

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, FEBRUARY 6, 2014
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:00 PM**

Donita Van Horik, Chair
Alan Fox, Vice Chair



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

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:05 PM)

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

ROLL CALL (5:05 PM)

Commissioners Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van
Present: Horik, Becky Blair, Mark Christoffels and Molly Campbell

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

FLAG SALUTE (5:05 PM)

Commissioner Smith led the flag salute.

MINUTES (5:06 PM)

[14-007PL](#)

Recommendation to receive and file the Planning Commission minutes of January 16, 2014.

Chair Van Horik spoke.

Assistant City Attorney Michael Mais responded to a query from Chair Van Horik.

A motion was made by Commissioner Blair, seconded by Commissioner Campbell, to approve the recommendation with a modification to Condition No. 7 for Item No. 3 to include language prohibiting the storage of vehicles that have been confiscated. The motion carried by the following vote:

Yes: 5 - Alan L. Fox, Becky Blair, Donita Van Horik, Mark Christoffels and Molly Campbell

Abstain: 2 - Phillip Joseph Saumur and Melani Smith

DIRECTOR'S REPORT (5:07 PM)

Amy Bodek, Director of Development Services, spoke.

Commissioner Blair spoke.

Amy Bodek spoke.

Commissioner Campbell spoke.

Chair Van Horik spoke.

SWEARING OF WITNESSES (5:11 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.

STUDY SESSION (5:12 PM)

1. [14-009PL](#) Conduct a study session for the proposed California State University Long Beach (CSULB) Foundation retail project. (District 7)

Jeff Winklepleck, Acting Planning Administrator, introduced Craig Chalfant, Project Planner, who presented the Study Session item.

Moe Tidemanis, applicant, spoke.

Howard Hardin, of Greenberg Farrow, provided a PowerPoint presentation.

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

Commissioner Smith spoke.

Amy Bodek spoke.

Nicole DuBois, LSA Consultants, discussed the Environmental Impact Report.

Nicole DuBois responded to a query from Commissioner Smith.

A dialogue ensued between Commissioner Christoffels and Amy Bodek.

Amy Bodek responded to a query from Commissioner Saumur.

Commissioner Saumur spoke.

Commissioner Saumur responded to a query from Chair Van Horik.

Mark Shinuda, Pacific Retail Partners, responded to a query from Commissioner Saumur.

A dialogue ensued between Commissioner Saumur and Mark Shinuda.

Mike Salmon, Perkowitz Ruth Architects, responded to queries from Commissioner Saumur.

Howard Hardin responded to queries from Commissioner Saumur.

Commissioner Smith spoke.

Amy Bodek spoke.

Commissioner Christoffels spoke.

Commissioner Christoffels responded to a query from Chair Van Horik.

Moe Tidemanis responded to comments made by Commissioner

Christoffels.

Commissioner Smith spoke.

Commissioner Blair spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Amy Bodek.

Howard Hardin responded to a query from Commissioner Smith.

A dialogue ensued between Commissioner Smith and Howard Hardin.

Commissioner Fox spoke.

Amy Bodek responded to a comment made by Commissioner Fox.

Mike Jensen, Pacific Retail Partners, responded to a query from Amy Bodek.

Commissioner Fox spoke.

Moe Tidemanis responded to a query from Chair Van Horik.

Mike Jensen spoke.

Howard Hardin responded to queries from Chair Van Horik.

Chair Van Horik spoke.

REGULAR AGENDA (6:00 PM)

2. [14-008PL](#) Recommendation to approve a request for a Site Plan Review, Conditional Use Permit (CUP), and a Categorical Exemption (CE 13-095) to demolish two one-story commercial buildings and construct a one-story, 1,889-square-foot ready-to-eat restaurant, in conjunction with a drive-thru lane at 5560 E. 7th Street, in the Community Commercial Automobile-Oriented (CCA) zoning district. (District 3) (Application No. 1310-11)

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

Steven Valdez responded to queries from Commissioner Saumur.

Commissioner Campbell spoke.

Dave Roseman, City Traffic Engineer, responded to queries from Commissioner Campbell.

A dialogue ensued between Commissioner Fox and Dave Roseman.

Steven Valdez responded to queries from Commissioner Blair.

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

Amy Bodek responded to a query from Commissioner Saumur.

Amy Bodek responded to queries from Commissioner Christoffels.

Amy Bodek responded to a query from Commissioner Smith.

Dave Roseman responded to queries from Chair Van Horik.

Jeff Winklepleck responded to a query from Chair Van Horik.

Jeff Winklepleck spoke.

Commissioner Fox spoke.

Amy Bodek responded to a comment made by Commissioner Fox.

Dan Olmquist, applicant, spoke.

Amy Bodek responded to queries from Chair Van Horik.

Dan Olmquist spoke.

Chair Van Horik swore in members of the public wishing to speak.

Mark Nevin provided public comment.

Ronan Cohen provided public comment.

Michelle Gerdes provided public comment.

Jack Humphries provided public comment.

Loretta Hawley provided public comment.

Aaron Newland provided public comment.

Laura Lazarus provided public comment.

Kareem Karam provided public comment.

John LaBelle provided public comment.

Carolyn LaBelle provided public comment.

Tammy (no last name given) provided public comment.

Jeff Boverman provided public comment.

Kendall Ackroyd provided public comment.

Mike Flynn provided public comment.

Louise Ivers provided public comment.

Shannon Carmack provided public comment.

Jan Ostashay provided public comment.

Joanna Alcazar provided public comment.

Sarah Gilbert provided public comment.

Sam Japlad provided public comment.

Sharon Hagan provided public comment.

Marcello Vavala, Los Angeles Conservancy, provided public comment.

Commissioner Campbell spoke.

Amy Bodek responded to a query from Commissioner Campbell.

Commissioner Campbell spoke.

Amy Bodek responded to a query from Commissioner Blair.

Amy Bodek spoke.

Commissioner Blair spoke.

Steven Valdez responded to a query from Chair Van Horik.

Amy Bodek responded to a query from Chair Van Horik.

A dialogue ensued between Chair Van Horik and Dan Olmquist.

Jeff Winklepleck responded to a query from Chair Van Horik.

Amy Bodek responded to a query from Chair Van Horik.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Dave Roseman.

Michael Mais, Assistant City Attorney, spoke.

Dave Roseman spoke.

Commissioner Saumur spoke.

Dave Roseman spoke.

Commissioner Fox spoke.

Dave Roseman responded to comments made by Commissioner Fox.

Commissioner Blair spoke.

Commissioner Campbell spoke.

A dialogue ensued between Commissioner Campbell and Dave Roseman.

Michael Mais responded to a query from Commissioner Campbell.

Chair Van Horik spoke.

Commissioner Blair made a motion to approve the recommendation with a revision to Condition No. 4 to require the applicant to work with City staff to come up with alternative solutions to retain the donut sign on the site. The motion failed due to lack of a second.

Commissioner Saumur spoke.

Commissioner Christoffels responded to a query from Amy Bodek.

Commissioner Campbell spoke.

Commissioner Fox spoke.

A motion was made by Commissioner Christoffels, seconded by Commissioner Smith, to continue the item to March 6, 2014, to allow staff time to work with the applicant to come up with alternative solutions to retain the donut sign on the site and for the City Traffic Engineer to return with language regarding a before and after traffic study. The motion carried by the following vote:

Yes: 7 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Becky Blair, Donita Van Horik, Mark Christoffels and Molly Campbell

[see media](#)

3. [14-010PL](#)

Receive and file presentations on regulating medical marijuana locations through the City of Long Beach and provide direction to staff. (Citywide) (Application No. 1401-21)

Chair Van Horik swore in members of the public wishing to speak.

Amy Bodek, Director of Development Services, spoke.

Michael Mais, Assistant City Attorney, spoke.

Amy Bodek responded to a query from Commissioner Fox.

Gina Nam, counsel for the Long Beach Collective Association, provided a presentation.

A dialogue ensued between Commissioner Blair and Michael Mais.

Michael Mais responded to a query from Commissioner Saumur.

A dialogue ensued between Commissioner Smith and Michael Mais.

Commissioner Smith spoke.

Commissioner Blair spoke.

Michael Mais responded to a query from Commissioner Blair.

Commissioner Saumur spoke.

A dialogue ensued between Commissioner Christoffels and Michael Mais.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Gina Nam.

Gina Nam spoke.

Larry Goodhue provided public comment.

Jeff Abrams provided public comment.

Karen Oknayan provided public comment.

Gretchen Swanson provided public comment.

Sydney Simon provided public comment.

Karen Harper provided public comment.

John Bianco provided public comment.

Wayne Martichen provided public comment.

Valerie Christ provided public comment.

Nicolaas Chomenko provided public comment.

Adam Hajazi provided public comment.

Amy Bodek responded to a query from Chair Van Horik.

A dialogue ensued between Commissioner Saumur and Michael Mais.

Commissioner Christoffels spoke.

Commissioner Blair spoke.

Chair Van Horik spoke.

Michael Mais responded to a query from Chair Van Horik.

Chair Van Horik spoke.

A dialogue ensued between Commissioner Christoffels and Michael Mais.

Commissioner Fox spoke.

A dialogue ensued between Michael Mais and Commissioner Fox.

Michael Mais responded to a query from Chair Van Horik.

Amy Bodek spoke.

Commissioner Blair spoke.

Commissioner Smith spoke.

Michael Mais responded to comments made by Commissioner Smith.

Commissioner Fox spoke.

Commissioner Saumur spoke.

Chair Van Horik spoke.

Michael Mais spoke.

Amy Bodek spoke.

A motion was made by Chair Van Horik, seconded by Commissioner Saumur, to direct staff to craft a draft ordinance based on comments and suggestions from the Planning Commission and recommendations from the City Council with staff exploring appropriate zones that could accommodate up to two locations per Council District based on the buffer zones as suggested by the City Council and return to the Planning Commission at a date to be determined. The motion carried by the following vote:

Yes: 6 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van Horik, Mark Christoffels and Molly Campbell

No: 1 - Becky Blair

PUBLIC PARTICIPATION (10:27 PM)

There were no comments from the public.

COMMENTS FROM THE PLANNING COMMISSION (10:29 PM)

Commissioner Saumur spoke.

Commissioner Smith spoke.

Chair Van Horik spoke.

ADJOURNMENT (10:30 PM)

At 10:30 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 Serbisyong 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 ភាសាបស់លោកអ្នក នោះសូមស្នើសុំមកនាយកដ្ឋានសេវាអភិវឌ្ឍន៍ តាមទូរស័ព្ទលេខ (562) 570-6194, (562) 570-5794 ដោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការត្រូវ ប្រារព្ធធ្វើឡើង។