



Phil Saumur, Chair  
Melani Smith, Vice-Chair  
Becky Blair, Member  
Donita Van Horik, Member

Charles Durnin, Member  
Leslie Gentile, Member

## CALL TO ORDER

## ROLL CALL

## PLEDGE OF ALLEGIANCE

## MINUTES

APPROVAL OF THE MINUTES FOR THE  
MEETINGS OF SEPTEMBER 4 AND 18 AND  
OCTOBER 2, 2008

## DIRECTOR'S REPORT

## PUBLIC PARTICIPATION

Members of the public are invited to address the Planning Commission on items of interest to the public within the Commission's jurisdiction. Each speaker will be limited to three minutes unless that time is extended by the Chair.

## SWEARING OF WITNESSES

**Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.**

## STUDY SESSION

META development of commercial, senior housing, rental units and condominiums

## CONSENT CALENDAR

### 1. RECOMMENDATION:

Planning Commission approve a Conditional Use Permit to operate a new liquor store (Type 21 license) with sales of beer, wine and distilled spirits for off-site consumption within an existing 1,500 square foot commercial space.

[Application No. 0809-04](#)  
(Jorge Ramirez,  
Project Planner)

Ramez and Linda Karma  
3020 Woodruff Avenue (District 5)

### **ACTION:**

**Approved with Modification to Condition of Approval 4H.**

2. RECOMMENDATION: Planning Commission approve a Conditional Use Permit to allow the sale of beer and wine (Type 20 license) for off-site consumption in conjunction with a full-service market.

**Application No. 0810-08**

(Jeff Winklepleck,  
Project Planner)

Fresh & Easy Neighborhood Market  
1340 E. 7<sup>th</sup> Street (District 2)

**ACTION:**

**Approved with conditions**

3. RECOMMENDATION: Planning Commission approve Tentative Parcel Map No. 70614 and Local Coastal Development Permit to allow the development of three condominiums at 27 Cerritos Avenue.

**Application No. 0808-03**

(Mark Hungerford,  
Project Planner)

Donald Bailey  
27 Cerritos Avenue (District 2)

**ACTION:**

**Approved with conditions**

**REGULAR AGENDA**

4. RECOMMENDATION: Planning Commission recommend that the City Council approve amendments to the Zoning Regulations governing check cashing uses to prohibit check cashing uses in neighborhood commercial zones (CNR, CNA, CNP) and Downtown Planned Development Districts (PD 29 and PD 30), and to require a 500 foot separation of all check cashing uses from:
- 1) other check cashing uses;
  - 2) liquor stores;
  - 3) banks, savings and loans and credit unions, and
  - 4) schools.
- The proposal includes modifications to the definition of check cashing and adding performance standards for these uses.

**Application No. 0810-13**

(Steven Valdez,  
Project Planner)

City of Long Beach  
Department of Development Services  
Citywide

**ACTION:**

**Continued to a date uncertain; recommend City Council extend the moratorium for 6 months**

5. RECOMMENDATION:

Planning Commission deny a Conditional Use Permit to allow check cashing in conjunction with a liquor store located in the CCA zone.

**Application No. 0705-14**

(Jaime Ustin,  
Project Planner)

Sam Kim  
1100 E. 10<sup>th</sup> Street (District 1)

**ACTION:**

**Continued to December 18, 2008, directed staff to return with positive findings**

6. RECOMMENDATION:

Planning Commission certify Mitigated Negative Declaration No. 13-08 and recommend that the City Council approve Zone Changes from Commercial Automobile Oriented (CCA) to Park (P) and recommend that the City Council approve the amendments to the General Plan from LUD #3A (Townhome) to LUD #11 (Open Space and Park) and approve the Site Plan Review, Lot Merger and General Plan Conformity Finding, subject to conditions, to allow the 3-acre expansion of Admiral Kidd Park.

**Application No. 0809-10**

(Steven Valdez,  
Project Planner)

Anna Mendiola  
City of Long Beach Parks, Recreation & Marine  
2125 Santa Fe Avenue (District 7)

**ACTION:**

**Approved with conditions**

7. RECOMMENDATION:

Planning Commission approve Site Plan Review, Lot Merger, and Standards Variances for 1) Front setback of 15'-3" instead of 20'-0", 2) Street side setback of 6'-3" instead of 10'0" (Cerritos Avenue side), 3) Curb cut width of 59' instead of not more than 24' (Orange Avenue side), 4) Antenna height of 100' instead of not more than 60', and 5) Fence height of 10' instead of not more than 8'. Make a finding of General Plan Conformity for Alley Vacation, for a new City fire station at 1199 E. Artesia Boulevard. Recommend City Council approve A General Plan Amendment to change Land Use District designation from 8A to 10, and a Zone Change from CCA and R-1-N to I (Institutional). Certify Negative Declaration ND 14-08.

[Application No. 0810-04](#)  
(Scott Kinsey,  
Project Planner)

City of Long Beach Redevelopment Agency  
c/o Elvia Delgadillo  
1199 E. Artesia Boulevard

**ACTION:**

**Approved with conditions**

**REPORT ON OTHER DEPARTMENT MATTERS**

**COMMENTS FROM PLANNING COMMISSION MEMBERS**

**ADJOURNMENT**

## NEXT REGULAR MEETING: December 18, 2008 – 5:00 PM

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### GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. Remarks are generally limited to 3 minutes.

1. State your name and address.
2. Organization you represent, if any.
3. State whether for or against the proposal.
4. Your statement should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners' Agenda folder, but may not be reviewed by the individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.