

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 A N U A R Y 1 6 , 2 0 0 3

The regular meeting of the City Planning Commission convened Thursday, January 16, 2003, at 1:33pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT: COMMISSIONERS:** Nick Sramek, Charles Greenberg, Thomas Fields, Randal Hernandez, Lynn Moyer, Gregg Whelan, Charles Winn

**CHAIRMAN:** Nick Sramek

**STAFF MEMBERS PRESENT:** Gene Zeller, Director  
Greg Carpenter, Zoning Officer  
Angela Reynolds, Advance Planning  
Craig Chalfant, Planner II

**OTHERS PRESENT:** Heather Mahood, City Attorney  
Chris Kunze, Airport Bureau  
Ruth Shikada, Property Services  
Marcia Gold, Minutes Clerk

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

Zoning Officer Greg Carpenter led the pledge of allegiance.

M I N U T E S

The minutes of November 7, 2002 were approved on a motion by Commissioner Winn, seconded by Commissioner Fields and passed 5-0-2. Commissioners Whelan and Moyer abstained.

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

1. Case No. 0204-47, Standards Variance, CE 02-82

Applicant: Bozena Jaworski  
Appellant: Rick Lepionka and D'lorah Hunt  
Subject Site: 905 Orange Avenue  
Description: Appeal of the Zoning Administrator's decision to approve a Standards Variance request for a 6' tall fence and entry gate (instead of not more than 4'

tall) at the front property line of an institutionally zoned property.

Commissioner Hernandez moved to continue the item to the February 6, 2003 meeting as recommended by staff. Commissioner Whelan seconded the motion, which passed unanimously.

## **R E G U L A R   A G E N D A**

### **2.   Case No. 0211-12, Conditional Use Permit, CE 886-02**

Applicant:           City of Long Beach, Property Services Bureau  
                          for Long Beach City College  
Subject Site:       5000 Lew Davis Avenue  
Description:       Conditional Use Permit to provide short-term, off-site commercial parking at the Veteran Stadium at Long Beach City College in the Institutional (I) Zone District.

Greg Carpenter presented the staff report recommending approval of the request since such use would be consistent with the zoning, would offset the underparked airport, and would not be detrimental to surrounding properties as conditioned.

In response to a query from Commissioner Greenberg, Ms. Mahood stated it would not be a conflict of interest if Mr. Greenberg heard the item, since his position on the Board of Directors for the City College was uncompensated. Commissioner Hernandez stated that he was also an uncompensated member of the Board of Governors.

Mr. Greenberg noted that the conditions did not address the short-term aspect of the use.

Commissioner Moyer asked why the parking area couldn't be moved closer to the airport and Mr. Carpenter explained that the City College had long-term control over the closer section, and that the proposed site was the least-used part.

In response to a query from Commissioner Winn regarding the relationship of this project to the proposed parking structure at the airport, Mr. Carpenter said that the size of that building was still to be determined.

Chris Kunze, Airport Bureau Manager, added that with the new parking structure, to be constructed in the terminal area for passenger, car rental and employee use, the plan was to meet all

parking needs within the airport area, with construction starting in two years or so. Mr. Kunze also explained why there was an urgent need for the proposed interim solution.

Ruth Shikada, Property Services Bureau Manager, City of Long Beach, applicant, stated that they accepted all the conditions of approval.

Paul Quirk, Director, Support Services, Long Beach City College, in response to a query from Commissioner Hernandez, confirmed that the only option close to the airport was this site, since the rest of the area was committed through long-term leases. Mr. Quirk also explained how overflow parking has been and will be handled during special events, and methods used to direct this traffic away from the neighborhood.

Herb Levi, 5153 Hanbury St., area resident, stated that even though the neighbors had worked with the college to limit larger uses of the lot, there were still noise and traffic problems with the antique mart and auto show. Mr. Levi said he thought the proposal was feasible only if the college maintained strict controls on parking.

John Deats, 3600 Pacific Avenue, challenged the findings that the Veterans Stadium could handle overflow parking, especially if this proposal was approved, which he felt was a possible CEQA violation. Mr. Deats agreed that the noise and traffic would adversely affect the adjacent neighborhood, and he said approval should be considered only if the College was obligated to make sufficient overflow parking available for all events.

Don Wilson, 3331 Maryland Circle, neighbor, agreed that this proposal could create problems, since it would take away the entrance now used for the swap meet. Mr. Wilson suggested that Boeing or other properties be used for airport parking in conjunction with a shuttle service.

Rae Gabelich, 4612 Virginia Avenue, spoke against the proposal, saying that there should instead be a master plan on all aspects of airport development for discussion and input by the neighborhood. She also brought up the idea that this proposal could constitute a CEQA violation.

Kevin McAchren, 801 Pine Avenue, spoke in favor of the project as conditioned, since he felt the airport needed the extra parking, and that it was a good stopgap measure until the terminal facilities could grow to accommodate all needs.

In response to a request from Commissioner Moyer, City Attorney Mahood explained that the project had received a categorical Class 1 CEQA exemption since it already functions as a parking facility.

Ms. Shikada addressed the idea of using other facilities, stating that the City had tried and failed to procure alternative, convenient off-site parking areas. She also noted that resident input would be sought on all the long-term airport projects.

Commissioner Fields said he understood the urgency of the request, but asked if this was just a stopgap measure, and how the ingress and egress route and proper signage would be enforced.

Commissioner Moyer said she was comfortable with the proposal as conditioned, and did not feel it was violating any CEQA policies.

Ms. Moyer then moved to approve the Conditional Use Permit, subject to conditions.

Commissioner Greenberg agreed that since the proposal was a temporary one, it would not constitute a CEQA violation. Mr. Greenberg added that since the effect on the neighborhood was unknown, he would suggest that the CUP be conditioned as short-term so it could be reexamined at a two-year point for any adverse effects.

Applicant Shikada said she supported a five-year term to coincide with the City College lease, and due to the anticipated slow financing and construction process that the airport faced in creating the new parking structure.

Commissioner Fields said he could only vote approval if it was clearly conditioned as temporary, and he preferred a three-year maximum lease.

Commissioner Whelan expressed support for the project as conditioned, especially since it was an existing facility and because the proposed parking structure would eventually bring all uses to the terminal area. Mr. Whelan also said he believed the entire City was in favor of having a prestigious and efficient airport in town, and that this interim step would help meet that goal.

Commissioner Whelan then seconded the motion.

Mr. Winn added that this proposal would get the rental cars off the street and that it was for employee use only with good ingress and egress controls. Mr. Winn said he thought the five-year lease was indicative of a stopgap measure, especially given the anticipated controversy of the upcoming EIR on airport construction, and he recommended that a five-year term amendment be added to the conditions.

Commissioners Moyer and Whelan agreed to the addition to their motion.

Chairman Sramek said he thought this was a bad use of the land, even as a stopgap measure, and with the constant special events creating overflow parking in the neighborhood, this proposal could only make things worse. Mr. Sramek added that he did not think there were enough controls on the signage, and that this was just shifting the parking problem from the airport and large streets to the City College and the neighborhood. Chairman Sramek said he thought the airport should keep looking for a better solution.

The question was called, and the motion passed 5-2, with Chairman Sramek and Commissioner Fields dissenting.

### **3. Case No. 0210-12, Conditional Use Permit, CE 02-194**

Applicant: David Uribes, Market Recycling Inc.  
Subject Site: 6845 Atlantic Avenue  
Description: Conditional Use Permit to allow establishment and operation of a recycling collection center with staff attendants.

Craig Chalfant presented the staff report recommending approval of the project since it would provide a beneficial service to the neighborhood and City while not being detrimental to public health.

In response to a note from Commissioner Greenberg, Mr. Chalfant acknowledged that Condition 33b should be deleted since it was a standard condition that conflicted with Condition 28 regarding the number of security guards required.

David Uribes, 2725 South Street, applicant, said he agreed to all the conditions of approval, with the exception of the

requirement for security guards, since he had operated a trouble-free area recycling center with no guards and since the high fence would increase security on a small site far from pedestrian activity. Mr. Uribes said he felt that the previous operator had experienced security problems due to his lack of skill in operating the center, and because it was near a market. He then asked for more time to meet the condition if the Commissioners decided it should remain.

Commissioner Winn suggested that the security guard condition remain only if the Police Department asked for it later or if problems arose with the operation.

Mr. Chalfant stated that the condition stemmed in part from two problems with the past operator combined with potential problems with the nature of the application, and that both the Police Chief and Councilmember had urged that security be required.

Mr. Carpenter said that the applicant could return to the Commission and ask for the requirement to be waived or modified later with Police Department input.

In response to a query from Commissioner Greenberg regarding security policy in general, Mr. Chalfant explained that the decision in each case was based on Police Department input.

Commissioner Winn moved to approve the Conditional Use Permit, subject to revised conditions to require uniformed security guards only if later requested by the Police Department and imposed with the authority of the Director of Planning and Building. Commissioner Whelan seconded the motion.

Commissioner Hernandez echoed support for leaving the choice to the discretion of the Police Department.

Commissioner Greenberg expressed concern that the current recommendation of the Police Chief was being overridden, and therefore he could not support the motion.

Chairman Sramek agreed that the condition should stay in.

Commissioner Winn said he did not want to set a precedent if it was unnecessary, and that if the Police Department felt so strongly that security was required on the site, they should have been at the meeting with solid reasons for their recommendations.

Commissioner Moyer said she could only support the motion with the stipulation that the applicant had 90 days to train uniformed security guards, and to leave to the discretion of the Director of Planning and Building in consultation with the Police Department the elimination, not addition, of the existing security condition.

Commissioner Fields expressed support for Commissioner Moyer's idea.

Leanna Marshall, representative for Councilmember Val Lurch, explained that the applicant had presented his proposal to Police Chief Batts and that the general consensus was that due to previous problems with the operation, uniformed security guards should be required in order to win support of the project from the North Long Beach Business Association, the Councilmember and the Police Department.

Mr. Uribes stated that he had moved the location to mitigate security concerns and added an extra staff member, but that he would be happy to add uniformed security in the future if required to do so, with a 90-day window to prove this would not be necessary.

The question was called, and the motion failed 2-5, with Commissioners Greenberg, Whelan, Fields, Moyer and Chairman Sramek dissenting.

Commissioner Moyer moved to approve the Conditional Use Permit, subject to revised conditions to allow the applicant 90 days to train a uniformed security guard and allowing the applicant to return to the Director of Planning and Building to request the security guard condition be eliminated; and giving the Director of Planning and Building the discretion to make such a decision after consultation with the Police Department. Commissioner Whelan seconded the motion.

Commissioner Winn said he would have preferred to hear representatives from the Council office and Police Department outline the specific reasons for the security requirement request.

Commissioner Hernandez agreed that at least written testimony should have been submitted on the subject.

The question was called, and the motion passed unanimously.

**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**

Mr. Zeller stated that the Boeing project was moving forward, and that they were meeting with the new development team of the PacificCenter.

Commissioner Moyer expressed appreciation to Commissioner Whelan and Mr. Zeller for their continuing efforts in working with the RDA on the design review.

Commissioner Whelan echoed the sentiment and thanked Melanie Fallon for her continuing support as well.

**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 3:10pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk