

MINUTES OF A REGULAR MEETING OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH, HELD IN THE BOARD ROOM OF THE HARBOR DEPARTMENT ADMINISTRATION BUILDING AT 925 HARBOR PLAZA, LONG BEACH, CALIFORNIA, ON MONDAY, APRIL 2, 2007, AT 1 P.M.

Present: Commissioners: Topsy-Elvord, Hancock, Cordero, Hankla
Absent: " Walter

Also present:

S. B. Rubin	Managing Director
C. Lytle	Managing Director
D. A. Thiessen	Managing Director
R. G. Kanter	Managing Director
G. T. Hein	Executive Officer to the Board
S. Larson	Interim Director of Human Resources
H. C. Morris	Director of Communications
S. Joumblat	Chief Financial Officer
D. L. Albrecht	Director of Information Management
R. Rich	Director of Maintenance
A. J. Moro	Acting Chief Harbor Engineer
G. Wasil	Senior Leasing Officer
C. Perrone	Director of Security
Y. Allen	Terminal Services Manager
R. S. Baratta	Director of Risk Management
D. T. Holzhaus	Principal Deputy City Attorney

PRESIDENT HANKLA PRESIDED AS CHAIRPERSON.

APPROVAL OF MINUTES.

Upon motion by Commissioner Topsy-Elvord, seconded by Commissioner Cordero and unanimously carried, the minutes of the regular meeting of March 26, 2007, were declared read and approved as read.

PUBLIC COMMENTS.

There was no one present to address the Board.

CONSENT CALENDAR – ITEMS NOS. 1-4.

1. FOREIGN TRADE ZONE NO. 50 ANNUAL REPORT FOR FEDERAL FISCAL YEAR 2005 - 2006.

Communication from Karl Adamowicz, Acting Director of Real Estate, dated March 27, 2007, recommending approval of the Annual Report of Foreign Trade Zone No. 50 for the federal fiscal year 2005-2006, was presented to the Board. The recommendation was approved by the Executive Director.

2. EXCEL PAVING - ACCEPTANCE OF WORK UNDER SPECIFICATION NO. HD-S2258.

Communication from A. J. Moro, Acting Chief Harbor Engineer, dated March 28, 2007, advising that Excel Paving has satisfactorily completed, as of January 3, 2007, the Chiquita Building demolition and site improvements at Pier E, Berths E12 and E13, as described in Specification No. HD-S2258, and recommending that said work be accepted as complete as of that date, was presented to the Board. The recommendation was approved by the Executive Director.

3. GATEWAY CITIES COUNCIL OF GOVERNMENTS – EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE MEMORANDUM OF UNDERSTANDING FOR THE TRUCK REPLACEMENT AND RETROFIT PROGRAM – DOCUMENT NO. HD-7148.

Communication from Richard Cameron, Manager of Environmental Planning, dated March 28, 2007, recommending approval of a Memorandum of Understanding with Gateway Cities Council of Governments for the Truck Replacement and Retrofit Program, in the amount of \$3,000,000, was presented to the Board. The recommendation was approved by the Executive Director.

4. MICHAEL A. CLARK – APPOINTMENT.

Communication from Steve Larson, Interim Director of Human Resources, dated March 28, 2007, requesting approval of the appointment of Michael A. Clark to the position of Equipment Operator II at Range/Step 410/05, effective April 7, 2007, was presented to the Board. The request was approved by the Executive Director.

Commissioner Topsy-Elvord moved, seconded by Commissioner Hancock that the communications be received and filed and that Items Nos. 1-4 be approved as recommended. Carried by the following vote:

AYES:	Comms:	Topsy-Elvord,Hancock,Cordero,Hankla
NOES:	“	None
ABSENT:	“	Walter

REGULAR AGENDA.

5. STAPLETON TECHNOLOGIES, INC. – EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE FIRST AMENDMENT TO LEASE FOR WAREHOUSE SPACE – DOCUMENT NO. HD-7097A - RESOLUTION NO. HD-2356 - ADOPTED.

Communication from Karl Adamowicz, Acting Director of Real Estate, dated March 20, 2007, recommending approval of the First Amendment to Lease with Stapleton Technologies, Inc., for warehouse space at 1354 W. 12th Street, was presented to the Board together with the authorizing resolution therefore. The recommendation was approved by the Acting Executive Director.

Commissioner Topsy-Elvord moved, seconded by Commissioner Hancock that the communication be received and filed and that the resolution entitled "A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A FIRST AMENDMENT TO LEASE BETWEEN THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, AND STAPLETON TECHNOLOGIES, INC., FOR THE USE OF CERTAIN PREMISES IN THE HARBOR DISTRICT, AND MAKING A DETERMINATION RELATING THERETO," be declared read and adopted as read. Carried by the following vote:

AYES:	Commrs:	Topsy-Elvord,Hancock,Cordero,Hankla
NOES:	"	None
ABSENT:	"	Walter

6. VERIZON CALIFORNIA, INC. – EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE FIRST AMENDMENT TO MASTER UTILITY PERMIT – DOCUMENT NO. HD-4979A – RESOLUTION NO. HD-2357 - ADOPTED.

Communication from Karl Adamowicz, Acting Director of Real Estate, dated March 28, 2007, recommending approval of a First Amendment to Master Utility Permit with Verizon California, Inc., for various locations within the Harbor District, was presented to the Board together with the authorizing resolution therefore. The recommendation was approved by the Executive Director.

Commissioner Topsy-Elvord moved, seconded by Commissioner Cordero that the communication be received and filed and that the resolution entitled "A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A FIRST AMENDMENT TO MASTER UTILITY PERMIT BETWEEN THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, AND VERIZON CALIFORNIA, INC., FOR THE USE OF CERTAIN PREMISES IN THE HARBOR DISTRICT, AND MAKING A DETERMINATION RELATING THERETO," be declared read and adopted as read. Carried by the following vote:

AYES:	Commrs:	Topsy-Elvord,Hancock,Cordero,Hankla
NOES:	"	None
ABSENT:	"	Walter

7. ULTRAMAR, INC. - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE THIRD AMENDMENT TO LEASE FOR PROPERTY ON PIER G – FIRST READING OF ORDINANCE.

Communication from Karl Adamowicz, Acting Director of Real Estate, dated March 27, 2007, recommending approval of the Third Amendment to Lease for property at 1090 Pier G Avenue, was presented to the Board together with the authorizing ordinance therefore. The recommendation was approved by the Executive Director.

Commissioner Hancock moved, seconded by Commissioner Topsy-Elvord that the communication be received and filed and that the ordinance entitled, "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A THIRD AMENDMENT TO LEASE BETWEEN THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS AND ULTRAMAR, INC., FOR THE USE OF CERTAIN PREMISES IN THE HARBOR DISTRICT, AND MAKING A DETERMINATION RELATING THERETO," be declared read for the first time and laid over for its second and final reading. Carried by the following vote:

AYES:	Comms:	Topsy-Elvord,Hancock,Cordero,Hankla
NOES:	"	None
ABSENT:	"	Walter

8. CEMEX PACIFIC COAST CEMENT CORPORATION - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE SEVENTH AMENDMENT TO LEASE FOR A BULK CEMENT TERMINAL ON PIER D – FIRST READING OF ORDINANCE.

Communication from Karl Adamowicz, Acting Director of Real Estate, dated March 27, 2007, recommending approval of the Seventh Amendment to Lease with CEMEX Pacific Coast Cement Corporation for a bulk cement terminal on Pier D, was presented to the Board together with the authorizing ordinance therefore. The recommendation was approved by the Executive Director.

In response to a question by Commissioner Cordero, Ms. Wasil explained the policy of non-exclusive rights in terms of renegotiation rights.

Commissioner Topsy-Elvord moved, seconded by Commissioner Hancock that the communication be received and filed and that the ordinance entitled, "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SEVENTH AMENDMENT TO LEASE AND PREFERENTIAL ASSIGNMENT AGREEMENT BETWEEN THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, AND CEMEX PACIFIC COAST CEMENT CORPORATION FOR THE USE OF CERTAIN PREMISES IN THE HARBOR

DISTRICT, AND MAKING A DETERMINATION RELATING THERETO," be declared read for the first time and laid over for its second and final reading. Carried by the following vote:

AYES:	Comms:	Topsy-Elvord,Hancock,Cordero,Hankla
NOES:	"	None
ABSENT:	"	Walter

9. COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES – EXECUTIVE DIRECTOR AUTHORIZED TO APPROVE UNDERGROUND EASEMENT DEED FOR THE SANITARY SEWER PIPELINE REPLACEMENT PROJECT – FIRST READING OF ORDINANCE.

Communication from Karl Adamowicz, Acting Director of Real Estate, dated March 27, 2007, recommending approval of an underground easement deed with the County Sanitation District No. 2 of Los Angeles for the sanitary sewer pipeline replacement project, was presented to the Board together with the authorizing ordinance therefore. The recommendation was approved by the Executive Director.

Commissioner Topsy-Elvord moved, seconded by Commissioner Hancock that the communication be received and filed and that the ordinance entitled, "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN UNDERGROUND EASEMENT DEED BY THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, AND THE CITY OF LOS ANGELES, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, GRANTING AN UNDERGROUND EASEMENT TO COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY, AND MAKING A DETERMINATION RELATING THERETO," be declared read for the first time and laid over for its second and final reading. Carried by the following vote:

AYES:	Comms:	Topsy-Elvord,Hancock,Cordero,Hankla
NOES:	"	None
ABSENT:	"	Walter

10. PORT OF LONG BEACH TARIFF NO. 4 – INCREASE IN RATES – ORDINANCE NO. HD-1986 - ADOPTED.

Commissioner Cordero asked how much the increase in pilotage rates would amount to.

Ms. Allen stated she would research and get back to the Commissioners with that information.

Ordinance entitled, "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AMENDING ORDINANCE

NO. HD-1357, DESIGNATED TARIFF NO. 4, BY AMENDING ITEM NO. 220,” was presented to the Board for its second and final reading.

Commissioner Topsy-Elvord moved, seconded by Commissioner Cordero that the ordinance be declared read for the second time and adopted as read. Carried by the following vote:

AYES:	Comms:	Topsy-Elvord,Hancock,Cordero,Hankla
NOES:	“	None
ABSENT:	“	Walter

11. LONG BEACH GENERATION STATION EMERGENCY RE-POWER PROJECT – ADOPTION OF THE NEGATIVE DECLARATION AND APPLICATION SUMMARY REPORT – RESOLUTION NO. HD-2358 – APPROVAL OF THE PROJECT AND A LEVEL II HARBOR DEVELOPMENT PERMIT – APPROVED – AND A PUBLIC HEARING CONDUCTED – PUBLIC HEARING CLOSED.

Communication from Robert Kanter, Managing Director, dated March 28, 2007, requesting a public hearing be conducted for adoption of a Negative Declaration and Application Summary Report for the Long Beach Generation Station Emergency Re-Power Project, and approval of a Level II Harbor Development Permit, was presented to the Board together with the authorizing resolution therefore. The recommendation was approved by the Acting Executive Director.

President Hankla opened the public hearing for the Long Beach Generation Station Emergency Re-Power Project to receive public comments.

Dr. Kanter addressed the Board and summarized the project.

President Hankla called for comments from the public concerning the proposed project.

Mr. Tim Hemig from Long Beach Generation addressed the Board and stated he was here to answer any additional questions that the Board may have regarding the project.

Mr. Jon Zeronick addressed the Board and submitted written comments opposing the project.

Mr. Tom Politeo addressed the Board and stated he opposed the project because it will add more carcinogens to the air.

Ms. Gabrielle Weeks addressed the Board and suggested other energy sources be looked at and made use of.

Commissioner Hancock moved, seconded by Commissioner Topsy-Elvord that the communication be received and filed, approval of the project and a Level II Harbor Development Permit, and that the public hearing be concluded. Carried by the following vote:

AYES:	Comms:	Topsy-Elvord,Hancock,Cordero,Hankla
NOES:	"	None
ABSENT:	"	Walter

Commissioner Hancock moved, seconded by Commissioner Topsy-Elvord that the communication be received and filed, that the resolution entitled, "A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH ADOPTING A NEGATIVE DECLARATION AND APPLICATION SUMMARY REPORT FOR THE LONG BEACH GENERATION STATION EMERGENCY REPOWERING PROJECT, APPROVING THE PROJECT, AND MAKING CERTAIN FINDINGS AND DETERMINATIONS RELATIVE THERETO," be declared read and adopted as read. Carried by the following vote:

AYES:	Comms:	Topsy-Elvord,Hancock,Cordero,Hankla
NOES:	"	None
ABSENT:	"	Walter

NEW BUSINESS.

SERVICE PIN RECOGNITION.

The following individual was presented to the Board in recognition of her service to the City:

Dona Blazis	Administrative Analyst II, Risk Management	10 years
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President Hankla congratulated Ms. Blazis on her years of service.

Mr. Cosmo Perrone presented the Board with a Certificate of Appreciation from the Port's participation in Operation Safe Commerce that he had received in Washington, DC, from the Department of Homeland Security.

Commissioner Cordero commented that our Green Port Policy and the Clean Air Action Plan is not only nationally known but now has become an international standard and role model and it is being recognized and commented on in the South China magazine that is published in Hong Kong.

ADJOURNED.

At 2:25 p.m., Commissioner Topsy-Elvord moved, seconded by Commissioner Cordero that the meeting be adjourned sine die. Carried by the following vote:

AYES:	Comms:	Topsy-Elvord,Hancock,Cordero,Hankla
NOES:	"	None
ABSENT:	"	Walter

**CITY OF LONG BEACH
DEPARTMENT OF PARKS, RECREATION AND MARINE
PARKS AND RECREATION COMMISSION MINUTES
FEBRUARY 15, 2007**

I. CALL TO ORDER

The Parks and Recreation Commission meeting was called to order by Drew Satariano, Vice President, at 9:00 a.m., at the El Dorado Park West Senior Center Library. Phil Hester, Director of Parks, Recreation and Marine, took roll call and confirmed a quorum.

Present: Harry Saltzgaver, President (arrived late)
Drew Satariano, Vice President
Simon George
Albert Guerra
Bob Livingstone (left early)
Sarah Tong Sangmeister
Brett Waterfield

Absent: None

Staff: Phil Hester, Director, Parks, Recreation and Marine
Dennis Eschen, Manager, Planning and Development Bureau
Sherri Nixon Joiner, General Superintendent, Community Recreation Programs
J.C. Squires, Manager, Business Operations
Thomas Shippey, Manager, Maintenance Operations
Lt. Joe Stilinovich, Park Rangers
Bill Greco, Park Ranger
Francisco Avila, Park Ranger
Robin Black, Executive Assistant to the Director

Guests: Vida Brown, Arts Council
Roy Hubbs
Josh Butler, 5th District Council Office
Nolton Pattlo, Long Beach RiverLink
Steve Gerhardt, Planning and Building Department
Gerrie Schipske, Councilwoman, 5th District
Cathy Jacobson-Guzy, First Serve Tennis
Rudolph Forrest, Executive Director of Blue Forrest Farms

II. APPROVAL OF MINUTES – JANUARY 18, 2007

It was moved by Commissioner Guerra and seconded by Commissioner Tong-Sangmeister to approve the January 18, 2007 Parks and Recreation Commission minutes. The motion carried unanimously.

III. COMMISSION ACTION ITEMS

#07-0201

PERSONAL SERVICES/INSTRUCTION AGREEMENTS-MONTHLY APPROVAL

It was moved by Commissioner Livingstone and seconded by Commissioner Waterfield to authorize the Manager of Community Recreation Services Bureau, or his or her management designee, to execute the Personal Services and Instruction Agreements and amend Attachment "A" of the agreements as needed. The motion carried unanimously.

Vice President Satariano welcomed Councilwoman Gerrie Schipske to the meeting.

#07-0202

INSTALLATION OF TEMPORARY ART EXHIBIT IN BLUFF AND VICTORY PARKS

Mr. Hester stated that this art exhibit is a part of the Amgen Bike Tour. Ms. Brown is present to speak about the art exhibit.

Ms. Vida Brown introduced herself as the Director of Public Art for the Arts Council of Long Beach. She said that this exhibit is a collaborative project between the Community Development Agency and the Arts Council. They commissioned 20 artists and 24 art pieces have been completed. They are looking to install them on the bluff and areas in Victory Park, which have been done previously for Smithsonian Week. The art installations have been developed out of bicycle parts donated by the Long Beach Police Department. The art pieces are on a 300-pound base, so they can't be tipped over and so they are stabilized. The bases are about two or three feet long and one foot wide.

Commissioner Waterfield asked if the bases would be placed on the grass area?

Mr. Hester commented that the grass area would be restored to its original condition after the artwork is removed.

Ms. Brown responded that they would be placed on the grass area, but not into the active park area. The bases would be placed close to the sidewalk.

Commissioner Waterfield asked who owns the artwork?

Ms. Brown responded that the Community Development Department owns the art pieces. The plan is to auction them off and have the procedures go to charities.

Mr. Hester stated that perhaps some of them could be put in key park areas.

Commissioner Guerra asked if this went through the Special Events and Recreation Committee?

Mr. Hester responded that they did not have a chance to send it through this Committee due to timing.

Commissioner Guerra asked if some of the pieces of art could be used for Partners of Parks fundraising at a later time?

Ms. Brown responded that she would take that message back to Mr. Pat West.

It was moved by Commissioner Guerra and seconded by Commissioner Livingstone to approve the request to install the temporary art exhibit SPIN in Bluff and Victory Parks. The motion carried unanimously.

#07-0203

RECOMMENDATION REGARDING CHANGE OF DONALD DOUGLAS PARK TO ROSIE THE RIVETER PARK, LOCATED AT THE SOUTHWEST CORNER OF CONANT STREET AND CLARK AVENUE

Mr. Hester stated that Councilwoman Schipske is present to comment on her vision for this site. This is a small park that has historically been called Donald Douglas Park.

Vice President Satariano stated that a past action by the Commission was to move the name of Donald Douglas Park to a new part of the Boeing development, so it freed up this park for a new name.

Councilwoman Gerrie Schipske stated that this is a small parcel park that was historically named Donald Douglas Park. The name was moved to a new entryway park in the Boeing development. This name is an opportunity to acknowledge all the women who worked at the McDonnell Douglas Plant, which was adjacent to this park area. This is also an opportunity to link up with the other Rosie the Riveter Park in the Richmond area. That park focuses on women who worked in the shipyard. In the Library of Congress archives, there are numerous photographs of women who worked at the McDonnell Douglas plant during World War II. Long Beach is also home to the author who wrote a book on Rosie the Riveter. This name would be a fitting tribute.

Mr. Hester stated that staff would send this recommendation back to either the City Council directly or to the Council's Housing and Neighborhoods Committee.

It was moved by Commissioner Livingstone and seconded by Commissioner George that naming the park site at Conant Street and Clark Avenue "Rosie the Riveter Park" is appropriate and in conformance with AR 8-7. The motion carried unanimously.

IV. PUBLIC HEARING

A. RECOMMENDATION FOR APPROVAL OF TENNIS COURT USE FEE INCREASE PROPOSAL

Vice President Satariano opened the public hearing on tennis court use fee increase proposal.

Mr. Squires stated that in December, the tennis operator, First Serve Tennis, requested a fee increase. A survey was conducted of 21 facilities in Southern California. The survey showed that First Serve Tennis was at about half of the fee structure of the surrounding area. This would place the City's facilities at 18th on the list of 21. Staff did a sampling of the survey and four centers have increased their fees since the survey. The operator is asking for only a modest increase.

Mr. Hester stated that this item did go to the Finance and Appeals Committee in January to discuss these issues.

Commissioner Livingstone asked why this was separate from the fees that were approved earlier?

Mr. Hester responded that it was just a timing issue and with the increase of minimum wage, it was needed now. There has not been an increase for the tennis vendor in quite some time. He said that he wanted to make sure that it was understood this is a court fee, not an individual fee. Mr. Hester stated that there is also a listing of all the city courts that are free to use.

Vice President Satariano asked for any public comment. There were no comments, so he closed the public hearing on fees.

Ms. Jacobson-Guzy said that especially for a small business, over the last few years everything has gone up, such as insurance, wages, and deliveries, making it difficult to upgrade the facility. She said that she thinks this is a very fair and affordable increase. She asked, where else can you go to pay \$1.50 to \$2.00 an hour? Ms. Jacobson-Guzy said that this is extremely reasonable.

It was moved by Commissioner Waterfield and seconded by Commissioner Guerra to adopt a resolution to increase non-prime time court fees from \$5.00 to \$6.00 per hour and increase prime time court fees from \$9.00 to \$11.00 per hour at Billie Jean King and El Dorado tennis centers, effective March 1, 2007.

Mr. Hester said that in addition to providing tennis services, free tennis is provided to youth programs up to the age of 18 and seniors get free use of the courts in the afternoon.

V. COMMITTEE STATUS REPORTS

A. EXECUTIVE COMMITTEE
President Saltzgaver, Chair

Vice President Satariano stated that the Committee met and discussed the agenda.

B. FINANCE AND APPEALS COMMITTEE
President Saltzgaver, Chair

Mr. Squires stated that there was no meeting held this month.

Vice President Satariano suggested that the Commissioners look at the report included in the packet.

Mr. Hester stated that a meeting with the Executive Committee would be set up to discuss the budget.

C. PARK SAFETY COMMITTEE
Commissioner George, Chair

Commissioner George stated that the Committee met.

Lt. Stilinovich distributed Park Ranger Expansion Plan Goals to the Commissioners.

Lt. Stilinovich stated that there was a bomb scare at Wardlow Park. It turned out to be an on-line GPS game and the container looked a lot like a pipe bomb. The Police Department responded very quickly and a bomb squad from Los Angeles was called, who blew up the container.

Lt. Stilinovich stated that a handgun was confiscated at California Recreation Center, due to the quick thinking and communication by recreation supervisor Larry McGraw.

Lt. Stilinovich said that Ranger Sterling attending a career day at Hudson Elementary School and spoke to about 120 kids. He had a very positive impact.

Lt. Stilinovich brought Ranger Francisco Avila to this meeting. Ranger Avila, while being employed full time as a Park Ranger this past year, also attended the LASO reserve academy. Ranger Avila graduated last week and he wanted to applaud him for that.

Commissioner Livingstone stated that the Committee is discussing skate park problems and getting the kids to be self-patrolling or we would have to close down the skate parks because of problems.

Mr. Hester mentioned that staff would be holding a community meeting with kids to tell them to self-patrol the skate parks or the Department would have to close them.

D. EQUAL EMPLOYMENT OPPORTUNITY AND CUSTOMER SATISFACTION COMMITTEE
Commissioner Guerra, Chair

Commissioner Guerra stated that the Committee did not meet.

E. CAPITAL IMPROVEMENT PROJECTS COMMITTEE
Vice President Satariano, Chair

Vice President Satariano stated that the Committee did not meet.

President Saltzgaver arrived.

F. CITY SCHOOLS/JOINT COMMITTEE
Commissioner Tong Sangmeister, Chair

Commissioner Tong Sangmeister stated that the Committee met two weeks ago and the majority of the meeting was spent talking about the Long Beach Unified School District Master Plan. They are working very hard and going through a lengthy process for a 15-year Master Plan. In terms of enrollment, in 2003, LBUSD had 98,000 students enrolled. They are projecting a 3% decrease in students, down to 95,000 students. Currently, they are very concerned as to how their expansion plan will work, which will now be a contraction. Staff is continuing to push with LBUSD to make sure the City is included in their Master Plan. She distributed the community dialogue meeting dates set by LBUSD. LBUSD is also underway in planning their summer programs.

Commissioner Waterfield said that it has become obvious to him how important it is to attend these meetings and get the park programs better integrated into this process. We have to continue to work to help the educational framework. I don't know if there is a complete understanding of what happens with the facilities and how the after school programs completely impact the education of the students and also the community. He plans on attending a couple of the public dialogue meetings.

Commissioner Tong Sangmeister stated that the School District is not planning for what happens after the bell rings.

President Saltzgaver stated that maybe Commissioner Tong Sangmeister should take the lead on this as a lobbyist to get communication open.

G. SPECIAL EVENTS AND RECREATION COMMITTEE
Commissioner Livingstone, Chair

Commissioner Livingstone stated that the Committee met and discussed three items. One is the mission statement for the Committee, which Dave Ashman will submit to the Director. They discussed the Daisy Lane Parade. Mr. Ashman is putting together a plan of requirements for that parade to continue and will present it to the Wrigley Homeowners Association to see if they would like to run it or if a separate committee would be better suited to run that. The third item they discussed was the permit process for the Special Events and Filming Bureau.

Vice President Satariano stated that most cities with the amount of filming activity Long Beach has, which is a lot, have a separate Film Commission, like the City of Los Angeles. We are trying to serve that purpose, at least temporarily.

Commissioner Tong Sangmeister asked if there were a master calendar for filming, so the Department would know about other things that are going on in the neighborhood. For example, on Naples Island they are replacing all the gas lines and that means there is a terrific amount of construction and they have lost a lot of their parking. Meanwhile, there is filming going on, which at times shuts down major streets. Is there some way that we can be made aware of all these things?

Mr. Hester stated no. This is a priority that the Department is looking at. Special Events and Filming is looking at a web site that would bring everything together, with other departments.

President Saltzgaver commented that the bridge to the Queen Mary was closed until 7:00 p.m. on Friday night, when there was a very large event held at the Queen Mary that night.

Mr. Hester stated that the Port didn't notify everyone on a filming that took place.

VI. **DIRECTOR'S REPORT TO COMMISSION**

A. DIRECTOR'S MONTHLY REPORT – JANUARY 2006

President Saltzgaver asked for any questions on the monthly report. There were no comments or questions.

It was moved by Commissioner Livingstone and seconded by Commissioner Tong Sangmeister to receive and file the Director's Monthly Report for January 2006. The motion carried unanimously.

VII. CORRESPONDENCE

President Saltzgaver stated that no correspondence was received.

VIII. UNFINISHED BUSINESS

President Saltzgaver stated that there was no unfinished business.

IX. NEW BUSINESS

A. ARMADA LEAGUE PRESENTATION – DAVE WELLENZOHN

Mr. Hester introduced Dave Wellenzohn, the President and General Manager of the Armada. We thought that it would be nice to have him come by and talk to the Commissioners about what they are planning to do and their schedules and participation.

Mr. Wellenzohn stated that this city has really impressed him. He has worked in a lot of stadiums across the country and Blair Field is the best-kept field that he has ever seen. The Armada season will start June 13, and they brought him in for his expertise and operation of a safe and fun opportunity for the fans to come to the ballpark. They hope to expand the kid zone to give the parents a break. They plan on building a deck/party pavilion in the grass area in front of the Sports Office. It will give the ability for people to bring their church groups or little leagues and have a central area to eat and drink before the ballgame. It would then be open to the public during the ballgame. They are planning on fireworks again this year. Mr. Wellenzohn said that he would make sure that enough food and drink vendors are available after the problem at last weekend's game with not enough food vendors.

Mr. Hester stated that most importantly, they have been paying their bills.

Mr. Wellenzohn stated that they are planning four nights with the cub scouts and the boy scouts, with reduced ticket prices, and then in the month of August, they are planning a big sleep-out with the boy scouts.

Commissioner Guerra mentioned that he is a den leader and that the Ice Dogs do a great job of notifying him on special deals.

Mr. Wellenzohn requested that he contact their office and they would give a discount to any of the home games to the boy scouts.

B. GENERAL PLAN REVISION: LONG BEACH 2030

Mr. Steve Gerhardt introduced himself and stated that he is with the Planning and Building Department. He said he is a Community Planner for the West Central area. He distributed information on the Long Beach 2030: A New General Plan. He said that they will be conducted a public outreach effort. The General Plan is a State mandated document and is a long-range vision that guides the city's physical development. The current General Plan was adopted in 1989, and the Open Space and Recreation Element of the General Plan were adopted in 2002. Mr. Gerhardt presented an overview of the process for developing the new plan and discussed how the Commission could participate in the development of the General Plan, Long Beach 2030. He discussed the outreach to community groups and that they would be holding four or five open house festivals from April through June, in which the community could participate. He also mentioned that they have a telephone hot line, a web site, and they are doing surveys and distributing newsletters.

Commissioner Waterfield asked if they would be talking to the School District?

Mr. Gerhardt responded that they are doing a presentation to the Commission on Youth and Children and have talked to the School Board and created a curriculum program explaining the infrastructure of a city for the fourth and fifth grade students.

President Saltzgaver asked who would put this plan together, that it looks like it is staff driven.

Mr. Gerhardt responded that he has a fairly large staff contingency working on it and a consultant.

President Saltzgaver asked if there was any public group overseeing this?

Mr. Gerhardt they are going through their visioning process now and through a series of public outreach opportunities, they are requesting information. About two years ago there was a beginning stage of a General Plan update that was halted. There were community cluster groups and all that information is being incorporated into this document. This will reflect the community's input.

Mr. Eschen stated that this is different from the 2010 Plan. The 2010 Plan was directed toward all City services. This is a physical development of the city and the Open Space and Recreation Element is being integrated into this plan.

Commissioner Livingstone left the meeting.

It was moved by Commissioner Tong Sangmeister and seconded by Vice President Satariano that the Parks and Recreation Commission participate in the development of the General Plan, Long Beach 2030. The motion carried unanimously.

C. RIVERLINK

Mr. Hester stated that the Department has made changes to this plan and will present this information at a study session before the City Council. He explained that the Department contracted with a group of students from Cal Poly Pomona and a local non-profit organization, the San Pedro Bay Estuary Project, in 2003, to create a plan for a continuous greenway along the east bank of the Los Angeles River. There were numerous outreach meetings with the community and the group developed an overall plan. In June of 2003, they turned the plan over to the City. It was a very detailed and large document and had been reviewed by design professionals who were interested in the Los Angeles River project. Mr. Hester stated that the students put together four components of the area: destinations, gateways, pathways, and connections. He then described the components in detail by each area, as shown on a PowerPoint presentation.

Commissioner Tong Sangmeister asked if the safety would fall to the park rangers in these areas.

Mr. Hester responded that the river levee is the responsibility of the Los Angeles County Sheriffs. But, as the area is developed, the Department should have a conversation with the Los Angeles County Sheriff's office and possibly create a river patrol, which could be park rangers. Lighting would be very important in the areas.

Commissioner Waterfield asked how much of this area would be programmable and would there be offices for staff?

Mr. Hester responded that there are a number of spaces that have the potential for programmable space. The Drake/Chavez plan will have some active areas for proposed soccer fields and there could be an urban nature center in that area.

Commissioner Waterfield asked if the City yard would be a possible adult sports site?

Mr. Hester responded that the City has made a decision to look at that site as a light industrial site. We have asked for the opportunity to connect through that site to the river, through bikeways or pathways.

It was moved by Vice President Satariano and seconded by Commissioner Waterfield to approve the RiverLink plan in concept, and prepare a letter to the Department of Planning and Building recommending that the concepts and components of RiverLink be included in the General Plan Update. The motion carried unanimously.

D. RECOMMENDATION REGARDING CITY CHARTER AMENDMENT PERTAINING TO "PARKS IN PERPETUITY"

President Saltzgaver stated that there was a presentation on this last month describing the history. The wording of the resolution is included in the document. The person who brought this forward to the election is in the audience, Councilwoman Schipske. He distributed the argument that would appear in favor of the proposition on the ballot. He did not deem it necessary to bring the argument opposed to it.

Vice President Satariano stated that President Saltzgaver wrote the argument in favor of the proposition.

President Saltzgaver stated that one of our past Commission Presidents, Bea Antenore, was a co-signer on the argument. The action before the Commission today is a recommendation to approve the Charter Amendment language and a request that a letter be sent to the Mayor and Members of the City Council in support of that language. He asked for questions or comments.

Councilwoman Schipske commended President Saltzgaver, who worked with her on this language for the ballot. She believes that this Charter Amendment will be well received and it reflects the concern of the Commission.

Vice President Satariano commented that he is proud to be a part of this Commission and was a part of this Commission when we first got our stake in the ground with this with Bea Antenore. He complemented President Saltzgaver and Mr. Hester for staying focused on this and that the Parks and Recreation Commission is included as the process goes forward.

It was moved by Vice President Satariano and seconded by Commissioner Guerra to approve the City Charter Amendment language, and requested that a letter be sent to the Mayor and members of the City Council in support of the City Charter language. The motion carried unanimously.

X. COMMENTS

A. AUDIENCE

President Saltzgaver asked for comments from the audience.

Mr. Rudolph Forrest introduced himself as the Executive Director for Blue Forrest Farms. They were wondering whom they could talk to about a program that they started in Wrigley Heights. They had a meeting a while back with the San Pedro Bay Estuary Group and the ball got dropped and their program is still on going.

Mr. Hester stated that Susan Zoske was the Director who led the San Pedro Bay Estuary Group, and she was probably the person who met with the group. He said that he could sit down and meet with them.

Mr. Forrest stated that their group would like to have a large urban garden and teach kids and the community how to grow their own food and teach them responsibility with farm animals, as well as teach them to ride horses professionally.

Mr. Hester stated that he would be in touch with the group and meet with them.

B. STAFF

President Saltzgaver asked for comments from the staff.

Mr. Geoff Hall distributed monthly performance measure totals for the month of January. If the Commission has any questions, they should feel free to contact him.

President Saltzgaver stated that he would prefer a quarterly review to come through the Finance and Appeals Committee.

C. COMMISSIONERS

President Saltzgaver asked for comments from the Commissioners.

Commissioner Guerra stated that about a week or two weeks ago there was a proposal before the Planning Commission for electronic billboards to go up along the 405 Freeway. He said that in his opinion, they were trying to sneak it by everyone. Because of the map that was done showing where those would go, it was hard to see exactly where they would go. He asked if any of that was on park land, median land, or anything under the control of the Department.

Mr. Hester responded that no, none of the sites are on land under the jurisdiction of the Parks, Recreation and Marine Department. There are State requirements as to where they can go.

President Saltzgaver asked if the Commission would be meeting at Admiral Kidd Park next month.

Ms. Nixon-Joiner said that the Commission should be able to meet there. It won't officially open until April 24.

President Saltzgaver requested that the Commission meet there for the April meeting.

XI. NEXT MEETING

The next meeting will be held at 9:00 a.m. on Thursday, March 15, 2007, at El Dorado Park West, in the Senior Center Library, 2800 Studebaker Road, Long Beach.

XII. ADJOURNMENT

President Saltzgaver adjourned the meeting at 11:44 a.m.

Respectfully submitted,



Robin Black
Executive Assistant to the Director

c: Phil T. Hester, Director of Parks, Recreation and Marine

CITY PLANNING COMMISSION MINUTES

December 7, 2006

The regular meeting of the City Planning Commission convened Thursday, December 7, 2006 at 1:35 pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Leslie Gentile, Matthew Jenkins, Nick Sramek, Mort Stuhlbarg, Charles Winn

ABSENT: COMMISSIONERS: Charles Greenberg,

CHAIRMAN: Leslie Gentile

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Bureau Manager
Angela Reynolds, Advance Planning Officer
Carolyn Bihn, Zoning Officer
Lemuel Hawkins, Planner
Pat Garrow, Planner
Heidi Eidson, Minutes Clerk

OTHERS PRESENT: Michael Mais, Assistant City Attorney

PLEDGE OF ALLEGIANCE

Commissioner Sramek led the pledge of allegiance.

MINUTES

Commissioner Sramek moved to approve minutes of October 5 and 19, 2006. Commissioner Stuhlbarg seconded the motion which passed 5-0. Commissioner Greenberg was absent.

SWEARING OF WITNESSES

CONSENT CALENDAR

Commissioner Jenkins moved to approve Items 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H and 1I as presented by staff. Commissioner Sramek seconded the motion which passed 5-0. Commissioner Greenberg was absent.

1A. Case No. GPC 12-7-06, Finding of Conformity

Applicant: William L. Dawson, Acting Director
County of Los Angeles
Subject Site: 1945 Palmer Court (Council District 6)
Description: Finding of Conformity with the General Plan for
the acquisition of real property within the City of Long Beach.

Found in conformance.

1B. Case No. 0608-25, Condominium Conversion, CE 06-183

Applicant: K.C. Coultrup
Subject Site: 2230 E. 6th Street (Council District 2)
Description: Request for approval of Tentative Tract Map No.
67157 to convert nine (9) apartment units into condominiums.

Approved Tentative Tract Map No. 67157, subject to conditions.

1C. Case No. 0608-29, Condominium Conversion, CE 06-187

Applicant: K.C. Coultrup
Subject Site: 1124 Molino Avenue (Council District 4)
Description: Request for approval of Tentative Tract Map No.
67155 for the conversion of eight (8) apartment units into
condominiums.

Approved Tentative Tract Map No. 67155, subject to conditions.

1D. Case No. 0608-26, Condominium Conversion, CE 06-184

Applicant: K. C. Coultrup
Subject Site: 1148 Stanley (Council District 4)
Description: Request for approval of Tentative Tract Map No.
67149 for the conversion of eight (8) apartment units into
condominiums.

Approved Tentative Tract Map No. 67149, subject to conditions.

1E. Case No. 0609-28, Condominium Conversion, CE 06-223

Applicant: Rey Berona
Subject Site: 900 Rose Avenue (Council District 2)
Description: Request for approval of Tentative Tract Map No.
67487 for the conversion of sixteen (16) apartment units into
condominiums.

Approved Tentative Tract Map No. 67487, subject to conditions.

1F. Case No. 0608-23, Condominium Conversion, CE 06-181

Applicant: K.C. Coultrup
Subject Site: 329 W. 14th Street (Council District 1)
Description: Request for approval of Tentative Tract Map No. 67162 for the conversion of ten (10) apartment units into condominiums.

Approved Tentative Tract Map No. 67162, subject to conditions.

IG. Case No. 0608-49, Condominium Conversion, CE 06-200

Applicant: K.C. Coultrup
Subject Site: 1126 Raymond (Council District 4)
Description: Request for approval of Tentative Tract Map No. 67153 for the conversion of eight (8) apartment units into condominiums.

Approved Tentative Tract Map No. 67153, subject to conditions.

1H. Case No. 0608-20, Administrative Use Permit, CE 06-179

Applicant: Abel Bautista
c/o Pat Brown
Subject Site: 235 E. Pacific Coast Highway (Council District 6)
Description: Request for approval of an Administrative Use Permit to allow the operation of a major auto repair business with a paint spray booth in the Long Beach Boulevard Planned Development District (PD-29).

Approved Administrative Use Permit, subject to conditions.

1I. Case No. 0508-11

Applicant: Suzanne Frick, Director of Planning and Building
Subject Site: Central Long Beach Redevelopment Project Area
(Council Districts 1, 2, 4, 6, 7, and 8)
Description: Request for approval of Central Long Beach Design Guidelines.

Adopted the Central Area Design Guidelines.

REGULAR AGENDA

(Item #3 taken out of order)

3. Case 9805-11, Modification, ND 07-05

Applicant: Chart Industries
 c/o Tom Smith
Subject Site: 2536 E. 67th Street (Council District 9)
Description: Request to modify an existing Conditional Use Permit to install a new 20,000 gallon Liquefied Natural Gas (LNG) tank at an existing refuse truck refueling facility.

Herbert Burnette, consultant for Chart Industries, requested that the item be continued so that the applicant had time to address some comments to the Negative Declaration that had just been received.

Commissioner Jenkins moved to continue the item to December 21, 2006. Commissioner Winn seconded the motion which passed 5-0. Commissioner Greenberg was absent.

CONTINUED ITEMS

2. Case No. 0603-72, Conditional Use Permit, CE 06-46

Applicant: T-Mobile
 c/o Trillium Telecom Services, LLC
 Southideth Phimmasone, Representative
Subject Site: 1900 E. South Street (Council District 8)
Description: A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a 60 foot high monopole antenna structure designed as a bell tower with accessory equipment.

Lemuel Hawkins presented the staff report, recommending approval of the Conditional Use Permit.

Mr. Phimmasone, representative for the applicant, 5912 Bolsa Avenue, discussed the equipment to be used and commented that the bell tower could be used for co-location of future carriers.

Barbara Gilliam, Pastor of Glad Tidings Tabernacle, 1900 South Street, commented that the cellular tower would help generate income for the church and church programs.

In response to a query from Commissioner Gentile, Ms. Gilliam stated that the courtyard was currently not utilized for any church activities.

In response to a query from Commissioner Gentile, Rick Gilliam, Executive Pastor of Glad Tidings Tabernacle, 1900 South Street, stated that other locations on the church grounds were explored, but the courtyard was the most logical choice for placement.

Mr. Hawkins added that because of the proximity to utility wires and regulations regarding the placement of facilities near these wires, the courtyard was the only location available that could fit the structure.

Betha Johnson, 1725 Washington, stated that she supported the project because it would benefit the community as well as the church.

Suzanne Cablayan, 1729 E. 59th Street, stated that she supported the project because it would fund church programs as well as beautify the neighborhood.

In response to a query from Commissioner Gentile, Mr. Hawkins responded that the option of mounting the equipment to the roof of the building was explored, but due to the slope of the roof, that option was not feasible.

Commissioner Stuhlbarg moved to approve the Conditional Use Permit. Commissioner Winn seconded the motion which passed 4-1, with Commissioner Gentile dissenting. Commissioner Greenberg was absent.

REGULAR AGENDA

4. Case No. 0611-01, General Plan Amendment, ND 18-06

Applicant: Suzanne Frick, Director of Planning and Building
Subject Site: A portion of the Rancho Dominguez Sphere of Influence Area located east of Alameda Street, south of the Compton corporate limits, west of the Long Beach corporate limits, and north of Del Amo Boulevard; and the Will Johnson Long Beach Water Department Reservoir at 200 University Drive, Rancho Dominguez
Description: Request for City Council to adopt General Plan Amendment and Pre-zoning portions of the unincorporated Rancho Dominguez Sphere of Influence Area to the City of Long Beach.

Pat Garrow presented the staff report and gave a brief history of the Rancho Dominguez Sphere of Influence area and the annexation process. She also showed slides of the area Long Beach was intending to annex including a 9-acre water tank farm and an 880-acre fully developed industrial area including approximately 250 businesses.

In response to a query from Commissioner Winn, Suzanne Frick stated that Long Beach was only trying to annex the Sphere of Influence area that had historically belonged to Long Beach.

Ms. Frick also responded that the Sheriff currently provided police services and County Fire provided fire services with Long Beach Fire Department acting as back-up. If the annexation occurred, Long Beach would be wholly responsible for providing services to the area.

In response to another query from Commissioner Winn, Ms. Frick stated that property owners and businesses in the area were noticed and a public meeting was held in which the general response was that the people wanted to stay in the County and were opposed to becoming part of Long Beach or Carson. She further stated that under the Long Beach annexation proposal, if a substantial number of property owners object to the annexation, it would be put to a vote of the property owners. Under Carson's annexation proposal, it would go to a vote of the residents if the entire area would be annexed and the property owners would not have a voice.

Lisa Cameron, President of the Home Owners Association, 19009 Laurel Park Road, #93, stated that there were 60 homes on the water tank farm and she was concerned what would happen to them.

Mr. Carpenter responded that those homes are not part of the annexation proposal and that under LAFCO regulations Long Beach could not legally annex those homes.

Joann Fletcher, 2601 E. Victoria, #376, stated that the residents of Rancho Dominguez have fought a long battle to annex into Carson and requested that Long Beach not interfere with that process. She continued that 70-80% of residents and a majority of business owners were opposed to Long Beach's annexation plans.

Jack Ball, President of Del Amo Mobile Estates Homeowners Association, 2601 E. Victoria, stated that since the City of Carson was formed they've tried to annex the area. The residents would like to be a part of Carson partly due to the proximity of emergency services. He also questioned why Long Beach was filing for annexation at this point in time.

Jack Cline, property owner at 1802 S. Santa Fe, stated that he was concerned about zoning designations and felt that use rights would be diminished under Long Beach's zoning. He also stated that he felt there was a substantial tax difference and that it would be greater than county taxes. He continued that he felt it was unfair to people who had invested their money in that area to change things now.

Gisela Ulman, property owner at 3103 and 3115 Las Hermanas, stated that she was opposed to the annexation plans because she felt that it would create higher taxes and she didn't like Long Beach's IG Zoning. She also felt that it would diminish property values and make it harder to get tenants.

Amanda Carmichael, 19009 S. Laurel Park Road, stated that she was opposed to the annexation. She questioned why Long Beach was proposing annexation at this point.

In response, Ms. Frick stated that only when Long Beach was in jeopardy of losing the area in their Sphere of Influence did the city take the initiative to retain it and start the annexation process.

In response to a query from Commissioner Sramek, Mr. Carpenter explained the required steps in order to file for annexation. He summed up by saying that the City was still very early in the process.

Commissioner Jenkins moved to certify the Negative Declaration, recommend the City Council adopt a resolution to amend the land Use Element of the General Plan and recommend the City Council adopt an ordinance pre-zoning the area. Commissioner Winn seconded the motion which passed 4-0. Commissioner Stuhlberg recused himself and Commissioner Greenberg was absent.

MATTERS FROM THE AUDIENCE

There were no matters from the audience.

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

Angela Reynolds stated that the City was beginning work on Phase II of the General Plan and that staff would be giving a presentation to the Commission in the near future.

Mr. Carpenter stated that the Zoning Text Amendment allowing churches in the R-1-N zone to apply for Conditional Use Permits for expansion was approved for 1st reading by the City Council.

He also stated that the child care center on Del Amo, which the Planning Commission had previously approved, had been appealed to City Council.

Carolyn Bihn previewed the agenda for the next Planning Commission hearing.

MATTERS FROM THE PLANNING COMMISSION

An election for Vice Chair of the Planning Commission was held

Commissioner Jenkins made a motion to elect Commissioner Sramek. Commissioner Winn seconded the motion, which passed 5-0. Commissioner Greenberg was absent.

ADJOURN

The meeting adjourned at 3:05

Respectfully submitted,

Heidi Eidson
Minutes Clerk

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S**F E B R U A R Y 1, 2 0 0 7**

The regular meeting of the City Planning Commission and public hearing convened on February 1, 2007, at 1:38pm in the City Council Chambers, 333 W. Ocean Boulevard, Long Beach, CA.

PRESENT: COMMISSIONERS: Leslie Gentile, Charles Greenberg
(arrived 2:15pm), Matthew Jenkins,
Nick Sramek

ABSENT: EXCUSED: Morton Stuhlbarg, Charles Winn

CHAIRMAN: Leslie Gentile

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Carolyne Bihn, Zoning Officer
Angela Reynolds, Advance Planning
Steve Valdez, Planner
Derek Burnham, Planner
Scott Mangum, Planner
Jill Griffiths, Planner
Lemuel Hawkins, Planner
Ira Brown, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

The pledge of allegiance was led by Commissioner Jenkins.

R E G U L A R A G E N D A

Item taken out of order to await quorum

4. Presentation Item

Status of Phase Two Long Beach 2030 (formerly General Plan Update)

Community and Environmental Planning Officer Angela Reynolds reported that state mandated City documents were being revised to include the following: Type and location of new development; sustainability and economic issues; a public transportation component with a bicycle master plan; an historical preservation

plan with extensive community outreach, goals and policies to support this vision, and implementation strategies.

In response to a query from Commissioner Sramek regarding seemingly uninformed community cluster groups, Ms. Reynolds confirmed that all input from those clusters was being integrated into Phase II, and that her department planned to hold four large interactive community festivals to publicize the plan.

M I N U T E S

The minutes of December 21, 2006 were approved on a motion by Commissioner Sramek, seconded by Commissioner Jenkins and passed 4-0. Commissioners Stuhlberg and Winn were absent.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

Item 1A was removed to the Regular Agenda at the request of audience member Doug Otto.

Commissioner Sramek moved to accept Items 1B, 1C, 1D, 1E, 1F and 1G of the Consent Calendar as presented by staff with noted changes. Commissioner Jenkins seconded the motion, which passed 4-0. Commissioners Stuhlberg and Winn were absent.

1A. Case No. 0610-12, Administrative Use Permit, Local Coastal Development Permit, CE 06-231

Applicant: Natalie Kotsch
Subject Site: 1826-1932 E. 1st Street (Council District 2)
Description: Request for approval of an Administrative Use Permit and Local Coastal Development Permit to legalize four dwelling units creating a total of eight dwelling units at the project site.

Removed to the Regular Agenda.

1B. Case No. 0604-03, Tentative Parcel Map, Standards Variance, CE 06-62

Applicants: Kirk & Gina Dominguez
Subject Site: 431 & 433 Bonito Avenue (Council District 2)
Description: Request for approval of a Tentative Parcel Map and Standards Variance to permit the construction of three condominium units with 0 square feet common open space (instead of the required 375 square feet).

Approved Tentative Tract Map No. 68667 subject to conditions.

1C. Case No. 0606-17, Local Coastal Development Permit, Tentative Tract Map, CE 06-126

Applicant: Amit Weinberg
Subject Site: 3025-3031 E. Ocean Blvd. (Council District 3)
Description: Request for approval of a Local Coastal Development Permit and Tentative Tract Map No. 66009 for the conversion of four apartment units into condominiums.

Approved Local Coastal Development Permit and Tentative Tract Map No. 66009 subject to conditions.

1D. Case No. 0610-05, Condominium Conversion, CE 06-228

Applicant: Alicia Thomas, Thienes Engineering
Subject Site: 500 Ximeno Avenue (Council District 3)
Description: Request for approval of Tentative Tract Map No. 67392 for the conversion of seventy-four apartment units into sixty-eight condominiums.

Approved Tentative Tract Map No. 67392 subject to conditions.

1E. Case No. 0611-14, Condominium Conversion, CE 06-262

Applicant: Rey Berona
Subject Site: 925 Olive Avenue (Council District 1)
Description: Request for approval of Tentative Tract Map No. 67617 for the conversion of eleven apartment units into condominiums.

Approved Tentative Tract Map No. 67617 subject to conditions.

1F. Case No. 0611-18, Conditional Use Permit, CE 06-267

Applicant: Albert Estorga
Subject Site: 3250 Airport Way (Council District 5)
Description: Request for approval of a Conditional Use Permit to allow an electronic message center sign with a waiver for a height of 44' (instead of the maximum height of 40').

Continued to a date uncertain.

1G. Case No. 0609-39, Conditional Use Permit, CE 06-226

Applicant: Royal Street Communication (Metro PCS)
c/o Pacific Communication Group
Leslie Paramo
Subject Site: 194 E. Artesia Blvd. (Council District 9)
Description: Request for approval of a Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a 60-foot high monopole antenna structure (designed as a pine tree) with accessory equipment.

Continued to the February 15, 2007 meeting.

R E G U L A R A G E N D A

1A. Case No. 0610-12, Administrative Use Permit, Local Coastal Development Permit, CE 06-231

Applicant: Natalie Kotsch
Subject Site: 1826-1932 E. 1st Street (Council District 2)
Description: Request for approval of an Administrative Use Permit and Local Coastal Development Permit to legalize four dwelling units creating a total of eight dwelling units at the project site.

Steve Valdez presented the staff report with findings and conditions of approval for legalization of four dwelling units created without the benefit of permits as directed by the Commission.

Doug Otto, 111 W. Ocean Blvd., applicant representative, claimed that the findings and conditions of approval as written would trigger large park impact fee charges to the applicant.

Commissioner Greenberg said he did not feel the approval would increase traffic or burden recreational facilities, so there would be no need for such fees.

Deputy City Attorney Mike Mais noted that the fees were only charged when new square footage was created and noted that the process allowed for an appeal to City Council.

Mr. Otto added that he had submitted to staff minor suggested language changes to deal with the issue, and pointed out that the applicant had already paid permit fees for all the previous work done on the units in question.

Mike Wilson, 102 Bonito Ave., President, Alamitos Beach Neighborhood Association, expressed his opposition to the approval saying it was a high-density parking impacted area.

Mr. Otto pointed out that unlike the majority of area apartments, these units had dedicated parking on site.

Commissioner Sramek noted that the parking issue had been exhaustively discussed at the previous hearing and it had been decided that it was a moot point since the eight units had been in existence for 60 years.

Commissioner Sramek moved to approve the legalization of four dwelling units creating a total of eight dwelling units, to include additional language submitted by applicant representative Doug Otto. Commissioner Greenberg seconded the motion which passed 3-0-1. Chairman Gentile abstained and Commissioners Stuhlbarg and Winn were absent.

C O N T I N U E D I T E M S

2. Case No. 9805-11, Modification, ND 07-05

Applicant: Chart Industries c/o Tom Smith
Subject Site: 2531 E. 67th Street (Council District 9)
Description: Request to modify an existing Conditional Use Permit to install a new 20,000 gallon Liquefied Natural Gas (LNG) tank at an existing refuse truck refueling facility.

Derek Burnham presented the staff report recommending approval of the modification since the uses on site would remain the same; the project will assist in meeting the goals and requirements for improving air quality, and operational

conditions of approval and mitigation measures will ensure minimal negative effects on the surrounding community.

Herbert Burnett, 2531 E. 67th Street, Chart Industries representative, explained how the LNG was brought in and pumped into the tanks, at the current rate of one delivery per three days. In response to a query from Commissioner Jenkins regarding maintenance of these safe delivery times in the future, Mr. Burnett assured the Commission that they would never deliver during hours when the nearby school was in operation.

Commissioner Jenkins moved to certify Negative Declaration ND 07-05 and to approve the modification, subject to revised conditions of approval. Commissioner Sramek seconded the motion, which passed 4-0. Commissioners Stuhlberg and Winn were absent.

3. Case No. 0510-04, Site Plan Review, Standards Variance, ND (Certified)

Applicant: Portside Partners, LLC
Subject Site: 600 Queensway Drive (Council District 2)
Description: Request for Site Plan Review and Standards Variances for: (1) Building height of approximately 117' (instead of not greater than 100'); (2) Provision of less-than-code required parking; (3) Provision of off-site required parking without a deed restriction; (4) Curb cut width of 26' (instead of not wider than 24'), to construct a new 11-story, 128,070 sq.ft. Residence Inn Hotel with 178 rooms.

Scott Mangum presented the staff report recommending approval of the requests since potential environmental impacts were found to be less than significant with mitigation; because positive findings could be made to support the requests and since the proposed use is consistent with the intent of the Queensway Bay Planned Development District to create a visitor-serving destination for recreational and commercial users.

In response to a query from Commissioner Sramek, Scott Mangum observed that the unique nature of the site and its location on fill was a hardship because it limited buildable area and created structural concerns.

Commissioner Greenberg suggested that the City look into how to configure the roadway for better access for all businesses now and in the future.

Carolyne Bihn noted that in response to concerns about the area's accessibility, a master sign program was being developed, and a condition of approval required this specific project to participate in future sign programs.

Kam Babaoff, Ensemble Hotel Partners, 444 W. Ocean #1108, applicant, agreed that the soil created structural issues which they would deal with through rock pilings, and noted that the increased height would create better visibility from the freeway, while expanding the number of rooms would balance the extra costs of construction. Mr. Babaoff stated that they were also concerned about customer access, and their intent was to direct customers to the hotel through downtown via signs, landscaping and Mapquest. He added that they are in agreement with the conditions of approval.

Jack Highwart, 4056 Del Rey Avenue, Marina del Rey, applicant representative, presented color boards showing construction materials for the proposed hotel.

Chairman Gentile said she was not happy with the suggested reveal and asked that architectural specifications be listed in the Conditions of Approval to maintain the elegance of the design.

Douglas Lowe, 4056 Del Rey Avenue, Marina del Rey, project architect, added that they were exploring the use of water recycling and custom-cut materials to avoid waste.

Suzanne Frick added that the project would probably achieve LEED certification compliance.

Steve Goodling, President, Long Beach Area Convention and Visitors Bureau, expressed support for the project, stating it would complement area hotel offerings, making them more competitive and attracting more business dollars to the City.

Commissioner Jenkins moved to review and consider information in the Mitigated Negative Declaration and to approve the Site Plan Review and Standards Variances, subject to conditions.

Commissioner Sramek seconded the motion.

Commissioner Greenberg expressed hope that the whole area could be pulled together more homogenously in the future, and said he felt this was a good project in the right place.

The question was called and the motion passed 4-0. Commissioners Stuhlbarg and Winn were absent.

R E G U L A R A G E N D A

4. Presentation Item (heard out of order at the beginning of the meeting)

5. Addendum No. 1 to ND 20-05

Applicant: Long Beach Water Department
Subject Site: 2260 E. Ocean Blvd. (Council Districts 2 & 3)
Description: Request for Addendum No. 1 to Negative Declaration 20-05, which was previously certified for an Under Ocean Floor Seawater Intake and Discharge Demonstration Project.

Jill Griffiths presented the staff report recommending approval of the addendum to Negative Declaration 20-05.

Eric Leung, Long Beach Water Department, 1800 E. Wardlow Road, applicant, explained that they were using an intake system desalinization process.

Commissioner Sramek moved to review and consider information in the prepared Addendum No. 1 and to approve Addendum No. 1 to Negative Declaration 20-05. Commissioner Greenberg seconded the motion, which passed 4-0. Commissioners Stuhlbarg and Winn were absent.

6. Case No. 0606-23, Conditional Use Permit, CE 06-132

Applicant: Gasoline Retail Facilities Consulting
Andrew Paszterko, Representative
Subject Site: 5400 Atlantic Avenue (Council District 8)
Description: Request for approval of a Conditional Use Permit to construct a detached automated car wash at an existing gas station with mini mart.

Lemuel Hawkins presented the staff report recommending denial of the request since the proposed structure would abut residential properties; is not consistent with the North Long Beach Design Guidelines for new construction, and because there is neighborhood opposition to its addition.

Andrew Paszterko, 5400 Atlantic Avenue, applicant representative, explained that the proposed use would be a

tunnel-contained drive-through car wash that would not be noisy. Mr. Paszterko claimed he had complied with all staff design recommendations and was willing to close one driveway access and limit existing truck parking.

Carolyn Bihn stated that besides the land use incompatibility, there were major issues with adjacent residents, who felt the request should be denied.

Mark Kelishadi, 5400 Atlantic Avenue, property owner, claimed his customers were in support of his request and that he would limit the hours of operation for the car wash.

Hackley Kitchen, 5433 Lime Avenue, adjacent neighbor, objected to the proposed car wash or any additional use, because of noise and littering problems already at the site.

Jose Sandoval, 5462 Atlantic Avenue, spoke against the request, saying it would be of no benefit to the community and would increase traffic. Mr. Sandoval claimed that the gas station and mini mart already attracted an unsavory clientele, and that there already was auto detailing done on site.

Mr. Paszterko explained that currently the site is an attractive nuisance but he felt increased use of the site along with quality landscaping would squeeze these undesirable elements out. Mr. Paszterko contended that this quality addition could help resuscitate the neighborhood.

Commissioner Sramek said he felt the proposed use would be non-mitigateable and noisy.

Citing land use incompatibility, Commissioner Sramek moved to deny the Conditional Use Permit request. Chairman Gentile seconded the motion.

Ms. Gentile added that she did not feel any investment in the property would help improve the neighborhood.

Commissioner Greenberg said he felt that auto maintenance uses were inherently problematic, and that he agreed with the staff recommendation.

Commissioner Jenkins declared that it was not serving the City by denying this when staff should instead be encouraging the applicant to find an acceptable addition to the site that would upgrade the area and gain support.

The question was called, and the motion passed 3-1. Commissioner Jenkins dissented, and Commissioners Stuhlberg and Winn were absent.

7. Case No. 0701-05, Amendment to Zoning Ordinance

Applicant: City of Long Beach
Subject Site: Citywide
Description: Proposed Amendment to the Zoning Ordinance regarding the permitting requirements for new churches.

Ira Brown presented the staff report recommending adoption of the ordinance.

Commissioner Greenberg remarked that he felt the issue deserved more examination and asked for more time.

Greg Carpenter noted that the Commission had previously received the issue as a discussion item and had given input directing staff to move forward with the amendment.

Commissioner Jenkins moved to recommend that the City Council adopt the amendment to the Zoning Ordinance. Chairman Gentile seconded the motion.

Commissioner Sramek expressed opposition to the process, saying that a Conditional Use Permit should be used instead.

The question was called and the motion passed 3-1. Commissioner Sramek dissented and Commissioners Stuhlberg and Winn were absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

**M A T T E R S F R O M T H E D E P A R T M E N T O F
P L A N N I N G A N D B U I L D I N G**

Mr. Carpenter asked if there was any objection to holding Commission meetings at night to better accommodate the public.

Commissioner Jenkins expressed opposition to the idea, saying that if someone wanted to speak on an item, they would find a way to attend the day meeting.

Commissioner Sramek supported the idea, saying it would allow more citizens to attend the meetings, and maybe lead to more applications for Commissioner.

Commissioner Greenberg suggested trying the idea for a limited time to see how it worked.

Chairman Gentile noted that most Planning Commissions met at night which helped maintain a quorum, but added that it would be more difficult for Commissioners with small children to make the meetings.

Suzanne Frick noted that the night meetings would improve public participation and accessibility, help maintain a quorum, and given the major projects coming up, be more proactive.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 5:25pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk