

**LONG BEACH CIVIL SERVICE COMMISSION
AHMED SAAFIR, PRESIDENT
APRIL 16, 2008**

The regular meeting of the Civil Service Commission was held at 8:00 a.m., Wednesday, April 16, 2008, in the Board Room of the Commission, 333 West Ocean Boulevard, Seventh Floor, Long Beach, California.

MEMBERS PRESENT: Mary Islas, F. Phil Infelise, Herb Levi, Ahmed Saafir,

MEMBER EXCUSED: Jeanne Karatsu

OTHERS PRESENT: Mario R. Beas, Executive Director & Secretary
Melinda George, Employment Services Officer
Marilyn Hall, Executive Assistant
Salvador Ambriz, Personnel Analyst
Chris Daclan, Personnel Analyst
Leah Salgado, Personnel Analyst
Diane Dzodin, Personnel Analyst
Caprice McDonald, Personnel Analyst
Russell Ficker, Personnel Analyst
Beverly Nieves, Personnel Analyst
Lourdes Ferrer, Assistant Administrative Analyst

President Ahmed Saafir presided.

MINUTES: It was moved by Commissioner Infelise, seconded by Commissioner Islas and carried that the minutes of the regular meeting of April 9, 2008, be approved as prepared. The motion carried unanimously.

**REQUEST TO EXTEND
PROBATION:**

**ROBERTO MONROY/GAS CONSTRUCTION WORKER I
GAS AND OIL**

The Secretary presented a communication from Christopher J. Garner, Director of Gas and Oil, requesting Commission approval to extend the probationary period of Roberto Monroy, Gas Construction Worker I, for three months (522 hours). In addition, the Secretary presented a staff report prepared by Russ Ficker, Personnel Analyst. After discussion, it was moved by Commissioner Levi, seconded by Commissioner Islas and carried that the request to extend probation be approved in accordance with Section 41(2) of the Civil Service Rules and Regulations and Section 1.01 of the Civil Service Commission Policies and Procedures. The motion carried unanimously.

BULLETINS:

It was moved by Commissioner Infelise, seconded by Commissioner Islas and carried that the following Job Opportunity Bulletins be approved. The motion carried unanimously.

Accountant
Harbor Maintenance Mechanic
Senior Accountant

EXAMINATION RESULTS:

It was moved by Commissioner Infelise, seconded by Commissioner Islas and carried that the following examination results be approved. The motion carried unanimously.

Civil Engineering Assistant – 15 Applied, 15 Qualified
Communication Specialist – 13 Applied, 10 Qualified
Department Librarian – 1 Applied, 1 Qualified
Deputy Chief Harbor Engineer – 1 Applied, 1 Qualified
General Librarian – 12 Applied, 11 Qualified
Office Automation Analyst – 9 Applied, 7 Qualified
Public Health Professional – 1 Applied, 1 Qualified
Recycling Specialist – 48 Applied, 16 Qualified
Survey Technician – 40 Applied, 11 Qualified
Systems Technician – 11 Applied, 10 Qualified

EXTENSION OF EXPIRING ELIGIBLE LISTS:

It was moved by Commissioner Levi, seconded by Commissioner Islas and carried that the following eligible lists be extended for an additional six months, with the exception of Communications Dispatcher, to be extended for an additional three months. The motion carried unanimously.

Communications Dispatcher (3 months)
Police Recruit (12/13/06)
Senior Program Manager – Water
Senior Traffic Engineer
Water Quality Organic Chemist (10/18/06 & 11/01/06)

RETIREMENTS:

It was moved by Commissioner Islas, seconded by Commissioner Levi and carried that the following retirements be received and filed. The motion carried unanimously.

Carl Barry/Electrician/Public Works
Donald Hachiya/Surveyor/Harbor

RESIGNATIONS:

It was moved by Commissioner Infelise, seconded by Commissioner Islas and carried that the following resignations be received and filed. The motion carried unanimously.

Ryan Probasco/Library Clerk II/Library
James Dowdell/Security Officer III/Public Works
Yazmin Garcia/Environmental Specialist Assistant/Harbor
Mariano Venegas/Special Services Officer/Harbor
Kevin Voorhis/Police Officer/Police
Jeffrey Parker/Gas Field Service Representative II/Gas & Oil
Mark Wong/Security Officer II/Police

MANAGERS' REPORT:

Melinda George, Employment Services Officer, informed the Commission that staff is busy trying to open examinations more timely. She stated that Beverly Nieves, Personnel Analyst, conducted the examination for Pipeline Welder on Saturday, April 12, 2008, with one candidate passing and hopefully is successful with the next phase of the examination.

The Secretary informed the Commission that staff is moving forward with some of the major items of the RELAY. He stated that Chris Daclan, Personnel Analyst, Human Resources and Technology Services Departments are working together on changing the City's website to appeal to the younger generation; Melinda George, Employment Services Officer, has developed teams of the Recruitment and Employment Services divisions to combine their resources to better serve departments. He also stated that staff would be moving forward with consolidating its applicant tracking and on-line application systems into NEOGOV.

The Secretary also informed the Commission that staff is drafting policies on completing examinations within 45 days of receipt and initiating an examination without a requisition for Commission review and adoption.

He also informed the Commission that Herman Long, Deputy Director is at Gas and Oil conducting two sessions of the Civil Service Rules and Regulations training for the Supervisory Leadership Academy.

ELECTION OF COMMISSION OFFICERS:

President Saafir opened the nominations for the office of President, pursuant to Section 110 of the Civil Service Rules and Regulations. It was moved by Commissioner Islas that the election of Commission officer be held over until June, when Vice President Karatsu returns, and that President Saafir continue to serve as President until that time. The motion died due to lack of a second. It was moved by Commissioner Infelise, seconded by Commissioner Levi and carried to nominate Commissioner Karatsu for the office of President, and that President Saafir would continue to serve as President until Commissioner Karatsu returns. The motion carried by a unanimous vote,

President Saafir then opened the nominations for the office of Vice President. It was moved by Commissioner Infelise, seconded by Commissioner Levi and carried to nominate Commissioner Islas for the office of Vice President. Commissioner Islas was elected Vice President by a unanimous vote.

COMMUNICATION TO CITY COUNCIL REGARDING CIVIL SERVICE DEPARTMENT BUDGET:

It was moved by Commissioner Islas, seconded by Commissioner Infelise and carried that the communication to the City Council regarding requesting the restoration of funds to the Civil Service Department budget be approved and forwarded to the City Clerk's office for the Council Agenda. The motion carried unanimously.

ADJOURNMENT:

There being no further business before the Commission, President Saafir adjourned the meeting.



MARIO R. BEAS
Secretary

MRB:meh

**CITY OF LONG BEACH
DEPARTMENT OF PARKS, RECREATION AND MARINE
PARKS AND RECREATION COMMISSION MINUTES
MARCH 20, 2008**

I. CALL TO ORDER

The Parks and Recreation Commission meeting was called to order by Harry Saltzgaver, President, at 9:02 a.m., at the El Dorado Park Community Center in the Senior Center Library. Phil Hester, Director of Parks, Recreation and Marine, took roll call and confirmed a quorum.

Present: Harry Saltzgaver, President
Drew Satariano, Vice President
Simon George
Albert Guerra
Bob Livingstone
Sarah Sangmeister
Brett Waterfield

Absent: none

Staff: Phil Hester, Director of Parks, Recreation and Marine
Ramon Arevalo, Superintendent of Grounds Maintenance
Dennis Eschen, Manager, Planning and Development Bureau
J.C. Squires, Manager, Business Operations Bureau
Sherri Nixon-Joiner, General Superintendent, Community Recreation Services
William Greco, Supervising Park Ranger
Robin Black, Executive Assistant to the Director

Guests: Diane Wiley, Executive Director, Partners of Parks

II. APPROVAL OF MINUTES – FEBRUARY 21, 2008

It was moved by Vice President Satariano and seconded by Commissioner Sangmeister to approve the February 21, 2008 Parks and Recreation Commission minutes. The motion carried unanimously.

III. COMMISSION ACTION ITEMS**#08-0301****PERSONAL SERVICES/INSTRUCTION AGREEMENTS-MONTHLY APPROVAL**

President Saltzgaver stated that there were no Personal Services/Instruction Agreements this month.

#08-0302

2007 LONG BEACH PARKS AND RECREATION COMMISSION ANNUAL REPORT

President Saltzgaver stated that he would like to add a letter of transmittal to the Annual Report. Possibly about three or four paragraphs to capture the essence of what was accomplished the previous year.

It was moved by Commissioner Livingstone and seconded by Commissioner George to approve the 2007 Parks and Recreation Commission Annual Report and authorize the Director to forward it to the City Council, pending a letter of transmittal from President Saltzgaver. The motion carried unanimously.

#08-0303

AUTHORIZATION TO EXECUTE A PERMIT FOR THE OPERATION OF FOOD AND BEVERAGE CONCESSIONS AND PADDLE BOAT RENTALS IN EL DORADO EAST REGIONAL PARK, AREAS II AND III WITH THEODORE SNELLEN, DOING BUSINESS AS SNACK ATTACK, FOR A TERM OF THREE YEARS, WITH TWO CONSECUTIVE THREE-YEAR RENEWAL OPTIONS

Mr. Hester stated that this operator has been in the park a number of years.

Commissioner Livingstone asked if there were any increases in his contract.

Mr. Squires responded that there was a consumer price index (CPI) increase.

It was moved by Commissioner Livingstone and seconded by Vice President Satariano to authorize the Director to execute a permit with Theodore Snellen, doing business as Snack Attack, for the operation of a food and beverage concession and paddle boat rentals in El Dorado East Regional Park, Areas II and III, for a term of three (3) years, with two (2) three-year (3-year) options to renew. The motion carried unanimously.

IV. COMMITTEE STATUS REPORTS

**A. EXECUTIVE COMMITTEE
President Saltzgaver, Chair**

President Saltzgaver stated that the Committee met and discussed the agenda. They also decided that they needed to hold a Budget Workshop to discuss priorities for a difficult budget year. They decided to hold the workshop on March 27, from 2:00-4:00 p.m., in the administration office large conference room. There will be no action taken; it will only be a workshop.

Commissioner Livingstone stated that he would be out of town that day.

President Saltzgaver complemented Mr. Hester and the Department on the excellent convention.

B. FINANCE AND APPEALS COMMITTEE
President Saltzgaver, Chair

President Saltzgaver stated that a meeting was held this month. He asked if staff was still waiting for the budget target.

Mr. Squires responded that they would hopefully receive the budget target next week. Staff has been busy making their lists and they are ready to put the budget together.

Commissioner Sangmeister asked that with the delay, would there be any delay in getting the City's budget approved?

Mr. Squires responded that per the Charter, the budget is to be approved by June 1st.

Mr. Hester stated that the City Council announced potential layoffs, but the departments are waiting for the budget target amounts. He said that Community Recreation Services would concentrate on core services.

C. PARK SAFETY COMMITTEE
Commissioner George, Chair

Commissioner George stated that the Committee did not meet this month. He asked Mr. Greco to give his report.

Mr. Greco said that the park rangers are preparing for a busy Easter Sunday in El Dorado Park. They will staff 10 rangers for the busy day. The Department offered a job to one park ranger applicant, who is currently going through the background check. He invited the Commissioners to a bench dedication in memory of Chief Park Ranger Steven Neal, at 11:30 a.m., after the Commission meeting near the park ranger station.

D. MARKETING AND CUSTOMER SERVICE COMMITTEE
Commissioner Guerra, Chair

Commissioner Guerra stated that they met this morning and discussed the direction of the committee. They also discussed the new process for the class schedule.

Mr. Squires stated that the Department would send out three fold-out postcard mailings: one would be the recreation guide, the second would list family events like movies and concerts, and the third would be a senior citizen guide.

E. CAPITAL IMPROVEMENT AND INFRASTRUCTURE COMMITTEE
Vice President Satariano, Chair

Vice President Satariano stated that the Committee did not meet.

F. CITY SCHOOLS/JOINT COMMITTEE
Commissioner Tong Sangmeister, Chair

Commissioner Sangmeister stated that the Committee did not meet. She asked if Mr. Squires had any information on the overall contract.

Mr. Squires stated that both the City and the School District are in agreement and the School District is reviewing the document.

G. SPECIAL EVENTS AND RECREATION COMMITTEE
Commissioner Livingstone, Chair

Commissioner Livingstone stated that the Committee has not met for some time.

President Saltzgaver suggested that this committee get together to discuss recreation items even though David Ashman is not ready to discuss special events items.

Ms. Nixon-Joiner responded that they would be ready to discuss recreation in a couple of weeks.

V. **DIRECTOR'S REPORT TO COMMISSION**

A. DIRECTOR'S MONTHLY REPORT – FEBRUARY 2008

President Saltzgaver asked for any questions on the monthly report. There were none.

It was moved by Commissioner Livingstone and seconded by Commissioner George to receive and file the Director's Monthly Report for February 2008. The motion carried unanimously.

VI. CORRESPONDENCE

A. LETTER FROM BILL THOMAS, CITY OF SAN CLEMENTE PARKS AND RECREATION COMMISSIONER

President Saltzgaver stated that included in the packet was a letter from Bill Thomas complimenting the Department on the great job with the California and Pacific Southwest Recreation and Park Training Conference and with the California Association of Parks and Recreation Commissioners and Board Members installation and awards banquet.

VII. UNFINISHED BUSINESS

A. PARTNERS OF PARKS REPORT –DIANE WILEY

President Saltzgaver stated that they would put the Partners of Parks report on the agenda every month under Unfinished Business.

Ms. Wiley distributed minutes from the last Partners of Parks board meeting. She said that they have been very busy. They received a donation of \$180,000 for the Blair Field scoreboard. They have been meeting to discuss the Municipal Band's 100-year anniversary event, which would take place about June 6, 2009. She mentioned that they have been working with Maintenance Operations on redoing the Lone Sailor plaza. When it was originally installed, they didn't take into account that vehicles would be driving over the bricks, which cracks them.

Ms. Wiley thanked Phil Hester, J.C. Squires, and Dave Ashman for their help. Partners of Parks is the lead charity for the Long Beach Marathon and their runners will solicit donations for Partners of Parks. She mentioned that they are including several level of participants from runners, to walkers, to teens.

Ms. Wiley mentioned the Mayor's Cup Golf Tournament on July 14.

Commissioner Livingstone said that Partners of Parks is in need of more people for the Partners of Parks Board, both active and inactive members, if any of the Commissioners would want to refer potential members.

VIII. NEW BUSINESS

A. TIDELANDS GREEN BINS PRESENTATION – J.C. SQUIRES

Mr. Squires distributed the presentation to the Commissioners. He said that there is no recycling program on any beach because it is too hard to get trucks on the sand. Staff has been in discussions with Shoreline Media regarding this

potential revenue source. He said that if this is successful, they would look at bringing these bins inland to the parks for revenue. Mr. Squires described the bins with room for commercial advertising and for a service announcement and can come in any color. He said that the advertising would only contain family subject matter and that the City has an ordinance relating to advertising that would need to be followed.

Mr. Squires said that the company has guaranteed a 72-hour turn-around to remove any graffiti, at their cost, and that these containers are pilfer-proof.

IX. COMMENTS

A. AUDIENCE

President Saltzgaver asked for comments from the audience. There were no comments.

B. STAFF

Mr. Hester distributed a draft of the Department's facts at a glance, for the Commissioner's information.

President Saltzgaver suggested that this information be condensed to something smaller.

Mr. Squires responded that they are planning on making this into a tri-fold document, but would like comments and suggestions from the Commissioners.

Commissioner Guerra suggested that it might be appropriate to discuss this in the Marketing and Customer Service Committee.

Ms. Nixon-Joiner said that next week is spring break and there would be two day camps and one aquatics camp for the kids. She said that they would also have a teen week for the teens and that the egg hunts would be held this Saturday.

Mr. Eschen mentioned a meeting that he held at to discuss the Drake/Chavez greenbelt.

Mr. Hester said that he attended a demolition ceremony to remove three buildings at the Seaside Park location.

C. COMMISSIONERS

President Saltzgaver asked for comments from the Commissioners.

Commissioner Waterfield stated that he enjoyed the conference and was proud of the Department and the city. He said that he was glad that Partners of Parks was including youth programs at the Marathon.

Ms. Nixon-Joiner responded that the Department included teens at the last marathon also.

Vice President Satariano stated that receiving the Commissioner of the Year award was a great honor and it was a great night.

Commissioner Guerra apologized for not being able to attend the conference, as he was attending another conference in Anaheim. He asked about the change in the Sea Festival organization and if the scoreboard would be installed by summer.

Mr. Squires responded that the scoreboard at Blair Field should hopefully be installed by the regional tournament the first of June.

Vice President Satariano responded that the Sea Festival organization was not sold. International City Racing will be running the day-to-day operations because it is too much for the Sea Festival organization to run.

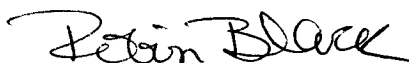
X. NEXT MEETING

President Saltzgaver stated that the next meeting would be held at 9:00 a.m., on Thursday, April 17, 2008, at El Dorado Park West Community Center in the Senior Center Library, 2800 Studebaker Rd., Long Beach.

XI. ADJOURNMENT

President Saltzgaver adjourned the meeting at 10:40 a.m.

Respectfully submitted,



Robin Black
Executive Assistant to the Director

c: Phil T. Hester, Director of Parks, Recreation and Marine

CITY PLANNING COMMISSION MINUTES**FEBRUARY 21, 2008**

The regular meeting of the City Planning Commission and public hearing convened Thursday, February 21, 2008 at 5:03 pm in the City Council Chambers, 333 W. Ocean Boulevard, Long Beach, CA.

PRESENT: COMMISSIONERS: Leslie Gentile, Phil Saumur, Charles Durnin

ABSENT: EXCUSED: Charles Greenberg, Melanie Smith

CHAIRMAN: Leslie Gentile

STAFF MEMBERS PRESENT: Craig Beck, Director
Greg Carpenter, Planning Bureau Manager
Angela Reynolds, Advance Planning Officer
Jeff Winklepleck, Planner
Steve Valdez, Planner
Meredith Elguira, Planner
Heidi Eidson, Minutes Clerk

OTHERS PRESENT: Michael Mais, Assistant City Attorney

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Saumur.

MINUTES

The minutes of January 3, 2008 were approved on a motion by Commissioner Durnin, seconded by Commissioner Saumur and passed 3-0. Commissioners Greenberg and Smith were absent.

The minutes of January 17, 2008 were approved on a motion by Commissioner Durnin, seconded by Commissioner Saumur and passed 2-0-1 with Commissioner Gentile abstaining. Commissioners Greenberg and Smith were absent.

DIRECTOR'S REPORT

Craig Beck reported that about 50 people from the Urban Land Institute conference did a neighborhood tour of Downtown Long Beach.

Mr. Beck also reported that the Redevelopment Agency was working with the City to update the Parking Master Plan for downtown. A study

session was planned for March 6th for the Planning Commission and the plan would come back to the Commission for approval on March 20th.

SWEARING OF WITNESSES

CONSENT CALENDAR

The consent calendar was approved as presented by staff on a motion by Commissioner Durnin, seconded by Commissioner Saumur and passed 3-0. Commissioners Greenberg and Smith were absent.

1. Case No. 22108-1, Finding of Conformity

Applicant: Louis Rubenstein, Senior Engineer
Port of Long Beach
Subject Site: Edison Avenue between 9th Street and Pier B Street
(Council District 1)
Description: Finding of Conformity with the General Plan for the Edison Avenue grade crossing vacation and closure.

Found the vacation to be in conformance with the General Plan.

CONTINUED ITEMS

2. Case No. 0510-40, Local Coastal Development Permit, Site Plan Review, Tentative Tract Map No. 068426, ND 21-06

Applicant: Stanley Karz
Subject Site: 1628-1724 E. Ocean Boulevard (Council District 2)
Description: Request for certification of a Negative Declaration (ND 21-06) and approval of a Local Coastal Development Permit, Site Plan Review and a Tentative Tract Map to allow the construction of a four (4) story, 51-unit condominium complex and a 47 room hotel (11 existing and 36 new rooms).

Jeff Winklepleck showed a PowerPoint presentation of the proposed site plan and elevations and discussed additional conditions being placed on the project. Mr. Winklepleck also commented that the hotel/motel component was a mandatory piece of the project as the Local Coastal Plan and PD-5 require that visitor-serving uses be retained.

Michael Pauls, applicant's representative, discussed changes made to the project as a result of recommendations made by the community and Planning staff.

Mr. Pauls asked that several of the conditions be amended or eliminated. These conditions include #42, which requires the simultaneous construction of the hotel and condominium components, #46,

which limits check-in time to no later than 10:00 p.m., and #47, which allows for additional conditions to be imposed by the Director of Development Services.

With regards to Condition #42, Mr. Pauls stated that simultaneous construction would cause the elimination of valuable parking due to construction staging on the street. He continued that they wouldn't be able to sell the condominiums until the Certificate of Occupancy was issued for the hotel, which would mean that the condos could sit vacant for up to a year, inviting crime and causing severe financial burden to the owner.

With regards to Condition #46, Mr. Pauls stated that they would like to be able to compete with other area hotels that don't have this restriction placed on them. He asked that the check-in time be extended until midnight with late check-ins having made prior arrangements with the hotel.

With regards to Condition #47, Mr. Pauls stated that it would be hard to attract a responsible management company to operate the hotel due to the arbitrary nature of the condition.

In response to a query from Commissioner Durnin, Mr. Pauls stated that if the hotel was built before the condominium then there would not be a suitable staging area to construct the condominium without using street parking.

In response to a query from Commissioner Saumur, Mr. Pauls stated that it would be quicker and more cost effective to complete the condominium component in one phase.

In response to a query from Commissioner Gentile regarding a timeline for the project, Mr. Pauls stated that the entire project would take approximately 2 - 2 ½ years to complete with 6-8 months for the subterranean garage, 12 months for the condominiums and 12 months for the hotel.

Keith Mew, 1616 E. Ocean Boulevard, #9, stated that all of the units currently on the site are used as apartment units and there is no motel.

Mr. Mews also stated that the density would increase by 25% and that would result in less available street parking and taller buildings, creating a loss of ocean views for existing structures.

Ray Kaiser, 444 W. Ocean Boulevard, #900, attorney representing Hamilton and Ocean View Imperial Homeowners Associations, stated that the associations were against the hotel and were hoping to pursue the

issue with the Coastal Commission. He also asked that all of the conditions be left in place.

Alison Wrynn, 1635 E. Ocean Boulevard, #4, stated that she was against the development because she didn't believe what the owner said about how the development would be utilized and didn't believe that the City would enforce codes.

Ron Hoppie, 1710 Bluff Place, stated that he was opposed to the proposed vehicle entrances to the project and felt they would pose a continual safety hazard. He suggested that a condition be placed on the project that the entrances be moved to 11th and 12th Place.

Tom LaFortune, 1635 E. Ocean Boulevard, asked that the Commission leave Condition #42 in place. He also gave examples from a parking survey he conducted in the surrounding neighborhood to illustrate the lack of available parking.

Robert Smith, 1724 E. Ocean Boulevard, #1, stated that he was against the proposed project and felt that creating more condominiums depleted the eclectic character of the neighborhood, increased congestion on Ocean Boulevard and priced out people of moderate income from living in the area.

Wilbert Woo, 1635 E. Ocean Boulevard, #5, stated that he was against the project because it added more units than what was allowed for in PD-5, and reduced ocean visibility by replacing 2-story buildings with 4-story buildings.

Barbara Goux, 1635 E. Ocean Boulevard, stated that she was against the project and felt that a profound economic burden would be placed on current residents due to an increase in noise, traffic, density and loss of ocean views.

Mort Stuhlbarg, 1700 Bluff Place, stated that he felt the development would be an improvement for the neighborhood but expressed concerns over the entrance to parking being located on Bluff Place due to the steepness and narrowness of the street. He asked that the Commission also leave Condition #46 in place and asked if a condition could be added which would name residents of Bluff Place as additionally insured on the liability policy for the excavation being done there.

Hallie Whelen, 8882 Seaspray Drive, Huntington Beach, stated that she owns a condominium in the Hamilton and didn't want a motel next door to it. She also stated that if there must be one, she wanted Condition #42 to be kept in place. She also commented that a two-story building would be much more in keeping with the character of the neighborhood.

Jack Dodd, 1724 Bluff Place, stated that he was not opposed to the redevelopment of the property, but didn't agree with the motel use and vigorously opposed the vehicle entrances on Bluff Place.

Alicia Ley, 335 St. Joseph Avenue, stated that she supports the project and felt it was well designed and met the City's code requirements.

In response to public comment regarding the parking entrance on Bluff Place, Mr. Pauls stated that in order to maximize the amount of parking in the subterranean garage and on the street, it was necessary to have the entrance located there. He also commented that pedestrian access to the beach via Bluff Place would be enhanced by City required sidewalks on both sides of the street.

He further responded that the City's Traffic Engineer reviewed the project and determined that Bluff Place was suitable to take access from. 12th Place was not deemed suitable, as it did not have a signaled intersection.

In response to a query from Commissioner Saumur, Mr. Pauls stated that by filling in curb cuts 5 parking spaces would be added on 11th Place and 2 spaces would be added on 12th Place.

In response to a query from Commissioner Saumur, Dirk Thelen, project architect, stated that Planning staff had requested that the motel look more commercial.

In response to a query from Commissioner Durnin, Mr. Carpenter stated that in order to eliminate the required hotel use the applicant would have to amend their application to request an amendment to the Local Coastal Plan and PD-5. If the request was approved by both the Planning Commission and the City Council, the City would then need to apply with the applicant to the Coastal Commission for an amendment to the City's Coastal Plan.

In response to a query from Commissioner Saumur, Mr. Mais stated that the City could not legally require the developer to add the residents of Bluff Place as additionally insured on their liability policy.

Commissioner Saumur made a motion to deny the project.

Mr. Carpenter stated that since staff had prepared findings to support an approval, the Commission would need to direct staff to continue the item to prepare findings to support a denial and give staff reasons for denial. The Commission would then come back at a later date and adopt findings that supported denial.

Mr. Mais added that if the Commission wanted to deny the project, they could likely only make negative findings on the Site Plan Review

portion. If the Commission wanted to go forward, then they would need to continue the item and direct the applicant to go back and come up with a design more consistent with what the Planning Commission felt was a good project for the site.

Commissioner Durnin made a motion to continue the item to a date uncertain to be renoticed with changes to the garage entrance and specifics about the motel operator and the function of the motel to be addressed. Commissioner Gentile seconded the motion, which passed 3-0. Commissioners Greenberg and Smith were absent.

REGULAR AGENDA

3. Case No. 0801-12, Conditional Use Permit, Site Plan Review

Applicant: Circle Automotive Group
Subject Site: 1919 Lakewood Boulevard (Council District 4)
Description: Conditional Use Permit and Site Plan Review to allow the demolition of the existing dealership and the construction of a new automobile dealership including a 9,064 square foot showroom with 6,716 square feet of outdoor display area, and an 11,487 square foot service garage.

Steve Valdez presented the staff report recommending approval of the project.

In response to a query from Commissioner Saumur, Mr. Valdez stated that the project would be completed in two phases. The first phase would be to complete the service garage and the second phase would complete the showroom.

Chris Clevely, representative for the applicant, stated that the generators would be located within block walls to reduce noise.

In response to a query from Commissioner Gentile, Mr. Clevely stated that the metal cladding system currently used may be replaced by a plaster material of similar color which would address safety and maintenance issues.

Commissioner Gentile asked that alternate metal siding materials be explored instead of the plaster.

Mr. Carpenter responded that the project included metal siding with plaster and that the Commission could ask for options.

In response to a query from Commissioner Gentile, Mr. Carpenter responded that Condition #36 requires that the Director of Long Beach

Development Services approve the exterior materials prior to a building permit being issued.

Commissioner Gentile made a motion to approve the Site Plan Review and Conditional Use Permit and Commissioner Durnin seconded the motion, which passed 3-0. Commissioners Greenberg and Smith were absent.

4. Case No. 0712-05, Site Plan Review, Tentative Tract Map

Applicant: Newcastle Partners, Inc.
c/o Tonya Pace, Hogle-Ireland
Subject Site: 3700 Cover Street (Council District 5)
Description: Construction of six (6) one and two-story industrial buildings totaling 232,389 square feet on a 12.48-acre site (Block 1 of Sub-area 8A of the Douglas Park Master Plan project).

Meredith Elguira presented the staff report recommending approval of the project and discussed the elevations for the proposed buildings in depth. Ms. Elguira also distributed revised Conditions of Approval, which clarified the responsibilities of the applicant, Newcastle Partners, and the Master Developer, Boeing Corporation.

Mr. Carpenter clarified that the Planning Commission's role was to determine whether the proposed development was consistent with the adopted zoning and design guidelines.

In response to a query from Commissioner Saumur, Ms. Elguira responded that parking would surround the building. Mr. Carpenter clarified that the proposed industrial use would require less parking than the previously approved office development in Block number two .

Jackson Smith, applicant, Newcastle Partners, 2600 Michelson Drive, Irvine, presented a slideshow and detailed information about the proposed buildings.

Commissioner Durnin made a motion to approve the Site Plan Review and Tentative Tract Map requests and Commissioner Saumur seconded the motion, which passed 3-0. Commissioners Greenberg and Smith were absent.

MATTERS FROM THE PLANNING COMMISSION

There were no matters from the Planning Commission.

ADJOURN

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Heidi Eidson
Minutes Clerk

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S**M A R C H 6 , 2 0 0 8**

The regular meeting of the City Planning Commission and public hearing convened on March 6, 2008, at 5:02pm in the City Council Chambers, 333 W. Ocean Boulevard, Long Beach, CA.

PRESENT: COMMISSIONERS: Leslie Gentile, Phil Saumur, Charles Durnin, Melani Smith

ABSENT: EXCUSED: Charles Greenberg

CHAIRMAN: Leslie Gentile

STAFF MEMBERS PRESENT: Craig Beck, Director
Greg Carpenter, Planning Manager
Carolyn Bihn, Zoning Officer
Angela Reynolds, Advance Planning
Monica Mendoza, Planner
Lynette Ferenczy, Planner

OTHERS PRESENT: Amy Burton, Deputy City Attorney
Marcia Gold, Minutes Clerk(arr. 5:20pm)

P L E D G E O F A L L E G I A N C E

The pledge of allegiance was led by Commissioner Smith.

D I R E C T O R S R E P O R T

Craig Beck discussed the downtown parking plan and the upcoming Code changes.

S W E A R I N G O F W I T N E S S E S**C O N T I N U E D I T E M S****1. Case No. 0704-09**

Applicant: Ruben Padilla
Subject Site: 3829 Maine Avenue (Council District 7)
Description: Request for approval of a Tentative Parcel
Map No. 62368 for the purpose of dividing one lot into two
lots.

Monica Mendoza presented the staff report recommending approval of the request at the direction of the Planning Commission, since they felt the new home would improve security on Baker Street and that the density was consistent with the General Plan designation for single family of one dwelling unit per lot.

Wayne Carvalho, applicant representative, stated they were in agreement with the Conditions of Approval.

Julian Steele, 609 W. 36th Street, neighbor, expressed opposition to the project.

Kendall Rainwater, 612 W. 37th Street, also expressed opposition to the subdivision, stating she did not feel it would improve security along Baker Street.

Richard Gutmann, 602 W. 37th Street, reiterated his claim that the site contains toxic chemicals and should not be built on. Mr. Gutmann added that he felt it would be dangerous for the new homeowner to police Baker by themselves.

David McCulley, 3840 Golden Avenue, Chairman, Golden Ranch Homeowners Association, stated his support for the applicant's project, saying he felt it would represent positive progress for the area.

LaWanda Reynolds, 602 W. 38th Street, Wrigley resident, agreed the new home would be a positive addition to the neighborhood and make it a better place to live.

Lee Douglas, 3729 Magnolia, said he didn't feel there were any toxic substances in the area, and he supported the applicant and their efforts to upgrade a blighted area.

David Thuney, 3826 Maine Avenue, agreed and added that he knew Mr. Padilla would make positive improvements to the site.

Michelle Neal, P. O. Box 1550, agreed with the previous speakers and added that there was no reason not to let the applicant build the new addition.

Matthew Otero, 1825-1/2 Plymouth, expressed support for Mr. Padilla's request, saying he was a helpful and generous neighbor.

Commissioner Smith said she did not agree with the staff recommendation, and that introducing a single-family home onto

Baker Street was not the way to upgrade the area and would not add any value to the neighborhood over time. Ms. Smith added that her other objection was the home's proximity to the freeway.

Commissioner Saumur disagreed, expressing support for the project, noting there were many properties just as close to the freeway, and adding he felt this one would help make Baker Street safer due to its mere existence.

Commissioner Saumur then moved to approve Tentative Parcel Map No. 62368, subject to conditions. Commissioner Durnin seconded the motion, which passed 3-1. Commissioner Smith dissented, and Commissioner Greenberg was absent.

2. Case No. 0709-17

Applicant: Michael Pauls for Uvas Wine, Inc.
Subject Site: 144 Linden Avenue (Lafayette Bldg.)
(Council District 2)
Description: Request for approval of a Conditional Use Permit to allow on premises sales of beer and wine at a wine bar in conjunction with an art gallery.

Lynette Ferenczy presented the staff report recommending approval of the request.

Michael Pauls, 203 Argonne Avenue, mentioned that they enjoyed widespread community support, and said he knew the operation would attract an upscale clientele.

Keith Farris, 747 Junipero, business owner, noted the gallery bar was designed to complement the East Village Arts District.

Elma Narciso, 747 Junipero, co-owner, said their operation was based on successful European operations.

Deborah Fisher, 140 Linden Avenue #443, Lafayette resident, spoke in support of the project, saying that their vision brought a genteel upgrade to the East Village Arts District and a new usefulness to the area.

Commissioner Smith moved to approve the Conditional Use Permit, subject to conditions. Chairman Gentile seconded the motion, which passed 4-0. Commissioner Greenberg was absent.

**M A T T E R S F R O M P L A N N I N G C O M M I S S I O N
M E M B E R S**

There were no matters from the Planning Commission.

A D J O U R N M E N T

The meeting adjourned at 5:55pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk