

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, JULY 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 (5:05 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, Mark Christoffels and Molly Campbell

Also present: Amy Bodek, Director of Development Services; Jeff Winklepleck, Acting Planning Administrator; Michael Mais, Assistant City Attorney; Kendra Carney, Deputy City Attorney; Dave Roseman, City Traffic Engineer; Police Chief McDonnell; Deputy Police Chief Hendricks; Craig Chalfant, Planner; Cuentin Jackson, Planner; Ira Brown, Planner; Brant Birkeland, Planner; Heidi Eidson, Secretary.

FLAG SALUTE (5:06 PM)

Commissioner Smith led the flag salute.

MINUTES (5:07 PM)

[14-041PL](#)

Recommendation to receive and file the Planning Commission minutes of June 19, 2014.

A motion was made by Commissioner Smith, seconded by Commissioner Saumur, 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

Abstain: 2 - Mark Christoffels and Molly Campbell

DIRECTOR'S REPORT (5:08 PM)

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

Amy Bodek responded to a query from Chair Van Horik.

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.

CONTINUED ITEM (5:11 PM)

1. [14-035PL](#) Recommendation to recommend that the City Council certify the Final Environmental Impact Report (EIR 01-14) and approve the Zoning Text Amendment, Site Plan Review, Lot Merger/Lot Line Adjustment, and General Plan Conformity Finding for a street vacation for the proposed California State University Long Beach (CSULB) Foundation Retail Project, located at 1801 W. Pacific Coast Highway within Planned Development District PD-31. (District 7) (Application No. 1203-01)

Amy Bodek, Director of Development Services, introduced the item.

Michael Mais, Assistant City Attorney, spoke.

Amy Bodek spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Amy Bodek and Commissioner Christoffels.

A dialogue ensued between Chair Van Horik and Amy Bodek.

Michael Mais spoke.

Amy Bodek spoke.

Craig Chalfant, Project Planner, presented the staff report.

Dave Roseman, City Traffic Engineer, responded to a query from Chair Van Horik.

Moe Tidemanis, Director of Real Estate for CSULB Research Foundation, applicant, spoke.

Howard Hardin, Project Engineer at Greenberg Farrow, spoke.

Mike Salmon, Perkowitz Ruth Architects, spoke.

Commissioner Smith spoke.

Commissioner Campbell spoke.

Commissioner Smith spoke.

Michael Mais responded to a query from Commissioner Smith.

Commissioner Smith spoke.

Amy Bodek responded to a query from Commissioner Smith.

Commissioner Christoffels spoke.

Amy Bodek responded to a query from Chair Van Horik.

Chair Van Horik spoke.

A motion was made by Commissioner Campbell, seconded by Commissioner Smith, to approve the recommendation with an amendment to include language in the Zoning Text Amendment for an allowance for compact spaces in Subareas B and C of PD-19. 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

REGULAR AGENDA (5:37 PM)

2. [14-045PL](#) Recommendation to approve the Resolution certifying Environmental Impact Report No. 02-13 in accordance with Section

15204 of the CEQA Guidelines; approve Tentative Parcel Map No. 72504 to create three parcels of the following sizes: 7.033 acres, 5.372 acres and 12.422 acres; and approve a Site Plan Review for the construction of three new industrial buildings with the following square footages: 144,000 square feet, 118,000 square feet and 232,000 square feet, located at 4350 Conant Street in the Douglas Aircraft Planned Development District (PD-19). (District 5) (Application No. 1309-11)

Jeff Winklepleck, Acting Planning Administrator, introduced Cuentin Jackson, Project Planner, who presented the staff report.

Amy Bodek, Director of Development Services, responded to queries from Commissioner Saumur.

Patrick Russell, representing the applicant, Sares Regis, spoke.

Patrick Russell responded to a query from Chair Van Horik.

Commissioner Smith spoke.

Patrick Russell responded to a query from Commissioner Smith.

Commissioner Saumur spoke.

Commissioner Christoffels spoke.

Amy Bodek spoke.

Commissioner Christoffels spoke.

Jeff Winklepleck responded to a query from Commissioner Christoffels.

Michael Mais, Assistant City Attorney, responded to a query from Commissioner Christoffels.

Commissioner Christoffels spoke.

Commissioner Christoffels responded to a query from Chair Van Horik.

A motion was made by Commissioner Christoffels, seconded by Commissioner Smith, to approve the recommendation with an amendment to Condition No. 36 ee adding language that the traffic control devices shall be installed one year after the City Traffic Engineer makes the installation request and add Condition No. 38 that the applicant shall submit FAA Form 7460-1 for Obstruction Evaluation / Airport Airspace Analysis and receive a determination of NO HAZARD prior to issuance of a building permit. 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

3. [14-042PL](#)

Recommendation to approve a Modification to an Approved Permit and Site Plan Review for a facade remodel for a fast-food restaurant and to allow the 24-hour operation of the drive-thru lane at 5020 Long Beach Boulevard and accept Categorical Exemption CE 14-065. (District 8) (Application No. 1401-23)

Jeff Winklepleck, Acting Planning Administrator, introduced Ira Brown, Project Planner, who presented the staff report.

Jeff Winklepleck responded to a query from Chair Van Horik.

Ira Brown responded to a query from Commissioner Christoffels.

Jeff Winklepleck responded to queries from Commissioner Christoffels.

Ron Underwood, representing the applicant, spoke.

Ron Underwood responded to a query from Chair Van Horik.

Chair Van Horik spoke.

Michael Mais spoke.

Mike Mangione, owner, responded to a query from Chair Van Horik.

Mike Mangione responded to a query from Commissioner Saumur.

Jeff Winklepleck spoke.

Chair Van Horik spoke.

Commissioner Saumur spoke.

Commissioner Christoffels spoke.

Commissioner Smith spoke.

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

Yes: 5 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Mark Christoffels and Molly Campbell

No: 1 - Donita Van Horik

4. [14-043PL](#)

Recommendation to approve a Conditional Use Permit (CUP) request to allow the sale of beer, produced on site, for off-site consumption (Type 23 License) associated with a restaurant and accessory micro-brewery located at 4244 Atlantic Avenue within the Commercial Neighborhood Pedestrian (CNP) district and accept Categorical Exemption 14-042. (District 8) (Application No. 1404-15)

Jeff Winklepleck, Acting Planning Administrator, introduced Brant Birkeland, Project Planner, who presented the staff report.

Commissioner Saumur spoke.

A dialogue ensued between Commissioner Saumur and Jeff Winklepleck, Acting Planning Administrator.

A dialogue ensued between Chair Van Horik and Jeff Winklepleck.

Jason Van Fleet, applicant, spoke.

Jason Van Fleet responded to a query from Chair Van Horik.

Jason Van Fleet responded to a query from Commissioner Saumur.

Chair Van Horik swore in a member of the audience wishing to speak.

Tina Bernai provided public comment.

Ernie Henson provided public comment.

Commissioner Fox spoke.

Commissioner Saumur spoke.

Brant Birkeland responded to queries from Chair Van Horik.

A motion was made by Commissioner Fox, seconded by Commissioner Smith, to approve the recommendation. 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

5. [14-044PL](#)

Recommendation to deny a Conditional Use Permit (CUP) request to allow the sale of beer and wine for off-site consumption (Type 20 License) at an existing convenience store located at 5400 Atlantic Avenue within the Commercial Community Automobile-Oriented (CCA) district and accept Categorical Exemption CE 14-029. (District 8) (Application No. 1403-12)

Jeff Winklepleck, Acting Planning Administrator, introduced Brant Birkeland, who presented the staff report.

Sherrie Olson, representing the applicant, spoke.

Sherrie Olson responded to a query from Commissioner Smith.

Josephine Castianos provided public comment.

Maria Galvan provided public comment.

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

Jim Dano provided public comment.

Shadad Khalashadi, representing the store, spoke.

Chair Van Horik spoke.

Shadad Khalashadi responded to a query from Commissioner Saumur.

Chair Van Horik spoke.

Elizabeth Martinez provided public comment.

Lasada Gonzalez provided public comment.

Derek Richardson provided public comment.

Mark Khalashadi provided public comment.

Commissioner Saumur spoke.

Amy Bodek responded to comments from Commissioner Saumur.

Commissioner Smith spoke.

Commissioner Campbell spoke.

Commissioner Fox spoke.

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

6. [14-046PL](#)

Receive and file presentations related to the Medical Marijuana Ordinance. (Citywide)

(TO BE HEARD AT APPROXIMATELY 6:30 PM)

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

Amy Bodek, Director of Development Services, spoke.

Kendra Carney, Deputy City Attorney, discussed the Draft Medical Marijuana Ordinance.

Michael Mais, Assistant City Attorney, spoke.

Amy Bodek spoke.

Police Chief McDonnell spoke.

Commissioner Fox spoke.

Commissioner Smith spoke.

Chief McDonnell responded to queries from Commissioner Smith.

Commissioner Smith spoke.

Chief McDonnell spoke.

Commissioner Christoffels spoke.

Chief McDonnell responded to queries from Commissioner Christoffels.

Chief McDonnell responded to a query from Chair Van Horik.

Amy Bodek spoke.

Chief McDonnell responded to queries from Chair Van Horik.

Commissioner Saumur spoke.

Kendra Carney responded to a query from Commissioner Saumur.

Amy Bodek responded to a query from Commissioner Saumur.

Patrick Rohde, American Patients Rights Association, provided public comment.

Jack Smith, LB CPAC, provided public comment.

Annie Greenfeld, LB CPAC, provided public comment.

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

Nick Morrow provided public comment.

Lasada Gonzalez, Tiny Closet, provided public comment.

Gretchen Swanson, member of the East 7th Street Collaboration, provided public comment.

Judi Farris provided public comment.

Rose Mary Chavez provided public comment.

Marla James provided public comment.

Diana Lejins, LB Medical Marijuana Task Force, provided public comment.

Albert Schlemelski provided public comment.

Steven Downing provided public comment.

Jeff Abrams provided public comment.

Dr. Dennis Gumler provided public comment.

Jim Dano provided public comment.

Anne Marina Alles provided public comment.

Jan Ward, President of WESCA, provided public comment.

Malia Harris provided public comment.

David Zink provided public comment.

Madeleine Johnson provided public comment.

Nicholas Chemenko provided public comment.

Adan Kajaz, member of the Long Beach Collective Association, provided public comment.

David James provided public comment.

Commissioner Smith spoke.

Commissioner Saumur spoke.

Commissioner Christoffels spoke.

Amy Bodek responded to a query from Commissioner Christoffels.

Michael Mais responded to a query from Commissioner Christoffels.

Commissioner Christoffels spoke.

Chair Van Horik spoke.

Commissioner Smith spoke.

Commissioner Fox spoke.

Amy Bodek responded to comments made by Commissioner Fox.

A dialogue ensued between Commissioner Christoffels and Michael Mais.

Commissioner Saumur spoke.

Commissioner Campbell spoke.

Amy Bodek spoke.

Chair Van Horik spoke.

Commissioner Saumur spoke.

Amy Bodek spoke.

Commissioner Smith spoke.

Commissioner Campbell spoke.

Chair Van Horik.

Commissioner Christoffels responded to a query from Chair Van Horik.

Amy Bodek spoke.

Commissioner Christoffels spoke.

Amy Bodek spoke.

PUBLIC PARTICIPATION (9:43 PM)

Adan Kajaz provided public comment.

COMMENTS FROM THE PLANNING COMMISSION (9:45 PM)

There were no comments from the Planning Commission

ADJOURNMENT (9:45 PM)

At 9:45 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។