

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 MINUTES

### CALL TO ORDER (5:08 PM)

[see media](#)

At 5:08 p.m., Chair Durnin called the meeting to order.

### ROLL CALL (5:08 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 J. Bodek, Director of Development Services; Derek Burnham, Planning Administrator; Michael Mais, Assistant City Attorney; Steven Valdez, Project Planner; Craig Chalfant, Project Planner; Heidi Eidson, Bureau Secretary.

### FLAG SALUTE (5:08 PM)

[see media](#)

Commissioner Van Horik led the flag salute.

### MINUTES (5:10 PM)

[see media](#)

[see media](#)

[11-070PL](#)

Recommendation to receive and file the Planning Commission minutes of November 3, 2011.

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

**Yes:** 5 - Alan L. Fox, Charles Durnin, Leslie Fernald Gentile, Donita Van Horik and Becky Blair

**Abstain:** 2 - Phillip Joseph Saumur and Melani Smith

## **DIRECTOR'S REPORT (5:10 PM)**

[see media](#)

Derek Burnham, Planning Administrator, provided the Director's Report.

## **SWEARING OF WITNESSES (5:10 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 (5:11 PM)**

[see media](#)

[see media](#)

1. [11-071PL](#) Recommendation to approve a Conditional Use Permit to allow an existing used car dealership to continue operation in compliance with performance standards codified in Long Beach Boulevard Planned Development District (PD-29). The used car dealership is located at 1400-1450 Long Beach Boulevard. (District 6) (Application No. 1103-13)

Derek Burnham, Planning Administrator, introduced Steven Valdez, Project Planner, who presented the staff report.

Derek Burnham responded to a query from Commissioner Gentile.

Richard Todd, applicant's representative, spoke.

Richard Todd responded to a query from Commissioner Blair.

Pat Paris Appleby, representing the Central Project Area Committee, provided public comment.

Commissioner Blair spoke.

**A motion was made by Commissioner Blair, seconded by Commissioner Van Horik, to approve the recommendation with an amendment to include the revised conditions of approval as presented by staff. 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

[see media](#)

2. [11-072PL](#)

Recommendation to: 1) Adopt a Resolution with revised Findings and a Statement of Overriding Considerations certifying a Final Environmental Impact Report (EIR 04-09); 2) Approve the Site Plan Review, Tentative Subdivision Map, Standards Variance and Local Coastal Development Permit requests for a mixed-use project consisting of 275 residential units, 155,000 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, 20,000 square feet of non-hotel restaurant space, and a 4,175-square-foot science center. (District 3) (Application No. 0904-09)

Derek Burnham, Planning Administrator, introduced Craig Chalfant, Project Planner, who presented the staff report.

A dialogue ensued between Commissioner Fox and Derek Burnham.

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

A dialogue ensued between Commissioner Fox and Derek Burnham.

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

Michael Mais responded to a query from Commissioner Van Horik.

David Malmuth, applicant, spoke.

Alan Pullman, Studio One Eleven, discussed the revised Site Plan for the project.

Kara Mulio discussed retail feasibility for the project.

David Malmuth spoke.

David Malmuth responded to queries from Commissioner Smith.

David Malmuth responded to queries from Commissioner Saumur.

Michael Mais responded to a query from Chair Durnin.

Craig Chalfant responded to a query from Chair Durnin.

Chair Durnin spoke.

Kerrie Aley provided public comment.

Jim Coke provided public comment.

Amy Bodek responded to a comment from Larry Goodhue provided during public comment.

Melinda Cotton provided public comment.

Chair Durnin responded to a query from Melinda Cotton.

Jody Berger, faculty member of CSULB, provided public comment.

A dialogue ensued between Chair Durnin and Jody Berger.

2. 11-073PL Recommendation to adopt a Resolution with revised Findings and a Statement of Overriding considerations certifying a Final Environmental Impact Report (EIR 04-09). (District 3) (Application No. 0904-09) (1)

**A motion was made by Commissioner Blair, seconded by Commissioner Gentile, 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

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

2. 11-074PL Recommendation to approve the Site Plan Review, Tentative Subdivision Map, Standards Variance and Local Coastal Development Permit requests for a mixed-use project consisting of 275 residential units, 155,000 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, 20,000 square feet of non-hotel restaurant space, and a 4,175-square-foot science center. (District 3) (Application No. 0904-09) (2)

Michael Mais responded to a query from Chair Durnin.

Eileen Ryan provided public comment.

Amy Bodek and Michael Mais responded to queries from Eileen Ryan.

Gordana Cager provided public comment.

Bill Thomas provided public comment.

Louise Ivers provided public comment.

Jeff Miller provided public comment.

Heather Altman provided public comment.

Randy Sarver provided public comment.

Mel Nutter, representing the Los Cerritos Land Trust, provided public comment.

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

Joe Weinstein provided public comment.

Melinda Cotton provided public comment.

Chris Gensco provided public comment.

Richard Roth provided public comment.

Alan Songer provided public comment.

Shirley Thomas provided public comment.

Larry Goodhue provided public comment.

Kerrie Aley provided public comment.

Bill Lorbeer provided public comment.

Steve Conley provided public comment.

Stan Poe provided public comment.

Maureen Poe provided public comment.

Jim Coke provided public comment.

David Malmuth spoke.

David Malmuth responded to a query from Chair Durnin.

David Malmuth responded to a query from Commissioner Gentile.

Commissioner Blair spoke.

David Malmuth responded to a query from Commissioner Van Horik.

Commissioner Blair spoke.

A dialogue ensued between Commissioner Van Horik and Michael Mais.

Michael Mais responded to a query from Commissioner Smith.

Commissioner Gentile spoke.

Commissioner Fox spoke.

Commissioner Saumur spoke.

Commissioner Van Horik spoke.

Commissioner Smith spoke.

Chair Durnin spoke.

**A motion was made by Commissioner Gentile, seconded by Commissioner Blair, to approve the recommendation. 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

3. 11-050PL Recommendation to elect a Chair of the Planning Commission for 2011-2012.

A motion was made by Commissioner Fox, seconded by Commissioner Saumur, to approve the nomination of Donita Van Horik as the Chair of the Planning Commission for 2011-2012.

Commissioner Van Horik declined the nomination.

The motion was withdrawn.

Larry Goodhue provided public comment.

Chair Durnin spoke.

Steve Conley provided public comment.

Michael Mais responded to a query from Chair Durnin.

**A motion was made by Commissioner Van Horik, seconded by Commissioner Smith, to approve the nomination of Becky Blair as the Chair of the Planning Commissioner for 2011-2012. 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

4. 11-051PL Recommendation to elect a Vice Chair of the Planning Commission for 2011-2012.

**A motion was made by Commissioner Gentile, seconded by Commissioner Blair, to approve the nomination of Commissioner Fox as the Vice Chair of the Planning Commission for 2011-2012. 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 (7:44 PM)**

[see media](#)

There was no public comment given.

#### **COMMENTS FROM THE PLANNING COMMISSION (7:44 PM)**

[see media](#)

Amy Bodek, Director of Development Services, spoke.

Chair Durnin spoke.

Amy Bodek spoke.

Commissioner Blair spoke.

Commissioner Van Horik spoke.

Commissioner Saumur spoke.

Michael Mais, Assistant City Attorney, responded to a query from Chair Durnin.

Amy Bodek responded to a query from Commissioner Gentile.

#### **ADJOURNMENT (7:48 PM)**

[see media](#)

At 7:48 p.m., Chair Durnin adjourned the meeting.

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