

AMENDED MINUTES OF A REGULAR MEETING OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH, HELD IN THE BOARD ROOM OF THE HARBOR DEPARTMENT ADMINISTRATION BUILDING AT 925 HARBOR PLAZA, LONG BEACH, CALIFORNIA, ON MONDAY, AUGUST 29, 2005, AT 1 P.M.

Present: Commissioners: Walter, Hancock, Cordero, Hankla, Topsy-Elvord
Absent: " None

Also present:

R. D. Steinke	Executive Director
G. Knatz	Managing Director
T. Teofilo	Managing Director
G. T. Hein	Executive Officer to the Board
D. A. Thiessen	Chief Harbor Engineer
T. K. Whitesell	Director of Administration
H. C. Morris	Director of Communications
M. J. Slavin	Chief Financial Officer
D. L. Albrecht	Director of Information Management
R. Rich	Director of Maintenance
R. G. Kanter	Director of Planning
K. J. McDermott	Director of Properties
C. Perrone	Director of Security
J. A. Morgan	Manager of Maritime Services
C. A. Kemp	Director of Community Relations
D. T. Holzhaus	Principal Deputy City Attorney

PRESIDENT TOPSY-ELVORD PRESIDED AS CHAIRPERSON.

APPROVAL OF MINUTES.

Upon motion by Commissioner Cordero, seconded by Commissioner Hankla and unanimously carried, the minutes of the regular meeting of August 22, 2005, were declared read and approved as read.

EMPLOYEE OF THE YEAR RECOGNITION.

Ms. Whitesell announced Ms. Gail Wasil from Properties and Sergeant Richard Rumpfelt from Security were the 2005 Co-Employees of the Year. Additionally, she introduced the nominees:

Maintenance	Mr. Rick Ussery, Mr. Eric Woodson, Mr. Ricarado Hernandez, Mr. Henry Mills, Mr. Jose "Andy" Nanez, Mr. Don Tarango
Executive Administration	Ms. Paula Grond

Engineering	Mr. Dave Fargo, Mr. Carlo Luzzi, Mr. Nick Gomez, Ms. Sue Vachon, Mr. Cheng Lai
Administration	Ms. Dona Blazis, Ms. Kathy Esquerra, Ms. Lois Wangsness
Trade & Maritime	Ms. Kathleen Cox
Planning	Mr. Matthew Arms
Information Management	Mr. Terry Barber
Finance	Mr. Curtis Christensen
Properties	Ms. Gail Wasil
Security	Mr. Edwin Davis, Mr. Richard Rumfelt

President Topsy-Elvord congratulated all of the nominees and Ms. Wasil and Sergeant Rumfelt on being chosen the 2005 Co-Employees of the Year.

CONSENT CALENDAR – ITEMS NOS. 1-10.

Item No. 8 was removed from Consent Calendar for discussion.

1. CWO NO. 1273, SUPPLEMENT NO. 1 – PIER A WEST SITE PREPARATION – APPROVED.

Communication from D. A. Thiessen, Chief Harbor Engineer, dated August 24, 2005, requesting approval of CWO No. 1273, Supplement No. 1, for the development of the Environmental Impact Report for the Pier A West site preparation, in the amount of \$150,000, was presented to the Board. The request was approved by the Executive Director.

2. PARSONS/HNTB JOINT VENTURE - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE SEVENTH AMENDMENT TO CONTRACT FOR THE GERALD DESMOND BRIDGE REPLACEMENT PROJECT - DOCUMENT NO. HD-6579G AND CWO NO. 1233, SUPPLEMENT NO. 10 - APPROVED.

Communication from D. A. Thiessen, Chief Harbor Engineer, dated August 24, 2005, requesting approval of an amendment to Contract with Parsons/HNTB Joint Venture, for additional services for the design, permitting, and construction for the Gerald Desmond Bridge replacement project, in the amount of \$845,275, extending the term to December 31, 2007, and CWO No. 1233, Supplement No. 10, in the amount of \$1,095,275, was presented to the Board. The request was approved by the Executive Director.

3. MARINA LANDSCAPE - PARTIAL ACCEPTANCE OF WORK UNDER SPECIFICATION NO. HD-S2231 AND RELEASE OF PARTIAL RETENTION.

Communication from D. A. Thiessen, Chief Harbor Engineer, dated August 24, 2005, advising that Marina Landscape has satisfactorily partially completed, as of January 21, 2005, the Pico Avenue Landscaping, Phase 5, as described in Specification No. HD-S2231 and recommending that said work be accepted as partially complete as of that date, and the release of partial retention, in the amount of \$39,645, was presented to the Board. The recommendation was approved by the Executive Director.

4. WASHINGTON GROUP INTERNATIONAL, INC. - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE SECOND AMENDMENT TO CONTRACT FOR THE PORT TRANSPORTATION MANAGEMENT PROGRAM - DOCUMENT NO. HD-6962 - CWO NO. 1255, SUPPLEMENT NO. 5 AND A BUDGET REVISION.

Communication from D. A. Thiessen, Chief Harbor Engineer, dated August 24, 2005, requesting approval of an amendment to Contract with Washington Group International, Inc., for the Port transportation management program in connection with the development of a comprehensive Truck Trip Reduction and Enhanced Rail Activity Program, CWO No. 5058, Supplement No. 5, both in the amount of \$100,000, and a budget revision, was presented to the Board. The request was approved by the Executive Director.

5. TIDELANDS OIL PRODUCTION COMPANY – PERMIT TO REDRILL ONE OIL PRODUCTION WELL AND DRILL ONE PRODUCTION WELL – APPROVED.

Communication from Robert Kanter, Director of Planning, dated August 23, 2005, recommending approval of the application submitted by Tidelands Oil Production Company for a permit to redrill one oil production well (Z1-024) on Pier F and drill one production Well (UP-887) on Pier S, was presented to the Board. The recommendation was approved by the Executive Director.

6. THUMS – PERMIT TO REDRILL TWO OIL PRODUCTION WELLS AND ONE INJECTION WELL – APPROVED.

Communication from Robert Kanter, Director of Planning, dated August 23, 2005, recommending approval of the application submitted by THUMS for a permit to redrill two oil production Wells (J-414) and (J-515) located in the Pier J-4 site, and one injection Well (J-442I) located on the Pier J-5 site, was presented to the Board. The recommendation was approved by the Executive Director.

7. PACIFIC HARBOR LINE - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE SECOND AMENDMENT TO OPERATING AGREEMENT FOR REPLACEMENT OF THE LOCOMOTIVE FLEET – DOCUMENT NO. HD-6580A.

Communication from Robert Kanter, Director of Planning, dated August 23, 2005, requesting approval of an amendment to Operating Agreement with Pacific Harbor Line for locomotive fleet replacement, providing no more than \$5 million in funding, and extending the term to July 31, 2018, was presented to the Board. The request was approved by the Executive Director.

9. HARBOR REVENUE FUND – APPROVAL OF FUND TRANSFER JOURNALS AND AUTHORIZATION OF TRANSFER OF FUNDS.

Communication from Michael J. Slavin, Chief Financial Officer, dated August 25, 2005, submitting the following Fund Transfer Journals received from the Department of Financial Management:

<u>AMOUNT</u>	<u>DESCRIPTION</u>
673,991.95	Employee Benefits and Insurance Funds – transfer of the July 2005 cost of employees’ fringe benefits
561,027.00	Police Department – Police services for April, June, and July 2005 (May was previously paid)
18.00	Information Services Bureau – voice charges for July 2005
125,147.15	Gas, water, and sewer charges for July 2005
6,644.28	Reprographics for July 2005
2,316.41	Utility user’s tax billed for July 2005
54.00	Information Services Bureau – pager service charges for July 2005
327.66	Energy Department – Compressed Natural Gas (CNG) usage for July 2005

was presented to the Board. The Fund Transfer Journals were approved by the Executive Director.

10. FINANCIAL STATEMENTS FOR THE LONG BEACH HARBOR DEPARTMENT FOR THE MONTH ENDED JULY 31, 2005 – RECEIVED AND FILED.

Communication from Michael J. Slavin, Chief Financial Officer, dated August 23, 2005, transmitting financial statements for the Long Beach Harbor Department for the month ended July 31, 2005, was presented to the Board. The financial statements were approved by the Executive Director.

Commissioner Hankla moved, seconded by Commissioner Walter that the communications be received and filed and that Items Nos. 1-7 and 9-10 be approved as recommended. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero, Hankla, Topsy-Elvord
NOES:	"	None
ABSENT:	"	None

8. BOLSA CHICA INTERAGENCY MEMORANDUM OF AGREEMENT - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE THIRD AMENDMENT TO MEMORANDUM OF AGREEMENT FOR WETLANDS ACQUISITION AND RESTORATION – DOCUMENT NO. HD-5553D.

Communication from Robert Kanter, Director of Planning, dated August 23, 2005, requesting approval of an amendment to Memorandum of Agreement with the Bolsa Chica Interagency for wetlands acquisition and restoration, was presented to the Board. The request was approved by the Executive Director.

In response to a request by Commissioner Hancock, Dr. Kanter reviewed the amendment.

Commissioner Hancock moved, seconded by Commissioner Cordero that the communication be received and filed, that said amendment to the Memorandum of Agreement with Bolsa Chica Interagency be approved, and that the Executive Director be authorized to execute the amendment. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero, Hankla, Topsy-Elvord
NOES:	"	None
ABSENT:	"	None

REGULAR AGENDA.

11. STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION – EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE PURCHASE AND SALE AGREEMENT FOR ACQUISITION OF PARCEL OF LAND WITHIN THE ANAHEIM STREET GRADE SEPARATION PROJECT AREA – FIRST READING OF ORDINANCE.

Communication from Kathryn McDermott, Director of Properties, dated August 17, 2005, recommending the approval of a Purchase and Sale Agreement with State of California Department of Transportation for acquisition of parcel of land at the corner of Perry Avenue and Anaheim Street, was presented and to the Board together with the authorizing ordinance therefore. The recommendation was approved by the Executive Director.

Commissioner Hankla moved, seconded by Commissioner Hancock that the communication be received and filed and that the ordinance entitled, "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, AND THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION FOR APPROXIMATELY 526 SQUARE FEET OF LAND AT THE CORNER OF PERRY AVENUE AND ANAHEIM STREET, AND MAKING A DETERMINATION RELATING THERETO," be declared read for the first time and laid over for its second and final reading. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero, Hankla, Topsy-Elvord
NOES:	"	None
ABSENT:	"	None

12. SMALL BUSINESS AND VERY SMALL BUSINESS ENTERPRISE PROGRAM - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE FIRST AMENDMENT TO EXHIBIT A OF ORDINANCE NO. HD-1923 – FIRST READING OF ORDINANCE.

Communication from D. A. Thiessen, Chief Harbor Engineer, dated August 24, 2005, recommending approval of the First Amendment to Exhibit A of Ordinance No. HD-1923, for the Small and Very Small Business Enterprise Programs, was presented to the Board together with the authorizing ordinance therefore. The recommendation was approved by the Executive Director.

Commissioner Hancock moved, seconded by Commissioner Cordero that the communication be received and filed and that the ordinance entitled, "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH ADOPTING AN AMENDMENT TO ORDINANCE NO. HD-1923, ADOPTED OCTOBER 11, 2004, ESTABLISHING A SMALL AND VERY SMALL BUSINESS ENTERPRISE PROGRAM FOR PUBLIC WORKS CONSTRUCTION AND PROFESSIONAL SERVICES CONTRACTS AND MAKING A DETERMINATION RELATED THERETO," be declared read for the first time and laid over for its second and final reading. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero, Hankla, Topsy-Elvord
NOES:	"	None
ABSENT:	"	None

13. MORTON INTERNATIONAL, INC. – EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE FIRST AMENDMENT TO LEASE FOR PROPERTY ON PIER F – DOCUMENT NO. HD-4806A - ORDINANCE NO. HD-1944 - ADOPTED.

Ordinance entitled, "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AUTHORIZING THE

EXECUTIVE DIRECTOR TO EXECUTE A FIRST AMENDMENT TO LEASE BETWEEN THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, AND MORTON INTERNATIONAL, INC., FOR THE USE OF CERTAIN PREMISES IN THE HARBOR DISTRICT, AND MAKING A DETERMINATION RELATING THERETO," was presented to the Board for its second and final reading.

Commissioner Hankla moved, seconded by Commissioner Hancock that said ordinance be declared read for the second time and adopted as read. Carried by the following vote:

AYES:	Commrs:	Walter,Hancock,Cordero,Hankla,Topsy-Elvord
NOES:	"	None
ABSENT:	"	None

14. METROPOLITAN WATER DISTRICT – EXECUTIVE DIRECTOR AUTHORIZED TO APPROVE EASEMENT DEED FOR PROPERTY ALONG THE ALAMEDA CORRIDOR – DOCUMENT NO. HD-6963 – ORDINANCE NO. HD-1945 - ADOPTED.

Ordinance entitled, "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AUTHORIZING THE EXECUTIVE DIRECTOR OF THE LONG BEACH HARBOR DEPARTMENT TO EXECUTE THE UTILITY EASEMENT DEED BETWEEN THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, AND THE METROPOLITAN WATER DISTRICT, AND MAKING A DETERMINATION RELATING THERETO," was presented to the Board for its second and final reading.

Commissioner Hankla moved, seconded by Commissioner Hancock that said ordinance be declared read for the second time and adopted as read. Carried by the following vote:

AYES:	Commrs:	Walter,Hancock,Cordero,Hankla,Topsy-Elvord
NOES:	"	None
ABSENT:	"	None

15. CITY OF VERNON – EXECUTIVE DIRECTOR AUTHORIZED TO APPROVE EASEMENT DEED FOR PROPERTY ALONG THE ALAMEDA CORRIDOR – DOCUMENT NO. HD-6964 – ORDINANCE NO. HD-1946 - ADOPTED.

Ordinance entitled, "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AUTHORIZING THE EXECUTIVE DIRECTOR OF THE LONG BEACH HARBOR DEPARTMENT TO EXECUTE THE EASEMENT DEED BETWEEN THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, AND THE CITY OF VERNON, AND MAKING A DETERMINATION RELATING THERETO," was presented to the Board for its second and final reading.

Commissioner Hankla moved, seconded by Commissioner Hancock that said ordinance be declared read for the second time and adopted as read. Carried by the following vote:

AYES:	Comms:	Walter,Hancock,Cordero,Hankla,Topsy-Elvord
NOES:	"	None
ABSENT:	"	None

16. STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE FIRST AMENDMENT TO FREEWAY MAINTENANCE AGREEMENT – DOCUMENT NO. HD-6965 - ORDINANCE NO. HD-1947 - ADOPTED.

Ordinance entitled, "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH DIRECTING THE EXECUTIVE DIRECTOR TO EXECUTE A FIRST AMENDMENT TO FREEWAY MAINTENANCE AGREEMENT BETWEEN THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, AND THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION, AND MAKING A DETERMINATION RELATING THERETO," was presented to the Board for its second and final reading.

Commissioner Hankla moved, seconded by Commissioner Hancock that said ordinance be declared read for the second time and adopted as read. Carried by the following vote:

AYES:	Comms:	Walter,Hancock,Cordero,Hankla,Topsy-Elvord
NOES:	"	None
ABSENT:	"	None

NEW BUSINESS.

President Topsy-Elvord announced that the Green Port Open House would be held on October 1 from 9 a.m. until noon. She stated the Open House would feature exhibits, demonstrations, and harbor cruises to showcase the Port's efforts to improve the environment.

Mr. Kemp introduced a delegation of elected officials from Argentina.

Senator Mario Losada addressed the Board and thanked the Port for its hospitality in providing a briefing and tour and he acknowledged the exemplary environmental stewardship. He went on to underscore the importance of international trade between Argentina and the United States, as well as with Asia, and he invited the Port to partner with Argentina. Additionally, Senator Losada invited the Port to visit his country.

President Topsy-Elvord welcomed Senator Losada and the delegation to the Port of Long Beach and thanked them for their invitation to visit Argentina.

ADJOURNED.

At 1:45 p.m., Commissioner Cordero moved, seconded by Commissioner Walter that the meeting be adjourned sine die. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero, Hankla, Topsy-Elvord
NOES:	"	None
ABSENT:	"	None

MINUTES OF A REGULAR MEETING OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH, HELD IN THE BOARD ROOM OF THE HARBOR DEPARTMENT ADMINISTRATION BUILDING AT 925 HARBOR PLAZA, LONG BEACH, CALIFORNIA, ON TUESDAY, SEPTEMBER 6, 2005, AT 1 P.M.

**Present: Commissioners: Walter, Hancock, Cordero,
Absent: " Hankla, Topsy-Elvord**

Also present:

G. Knatz	Managing Director
S. B. Rubin	Managing Director
G. T. Hein	Executive Officer to the Board
D. A. Thiessen	Chief Harbor Engineer
T. K. Whitesell	Director of Administration
H. C. Morris	Director of Communications
M. J. Slavin	Chief Financial Officer
D. L. Albrecht	Director of Information Management
R. Rich	Director of Maintenance
R. G. Kanter	Director of Planning
K. J. Adamowicz	Manager of Leasing Sales
C. Perrone	Director of Security
D. B. Snyder	Director of Trade & Maritime Services
C. A. Kemp	Director of Community Relations
D. T. Holzhaus	Principal Deputy City Attorney

COMMISSIONER CORDERO PRESIDED AS CHAIRPERSON.

APPROVAL OF MINUTES.

Upon motion by Commissioner Walter, seconded by Commissioner Hancock and unanimously carried, the minutes of the regular meeting of August 29, 2005, were declared read and approved as read.

CONSENT CALENDAR – ITEMS NOS. 1-4.

Item No. 4 was removed from Consent Calendar for discussion.

1. OXBOW CARBON & MINERALS, LLC – EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE RIGHT OF ENTRY AGREEMENT GRANTING TEMPORARY ACCESS ON PIER G TO METROPOLITAN STEVEDORE COMPANY - DOCUMENT NO. HD-6966.

Communication from Kathryn McDermott, Director of Properties, dated August 30, 2005, recommending authorization of the Right of Entry Agreement with Oxbow Carbon & Minerals, LLC, granting temporary access on Pier G to Metropolitan

Stevedore Company, was presented to the Board. The request was approved by the Acting Executive Director.

2. GEOSYNTEC AND MILLER BROOKS - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE FIRST AMENDMENTS TO CONTRACTS FOR HAZARDOUS MATERIALS SITE ASSESSMENT – DOCUMENT NO. HD-6619A AND DOCUMENT NO. HD-6620A.

Communication from Robert Kanter, Director of Planning, dated August 30, 2005, requesting approval of an amendment to Contract with Geosyntec and an amendment to Contract with Miller Brooks for the hazardous materials site assessment within the Harbor District, both for a time extension to September 30, 2005, was presented to the Board. The request was approved by the Acting Executive Director.

3. QUEST CONSULTANTS, INC. - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE FIRST AMENDMENT TO CONTRACT TO PREPARE A HAZARDS ANALYSIS FOR THE LNG IMPORT TERMINAL ENVIRONMENTAL IMPACT STATEMENT/ENVIRONMENTAL IMPACT REPORT – DOCUMENT NO. HD-6838A.

Communication from Robert Kanter, Director of Planning, dated August 31, 2005, requesting approval of an amendment to Contract with Quest Consultants, Inc., to prepare a Hazards Analysis for the LNG Import Terminal Environmental Impact Statement/Environmental Impact Report on Pier T, in the amount of \$50,000, and extending the term to December 31, 2006, was presented to the Board. The request was approved by the Acting Executive Director.

Commissioner Hancock moved, seconded by Commissioner Walter that the communications be received and filed and that Items Nos. 1-3 be approved as recommended. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero
NOES:	"	None
ABSENT:	"	Hankla, Topsy-Elvord

4. CLAUDIA ANTONIA LEWIS – APPOINTMENT.

Communication from Toni K. Whitesell, Director of Administration, dated August 30, 2005, requesting approval of the appointment of Claudia Antonia Lewis to the position of Administrative Analyst III, at Range/Step 630/7, effective September 10, 2005, was presented to the Board. The request was approved by the Acting Executive Director.

Commissioner Walter commented that he was very happy to see Ms. Lewis come to the Port from the Water Department, and he is sure she will make a fine addition to the Staff.

Commissioner Walter moved, seconded by Commissioner Hancock that the communication be received and filed, and that Claudia Antonia Lewis be appointed to the position of Administrative Analyst III. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero
NOES:	"	None
ABSENT:	"	Hankla, Topsy-Elvord

REGULAR AGENDA.

5. SOUTHERN CALIFORNIA EDISON COMPANY – EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE EIGHTH AMENDMENT TO LEASE FOR SUBSTATIONS ON PIER T AND 190 SOUTH HARBOR SCENIC DRIVE – FIRST READING OF ORDINANCE.

Communication from Kathryn McDermott, Director of Properties, dated August 26, 2005, recommending approval of the Eighth Amendment to Lease with Southern California Edison Company for substations located on Pier T and at 190 South Harbor Scenic Drive, was presented to the Board together with the authorizing ordinance therefore. The recommendation was approved by the Acting Executive Director.

Commissioner Hancock moved, seconded by Commissioner Walter that the communication be received and filed and that the ordinance entitled, "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN EIGHTH AMENDMENT TO LEASE BETWEEN THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, AND SOUTHERN CALIFORNIA EDISON COMPANY FOR THE USE OF CERTAIN PREMISES IN THE HARBOR DISTRICT, AND, MAKING A DETERMINATION RELATING THERETO," be declared read for the first time and laid over for its second and final reading. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero
NOES:	"	None
ABSENT:	"	Hankla, Topsy-Elvord

6. PORT OF LONG BEACH TARIFF NO. 4 – LISTINGS FOR THE BOARD OF HARBOR COMMISSIONERS, PORT STAFF AND PARTICIPATING PORT TERMINALS – FIRST READING OF ORDINANCE.

Communication from Donald B. Snyder, Director of Trade and Maritime Services, by J. A. Morgan, dated August 30, 2005, recommending approval of the listings for the Board of Harbor Commissioners, Port Staff (Rule 34.05), and Participating Port Terminals (Rule 34.10), in the Port of Long Beach Tariff No. 4, was presented to the

Board together with the authorizing ordinance therefore. The recommendation was approved by the Acting Executive Director.

Commissioner Walter moved, seconded by Commissioner Hancock that the communication be received and filed and that the Ordinance entitled "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AMENDING ORDINANCE NO. HD-1357, DESIGNATED TARIFF NO. 4, BY AMENDING THE LISTS OF HARBOR COMMISSIONERS, STAFF AND PARTICIPATING TERMINALS," be declared read for the first time and laid over for its second and final reading. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero
NOES:	"	None
ABSENT:	"	Hankla, Topsy-Elvord

7. STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION – EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE PURCHASE AND SALE AGREEMENT FOR ACQUISITION OF PARCEL OF LAND WITHIN THE ANAHEIM STREET GRADE SEPARATION PROJECT AREA - DOCUMENT NO. HD-6968 - ORDINANCE NO. HD-1948 - ADOPTED.

Ordinance entitled "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF LONG BEACH, ACTING BY AND THROUGH ITS BOARD OF HARBOR COMMISSIONERS, AND THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION FOR APPROXIMATELY 526 SQUARE FEET OF LAND AT THE CORNER OF PERRY AVENUE AND ANAHEIM STREET, AND MAKING A DETERMINATION RELATING THERETO," was presented to the Board for its second and final reading.

Commissioner Walter moved, seconded by Commissioner Hancock that said ordinance be declared read for the second time and adopted as read. Carried by the following vote:

AYES:	Comms:	Walter, Hancock, Cordero
NOES:	"	None
ABSENT:	"	Hankla, Topsy-Elvord

8. SMALL BUSINESS AND VERY SMALL BUSINESS ENTERPRISE PROGRAM - EXECUTIVE DIRECTOR AUTHORIZED TO EXECUTE FIRST AMENDMENT TO EXHIBIT A OF ORDINANCE NO. HD-1923 - ORDINANCE NO. HD-1949 - ADOPTED.

Ordinance entitled, "AN ORDINANCE OF THE BOARD OF HARBOR COMMISSIONERS OF THE CITY OF LONG BEACH ADOPTING AN AMENDMENT TO ORDINANCE NO. HD-1923, ADOPTED OCTOBER 11, 2004, ESTABLISHING A

SMALL AND VERY SMALL BUSINESS ENTERPRISE PROGRAM FOR PUBLIC WORKS CONSTRUCTION AND PROFESSIONAL SERVICES CONTRACTS AND MAKING A DETERMINATION RELATED THERETO," was presented to the Board for its second and final reading.

Commissioner Walter moved, seconded by Commissioner Hancock that said ordinance be declared read for the second time and adopted as read. Carried by the following vote:

AYES:	Comms:	Walter,Hancock,Cordero
NOES:	"	None
ABSENT:	"	Hankla,Topsy-Elvord

ADJOURN IN MEMORY OF DENNIS SULLIVAN.

At 1:45 p.m, Commissioner Hancock moved, seconded by Commissioner Walter that the meeting be adjourned sine die in memory of former Director of Oil Properties Dennis Sullivan. Carried by the following vote:

AYES:	Comms:	Walter,Hancock,Cordero
NOES:	"	None
ABSENT:	"	Hankla,Topsy-Elvord

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S**J U L Y 7 , 2 0 0 5**

The regular meeting of the City Planning Commission convened at 1:35pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Morton Stuhlbarg, Matthew Jenkins,
Mitch Rouse, Charles Winn

ABSENT: EXCUSED: Charles Greenberg, Nick Sramek
Leslie Gentile

CHAIRMAN: Morton Stuhlbarg

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Carolyne Bihn, Zoning Officer
Angela Reynolds, Advance Planning
Derek Burnham, Planner
Jeff Winklepleck, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

No pledge of allegiance was given.

M I N U T E S

The minutes of May 19, 2005 and June 2, 2005 were approved on a motion by Commissioner Winn, seconded by Commissioner Jenkins, and passed 4-0. Commissioners Greenberg, Sramek and Gentile were absent.

S W E A R I N G O F W I T N E S S E S**C O N T I N U E D I T E M S****1. D o w n t o w n P a r k i n g M a n a g e m e n t P l a n U p d a t e**

The item was continued to the July 21, 2005 meeting on a motion by Commissioner Jenkins, seconded by Commissioner Rouse and passed 4-0. Commissioners Greenberg, Sramek and Gentile were absent.

REGULAR AGENDA

2. Case No. 0506-10, Certificate of Appropriateness

Applicant: David Hayden
Subject Site: 349 Carroll Park East (Council District 2)
Description: Hearing to consider an appeal of the Cultural Heritage Commission's decision to conditionally approve a Certificate of Appropriateness for exterior alterations to 349 Carroll Park East, a home within the Carroll Park Historic District.

Carolyne Bihn noted that applicant Hayden had requested a continuance for two weeks with a promise to halt all work at the site until the issue was resolved.

Commissioner Jenkins asked staff to research the availability and use of recycled building materials in historic districts.

Commissioner Rouse said he hoped the research would yield an approved list of substitute remodeling materials for these districts.

Commissioner Winn said he did not want the Commission to usurp the authority of the Cultural Heritage Commission, and suggested a joint meeting to discuss the issue.

Commissioner Jenkins moved to continue the item to the July 21, 2005 meeting. Commissioner Rouse seconded the motion, which passed 4-0. Commissioners Greenberg, Sramek and Gentile were absent.

3. Case No. 0504-26, Zoning Amendment and Local Coastal Program Amendment, CE 05-107

Applicant: Amy Bodek, Manager, Community Development
Subject Site: Subarea 4 of the Downtown Shoreline Planned Development District (PD-6) located on the south side of Ocean Boulevard between Queens Way (Magnolia Avenue) and Pine Avenue, and north of Seaside Way (Council District 2)
Description: Hearing to consider an amendment to Subarea 4 of the Downtown Shoreline Planned Development District (PD-6) and the Local Coastal Program.

Jeff Winklepleck presented the staff report recommending adoption of the amendment since it would provide additional

residential opportunities and contribute to the neighborhood while remaining consistent with the goals, objectives and provisions of the General Plan.

Commissioner Winn expressed concern that since the current residential market was driving the change, it could have long-term limiting and negative impacts on commercial development and schools. In response to a query from Commissioner Rouse, Mr. Winklepleck reported that only 1.5% of the commercial area had been leased.

Ms. Bihn noted that whether or not the two planned residential projects materialized, the ordinance was flexible enough to be readjusted in the future if necessary. Amy Bodek added that this was a good opportunity to balance downtown needs while retaining options for the future.

Commissioner Winn moved to recommend that the City Council adopt an ordinance to amend PD-6 Subarea 4 to increase the maximum allowable residential units by 500 units to a maximum of 1500 units and reducing the allowable area of commercial use from 2,000,000 square feet of usable area to 1,800,000 square feet of usable area; and to recommend that the City Council adopt a resolution amending the Local Coastal Program to reflect the changes to PD-6. Chairman Stuhlberg seconded the motion, which passed 4-0. Commissioners Greenberg, Sramek and Gentile were absent.

4. Case No. 0411-20, Zoning Amendment, CE 04-245

Applicant: City of Long Beach c/o Suzanne Frick
Director of Planning and Building
Subject Site: Citywide
Description: Proposed amendments to the Zoning Ordinance and the Local Coastal Program regarding expansion and alteration of residential uses with nonconforming parking.

Derek Burnham presented the staff report recommending adoption of the amendments since they would address problems arising from interior alterations to create additional bedrooms, while balancing the concerns related to the provision of affordable housing.

In response to a query from Commissioner Rouse as to why the City didn't just deny these types of requests, Ms. Bihn noted that because of the degree of nonconforming properties, the amendment needed to be flexible.

Suzanne Frick, Director of Planning and Building, declared the amendment was a solution developed in response to difficulties created by bedroom additions in parking-impacted areas.

Suzanne Browne, Legal Aid Foundation, 110 Pine Avenue, expressed support for the amendments, saying her group had worked with City staff and the Apartment Association to address issues and develop a compromise.

Mark Bolanos, 4141 E. 7th, property owner, expressed opposition to the changes, saying it would affect his ability to expand his low-income rentals which would cause overcrowding. Mr. Bolanos said he could not respond to a query from Commissioner Winn asking him for alternative ideas.

Commissioner Winn moved to recommend that the City Council adopt the amendments to the Zoning Ordinance. Commissioner Rouse seconded the motion, which passed 4-0. Commissioners Greenberg, Sramek and Gentile were absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

Carolyne Bihn reviewed the agenda for the July 21, 2005 meeting. Angela Reynolds added that after the meeting, staff would be bringing the first scoping meeting before the Commission to discuss the idea of a Downtown Master EIR.

M A T T E R S F R O M T H E P L A N N I N G C O M M I S S I O N

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 2:31pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk

CITY PLANNING COMMISSION MINUTES**July 21, 2005**

A study session of the City Planning Commission convened Thursday, July 21, 2005, at 12:00 pm in the City Council Chambers, 333 W. Ocean Boulevard, to discuss the West Gateway Redevelopment project. The regular meeting of the Planning Commission convened at 1:30.

PRESENT: COMMISSIONERS: Morton Stuhlbarg, Leslie Gentile, Matthew Jenkins, Mitchell Rouse, Nick Sramek, Charles Winn

CHAIRMAN: Morton Stuhlbarg

EXCUSED: Charles Greenberg

STAFF MEMBERS PRESENT: Suzanne Frick, Director of Planning and Building
Greg Carpenter, Planning Manager
Angela Reynolds, Advance Planning Officer
Lemuel Hawkins, Planner
Jeff Winklepleck, Planner

OTHERS PRESENT: Barbara Kaiser, Redevelopment Agency
Lisa Malmsten, City Attorney's Office
Kathy Brown, Minutes Clerk

PLEDGE OF ALLEGIANCE

Commissioner Winn led the pledge of allegiance.

MINUTES

The minutes of June 16, 2005 were approved on a motion by Commissioner Winn, seconded by Commissioner Jenkins and passed 5-0-1. Commissioner Gentile abstained and Commissioner Greenberg was absent.

SWEARING OF WITNESSES**CONSENT CALENDAR**

In response to a query from Commissioner Winn, Lemuel Hawkins stated that the La Bodega Market had some issues with Code Enforcement regarding bringing the market into compliance, but not issues related to the check cashing business.

Greg Carpenter stated that an e-mail was received regarding Item 1C and a request to add several additional conditions with regards to hours of operation, curbs being repainted and curb cuts being filled in.

Commissioner Sramek made a motion to approve items 1A, B, C, D, E, and F as presented by staff and Commissioner Jenkins seconded the motion which passed 6-0. Commissioner Greenberg was absent.

1A. Case No. 0505-11, Conditional Use Permit, CE 05-83

Applicant: Dolex Dollar Express, Inc.
c/o Manuel G. Silva
Subject Site: 305 W. Anaheim Street (Council District 1)
Description: Request for a Conditional Use Permit for the installation of a fifty-five (55) square foot check cashing/money transfer booth within an existing market (dba La Bodega Market #8).

Approved the Conditional Use Permit, subject to conditions of approval.

1B. Case No. 0505-09, Conditional Use Permit, CE 05-81

Applicant: Dolex Dollar Express, Inc.
c/o Manuel G. Silva
Subject Site: 1420 E. Anaheim Street (Council District 2)
Description: Request for a Conditional Use Permit for the installation of a fifty-six (56) square foot check cashing/money transfer booth within an existing market (dba La Bodega Market #4).

Approved the Conditional Use Permit, subject to conditions of approval.

1C. Case No. 0202-25 (Modification) Conditional Use Permit

Applicant: Dolex Dollar Express, Inc.
c/o Manuel G. Silva
Subject Site: 2900 E. Anaheim Street/1240 Gladys Avenue
(Council District 4)
Description: Request for the Modification of an approved Conditional Use Permit for a check cashing/money transfer booth within an existing market (dba La Bodega Market #5) to a newly created commercial store front located at 1240 Gladys Avenue.

Approved the Conditional Use Permit, subject to conditions of approval.

1D. Case No. 0504-18, Vesting Tentative Parcel Map, CE 05-70

Applicant: Kent Bumgarner
c/o Robert Vargo
Subject Site: 3246 Wilton Street (Council District 4)
Description: Request for approval of Vesting Tentative Parcel Map No. 062454 to convert four (4) residential dwelling units in an existing apartment building into condominiums.

Approved Vesting Tentative Parcel Map No. 062454, subject to conditions.

1E. Case No. LDR-05

Applicant: City of Long Beach
Subject Site: Citywide
Description: The 2004-2005 Local Development Report and its conformance with the 2004 Congestion Management Program.

Recommended that the City Council adopt a Resolution self-certifying the Local Development Report and its conformance with the Congestion Management Program.

1F. Case No. GPC 7-21-05

Applicant: Jae VonKlug
Long Beach Redevelopment Agency
Subject Site: 1401 E. Anaheim Street (Council District 6)
Description: Finding of Conformity with the General Plan for an alley vacation and dedication.

Found the proposed vacation and dedication in conformance with the adopted goals and policies of the City's General Plan.

CONTINUED ITEMS

2. Downtown Parking Management Plan Update

Barbara Kaiser, of the Redevelopment Agency, stated that in 2000 a Parking Task Force was formed to look at parking needs in the Downtown area. A consulting firm recommended 10 strategies that have guided actions, relative to downtown parking, since 2001 including the development of additional parking, a parking marketing program, a parking monitoring program, a signage program, the incorporation of shared parking, the modification of meter times and fees and the

reorganization and centralization of parking management. Ms. Kaiser then discussed each strategy in depth and discussed the actions that have been taken in the last 2 ½ years to implement these recommendations. She then summarized the Redevelopment Agency's financial investment in the program.

In response to a query from Commissioner Jenkins, Ms. Kaiser stated that she felt the city was keeping up with the parking needs created by the development of more residential and commercial projects.

John Morris, owner of Smooth's at 144 Pine Avenue, stated that while he supports the program he believes there are serious problems. He stated that on weekend evenings there is traffic gridlock at the intersection of Broadway and Pine, causing a 20 minute wait to get cars retrieved from valet parking. He also stated that signage at Landmark Square is hard to read due to sign placement. He also remarked that he didn't believe that all the parking would be replaced that was lost when new residential developments were built.

In response to a query from Commissioner Gentile, Mr. Morris stated that he would like to focus on parking at Landmark Square and the City Place, suggesting that better signage be provided at Landmark Square and that something be done to change the public's perceptions regarding the safety of walking from the City Place structure to Broadway and Pine.

The owner of Aladdin Grill on Pine stated that he had a 20 person party on a recent Friday night and they were an hour and a half late for their reservation due to the traffic and difficulty in finding parking. He also stated that in the last five months he had been receiving numerous complaints from customers regarding the parking/traffic situation. He suggested that the option of closing Pine/Broadway on the weekends be considered.

In response to Mr. Morris' comments, Ms. Kaiser stated that the Redevelopment Agency had been in negotiations with the former manager of Landmark Square to receive money under a grant from the MTA for better signage, but that manager had resigned and the new manager was not interested in increasing the amount of public parking in the building and was considering pulling out of the parking validation program completely.

Ms. Kaiser also stated that the traffic signals are currently set to give priority to East/West traffic flow, but the City Traffic Engineer could look into switching the timing of lights on weekend evenings to give priority to North/South traffic.

Ms. Kaiser also stated that she could provide a chart showing that more parking was being added than was being removed.

In response to a query from Commissioner Jenkins, Ms. Kaiser stated that the Redevelopment Agency would continue to work with downtown stakeholders to discuss parking issues.

In response to a query from Commissioner Rouse, Ms. Kaiser stated that valet companies could contract with the Redevelopment Agency for access to more parking spaces.

Robert Procter, 100 Atlantic Avenue, asked if the DLBA had made any accommodations to provide monthly parking for residents.

In response, Ms. Kaiser stated that none of the programs developed with the DLBA addressed residential parking. Parking is required by code for each of the new residential projects.

Shirley Rhoads, 100 W. 5th Street, representing the Kress Lofts Homeowners Association, stated that she had observed that much of the traffic on the weekends is attributed to people cruising Pine Avenue, not patrons of the businesses. She suggested that Pine Avenue be closed to traffic on weekend evenings.

Commissioner Jenkins made a motion to receive and file the Downtown Parking Management Plan and Commissioner Rouse seconded the motion, which passed 6-0. Commissioner Greenberg was absent.

3. Case No. 0506-10, Certificate of Appropriateness

Applicant: David Hayden
Subject Site: 349 Carroll Park East (Council District 2)
Description: Hearing to consider an appeal of the Cultural Heritage Commission's decision to Conditionally Approve a Certificate of Appropriateness for exterior alterations to 349 Carroll Park East, a home within the Carroll Park Historic District.

A request was received from the applicant that the item be continued to the Planning Commission hearing of August 18, 2005.

Commissioner Sramek made a motion that the item be continued to August 18, 2005 and Commissioner Jenkins seconded the motion, which passed 6-0. Commissioner Greenberg was absent.

4. Case No. 0506-05, Local Coastal Development Permit, Site Plan Review, Standards Variance, Tentative Subdivision Map, ND 11-01.

Applicant: Jim Najah
Subject Site: 23 - 4th Place
Description: Request for approval of a Local Coastal Development Permit, Site Plan Review, Standards Variance and Tentative Tract Map to construct a new four-story, six-unit condominium project with interior setbacks of 5'6'' (instead of not less than 14' 6'').

Jeff Winklepleck presented the staff report recommending approval of the project. Mr. Winklepleck gave a brief history of the project stating that in May 2001 the Planning Commission approved a 10-unit condominium project that included the subject site and the site directly to the north. The project was appealed to the City Council and the approval was upheld. The project was then appealed to the California Coastal Commission. The Commission found that no substantial issue existed with respect to the conformity of the project with the Local Coastal Program or public access. Subsequent to the approval, the interested parties were unable to consolidate the property and the project approvals had expired as of June 2005.

In response to a query from Commissioner Sramek regarding bluff slippage, Mr. Winklepleck stated that the Parks, Recreation and Marine Bureau were actively performing bluff erosion control studies and that the applicant would be required to perform soils analysis and mitigation measures to ensure that the bluff is stable.

Ms. Reynolds stated that the applicant would also be required to build a retaining wall.

Jim Najah, applicant, stated that the current project is smaller than what had previously been planned and that he felt the project would be a great addition to the block.

In response to a query from Commissioner Winn with regards to bluff stability, Mr. Najah stated that according to their engineer, the 4th Place level was stable. He also stated that caissons would be used for construction at beach level.

Rosemary Chavez, 1100 E. Ocean, stated that the project would completely obscure her view of the beach. She also stated that according to CEQA guidelines, she felt the project required an Environmental Impact Report to be prepared.

Robert Jackson, chairman of Homeowners Association for 1100 E. Ocean, stated that his association opposed the project for a long list of reasons including the fact that no plans by the current architect had

been presented, no soils analysis had been presented, the negative parking impacts to their neighborhood, the run-off from the site eroding their property, and the destabilization of their building caused by construction of the project.

Bob Kaplan, 19 4th Place, stated that he opposed the setback variance, he felt that the tiering needed to be greater to alleviate the shadowing it would cause on the neighboring building and also felt that there would be a negative impact on the parking in the neighborhood.

Brent Blount, 1100 E. Ocean, stated that he opposed the project due to the negative impacts caused by it being built so close to the lot lines which would increase the vulnerability of their property's stability and increase noise levels, obstruct views of the beach from their common area, diminish morning sunlight to their building and negatively impact parking in the neighborhood.

Mr. Najah stated that the construction of the project would not cause destabilization of the neighboring property.

In response to a query from Commissioner Gentile, Mr. Najah stated that having the side setback to code would decrease the size of the project.

Commissioner Gentile remarked that the curb cut appeared to be smaller and located to the south of the required drive aisle compared to the original plans and that the curb cut appeared to be very close to what the minimum clearance would be to street parking.

Mr. Najah responded that the plans met code requirements and that no street parking was lost. It was necessary to move the curb cut in order to meet code requirements for parking.

Commissioner Gentile also remarked that the necessary terracing needed to reflect the slope of the bluff was not defined enough in the submitted elevations and made the building appear to be vertical on the beach side.

Mr. Najah responded that they would be willing to explore options with their structural engineer.

Commissioner Gentile expressed concerns over the lack of composition in the elevations and over the livability of units that were essentially buried into the hillside. She also commented that the project did not seem to follow the development pattern of the area.

Commissioner Gentile stated that she felt more work was needed on the project before it could be approved. She wanted to see more attention paid to other recent developments in the area that were sensitive to the bluff, the skyline and the neighbors.

Commissioner Rouse stated that he felt that the scale of the project was imposing, but felt that it was appropriate to grant the variance for the reduced setback. He also stated that he would like to see the concerns over terracing addressed.

Commissioner Sramek stated that he would like to see additional study done with regards to the affect on the stability of the neighboring building.

Commissioner Jenkins made a motion to continue the item for redesign to address issues regarding design and to provide additional soils analysis to justify the setback requirement and to ensure that it would not impact the adjacent property. Commissioner Gentile seconded the motion which passed 6-0. Commissioner Greenberg was absent.

5. Downtown EIR Scoping Sessions

Applicant: City of Long Beach
Subject Site: Downtown and Central Long Beach Redevelopment Plan Areas
Description: Downtown EIR Scoping Session

Angela Reynolds stated that the purpose of the scoping session was to discuss the Master Environmental Impact Report for eight conceptual project locations in the downtown area, within the downtown and central redevelopment areas, looking ahead at potential environmental impacts that could occur with the redevelopment of Downtown.

Greg LaJoie, RBF Consulting, outlined the steps and timeline of the review process. He also discussed each of the eight project sites located within three primary cluster areas at the intersection of Pacific and 4th Street, Broadway and Long Beach Boulevard, and Broadway and Lime. Mr. LaJoie stated that the projects would be mixed use residential/retail developments with parking.

In response to a query from Commissioner Winn, Jae VonKlug, Downtown Redevelopment Officer, stated that the Redevelopment Agency had strategic action plans for each of its project areas and downtown had been targeted for increased residential growth to respond to the housing demand. She further stated that if demand were to return for office space, there would be opportunities to provide additional space along the Long Beach Boulevard corridor.

In response to queries from Commissioner Sramek with regards to low-income housing and relocation assistance, Ms. VonKlug stated that the Redevelopment Agency reserves the right to subsidize up to 20% of the units in each of the planned residential projects for affordable housing. She also stated that California State Law mandates that assistance and monetary benefits be provided for relocation.

Don Darnauer, Central Project Area Committee and Downtown Long Beach Associates, had a question regarding a site at 3rd and Elm where the owners had entered into an owner participation agreement.

Ms. VonKlug responded that the owner of the building was part of a group that had submitted a proposal for a new development at that site. While the proposal had not been rejected, it was tabled so that other proposals could be received and reviewed.

In response to another query from Mr. Darnauer, Ms. VonKlug stated that the purpose of the scoping session was to look at potential impacts if development occurs. She further stated that projects were in a conceptual stage and that no one should take the meeting as notice that a project had been approved or that people needed to relocate.

Louise Kripal, 100 Atlantic Avenue, stated that her apartment building did not have enough parking spaces for each of the units, so tenants must park on the street. She asked that street parking for her building be considered when development occurs. She also asked that the effect of construction debris on the neighborhood be considered during development.

Ms. VonKlug stated that when possible, the Redevelopment Agency tries to incorporate additional parking into projects in areas where other properties suffer from parking shortages.

Marjorie D'Ambrosio, 100 Atlantic Avenue, stated that she thought the Volunteers of America building should be torn down and used for parking.

Todd Spence, 100 Atlantic Avenue, stated that it was hard to comment on how a project was going to affect him, if he didn't know what the project would look like.

Ms. Reynolds responded that the purpose of the Master Environmental Impact Report was to estimate what types of impacts might occur such as noise and debris during construction.

Carlos Mendes, 100 Atlantic, stated that with the growth of the arts community, there are events going on all the time that impact parking in the area. He commented that he would like to see a large subterranean parking structure be included in the Von's project. He also stated that he would like to see an architectural statement made, reflecting the flavor of the East Village.

MATTERS FROM THE AUDIENCE

Kristen Autry, Save Long Beach Skyline, P.O. Box 20378, stated that there was a piece of property at Ocean Boulevard and Alamitos, where the Video Choice store is located, that she was told was public property that had been purchased for road expansion. She asked if road expansion was being considered in light of the new projects planned downtown. Ms. Reynolds responded that the intersection was included in the Master EIR and would definitely be looked at.

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

There were no matters from the Department.

MATTERS FROM THE PLANNING COMMISSION

There were no matters from the Commission.

ADJOURN

The meeting adjourned at 4:30.

Respectfully submitted,

Heidi Eidson
Minutes Clerk

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S**A U G U S T 4 , 2 0 0 5**

The regular meeting of the City Planning Commission convened at 1:31pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Morton Stuhlbarg, Charles Winn,
Nick Sramek, Leslie Gentile

ABSENT: EXCUSED: Charles Greenberg, Matthew Jenkins,
Mitch Rouse

CHAIRMAN: Morton Stuhlbarg

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Carolyne Bihn, Zoning Officer
Angela Reynolds, Advance Planning
Monica Mendoza, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

The pledge of allegiance was given by Commissioner Gentile.

S W E A R I N G O F W I T N E S S E S**C O N S E N T C A L E N D A R**

Commissioner Winn moved to accept the staff recommendation on Item 1A. Commissioner Sramek seconded the motion, which passed 4-0. Commissioners Greenberg, Rouse and Jenkins were absent.

Commissioner Winn moved to accept the staff recommendations on Items 1B and 1C. Commissioner Sramek seconded the motion, which passed 4-0. Commissioners Greenberg, Rouse and Jenkins were absent.

1A. Case No. 0505-04, Condominium Conversion, Tentative Tract Map, CE 05-75

Applicant: Kadee Della Donna
Subject Site: 1775 Freeman Avenue (Council District 4)

Description: Request for approval of Tentative Tract Map No. 063028 to convert eight residential dwelling units of an existing apartment building into condominiums.

Continued to the August 18, 2005 meeting.

1B. Case No. 0505-05, Condominium Conversion, Tentative Tract Map, CE 05-76

Applicant: Robert Wickman
Subject Site: 4161 Elm Avenue (Council District 8)
Description: Request for approval of Tentative Tract Map No. 062549 to convert twenty residential dwelling units of an existing apartment building into condominiums.

Approved Tentative Tract Map No. 062549, subject to conditions.

1C. Case No. 0505-21, Tentative Parcel Map, CE 05-89

Applicant: Ralph Czarnetzki
Subject Site: 3814 E. 15th Street (Council District 4)
Description: Request for approval of a Tentative Parcel Map for condominium purposes.

Approved Tentative Parcel Map No. 63114, subject to conditions.

R E G U L A R A G E N D A

2. Case No. 0503-09, Conditional Use Permit, CE 05-42

Applicant: Audrey Rauschkolb
Subject Site: 1195 E. 15th Street (Council District 6)
Description: Request for approval of a Conditional Use Permit for a coin-operated Laundromat in an existing building in the R-4-R Zone.

Monica Mendoza presented a revised Site Plan and a slide show outlining the project, which includes complete restoration of the abandoned building and all surrounding landscaping. Ms. Mendoza stated that staff was recommending approval subject to conditions, since the use was compatible with the surrounding neighborhood; and because positive findings could be made to support the request. Ms. Mendoza also noted that staff was recommending deletion of Condition 28c requiring removal of an on-site billboard as this condition was inconsistent with state law.

Audrey Rauschkolb, 11816 Western Avenue, Stanton, CA 90680, applicant, responded to a query from Commissioner Gentile regarding the parapet height, agreeing it was too bulky and low, and that they would be open to alternate design suggestions for the feature.

Vivian Tobias, 1504 Orange Avenue, adjacent neighbor, member of the Central Project Area Committee, stated that the CPAC had voted against the project because they believed that neither the applicant nor the City would be able to fulfill or enforce the conditions of approval to restore the building and maintain new landscaping. Ms. Tobias added that since the odd-shaped lot was a gateway to the area, they had hoped it could be made into green space.

In response to a query from Chairman Stuhlberg, Ms. Tobias added that she had done an informal survey of the area neighbors, who said they didn't need more Laundromat facilities. Ms. Tobias added that the CPAC had voted to have the RDA acquire the property for green space, but had recently discovered the applicant had already purchased it.

'Bilal,' 1325 E. 16th Street, also objected to the Laundromat use, citing a proliferation of similar facilities in the area.

Andrew Kincaid, 5275 Paoli Way, former chair of the CPAC, echoed Ms. Tobias' comments that they had hoped the site could be purchased and turned into a pocket park.

Commissioner Winn expressed understanding and concern that the lack of code enforcement created problems for neighborhoods, but noted that the existing building was an eyesore. Mr. Winn pointed out that the applicant had purchased the property in good faith and had concrete plans appropriate to area zoning, which he felt was an attractive project and a great improvement over the current situation.

Commissioner Winn then moved to approve the Conditional Use Permit, subject to revised conditions, including the removal of Condition 28c.

Commissioner Gentile suggested that the applicant use the landscaping to provide somewhat of a green space feel to serve both interests.

Chairman Stuhlberg seconded the motion, which passed 4-0. Commissioners Greenberg, Rouse and Jenkins were absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

**M A T T E R S F R O M T H E D E P A R T M E N T O F
P L A N N I N G A N D B U I L D I N G**

Carolyn Bihn reviewed the agenda for the August 18, 2005 meeting.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 2:13pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk