

Charles Durnin, Chair
Donita Van Horik, Vice-Chair



Becky Blair, Commissioner
Alan Fox, Commissioner
Leslie Gentile, Commissioner
Phil Saumur, Commissioner
Melani Smith, Commissioner

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:10 PM)

At 5:10 p.m., Chair Durnin called the meeting to order.

ROLL CALL (5:10 PM)

[see media](#)

Boardmembers Alan L. Fox, Charles Durnin, Leslie Fernald Gentile, Phillip Joseph
Present: Saumur, Melani Smith, Donita Van Horik and Becky Blair

Also present: Amy Bodek, Director of Development Services; Derek Burnham, Planning Administrator; Michael Mais, Assistant City Attorney; David Roseman, City Traffic Engineer; Craig Chalfant, Planner; Heidi Eidson, Bureau Secretary.

FLAG SALUTE (5:11 PM)

[see media](#)

Commissioner Saumur led the flag salute.

DIRECTOR'S REPORT (5:12 PM)

[see media](#)

Amy Bodek, Director of Development Services, spoke.

SWEARING OF WITNESSES (5:16 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 (5:16 PM)

[see media](#)

[see media](#)

1. [11-055PL](#)

Recommendation to: 1) Adopt a Resolution with Findings of Fact and a Statement of Overriding Considerations certifying a Final Environmental Impact Report (EIR 04-09); 2) Recommend City Council approve a General Plan/Local Coastal Program Amendment and Amendment to Subarea 17 of the Southeast Area Development and Improvement Plan (SEADIP); and 3) Continue requests for Site Plan Review, Tentative Subdivision Map, Standards Variance and Local Coastal Development Permit approval to a date uncertain for a mixed-use project consisting of 325 residential units, 191,475 square feet of commercial retail space, 100 hotel rooms with 4,368 square feet of hotel restaurant space and 3,510 square feet of hotel meeting space, 21,092 square feet of non-hotel restaurant space, a 4,175-square-foot science center, a 99-seat theater, and 1,440 on-site parking spaces. (District 3) (Application No. 0904-09)

Chair Durnin spoke.

Craig Chalfant, Project Planner, presented the staff report.

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

Commissioner Blair spoke.

David Roseman, City Traffic Engineer, spoke.

David Malmuth, applicant, spoke.

Alan Pullman, Project Architect, Studio One Eleven, spoke.

Mark Reas, Project Architect, spoke.

Alan Pullman spoke.

Mark Reas spoke.

Alan Pullman spoke.

Mark Reas spoke.

David Malmuth, introduced Raymond Linn, property owner, who spoke.

David Malmuth spoke.

David Malmuth responded to a query from Commissioner Blair.

Chair Durnin spoke.

Allan Songer provided public comment.

Sandie Van Horn provided public comment.

Mary Parsell, representing El Dorado Audubon Society, provided public comment.

Pat Towner provided public comment.

Tarin Olson provided public comment.

John Hancock read a letter from Beverly O'Neil and presented public comment.

Cindy Crawford, representing Our Town Long Beach, provided public comment.

Stephen Conley read a letter from Jim Hankla and provided public comment.

Randy Gordon, President and CEO of the Long Beach Chamber of Commerce, provided public comment.

Joan Hawley McGrath, representing Our Town Long Beach, provided public comment.

Mike Ruhle provided public comment.

Kerrie Aley provided public comment.

CJ Hansen provided public comment.

Dorothy Kistler provided public comment.

Larry Goodhue provided public comment.

Ann Cantrell provided public comment.

Gary Shelton provided public comment.

Susan Phillips provided public comment.

Amy Bodek spoke.

Chair Durnin spoke.

John Friese, representing Belmont Heights Community Association, provided public comment.

Linda Montgomery provided public comment.

Stan Poe provided public comment.

Jennifer Gomez provided public comment.

Jerry Olivera, representing the City of Seal Beach, provided public comment.

Howard Davis provided public comment.

Stella Ursua, member of Long Beach Coalition for Good Jobs and Healthy Community, provided public comment.

Phil Jones provided public comment.

Luella Hunt provided public comment.

Marvin Waider provided public comment.

Justin McMann provided public comment.

John Morris provided public comment.

Nikole Cababa, member of Long Beach Coalition for Good Jobs and Healthy Community, provided public comment.

Randy Beers provided public comment.

Brad Miles provided public comment.

Mary Suttie provided public comment.

Dena Deck provided public comment.

Mike Buhbe provided public comment.

Mary Barton provided public comment.

Tom Mayes provided public comment.

Robert Cullenan provided public comment.

Rachel Torres, member of Long Beach Coalition for Good Jobs and Healthy Community, provided public comment.

Christine Delabre provided public comment.

Lediya Beltran provided public comment.

Mai Nakasone provided public comment.

Jerry Arcia provided public comment.

Steve Bellow provided public comment.

Christine Bell provided public comment.

Kurt Borsten provided public comment.

Heather Altman provided public comment.

Douglas Carstens, representing the Los Cerritos Wetlands Land Trust, provided public comment.

Elizabeth Lambe, representing the Los Cerritos Wetlands Land Trust, presented public comment.

Stephen Carlson presented public comment.

Anna Christiansen presented public comment.

Marty Cox presented public comment.

Flora Chou, representing Los Angeles Conservancy, provided public comment.

Sarah Gilbert, Vice Chair of Los Angeles Conservancy Modern Committee, provided public comment.

Bill Thomas provided public comment.

Carl Kirnbauer, representing LB Marina Boat Owners Association, provided public comment.

Alex Bellehumeur provided public comment.

Miguel Lee Funes provided public comment.

Erik Imley, representing California State University of Long Beach Theater Arts Department, provided public comment.

Chris Gensco provided public comment.

Laurie Peckidge provided public comment.

Bill Lorbeer provided public comment.

Tom Marchese provided public comment.

John Goldberg provided public comment.

1. [11-060PL](#)

Recommendation to adopt a Resolution with Findings of Fact and a Statement of Overriding Considerations certifying a Final Environmental Impact Report (EIR 04-09). (District 3) (Application No. 0904-09) (1)

Chair Durnin spoke.

A dialogue ensued between Commissioner Smith, Assistant City Attorney Michael Mais, and Amy Bodek.

Commissioner Fox spoke.

Amy Bodek responded to a query from Commissioner Fox.

Commissioner Fox spoke.

Commissioner Saumur spoke.

Chair Durnin spoke.

A dialogue ensued between Commissioner Smith and Michael Mais.

Chair Durnin spoke.

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

Yes: 7 - Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

1. 11-061PL Recommendation to recommend City Council approve a General Plan/Local Coastal Program Amendment and Amendment to Subarea 17 of the Southeast Area Development and Improvement Plan (SEADIP). (District 3) (Application No. 0904-09) (2)

Chair Durnin spoke.

Commissioner Saumur spoke.

Commissioner Fox spoke.

Commissioner Van Horik spoke.

Commissioner Blair spoke.

Commissioner Saumur spoke.

Chair Durnin spoke.

Commissioner Smith spoke.

David Malmuth responded to queries from the Commission.

Chair Durnin spoke.

David Malmuth responded to a query from Chair Durnin.

David Malmuth responded to a query from Commissioner Blair.

Michael Mais responded to a query from Chair Durnin.

Derek Burnham responded to a query from Commissioner Saumur.

A dialogue ensued between Commissioner Gentile and Amy Bodek.

David Malmuth responded to a query from Commissioner Gentile.

Amy Bodek responded to a query from Commissioner Blair.

Chair Durnin responded to a comment made by Commissioner Blair.

Commissioner Blair spoke.

A motion was made by Commissioner Blair to approve the recommendation to recommend City Council approve a General

Plan/Local Coastal Program Amendment and Amendment to Subarea 17 of the Southeast Area Development and Improvement Plan (SEADIP) for Alternative 3. The motion failed due to lack of a second.

Commissioner Saumur spoke.

Derek Burnham responded to a query from Commissioner Van Horik.

Commissioner Van Horik spoke.

Michael Mais responded to a query from Commissioner Blair.

Amy Bodek responded to a query from Commissioner Blair.

Commissioner Gentile spoke.

Michael Mais responded to a query from Commissioner Gentile.

A motion was made by Commissioner Gentile, seconded by Commissioner Blair, to approve the recommendation to recommend City Council approve a General Plan/Local Coastal Program Amendment and Amendment to Subarea 17 of the Southeast Area Development and Improvement Plan (SEADIP) for Alternative 3 with an amendment to allow flexibility for the allocation of square footage associated with retail and restaurant but not exceeding 175,000 square feet.

Commissioner Gentile responded to a query from Commissioner Blair.

Commissioner Gentile responded to a query from Amy Bodek.

Commissioner Gentile responded to a query from Michael Mais.

A dialogue ensued between Commissioner Gentile and Commissioner Blair.

Commissioner Fox spoke.

Commissioner Fox responded to a query from Amy Bodek.

Commissioner Fox responded to a query from Derek Burnham.

A substitute motion was made by Commissioner Fox, seconded by Commissioner Saumur, to approve the recommendation to recommend City Council approve a General Plan/Local Coastal Program Amendment and Amendment to Subarea 17 of the Southeast Area Development and Improvement Plan (SEADIP) for staff's recommendation in Exhibit E with

an amendment to strike all language regarding a building height maximum of 150 feet.

Commissioner Saumur spoke.

Commissioner Blair spoke.

Commissioner Smith spoke.

Derek Burnham responded to queries from Chair Durnin.

Michael Mais responded to queries from Commissioner Blair.

A second substitute motion was made by Commissioner Blair to approve the recommendation to recommend City Council approve a General Plan/Local Coastal Program Amendment and Amendment to Subarea 17 of the Southeast Area Development and Improvement Plan (SEADIP) for Alternative 3 with an amendment to reduce the square footage of commercial/retail to 150,000 square feet. The motion failed due to lack of a second.

Michael Mais responded to a query from Commissioner Saumur.

Amy Bodek responded to queries from Commissioner Saumur.

Amy Bodek, Michael Mais, and Derek Burnham responded to queries from Commissioner Van Horik.

A vote was taken on the substitute motion which failed by a vote of 2-5. (Commissioners Fox and Saumur voted for the motion and Commissioners Smith, Gentile, Van Horik, Blair and Durnin voted against the motion.)

Michael Mais spoke.

Michael Mais and Amy Bodek responded to queries from Commissioner Saumur.

Chair Durnin spoke.

A motion was made by Commissioner Gentile, seconded by Commissioner Blair, to approve the recommendation for Alternative 3 with an amendment to allow flexibility for the allocation of square footage associated with retail and restaurant but not exceeding 175,000 square feet. The motion carried by the following vote:

Yes: 4 - Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

No: 3 - Phillip Joseph Saumur, Alan L. Fox and Charles Durnin

1. 11-062PL Recommendation to continue requests for Site Plan Review, Tentative Subdivision Map, Standards Variance and Local Coastal Development Permit approval to a date uncertain for a mixed-use project consisting of 325 residential units, 191,475 square feet of commercial retail space, 100 hotel rooms with 4,368 square feet of hotel restaurant space and 3,510 square feet of hotel meeting space, 21,092 square feet of non-hotel restaurant space, a 4,175-square-foot science center, a 99-seat theater, and 1,440 on-site parking spaces. (District 3) (Application No. 0904-09) (3)

A dialogue ensued between Amy Bodek, Michael Mais and Chair Durnin.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik, Amy Bodek and Michael Mais.

Commissioner Blair spoke.

Commissioner Fox spoke.

Commissioner Saumur spoke.

A motion was made by Commissioner Gentile, seconded by Commissioner Smith to continue the requests for Site Plan Review, Tentative Subdivision Map, Standards Variance and Local Coastal Development Permit and approval of Revised Findings for the Environmental Impact Report to November 17, 2011. The motion carried by the following vote:

Yes: 7 - Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

PUBLIC PARTICIPATION (10:10 PM)

[see media](#)

Larry Goodue provided public comment.

Commissioner Fox spoke.

COMMENTS FROM THE PLANNING COMMISSION (10:10 PM)

[see media](#)

There were no comments from the Planning Commission.

ADJOURNMENT (10:10 PM)

At 10:10 p.m., Chair Durnin adjourned the meeting.

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