

Becky Blair, Chair
Alan Fox, Vice Chair



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

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:05 PM)

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

ROLL CALL (5:05 PM)

Commissioners Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Becky Blair,
Present: Mark Christoffels and Molly Campbell

Commissioners Donita Van Horik
Absent:

Also present: Amy Bodek, Director of Development Services; Derek Burnham, Planning Administrator; Jill Griffiths, Planning Officer; Michael Mais, Assistant City Attorney; Jeff Winklepleck, Planner; Scott Kinsey, Planner; Steven Valdez, Planner; Heidi Eidson, Bureau Secretary.

FLAG SALUTE (5:05 PM)

[see media](#)

Commissioner Campbell led the flag salute.

MINUTES (5:10 PM)

[see media](#)

[see media](#)

[13-026PL](#)

Recommendation to receive and file the Planning Commission minutes of April 18, 2013.

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

Yes: 5 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Becky Blair and Mark Christoffels

Abstain: 1 - Molly Campbell

Absent: 1 - Donita Van Horik

DIRECTOR'S REPORT (5:06 PM)

[see media](#)

(Item taken out of order)

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

Chair Blair spoke.

Amy Bodek 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. [13-019PL](#) Recommendation to approve an Administrative Use Permit (AUP) to establish an administrative office and professional services for an off-site social service use in an existing non-conforming, non-residential structure located at 420 Grand Avenue within the townhouse or row house residential district (R-3-T) zone. (District 3) (Application No. 1212-14)

Chair Blair recused herself from the item.

Vice Chair Fox chaired the item.

Derek Burnham, Planning Administrator, presented the staff report.

Derek Burnham responded to a query from Vice Chair Fox.

Derek Burnham responded to a query from Commissioner Saumur.

J. Peter Fajardo, representing the applicant, spoke.

J. Peter Fajardo responded to a query from Vice Chair Fox.

Jack Smith, representing Central Area Project Council, provided public comment.

Diane Sundstrom, President of Belmont Heights Community Association, provided public comment.

Lee Fukui provided public comment.

Colleen MacDonald, President of the Wrigley Association, provided public comment.

Ronni Damico Cole provided public comment.

Frank Goodman provided public comment.

Keith Peterson provided public comment.

A dialogue ensued between Commissioner Christoffels and Derek Burnham.

Commissioner Saumur spoke.

Michael Mais, Assistant City Attorney, responded to comments made by Commissioner Saumur.

A dialogue ensued between Commissioner Smith and Derek Burnham.

Commissioner Campbell spoke.

Michael Mais responded to comments made by Commissioner Campbell.

Commissioner Campbell spoke.

Vice Chair Fox spoke.

Commissioner Christoffels spoke.

Commissioner Saumur spoke.

Commissioner Campbell spoke.

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

Yes: 4 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith and Mark Christoffels

No: 1 - Molly Campbell

Excused: 1 - Becky Blair

Absent: 1 - Donita Van Horik

REGULAR AGENDA (5:54 PM)

[see media](#)

[see media](#)

2. 13-029PL

Recommendation to approve a Local Coastal Development Permit and a Modification to an approved Site Plan Review to revise the project from a four-story, 56-unit residential complex with 40 hotel rooms to a four-story, 33-unit residential complex with 72 hotel rooms and associated amenities located at 2010 East Ocean Boulevard in the Ocean Boulevard Planned Development District (PD-5) Subarea 2. (District 2) (Application No. 1302-16)

Derek Burnham, Planning Administrator, introduced Jeff Winklepleck, Project Planner, who presented the staff report.

Michael Bohn, representing the applicant, provided a presentation about the project.

Jeff Winklepleck spoke.

A dialogue ensued between Commissioner Christoffels and Jeff Winklepleck.

Michael Bohn responded to queries from Commissioner Christoffels.

A dialogue ensued between Commissioner Smith and Michael Bohn.

James Anderson provided public comment.

Derek Burnham responded to a query from Chair Blair.

Melissa Wiske provided public comment.

Rachel Torres, representing Long Beach Coalition for Good Jobs and a Healthy Community, provided public comment.

A dialogue ensued between Commissioner Smith and Derek Burnham.

A dialogue ensued between Commissioner Christoffels and Derek Burnham.

A dialogue ensued between Commissioner Saumur and Derek Burnham.

Chair Blair spoke.

Derek Burnham responded to a query from Chair Blair.

Derek Burnham responded to a query from Chair Blair.

Michael Bohn responded to a query from Commissioner Campbell.

Chair Blair spoke.

A motion was made by Commissioner Smith, seconded by Commissioner Christoffels, to approve the recommendation with an amendment to add conditions requiring the submittal and approval of an on-site valet parking plan to the satisfaction of the Director of Development Services and the City Traffic Engineer and that loading occur either on site or within a designated loading area. The motion carried by the following vote:

Yes: 6 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Becky Blair, Mark Christoffels and Molly Campbell

Absent: 1 - Donita Van Horik

see media

3. 13-028PL

Recommendation to receive the proposed zoning amendments regarding updates to the City's regulation of on-premises signs, and recommend that the City Council adopt said amendments into ordinance. (Citywide) (Application No. 1008-18)

Derek Burnham, Planning Administrator, spoke.

Scott Kinsey, Project Planner, presented the staff report.

Scott Kinsey responded to queries from Commissioner Saumur.

A dialogue ensued between Commissioner Saumur and Amy Bodek, Director of Development Services.

Derek Burnham spoke.

Commissioner Saumur spoke.

A dialogue ensued between Commissioner Smith and Derek Burnham.

Commissioner Campbell spoke.

A dialogue ensued between Commissioner Christoffels and Derek Burnham.

Scott Kinsey and Derek Burnham responded to a query from Commissioner Campbell.

Scott Kinsey responded to a query from Commissioner Christoffels.

Jeff Winklepleck, Planner, responded to a query from Chair Blair.

Chair Blair spoke.

A dialogue ensued between Commissioner Christoffels and Scott Kinsey.

Chair Blair swore in a member of the public wishing to speak.

Bob Ladd, ASLA, provided public comment.

Amy Bodek responded to a query from Chair Blair.

Chair Blair swore in a member of the public wishing to speak.

Jane Kellaher provided public comment.

Amy Bodek responded to a query from Chair Blair.

Paul Medraza provided public comment.

Chair Blair spoke.

A dialogue ensued between Commissioner Christoffels and Amy Bodek.

Commissioner Saumur spoke.

Amy Bodek responded to a query from Chair Blair.

A dialogue ensued between Commissioner Campbell and Amy Bodek.

A motion was made by Commissioner Campbell, seconded by Commissioner Christoffels, to approve the recommendation subject to additional outreach to the business community prior to the item being forwarded to City Council. The motion carried by the following vote:

Yes: 6 - Alan L. Fox, Phillip Joseph Saumur, Melani Smith, Becky Blair, Mark Christoffels and Molly Campbell

Absent: 1 - Donita Van Horik

STUDY SESSION (7:30 PM)

[see media](#)

[see media](#)

[13-030PL](#)

Recommendation to conduct a study session on check cashing and other financial services.

Derek Burnham, Planning Administrator, spoke.

Steven Valdez, Project Planner, presented the study session.

Derek Burnham responded to a query from Chair Blair.

A dialogue ensued between Commissioner Christoffels and Amy Bodek, Director of Development Services.

A dialogue ensued between Commissioner Christoffels and Derek Burnham.

Derek Burnham responded to a query from Commissioner Smith.

Commissioner Smith spoke.

A dialogue ensued between Commissioner Fox and Derek Burnham.

A dialogue ensued between Chair Blair and Derek Burnham.

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

Derek Burnham responded to a query from Commissioner Smith.

Derek Burnham responded to a query from Commissioner Saumur.

Chair Blair swore in a member of the public wishing to speak.

Sophia Garcia, representing California Financial Service Providers Association, provided public comment.

Chair Blair swore in a member of the public wishing to speak.

Vanessa Lugo, representing Check into Cash, provided public comment.

Lee Fukui provided public comment.

Mauna Eichner provided public comment.

Jack Smith provided public comment.

A dialogue ensued between Commissioner Christoffels and Derek Burnham.

Derek Burnham responded to a query from Commissioner Smith.

Commissioner Smith spoke.

A dialogue ensued between Commissioner Fox and Derek Burnham.

Commissioner Smith spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Amy Bodek and Commissioner Christoffels.

Michael Mais responded to a comment made by Commissioner Christoffels.

Chair Blair spoke.

Derek Burnham responded to a comment made by Chair Blair.

Commissioner Smith responded to a comment made by Derek Burnham.

Commissioner Saumur spoke.

Chair Blair spoke.

Derek Burnham spoke.

Commissioner Smith spoke.

PUBLIC PARTICIPATION (8:35 PM)

[see media](#)

Chair Blair swore in a member of the public wishing to speak.

Mark Warnek, representing CSFA, provided public comment.

Chair Blair swore in a member of the public wishing to speak.

Erik Verdusco-Vega, President & CEO of the South Bay Latino Chamber of Commerce, provided public comment.

Lee Fukui provided public comment.

COMMENTS FROM THE PLANNING COMMISSION (8:41 PM)

[see media](#)

There were no comments from the Planning Commission.

ADJOURNMENT (8:42 PM)

At 8:42 p.m., Chair Blair adjourned the meeting.

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