

CITY PLANNING COMMISSION MINUTES

March 6, 2003

The regular meeting of the City Planning Commission convened Thursday, March 6, 2003 at 1:50 pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Nick Sramek, Randal Hernandez, Lynn Moyer, Charles Winn

EXCUSED: COMMISSIONERS: Thomas Fields, Charles Greenberg, Gregg Whelan

CHAIRMAN: Nick Sramek

STAFF MEMBERS PRESENT: Gene Zeller, Director of Planning & Bldg.
Greg Carpenter, Zoning Officer
Craig Chalfant, Planner II
Lynette Ferenczy, Planner III
Angela Reynolds, Advance Planning Officer

OTHERS PRESENT: Mike Mais, Principal Deputy City Attorney
Heidi Eidson, Minutes Clerk

PLEDGE OF ALLEGIANCE

Commissioner Hernandez led the pledge of allegiance.

SWEARING OF WITNESSES

CONSENT CALENDAR

The Consent Calendar was approved on a motion by Commissioner Hernandez, seconded by Commissioner Moyer and passed unanimously.

1A. GPC 3-6-03

Applicant: Kathleen Durlin
Subject Site: Near the intersection of Park Avenue and 5th Street abutting the Pacific Electric Rail Right-of-Way.
Description: Finding of conformity with the General Plan for an alley vacation.

Found the proposed alley vacation near the intersection of Park Avenue and 5th Street in conformance with the General Plan.

1B. Negative Declaration 03-03

Applicant: K. Eric Leung, Manager, Engineering, Water Systems
City of Long Beach
Subject Site: Citywide
Description: Phases 2, 3, and 4 of Long Beach Water Department Recycled Water Expansion Plan.

CONTINUED ITEMS

2. Case No. 0209-11, Conditional Use Permit, Local Coastal Development Permit, CE 02-148

Applicant: Mindy Marciuliano
Subject Site: 190 La Verne Avenue
Description: Conditional Use Permit and Local Coastal Permit request to establish off-site beer and wine sales from an existing market.

Greg Carpenter presented the staff report recommending denial of the Conditional Use Permit and Local Coastal Development Permit because positive findings could not be made with regards to parking and crime statistics.

Connie Hamilton, 6530 DeLeon Street, spoke as an agent on behalf of the applicant. She commented that the business primarily served residents in the Belmont Shore neighborhood and items were for off-site consumption. The owner was looking to add the sale of high-end Italian wines and beer.

In response to a query from Ms. Hamilton, Mr. Mais responded that the Conditional Use Permit goes with the property and not the business. However, conditions could be crafted to limit the Conditional Use Permit to a specific type of use.

In response to a query from Commissioner Winn, Ms. Hamilton responded that alcohol sales would make up only 5-6% of sales.

Jeanette Gavin, 60 Pomona Avenue, President of the Belmont Shore Residents' Association, remarked that the Board voted unanimously to support the project. Also, a survey of area residents showed that a majority wanted a gourmet delicatessen with beer and wine.

Bozena Jaworski, RPP Architects, 3837 E. 7th Street, consultant for applicant, remarked that the square footage of floor area or the linear footage of shelving to be used as display area for wine and beer could be limited as a part of the conditions.

Commissioner Moyer made a motion to direct staff to prepare positive findings and Conditions of Approval, which include limiting the use of the Conditional Use Permit and limiting the area of shelf space for display of wine and beer to be presented at the March 20th Planning Commission meeting. Commissioner Hernandez seconded the motion, which passed unanimously. Commissioners Fields, Greenberg and Whelan were absent.

REGULAR AGENDA

3. Case No. 0201-16, Time Extension

Applicant: Ron Cedillos - Sierra Partners, LLC

Subject Site: 2233 E. 69th Street
Description: Time Extension request for a previously approved Community Correctional Re-entry Center expansion, allowing construction of a second story to increase permitted inmate occupancy from 50 persons to 112 persons.

Craig Chalfant presented the staff report recommending the approval of a one year Time Extension to March 6, 2004.

Tim Cameron, One World Trade Center, representing the applicant, remarked that the applicant felt strongly that the needed funding to complete the project would be in place by July 1, 2003. However, the applicant did not want a limitation placed on requesting another Time Extension in the future if it was needed.

Commissioner Moyer moved to approve the Time Extension to March 6, 2004 and Commissioner Hernandez seconded the motion, which passed unanimously. Commissioners Fields, Greenberg and Whelan were absent.

4. Case No. 0209-04, Vesting Waived Tentative Parcel Map, Standards Variance, CE 02-145

Applicant: Gary Wagner
Subject Site: 2335 E. Poppy Street
Description: A request for approval of Vesting Waived Tentative Parcel Map No. 0209-04 for construction of a four-unit condominium and Standards Variances for a 3'0" side yard setback for the garage (instead of not less than 5'0"), a 14'6" wide driveway (instead of 20'0") and to not provide common open space.

Lynette Ferenczy presented the staff report recommending approval of Vesting Waived Tentative Parcel Map No. 0209-04, subject to conditions and approval of the Standards Variance request for a 3'0" side yard setback for the garage, a 14'6" wide driveway and to not provide common open space, subject to conditions.

Commission Winn moved to approve the Vesting Waived Tentative Parcel Map and Standards Variances and Commission Moyer seconded the motion, which passed unanimously. Commissioners Fields, Greenberg and Whelan were absent.

MATTERS FROM THE AUDIENCE

There were no matters from the audience.

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

Mr. Carpenter distributed copies of the Bixby Knolls Design Guidelines from the Redevelopment Agency. He also remarked that there would be a formal presentation in April.

MATTERS FROM THE PLANNING COMMISSION

Commission Hernandez distributed information from the Urban Land Institute regarding state actions to encourage "smart growth".

ADJOURN

The meeting adjourned at 2:30 pm.

Respectfully submitted,

Heidi Eidson
Minutes Clerk