

ADJOURNMENT (6:35 PM)

[see media](#)

At 6:36 p.m., Chair Blair adjourned the meeting.

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