

Alan Fox, Chair  
Mark Christoffels, Vice Chair



Molly Campbell, Commissioner  
Phil Saumur, Commissioner  
Donita Van Horik, Commissioner

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## FINISHED AGENDA AND MINUTES

### CALL TO ORDER (5:03 PM)

At 5:03 p.m., Chair Fox called the meeting to order.

### ROLL CALL (5:03 PM)

**Commissioners** Alan Fox, Mark Christoffels, Molly Campbell and Phillip Saumur

**Present:**

**Commissioners** Donita Van Horik

**Absent:**

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

### FLAG SALUTE (5:04 PM)

Chair Fox led the flag salute.

### MINUTES (5:05 PM)

[14-070PL](#)

Recommendation to receive and file the Planning Commission minutes of September 18, 2014.

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

**Yes:** 3 - Alan Fox, Mark Christoffels and Phillip Saumur

**Abstain:** 1 - Molly Campbell

**Absent:** 1 - Donita Van Horik

### DIRECTOR'S REPORT (5:05 PM)

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

Amy Bodek responded to a query from Chair Fox.

### SWEARING OF WITNESSES (5:06 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 (5:06 PM)**

1. 14-056PL 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 a new convenience store located at 1165 E. Anaheim Street within the Commercial Community Automobile-Oriented (CCA) District. (District 6) (Application No. 1402-06)  
Item #1 was withdrawn by the applicant.

**This PL-Agenda Item was withdrawn.**

**REGULAR AGENDA (5:07 PM)**

2. [14-071PL](#) Recommendation to approve a Conditional Use Permit (CUP) to allow the construction of a 60-foot-tall wireless telecommunications facility disguised as a clock tower with ground-mounted equipment located at 2301 Long Beach Boulevard in the PD-29 zoning district, and receive Categorical Exemption CE 14-021. (District 6) (Application No. 1402-19)  
Jeff Winklepleck, Acting Planning Administrator, introduced Steven Valdez, Project Planner, who presented the staff report.

Jeff Winklepleck responded to a query from Commissioner Saumur.

Jeff Winklepleck responded to a query from Chair Fox.

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

Jeff Winklepleck spoke.

Jeff Winklepleck responded to a query from Commissioner Saumur.

Paul Anthony, representing the applicant, spoke.

A dialogue ensued between Commissioner Christoffels and Paul Anthony.

Paul Anthony responded to a query from Chair Fox.

Paul Anthony responded to a query from Commissioner Saumur.

Steven Valdez responded to queries from Commissioner Saumur.

Chair Fox spoke.

**A motion was made by Vice Chair Christoffels, seconded by Commissioner Saumur, to approve the recommendation with an amendment that the clock face be oriented in a north/south elevation. The motion carried by the following vote:**

**Yes:** 3 - Mark Christoffels, Molly Campbell and Phillip Saumur

**No:** 1 - Alan Fox

**Absent:** 1 - Donita Van Horik

3. [14-072PL](#)

Recommendation to accept Categorical Exemption (13-094), approve Tentative Parcel Map No. 72905 and a Site Plan Review request to demolish two single-story buildings and construct two, one-story commercial buildings (3,800 and 2,900 square feet in size) to accommodate a bank and fast food restaurant on three parcels, in conjunction with a Conditional Use Permit for two drive-thru lanes at 4700 Cherry Avenue in the Regional Highway (CHW) zoning district. (District 7) (Application No. 1310-08)

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

A dialogue ensued between Commissioner Christoffels and Jeff Winklepleck.

Commissioner Saumur spoke.

Jeff Winklepleck responded to a query from Commissioner Saumur.

Steven Valdez responded to a query from Commissioner Saumur.

Tab Johnson, representing the applicant, spoke.

Tab Johnson responded to a query from Commissioner Saumur.

Jeff Winklepleck responded to queries from Commissioner Saumur.

Tab Johnson responded to a query from Commissioner Saumur.

Jeff Winklepleck spoke.

Commissioner Saumur spoke.

Tab Johnson spoke.

A dialogue ensued between Tab Johnson and Commissioner Saumur.

Chair Fox spoke.

William Polares provided public comment on behalf of Horatio Cartegena, business owner on the site.

Chair Fox spoke.

Jeff Winklepleck responded to a query from Chair Fox.

Chair Fox spoke.

Commissioner Campbell spoke.

Jeff Winklepleck responded to a query from Commissioner Campbell.

Commissioner Campbell spoke.

Jeff Winklepleck responded to a query from Commissioner Campbell.

Commissioner Christoffels spoke.

Chair Fox spoke.

Tab Johnson spoke.

Chair Fox spoke.

Tab Johnson responded to a query from Commissioner Campbell.

Tab Johnson responded to a query from Chair Fox.

Amy Bodek, Director of Development Services, spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Amy Bodek.

Commissioner Campbell spoke.

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

Commissioner Saumur spoke.

Chair Fox spoke.

**A motion was made by Commissioner Campbell, seconded by Commissioner Saumur, to approve the recommendation with amendments to change language in Condition No. 8 to read "a landscape buffer shall be provided along Cherry Avenue...to the satisfaction of the Director of Development Services", in Condition No. 10 to read "a solid masonry wall three feet in height shall be provided along the Cherry Avenue property frontage as designated by the Director of Development Services", in Condition No. 17 removing the language "the lights shall be limited to 15 feet in height and contain glare shields", and in Condition No. 22J to read "the subdivider shall improve the alley (length and width) east of the project site to the satisfaction of the Director of Public Works". The motion carried by the following vote:**

**Yes:** 4 - Alan Fox, Mark Christoffels, Molly Campbell and Phillip Saumur

**Absent:** 1 - Donita Van Horik

**4. [14-073PL](#)**

Recommendation to approve a Conditional Use Permit for the conversion of an existing double-sided static billboard (14 x 48 feet each side) into a double-sided electronic billboard of the same size, located at 1235 W. 17th Street in the IG zoning district, and receive Categorical Exemption CE 14-116. (District 1) (Application No. 1407-14)

Amy Bodek, Director of Development Services, spoke.

Scott Kinsey, Project Planner, presented the staff report.

Scott Kinsey responded to a query from Commissioner Saumur.

Scott Kinsey responded to a query from Chair Fox.

Chair Fox swore in the applicant.

John Duong, applicant, spoke.

John Duong responded to a query from Commissioner Saumur.

Commissioner Campbell spoke.

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

**Yes:** 4 - Alan Fox, Mark Christoffels, Molly Campbell and Phillip Saumur

**Absent:** 1 - Donita Van Horik

5. [14-074PL](#)

Recommendation to approve a Conditional Use Permit for the conversion of an existing double-sided static billboard (14 x 48 feet each side) into a double-sided electronic billboard of the same size, located at 501 E. 67th Street in the IL zoning district, and receive Categorical Exemption CE 14-117. (District 9) (Application No. 1407-13)

Jeff Winklepleck, Acting Planning Administrator, introduced Scott Kinsey, Project Planner, who presented the staff report.

Chair Fox spoke.

John Duong, applicant, spoke.

Commissioner Saumur spoke.

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

**Yes:** 4 - Alan Fox, Mark Christoffels, Molly Campbell and Phillip Saumur

**Absent:** 1 - Donita Van Horik

6. [14-075PL](#)

Recommendation to review and recommend that the City Council receive and file the Healthy Communities Policy. (Citywide)

Chair Fox spoke.

Amy Bodek, Director of Development Services, spoke.

Steve Gerhardt, Acting Planning Officer, presented the staff report.

Amy Bodek spoke.

Chair Fox swore in members of the audience wishing to provide public comment.

Jennifer Ponce provided public comment.

Maria Lorissa provided public comment.

Sylvia Juarez provided public comment.

Chair Fox swore in a member of the public wishing to provide public comment.

Stella Ursua provided public comment.

Commissioner Saumur spoke.

Amy Bodek responded to queries from Commissioner Saumur.

Commissioner Christoffels spoke.

Amy Bodek responded to a query from Commissioner Christoffels.

**A motion was made by Vice Chair Christoffels, seconded by Commissioner Saumur, to approve the recommendation with a change to the language to read "recommend that the City Council adopt the Healthy Communities Policy". The motion carried by the following vote:**

**Yes:** 4 - Alan Fox, Mark Christoffels, Molly Campbell and Phillip Saumur

**Absent:** 1 - Donita Van Horik

**PUBLIC PARTICIPATION (7:19 PM)**

There were no comments from the public.

**COMMENTS FROM THE PLANNING COMMISSION (7:19 PM)**

There were no comments from the Planning Commission.

**ADJOURNMENT (7:19 PM)**

At 7:19 p.m., Chair Fox 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។