

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, MAY 1, 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

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**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** Phillip Joseph Saumur, Donita Van Horik, Mark Christoffels and  
**Present:** Molly Campbell

**Commissioners** Alan L. Fox and Melani Smith  
**Absent:**

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

**FLAG SALUTE (5:06 PM)**

Commissioner Christoffels led the flag salute.

**MINUTES (5:06 PM)**

[14-027PL](#)

Recommendation to receive and file the Planning Commission minutes of April 17, 2014.

Chair Van Horik spoke.

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

**Yes:** 3 - Phillip Joseph Saumur, Donita Van Horik and Molly Campbell

**Abstain:** 1 - Mark Christoffels

**Absent:** 2 - Alan L. Fox and Melani Smith

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

There was no Director's Report given.

**SWEARING OF WITNESSES (5:07 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 (5:07 PM)**

1. [14-028PL](#) Recommendation to approve a Conditional Use Permit (CUP) request to allow Type 20 (off-sale beer and wine) and Type 42 (on-sale beer and wine for public premises) alcohol licenses for a retail store described as a small boutique market featuring American-made craft beer, wine, cider, specialty snacks and gift baskets with a 21-and-over tasting event area located at 4242 Atlantic Avenue within the Neighborhood Pedestrian District (CNP) zone and accept Categorical Exemption 14-010. (District 8) (Application No. 1402-03)

Jeff Winklepleck, Acting Planning Administrator, introduced Angie Zetterquist, Project Planner, who presented the staff report.

Jeff Winklepleck responded to a query from Commissioner Saumur.

Commissioner Saumur spoke.

Jeff Winklepleck responded to queries from Chair Van Horik.

Jeff Winklepleck responded to a query from Commissioner Saumur.

Jeff Winklepleck responded to a query from Chair Van Horik.

Dawn Nadeau, applicant, spoke.

Dawn Nadeau responded to a query from Chair Van Horik.

A dialogue ensued between Commissioner Saumur and Dawn Nadeau.

Commissioner Christoffels spoke.

Commissioner Christoffels responded to a query from Chair Van Horik.

**A motion was made by Commissioner Christoffels, seconded by Commissioner Campbell, to approve the recommendation with an amendment to Condition of Approval No. 9 to change the tasting size from 3 ounces to 4.5 ounces. The motion carried by the following vote:**

**Yes:** 4 - Phillip Joseph Saumur, Donita Van Horik, Mark Christoffels and Molly Campbell

**Absent:** 2 - Alan L. Fox and Melani Smith

#### **STUDY SESSIONS (5:25 PM)**

2. [14-029PL](#)

Conduct a Study Session regarding the Pacific Pointe East development project. (District 5)

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

Craig Chalfant responded to queries from Commissioner Christoffels.

Jeff Winklepleck responded to a query from Commissioner Christoffels.

Patrick Russell, Sares Regis Group, applicant, discussed the project.

Patrick Russell responded to a query from Chair Van Horik.

A dialogue ensued between Commissioner Saumur and Patrick Russell.

Jeff Winklepleck spoke.

Chair Van Horik spoke.

Craig Chalfant responded to a query from Chair Van Horik.

Jeff Winklepleck responded to a query from Chair Van Horik.

Commissioner Christoffels spoke.

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

Commissioner Christoffels spoke.

Amy Bodek responded to a comment made by Commissioner Christoffels.

Commissioner Christoffels spoke.

Craig Chalfant introduced Joe Power, Environmental Consultant from Rincon.

Joe Power spoke.

Joe Power responded to a query from Chair Van Horik.

Commissioner Saumur spoke.

Chair Van Horik spoke.

Amy Bodek responded to a query from Chair Van Horik.

Commissioner Saumur spoke.

[see media](#)  
3. [14-023PL](#)

Review and discuss Planning Commission bylaws.

Michael Mais, Assistant City Attorney, discussed the Planning Commission bylaws.

Michael Mais responded to queries from Commissioner Christoffels.

Amy Bodek, Director of Development Services, spoke.

Michael Mais responded to queries from Chair Van Horik.

Michael Mais spoke.

Chair Van Horik spoke.

A dialogue ensued between Commissioner Campbell and Chair Van Horik.

Commissioner Christoffels spoke.

Commissioner Saumur spoke.

Chair Van Horik spoke.

Michael Mais spoke.

Commissioner Campbell spoke.

A dialogue ensued between Amy Bodek and Commissioner Campbell.

Michael Mais spoke.

Amy Bodek responded to a query from Chair Van Horik.

Chair Van Horik spoke.

Commissioner Saumur spoke.

Commissioner Christoffels spoke.

Amy Bodek responded to comments made by Commissioner Saumur.

Commissioner Saumur spoke.

Commissioner Christoffels spoke.

Michael Mais responded to comments made by Commissioner Christoffels.

Amy Bodek spoke.

Michael Mais responded to a query from Commissioner Christoffels.

Commissioner Campbell spoke.

Chair Van Horik responded to comments made by Commissioner Campbell.

Commissioner Saumur spoke.

Chair Van Horik spoke.

A dialogue ensued between Chair Van Horik and Michael Mais.

Commissioner Saumur spoke.

Michael Mais responded to comments made by Commissioner Saumur.

Chair Van Horik spoke.

Amy Bodek responded to comments made by Chair Van Horik.

Commissioner Christoffels spoke.

Chair Van Horik spoke.

Commissioner Christoffels spoke.

Amy Bodek responded to comments made by Commissioner Christoffels.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Michael Mais.

Michael Mais responded to a query from Chair Van Horik.

Chair Van Horik spoke.

A dialogue ensued between Chair Van Horik and Michael Mais.

Commissioner Saumur spoke.

Amy Bodek responded to comments made by Commissioner Saumur.

Amy Bodek responded to a query from Commissioner Christoffels.

Chair Van Horik spoke.

Commissioner Christoffels responded to a query from Chair Van Horik.

Commissioner Saumur spoke.

Chair Van Horik spoke.

Commissioner Christoffels spoke.

Chair Van Horik spoke.

Commissioner Saumur spoke.

#### **PUBLIC PARTICIPATION (5:56 PM)**

(Item taken out of order)

Chair Van Horik spoke.

Frank Lozando provided public comment.

Larry Goodhue provided public comment.

Dan O'Leary provided public comment.

Gail Mitke provided public comment.

KC Allen provided public comment.

**COMMENTS FROM THE PLANNING COMMISSION (7:07 PM)**

Chair Van Horik spoke.

Commissioner Christoffels spoke.

Amy Bodek, Director of Development Services, responded to comments made by Commissioner Christoffels.

Chair Van Horik spoke.

Michael Mais, Assistant City Attorney, spoke.

**ADJOURNMENT (7:10 PM)**

At 7:10 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 ភាសាបស់លោកអ្នក នោះសូមស្នើសុំមកនាយកដ្ឋានសេវាអភិវឌ្ឍន៍ តាមទូរស័ព្ទលេខ (562) 570-6194, (562) 570-5794 ដោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការត្រូវ ប្រារព្ធធ្វើឡើង។