

CITY PLANNING COMMISSION MINUTES

December 2, 2004

A study session of the City Planning Commission convened Thursday, December 2, 2004, at 12:00 pm in the City Council Meeting Room, 333 W. Ocean Boulevard, to discuss the Draft Environmental Impact Report and Master Plan for Long Beach Memorial Hospital.

PRESENT: COMMISSIONERS: Charles Winn, Morton Stuhlbarg, Nick Sramek, Leslie Gentile, Matthew Jenkins

ABSENT: COMMISSIONERS: Charles Greenberg, Mitchell Rouse

CHAIRMAN: Morton Stuhlbarg

STAFF MEMBERS PRESENT: Fady Mattar, Acting Director
Greg Carpenter, Planning Bureau Manager
Angela Reynolds, Advance Planning Officer
Carolyn Bihn, Zoning Officer
Joe Recker, Planner
Jamilla Vollmann, Planner

OTHERS PRESENT: Mike Mais, City Attorney
Lee Mayfield, Redevelopment Agency
Marcia Gold, Minutes Clerk

PLEDGE OF ALLEGIANCE

Commissioner Jenkins led the pledge of allegiance.

MINUTES

The minutes of October 7, 2004 were approved on a motion by Commissioner Winn, seconded by Commissioner Jenkins and passed 4-0-1, with an abstention from Commissioner Sramek. Commissioners Greenberg and Rouse were absent.

The minutes of October 21, 2004 were approved on a motion by Commissioner Winn, seconded by Commissioner Gentile and passed 5-0. Commissioners Greenberg and Rouse were absent.

SWEARING OF WITNESSES

CONSENT CALENDAR

Items 1A and 1B were removed at the request of the Commission.

Commissioner Greenberg moved to accept Items 1C and 1D as presented by staff. Commissioner Winn seconded the motion which passed 5-0. Commissioners Greenberg and Rouse were absent.

Commissioner Sramek moved to continue Item 1A to the December 16, 2004 meeting as requested by staff. Commissioner Jenkins seconded the motion, which passed 5-0. Commissioners Greenberg and Rouse were absent.

1A. Case No. 0410-02, Subdivision Map, CE 04-204

Applicant: Subtec, authorized agent for property owner
Subject Site: 841 Gardenia Avenue (Council District 2)
Description: Request for approval of Vesting Tentative Map No. 61777, to convert an existing 16-unit apartment building into condominiums.

Continued to the December 16, 2004 meeting.

1B. Case No. 0410-13, Establish a Street Name, CE 04-238

Applicant: Christine F. Anderson, Director of Public Works
c/o Dora Cortes
Subject Site: 4100 Donald Douglas Drive (Council District 5)
Description: Request to establish a street name ('Barbara London Drive') for an unnamed private street within the Long Beach Airport.

Removed to the Regular Agenda for presentation.

1C. Case No. 0409-29, Classification of Use

Applicant: Lyon Development c/o Eric Donnelly
Subject Site: 1900 E. Ocean Boulevard (Council District 3)
Description: Classification of Use dealing with alcoholic beverage sales for off-premises consumption at an existing delicatessen within an apartment building in the Ocean Boulevard Planned Development District (PD-5).

Found that the uses in PD-5 were similar to uses in the R-4-H Zone, therefore allowing alcoholic beverage sales in PD-5 as an accessory use to a residential building, subject to approval of a Conditional Use Permit.

1D. Case No. 0406-23, Administrative Use Permit, CE 04-127

Applicant: Pierre Ces
Subject Site: 1577 E. 7th Street (Council District 2)
Description: Appeal of the Zoning Administrator's decision to approve an Administrative Use Permit to modify the Conditions of Approval under a previous Special Use Permit to operate a self-service car wash.

Overtured the decision of the Zoning Administrator and granted the appeal, subject to revised conditions of approval.

REGULAR AGENDA

1B. Case No. 0410-13, Establish a Street Name, CE 04-238

Applicant: Christine F. Anderson, Director of Public Works
c/o Dora Cortes

Subject Site: 4100 Donald Douglas Drive (Council District 5)
Description: Request to establish a street name ('Barbara London Drive') for an unnamed private street within the Long Beach Airport.

Sharon Diggs-Jackson, Long Beach Airport Public Affairs Office, showed a video and explained that the street name change request was being made to honor a worthy and courageous citizen who had served the country in World War II.

Commissioners Sramek and Winn commented that they felt the story was amazing and should be publicized.

Commissioner Jenkins moved to recommend that the City Council approve the proposed street name of Barbara London. Commissioner Gentile seconded the motion, which passed 5-0. Commissioners Greenberg and Rouse were absent.

2. Case No. 0407-14, Administrative Use Permit, CE 04-237

Applicant: Tomra Pacific, Inc. c/o Kevin Bryant
Subject Site: 600 Redondo Avenue (Council District 3)
Description: An Administrative Use Permit to allow the operation of a recycling collection center for cans and bottles (staff attended).

Mr. Carpenter stated that the item had been withdrawn by the applicant.

3. Case No. 0404-13, EIR 36-02

Applicant: McDonnell Douglas Corporation
c/o Boeing Realty Company
Subject Site: 3855 Lakewood Boulevard (Douglas Park)
(Council District 5)
Description: Adoption of Douglas Park Design Guidelines

Joe Recker presented the staff report recommending adoption of the guidelines since they provided planning and design of future project; incorporated crime prevention through environmental design and sustainability features; provided developments, staff and the Commission with clear expectations for the future development of the site, and would realize a mitigation measure of EIR 36-02 for the Douglas Park Project.

Mr. Mais noted some minor language changes to the Resolution regarding hearing dates.

Commissioner Jenkins moved to adopt the PD-32 guidelines. Commissioner Winn seconded the motion, which passed 5-0. Commissioners Greenberg and Rouse were absent.

4. Case No. 0409-16, Appeal, CE 04-195

Applicant: Bill Ridgeway c/o Roderick Jones
Subject Site: 5507 Sorrento Drive (Council District 3)

Description: Appeal of the Zoning Administrator's decision to conditionally approve a Standards Variance and Local Coastal Development Permit to allow the construction of a 6' high wall and 8'9" entry arch in the front yard setback.

Since the applicant was not present at the time, Commissioner Jenkins moved to continue the item to the December 16, 2005 meeting. Commissioner Sramek seconded the motion, which passed 5-0. Commissioners Greenberg and Rouse were absent. (See later discussion on next page).

5. North Long Beach Design Guidelines

Applicant: Fady Mattar, Acting Director of Planning and Building
Subject Site: North Long Beach Redevelopment Project Area
(Council Districts 5, 7, 8 and 9)
Description: Submittal of the North Long Beach Design Guidelines

Jamilla Vollmann presented the staff report outlining the scope of the North Long Beach Design Guidelines, developed to implement policies of revitalization, improve housing stock, and insure that the highest quality of land planning and design would be incorporated into all area projects.

Lee Mayfield, Redevelopment Agency, stated that the guidelines would only apply to areas not yet fully developed.

In response to a query from Commissioner Winn regarding business street side entrances on large streets, Ms. Bihn explained that the guidelines suggested they be articulated with architectural details to make them more inviting.

Commissioner Winn moved to receive the North Long Beach Design Guidelines in advance for review and adoption at the regularly scheduled hearing on January 6, 2004. Commissioner Jenkins seconded the motion, which passed 5-0. Commissioners Greenberg and Rouse were absent.

4. Case No. 0409-16, Appeal CE 04-195

Applicant: Bill Ridgeway c/o Roderick Jones
Subject Site: 5507 Sorrento Drive (Council District 3)
Description: Appeal of the Zoning Administrator's decision to conditionally approve a Standards Variance and Local Coastal Development Permit to allow the construction of a 6' high wall and 8'9" entry arch in the front yard setback.

At this time, the applicant for Item 4 arrived, so Commissioner Jenkins voted to reconsider the item. Commissioner Winn seconded the motion, which passed 5-0. Commissioners Greenberg and Rouse were absent.

Mr. Carpenter presented the staff report recommending denial of the appeal to approve the original plan, and upholding the Zoning

Administrator's decision to partially approve the Standards Variance and Local Coastal Development Permit, since the subject area is unique and there have been similar requests approved for fences and walls but not archway structures as proposed by the applicant.

Bill Ridgeway, 5633 Sorrento, applicant, stated that he was in agreement with the staff recommendations except for the front yard setback. Mr. Ridgeway stated that his client needed the extra two feet to accommodate the courtyard entry or it would be unusable.

Mr. Carpenter explained that staff was willing to approve the wall and location without the arch because it would then be similar to other area structures, but that they would only approve the arch at the height if it was set back farther.

Commissioner Winn commented that the design was attractive, but that he did not want this to be precedent-setting.

Mr. Ridgeway said that all the neighbors were in support of the design, and he felt that granting the request would not constitute special privilege since no similar structures could be built in the neighborhood.

Commissioner Winn agreed that the staff recommendation made for a less attractive design, but that the home was already beautiful, and he moved to deny the appeal and uphold the Zoning Administrator's decision to approve the Standards Variance and Local Coastal Development Permit, subject to conditions.

Chairman Stuhlbarg expressed familiarity with the street and support for the applicant's design.

Commissioner Gentile said she felt that the courtyard would still be functional and attractive with the staff-recommended setback, and she seconded Commissioner Winn's motion.

The question was called, and the motion passed 4-1, with Chairman Stuhlbarg dissenting.

MATTERS FROM THE AUDIENCE

There were no matters from the audience.

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

Mr. Mattar reported that the City Council had addressed the issue of existing buildings with apartment units divided into smaller bedrooms, and had recommended that the Section 8 program be amended to nullify the provision used by landlords to increase rent and subsidies, plus increase the number of required parking spaces in these cases.

Commissioner Sramek suggested the issue be reviewed further, but Mr. Mattar stated that staff felt the problem had been resolved by changes to Section 8 program to disallow these subsidies.

Mr. Carpenter reported that the Douglas Park Project entitlements would go to City Council on December 14.

Angela Reynolds presented a book on Long Beach architecture written by a local architect.

MATTERS FROM THE PLANNING COMMISSION

There were no matters from the Commission.

ADJOURN

The meeting adjourned at 2:47.

Respectfully submitted,

Marcia Gold
Minutes Clerk