

Becky Blair, Chair
Alan Fox, Vice Chair



Molly Campbell, Commissioner
Mark Christoffels, Commissioner
Phil Saumur, Commissioner
Melani Smith, Commissioner
Donita Van Horik, Commissioner

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:05 PM)

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

ROLL CALL (5:05 PM)

Commissioners Phillip Joseph Saumur, Donita Van Horik, Becky Blair and Mark
Present: Christoffels

Commissioners Alan L. Fox, Melani Smith and Molly Campbell
Absent:

Also present: Amy Bodek, Director of Development Services; Derek Burnham, Planning Administrator; Jill Griffiths, Planning Officer; Michael Mais, Assistant City Attorney; Jeff Winklepleck, Planner; Brant Birkeland, Management Assistant; Heidi Eidson, Bureau Secretary.

FLAG SALUTE (5:05 PM)

[see media](#)

Commissioner Van Horik led the flag salute.

MINUTES (5:06 PM)

[see media](#)

[see media](#)

[13-031PL](#)

Recommendation to receive and file the Planning Commission minutes of May 2, 2013.

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

Yes: 3 - Phillip Joseph Saumur, Becky Blair and Mark Christoffels

Abstain: 1 - Donita Van Horik

Absent: 3 - Alan L. Fox, Melani Smith and Molly Campbell

DIRECTOR'S REPORT (5:07 PM)

[see media](#)

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

SWEARING OF WITNESSES (5:07 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 (5:08 PM)

[see media](#)

[see media](#)

1. [13-034 PL](#) Recommendation to approve a Site Plan Review for the western phase of the Shoreline Gateway Project, consisting of a 17-story, 224-unit residential tower with 9,182 square feet of retail space and 275 parking spaces, at 635 East Ocean Boulevard located in PD-30 (Downtown Plan). (District 2) (Application No. 1304-12)

Chair Blair recused herself from the item.

Commissioner Van Horik chaired the item.

Derek Burnham, Planning Administrator, introduced Jeff Winklepleck, Project Planner, who presented the staff report.

Jim Anderson, President of Anderson Pacific, applicant, provided a PowerPoint presentation.

Chris Haglan, BAR Architects, project architect, discussed the project design.

A dialogue ensued between Commissioner Christoffels and Derek Burnham.

Jeff Winklepleck responded to queries from Commissioner Christoffels.

Chris Haglan responded to a query from Commissioner Christoffels.

Jim Anderson responded to a query from Commissioner Christoffels.

Jeff Winklepleck responded to queries from Commissioner Saumur.

Chris Haglan responded to a query from Commissioner Saumur.

Derek Burnham responded to a query from Commissioner Saumur.

Jeff Winklepleck responded to queries from Commissioner Van Horik.

Bob Ladd, ASLA, provided public comment.

Phil Appleby provided public comment.

Pat Parris-Appleby provided public comment.

Mike Norton provided public comment.

Connie Zamora provided public comment.

Debbie Dubias provided public comment.

Frank Fernandez provided public comment.

Robert Guzman provided public comment.

Jeff Brown provided public comment.

Kraig Kojian, President and CEO of the Downtown Long Beach Associates, provided public comment.

Mike Dunphy, President of Ocean Residents Community Association, provided public comment.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Derek Burnham.

Derek Burnham responded to a query from Commissioner Saumur.

Ryan Altoon, representing Anderson Pacific, responded to queries from Commissioner Saumur.

Ryan Altoon responded to queries from Commissioner Van Horik.

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

Yes: 3 - Phillip Joseph Saumur, Donita Van Horik and Mark Christoffels

Excused: 1 - Becky Blair

Absent: 3 - Alan L. Fox, Melani Smith and Molly Campbell

[see media](#)

2. [13-032 PL](#)

Recommendation to recommend that City Council adopt amendments to the Zoning Ordinance by adding Chapter 21.57 relating to Alcohol Nuisance Abatement. (Citywide) (Application No. 1301-19)

Derek Burnham, Planning Administrator, spoke.

Brant Birkeland, Management Assistant, presented the staff report.

A dialogue ensued between Commissioner Christoffels and Derek Burnham.

Derek Burnham responded to a query from Commissioner Van Horik.

A dialogue ensued between Commissioner Van Horik and Michael Mais, Assistant City Attorney.

Derek Burnham responded to a query from Commissioner Van Horik.

Brant Birkeland responded to queries from Commissioner Saumur.

Derek Burnham responded to queries from Commissioner Saumur.

Derek Burnham responded to queries from Chair Blair.

Frank Fernandez provided public comment.

Derek Burnham responded to a query from Chair Blair.

Jennifer Harris, Lead Organizer with Californians for Justice, provided public comment.

Derek Burnham responded to a query from Chair Blair.

Chhoy Yam provided public comment.

Chhoy Yam responded to a query from Chair Blair.

Chair Blair spoke.

Commissioner Saumur spoke.

Commissioner Van Horik spoke.

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

Yes: 4 - Phillip Joseph Saumur, Donita Van Horik, Becky Blair and Mark Christoffels

Absent: 3 - Alan L. Fox, Melani Smith and Molly Campbell

[see media](#)

3. [13-033 PL](#)

Recommendation to receive and file the 2012 Housing Element Annual Report and instruct the Director of Development Services to submit the Annual Report to the City Council, State Office of Planning and Research and California Department of Housing and Community Development. (Citywide)

Amy Bodek, Director of Development Services, introduced Jeff Winklepleck, Project Planner, who presented the staff report.

Jeff Winklepleck responded to a query from Commissioner Van Horik.

A dialogue ensued between Commissioner Van Horik and Amy Bodek.

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, Donita Van Horik, Becky Blair and Mark Christoffels

Absent: 3 - Alan L. Fox, Melani Smith and Molly Campbell

PUBLIC PARTICIPATION (7:13 PM)

[see media](#)

There were no comments from the public.

COMMENTS FROM THE PLANNING COMMISSION (7:13 PM)

[see media](#)

There were no comments from the Planning Commission.

ADJOURNMENT (7:13 PM)

At 7:13 p.m., Chair Blair adjourned the meeting.

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