

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

J U L Y 7 , 2 0 0 5

The regular meeting of the City Planning Commission convened at 1:35pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Morton Stuhlbarg, Matthew Jenkins,
Mitch Rouse, Charles Winn

ABSENT: EXCUSED: Charles Greenberg, Nick Sramek
Leslie Gentile

CHAIRMAN: Morton Stuhlbarg

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Carolyn Bihn, Zoning Officer
Angela Reynolds, Advance Planning
Derek Burnham, Planner
Jeff Winklepleck, Planner

OTHERS PRESENT: Mike Mais, 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

No pledge of allegiance was given.

M I N U T E S

The minutes of May 19, 2005 and June 2, 2005 were approved on a motion by Commissioner Winn, seconded by Commissioner Jenkins, and passed 4-0. Commissioners Greenberg, Sramek and Gentile were absent.

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

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

1. **Downtown Parking Management Plan Update**

The item was continued to the July 21, 2005 meeting on a motion by Commissioner Jenkins, seconded by Commissioner Rouse and passed 4-0. Commissioners Greenberg, Sramek and Gentile were absent.

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

2. Case No. 0506-10, Certificate of Appropriateness

Applicant: David Hayden
Subject Site: 349 Carroll Park East (Council District 2)
Description: Hearing to consider an appeal of the Cultural Heritage Commission's decision to conditionally approve a Certificate of Appropriateness for exterior alterations to 349 Carroll Park East, a home within the Carroll Park Historic District.

Carolyn Bihn noted that applicant Hayden had requested a continuance for two weeks with a promise to halt all work at the site until the issue was resolved.

Commissioner Jenkins asked staff to research the availability and use of recycled building materials in historic districts.

Commissioner Rouse said he hoped the research would yield an approved list of substitute remodeling materials for these districts.

Commissioner Winn said he did not want the Commission to usurp the authority of the Cultural Heritage Commission, and suggested a joint meeting to discuss the issue.

Commissioner Jenkins moved to continue the item to the July 21, 2005 meeting. Commissioner Rouse seconded the motion, which passed 4-0. Commissioners Greenberg, Sramek and Gentile were absent.

3. Case No. 0504-26, Zoning Amendment and Local Coastal Program Amendment, CE 05-107

Applicant: Amy Bodek, Manager, Community Development
Subject Site: Subarea 4 of the Downtown Shoreline Planned Development District (PD-6) located on the south side of Ocean Boulevard between Queens Way (Magnolia Avenue) and Pine Avenue, and north of Seaside Way (Council District 2)
Description: Hearing to consider an amendment to Subarea 4 of the Downtown Shoreline Planned Development District (PD-6) and the Local Coastal Program.

Jeff Winklepleck presented the staff report recommending adoption of the amendment since it would provide additional

residential opportunities and contribute to the neighborhood while remaining consistent with the goals, objectives and provisions of the General Plan.

Commissioner Winn expressed concern that since the current residential market was driving the change, it could have long-term limiting and negative impacts on commercial development and schools. In response to a query from Commissioner Rouse, Mr. Winklepleck reported that only 1.5% of the commercial area had been leased.

Ms. Bihn noted that whether or not the two planned residential projects materialized, the ordinance was flexible enough to be readjusted in the future if necessary. Amy Bodek added that this was a good opportunity to balance downtown needs while retaining options for the future.

Commissioner Winn moved to recommend that the City Council adopt an ordinance to amend PD-6 Subarea 4 to increase the maximum allowable residential units by 500 units to a maximum of 1500 units and reducing the allowable area of commercial use from 2,000,000 square feet of usable area to 1,800,000 square feet of usable area; and to recommend that the City Council adopt a resolution amending the Local Coastal Program to reflect the changes to PD-6. Chairman Stuhlberg seconded the motion, which passed 4-0. Commissioners Greenberg, Sramek and Gentile were absent.

4. Case No. 0411-20, Zoning Amendment, CE 04-245

Applicant: City of Long Beach c/o Suzanne Frick
Director of Planning and Building
Subject Site: Citywide
Description: Proposed amendments to the Zoning Ordinance and the Local Coastal Program regarding expansion and alteration of residential uses with nonconforming parking.

Derek Burnham presented the staff report recommending adoption of the amendments since they would address problems arising from interior alterations to create additional bedrooms, while balancing the concerns related to the provision of affordable housing.

In response to a query from Commissioner Rouse as to why the City didn't just deny these types of requests, Ms. Bihn noted that because of the degree of nonconforming properties, the amendment needed to be flexible.

Suzanne Frick, Director of Planning and Building, declared the amendment was a solution developed in response to difficulties created by bedroom additions in parking-impacted areas.

Suzanne Browne, Legal Aid Foundation, 110 Pine Avenue, expressed support for the amendments, saying her group had worked with City staff and the Apartment Association to address issues and develop a compromise.

Mark Bolanos, 4141 E. 7th, property owner, expressed opposition to the changes, saying it would affect his ability to expand his low-income rentals which would cause overcrowding. Mr. Bolanos said he could not respond to a query from Commissioner Winn asking him for alternative ideas.

Commissioner Winn moved to recommend that the City Council adopt the amendments to the Zoning Ordinance. Commissioner Rouse seconded the motion, which passed 4-0. Commissioners Greenberg, Sramek and Gentile 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**

Carolyne Bihn reviewed the agenda for the July 21, 2005 meeting. Angela Reynolds added that after the meeting, staff would be bringing the first scoping meeting before the Commission to discuss the idea of a Downtown Master EIR.

**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.

A D J O U R N

The meeting adjourned at 2:31pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk