

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 MINUTES

### CALL TO ORDER (5:08 PM)

At 5:08 p.m., Chair Smith called the meeting to order.

### ROLL CALL (5:08 PM)

[see media](#)

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

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

**Boardmembers** Becky Blair

**Excused:**

Also present: Reginald Harrison, Interim Director of Development Services; Derek Burnham, Current Planning Officer; Jill Griffiths, Advance Planning Officer; Michael Mais, Assistant City Attorney; Lynette Ferenczy, Project Planner; Monica Mendoza, Project Planner; Scott Kinsey, Project Planner; Tim Busbee, Long Beach Fire Department; Robert Maldonado, Public Works; Anneke Van Gelder, Public Works; Carl Morgan, Redevelopment Agency; Heidi Eidson, Bureau Secretary.

### FLAG SALUTE (5:08 PM)

[see media](#)

Commissioner Durnin led the flag salute.

### MINUTES (5:09 PM)

[see media](#)

#### [10-017PL](#)

Recommendation to receive and file the Planning Commission minutes of March 4, 2010.

**A motion was made by Commissioner Durnin, 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

**Excused:** 1 - Becky Blair

[see media](#)  
[10-018PL](#)

Recommendation to receive and file the Planning Commission minutes of April 1, 2010.

**A motion was made by Commissioner Van Horik, seconded by Commissioner Gentile, 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

**Excused:** 1 - Becky Blair

[see media](#)  
[10-024PL](#)

Recommendation to receive and file the Planning Commission minutes of April 15, 2010.

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

**Yes:** 5 - Phillip Joseph Saumur, Charles Durnin, Leslie Fernald Gentile, Melani Smith and Donita Van Horik

**Abstain:** 1 - Alan L. Fox

**Excused:** 1 - Becky Blair

#### **DIRECTOR'S REPORT (5:11 PM)**

[see media](#)

Reginald Harrison, Interim Director of Development Services, presented the Director's Report.

Chair Smith spoke.

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

[see media](#)

There was no public comment given at this time.

#### **SWEARING OF WITNESSES (5:16 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 (5:18 PM)**

[see media](#)

[see media](#)

1. [10-005PL](#) Recommendation to adopt a Resolution certifying Mitigated Negative Declaration 15-09 and approve a Local Coastal Development Permit to remove five above-ground storage tanks and associated above-ground pipelines at 400 Studebaker Road. (District 3) (Application No. 0911-04)

Derek Burnham, Current Planning Officer, introduced the item.

Lynette Ferenczy, Project Planner, presented the staff report.

Mike Murchison, representing the applicant, spoke.

Nancy Beresky, representing the applicant, spoke.

Mike Murchison responded to a query from Commissioner Fox.

Nancy Beresky responded to a queries from Commissioner Durnin.

Nancy Beresky responded to queries from Chair Smith.

Jill Griffiths responded to a query from Commissioner Saumur.

Eric Keller, representing the applicant, spoke.

A dialogue ensued between Eric Keller, Mike Murchison, and Commissioner Durnin.

Derek Burnham spoke.

Chair Smith spoke.

Nancy Beresky spoke.

Joe Power, Rincon Consultants, responded to a query from Commissioner Van Horik.

Nancy Beresky responded to a query from Commissioner Saumur.

Mike Murchison spoke.

Chair Smith spoke.

Christine Bucklin, Department of Toxic Substance Control, spoke.

Tim Busbee, Long Beach Fire Department, spoke.

Tim Busbee responded to a query from Commissioner Gentile.

Tim Busbee responded to a query from Commissioner Saumur.

A dialogue ensued between Derek Burnham, Commissioner Saumur and Tim Busbee.

Tim Busbee responded to a query from Commissioner Durnin.

Tim Busbee responded to a query from Commissioner Van Horik.

Pat Towner, President of University Park Estates Homeowners Association, provided public comment.

Ann Dennison read a letter on behalf of Ann Cantrell.

Elizabeth Lambe, representing Los Cerritos Land Trust, provided public comment.

A dialogue ensued between Mike Murchison and Chair Smith.

Nancy Beresky responded to public comment.

Christine Bucklin spoke.

Nancy Beresky responded to queries from Chair Smith.

Nancy Beresky and Mike Murchison responded to a query from Commissioner Saumur.

A dialogue ensued between Chair Smith, Derek Burnham, Mike Murchison and Eric Keller.

Christine Bucklin spoke.

A dialogue ensued between the Commission and Staff.

Commissioner Gentile spoke.

**A motion was made by Commissioner Durnin, seconded by Commissioner Saumur, to approve the recommendation with amendments to the Conditions of Approval that: 1) an action plan be developed by the applicant and planning staff to work with area schools and residents with notifications regarding project start and duration; AND develop guidelines/recommend actions to be taken by school personnel and residents in the event of contamination; and 2) that the entrance to the site will be through AES (left hand turn lane) and the exit from the site will be through Loynes Avenue or AES.**

**Yes:** 6 - Phillip Joseph Saumur, Alan L. Fox, Charles Durnin, Leslie Fernald Gentile, Melani Smith and Donita Van Horik

**Excused:** 1 - Becky Blair

## **REGULAR AGENDA (6:40 PM)**

[see media](#)

[see media](#)

2. [10-022PL](#) Recommendation to approve a Conditional Use Permit request to allow a check cashing use at 1162 E. 7th Street located in the CCP (Community Commercial Pedestrian Oriented) zoning district. (District 2) (Application No. 0904-07)

Derek Burnham, Current Planning Officer, introduced the item.

Monica Mendoza, Project Planner, presented the staff report.

Monica Mendoza responded to a query from Commissioner Gentile.

William Henry, property owner, spoke.

William Henry responded to a query from Commissioner Saumur.

Derek Burnham provided further response to Commissioner Saumur's query.

William Henry spoke.

Derek Burnham responded to a query from Chair Smith.

D'Iorah Hunt, representing Craftsman Village Historic District, provided public comment.

Allene Symons provided public comment.

Derek Burnham responded to Allene Symons' comments.

Allene Symons spoke.

David Clement, President of North Alamitos Beach Association, provided public comment.

Michael Park, representing the Long Beach Korean Chamber of Commerce, spoke.

Michael Park responded to a query from Commissioner Durnin.

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

William Henry spoke.

Michael Mais spoke.

Derek Burnham spoke.

Derek Burnham responded to queries from Commissioner Gentile.

David Hernandez, representing Craftsman Village Historic Neighborhood, provided public comment.

Phoebe Koslowski, provided public comment.

Derek Burnham responded to queries from Commissioner Saumur.

Derek Burnham responded to queries from Commissioner Fox.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik, Chair Smith and Derek Burnham.

Commissioner Saumur spoke.

A dialogue ensued between Commissioner Fox, Chair Smith and Commissioner Van Horik.

Derek Burnham responded to a query from Commissioner Van Horik.

**A motion was made by Commissioner Van Horik, seconded by Commissioner Durnin, to approve the recommendation with amendments to the Conditions of Approval to not allow any exterior advertising of the check cashing business, that the applicant must submit interior plans that meet code requirements to the satisfaction of the Superintendent of Building and Safety, that the language in Condition #1 be changed to "accessory check cashing business", and the size of the check cashing use may not exceed the size shown on the plans dated April 14, 2009. 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

**Excused:** 1 - Becky Blair

[see media](#)

3. [10-023PL](#)

Recommendation to recommend City Council adopt an Ordinance amending the zoning regulations to allow additional locations for emergency shelters, supportive housing, transitional housing and single room occupancy units and establish development and performance standards to guide development of these units. (Citywide) (Application No. 1004-10)

(ITEM TAKEN OUT OF ORDER)

Derek Burnham, Current Planning Officer, asked that the item be continued to a date uncertain.

**A motion was made by Commissioner Gentile, seconded by Commissioner Durnin, to continue the item to a date uncertain. 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

**Excused:** 1 - Becky Blair

[see media](#)

4. [10-025PL](#)

Recommendation to certify the Mitigated Negative Declaration (State Clearinghouse No. 2010011073) for the Naples Seawall Interim and Long Range Repair Project. (District 3)

Chair Smith, Commissioner Gentile, and Commissioner Durnin recused themselves from the item.

Commissioner Saumur chaired the item.

Michael Mais, Assistant City Attorney, spoke.

Jill Griffiths, Advance Planning Officer, introduced Public Works staff and the consultant for the project.

Robert Maldonado, Senior Civil Engineer, Public Works, provided the staff report.

Jill Griffiths spoke.

Anneke Van Gelder, Civil Engineer, Public Works, responded to a query from Commissioner Saumur.

Eddie Torres, Consultant, spoke.

Robert Maldonado, Anneke Van Gelder, and Reginald Harrison, Interim Director of Development Services, responded to a query from Commissioner Van Horik.

Anika Van Gelder and Robert Maldonado responded to queries from Commissioner Saumur.

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

A dialogue ensued between Eddie Torres and Commissioner Fox.

Derek Burnham and Jill Griffiths responded to a query from Commissioner Van Horik.

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

**Yes:** 3 - Phillip Joseph Saumur, Alan L. Fox and Donita Van Horik

**Abstain:** 3 - Charles Durnin, Leslie Fernald Gentile and Melani Smith

**Excused:** 1 - Becky Blair

### **STUDY SESSION - AMC conversion to residential (8:08 PM)**

[see media](#)

Derek Burnham, Current Planning Officer, introduced the study session item.

Scott Kinsey, Project Planner, gave a brief overview of the project.

Manuel Funes, Project Architect, spoke.



A dialogue ensued between Commissioner Gentile and Manuel Funes.

A dialogue ensued between Manuel Funes and Commissioner Durnin.

Derek Burnham spoke.

Manuel Funes responded to queries from Commissioner Durnin.

Manuel Funes responded to queries from Commissioner Saumur.

Manuel Funes responded to queries from Commissioner Van Horik.

A dialogue ensued between Commissioner Gentile and Manuel Funes.

Carl Morgan, Redevelopment Project Officer, spoke.

Chair Smith spoke.

Manuel Funes responded to a query from Commissioner Gentile.

A dialogue ensued between Commissioner Saumur and Manuel Funes.

Derek Burnham responded to a query from Luis Hermona, Principal.

A dialogue ensued between Luis Hermona and Commissioner Gentile.

A dialogue ensued between Luis Hermona and Chair Smith.

Derek Burnham responded to a query from Luis Hermona.

Luis Hermona spoke.

**COMMENTS FROM THE PLANNING COMMISSION (9:01 PM)**

[see media](#)

There were no comments from the Planning Commission.

**ADJOURNMENT (9:01 PM)**

At 9:01 p.m., Chair Smith adjourned the meeting.

NEXT REGULAR MEETING: May 20, 2010 - 5:00 PM

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