

Melani Smith, Chair  
Charles Durnin, Vice-Chair



Becky Blair, Commissioner  
Alan Fox, Commissioner  
Leslie Gentile, Commissioner  
Phil Saumur, Commissioner  
Donita Van Horik, Commissioner

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## FINISHED AGENDA AND DRAFT MINUTES

### CALL TO ORDER (5:10 PM)

At 5:10 p.m., Chair Smith called the meeting to order.

### ROLL CALL (5:10 PM)

**Boardmembers** Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Leslie

**Present:** Fernald Gentile, Melani Smith and Donita Van Horik

**Boardmembers** Becky Blair

**Absent:**

Also present: Reggie Harrison, Interim Director of Development Services; Jill Griffiths, Advance Planning Officer; Michael Mais, Assistant City Attorney; Jeff Winklepleck, Planner; Angie Zetterquist, Planner; Steven Valdez, Planner; Heidi Eidson, Bureau Secretary.

### FLAG SALUTE (5:10 PM)

Commissioner Fox led the flag salute.

### MINUTES (5:11 PM)

10-002PL Recommendation to receive and file the Planning Commission minutes of December 17, 2009.

**A motion was made by Commissioner Gentile, seconded by Commissioner Saumur, to approve the recommendation. 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

**Absent:** 1 - Becky Blair

### DIRECTOR'S REPORT (5:12 PM)

Reggie Harrison, Interim Director of Development Services, spoke.

**PUBLIC PARTICIPATION (5:16 PM)**

Elizabeth Lambe, Executive Director of Los Cerritos Wetlands Land Trust, spoke.

**SWEARING OF WITNESSES (5:20 PM)**

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

**REGULAR AGENDA (5:21 PM)**

1. 10-001PL Recommendation to approve Site Plan Review and Standards Variance requests for a proposed 9-story, 250,000-square-foot office building above a 2-story parking structure, and a new 55,000-square-foot maintenance facility for the Port of Long Beach on a 17-acre site located at 669 Harbor Plaza Drive in the IP (Port Related Industrial) zone. (District 2) (Application No. 0804-07)

Chair Smith and Commissioner Gentile recused themselves from the item.

Angie Zetterquist, Project Planner, presented the staff report.

Nick Sramek, President of the Board of the Harbor Commission, spoke.

Peter Barsuk of Gensler, discussed the architectural elements of the project.

Angie Zetterquist responded to a query from Commissioner Fox.

Angie Zetterquist and Peter Barsuk responded to queries from Commissioner Saumur.

Peter Barsuk responded to a query from Commissioner Van Horik.

Vice Chair Durnin spoke.

Commissioner Fox spoke.

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

**Yes:** 4 - Phillip Joseph Saumur, Alan L. Fox, Charles Durnin and Donita Van Horik

**Excused:** 2 - Leslie Fernald Gentile and Melani Smith

**Absent:** 1 - Becky Blair

2. 10-003PL Recommendation to approve a Conditional Use Permit to establish a wine bar with on-site alcohol sales (Type 42 license - beer and wine only) and a retail store with accessory off-site beer and wine sales (Type 20 license) at a commercial space located within the Lafayette Building at 144 Linden Avenue in the PD-30 zone. (District 2) (Application No. 0911-13)

Angie Zetterquist, Project Planner, presented the staff report.

Mark Dunton, applicant, spoke.

Daniel Stewart, 215 Atlantic Avenue, spoke.

Mark Dunton responded to queries from Commissioner Saumur.

Commissioner Van Horik spoke.

Mark Dunton spoke.

**A motion was made by Commissioner Gentile, seconded by Commissioner Van Horik, to approve the recommendation. 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

**Absent:** 1 - Becky Blair

3. 10-004PL Recommendation to approve a Site Plan Review and Conditional Use Permit, certify Negative Declaration 09-09, and recommend that the City Council approve a General Plan Amendment from LUD #8N (Shopping Nodes) to LUD #4 (High Density Residential), and a rezone from CCA (Automobile-Oriented Commercial) to CCN (Community R-4-N) for the construction of a 61-unit affordable senior apartment building at 3290 E. Artesia Boulevard. A second parcel located at 3232 E. Artesia Boulevard is also included in the project. That parcel will only undergo a General Plan Amendment and Zone Change. (District 9) (Application No. 0812-13)

Steven Valdez, Project Planner, presented the staff report.

Steven Valdez and Jill Griffiths, Advance Planning Officer, responded to queries from Commissioner Saumur.

Steven Valdez responded to a query from Commissioner Van Horik.

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

A dialogue ensued between Michael Mais, Jill Griffiths and Commissioner Fox.

Michael Mais responded to a query from Vice Chair Durnin.

Tom Hodgkin, Palm Desert Development, applicant, spoke.

Vince Chupka, Humphries and Partners Architects, project architect, discussed the architectural elements of the project.

Tom Hodgkin spoke.

A dialogue ensued between Mr. Hodgkin and Commissioner Gentile.

Mr. Hodgkin responded to a query from Commissioner Saumur.

A dialogue ensued between Mr. Hodgkin and Commissioner Fox.

Mr. Hodgkin responded to queries from Commissioner Van Horik.

Steven Valdez responded to a query from Commissioner Van Horik.

Mr. Hodgkin responded to queries from Commissioner Van Horik.

Steven Valdez responded to a query from Chair Smith.

A dialogue ensued between Mr. Hodgkin and Chair Smith.

Dennis Fitzgerald, 5829 Damon Street, Lakewood, spoke.

Commissioner Saumur spoke.

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

**Absent:** 1 - Becky Blair

**STUDY SESSION - Golden Shore Development (7:15 PM)**

Chair Smith recused herself from the discussion.

Commissioner Gentile left the meeting early.

Jeff Winklepleck, Project Planner, presented the study session regarding the Golden Shore development.

Dan Clark, lead design architect, spoke.

Dan Clark responded to queries from Commissioner Saumur.

A dialogue ensued between Vice Chair Durnin and Dan Clark.

Mr. Clark responded to a query from Commissioner Van Horik.

A dialogue ensued between Commissioner Saumur, Mr. Clark and George Medak of the development team.

A dialogue ensued between George Medak , Skip Keesal and Commissioner Fox.

Vice Chair Durnin spoke.

**COMMENTS FROM THE PLANNING COMMISSION (7:46 PM)**

A dialogue ensued between members of the Commission and staff.

Jill Griffiths responded to a query from Vice Chair Durnin.

**ADJOURNMENT (7:55 PM)**

At 7:55 p.m., Vice Chair Durnin adjourned the meeting.

**NEXT REGULAR MEETING:** February 18, 2010 - 5:00 PM