

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, APRIL 17, 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 MINUTES

CALL TO ORDER (5:08 PM)

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

FLAG SALUTE (5:09 PM)

(item taken out of order)

Commissioner Saumur led the flag salute.

ROLL CALL (5:09 PM)

Commissioners Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van

Present: Horik and Molly Campbell

Commissioners Mark Christoffels

Absent:

Also present: Amy Bodek, Director of Development Services; Jeff Winklepleck, Acting Planning Administrator; Michael Mais, Assistant City Attorney; Kendra Carney, Deputy City Attorney; Steve Gerhardt, Acting Planning Officer; Heidi Eidson, Bureau Secretary.

MINUTES (5:10 PM)

[14-024PL](#)

Recommendation to receive and file the Planning Commission minutes of April 3, 2014.

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

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

Excused: 1 - Melani Smith

Absent: 1 - Mark Christoffels

DIRECTOR'S REPORT (5:11 PM)

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

SWEARING OF WITNESSES (5:12 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 (5:13 PM)

1. [14-025PL](#) Recommendation to approve a Vesting Tentative Tract Map (VTTM 72583) for the proposed adaptive reuse of an existing office building, commonly known as City Hall East, to create air rights for future ownership parcels of 153 residential dwelling units, 3 live-work units and 2 ground-floor commercial spaces, based on the environmental review of the Downtown Plan Environmental Impact Report (EIR), located at 100 Long Beach Boulevard. (District 2) (Application No. 1311-10)

Jeff Winklepleck, Acting Planning Administrator, introduced Steve Gerhardt, Project Planner, who presented the staff report.

Commissioner Saumur spoke.

A dialogue ensued between Commissioner Saumur and Steve Gerhardt.

Steve Gerhardt responded to queries from Chair Van Horik.

Jan van Dijs, representing the applicant, spoke.

Jan van Dijs responded to a query from Commissioner Saumur.

Cliff Ratkovich, Project Developer, spoke.

Cliff Ratkovich responded to a query from Chair Van Horik.

Steve Gerhardt spoke.

Cliff Ratkovich responded to a query from Commissioner Saumur.

Jeff Winklepleck spoke.

Chair Van Horik spoke.

Steve Gerhardt spoke.

A motion was made by Commissioner Campbell, seconded by Commissioner Saumur, to approve the recommendation with modifications to the Conditions of Approval to include revising the number of parking spaces in Condition 10B to 163, combining Conditions 10E and 10F to one item, and that the reference to condominium conversion noticing requirements in the Subdivision Code also be referenced in the Conditions of Approval. The motion carried by the following vote:

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

Excused: 1 - Melani Smith

Absent: 1 - Mark Christoffels

[see media](#)

2. [14-026PL](#)

Recommendation to receive and file presentations related to the Draft Medical Marijuana Ordinance. (Citywide) (Application No. 1401-21)

Amy Bodek, Director of Development Services, provided an introduction to the item.

Michael Mais, Assistant City Attorney, presented the item.

Kendra Carney, City Attorney's office, spoke.

Michael Mais spoke.

Michael Mais responded to a query from Chair Van Horik.

Kendra Carney responded to a query from Commissioner Saumur.

A dialogue ensued between Commissioner Saumur and Amy Bodek.

Commissioner Fox spoke.

A dialogue ensued between Commissioner Fox and Michael Mais.

Amy Bodek responded to a query from Commissioner Fox.

Michael Mais responded to queries from Commissioner Fox.

Kendra Carney responded to a query from Commissioner Saumur.

Steven Edwards provided public comment.

Michael Mais spoke.

Chair Van Horik.

Jina Nam, representing the Long Beach Collective Association, provided public comment.

Jeff Abrams, member of the Long Beach Collective Association, provided public comment.

Adam Hijazi, member of the Long Beach Collective Association, provided public comment.

Kendra Carney responded to a query from Commissioner Campbell.

Amy Bodek responded to queries from Commissioner Campbell.

Commissioner Campbell spoke.

Commissioner Smith spoke.

Michael Mais responded to a query from Commissioner Smith.

Commissioner Smith spoke.

Kendra Carney responded to a query from Commissioner Smith.

Michael Mais responded to a query from Commissioner Smith.

Amy Bodek responded to a query from Commissioner Smith.

A dialogue ensued between Commissioner Smith and Michael Mais.

Amy Bodek spoke.

Michael Mais spoke.

Michael Mais responded to a query from Chair Van Horik.

A dialogue ensued between Commissioner Smith and Michael Mais.

Jina Nam responded to a query from Chair Van Horik.

Commissioner Saumur spoke.

Michael Mais responded to comments made by Commissioner Saumur.

Michael Mais responded to a query from Commissioner Saumur.

Chair Van Horik spoke.

Commander Don Wood, Long Beach Police Department, responded to a query Chair Van Horik.

Commander Wood responded to a query from Commissioner Fox.

Commander Wood responded to a query from Chair Van Horik.

Michael Mais responded to a query from Commissioner Smith.

Chair Van Horik spoke.

Amy Bodek spoke.

Amy Bodek responded to a query from Commissioner Smith.

Commissioner Smith spoke.

Chair Van Horik spoke.

Amy Bodek spoke.

Chair Van Horik spoke.

Michael Mais spoke.

Amy Bodek spoke.

Chair Van Horik responded to comments made by Amy Bodek.

Commissioner Campbell spoke.

Commissioner Fox spoke.

Michael Mais responded to comments made by Commissioner Fox.

Commissioner Fox spoke.

Michael Mais spoke.

Chair Van Horik spoke.

Commissioner Saumur spoke.

Chair Van Horik spoke.

Michael Mais responded to a query from Commissioner Smith.

Chair Van Horik spoke.

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

Yes: 5 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van Horik and Molly Campbell

Absent: 1 - Mark Christoffels

PUBLIC PARTICIPATION (7:05 PM)

Jeff Abrams, Long Beach Collective Association, provided public comment.

Michael Mais, Assistant City Attorney, responded to a query from Jeff Abrams.

Jeff Abrams spoke.

COMMENTS FROM THE PLANNING COMMISSION (7:05 PM)

There were no comments from the Planning Commission.

ADJOURNMENT (7:05 PM)

At 7:05 p.m., Chair Van Horik adjourned the meeting.

hge

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 ភាសាបស់លោកអ្នក នោះសូមស្នើសុំមកនាយកដ្ឋានសេវាអភិវឌ្ឍន៍ តាមទូរស័ព្ទលេខ (562) 570-6194, (562) 570-5794 ដោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការត្រូវ ប្រារព្ធធ្វើឡើង។