

Becky Blair, Chair
Alan Fox, Vice Chair



Phil Saumur, Commissioner
Melani Smith, Commissioner
Donita Van Horik, Commissioner
Mark Christoffels, Commissioner

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:05 PM)

[see media](#)

At 5:05 p.m., Chair Blair called the meeting to order.

ROLL CALL (5:05 PM)

[see media](#)

Commissioners Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van
Present: Horik, Becky Blair and Mark Christoffels

Also present: Amy Bodek, Director of Development Services; Derek Burnham, Planning Administrator; Michael Mais, Assistant City Attorney; Steven Valdez, Planner; Ira Brown, Planner; Craig Chalfant, Planner; Steve Gerhardt, Planner; Jeff Winklepleck, Planner; Heidi Eidson, Bureau Secretary.

FLAG SALUTE (5:06 PM)

[see media](#)

Commissioner Christoffels led the flag salute.

MINUTES (5:06 PM)

[see media](#)

[see media](#)

[12-047PL](#)

Recommendation to receive and file the Planning Commission minutes of June 21, 2012.

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

Yes: 3 - Alan L. Fox, Phillip Joseph Saumur and Becky Blair

Abstain: 3 - Melani Smith, Donita Van Horik and Mark Christoffels

DIRECTOR'S REPORT (5:07 PM)

[see media](#)

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

Amy Bodek introduced new Planning Commissioner, Mark Christoffels.

Commissioner Mark Christoffels spoke.

SWEARING OF WITNESSES (5:11 PM)

[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.

CONTINUED ITEMS (5:11 PM)

[see media](#)

[see media](#)

1. [12-003PL](#) Recommendation to approve a Conditional Use Permit to allow an existing used car dealership to continue operation in compliance with performance standards codified in Long Beach Boulevard Planned Development District (PD-29), located at 1470 Long Beach Boulevard. (District 6) (Application No. 1103-19)

Michael Mais, Assistant City Attorney, spoke.

Derek Burnham, Planning Administrator, responded to a query from Commissioner Van Horik.

Derek Burnham introduced Steven Valdez, Project Planner, who presented the staff report.

Derek Burnham responded to queries from Commissioner Saumur.

Richard Todd, representing the applicant, spoke.

Richard Todd responded to queries from Commissioner Van Horik.

Derek Burnham responded to a query from Commissioner Saumur.

Steven Valdez responded to a query from Commissioner Van Horik.

A dialogue ensued between Commissioner Van Horik and Derek

Burnham.

A dialogue ensued between Commissioner Saumur, Derek Burnham and Richard Todd.

Commissioner Fox spoke.

Commissioner Van Horik spoke.

Chair Blair 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: 5 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van Horik and Becky Blair

Abstain: 1 - Mark Christoffels

REGULAR AGENDA (5:30 PM)

[see media](#)

[see media](#)

2. [12-048PL](#)

Recommendation to recommend that City Council adopt a resolution certifying the Local Development Report and its conformance with the Congestion Management Program. (Citywide)

Derek Burnham, Planning Administrator, introduced Ira Brown, Project Planner, who presented the staff report.

Amy Bodek, Director of Development Services, responded to a query from Commissioner Smith.

Derek Burnham responded to a query from Commissioner Saumur.

Ira Brown responded to a query from Chair Blair.

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

Yes: 6 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van Horik, Becky Blair and Mark Christoffels

[see media](#)

3. [12-049PL](#)

Recommendation to approve a Conditional Use Permit request to establish a trucking operation with night watchman's quarters located at 2170 W. Esther Street within the General Industrial (IG) zoning district.

(District 1) (Application No. 1205-26)

Derek Burnham, Planning Administrator, introduced Craig Chalfant, Project Planner, who presented the staff report.

Craig Chalfant responded to a query from Commissioner Christoffels.

Derek Burnham responded to a query from Chair Blair.

Derek Burnham responded to a query from Commissioner Christoffels.

Michael Kelly, applicant, spoke.

Michael Kelly responded to queries from Chair Blair.

A dialogue ensued between Commissioner Van Horik and Michael Kelly.

Michael Kelly responded to a query from Commissioner Fox.

A dialogue ensued between Commissioner Saumur and Michael Kelly.

Paul Collins, Project Architect, spoke.

Derek Burnham responded to a query from Chair Blair.

Commissioner Van Horik spoke.

Paul Collins responded to comments made by Commissioner Van Horik.

Michael Kelly responded to a query from Derek Burnham.

Commissioner Van Horik spoke.

Commissioner Smith spoke.

Commissioner Saumur spoke.

Derek Burnham spoke.

Commissioner Van Horik spoke.

Paul Collins spoke.

A dialogue ensued between Commissioner Smith and Paul Collins.

Commissioner Christoffels spoke.

Chair Blair spoke.

A motion was made by Commissioner Van Horik, seconded by Commissioner Smith, to approve the recommendation with an amendment to strike the vinyl screening from fencing in Condition No. 9 and require the use of large, tree-sized pots along the interior street side fencing that abuts Judson and Esther Street in Condition No. 16. The motion carried by the following vote:

Yes: 6 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van Horik, Becky Blair and Mark Christoffels

[see media](#)

4. [12-050PL](#)

Recommendation to approve a Conditional Use Permit request to establish a consumer finance lender located at 2004 Ximeno Avenue, Suite 200, within the Community Automobile-Oriented (CCA) zoning district. (District 4) (Application No. 1203-23)

Derek Burnham, Planning Administrator, introduced Craig Chalfant, Project Planner, who presented the staff report.

Dave Galleon, representing the applicant, spoke.

Dave Galleon responded to queries from Commissioner Saumur.

Mauna Eichner provided public comment.

Leif Cooley provided public comment.

A dialogue ensued between Commissioner Fox and Leif Cooley.

A dialogue ensued between Commissioner Christoffels and Derek Burnham.

Derek Burnham responded to a query from Commissioner Van Horik.

A dialogue ensued between Commissioner Van Horik and Dave Galleon.

A dialogue ensued between Chair Blair and Dave Galleon.

A dialogue ensued between Commissioner Saumur and Dave Galleon .

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

A dialogue ensued between Commissioner Smith, Michael Mais and

Derek Burnham.

Commissioner Fox spoke.

Michael Mais responded to a query from Commissioner Fox.

Michael Mais responded to queries from Commissioner Christoffels.

Commissioner Van Horik spoke.

Michael Mais responded to a query from Commissioner Van Horik.

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

Yes: 6 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van Horik, Becky Blair and Mark Christoffels

[see media](#)

5. [12-051PL](#)

Recommendation to approve a request for a Standards Variance and a Local Coastal Development Permit to reconstruct a single-family residence at 213 Roswell Avenue. (District 3) (Application No. 1205-12)

Derek Burnham, Planning Administrator, introduced Steve Gerhardt, Project Planner, who addressed the issue of notice posting for the project.

Amy Bodek, Director of Development Services, spoke.

Mariano Luchetti, applicant, spoke.

Derek Burnham spoke.

Mariano Luchetti spoke.

A dialogue ensued between Chair Blair and Derek Burnham.

Amy Bodek spoke.

Michael Mais, Assistant City Attorney, spoke.

A motion was made by Commissioner Van Horik, seconded by Commissioner Saumur, to approve the motion to continue the item to allow time for renoticing and receipt of an affidavit of posting. The motion carried by the following vote:

Yes: 6 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van Horik, Becky Blair and Mark Christoffels

[see media](#)

6. [12-052PL](#)

Recommendation to approve a Major Modification to an approved Site Plan Review for a proposed six-story, approximately 127,000-square-foot office building that will retain the north and west elevations of the Meeker-Baker Building, a designated local historic landmark at 650 Pine Avenue. (District 1) (Application No. 1203-17)

Amy Bodek, Director of Development Services, introduced the item.

Jeff Winklepleck, Project Planner, presented the staff report.

John Molina, Developer, spoke.

Michelle Molina, Developer, spoke.

Steve Paddock, Nadel Architects, spoke.

John Molina responded to a query from Commissioner Van Horik.

Derek Burnham, Planning Administrator, spoke.

Steve Paddock spoke.

Steve Paddock responded to a query from Commissioner Saumur.

Amy Bodek spoke.

John Molina responded to a query from Commissioner Fox.

Michelle Molina responded to a query from Commissioner Fox.

Derek Burnham spoke.

Commissioner Smith spoke.

The landscape architect for the project responded to a query from Commissioner Smith.

Derek Burnham responded to a query from Commissioner Smith.

Commissioner Christoffels spoke.

Derek Burnham responded to queries from Commissioner Christoffels.

Amy Bodek responded to a query from Commissioner Christoffels.

Commissioner Saumur spoke.

Dianne McNinch provided public comment.

Bob Ladd provided public comment.

Don Darnauer provided public comment.

Kraig Kojian, President and CEO of Downtown Long Beach Associates, provided public comment.

Jerry Miller, Chairman of the Board of the Long Beach Chamber of Commerce, provided public comment.

Commissioner Van Horik spoke.

Commissioner Smith spoke.

Commissioner Saumur spoke.

Chair Blair spoke.

A motion was made by Commissioner Van Horik, seconded by Commissioner Saumur, to approve the recommendation with an amendment to strike Condition No.'s 68 and 71. The motion carried by the following vote:

Yes: 6 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Donita Van Horik, Becky Blair and Mark Christoffels

PUBLIC PARTICIPATION (7:42 PM)

[see media](#)

There were no comments from the public.

COMMENTS FROM THE PLANNING COMMISSION (7:42 PM)

Commissioner Smith spoke.

Michael Mais spoke.

A motion was made by Commissioner Smith, seconded by Commissioner Saumur, to direct staff to place an item on an upcoming agenda for the Planning Commission to study the issue of consumer loans and the need for the City to modify existing regulations.

Mauna Eichner provided public comment.

The motion carried unanimously.

Commissioner Fox spoke.

Amy Bodek responded to a query from Commissioner Fox.

ADJOURNMENT (7:48 PM)

[see media](#)

At 7:48 p.m., Chair Blair adjourned the meeting.

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