

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

M A Y 1, 2 0 0 3

The regular meeting of the City Planning Commission convened Thursday, May 1, 2003, at 1:39pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Nick Sramek, Thomas Fields, Lynn Moyer, Charles Winn

EXCUSED: COMMISSIONERS: Charles Greenberg, Gregg Whelan, Randal Hernandez

CHAIRMAN: Nick Sramek

STAFF MEMBERS PRESENT: Gene Zeller, Director
Greg Carpenter, Zoning Officer
Jerry Olivera, Advance Planning
Carolyn Bihn, Planner V
Lynette Ferenczy, Planner III
Craig Chalfant, Planner II
Ira Brown, Planner

OTHERS PRESENT: Mike Mais, Principal 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

Commissioner Winn led the pledge of allegiance.

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

Item 1A was removed to the Regular Agenda at the request of Chairman Sramek.

Mr. Carpenter noted that a request had been received by the applicant to continue Item 1C to the June 5, 2003 meeting.

Commissioner Winn moved to approve Items 1B and 1D of the Consent Calendar as recommended by staff, and to continue Item 1C to the June 5, 2003 meeting. Commissioner Fields seconded the motion, which passed 4-0. Commissioners Greenberg, Whelan and Hernandez were absent.

1A. GPC 5-1-03

Applicant: Kevin Barre, Long Beach Unified
School District
Subject Site: 5775 Long Beach Boulevard
Description: Finding of conformity with the General Plan
for the vacation and dedication of public rights-of-way
relating to the Dooley's site Elementary School.

Removed to the Regular Agenda.

1B. Case No. 0303-12, Waived Parcel Map, CE 03-34

Applicant: Stan Smolin
Subject Site: 6101 Obispo Avenue
Description: Tentative Parcel Map No. 27106 to establish
four industrial condominium units.

Approved, subject to conditions.

**1C. Case No. 0207-16, Conditional Use Permit, Standards
Variance, ND 44-02**

Applicant: Jerry Norman and Dora Jones, as
authorized agents
Subject Site: 1720 and 1724 Lewis Avenue
Description: Request to redesign and expand an existing
church parking lot with reduced aisle width for seven
spaces (16' instead of the required 24') and reduced front
yard setback.

Continued to the June 5, 2003 meeting.

1D. Negative Declaration 10-03

Applicant: City of Long Beach Department of
Parks, Recreation and Marine
Subject Site: 4800 E. Wardlow Road
Description: Renovation and improvements to the existing
golf course; removal of up to 500 palm trees and the
addition of approximately 700 trees of varied species.

Certified Negative Declaration 10-03.

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

1A. GPC 5-1-03

Applicant: Kevin Barre, Long Beach Unified
 School District
Subject Site: 5775 Long Beach Boulevard
Description: Finding of conformity with the General Plan
 for the vacation and dedication of public rights-of-way
 relating to the Dooley's site Elementary School.

In response to a query from Chairman Sramek regarding public notification of the vacation, Ira Brown explained that there had been a public meeting regarding the EIR, and that there would be further opportunity for public comment when the City Council passed the resolution.

Commissioner Winn moved to find the proposed public rights-of-way vacation and dedication in conformance with the General Plan. Commissioner Moyer seconded the motion, which passed 4-0. Commissioners Greenberg, Whalen and Hernandez were absent.

C O N T I N U E D I T E M S

**2. Case No. 0302-10, Administrative Use Permit,
 CE 03-18**

Applicant: Phillip Appleby c/o Randy Morris Design
Subject Site: 623 W. Pacific Coast Highway
Description: Administrative Use Permit to convert a
 portion of an existing commercial building to three
 artist's studios with residences.

Craig Chalfant presented the staff report recommending approval of the proposal since it was consistent with subdivision and zoning regulations, and would provide increased ownership opportunities in the community.

In response to a query from Commissioner Fields, Mr. Chalfant explained that staff felt the prohibition of occupancy prior to issuance of the Certificate of Occupancy would ensure total compliance with all conditions of approval.

In response to a query from Commissioner Winn regarding another one of the applicant's projects, Mr. Carpenter noted that it had been used as an example by the RDA as a good live-work conversion.

Phil Appleby, 119 Linden Avenue, applicant, claimed that funds were not immediately available to comply with all conditions of approval prior to tenant occupancy. Mr. Appleby said that he traditionally continues to upgrade his properties as the income increases, and he asked that the Commission grant the same leeway on this conversion. He asked for additional time to address irrigation, landscaping, parking lot resealing, trash enclosure and repair of the roll-up doors. Mr. Appleby also stressed that he would not replace the existing high-quality roll-up doors with residential type structures as outlined in the conditions, since his potential artist tenants needed the commercial doors. He also said he felt that the existing slat fence would be sufficient with additional landscaping, and Mr. Carpenter agreed that the slat fence would suffice as solid screening, with the foliage.

Mr. Zeller noted that although the applicant had a history of success with his projects in challenging areas, staff still had concerns about putting conditions of time relative to issues of compliance. Mr. Zeller added that issuance of the Certificate of Occupancy normally ended monitoring of a project, and that any surveillance past this would incur additional costs to the City. He also noted that there could be compliance problems if an established tenant refused to cooperate.

Commissioner Fields acknowledged the applicant's contributions to the City, but said he felt that allowance of a long period of time to comply with conditions could be negatively precedent-setting.

Mr. Appleby said that his issue was marginal economics, and that although he could do a lower-quality renovation and bring in highway-use tenants as permitted, he would prefer to not be penalized in planning a more upscale project.

Commissioner Moyer commented that she agreed with staff that it would be uncontrollable and precedent-setting without a conditioned Certificate of Occupancy, but that she was willing to work with the applicant on some issues, and that he would also benefit if certain improvements were done immediately.

Commissioner Winn said that without the major expense in changing to a solid fence, and if the roll-up doors did not need to be changed, it might be enough of an acceptable compromise.

Commissioner Moyer moved to approve the Administrative Use Permit request, subject to revised Condition #35 to paint the entire building and the existing roll-up doors, and to replace only the windows. Commissioner Fields seconded the motion, which passed 4-0. Commissioners Greenberg, Whelan and Hernandez were absent.

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

3. Case No. 9805-13, Time Extension, Appeal

Applicant: Rancho Los Alamitos Foundation
 c/o Pamela Seager
Appellants: Mark and Rose Marie Alex,
 Bernadine Kussman
Subject Site: 6400 Bixby Hill Road
Description: Appeal of a decision to approve a one-year
Time Extension for a Site Plan Review, A Site Plan Review
Modification and Standards Variance to expand Rancho Los
Alamitos.

Lynette Ferenczy presented the staff report recommending denial of the appeal since the project has already been approved, and no change of circumstances has occurred.

Bernadine Kussman, 6431 Bixby Hill Road, appellant, stated she was against elimination of ten parking spaces since they needed the parking.

Rose Marie Alex, 6390 Bixby Hill Road, appellant, asked that the time extension not be granted due to concerns about insufficient parking, an invalid overflow parking plan, abuse of long-term parking on the property, and lack of maintenance funds.

Commissioner Moyer pointed out that the purview of the Commission in this case only included addressing the time extension, and she stated she resented the time- and money-wasting appeal against the already-approved project, which she felt would benefit the City at large. Ms. Moyer added that she felt this was a fabulous ranch, and she was only sorry that it was gated and couldn't be accessed regularly by the public.

Steve Oettinger, 111 W. Ocean, applicant and Trustee, Rancho Los Alamitos Fund, noted that the EIR had long ago addressed all the issues presented by the appellants, with many public opportunities for discussion, and that the project enjoyed extensive community support. Mr. Oettinger noted that the

lawsuit filed by a small group in the area had created the economic climate that had affected the Fund's ability to complete the project on time, and was the reason for the extension request.

Pam Seager, 4115 Locust Avenue, applicant, said that those minority appeals could delay the project even beyond the one year currently being requested.

Georg E. Papadakis, 6341 E. Vera Crest Drive, resident, said that he felt the objecting residents weren't against the Rancho, just against expansion.

Commissioner Moyer moved to deny the appeal and to uphold the decision of the Zoning Administrator to approve a one-year Time Extension for expansion of Rancho Los Alamitos. The motion was seconded by Commissioner Winn.

In response to a query from Chairman Sramek regarding the length of the extension, Mr. Carpenter stated that the Code limited the request to one year, and that the applicants will either need a building permit within one year or have to file for an additional extension.

The question was called, and the motion passed 4-0. Commissioners Greenberg, Whalen and Hernandez were absent.

4. Case No. 0303-05, Conditional Use Permit, Site Plan Review, Local Coastal Development Permit

Applicant: Long Beach Water Department
Subject Site: 6801 E. 2nd Street
Description: Request for approval of a Conditional Use Permit, Site Plan Review and Local Coastal Development Permit for a temporary Seawater Desalination facility for testing purposes operated by the Long Beach Water Department on the site of the LADWP Haynes Power Station.

Carolyn Bihn presented the staff report recommending approval of the requests since the facility was only temporary, and would contribute to evaluation of a permanent desalination plant at another location.

Matthew Lyons, Planning Manager, Long Beach Water Department, 1800 E. Wardlow, applicant representative, presented a slide show explaining how desalination works and how it is designed to meet future water needs by 2010.

Commissioner Fields lauded the project and asked about the process involved. Mr. Lyons noted that the specific technology used in this plant was proprietary and patented, and that with leveraging of other funding sources, would be so economical that costs to customers would be unchanged.

Dave Bates, 62 Windjammer, President Island Village Homeowners Association, objected to the project, stating that they felt the location of the project and construction entrance would create problems for the residents. Mr. Bates also asked for assurance that planned landscaping would screen the operation from Island Village, and that a permanent sound wall be installed to address construction, traffic and operating noises.

Mr. Carpenter noted that these conditions would be imposed if this were to be a permanent facility.

Commissioner Moyer stated that the proposed temporary construction entrance was near her home, and was a signaled intersection with specific hours of operation imposed by the conditions of approval that she felt were appropriate for the residential area. Ms. Moyer also said she was very excited about this project, and felt it was important for the future of the City.

Ms. Bihn added that the construction gate was only temporary, and that during regular operation, there would be no traffic affecting Island Village.

Commissioner Winn asked that the applicant make a concerted effort to adequately maintain the required landscaping.

Commissioner Moyer moved to approve the request for a Conditional Use Permit, Site Plan Review and Local Coastal Development Permit, subject to conditions. Commissioner Fields seconded the motion, which passed 4-0. Commissioners Greenberg, Whalen and Hernandez 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**

There were no matters from the Department of Planning and Building.

**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 members.

A D J O U R N

The meeting adjourned at 3:24pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk