

Charles Durnin, Chair  
Donita Van Horik, Vice-Chair



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

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## FINISHED AGENDA AND DRAFT MINUTES

### CALL TO ORDER (5:05 PM)

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

### ROLL CALL (5:05 PM)

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

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

### FLAG SALUTE (5:05 PM)

Commissioner Fox led the flag salute.

### MINUTES (5:05 PM)

11-017PL Recommendation to receive and file the Planning Commission minutes of April 7, 2011.

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

**Yes:** 6 - Phillip Joseph Saumur, Charles Durnin, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

**Abstain:** 1 - Alan L. Fox

### DIRECTOR'S REPORT (5:06 PM)

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

**SWEARING OF WITNESSES (5:06 PM)**

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 (5:06 PM)**

1. 11-019PL Recommendation to approve a Local Coastal Development Permit and a Tentative Parcel Map to subdivide an existing one-lot, 18.2-acre shopping center (Long Beach Market Place) into two lots (17 acres and 1.2 acres) located at 6411 E. Pacific Coast Highway within Subarea 18 of PD-1 (SEADIP). (District 3) (Application No. 1102-03)

Commissioner Blair recused herself from the item.

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

A dialogue ensued between Commissioner Gentile and Jeff Winklepleck.

Derek Burnham responded to a query from Commissioner Gentile.

Ungar Kim, Applicant, introduced himself.

Tom McDougal, representing the engineering company for the project, introduced himself.

Ungar Kim and Tom McDougal responded to queries from Chair Durnin.

Ungar Kim responded to queries from Commissioner Saumur.

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

Derek Burnham spoke.

Derek Burnham responded to a query from Commissioner Gentile.

A dialogue ensued between Commissioner Gentile and Amy Bodek, Director of Development Services.

Amy Bodek responded to a query from Commissioner Saumur.

Derek Burnham responded to a query from Commissioner Van Horik.

Tom McDougal responded to queries from Commissioner Van Horik.

Mel Nutter, representing Los Cerritos Wetlands Land Trust, 200 Oceangate, Suite 850, provided public comment.

Janice Dahl, representing Los Cerritos Wetlands Land Trust, 6212 E. Vista Street, provided public comment.

Sandy Van Horne, representing Our Town Long Beach, no address given, provided public comment.

Mary Parcell, representing the El Dorado Audubon Society, no address given, provided public comment.

Elizabeth Lambe, representing Los Cerritos Wetlands Land Trust, no address given, provided public comment.

Gordana Kajer, 235 Loma Avenue, provided public comment.

Ungar Kim responded to remarks made during public comment.

Commissioner Fox spoke.

Commissioner Gentile spoke.

A dialogue ensued between Commissioner Saumur and Derek Burnham.

Commissioner Smith spoke.

Michael Mais spoke.

Chair Durnin spoke.

Commissioner Smith spoke.

**A motion was made by Commissioner Gentile, seconded by Commissioner Smith, to deny a Local Coastal Development Permit and a Tentative Parcel Map due to the difficulty in traffic circulation caused by the proximity to the wetlands and existing buildings and also due to possible unknown future environmental damages. Direct staff to prepare negative findings and bring back to the Commission. The motion carried by the following vote:**

**Yes:** 5 - Phillip Joseph Saumur, Charles Durnin, Leslie Fernald Gentile, Melani Smith and Donita Van Horik

**No:** 1 - Alan L. Fox

**Excused:** 1 - Becky Blair

2. 11-020PL Recommendation to concur with the Zoning Administrator's Classification of Use determination, and receive and file for final action, as follows: find that the use of metal shipping containers as a building material is suitable for residential zoning districts, subject to certain design criteria, and not prohibited under the provisions of Section 21.31.255(B) and (C). (Citywide) (Application No. 1102-04)

Derek Burnham, Planning Administrator, introduced Scott Kinsey, Project Planner, who presented the staff report.

Scott Kinsey responded to a query from Commissioner Smith.

A dialogue ensued between Commissioner Fox, Michael Mais, Assistant City Attorney, and Derek Burnham.

Scott Kinsey responded to a query from Commissioner Saumur.

A dialogue ensued between Commissioner Blair and Derek Burnham.

Derek Burnham responded to a query from Commissioner Van Horik.

Peter DeMaria, Project Architect, spoke.

Peter DeMaria responded to a query from Commissioner Smith.

Peter DeMaria responded to queries from Chair Durnin.

A dialogue ensued between Commissioner Saumur and Peter DeMaria.

Peter DeMaria responded to a query from Commissioner Smith.

Judith Bailey, 2170 San Francisco Avenue, provided public comment.

Carolyn Hedges, 2167 San Francisco Avenue, provided public comment.

Carolyn Hedges responded to a query from Commissioner Smith.

Kathleen Reyes, 2172 San Francisco Avenue, provided public comment.

Chris Haw, 2185 San Francisco Avenue, provided public comment.

Jon Glasgow, representing the American Institute of Architects, 4235 Vermont Street, provided public comment.

Benetta Johnson, Executive Director of the Alameda Corridor Jobs Coalition, no address given, provided public comment.

Joachin Arias and Roberta Kato, owners of 2175 San Francisco Avenue, provided public comment.

Roberta Kato and Joachin Arias responded to queries from Commissioner Gentile.

Michael Mais spoke.

Commissioner Van Horik spoke.

Commissioner Saumur spoke.

Commissioner Smith spoke.

Derek Burnham responded to a query from Commissioner Smith.

A motion was made by Commissioner Smith, seconded by Commissioner Blair, to approve the recommendation with an amendment to add a Site Plan Review requirement.

Commissioner Blair spoke.

Commissioner Fox spoke.

Commissioner Van Horik spoke.

Commissioner Saumur spoke.

Derek Burnham responded to comments made by Commissioner Saumur.

Derek Burnham responded to a query from Commissioner Gentile.

Commissioner Gentile spoke.

Commissioner Blair spoke.

Derek Burnham responded to a query from Commissioner Blair.

Commissioner Fox spoke.

Amy Bodek responded to comments by Commissioner Fox.

Chair Durnin requested that a friendly amendment be made to the motion on the floor, that the use of shipping containers be allowed for the construction of new homes, but in the instance of a remodel, the Site Plan Review would require that the container be finished on the exterior in a way that is consistent with the primary architecture of the home that is being remodeled.

Commissioner Smith did not accept the amendment.

A substitute motion was made by Commissioner Durnin, seconded by Commissioner Saumur, to allow the use of shipping containers for construction of new homes, but in the instance of a remodel, the Site Plan Review would require that the container be finished on the exterior in a way that is consistent with the primary architecture of the home that is being remodeled.

Amy Bodek responded to a query from Commissioner Saumur.

Commissioner Van Horik spoke.

The motion failed 2-5.

**A motion was made by Commissioner Smith, seconded by Commissioner Blair, to approve the recommendation with an amendment to add a Site Plan Review requirement. 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

#### **PUBLIC PARTICIPATION (7:20 PM)**

There was no public comment given.

#### **COMMENTS FROM THE PLANNING COMMISSION (7:20 PM)**

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

Commissioner Van Horik spoke.

A dialogue ensued between Chair Durnin and Amy Bodek, Director of Development Services.

Amy Bodek responded to a query from Commissioner Saumur.

Michael Mais responded to a query from Commissioner Gentile.

Amy Bodek responded to a comment by Commissioner Gentile.

Amy Bodek responded to a comment by Commissioner Van Horik.

Commissioner Smith spoke.

**ADJOURNMENT (7:30 PM)**

At 7:30 p.m., Chair Durnin adjourned the meeting.

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