

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

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The regular meeting of the City Planning Commission convened Thursday, June 17, 2004, at 1:37pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Charles Winn, Morton Stuhlberg, Nick Sramek, Lynn Moyer, Matthew Jenkins

ABSENT: COMMISSIONERS: Charles Greenberg

ACTING CHAIRMAN: Morton Stuhlberg

STAFF MEMBERS PRESENT: Fady Mattar, Acting Director
Greg Carpenter, Zoning Officer
Angela Reynolds, Advance Planning
Joe Recker, Planner I
Derek Burnham, Planner

OTHERS PRESENT: Mike Mais, Assistant City Attorney
Susan Price, Homeless Services
Dennis Eschen, Parks and Recreation
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.

M I N U T E S

The minutes of April 15, 2004 were approved on a motion by Commissioner Sramek, seconded by Commissioner Winn and passed 5-0. Commissioner Greenberg was absent.

S W E A R I N G O F W I T N E S S E S

P R E S E N T A T I O N

Susan Price, Homeless Services Coordinator, City of Long Beach, gave an overview of how Long Beach is dealing with the homeless, including estimated numbers of homeless and mental health vs. substance abuse issues, outreach efforts, services in and around the area and how they plan to comply with the existing Administrative Use Permit.

Dan Berns, 1250 W. 17th Street, Chair, Westside PAC, stated that he supports the City's program but is concerned with the negative effect of the shelters on surrounding neighborhoods, expressing concern that the AUP currently in place was not being complied with.

Don Darnauer, 801 Pine Avenue, Chair, Central PAC, noted that in their last meeting, five community organizations expressed group opposition to the homeless services in the area, which they felt did not improve and upgrade the neighborhoods.

Alan Tolkoff, 2851 Chestnut, asked about the AUP's conditions, and Mr. Carpenter stated that the entitlement ran with the land.

Gary Shelton, 1243 E. Ocean Blvd., former Vice Chair, Homeless Services, said he had presented a report to the City Council containing various recommendations, including zoning, to refurbish existing housing stock.

Laura Sanchez, 3759 Orange Avenue, Member, Long Beach Coalition of Homeless, invited the Commissioners to visit their multi-service homeless center, which she felt had a positive effect on the surrounding community.

Jane Kelleher, 3929 E. Anaheim, Vice President, Westside PAC, agreed with some previous speakers that the homeless issue was a serious citywide problem because of shelter operator inexperience and lack of code enforcement.

James Brown, 302 W. 7th Street, Long Beach Community Action Network representative, asked the City to keep supporting homeless services.

C O N S E N T C A L E N D A R

The Consent Calendar was approved as presented by staff on a motion by Commissioner Jenkins, seconded by Commissioner Winn, and passed 5-0. Commissioner Greenberg was absent.

1A. Case No. 0404-15, Standards Variance, Tentative Parcel Map No. 61249, CE 04-85

Applicant: Randy Morris
Subject Site: 633 E. 4th Street (Council District 1)
Description: Tentative Parcel Map to allow the development of a four-unit condominium complex and Standards Variance related to parking.

Approved Tentative Parcel Map No. 61249 and Standards Variance, subject to conditions of approval.

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

2. Case No. 0310-07, CE 03-188

Applicant: William Kosin
Subject Site: 1470 Pine Avenue (Council Dist. 1)
Description: Appeal of the Zoning Administrator's decision to conditionally approve a Standards Variance for fence height and carport setback.

Joe Recker presented the staff report recommending denial of the appeal since the fence height would be inconsistent with the purpose of zoning regarding front yards and would negatively affect the perception of the neighborhood.

Roger Peter Porter, 3837 E. 7th Street, applicant representative, submitted a petition in support of the request, saying they accepted all the conditions of approval except the one requiring removal of the wrought-iron portion of the fence. Mr. Porter showed photos of fences of similar height and fashion from the surrounding area, noting that it was a high crime area and his client needed the extra protection.

Mr. Carpenter noted that their code enforcement officer had been sent to the site in response to neighborhood complaints, and had discovered that the fence in question was over-height and had been built without permits.

Dennis Eschen, Manager, Planning and Development Department of Parks, Recreation and Marine, 2760 Studebaker, gave an overview of the park, its landscaping, and the benefit to the community.

In response to a query from Commissioner Sramek, Mr. Eschen explained that the sidewalks will be wide enough to be used as a walking path.

Commissioner Jenkins said he felt this was a great idea, providing outdoor activities for the area.

Commissioner Jenkins moved to certify Mitigated Negative Declaration 02-04, with the minor language changes; to approve the Standards Variance for provision of less than code-required off-street parking spaces; and to recommend that the City Council approve the rezoning from R-1-N (Single Family Residential) and I (Institutional) to P (Park). Commissioner Sramek seconded the motion, which passed 5-0. Commissioner Greenberg was absent.

4. Case No. 0403-31, Standards Variance, Local Coastal Development Permit

Applicant: Paul Chandler c/o Brent Sears
Subject Site: 233 Nieto Avenue (Council Dist. 8)
Description: Appeal of the Zoning Administrator's decision to deny variance requests for a garage turning radius of 18 feet (instead of not less than 23 feet), and to maintain nonconforming rights to an existing driveway approach.

Derek Burnham presented the staff report recommending denial of the appeal since the site had adequate lot depth and alley width to provide for the code-required turning radius, and that granting a variance to maintain non-conforming rights would be inconsistent with the code and prevent an additional public parking space from being available in a parking-impacted area.

Paul Chandler, 233 Nieto Avenue, applicant, said he thought his property was unique because he could only fit one car in the garage due to the small turning radius, and the larger space would increase airflow to his backyard. Mr. Chandler also claimed there were similar situations in his neighborhood with hard-to-access garages, and he added that closing the curb cut would not add public parking because it was too short, and denial of this request would negatively impact his property value.

Jeannette Gavin, 60 Pomona Avenue, President, Belmont Shores Homeowners Association, stated that the applicant was trying to provide for his own parking needs and that he can keep his own cars off the street with the curb cut and with the correct turning radius.

Commissioner Winn expressed concern that many of the garages in the area were being used for storage, which impacted parking further.

Mr. Carpenter noted that other smaller turning radius variances had been approved elsewhere in the area, but that in each case, the applicant had used all the available space, whereas in this case, the applicant had space to meet code requirements. Mr. Carpenter added that if there was a car parked in the front yard setback, it would be in violation of parking requirements, and by approving the request, it could create an illegal parking situation for the applicant.

Commissioner Moyer said she felt this would also create a bad precedent if the driveway was allowed to stay with no garage attached.

Commissioner Stuhlbarg expressed familiarity with and sensitivity to the parking situation as a Belmont Shore resident, and said he supported the staff's recommendation.

Commissioner Winn agreed that this could be precedent-setting, although he personally didn't feel it was a problem, it was now against the existing law to grant such a request.

Commissioner Winn moved to deny the appeal and to uphold the Zoning Administrator's decision to deny the variance request. Commissioner Moyer seconded the motion, which passed 5-0. Commissioner Greenberg was 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

Mr. Carpenter announced that this was Commissioner Moyer's last meeting, and he introduced newly-selected Planning Commissioners Leslie Gentile and Mitch Rouse.

Mr. Carpenter also presented Commissioner Moyer with some parting gifts from the staff.

Mr. Mattar gave a Coastal Commission update, noting that they had approved the Bluff Place home, but as a smaller residence, and not in the setback.

**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**

The Commissioners all lauded Commissioner Moyer for her years of devoted service, and she accepted their felicitations, saying it had been an honor and a pleasure to work with the Commission and the staff for ten years.

A D J O U R N

The meeting adjourned at 3:44pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk