

MINUTES OF A REGULAR MEETING OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH, HELD IN THE BOARD ROOM OF THE HARBOR DEPARTMENT ADMINISTRATION BUILDING AT 925 HARBOR PLAZA, LONG BEACH, CALIFORNIA, ON MONDAY, DECEMBER 12, 2005, AT 1 P.M.

Present: Commissioners: Walter, Hancock, Cordero, Hankla, Topsy-Elvord  
Absent: " None

Also present:

R. D. Steinke	Executive Director
G. Knatz	Managing Director
S. B. Rubin	Managing Director
T. Teofilo	Managing Director
G. T. Hein	Executive Officer to the Board
D. A. Thiessen	Chief Harbor Engineer
T. K. Whitesell	Director of Administration
H. C. Morris	Director of Communications
M. J. Slavin	Chief Financial Officer
D. L. Albrecht	Director of Information Management
R. Rich	Director of Maintenance
R. G. Kanter	Director of Planning
K. J. McDermott	Director of Properties
C. Perrone	Director of Security
D. B. Snyder	Director of Trade & Maritime Services
C. A. Kemp	Director of Community Relations
D. T. Holzhaus	Principal Deputy City Attorney

PRESIDENT TOPSY-ELVORD PRESIDED AS CHAIRPERSON.

APPROVAL OF MINUTES.

Upon motion by Commissioner Walter, seconded by Commissioner Cordero and unanimously carried, the minutes of the special meeting of December 5, 2005, were declared read and approved as read and the minutes of the regular meeting of December 5, 2005, for which a quorum was not present were received and filed.

PUBLIC COMMENTS.

There was no one present to address the Board.

CONSENT CALENDAR – ITEMS NOS. 1-5.

1. ALAMEDA CORRIDOR TRANSPORTATION AUTHORITY – EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE NOTICE OF TRANSFER OF ACTA-OWNED

**PROPERTIES TO THE CITY OF LONG BEACH AND CITY OF LOS ANGELES INTO JOINT OWNERSHIP AS TENANTS-IN-COMMON - APPROVED.**

Communication from Kathryn McDermott, Director of Properties, dated December 5, 2005, recommending authorization of the transfer of ACTA-owned properties to the City of Long Beach and the City of Los Angeles into joint ownership as tenants-in-common, and that the Executive Director be authorized to execute the notice, was presented to the Board. The recommendation was approved by the Executive Director.

**2. CWO NO. 1278, SUPPLEMENT NO. 2 – STREET IMPROVEMENT PROGRAM – APPROVED.**

Communication from D. A. Thiessen, Chief Harbor Engineer, dated December 7, 2005, requesting approval of CWO No. 1278, Supplement No. 2, for the Ocean Boulevard Bridge, Ocean Boulevard/Pico Avenue Ramps, and Jackson Avenue roadway improvements, in the amount of \$700,000, was presented to the Board. The request was approved by the Executive Director.

**3. KLEINFELDER, INC. - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE FIFTH AMENDMENT TO CONTRACT FOR PIER G TERMINAL REDEVELOPMENT – PROJECT - DOCUMENT NO. HD-6326E AND CWO NO. 1213, SUPPLEMENT NO. 16 – APPROVED.**

Communication from D. A. Thiessen, Chief Harbor Engineer, dated December 7, 2005, requesting approval of an amendment to Contract with Kleinfelder, Inc., for geotechnical design, construction monitoring, and other related support services for the construction of the Pier G Terminal Redevelopment Project Phase 2, extending the contract term to March 31, 2010, and CWO No. 1213, Supplement No. 16, both in the amount of \$550,000, was presented to the Board. The request was approved by the Executive Director.

**4. CHAMBERS GROUP - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE CONTRACT FOR ENVIRONMENTAL DOCUMENTATION SERVICES FOR PIER A WEST - CITY ATTORNEY REQUESTED TO PREPARE CONTRACT – DOCUMENT NO. HD-7003 - WO NO. 5032, SUPPLEMENT NO. 6 - APPROVED.**

Communication from Robert Kanter, Director of Planning, dated December 5, 2005, recommending authorization of a Contract with Chambers Group for environmental documentation services for Pier A West property, in the amount of \$400,000, and approval of WO No. 5032, Supplement No. 6, in the amount of \$600,000, was presented to the Board. The recommendation was approved by the Executive Director.

5. SON NGUYEN – APPOINTMENT.

Communication from Toni K. Whitesell, Director of Administration, dated December 6, 2005, requesting approval of the appointment of Son Nguyen, to the position of Administrative Intern-NC, at Range/Step M18/01, effective December 13, 2005, was presented to the Board. The request was approved by the Executive Director.

Commissioner Hankla moved, seconded by Commissioner Walter that the communications be received and filed and that Items Nos. 1-5 be approved as recommended. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero, Hankla, Topsy-Elvord
NOES:	"	None
ABSENT:	"	None

REGULAR AGENDA.

6. GREEN PORT PROGRAM STATUS REPORT NO. 3 – RECEIVED AND FILED.

Communication from Geraldine Knatz, Managing Director, dated November 29, 2005, transmitting status Report No. 3 from the Green Port Program describing the status of the various programs and initiatives being carried out, to be received and filed, was presented to the Board. The report was approved by the Executive Director.

In response to a request by Commissioner Cordero, Dr. Knatz reviewed the Green Port Program Report.

Commissioner Hancock moved, seconded by Commissioner Hankla that the communication and the Green Port Program Report No. 3 be received and filed. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero, Hankla, Topsy-Elvord
NOES:	"	None
ABSENT:	"	None

7. RESOLUTION CANCELLING THE REGULAR MEETING OF TUESDAY, DECEMBER 27, 2005 – RESOLUTION NO. HD-2287 - ADOPTED.

Communication from Gustav T. Hein, Executive Officer to the Board, dated December 6, 2005, recommending adoption of a resolution authorizing cancelling of the regular meeting of December 27, 2005, was presented to the Board together with the authorizing resolution therefore. The recommendation was approved by the Executive Director.

Commissioner Hankla moved, seconded by Commissioner Walter that the communication be received and filed and that the resolution entitled "A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH SUSPENDING RULE 1(B) AS SET FORTH IN HARBOR DEPARTMENT RESOLUTION NO. HD-519, AS AMENDED, RELATING TO THE MEETING SCHEDULE OF THE BOARD OF HARBOR COMMISSIONERS, AND CANCELLING THE REGULAR MEETING OF DECEMBER 27, 2005," be declared read and adopted as read. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero, Hankla, Topsy-Elvord
NOES:	"	None
ABSENT:	"	None

8. RESOLUTION CANCELLING THE REGULAR MEETING OF TUESDAY, JANUARY 3, 2006 – RESOLUTION NO. HD-2288 - ADOPTED.

Communication from Gustav T. Hein, Executive Officer to the Board, dated December 6, 2005, recommending adoption of a resolution authorizing cancelling of the regular meeting of January 3, 2006, was presented to the Board together with the authorizing resolution therefore. The recommendation was approved by the Executive Director.

Commissioner Hancock moved, seconded by Commissioner Walter that the communication be received and filed and that the resolution entitled "A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH SUSPENDING RULE 1(B) AS SET FORTH IN HARBOR DEPARTMENT RESOLUTION NO. HD-519, AS AMENDED, RELATING TO THE MEETING SCHEDULE OF THE BOARD OF HARBOR COMMISSIONERS, AND CANCELLING THE REGULAR MEETING OF JANUARY 3, 2006," be declared read and adopted as read. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero, Hankla, Topsy-Elvord
NOES:	"	None
ABSENT:	"	None

NEW BUSINESS.

SERVICE PIN RECOGNITION.

The following were presented to the Board in recognition of their service to the City:

Mr. David Dao	Surveyor	10 years
Ms. Christine Applequist	Senior Civil Engineer	15 years
Ms. Sheilah Grageda	Secretary	15 years
Ms. Yvonne Allen	Chief Wharfinger	15 years

Additionally, Ms. Whitesell stated Mr. Don Hachiya, Surveyor, had received his 40 year service pin and unfortunately, could not make the Board meeting today.

President Topsy-Elvord congratulated the service pin recipients on their years of service.

Mr. Don Snyder announced that a Delegation from Autoridad Portuaria DeManta, which is an up and coming Port in Ecuador, had visited the Port on Friday. He stated the Port is looking to expand into the containerized cargo business. Mr. Snyder thanked Commissioner Cordero and the staff for their time and attention that was provided to the Delegation during their visit.

Commissioner Cordero stated President Topsy-Elvord, Commissioner Walter, and he had participated in the 52<sup>nd</sup> Annual Daisy Christmas Parade on Saturday. He thanked the staff for the vehicle that was provided, a Surveyor Vessel, and for the wonderful decorations on the vessel.

Commissioner Cordero stated he would like to address and discuss the recent California Air Resources Board regulations and he asked that it be placed on the agenda for the next Board meeting.

Mr. Steinke stated he and President Topsy-Elvord had been a guest on Straight Talk with Mr. Art Levine. He stated a comment was made that our television show, Pulse of the Port, provides great value in understanding what the Port does.

ADJOURNED.

At 2.25 p.m., Commissioner Hancock moved, seconded by Commissioner Walter that the meeting be adjourned sine die. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero, Hankla, Topsy-Elvord
NOES:	"	None
ABSENT:	"	None

**CITY OF LONG BEACH  
DEPARTMENT OF PARKS, RECREATION AND MARINE  
PARKS AND RECREATION COMMISSION MINUTES  
NOVEMBER 17, 2005**

**I. CALL TO ORDER**

The meeting of the Parks and Recreation Commission was called to order by Chris Kozaites, President, at 9:00 a.m., at the El Dorado Park West Community Center, in the Senior Center Library. Thomas Shippey, Manager of Maintenance Operations, took roll call and confirmed a quorum.

**Present:** Chris Kozaites, President  
Harry Saltzgaver, Vice President  
Bea Antenore  
Raymond Chavarria  
Drew Satariano  
Brett Waterfield

**Absent:** Simon George, excused

**Staff:** Phil Hester, Director of Parks, Recreation and Marine  
Thomas Shippey, Manager, Maintenance Operations Bureau  
Dennis Eschen, Manager, Planning and Development Bureau  
Diane Lewis, Manager, Community Enrichment Programs Bureau  
Sherri Nixon-Joiner, Superintendent, Community Recreation Programs  
Eileen Fortin, Superintendent of Finance and Controls  
Steven Neal, Chief Ranger  
Ramon Arevalo, Superintendent of Facility Maintenance  
Robin Black, Executive Secretary to the Director

**Guests:** Robert Lamond

**It was moved by Commissioner Satariano and seconded by Commissioner Antenore to excuse the absence of Commissioner George. The motion carried unanimously.**

**II. APPROVAL OF MINUTES – NOVEMBER 17, 2005**

**It was moved by Commissioner Satariano and seconded by Commissioner Antenore to approve the November 17, 2005 Parks and Recreation Commission minutes. The motion carried unanimously.**

**III. SAMMY AWARD PRESENTATION – THOMAS SHIPPEY**

Mr. Tom Shippey gave a PowerPoint presentation on what Sammy has been doing this past month while he has been with the Maintenance Operations. Mr. Shippey said that Sammy ran away when he heard that he would be awarded to another bureau. He said he would make sure that Sammy was back and awarded to someone else next month.

**IV. EMPLOYEE-OF-THE-MONTH PRESENTATION FOR OCTOBER**

President Kozaites stated that Vice President Saltzgaver would announce the Employee of the Month for October, since they were unavailable at the last meeting.

Vice President Saltzgaver announced Jennifer Phoonphiphatana as Administrative Employee of the Month for October.

Ms. Kim Olmos, as her supervisor, spoke about Jennifer.

President Kozaites stated that item X would be taken next since there were so many people attending for this.

**X. NEW BUSINESS**

**A. TIM SALMON PROJECT PRESENTATION**

Mr. Ramon Arevalo introduced the Maintenance Operations Bureau staff who helped complete the Tim Salmon Plaza project. He then gave a PowerPoint presentation showing the work as it was being completed.

President Kozaites then presented a plaque with an aerial photo of the plaza to each of the staff who worked on the project.

Mr. Hester thanked all the staff for the work they did.

President Kozaites stated that they would go back to the order of the agenda.

**V. COMMISSION ACTION ITEMS**

**#05-1101**

**PERSONAL SERVICES/INSTRUCTION AGREEMENTS-MONTHLY APPROVAL**

**It was moved by Vice President Saltzgaver and seconded by Commissioner Antenore to authorize the Community Recreation Services Bureau manager or his or her management designee to execute the Personal Services and Instruction Agreements and amend Attachment "A" of the agreements as needed. The motion carried unanimously.**

**VI. COMMITTEE STATUS REPORTS**

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

President Kozaites stated that the Committee met and discussed the agenda.

**B. FINANCE AND APPEALS COMMITTEE  
Commissioner Satariano, Chair**

Commissioner Satariano stated that the packet includes two profit and loss statements, which Eileen Fortin would be commenting on.

Ms. Eileen Fortin discussed the year-end statement of revenue and expenditures.

**C. PARK SAFETY COMMITTEE  
Commissioner Waterfield, Chair**

Commissioner Waterfield stated that the Committee met and toured El Dorado Park and discussed the proposed ranger station. The monthly incident reports are included in the packet. They also discussed the plans for the new ranger station. He distributed a copy of the plan to the Commissioners. Commissioner Waterfield stated that they also discussed the coyote issue and information was included in the packet on that.

Commissioner Satariano asked if the proposed ranger station would be a mobile building. Ms. Diane Lewis responded yes, that it would be a modular building right now and they hope to have it in place by February 2006.

Mr. Hester stated that this is similar to the trailer used by the Maintenance Operations Bureau. He said that the proposed ranger station would be placed at the entrance of El Dorado Regional Park making it easier for citizens.



D. EQUAL EMPLOYMENT OPPORTUNITY AND CUSTOMER SATISFACTION  
COMMITTEE  
Commissioner Chavarria, Chair

Commissioner Chavarria requested the Commissioners refer to page 5 of the monthly highlights, at the "Customer Satisfaction Surveys" section. He stated that the Committee met this morning and the quarterly report is included in the packet. He mentioned that staff was working on a one page flow chart to show the public. He said that the customer comment cards would be reviewed and possibly updated.

Commissioner Satariano stated that the Committee has good direction for 2006.

E. CAPITAL IMPROVEMENT PROJECTS COMMITTEE  
Commissioner George, Chair

President Kozaites stated that Commissioner George was not present and requested Vice President Saltzgaver give the Committee report.

Vice President Saltzgaver stated that the sports park item went before the Planning Commission last month on November 17. The Planning Commission approved the EIR with the condition that the Parks and Recreation Commission and Community Development Department meet with the various environmental groups to attempt to reach some kind of a compromise. He said that subsequent to that approval, the matter was appealed by Ann Cantrell.

Mr. Dennis Eschen stated that the Department is planning for a joint meeting on December 14, at 6:30 p.m., at Veterans Park and the consultant would present three alternative designs for the site.

Mr. Hester stated that the purpose of the public meeting would only be to discuss alternatives and then the item would be taken to City Council.

Commissioner Chavarria thanked all the sports teams that showed up at the Planning Commission meeting.

Mr. Hester stated that the revised sports park plan would then need to come back to the Parks and Recreation Commission for approval.

Mr. Hester reminded the Commissioners that there would be a groundbreaking ceremony held on November 19, for Admiral Kidd Park. He also stated that the Martin Luther King, Jr. Park pool renovation would be started on December 29.

Commissioner Chavarria asked when the Cesar E. Chavez Park amphitheatre opening would be held. Mr. Hester responded that it would probably be held in January 2006.

F. CITY SCHOOLS/JOINT COMMITTEE  
Commissioner Antenore, Chair

Commissioner Antenore stated that the Committee has not met. She stated that LBUSD cancelled the last meeting due to illness.

G. SPECIAL EVENTS AND RECREATION COMMITTEE  
Commissioner Satariano, Chair

Commissioner Satariano stated that the Committee met in September and would meet again in December. He said that the Committee is working on the Priority of Use of Athletic Fields and it should be coming to the Parks and Recreation Commission in December.

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

A. DIRECTOR'S MONTHLY REPORT – OCTOBER 2005

Commissioner Chavarria commended the Volunteer Program, mentioned on page 7. He supports a Park Ambassador program, which is really needed to help the Park Rangers.

**VIII. CORRESPONDENCE**

President Kozaites stated that there was no correspondence.

**IX. UNFINISHED BUSINESS**

President Kozaites stated that there was no unfinished business.

**XI. COMMENTS**

A. AUDIENCE

There were no comments from the audience.

B. STAFF

Ms. Diane Lewis distributed flyers for the Rancho Los Cerritos Christmas holiday events.

C. COMMISSIONERS

Commissioner Chavarria stated that he attended the Halloween program at the Senior Center and the program was really nice.

Commissioner Satariano stated that he is looking forward to taking his son to the fishing derby on Saturday morning.

Vice President Saltzgaver stated that is has been about three months since HSA has taken over for VOA and he would like an update on HSA at the next meeting.

XII. NEXT MEETING

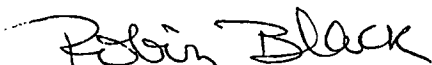
The next meeting will be held at 9:00 a.m. on Thursday, December 15, 2005, at the El Dorado Park West Community Center, in the Senior Center Library, 2800 Studebaker Rd., Long Beach.

President Kozaites reminded the Commissioners to bring holiday treats to the December meeting.

XIII. ADJOURNMENT

President Kozaites adjourned the meeting at 10:19 a.m.

Respectfully submitted,



Robin Black  
Executive Secretary  
to the Director

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

CITY PLANNING COMMISSION MINUTES

SEPTEMBER 15, 2005

The regular meeting of the City Planning Commission and public hearing reconvened at 1:34pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Morton Stuhlbarg, Charles Greenberg, Matthew Jenkins, Leslie Gentile, Mitchell Rouse

ABSENT: EXCUSED: Charles Winn, Nick Sramek

CHAIRMAN: Morton Stuhlbarg

STAFF MEMBERS PRESENT: Suzanne Frick, Director Greg Carpenter, Planning Manager Carolyne Bihn, Zoning Officer Pat Garrow, Planner Derek Burnham, Planner Jeff Winklepleck, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney Barbara Kaiser, RDA Bureau Manager Marcia Gold, Minutes Clerk

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner.

SWEARING OF WITNESSES

CONSENT CALENDAR

Commissioner Jenkins moved to accept Items 1A and 1C of the Consent Calendar as presented by staff. Commissioner Rouse seconded the motion, which passed 5-0. Commissioners Winn and Sramek were absent.

Commissioner Greenberg moved to accept Item 1B of the Consent Calendar with revised conditions of approval. Commissioner Jenkins seconded the motion, which passed 5-0. Commissioners Winn and Sramek were absent.

**1A. Case No. 0505-04, CE 05-75**

Applicant: Kadee Della Donna  
Subject Site: 1775 Freeman Avenue (Council District 4)  
Description: Request for approval of Tentative Tract Map No. 063028 to convert eight residential dwelling units of an existing apartment building into condominiums.

Approved Tentative Tract Map No. 063028 subject to conditions.

**1B. Case No. 0507-18, Tentative Parcel Map, CE 05-134**

Applicant: Rey Gutierrez  
Subject Site: 2380-2382 Santa Fe Avenue (Council Dist. 7)  
Description: Request for approval of a Tentative Parcel Map for subdivision to four parcels.

Approved Tentative Parcel Map, subject to revised conditions.

**1C. Case No. 0505-01, Tract Map/Condominium Conversion, CE 05-120**

Applicant: Joann Wahl  
Subject Site: 525 Ximeno Avenue (Council District 3)  
Description: Request for approval of Tentative Tract Map No. 063304 to convert five residential dwelling units to condominiums.

Continued to the October 20, 2005 meeting.

**C O N T I N U E D I T E M S**

**2. Case No. 0506-10, Certificate of Appropriateness**

Appellant: David Hayden  
Subject Site: 349 Carroll Park East (Council District 2)  
Description: Hearing to consider an appeal of the Cultural Heritage Commission's decision to conditionally approve a Certificate of Appropriateness for exterior alterations to 349 Carroll Park East, a home within the Carroll Park Historic District.

Doug Otto, 111 W. Ocean Blvd. #1300, applicant representative, requested a continuance on the item to allow the applicant to deal with a family situation.

Commissioner Jenkins moved to continue the item to the October 20, 2005 meeting. Commissioner Gentile seconded the motion, which passed 5-0. Commissioners Winn and Sramek were absent.

## **R E G U L A R   A G E N D A**

### **3. Case No. 0506-22, Administrative Use Permit, CE 05-115**

Applicant: Georgina Velazquez  
Subject Site: 2355 Long Beach Blvd. (Council District 6)  
Description: Request for approval of an Administrative Use Permit to establish a used car dealership in the Long Beach Boulevard Planned Development District.

Chris Lomeli, 1760 Long Beach Blvd., applicant representative, requested a continuance on the item to work on the conditions of approval.

Commissioner Rouse moved to continue the item to the October 6, 2005 meeting. Commissioner Greenberg seconded the motion, which passed 5-0. Commissioners Winn and Sramek were absent.

### **4. Case No. 0407-05, Conditional Use Permit, CE 04-146**

Applicant: Larry Ditchkus  
Subject Site: 1000 E. Artesia Boulevard (Council Dist. 9)  
Description: Conditional Use Permit to allow the establishment of a church in the CCA Zone, with Standards Variance requests for the number of parking spaces and for off-site parking without a deed restriction.

Derek Burnham presented the staff report recommending denial of the requests since the proposed use does not meeting the parking requirements for a church and positive findings cannot be made to support such a request.

Larry Ditchkus, 4825 Furr Avenue, Seal Beach, expressed confusion about the parking requirements, saying he had made what he felt were satisfactory arrangements for additional parking on an adjacent lot he owns.

In response to a query from Commissioner Greenberg, Mr. Ditchkus agreed to place a deed restriction on that property to ensure the parking space availability as long as the church was in operation.

Mr. Mais suggested a provision be added to require permission from the City before any such restrictions were removed.

Mr. Burnham outlined the criteria used by staff to determine necessary parking spaces, and Mr. Carpenter pointed out that staff did not agree that use of the adjacent lot was a viable alternative.

Johnny Witherspoon, 841 Maybrook Street, Carson, pastor, said the church was an important asset to the area, and that many congregants arrived via a 15-passenger van owned by the church.

Commissioner Rouse expressed concern about the availability of the parking in the adjacent lot, and Commissioner Greenberg suggested that part of that lot should be leased to the church for its exclusive use.

Carolyne Bihn said that with a continuance, staff could look into specific details of church parking use, limiting storage on the adjacent lot and the possible deed restriction.

Commissioner Jenkins moved to continue the item to the October 20, 2005 meeting. Commissioner Stuhlberg seconded the motion, which passed 5-0. Commissioners Winn and Sramek were absent.

**5. Case No. 0507-07, EIR 09-04**

Applicant: Barbara Kaiser, Redevelopment Bureau Mgr.,  
Long Beach Redevelopment Agency  
Subject Site: Downtown Planned Development District  
(Council Districts 1 and 2)  
Description: Hearing to consider an Amendment to the  
Downtown Long Beach Planned Development District to adjust  
the density in a portion of the Downtown Mixed-Use District  
of PD-30.

Jeff Winklepleck presented the staff report recommending adoption of the amendment since it was designed to provide opportunities for infill development, allowing a consistent maximum density, and would not create any significant environmental impacts.

In response to a query from Commissioner Greenberg, Ms. Bihn explained that they were working with developers to address the gateway aspect of the project, and that careful design would link various sites of the overall plan.

Commissioner Gentile pointed out the importance of controlling the scale of the transition between the higher uses downtown and the residential components with pedestrian connections and alleyways.

Don May, 4927 Minturn, Lakewood, expressed concern at the potential loss of public use of the air space and suggested that open space in nearby areas be increased to compensate.

Daniel Cartagena, 730 W. 4<sup>th</sup> Street, agreed with staff and RDA recommendations regarding the Jamboree part of the project.

Commissioner Greenberg said he was uneasy about approving density increases for an area without understanding how it could be translated into improving other areas of the project still to be detailed.

Ms. Bihn noted that this amendment was part of the overall concept for the West Gateway project, with design reviews for the specific projects that comprise West Gateway conducted by the RDA in concert with the Memorandum of Understanding. Ms. Bihn added that the Commission had agreed to allow design review the Agency based on the MOU, and would not be reviewing the architectural design of the projects as they go forward.

Commissioner Gentile said she approved of the design architecturally, and had no problem with the density, but rather with the manner in which the projects had been merged to give a sense of large blocks. Ms. Gentile urged the developer to be more sensitive to maintaining an urban fabric, saying she preferred higher buildings to a denser site.

Commissioner Jenkins moved to recommend that the City Council adopt an ordinance to amend PD-30 relative to residential density in the Downtown Mixed-Use sub area, and to establish a West Gateway Master plan in the list of public improvement required of developers.

Commissioner Stuhlberg seconded the motion, which passed 4-0-1. Commissioner Greenberg abstained, and Commissioners Winn and Sramek were absent.

**6. Case No. 0506-14, OSRE Amd. 1-05**

Appellant: Suzanne Frick, Director of Planning and Building; Phil Hester, Director of Parks, Recreation and Marine



Subject Site: Citywide  
Description: New park dedications with General Plan Amendment to Open Space and Recreation Element and concurrent Zone Changes.

Pat Garrow presented the staff report recommending approval of the amendment since it would formally dedicate all City-owned parks and designate them to be preserved as parks in perpetuity.

Don May, 4927 Minturn, Lakewood, expressed support for the proposal saying it would help protect wetlands.

In response to a query from Commissioner Gentile regarding Sims Pond, Mr. Carpenter said it was fenced to protect the wildlife.

Commissioner Jenkins said he hoped passage of the amendment would encourage private industry to donate vacant land to the City for tax benefits.

Commissioner Jenkins moved to recommend that the City Council adopt a resolution amending the Open Space and Recreation Element of the City's General Plan to include these new City parks; to adopt an ordinance rezoning these properties to parks; to adopt ordinances amending PD-1 and PD-22; to adopt an ordinance dedicating these new parks in perpetuity; to adopt an ordinance amending Section 21.35.010 and Table 35-2 of the Zoning Regulations to include these new parks; and to adopt a resolution instructing the Director of Planning and Building to submit these resolutions, ordinances and supporting materials to the California Coastal Commission for their approval.

Commissioner Greenberg seconded the motion, which passed 5-0. Commissioners Winn and Sramek were absent.

#### **M A T T E R S   F R O M   T H E   A U D I E N C E**

There were no matters from the audience.

#### **M A T T E R S   F R O M   T H E   D E P A R T M E N T   O F P L A N N I N G   A N D   B U I L D I N G**

Greg Carpenter stated that the City Council had approved the budget amendment to the Downtown Shoreline Planned Ordinance, and it had been forwarded to the California Coastal Commission.

Mr. Carpenter noted that a new position had been approved for an Urban Design Officer, suggesting that this new management

position be used to help the Planning Department and the RDA craft and shape projects before they came before City agencies.

Ms. Bihn noted that additional approved positions included Building Engineers, support for the Historical Preservation Officer, Plan Check Engineers and Planners.

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

Chairman Stuhlberg moved to nominate Commissioner Jenkins as the new Chairman of the Planning Commission for the next year. Commissioner Rouse seconded the motion, which passed 4-0-1, with Commissioner Jenkins abstaining. Commissioners Winn and Sramek were absent.

Commissioner Rouse moved to elect Commissioner Gentile to serve as Vice Chairman of the Planning Commission for the next year. Commissioner Jenkins seconded the motion, which passed 4-0. Commissioner Gentile did not vote, and Commissioners Winn and Sramek were absent.

Chairman Stuhlberg ceremoniously passed the gavel to Commissioner Jenkins, who said he hoped to carry on his predecessor's high standards.

#### **A D J O U R N**

The meeting adjourned at 3:07pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk

**CITY PLANNING COMMISSION MINUTES****OCTOBER 6, 2005**

The regular meeting of the City Planning Commission and public hearing convened at 1:35pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT: COMMISSIONERS:** Leslie Gentile, Nick Sramek,  
Charles Greenberg, Morton Stuhlbarg

**ABSENT: EXCUSED:** Charles Winn, Matthew Jenkins, Mitchell Rouse

**ACTING CHAIRMAN:** Leslie Gentile

**STAFF MEMBERS PRESENT:** Suzanne Frick, Director  
Greg Carpenter, Planning Manager  
Angela Reynolds, Advance Planning  
Lynette Ferenczy, Planner  
Monica Mendoza, Planner  
Jamilla Vollman, Community Development  
Jeff Winklepleck, Planner

**OTHERS PRESENT:** Mike Mais, Deputy City Attorney  
Barbara Kaiser, RDA Bureau Manager  
Marcia Gold, Minutes Clerk

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner Sramek.

**SWEARING OF WITNESSES****CONSENT CALENDAR**

Item 1D was removed from the Consent Calendar at the request of Commissioner Sramek.

Commissioner Sramek moved to approve Items 1A, 1B and 1C as presented by staff. Commissioner Stuhlbarg seconded the motion, which passed 4-0. Commissioners Winn, Rouse and Jenkins were absent.

**1A. Case No. 0508-01, Site Plan Review, Vesting Tentative Map, Standards Variance, ND 16-05**

Applicant: Standard Pacific Corporation c/o  
Adam Call, Representative  
Subject Site: 350 Long Beach Blvd. (Council District 1)  
Description: Request for approval of Site Plan Review,  
Standards Variance and Vesting Tentative Tract Map No.  
063261 to construct a five-story mixed-use development with  
82 residential condominium units (six live-work included),  
7,000 square feet of ground-level commercial space with 63  
ground-level parking spaces and 135 subterranean parking  
spaces.

Continued to the November 20, 2005 meeting.

**1B. Case No. 0507-23, Condominium Conversion, CE 05-138**

Applicant: Richard Williams  
Subject Site: 2166 San Anselme Ave. (Council District 4)  
Description: Request for approval of Vesting Tentative  
Map Waiver to convert an existing four-unit apartment  
building into condominiums.

Approved Tentative Map Waiver, subject to conditions.

**1C. Case No. 0408-07, Conditional Use Permit Modification**

Applicant: Market Recycling Inc.  
Subject Site: 2725 South Street (Council District 9)  
Description: Request to modify the conditions of a  
Conditional Use Permit to permanently establish an existing  
recycling center (previously approved for one year) in the  
Light Industrial Zone District.

Approved subject to conditions.

**1D. Case No. 0506-32, Waived Tentative Parcel Map, CE 05-124**

Applicant: Robert J. Morris  
Subject Site: 2001 River Avenue (Council Dist. 7)  
Description: Request for approval of a Waived Tentative  
Parcel Map No. 63341 for the subdivision of four parcels.

Removed to the Regular Agenda.

**R E G U L A R   A G E N D A**

**1D. Case No. 0506-32, Waived Tentative Parcel Map, CE 05-124**

Applicant: Robert J. Morris  
Subject Site: 2001 River Avenue (Council Dist. 7)  
Description: Request for approval of a Waived Tentative Parcel Map No. 63341 for the subdivision of four parcels.

Monica Mendoza presented the staff report recommending approval of the proposal since it is consistent with subdivision regulations, the zoning ordinance and Land Use Element of the General Plan, and would provide emergency housing helter and low-income family housing opportunities.

Commissioner Greenberg asked what would happen if the project was not built, and Mr. Carpenter explained that lot lines could be reconfigured.

Commissioner Sramek asked that any site plans for the project come before the Planning Commission.

Peter Postlmeyer, The Villages at Cabrillo, 2001 River Avenue, applicant representative, gave a history of the Navy housing site and the privately funded project designed to serve the homeless.

Commissioner Sramek stated he had attended the project open house, and asked if the cap on the number of residents had been a result of community input. Mr. Postlmeyer noted that original projections called for over 900 units, which they are below right now, and that they would come before the Commission before any expansion.

Commissioner Greenberg lauded the project as a valuable one for the community, adding that he still felt approval would be a good faith action on the part of the Commission.

Commissioner Stuhlberg moved to approve the Waived Tentative Parcel Map No. 63341 subject to conditions including an additional condition requiring that future development of this site be reviewed by the Planning Commission. Commissioner Sramek seconded the motion, which passed 4-0. Commissioners Winn, Rouse and Jenkins were absent.

**2. Case No. 0211-08, Site Plan Review, Vesting Tentative Tract Map, EIR SCH200011097**

Applicant: Marni J. Stirling/Urban Pacific Builders LLC  
Subject Site: 71 E. 3<sup>rd</sup> Street (Council District 2)

Description: Request for approval of Site Plan Review and Vesting Tentative Tract Map No. 54155 to construct a seven-story mixed-use development with 39 residential units and ground floor retail.

Jamilla Vollman presented a slide show plus the staff report recommending approval of the requests since the project complied with the standards of PD-30 while adding quality dwelling units to the housing stock downtown and creating no significant environmental impacts.

Barbara Kaiser, Redevelopment Agency Bureau Manager, said that significant open and green space was planned for the Promenade.

Commissioner Greenberg suggested that signage be used to explain to visitors the historical significance of the mural.

Scott Chopin, Urban Pacific Builders LLC, 244 Pine Avenue, applicant, added that the City would have the right to step in and restore the mural if it was not maintained by the homeowners association as conditioned. Mr. Chopin also listed the steps designed to enhance the existing mural such as lighting, signage, maintenance and protection, and public access.

Allen Burks, Environmental Architecture, 235 E. Broadway, said they had been denied a nighttime gate to prevent vandalism to the mural.

City Attorney Mais explained that the difficulty dealing with homeless issues on private and public property.

Carol McCafferty, 1060 Maine Avenue, said she preferred that the mural be at the Performing Arts Center, where it could be more easily viewed by the public.

Bree Myown, 776 Raymond, agreed that the mural would not be accessible enough, and suggested it be moved to the original location or sold to a public entity willing to display it.

Ms. Kaiser said the RDA was studying the feasibility of moving the mural although it was an expensive proposition.

Commissioner Greenberg said he felt it would be architecturally incongruous to put the mural in front of the Arts Center.

Commissioner Greenberg then moved to approve the Site Plan Review and Tentative Tract map, subject to conditions, including an amendment to eliminate the 'if feasible' note from the reference to storefront in the plaza area. Commissioner Stuhlbarg seconded the motion.

Commissioner Gentile commented that the property presented a challenge with the need to preserve and display the mural, and she appreciated the bold and successful use of progressive materials in the project.

Commissioner Sramek agreed, lauding the developer's concern for public access to the mural.

The question was called, and the motion passed 4-0. Commissioners Winn, Rouse and Jenkins were absent.

**3. Case No. 0506-22, Administrative Use Permit, CE 05-115**

Applicant: Georgina Velazquez  
Subject Site: 2355 Long Beach Blvd. (Council District 6)  
Description: Request for approval of an Administrative Use Permit to establish a used car dealership in the Long Beach Boulevard Planned Development District (PD-29).

Mr. Carpenter noted that the City Council had moved to place a moratorium on new car lots in certain locations, so the staff's new recommendation was to continue the item indefinitely to allow resolution of the issue.

Commissioner Sramek moved to continue the item indefinitely. Commissioner Stuhlbarg seconded the motion, which passed 4-0. Commissioners Winn, Rouse and Jenkins were absent.

**4. Case No. 0501-05, Site Plan Review, Tract Map, Standards Variance, CE 05-135**

Applicant: RM3 Building & Development Inc.  
Subject Site: 1709 E. 68<sup>th</sup> Street (Council District 9)  
Description: Request for approval of a Tentative Tract Map for a four-lot single-family subdivision and Standards Variances to allow a 20' wide private street instead of not less than 33'; a 0' front yard setback instead of not less than 8' (fronting on private street only); a side yard setback of 1'7'' instead of not less than 4'; and a turning radius of 20' instead of not less than 24'.

Jeff Winklepleck presented the staff report recommending approval of the requests, since the proposal was consistent with the Subdivision Regulations, Zoning Ordinance and the Land Use Element of the General Plan while providing increasing home ownership opportunities.

In response to a query from Commissioner Greenberg as to why the private street was not technically a driveway, Mr. Carpenter said that since the R1 zone required each lot to front on a street, the project had been designed to allow each lot individual access to the proposed private street.

Gene Boudreau, RM3 Building and Development Inc., 15741 Woodruff Avenue, Bellflower, 90706, applicant, said that his project would bring four nicely-designed new homes into the area.

Commissioner Sramek moved to approve the Tentative Tract map and Standards Variances, subject to conditions. Commissioner Greenberg seconded the motion, which passed 4-0. Commissioners Winn, Rouse and Jenkins were absent.

**5. Case No. 0212-11, Site Plan Review, Vesting Tentative Tract Map No. 062186, General Plan Conformity Findings for Vacation Permit; ND 30-04**

Applicant: Long Beach Redevelopment Agency c/o  
Gary Hildabrand of Lennar South Coast  
Homebuilding

Subject Site: 200 E. Broadway (Council District 2)  
Description: Request for approval of Site Plan Review and Vesting Tentative Tract Map No. 062186 to construct a five-story mixed-use development with 62 residential condominium units, 5,161 sq.ft. of commercial space and 144 parking spaces with one level of subterranean parking.

Lynette Ferenczy presented the staff report recommending approval of the requests, since the proposed project was an attractive design that would add quality dwelling units to the housing stock and improvements to The Promenade and Alta Way to enhance pedestrian circulation around the site.

Gary Hildabrand, Lennar South Coast, 200 E. Broadway, in response to a query from Commissioner Sramek, stated that the soils report had found a small pocket of water at 22 feet.



Commissioner Sramek moved to approve the Site Plan Review and Vesting Tentative Tract Map, subject to conditions.  
Commissioner Greenberg seconded the motion, which passed 4-0.  
Commissioners Winn, Rouse and Jenkins were absent.

**M A T T E R S   F R O M   T H E   A U D I E N C E**

There were no matters from the audience.

**M A T T E R S   F R O M   T H E   D E P A R T M E N T   O F  
P L A N N I N G   A N D   B U I L D I N G**

Mr. Carpenter discussed various City Council actions.

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

There were no matters from the Planning Commission.

**A D J O U R N**

The meeting adjourned at 3:20pm.

Respectfully submitted,

Marcia Gold  
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****O C T O B E R   2 0 ,   2 0 0 5**

The regular meeting of the City Planning Commission and public hearing convened at 1:35pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT: COMMISSIONERS:** Morton Stuhlbarg, Charles Winn,  
Nick Sramek, Leslie Gentile  
Charles Greenberg

**ABSENT: EXCUSED:** Matthew Jenkins, Mitchell Rouse

**ACTING CHAIRMAN:** Leslie Gentile

**STAFF MEMBERS PRESENT:** Suzanne Frick, Director  
Greg Carpenter, Planning Manager  
Carolyn Bihn, Zoning Officer  
Angela Reynolds, Advance Planning  
Derek Burnham, Planner  
Lemuel Hawkins, Planner  
Jeff Winklepleck, Planner  
Jill Griffiths, Planner

**OTHERS PRESENT:** Mike Mais, Deputy City Attorney  
Jan Ostashay, Historic Preservation  
Officer  
Amy Bodek, Manager, Project Development  
Bureau  
Kathy Brown, Minutes Clerk

**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 Winn.

**S W E A R I N G   O F   W I T N E S S E S****M I N U T E S**

The minutes of September 1, 2005 were approved on a motion by Commissioner Winn, seconded by Commissioner Sramek and passed 4-0-1 with Commissioner Greenberg abstaining. Commissioners Jenkins and Rouse were absent.

## C O N S E N T   C A L E N D A R

Commissioner Winn moved to approve the Consent Calendar as presented by staff with the change to Item 1C. Commissioner Stuhlbarg seconded the motion, which passed 5-0. Commissioners Jenkins and Rouse were absent.

### **1A. Case No. 0508-06, Tentative Tract Map for Condominium Conversion**

Applicant: Adrienne Bridges, ALS Consulting  
Subject Site: 612-622 Nebraska (Council District 2)  
Description: Request for approval of Tentative Tract Map No. 063557 to convert twenty (20) residential dwelling units of two adjacent existing apartment buildings into condominiums.

Approved Tentative Tract Map No. 063557, subject to conditions.

### **1B. Case No. 0508-19, CE 05-149, Conditional Use Permit**

Applicant: Pat Brown (representing Cherry Market)  
Subject Site: 1429 Cherry Avenue (Council District 4)  
Description: Request for a Conditional Use Permit to operate a check cashing and money transfer facility in an existing commercial market.

Approved Conditional Use Permit, subject to conditions.

### **1C. Case No. 0508-22, CE 05-150, Tentative Tract Map for Condominium**

Applicant: Amit Weinberg  
Subject Site: 1474 & 1476 Gaviota Ave (Council District 6)  
Description: Approval of Tentative Tract Map No. 063615 for condominium purposes.

Approved Tentative tract Map No. 063615 subject to revised conditions.

### **1D. Case No. 0407-05, CE 04-146, Conditional Use Permit, Standards Variance**

Applicant: Larry Ditchkus  
Subject Site: 1000 East Artesia Blvd. (Council Dist. 9)

Description: Request for approval of a Conditional Use Permit to establish a church, with a standards variance request for the number of parking spaces.

Continued to the November 3, 2005 meeting.

## **C O N T I N U E D I T E M S**

### **2. Case No. 0506-10, Certificate of Appropriateness**

Applicant: David Hayden  
Subject Site: 349 Carroll Park East (Council District 2)  
Description: Hearing to consider an appeal of the Cultural Heritage Commission's decision to conditionally approve a Certificate of Appropriateness for exterior alterations to 349 Carroll Park east, a home within the Carroll Park Historic District.

Jan Ostashay presented the staff report recommending upholding the decision of the Cultural Heritage Commission since the use of simulated wood shake siding was found an inappropriate material. Ms. Ostashay then explained criteria for use of sustainable building materials in Historic Districts.

Commissioner Winn commented that he had visited the building, and the rubber-based replacement roof looked exactly like the original. Mr. Winn added that he felt there were positive advantages to using rubber shingles over wood shake.

Doug Otto, applicant representative, One World Trade Center, remarked that the substitute material is identical in appearance to the cedar shake but more durable. Mr. Otto professed that the Secretary of the Interior guidelines allow for alternate materials that convey the visual appearance of the original, and added that there was overwhelming support within the historical district for the applicant's detailed restoration project.

In response to a query from Commissioner Greenberg as to why the applicant was not using cedar shake, Mr. Otto replied that unlike the original, the substitute material was fireproof, termite-proof, insurable and had a 50-year warranty.

David Waller, 3929 Myrtle Avenue, representing Long Beach Heritage, spoke in favor of their decision, citing the need to maintain the integrity of the historical district, especially given the ready availability of the wood shake.

Commissioner Greenberg declared that he felt such a rigid approach to historical conservation and preservation was impractical in the face of safety issues.

Carol McCafferty, 1060 Maine Avenue, testified that she supported the appeal because there was inconsistent enforcement of the historic codes and that the City Prosecutor had recently said he would not prosecute such violations.

Laura Snyder, 310 Carroll Park West, spoke in favor of upholding the Cultural Heritage Decision, explaining that compliance and preservation were vital or the ordinances and their effectiveness would be eroded. Ms. Snyder added that she thought the rubber shingles might actually cause toxic fumes if burned.

Mr. Otto added the concern that if the City doesn't allow some degree of flexibility in the historic districts, people would find the rules too rigid and not invest in the community.

Commissioner Stuhlbarg expressed support for the use of recycled materials, and added that the shake was certainly not fireproof, while the rubber shake was rated highly fire retardant.

Commissioner Stuhlbarg then moved to overturn the decision of the Cultural Heritage Commission and to approve a Certificate of Appropriateness for the replacement of a structural wood beam, the replacement of an upper window, and the replacement of the cedar shake siding with the EcoStar Seneca Cedar Shake.  
Commissioner Winn seconded the motion.

Mr. Winn said he would like to see the City be proactive on promoting the use of recyclable building materials where appropriate.

Commissioner Sramek said he would not support the motion, and felt that the intent of the preservation code was to replace with identical materials when available, using recyclables only as a last resort.

Commissioner Greenberg expressed hopes that the decision would not be precedent-setting, stating that the preferable way of handling renovation was to replace materials as originally as possible, but in this case, he felt it was not right to rigidly adhere to such requirements when the original material could present a danger to the occupants.

Acting Chairman Gentile agreed with Commissioner Sramek, and said she would not support the motion.

Ms. Ostashay read into the record two findings based on secretary of the interior Standards numbers to be added to the motion to accommodate the change in the original recommendation.

The question was called, and the motion carried 3-2, with Commissioners Gentile and Sramek dissenting. Commissioners Jenkins and Rouse were absent.

**3. Case No. 0505-01, CE 05-120, Tentative Tract Map for Condominium Conversion**

Applicant: Joann Wahl  
Subject Site: 525 Ximeno Avenue (Council District 3)  
Description: Request for approval of Tentative Tract Map No. 063304 to convert five residential dwelling units to condominiums.

Derek Burnham presented the staff report recommending denial of the Tentative Tract Map since the proposed conversion was inconsistent with the Subdivision Ordinance and the General Plan Land Use Element and because compliance with the minimum subdivision requirements would require approval of several Standards Variance requests.

Doug Otto, One World Trade Center, applicant representative, stated that the applicant was willing to deed restrict the one-bedroom unit over the garage to satisfy staff's concerns, and declared that the site was actually over-parked due to five existing and three potential spaces on the apron. He added that the applicant is creating affordable housing in affluent neighborhood, which should be encouraged.

Joann Wahl, 525 Ximeno Avenue, applicant, claimed that she would suffer large financial losses if the unit was downsized to one bedroom.

Ms. Bihn said that staff would support tandem spaces in a larger garage so that each unit would have two spaces for a total of 10 spaces, and Mr. Otto asked that the one-bedroom unit then be made into a two bedroom unit, which Commissioner Greenberg said was acceptable.

Malcolm Johnston, 4316 E. 6<sup>th</sup> Street, area resident, stated that the area was parking impacted, and said he felt the lot size was

too small for five units and that tandem parking was inconvenient.

Commissioner Sramek moved to continue the item to the November 17, 2005 meeting. Commissioner Winn seconded the motion, which passed 5-0. Commissioners Jenkins and Rouse were absent.

## R E G U L A R   A G E N D A

### 4.    **Case No. 0411-17; Modification to Case No. 9801-23; Supplemental EIR No. 14-04, Site Plan Review**

Applicant:       Lodge Works LP c/o Chris Gebert  
Subject Site:    285 Bay Street (Council District 2)  
Description:     Request for approval of Site Plan Review to  
construct an 82' high, seven-story, 91,304 sq.ft. hotel  
consisting of 140 suites, lobby, breakfast area, meeting  
and conference facilities and an exercise room.

Lemuel Hawkins presented the staff report recommending certification of the EIR and approval of the Site Plan Review since the project is attractively designed and complies with the development standards of PD-6 while adding a quality boutique style hotel to the downtown shoreline area and the Pike at Rainbow Harbor Development with no significant negative environmental impacts identified.

Chris Gebert, 8100 E. 22<sup>nd</sup> St. North, Building 500, Wichita, KN 67226, Sr. Vice President, Lodge Works LP, gave a slide presentation outlining the background of the developer and the scope of the Sierra Suites Hotel project.

Woody Goodvin, Jeff Krehbiel Associates, 1300 E. Lewis St., Wichita, KN 67211, project architect, presented slides showing the specific project details.

Don May, California Earth Corps, 4927 Minturn, Lakewood, said that the California Earth Corps had a pending lawsuit against the City regarding its previous commitment to build an Imax Theatre on the site.

Patrick Perry, 515 S. Figueroa St. 7<sup>th</sup> Floor, Los Angeles, 90071, applicant representative, stated that the Court of Appeals had invalidated the exchange agreement, putting the property back into the Tidelands Trust, at which point the State Lands Commission had declared that the hotel was a permissible use.

Commissioner Winn moved to adopt the Resolution certifying the Final Supplemental EIR No. 14-04, State Clearinghouse No. 2004111127, and to approve the Site Plan Review request, subject to a revised condition related to when a mock-up of exterior-materials when constructed.

Commissioner Greenberg seconded the motion, noting that a hotel use had always been planned for the project.

The question was called, and the motion passed 5-0. Commissioners Jenkins and Rouse were absent.

***The following item was taken out of order:***

**6. Case No. 0509-39, Negative Declaration 20-05, Local Coastal Development Permit**

Applicant: Long Beach Water Department

Subject Site: 2260 East Ocean Blvd.

(Council Districts 2 and 3)

Description: Request for approval of a Local Coastal Development Permit for an under-ocean floor seawater intake and discharge demonstration project to determine the feasibility of utilizing a system of subsurface intake and discharge wells for seawater desalination.

Jill Griffiths presented the staff report recommending certification of the mitigated Negative Declaration and approval of the Local Coastal Development Permit, since the proposed demonstration project would assist in determining the feasibility of a pioneering alternative method for desalinating seawater.

Kevin Wattier, General Manager, Long Beach Water Department, explained the location of the intake structure components for Commissioner Sramek.

Ann Cantrell, 3106 Claremore, asked that the actual intake process be described since she was concerned about destruction of invertebrates and fish eggs. Mr. Wattier explained that the process would have no impact on fish and larvae.

Commissioner Winn moved to certify the Negative Declaration and to approve the Local Coastal Development Permit, subject to conditions of approval. Commissioner Sramek seconded the motion, which passed 5-0. Commissioners Jenkins and Rouse were absent.



*Commissioner Stuhlberg left the meeting at this time.*

**5. Case No. 0507-01, EIR 08-04, Certification of EIR, General Plan Amendment, Zone Change, Site Plan Review (Master Plan), Conditional Use Permit, Standards Variance and Lot Adjustment**

Applicant: City of Long Beach Project Development Bureau  
Subject Site: 2801 Orange Avenue (Council District 7)  
Description: Certification of recirculated Environmental Impact Report; Resolution with a Statement of Overriding Considerations; General Plan Amendment from General Industry (LUD #9G) to Open Space and Park District (LUD #11) and Traditional Retail Strip Commercial District (LUD #8A) for city-owned parcels only; Zone Change from Institutional (I) and Medium Industrial (IM) to Park (P) and Community Commercial Automobile Oriented District (CCA) for city-owned parcels only; Site Plan Review (Master Plan); Conditional Use Permit for a restaurant with on-site sale and consumption of alcohol; Standards Variance for parking (746 spaces instead of not less than 899 spaces); and a Lot Line Adjustment for a 55+/- acre Sports Park.

Jeff Winklepleck presented the staff report recommending approval of the staff recommendations since the plan as conditioned was consistent with the intent of the Land Use Element of the General Plan; was attractively designed; would promote and assist with the remediation of contaminated sites; assist with managing oil, water and natural gas extracting sites, and assist with maintaining open space buffers, recreation and open space.

Amy Bodek outlined the general scope of the project and how it would result in the viable redevelopment of a currently blighted and underused site.

Larry Ryan, principal RJN Design Group, presented slides showing the layout of the proposed Sports Park.

Mona DeLeon, LSA Associates, EIR consultant, discussed the project environmental concerns, noting that in spite of the fact that that the wetlands on the site were manmade--created by poor maintenance of a country flood control basin--mitigation would still be provided off-site on the San Gabriel River.

Additionally a foraging habitat for the Loggerhead Shrike would be provided.

Dr. Susan L. Mearns, Mearns Consulting Corporation, health consultant, discussed the health risk assessment provoked by soils testing and groundwater samples.

David Sundstrom, 6900 Los Verdes Drive, Rancho Palos Verdes, 90275, gave a presentation on behalf of 18 other speakers, all in opposition to the project based on the potential loss of natural springs topography and erasure of a historic watershed feature that they felt ran counter to City's policy and the goals of the Strategic Plan to restore wetlands.

Mr. Sundstrom then outlined a detailed compromise plan at an alternate location they felt would be more feasible, and asked that approval of the project be deferred until this idea could be examined fully. He added that they would rather see the City build sports fields on the existing flat 13 acres at Willow Springs, which would preserve the site's topography and perform restoration of the springs, while providing urban kids with access to nature and eliminating most of significant adverse impacts identified in the EIR.

Commissioner Sramek said he appreciated the group's work and that the proposal brought up interesting alternatives. Mr. Sramek added that he wanted the City's children to have sports parks as well as the exposure to natural wetlands.

Commissioner Winn also expressed appreciation of the alternative project, while noting that the Commission was only addressing the EIR at this time.

Michelle Landis, 4030 N. Hempstead Circle, San Diego, representative of Cal Poly Pomona, discussed the historical aspects of the site in question, expressing concern that among other environment impacts, the Loggerhead Shrike's habitat would be compromised by the park.

Charles Moore, 345 Bay Shore, adjacent property owner, spoke against the project, expressing concern that the existing wetlands would be destroyed by the Sports Park.

Dennis Eschen, Parks Recreation and Marine Department, City of Long Beach, stated that this was the third site proposed for the Sports Park.

Raymond Chavarria, 1349 E. 8<sup>th</sup> Street, spoke in favor of the Sports Park since it would give City children the opportunity to participate in recreational sports without driving to other cities. Mr. Chavarria also presented a petition with 1266 signatures of support.

Tricia Sandoval, 6000 Marita Street, president, Los Altos Bobby Sox, spoke in favor of the project citing the critical need for expanded sports facilities for area residents, stating she felt the need for more playing fields was greater than the need to preserve hard-to-access wetlands.

Johnnie Stinson, 5872 E. Barbanel Street, president, Westside Long Beach Youth Foundation, stated that they were in favor of the project because his large kids sports league desperately needed the space for their games.

Jesse Marquez, 140 W. Lomita Blvd., Wilmington, Executive Director, Coalition for a Safe Environment, stated they were against the plan as proposed because of the wetlands destruction, but were in favor of the alternative plan as proposed by Mr. Sundstrom.

Alex Cherin, 3755 California Avenue, said that many residents in the adjacent area were in support of the project which would give immeasurable benefits to the children of Long Beach.

Steve Hoy, 6324 E. Colorado Street, president, Los Altos Little League, testified that Long Beach needed the facility to deal with the area's overcrowded sports facilities.

Bry Myown, 776 Raymond Avenue, stated she did not feel the EIR had accurately portrayed the topography of the site and potential view impacts that would be created by the Sports Park. Ms. Myown also said she believed the site was an important one archeologically and should not be compromised.

Don May, 4927 Minturn, Lakewood, California Earth Corps, spoke about the animal species found on the site, expressing concern that many could be endangered by the project.

Barry Fowks, president, Long Beach Girls' Fastpitch, stated that once the facility opened, it would free up space at 12 parks throughout the City.

Mary Parsell, 1821 Petaluma Avenue, representing the El Dorado chapter of the Audubon Society, testified that the Loggerhead

Shrike bird would not survive as a species if this facility was built, and asked that some sort of compromise be reached to address this impact.

David Cundiff, 2111 Bermuda Avenue, questioned the acreage designation of the wetlands, suggesting that the item be continued until the numbers were more accurate.

Alfonso Velasquez, 1106 Myrtle Avenue, spoke in favor of the project because athletic fields were in short supply in the City.

Joe Weinstein, 4000 Linden Avenue, spoke against the project, stating that he felt there was a greater need to make fields available locally at schools rather than to remove one of the last hills in Long Beach to create a central facility.

Commissioner Greenberg pointed out that the area was already zoned and designated for heavy industrial applications. Mr. Weinstein suggested the area be kept as open space.

Ann Cantrell, 3106 Claremore Avenue, stated she did not feel that mitigation measures were adequate, and suggested replacing school parking lots with play fields for children.

Chris Kozhites, Chairman, Parks and Recreation Commission, stated the project was necessary to get adults out of the kids sports parks, which he had been working to do for eight years.

Art Homrighausen, LSA Associates, principal biologist, stated he had supervised the multiple surveys that occurred on the site over several different seasons, noting that they had acknowledged the existence of the Loggerhead Shrike and its probable exit if the project was built, although recent surveys have not seen them around. Mr. Homrighausen added that others had complained about the wetlands delineation, which in the EIR was very clearly defined under the Army Corps of Engineers guidelines, through a specific and thorough analysis in an unusually wet year.

Commissioner Sramek echoed the great need for a sports park in the area while expressing the hope that perhaps some remnants of wetlands could be incorporated for kids to experience.

Commissioner Sramek then moved to continue the item for 60 days to allow examination of this idea.

Commissioner Winn stated he wanted to see the project go ahead, and that he wouldn't support the motion.

Commissioner Greenberg observed that this project had been on the table in one form or another for 20 years, with no one ever agreeing on what to do. Mr. Greenberg said he feared there would never be a total consensus, even if an alternative proposal was examined, which would trigger more years of analysis.

Commissioner Greenberg said he would support some additional study and seconded the motion to continue.

Mr. Mais noted that the City Council could not act unless and until the EIR was certified even if some of the recommendations were approved. He added that any bifurcation of the project could be inconsistent with CEQA and would require significant time to rewrite and recirculate public documents.

Commissioner Sramek then withdrew his motion, with agreement from Commissioner Greenberg.

Commissioner Sramek moved to certify EIR 08-04 (State Clearinghouse No. 1999091108) and to adopt a resolution with a Statement of Overriding Considerations and a Mitigation Monitoring Plan; to recommend that the City Council approve the General Plan Amendment from General Industry (LUD #9G) to open Space and Park District (LUD #11) and Traditional Retail Strip commercial District (LUD #8A); to recommend that the City Council approve the Zone Change from Institutional (I) and Medium Industrial (MI) to Park (P) and Community Commercial Automobile Oriented District (CCA); to approve the Site Plan Review for the Sports Park Master Plan, subject to conditions; to approve the Conditional Use Permit for on site consumption of alcohol, subject to conditions; to approve the Standards Variance for parking (746 spaces instead of not less than 899 spaces) subject to conditions; and to approve the Lot Line Adjustment, subject to conditions, while requiring that the City pull the different parties together to work out a compromise to add elements to the project as discussed before it goes to the City Council. In addition, the motion includes as a condition of the Master Plan approval a direction from the Planning Commission to City staff to meet with all interested parties both for and against the project to see if within a reasonable period of time, a compromise can be worked out prior to the matter being brought to the City Council for its consideration.

Commissioner Greenberg seconded the motion, which passed 4-0.  
Commissioner Stuhlbarg had left the meeting, and Commissioners  
Jenkins and Rouse were absent.

**M A T T E R S   F R O M   T H E   A U D I E N C E**

There were no matters from the audience.

**M A T T E R S   F R O M   T H E   D E P A R T M E N T   O F**  
**P L A N N I N G   A N D   B U I L D I N G**

There were no matters from the Department of Planning and Building.

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

There were no matters from the Planning Commission.

**A D J O U R N**

The meeting adjourned at 6:55pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk

(with notes and initial draft from Kathy Brown)

**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****N O V E M B E R   1 7,   2 0 0 5**

The regular meeting of the City Planning Commission and public hearing convened at 1:32pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT: COMMISSIONERS:** Matthew Jenkins, Leslie Gentile,  
Nick Sramek, Charles Winn  
Charles Greenberg, Morton Stuhlbarg

**ABSENT: EXCUSED:** Mitchell Rouse

**CHAIRMAN:** Matthew Jenkins

**STAFF MEMBERS PRESENT:** Suzanne Frick, Director  
Greg Carpenter, Planning Manager  
Carolyn Bihn, Zoning Officer  
Angela Reynolds, Advance Planning  
Ira Brown, Planner  
Jeff Winklepleck, Planner

**OTHERS PRESENT:** Lisa Peskay Malmsten, Deputy City  
Attorney  
Jan Ostashay, Historic Preservation  
Officer  
Ellie Torrentino, Housing Services  
Marcia Gold, Minutes Clerk

**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 Stuhlbarg.

**S W E A R I N G   O F   W I T N E S S E S****C O N S E N T   C A L E N D A R**

Item 1A was removed by staff for a presentation.

Commissioner Winn moved to approve Items 1B, 1C, 1D, 1E 1F and 1G of the Consent Calendar as presented by staff. Commissioner Gentile seconded the motion, which passed 6-0. Commissioner Rouse was absent.

**1A. HE-05**

Applicant: Suzanne Frick, Director Planning & Building  
Description: Annual Report for the Housing Element of the  
General Plan.

Removed from the Consent Calendar for presentation of a report.

**1B. Case No. 0505-01, CE 05-120, Tentative Map for Condominium Conversion**

Applicant: Joann Wahl  
Subject Site: 525 Ximeno Avenue (Council District 3)  
Description: Request for approval of Tentative Tract Map  
No. 063304 to convert five residential dwelling units into  
condominiums.

Continued to the December 1, 2005 meeting.

**1C. Case No. 0504-17, CE 05-69, Tentative Map for Condominium Conversion**

Applicant: Robert Vargo  
Subject Site: 1621 Obispo Avenue (Council District 4)  
Description: Request for approval of Vesting Tentative  
Parcel Map No. 062453 to convert four residential dwelling  
units into condominiums.

Approved Tentative Tract Map No. 062453 subject to conditions.

**1D. Case No. 0509-08, CE 05-164, Condominium Conversion**

Applicant: KC Coultrip  
Subject Site: 1515 Appleton Street (Council District 2)  
Description: Request for approval of Tentative Tract Map  
No. 063647 to convert ten residential dwelling units into  
condominiums.

Approved Tentative Tract Map No. 063647 subject to conditions.

**1E. Case No. 0509-01, CE 05-162, Condominium Conversion**

Applicant: Jack Sewall  
Subject Site: 1063 Stanley Avenue (Council District 4)  
Description: Request for approval of Tentative Tract Map  
No. 064294 to convert nine residential dwelling units into  
condominiums.



Approved Tentative Tract Map No. 064294 subject to conditions.

**1F. Mills Act**

Applicant: Ilesbill Wolfe  
Subject Site: 365 Temple Avenue (Council District 2)  
Description: Consideration of a Mills Act Historic Property Contract for the property located at 365 Temple Avenue.

Recommended that the City Council approve the execution of a Mills Act Historic Property Contract for 365 Temple Avenue, located in the Bluff Heights Historic District.

**1G. Mills Act**

Applicant: Shalla Callahan  
Subject Site: 395 Wisconsin Avenue (Council District 2)  
Description: Consideration of a Mills Act Historic Property Contract for the property located at 395 Wisconsin Avenue.

Recommended that the City Council approve the execution of a Mills Act Historic Property Contract for 365 Wisconsin Avenue, located in the Bluff Heights Historic District.

**SPECIAL REPORT**

**1A. HE-05**

Applicant: Suzanne Frick, Director Planning & Building  
Description: Annual Report for the Housing Element of the General Plan.

Ira Brown presented the Housing Element Annual Progress Report for fiscal year 2005.

In response to a query from Commissioner Greenberg regarding SCAG calculations used to represent moderate and low-income residents, Mr. Brown said that updated calculations had been delayed by legislation and would be included instead in the 2008 Housing Element report.

In response to a query from Commissioner Winn regarding the number of affordable housing units the City was expected to absorb, Angela Reynolds declared that the City was way over

expectations for market rate but had not experienced the production of the number of lower income units assigned by SCAG.

Ellie Torrentino, Housing Services, addressed a question from Commissioner Winn regarding government subsidies, saying that the Federal government had given the City \$5 million to provide affordable housing.

Commissioner Greenberg commented that the most serious problem was the lack of housing for students and new workers, which was creating a 'brain drain,' and that the City should always be looking for affordable housing for graduates and hospital workers.

Suzanne Frick noted that the next Land Use Element update, due in a year or so, would outline specific strategies to provide a mixture of housing types to address all needs.

In response to a concern voiced by Commissioner Sramek regarding the flood of condominium conversions, Ms. Frick pointed out that with the glut of rental properties on the market, this kind of application created needed home ownership opportunities, and could add fee-based income to the housing fund.

Commissioner Greenberg moved to forward the review and comment on the Annual Report for the Housing Element of the General Plan to the City Council, the State Office of Planning and Research, and to the Department of Housing and Community Development. Commissioner Stuhlbarg seconded the motion, which passed 6-0. Commissioner Rouse was absent.

## REGULAR AGENDA

### 2. Case No. 0012-17, One-year time extension for a Local Coastal Development Permit, Site Plan Review, Standards Variance and Tentative Parcel Map

Appellants: Rosemary Chavez & Margot Bergman  
Applicant: Jay Real (Sentinel Development)  
Subject Site: 23 - 4<sup>th</sup> Place (Council District 2)  
Description: Request for approval of a one-year time extension for a Local Coastal Development Permit, Site Plan Review, Standards Variance and Tentative Tract Map to construct a new four-story ten-unit condominium project at 23-4<sup>th</sup> Place with an interior setback of 5'6'' (instead of not less than 20'0'').

Jeff Winklepleck presented the staff report recommending denial of the appeal since no substantial change of circumstances had occurred and because the extension would not be detrimental to the purpose of the zoning regulations.

In response to a query from Commissioner Greenberg regarding the latest geological study on the bluffs below the site, Mr. Winklepleck noted that it was conditioned that the project meet the approval of the Director of Planning and Building and Public Works prior to release of the foundation permit, and upon completion of construction, beach and bluff restoration was required.

Rosemary Chavez, 1100 E. Ocean Blvd. #13, appellant, contended that the bluff had eroded since the original project was approved, and expressed concern that construction would endanger her property and negatively affect her property values by blocking light, air, views and impacting area parking.

Commissioner Stuhlberg commented that he lived in a similar location and felt the bluff was stable. He added that parking was always impacted in the area.

Commissioner Winn said that without a change in circumstances, the only issue that concerned him was potential bluff erosion.

In response to a query from Commissioner Greenberg, Deputy City Attorney Lisa Peskay Malmsten confirmed that even if there were no changes in circumstances but the Commission was concerned that the building was not properly designed, that would be a valid basis upon which to accept the appeal.

Michael Luna, 31681 Camino Capistrano #102, San Juan Capistrano, CA 92675, project architect, noted that the original application had been approved unanimously and even lauded for its design, and that their intent was to build in the next year. Mr. Luna added that they agreed with the conditions of approval, which they felt mitigated all environmental concerns.

Brent Blount, 1100 E. Ocean #13, expressed concern that bluff erosion would be triggered on his property by the project.

Commissioner Winn stated that he felt the applicant had the right to extend the permits since his original plans had not changed.

Commissioner Winn moved to deny the appeal and to uphold the Zoning Officer's decision to grant the one-year time extension of an approved Local Coastal Development Permit, Site Plan Review, Standards Variance and Tentative Parcel Map, subject to conditions.

Commissioner Gentile said she could not support the motion based on her concern that the effects of terracing, the massing of the building and its elevations, and the height issue had not been mitigated by the conditions of approval.

Commissioner Greenberg echoed the design and bluff concerns, and said he was underwhelmed by the project.

Commissioner Sramek said he felt the project had been well vetted during the approval process, and felt all the issues mentioned by Commissioners Greenberg and Gentile had been resolved.

Commissioner Sramek seconded the motion, which passed 4-2, with Commissioners Gentile and Greenberg dissenting. Commissioner Rouse was absent.

### **3. Discussion Item--Long Beach Historic Preservation Program Rules and Procedures**

Jan Ostashay gave a presentation on the Long Beach Historic Preservation Program rules and procedures, explaining how historic areas and homes are identified; outlining the roles and responsibilities of the Historic Preservation Officer; and clarifying the design review, repair and replacement and new construction review processes.

#### **M A T T E R S   F R O M   T H E   A U D I E N C E**

There were no matters from the audience.

#### **M A T T E R S   F R O M   T H E   D E P A R T M E N T   O F P L A N N I N G   A N D   B U I L D I N G**

Mr. Carpenter noted that a joint session with the Cultural Heritage Commission was planned for December 15 to discuss the airport EIR.

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

In response to a query from Commissioner Sramek as to how enforcement of conditions of approval and the public notification process are handled in other cities, Carolyne Bihn stated that typically, other cities required the conditions of approval to be posted on the property, and that various enforcement methods were used, from reactive to fee-based proactive staff monitoring.

Ms. Bihn discussed the City's proactive effort which included hiring a new Planning Aide. She promised that staff would look into requiring all successful applicants to post their conditions of approval in a publicly accessible location, with a reporting phone number for problems listed on an easy-to-read sign. She added that the department is also installing a computerized permit tracking system to assist with inspections.

Mr. Sramek also proposed that applicants be obligated to mail a copy of the approved conditions to the public within a certain radius, and to be required to periodically re-notice the public.

**A D J O U R N**

The meeting adjourned at 3:43pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk

**MINUTES  
REGULAR MEETING OF THE BOARD OF WATER COMMISSIONERS  
LONG BEACH, CALIFORNIA  
DECEMBER 1, 2005**

The Board of Water Commissioners of the City of Long Beach met in the Board Room of the Administration Building, 1800 E. Wardlow Road, Long Beach, California, on December 1, 2005.

The meeting was called to order at 9:15 a.m. by President Conley.

<b>PRESENT:</b>	Stephen T. Conley	Commissioner
	William B. Townsend	Commissioner
	Helen Z. Hansen	Commissioner
	Donna F. Gwin	Senior Deputy City Attorney
	Kevin L. Wattier	General Manager
	Lynnette L. French	Secretary to the Board of Water Commissioners
	Robert C. Cheng	Deputy General Manager-Operations
	B. Anatole Falagan	Deputy General Manager-Business
	Ryan J. Alsop	Director, Government & Public Affairs
	Matthew P. Lyons	Director, Planning & Conservation
	Paul T. Fujita	Director of Finance
	Isaac C. Pai	Director of Engineering
	K. Eric Leung	Director of Water Resources
	Robert V. Swain	Division Engineer
	Robert Villanueva	Division Engineer
	Melissa L. Keyes	Administrative Projects Coordinator
	Carolyn A. Hill	Senior Secretary
 <b>ABSENT:</b>	 Frank Clarke	 Excused (Attending Association of California Water Agencies Fall Conference)
	Lillian Y. Kawasaki	Excused

**1. PLEDGE OF ALLEGIANCE**

Carolyn Hill, Senior Secretary, led the Board and audience in the Pledge of Allegiance.

**2. PUBLIC HEARING – 9:15 A.M.**

**Long Beach Water Department 2005 Urban Water Management Plan**

President Conley opened the Public Hearing regarding the 2005 Urban Water Management Plan.

Hearing no comments from the audience, President Conley closed the Public Hearing regarding the adoption of the 2005 Urban Water Management Plan.

**3. ADOPTION OF THE LONG BEACH WATER DEPARTMENT 2005 URBAN WATER MANAGEMENT PLAN**

- **Matthew P. Lyons, Director of Planning & Conservation**

Mr. Lyons explained that the adoption of the Urban Water Management Plan (UWMP) involves a public involvement process and is required by the State of California every five years. The Long Beach Water Department (LBWD) provided copies of the draft UWMP to the City's elected officials as well as the City Manager, Advance Planning Officer, Director of Library Services, and the City Clerk. The Plan was developed in concert with other water agencies including the Metropolitan Water District (MWD). Neighboring cities and several community organizations were also provided with copies of the draft and invited to submit comments.

Mr. Lyons stated that the UWMP makes 25-year water supply and demand projections and describes the efforts of the LBWD to promote the efficient use and management of its water resources in normal and dry years. By adopting the UWMP, the LBWD qualifies to apply for certain funding as the money becomes available.

It was moved by Commissioner Townsend and seconded by Commissioner Hansen that the Board adopt the LBWD 2005 Urban Water Management Plan.

The motion was carried by the following vote:

AYES:	COMMISSIONERS:	<u>STEPHEN CONLEY,</u> <u>WILLIAM TOWNSEND,</u> <u>HELEN HANSEN</u>
NOES:	COMMISSIONERS:	<u>NONE</u>
ABSENT:	COMMISSIONERS:	<u>FRANK CLARKE, LILLIAN KAWASAKI</u>
ABSTAIN:	COMMISSIONERS:	<u>NONE</u>

**4. APPROVAL OF MINUTES**

November 17, 2005

Upon motion by Commissioner Townsend, seconded by Commissioner Hansen, and unanimously carried, the Minutes of the Regular Meeting of November 17, 2005, were approved.

**5. PUBLIC COMMENT**

President Conley opened the public comment period. As there were no requests to address the Board, the public comment period was closed.

**6. PRESIDENT'S REPORT**

- **Stephen T. Conley, President, Board of Water Commissioners**

Holiday Charity Drives

President Conley reported that the Board and staff of the LBWD are invited to bring new, unwrapped toys to the Water Department, on or before December 12<sup>th</sup>, which will be donated to the Toys for Tots program sponsored by the United States Marine Corps. The Water Department is also participating in the Salvation Army's "Adopt-A-Family" program and donations to this effort are requested by December 6<sup>th</sup> for cash contributions and December 9<sup>th</sup> for item donations.

President Conley commended the Water Department for its participation in both efforts and stated that this is in keeping with the Department's long-standing tradition of giving to others.

**7. REPORT ON THE CALFED BAY DELTA PROGRAM**

- **Lillian Y. Kawasaki, Board of Water Commissioner**

Item deferred to January 5, 2005.

**8. GENERAL MANAGER'S REPORT**

- **Kevin L. Wattier, General Manager**

Introduction of New LBWD Staff

Mr. Wattier announced that Sandra L. Fox has been appointed to the position of Secretary to the Board of Water Commissioners following the retirement of current Board Secretary Lynnette French at the end of this year. Ms. Fox has an extensive knowledge of the City of Long Beach and currently serves as the Secretary to Mayor Beverly O'Neill. Mr. Wattier introduced Ms. Fox to the Board and welcomed her to the Long Beach Water Department.

Power Facility

Mr. Wattier called the Board's attention to an article which appeared in the November 21<sup>st</sup> edition of "The Daily Breeze" describing the progress of planned renovations of the El Segundo Power Plant. A December 3<sup>rd</sup> deadline has been



established with regards to making a decision about whether the planned renovation of the plant will go forward.

Integrated Regional Water Management Plan (IRWMP)

Mr. Wattier explained that the State of California requires an IRWMP in order to apply for Proposition 50 (Water Bond) grant funds. Approximately \$350 million will be available to Los Angeles and Ventura counties over the next two years. Funding areas will include water supply, water quality, and open space. Representatives from the LBWD and the City of Long Beach are participating in workshops to discuss a proposed governance structure for developing an IRWMP for the county of Los Angeles.

**9. LEGAL COUNSEL REPORT**

- **Donna F. Gwin, Senior Deputy City Attorney**

No report was given.

**10. CONSENT CALENDAR**

**10a. Approval of Transfer of Funds by Journal Entry Dated December 1, 2005**

Transfers No. 17 through No. 26 in the total amount of \$60,731.74 covering the Water and Sewer Revenue Funds, were submitted to the Board for approval.

**10b. Receive and File the List of Vendor Payments for the Month of October 2005**

A communication was presented to the Board from Paul Fujita which is on file at the Long Beach Water Department.

Action Requested:

- That the Board approve the list of vendor payments made during the month of October 2005. The payments were made in accordance with City and Water Department policies and reviewed and approved by the City Auditor's office.

**10c. Approval of Retirement Order No. 6067 for Water Meters That Have Become Obsolete**

Retirement Order No. 6067, covering water meters that have become obsolete, was distributed to the Board. Staff recommends that the

Board approve the retirement of the items listed and that they be removed from the Department's records.

**10d. Request Authorization for the General Manager to Execute the First Amendment to Agreement No. WD-2664 with S&J Supply Company, Inc., for Ductile Iron Pipe and Related Materials to Extend the Contract for One Year**

A communication was presented to the Board from Robert Cheng which is on file at the Long Beach Water Department.

Action Requested:

- That the Board authorize the General Manager to execute the First Amendment to Agreement No. WD-2664 with S&J Supply Company, Inc., to furnish and deliver ductile iron pipe and related materials, fittings for ductile iron pipe and resilient seated gate valves and to extend the contract for one year at a price increase of 3%.

Funds for the contract extension are included in the Fiscal Year 2005-2006 annual budget (Water Fund).

**10e. Request Authorization for the General Manager to Sign an Agreement with SA Associates to Provide Engineering Design Services for the Water Main Bridge Crossings Repair Project**

A communication was presented to the Board from Isaac Pai which is on file at the Long Beach Water Department.

Action Requested:

- That the Board authorize the General Manager to sign an Agreement with SA Associates to provide Engineering Design Services for the Water Main Bridge Crossings Repair Project in an amount not to exceed \$125,400 for the period ending June 30, 2007.

Funds for the project are included in the Fiscal Year 2005-2006 Capital Improvement Program budget (Water Fund).

**10f. Request Authorization for the General Manager to Sign an Agreement with the Long Beach Community College District to Abandon an Existing 10-Inch Sewer and Relocate and Construct a New 10-Inch Sewer and Appurtenance**

A communication was presented to the Board from Isaac Pai which is on file at the Long Beach Water Department.

Action Requested:

- That the Board authorize the General Manager to Sign a Developer's Agreement with the Long Beach Community College District to abandon an existing 10-inch sewer and relocate and construct a new 10-inch sewer and appurtenance.

The Long Beach Community College District will pay for all Water Department improvements which will be constructed in accordance with the standards of the Long Beach Water Department.

Board Action

It was moved by Commissioner Hansen and seconded by Commissioner Townsend that the Board approve Consent Calendar Items 10a-10f.

The motion was carried by the following vote:

AYES:	COMMISSIONERS:	<u>STEPHEN CONLEY,</u>
		<u>WILLIAM TOWNSEND,</u>
		<u>HELEN HANSEN</u>
NOES:	COMMISSIONERS:	<u>NONE</u>
ABSENT:	COMMISSIONERS:	<u>FRANK CLARKE, LILLIAN KAWASAKI</u>
ABSTAIN:	COMMISSIONERS:	<u>NONE</u>

**11. LEGISLATIVE ISSUES/ACTIONS/BILLS**

- **Ryan J. Alsop, Director, Government & Public Affairs**

Water Conservation

Mr. Alsop reported that the Water Department continues to look for ways to enhance its water conservation program and is reviewing information with regards to the effectiveness of waterless urinals.

Emergency Preparedness – Community Outreach Initiative

Mr. Alsop reported that on November 19<sup>th</sup>, the LBWD, with the Long Beach Chapter of the American Red Cross, distributed a free emergency supply of bottled water to approximately 900 homes located in the 2<sup>nd</sup> Council District of Long Beach as part of a pilot-scale demonstration project. American Red Cross officials demonstrated the process for building home disaster preparedness kits at Burbank Elementary School.

**12. NEW BUSINESS**

Excused Absence: Commissioner Kawasaki

It was moved by Commissioner Hansen, seconded by Commissioner Townsend, and unanimously carried that Commissioner Kawasaki be excused from the Board Meeting of December 1, 2005, and the Committee of the Whole Meeting on December 8, 2005.

Excused Absence: Commissioner Conley

It was moved by Commissioner Hansen, seconded by Commissioner Townsend, and unanimously carried that Commissioner Conley be excused from the Committee of the Whole meetings on January 12 and 26, 2006, and the Board meetings of January 19 and February 2, 2006.

Memorandum of Understanding (MOU) Between the City and the Water Department

Mr. Lyons explained that in 1996, an MOU was signed by the City and the Water Department which gave General Fund Departments payment relief from potable and reclaimed water charges. He explained that the Water Department has just completed a two-year summary of usage and has found no issues with the reclaimed water allocations. However, in Fiscal Year 2003-2004, the usage exceeded the total potable water allotment by 10-15%. In FY 2004-2005, the usage was also above the total allotment even though it was one of the wettest winters on record in the last one hundred years. Staff suggests that the current MOU be re-visited with a view towards incorporating current conditions and a mechanism to ensure that water is allocated in a manner consistent with the Water Department's water conservation program.

Appointment of Ad-Hoc Water Conservation Committee

President Conley stated that the Board of Water Commissioners recognizes water conservation as a cornerstone of the Water Department's water-resource strategy. Utilizing limited water supplies efficiently and cost-effectively has been and will continue to be a top priority. President Conley announced the formation of an Ad-Hoc Water Conservation Committee and appointed Commissioner Frank Clarke as Chair and Commissioner Lillian Kawasaki as Member of the Committee. President Conley stated that the Water

Conservation Committee will be asked to review and evaluate various water conservation initiatives and make recommendations to the Board.

Community Outreach

Commissioner Hansen called the Board's attention to the November edition of "Happy Talk", a publication of the Assistance League of Long Beach. An article in the newsletter complimented Mr. Wattier for his presentation to the Life Members of the Assistance League in September 2005. The presentation included an overview of the Water Department's operations and significant projects and was enthusiastically received by those who were in attendance. Commissioner Hansen commended Mr. Wattier for his on-going efforts to interact with members of the Long Beach community as those opportunities occur.

**13. CLOSED SESSION: PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Section 54954.5 of the Government Code  
Title: General Manager**

Item #13 was held in open session.

President Conley reported that the Board of Water Commissioners has completed the performance evaluation for General Manager Kevin Wattier for Fiscal Year 2004-2005. The Board recognizes and is very pleased with Mr. Wattier's leadership skills within the Water Department and his professional expertise within the water industry. The Board has found his over-all performance to be well above expectations.

Board Action:

A motion was made by Commissioner Hansen and seconded by Commissioner Townsend to set the salary of the General Manager at \$190,802 effective January 1, 2006, based upon Mr. Wattier's outstanding evaluation for Fiscal Year 2004-2005.

The motion was carried by the following vote:

AYES:	COMMISSIONERS:	<u>STEPHEN CONLEY,</u> <u>WILLIAM TOWNSEND,</u> <u>HELEN HANSEN</u>
NOES:	COMMISSIONERS:	<u>NONE</u>
ABSENT:	COMMISSIONERS:	<u>FRANK CLARKE, LILLIAN KAWASAKI</u>
ABSTAIN:	COMMISSIONERS:	<u>NONE</u>

#### 14. ADJOURNMENT

There being no further business to come before the Board, it was moved by Commissioner Townsend, seconded by Commissioner Hansen, and unanimously carried, that the meeting be adjourned at 10:40 a.m. to the next Regular Meeting of the Water Commission to be held on Thursday, December 22, 2005, at 9:15 a.m., in the Board Room of the Administration Building, 1800 E. Wardlow, in Long Beach, California.

  
\_\_\_\_\_  
William B. Townsend, Secretary

Attest:

  
\_\_\_\_\_  
Frank Clarke, Acting President