

Charles Durnin, Chair
Donita Van Horik, Vice-Chair



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

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:05 PM)

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

ROLL CALL (5:05 PM)

[see media](#)

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

Fernald Gentile and Becky Blair

Boardmembers Absent: Melani Smith and Donita Van Horik

Also present: Jill Griffiths, Planning Officer; Michael Mais, Assistant City Attorney; Jorge Ramirez, Planner; Steven Valdez, Planner; Jeff Winklepleck, Senior Planner; Heidi Eidson, Bureau Secretary.

FLAG SALUTE (5:05 PM)

[see media](#)

Commissioner Saumur led the flag salute.

MINUTES (5:05 PM)

[see media](#)

[see media](#)

[11-033PL](#)

Recommendation to receive and file the Planning Commission minutes of May 19, 2011.

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

Yes: 5 - Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Leslie Fernald Gentile and Becky Blair

Absent: 2 - Melani Smith and Donita Van Horik

DIRECTOR'S REPORT(5:06 PM)

[see media](#)

Jill Griffiths, Planning Officer, presented the Director's Report.

SWEARING OF WITNESSES (5:09 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.

REGULAR AGENDA (5:10 PM)

[see media](#)

[see media](#)

1. [11-034PL](#) Recommendation to approve a Conditional Use Permit request to establish a short-term trucking container parking lot on the Southern California Edison Right-of-Way located at 6947 Sportsman Drive. (District 9)

Jill Griffiths, Planning Officer, introduced Jorge Ramirez, Project Planner, who presented the staff report.

Mike Murchison, representing the applicant, spoke.

Nick Martin, owner, spoke.

Mike Murchison spoke.

A dialogue ensued between Chair Durnin and Nick Martin.

Nick Martin and Mike Murchison responded to queries from Commissioner Saumur.

Nick Martin responded to queries from Commissioner Fox.

Nick Martin responded to a query from Commissioner Blair.

Mike Murchison spoke.

Craig Cornwell, City Attorney for the City of Compton, provided public comment.

Juanita Green, Planning Commission Chair for the City of Compton, provided public comment.

John Silas provided public comment.

Robert Delgadillo, City Planner with the City of Compton, provided public comment.

Richard Wagner, attorney for Compton Hunting and Fishing Club, provided public comment.

Richard Wagner responded to a query from Commissioner Fox.

Brian Keegan provided public comment.

Brian Keegan responded to a query from Chair Durnin.

A dialogue ensued between Commissioner Gentile and Brian Keegan.

Brian Keegan responded to queries from Commissioner Saumur.

Mike Murchison introduced Dwayne Mears, Air Quality consultant with The Planning Center, who responded to public comment.

Nick Martin responded to public comment.

Nick Martin responded to a query from Chair Durnin.

Mike Murchison responded to public comment.

Mike Murchison responded to a query from Commissioner Gentile.

Nick Martin responded to queries from Commissioner Saumur.

Nick Martin responded to queries from Commissioner Gentile.

Michael Mais, Assistant City Attorney, spoke.

A dialogue ensued between Chair Durnin, Jorge Ramirez, Jill Griffiths and Nick Martin.

Nick Martin spoke.

Anita Avilas, Deputy City Attorney with the City of Compton, provided public comment.

Michael Mais spoke.

Richard Wagner spoke.

Jill Griffiths spoke.

Nick Martin spoke.

Jill Griffiths responded to a query from Commissioner Blair.

Commissioner Blair spoke.

A dialogue ensued between Chair Durnin, Jill Griffiths and Nick Martin.

A dialogue ensued between Commissioner Gentile, Jorge Ramirez and Michael Mais.

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

Commissioner Fox spoke.

Commissioner Fox responded to a query from Michael Mais.

Mike Murchison responded to a query from Commissioner Blair.

A dialogue ensued between Commissioner Blair and Mike Murchison.

Commissioner Blair made a motion to approve the recommendation with an amendment that the applicant agrees to the maintenance of Sportsman Drive to the satisfaction of the Director of Development Services.

A dialogue ensued between Michael Mais and Becky Blair.

Commissioner Saumur spoke.

Michael Mais responded to a query from Chair Durnin.

Commissioner Saumur spoke.

Michael Mais spoke.

A substitute motion was made by Commissioner Saumur, seconded by Commissioner Fox, to continue the item to July 21, 2011.

Commissioner Blair spoke.

Commissioner Gentile spoke.

Michael Mais spoke.

A vote was taken on the substitute motion, which failed by a vote of two for (Commissioners Saumur and Fox) to three against (Commissioners Gentile, Durnin, and Blair).

A vote was then taken on the original motion.

A motion was made by Commissioner Blair, seconded by Commissioner Gentile, to approve the recommendation with an amendment that the applicant agrees to the maintenance of Sportsman Drive to the satisfaction of the Director of Development Services. The motion carried by the following vote:

Yes: 4 - Phillip Joseph Saumur, Charles Durnin, Leslie Fernald Gentile and Becky Blair

No: 1 - Alan L. Fox

Absent: 2 - Melani Smith and Donita Van Horik

[see media](#)

2. [11-035PL](#)

Recommendation to approve a Conditional Use Permit to allow existing used car dealerships to continue operation in compliance with performance standards codified in Long Beach Boulevard Planned Development District (PD-29). The used car dealerships are located at:

1) 2185 Long Beach Boulevard (District 6) (Application No. 1103-05)

2) 2300 Long Beach Boulevard (District 6) (Application No. 1103-04)

3) 2340 Long Beach Boulevard (District 6) (Application No. 1103-12)

Jill Griffiths, Planning Officer, introduced Steven Valdez, Project Planner, who presented the staff report.

Commissioner Blair recused herself from the item.

Commissioner Fox spoke.

Michael Mais, Assistant City Attorney, responded to a query from Chair Durnin.

Pat Brown, representing the applicants, spoke.

Evet Isaac, representing the owner of 2185 Long Beach Boulevard, spoke.

Commissioner Gentile spoke.

Evet Isaac responded to a query from Commissioner Fox.

A dialogue ensued between Commissioner Gentile and Jeff Winklepleck, Senior Planner.

A dialogue ensued between Commissioner Gentile and Steven Valdez.

A dialogue ensued between Commissioner Gentile, Pat Brown and Steven Valdez.

Evet Isaac spoke.

Pat Brown spoke.

Commissioner Gentile spoke.

A motion was made by Commissioner Gentile, seconded by Commissioner Saumur, to approve the recommendation for 2185 Long Beach Boulevard. The motion carried by a unanimous vote.

Pat Brown spoke.

Hatem Tatros, representing the owner of 2300 Long Beach Boulevard, spoke.

Commissioner Gentile spoke.

A dialogue ensued between Steven Valdez and Commissioner Gentile.

A dialogue ensued between Commissioner Gentile, Pat Brown and Steven Valdez.

Steven Valdez responded to a query from Commissioner Saumur.

Commissioner Saumur responded to a query from Chair Durnin.

Ahmad Elghamrany, applicant for 2340 Long Beach Boulevard, spoke.

A dialogue ensued between Commissioner Gentile, Jeff Winklepleck,

Pat Brown, and Hatem Tatros.

Commissioner Gentile spoke.

Jill Griffiths spoke.

A motion was made by Commissioner Gentile, seconded by Commissioner Fox, to approve the recommendation for 2300 Long Beach Boulevard with an amendment to Condition No. 6 to work with staff to address a partial landscape setback on 23rd Street. The motion carried by a vote of 3 for (Commissioners Fox, Durnin and Gentile) and 1 against (Commissioner Saumur).

Steven Valdez spoke.

Pat Brown spoke.

A dialogue ensued between Steven Valdez and Pat Brown.

A dialogue ensued between Commissioner Gentile, Pat Brown and Steven Valdez.

Ahmad Elghamrany responded to a query from Commissioner Gentile.

Ahmad Elghamrany spoke.

Ahmad Elghamrany responded to a query from Commissioner Gentile.

Jeff Winklepleck responded to a query from Commissioner Gentile.

Ahmad Elghamrany responded to a query from Commissioner Gentile.

Ahmad Elghamrany spoke.

Ahmad Elghamrany responded to a query from Commissioner Saumur.

Commissioner Saumur spoke.

Pat Brown spoke.

Junior Marquez provided public comment.

Ahmad Elghamrany responded to a comment made by Commissioner Gentile.

Steven Valdez responded to a query from Commissioner Gentile.

Jeff Winklepleck responded to queries from Commissioner Gentile.

Commissioner Fox spoke.

A dialogue ensued between Commissioner Fox and Jill Griffiths.

Chair Durnin spoke.

Steven Valdez spoke.

A dialogue ensued between Commissioner Fox and Steven Valdez.

Chair Durnin spoke.

Jill Griffiths spoke.

A dialogue ensued between Commissioner Fox and Jill Griffiths.

Michael Mais spoke.

Jill Griffiths spoke.

Michael Mais responded to a query from Chair Durnin.

Commissioner Gentile spoke.

Jill Griffiths spoke

Michael Mais responded to a query from Chair Durnin.

Jeff Winklepleck spoke.

Jeff Winklepleck responded to a query from Pat Brown.

A motion was made by Commissioner Gentile, seconded by Commissioner Fox, to approve the recommendation for 2340 Long Beach Boulevard with an amendment to Condition No. 4 to remove the curb cut on Eagle Street, an amendment to Condition No. 7 to work with staff on landscaping along Eagle Street to the satisfaction of the Director of Development Services, and to eliminate access through to Long Beach Boulevard via the handicap curb cut. The motion carried by the following vote:

Yes: 3 - Alan L. Fox, Charles Durnin and Leslie Fernald Gentile

No: 1 - Phillip Joseph Saumur

Excused: 1 - Becky Blair

Absent: 2 - Melani Smith and Donita Van Horik

PUBLIC PARTICIPATION (8:10 PM)

[see media](#)

There were no comments from the public.

COMMENTS FROM THE PLANNING COMMISSION (8:10 PM)

There were no comments from the Planning Commission.

ADJOURNMENT (8:10 PM)

At 8:10 p.m., Chair Durnin adjourned the meeting.

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