

Charles Durnin, Chair
Donita Van Horik, Vice-Chair



Becky Blair, Commissioner
Alan Fox, Commissioner
Leslie Gentile, Commissioner
Phil Saumur, Commissioner
Melani Smith, Commissioner

FINAL AGENDA AND MINUTES

CALL TO ORDER

[see media](#)

At 5:00 p.m., Chair Durnin called the Planning Commission meeting to order.

ROLL CALL

[see media](#)

Boardmembers Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Leslie
Present: Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

Also present: Amy Bodek, Director of Development Services; Derek Burnham, Planning Administrator; Jill Griffiths, Planning Officer; Michael Mais, Assistant City Attorney; Ira Brown, Planner; Cuentin Jackson, Planner; Angie Zetterquist, Planner; Scott Kinsey, Planner; Laura Amezcua, Clerk.

FLAG SALUTE

[see media](#)

Commissioner Smith led the flag salute.

DIRECTOR'S REPORT

[see media](#)

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

SWEARING OF WITNESSES

[see media](#)

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

REGULAR AGENDA

[see media](#)

4. [11-031PL](#)

Recommend that the City Council adopt *The Principles for Active Living and Complete Streets* in accordance with a PLACE grant for the Long Beach General Plan update. (Citywide)

(Item taken out of order)

Amy Bodek, Director of Development Services, introduced Ira Brown, Project Planner, who presented the staff report.

Dave Roseman, City Traffic Engineer, spoke.

Amy Bodek spoke.

Commissioner Blair spoke.

A dialogue ensued between Amy Bodek and Commissioner Blair.

Dave Roseman spoke.

Commissioner Blair spoke.

A dialogue ensued between Commissioner Blair and Dave Roseman.

Dave Roseman introduced Alan Crawford, Bike Coordinator, who spoke.

Commissioner Blair spoke.

Commissioner Saumur spoke.

Amy Bodek responded to a query from Commissioner Saumur.

Dave Roseman spoke.

Commissioner Smith spoke.

Louisa Franco, Los Angeles County Department of Public Health, spoke.

Larry Goodhue provided public comment.

Jessica Coleman provided public comment.

Chair Durnin spoke.

Commissioner Fox spoke.

Commissioner Blair spoke.

Commissioner Smith spoke.

Dave Roseman responded to a query from Commissioner Smith.

Alan Crawford spoke.

A dialogue ensued between Commissioner Smith and Dave Roseman.

Commissioner Van Horik spoke.

A motion was made by Commissioner Van Horik, seconded by Commissioner Smith, to approve the recommendation. The motion carried by the following vote:

Yes: 7 - Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

[see media](#)

1. [11-027PL](#)

Recommendation to approve a Site Plan Review for the construction of a 4-story, 155-room hotel and two 5,000-square-foot retail pads at 3821 Bayer Avenue in Subarea 1 of the PD-32 (Douglas Park) North Planned Development District. (District 5) (Application No. 1102-09)

Derek Burnham, Planning Administrator, introduced Cuentin Jackson, Project Planner, who presented the staff report.

A dialogue ensued between Commissioner Gentile and Derek Burnham.

Corey Alder, President of the Nexxus Company, applicant, spoke.

Commissioner Saumur spoke.

Corey Alder responded to a query from Commissioner Saumur.

Derek Burnham spoke.

Commissioner Saumur spoke.

Commissioner Smith spoke.

Derek Burnham responded to a query from Commissioner Smith.

Commissioner Smith spoke.

Corey Alder responded to a query from Commissioner Smith.

Commissioner Gentile spoke.

A dialogue ensued between Commissioner Gentile, Corey Alder and Derek Burnham.

A dialogue ensued between Commissioner Saumur and Corey Alder.

Larry Goodhue provided public comment.

Chair Durnin spoke.

Commissioner Gentile spoke.

Derek Burnham responded to a query from Commissioner Gentile.

Commissioner Saumur spoke.

Commissioner Smith spoke.

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

Yes: 7 - Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

[see media](#)

2. [11-028PL](#)

Recommendation to approve an Administrative Use Permit and Site Plan Review and certify a Mitigated Negative Declaration for a new 4,296-square-foot automated carwash and a 9,121-square-foot retail building that will partially reuse a historically significant structure located at 4201 E. Willow Street within the CHW zone. (District 5) (Application No. 11-028PL)

Amy Bodek, Director of Development Services, introduced Angie Zetterquist, Project Planner, who presented the staff report.

A dialogue ensued between Commissioner Gentile and Angie Zetterquist.

Derek Burnham responded to a query from Commissioner Gentile.

A dialogue ensued between Commissioner Gentile and Angie

Zetterquist.

Commissioner Saumur spoke.

Bobby Frosiar, applicant, spoke.

Andrew Kim, representing the property owner, spoke.

A dialogue ensued between Commissioner Saumur, Andrew Kim, and Bobby Frosiar.

Commissioner Fox spoke.

A dialogue ensued between Derek Burnham and Commissioner Fox.

A dialogue ensued between Commissioner Fox and Michael Mais, Assistant City Attorney.

Commissioner Van Horik spoke.

Angie Zetterquist spoke.

Commissioner Van Horik spoke.

Bobby Frosiar responded to a query from Commissioner Van Horik.

A dialogue ensued between Commissioner Smith and Bobby Frosiar.

Bobby Frosiar responded to a query from Commissioner Van Horik.

Commissioner Saumur spoke.

A dialogue ensued between Commissioner Saumur and Bobby Frosiar.

Commissioner Gentile spoke.

A dialogue ensued between Commissioner Gentile and Derek Burnham.

Chair Durnin spoke.

A dialogue ensued between Chair Durnin and Commissioner Gentile.

A dialogue ensued between Commissioner Gentile and Bobby Frosiar.

Commissioner Blair spoke.

Commissioner Van Horik spoke.

Tom Teravi, Marketing Broker, spoke.

Chair Durnin spoke.

A dialogue ensued between Commissioner Fox and Michael Mais.

Tom Teravi spoke.

Lucas Fandino, representing Long Beach Residence Inn, spoke.

Larry Goodhue provided public comment.

Darryl Superneau provided public comment.

Commissioner Saumur spoke.

A dialogue ensued between Commissioner Saumur and Bobby Frosiar.

A dialogue ensued between Commissioner Saumur, Bobby Frosiar and Andrew Kim.

Derek Burnham responded to a query from Commissioner Saumur.

Commissioner Blair spoke.

Commissioner Van Horik spoke.

Andrew Kim and Bobby Frosiar responded to a query from Commissioner Van Horik.

A dialogue ensued between Amy Bodek and Commissioner Van Horik.

Commissioner Fox spoke.

A dialogue ensued between Commissioner Fox and Bobby Frosiar.

Chair Durnin spoke.

A motion was made by Commissioner Van Horik, seconded by Commissioner Blair, to approve the recommendation with an amendment to Condition No. 9 to change the hours of operation from 8:00 a.m. to 8:00 p.m. The motion carried by the following vote:

Yes: 7 - Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

[see media](#)

3. [11-029PL](#)

Recommendation to review and verify compliance with Conditions of Approval for the project consisting of conversion of the AMC Pine 16 movie theaters into 69 residential units, located at 250-270 Pacific Avenue within the Downtown Planned Development District (PD-30). (District 2) (Application No. 0706-16)

Commissioner Blair recused herself from the item.

Derek Burnham, Planning Administrator, introduced Scott Kinsey, Project Planner, who presented the staff report.

Mike Murchison, applicant's representative, spoke.

Carlos Losada, Project Manager, spoke.

Mike Murchison spoke.

Carlos Losada responded to a query from Commissioner Durnin.

Carlos Losada responded to a query from Commissioner Gentile.

Amy Bodek spoke.

Mike Murchison responded to a query from Commissioner Smith.

Carlos Losada responded to a query from Commissioner Van Horik.

Carlos Losada responded to a query from Commissioner Saumur.

Carlos Losada responded to a query from Commissioner Smith.

Chair Durnin spoke.

Carlos Losada spoke.

Chair Durnin spoke.

Manuel Funes, Architect, responded to comments made by Chair Durnin.

A dialogue ensued between Chair Durnin and Manuel Funes.

A dialogue ensued between Commissioner Smith and Manuel Funes.

A dialogue ensued between Commissioner Smith and Carlos Losada.

Amy Bodek responded to a query from Commissioner Smith.

Manuel Funes spoke.

Manuel Funes responded to queries from Commissioner Saumur.

Amy Bodek responded to a query from Commissioner Saumur.

A dialogue ensued between Commissioner Saumur and Manuel Funes.

A dialogue ensued between Commissioner Gentile and Manuel Funes.

A dialogue ensued between Commissioner Gentile and Carlos Losada.

A dialogue ensued between Chair Durnin and Mike Murchison.

A dialogue ensued between Chair Durnin and Amy Bodek.

Mike Murchison spoke.

Chair Durnin responded to a query from Mike Murchison.

Commissioner Van Horik spoke.

Mike Murchison spoke.

Commissioner Gentile spoke.

Commissioner Smith spoke.

Commissioner Gentile spoke.

Manuel Funes responded to a query from Commissioner Gentile.

A dialogue ensued between Commissioner Gentile and Amy Bodek.

Commissioner Smith spoke.

Mike Murchison spoke.

A dialogue ensued between Commissioner Gentile and Carlos Losada.

Commissioner Gentile spoke.

Commissioner Smith spoke.

Commissioner Gentile spoke.

Mike Murchison spoke.

Commissioner Gentile spoke.

Mike Murchison spoke.

Amy Bodek spoke.

Chair Durnin spoke.

Wendy Blunt provided public comment.

Ron Hodges, representing the DLBA Marketing Task Force Committee, provided public comment.

Derek Burnham responded to a query from Commissioner Van Horik.

Derek Burnham responded to a query from Commissioner Saumur.

Chair Durnin spoke.

Derek Burnham spoke.

Mike Murchison spoke.

A dialogue ensued between Commissioner Gentile and Manuel Funes.

Amy Bodek spoke.

Mike Murchison spoke.

Commissioner Van Horik spoke.

Commissioner Gentile spoke.

Commissioner Smith spoke.

Amy Bodek responded to a query from Commissioner Smith.

Commissioner Smith spoke.

Mike Murchison responded to a query from Commissioner Smith.

Commissioner Saumur spoke.

Chair Durnin spoke.

Amy Bodek spoke.

Chair Durnin spoke.

Derek Burnham spoke.

Amy Bodek spoke.

Amy Bodek responded to a query from Commissioner Smith.

Amy Bodek responded to a query from Chair Durnin.

A motion was made by Commissioner Saumur, seconded by Commissioner Fox, to approve the recommendation with an amendment to Condition 2B confirming that the Broadway entrance will remain open, an amendment to Condition 2C to refer back to staff the pedestrian entrance facing Broadway, and an amendment to Condition 2G to refer back to staff the rearrangement of the floor plans for units 118, 119, 218, and 219 with the intent of focusing on wider interior hallways and the functional layout of the units, and to widen the exterior corridor to 6 feet, 2 inches on the west side of the atrium. The motion carried by the following vote:

Yes: 6 - Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Leslie Fernald Gentile, Melani Smith and Donita Van Horik

Excused: 1 - Becky Blair

[see media](#)

5. [11-032PL](#)

Recommendation to receive and file the report from The Boeing Company and concur with staff's recommendation that The Boeing Company complied with the terms and conditions required under the Douglas Park Development Agreement, and fulfilled the requirements for the reporting period of January 2010 through December 2010. (District 5) (Application No. 1103-25)

Derek Burnham, Planning Administrator, introduced Cuentin Jackson, Project Planner, who presented the staff report.

Mario Stavale, applicant, spoke.

A dialogue ensued between Commissioner Saumur and Mario Stavale.

A motion was made by Commissioner Blair, seconded by Commissioner Van Horik, to approve the recommendation. The motion carried by the following vote:

Yes: 7 - Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

PUBLIC PARTICIPATION

[see media](#)

Larry Goodhue provided public comment.

COMMENTS FROM THE PLANNING COMMISSION

[see media](#)

Jill Griffiths, Planning Officer, spoke.

Amy Bodek, Director of Development Services, spoke.

A dialogue ensued between staff and the Commission.

ADJOURNMENT

At 8:49 p.m., Chair Durnin adjourned the meeting.