

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, JUNE 19, 2014
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:00 PM**

Donita Van Horik, Chair
Alan Fox, Vice Chair



Molly Campbell, Commissioner
Mark Christoffels, Commissioner
Phil Saumur, Commissioner
Melani Smith, Commissioner

FINISHED AGENDA AND DRAFT MINUTES

CALL TO ORDER (5:04 PM)

At 5:04 p.m., Chair Van Horik called the meeting to order.

ROLL CALL (5:04 PM)

Commissioners Alan L. Fox, Phillip Joseph Saumur, Melani Smith and Donita
Present: Van Horik

Commissioners Mark Christoffels and Molly Campbell
Absent:

Also present: Amy Bodek, Director of Development Services; Jeff Winklepleck, Acting Planning Administrator; Michael Mais, Assistant City Attorney; Steven Valdez, Planner; Monica Der Gevorgian, Planner; Heidi Eidson, Secretary.

FLAG SALUTE (5:05 PM)

Commissioner Saumur led the flag salute.

MINUTES (5:05 PM)

14-036PL Recommendation to receive and file the Planning Commission minutes of June 5, 2014.

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

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

Absent: 2 - Mark Christoffels and Molly Campbell

DIRECTOR'S REPORT (5:06 PM)

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

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

1. 14-038PL Recommendation to approve a Site Plan Review, Lot Merger and Conditional Use Permit and accept Categorical Exemption 14-031 to allow the construction of a 2,815-square-foot fast-food restaurant, in conjunction with a drive-thru lane and 1,474-square-foot patio area at 3290 Atlantic Avenue in the Regional Highway (CHW) zoning district. (District 7) (Application No. 1404-03)

Jeff Winklepleck, Acting Planning Administrator, introduced Steven Valdez, Project Planner, who presented the staff report.

A dialogue ensued between Commissioner Saumur and Steven Valdez.

Steven Valdez responded to queries from Chair Van Horik.

Jeff Winklepleck responded to a query from Chair Van Horik.

Jeff Winklepleck responded to queries from Commissioner Fox.

Steven Valdez responded to a query from Commissioner Fox.

Commissioner Fox spoke.

Jeff Winklepleck responded to a query from Commissioner Smith.

Commissioner Smith spoke.

Mike Murchison, applicant's representative, spoke.

Mike Murchison responded to a query from Commissioner Smith.

Bob Hatch, applicant, spoke.

Bob Hatch responded to queries from Commissioner Smith.

Bob Hatch responded to a query from Commissioner Saumur.

Bob Hatch spoke.

Bob Hatch responded to a query from Commissioner Fox.

John Royce provided public comment.

Stacy Morrison provided public comment.

John Deats provided public comment.

John Deats responded to a query from Chair Van Horik.

Elizabeth Eastman provided public comment.

Gordon Gray, Troop 29 Scout Master, provided public comment.

Mike Murchison responded to comments made by the public.

Bob Hatch spoke.

Bob Hatch responded to a query from Commissioner Smith.

Commissioner Saumur spoke.

Jeff Winklepleck responded to a query from Commissioner Saumur.

Commissioner Saumur responded to a query from Commissioner Smith.

Amy Bodek, Director of Development Services, responded to queries

from Commissioner Saumur.

Commissioner Saumur spoke.

A dialogue ensued between Commissioner Smith and Amy Bodek.

Amy Bodek responded to queries from Chair Van Horik.

Commissioner Fox spoke.

Jeff Winklepleck responded to a query from Commissioner Fox.

Amy Bodek responded to a comment from Commissioner Fox.

Commissioner Smith spoke.

Jeff Winklepleck responded to a query from Commissioner Smith.

Chair Van Horik spoke.

Jeff Winklepleck spoke.

Jeff Winklepleck responded to queries from Commissioner Saumur.

Chair Van Horik spoke.

A motion was made by Commissioner Smith, seconded by Commissioner Saumur, to approve the recommendation with an amendment to add a condition that the applicant shall work with community representatives from the Bixby Knolls Business Improvement Association and the Cal Heights Neighborhood Association and Benjamin Eastman, or his representative, to explore solutions to retain or reuse, to the greatest extent possible, the Lot 33 beautification on the site, including the retention and positioning of the project plaque, to the satisfaction of the Director of Development Services; amend Condition No. 9, so that the hours of operation will be Monday - Thursday 5 a.m. - 10:00 p.m., Friday and Saturday 5 a.m. - 11:30 p.m., and closed Sundays; and recommend to Public Works the revision of Condition No. 19B to read, "The Developer shall dedicate 2.5 feet along Atlantic Avenue for street widening purposes. Sidewalk improvements shall be constructed to the satisfaction of the Director of Public Works". The motion carried by the following vote:

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

Absent: 2 - Mark Christoffels and Molly Campbell

2. 14-039PL Recommendation to approve a Conditional Use Permit (CUP) request for the reclassification and expansion of a service bar into a full bar to allow the consumption of distilled spirits (Type 47 License) and a Standards Variance for parking at an existing restaurant located at 4133 E. Anaheim Street within the Community Commercial R-4-N (CCN) zone and accept Categorical Exemption 14-001. (District 4) (Application No. 1401-09)

Jeff Winklepleck, Acting Planning Administrator, introduced Monica Der Gevorgian, Project Planner, who presented the staff report.

A dialogue ensued between Commissioner Smith, Monica Der Gevorgian and Jeff Winklepleck.

Jeff Winklepleck responded to a query from Chair Van Horik.

Jeff Winklepleck responded to queries from Commissioner Saumur.

Commissioner Saumur spoke.

Jeff Winklepleck responded to a query from Commissioner Smith.

A dialogue ensued between Chair Van Horik and Jeff Winklepleck.

Mike Murchison, representing the applicant, spoke.

Patrick Malone, applicant, spoke.

Jeff Brow, applicant, spoke.

A dialogue ensued between Commissioner Saumur and Jeff Brow.

Monica Der Gevorgian and Jeff Winklepleck responded to a query from Commissioner Saumur.

Jeff Brow responded to a query from Commissioner Saumur.

Patricia Lundgren provided public comment.

Jeff Winklepleck responded to a query from Commissioner Saumur.

Jeff Winklepleck responded to a query from Chair Van Horik.

Mike Murchison responded to queries from Chair Van Horik.

Jeff Brow responded to a query from Chair Van Horik.

Commissioner Smith spoke.

Mike Murchison responded to a query from Commissioner Saumur.

Jeff Winklepleck spoke.

Chair Van Horik spoke.

Mike Murchison responded to comments made by Chair Van Horik.

Chair Van Horik spoke.

Jeff Winklepleck responded to comments made by Chair Van Horik.

Jeff Winklepleck responded to queries from Commissioner Saumur.

Commissioner Fox spoke.

Commissioner Smith spoke.

A motion was made by Commissioner Smith, seconded by Commissioner Saumur, to approve the recommendation with the addition of a condition that up to four employee parking spaces be designated along the north edge of the parking lot. The motion carried by the following vote:

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

Absent: 2 - Mark Christoffels and Molly Campbell

PUBLIC PARTICIPATION (6:43 PM)

Patricia Lundrgen provided public comment.

Jeff Winklepleck responded to a query raised by Patricia Lundgren.

A dialogue ensued between Chair Van Horik and Patricia Lundgren.

Amy Bodek, Director of Development Services, spoke.

COMMENTS FROM THE PLANNING COMMISSION (6:46 PM)

Amy Bodek, Director of Development Services, spoke.

Commissioner Smith spoke.

A dialogue ensued between Amy Bodek and Commissioner Smith.

ADJOURNMENT (6:48 PM)

At 6:48 p.m., Chair Van Horik adjourned the meeting.

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NOTE:

If written language translation of the Commission agenda and minutes for non-English speaking persons is desired, please make your request by phone to the Development Services Department at (562) 570-6194 or (562) 570-5794, 72 hours prior to the Commission meeting.

Kung ang nakasulat na pagsasalin-wika ng adyenda at mga katitikan ng Komisyon ay hinahangad para sa mga taong hindi nagsasalita ng Ingles mangyaring gawin ang iyong kahilingan sa pamamagitan ng telepono sa Kagawaran ng Mga Serbisyon Pagpapaunlad sa (562) 570-6194, (562) 570-5794, 72 pitong oras bago ang pulong ng Komisyon.

Si desea obtener la traducción lingüística escrita de la agenda y las actas de la Comisión para las personas que no hablan inglés, realice su pedido por teléfono al Departamento de Servicios de Desarrollo al (562) 570-6194, (562) 570-5794, 72 horas antes de la reunión de la Comisión.

បើលោកអ្នកមិនចេះនិយាយភាសាអង់គ្លេស ហើយត្រូវការរបៀបវារៈនៃកិច្ចប្រជុំគណៈកម្មាធិការ និងរបាយការណ៍នៃកិច្ចប្រជុំគណៈកម្មាធិការ ជាសំណៅប្រែសម្រួលលាយលក្ខណ៍អក្សរទៅជា ភាសារបស់លោកអ្នក នោះសូមស្នើសុំមកនាយកដ្ឋានសេវាអភិវឌ្ឍន៍ តាមទូរស័ព្ទលេខ (562) 570-6194, (562) 570-5794 អោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការត្រូវ ប្រារព្ធធ្វើឡើង។