

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

S E P T E M B E R 1 5 , 2 0 0 5

The regular meeting of the City Planning Commission and public hearing reconvened at 1:34pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Morton Stuhlbarg, Charles Greenberg,
Matthew Jenkins, Leslie Gentile,
Mitchell Rouse

ABSENT: EXCUSED: Charles Winn, Nick Sramek

CHAIRMAN: Morton Stuhlbarg

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Carolyn Bihn, Zoning Officer
Pat Garrow, Planner
Derek Burnham, Planner
Jeff Winklepleck, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Barbara Kaiser, RDA Bureau Manager
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

The pledge of allegiance was led by Commissioner.

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

Commissioner Jenkins moved to accept Items 1A and 1C of the Consent Calendar as presented by staff. Commissioner Rouse seconded the motion, which passed 5-0. Commissioners Winn and Sramek were absent.

Commissioner Greenberg moved to accept Item 1B of the Consent Calendar with revised conditions of approval. Commissioner Jenkins seconded the motion, which passed 5-0. Commissioners Winn and Sramek were absent.

1A. Case No. 0505-04, CE 05-75

Applicant: Kadee Della Donna
Subject Site: 1775 Freeman Avenue (Council District 4)
Description: Request for approval of Tentative Tract Map No. 063028 to convert eight residential dwelling units of an existing apartment building into condominiums.

Approved Tentative Tract Map No. 063028 subject to conditions.

1B. Case No. 0507-18, Tentative Parcel Map, CE 05-134

Applicant: Rey Gutierrez
Subject Site: 2380-2382 Santa Fe Avenue (Council Dist. 7)
Description: Request for approval of a Tentative Parcel Map for subdivision to four parcels.

Approved Tentative Parcel Map, subject to revised conditions.

1C. Case No. 0505-01, Tract Map/Condominium Conversion, CE 05-120

Applicant: Joann Wahl
Subject Site: 525 Ximeno Avenue (Council District 3)
Description: Request for approval of Tentative Tract Map No. 063304 to convert five residential dwelling units to condominiums.

Continued to the October 20, 2005 meeting.

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

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

Appellant: 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.

Doug Otto, 111 W. Ocean Blvd. #1300, applicant representative, requested a continuance on the item to allow the applicant to deal with a family situation.

Commissioner Jenkins moved to continue the item to the October 20, 2005 meeting. Commissioner Gentile seconded the motion, which passed 5-0. Commissioners Winn and Sramek were absent.

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

3. Case No. 0506-22, Administrative Use Permit, CE 05-115

Applicant: Georgina Velazquez
Subject Site: 2355 Long Beach Blvd. (Council District 6)
Description: Request for approval of an Administrative Use Permit to establish a used car dealership in the Long Beach Boulevard Planned Development District.

Chris Lomeli, 1760 Long Beach Blvd., applicant representative, requested a continuance on the item to work on the conditions of approval.

Commissioner Rouse moved to continue the item to the October 6, 2005 meeting. Commissioner Greenberg seconded the motion, which passed 5-0. Commissioners Winn and Sramek were absent.

4. Case No. 0407-05, Conditional Use Permit, CE 04-146

Applicant: Larry Ditchkus
Subject Site: 1000 E. Artesia Boulevard (Council Dist. 9)
Description: Conditional Use Permit to allow the establishment of a church in the CCA Zone, with Standards Variance requests for the number of parking spaces and for off-site parking without a deed restriction.

Derek Burnham presented the staff report recommending denial of the requests since the proposed use does not meeting the parking requirements for a church and positive findings cannot be made to support such a request.

Larry Ditchkus, 4825 Furr Avenue, Seal Beach, expressed confusion about the parking requirements, saying he had made what he felt were satisfactory arrangements for additional parking on an adjacent lot he owns.

In response to a query from Commissioner Greenberg, Mr. Ditchkus agreed to place a deed restriction on that property to ensure the parking space availability as long as the church was in operation.

Mr. Mais suggested a provision be added to require permission from the City before any such restrictions were removed.

Mr. Burnham outlined the criteria used by staff to determine necessary parking spaces, and Mr. Carpenter pointed out that staff did not agree that use of the adjacent lot was a viable alternative.

Johnny Witherspoon, 841 Maybrook Street, Carson, pastor, said the church was an important asset to the area, and that many congregants arrived via a 15-passenger van owned by the church.

Commissioner Rouse expressed concern about the availability of the parking in the adjacent lot, and Commissioner Greenberg suggested that part of that lot should be leased to the church for its exclusive use.

Carolyne Bihn said that with a continuance, staff could look into specific details of church parking use, limiting storage on the adjacent lot and the possible deed restriction.

Commissioner Jenkins moved to continue the item to the October 20, 2005 meeting. Commissioner Stuhlbarg seconded the motion, which passed 5-0. Commissioners Winn and Sramek were absent.

5. Case No. 0507-07, EIR 09-04

Applicant: Barbara Kaiser, Redevelopment Bureau Mgr.,
Long Beach Redevelopment Agency
Subject Site: Downtown Planned Development District
(Council Districts 1 and 2)
Description: Hearing to consider an Amendment to the
Downtown Long Beach Planned Development District to adjust
the density in a portion of the Downtown Mixed-Use District
of PD-30.

Jeff Winklepleck presented the staff report recommending adoption of the amendment since it was designed to provide opportunities for infill development, allowing a consistent maximum density, and would not create any significant environmental impacts.

In response to a query from Commissioner Greenberg, Ms. Bihn explained that they were working with developers to address the gateway aspect of the project, and that careful design would link various sites of the overall plan.

Commissioner Gentile pointed out the importance of controlling the scale of the transition between the higher uses downtown and the residential components with pedestrian connections and alleyways.

Don May, 4927 Minturn, Lakewood, expressed concern at the potential loss of public use of the air space and suggested that open space in nearby areas be increased to compensate.

Daniel Cartagena, 730 W. 4th Street, agreed with staff and RDA recommendations regarding the Jamboree part of the project.

Commissioner Greenberg said he was uneasy about approving density increases for an area without understanding how it could be translated into improving other areas of the project still to be detailed.

Ms. Bihn noted that this amendment was part of the overall concept for the West Gateway project, with design reviews for the specific projects that comprise West Gateway conducted by the RDA in concert with the Memorandum of Understanding. Ms. Bihn added that the Commission had agreed to allow design review the Agency based on the MOU, and would not be reviewing the architectural design of the projects as they go forward.

Commissioner Gentile said she approved of the design architecturally, and had no problem with the density, but rather with the manner in which the projects had been merged to give a sense of large blocks. Ms. Gentile urged the developer to be more sensitive to maintaining an urban fabric, saying she preferred higher buildings to a denser site.

Commissioner Jenkins moved to recommend that the City Council adopt an ordinance to amend PD-30 relative to residential density in the Downtown Mixed-Use sub area, and to establish a West Gateway Master plan in the list of public improvement required of developers.

Commissioner Stuhlbarg seconded the motion, which passed 4-0-1. Commissioner Greenberg abstained, and Commissioners Winn and Sramek were absent.

6. Case No. 0506-14, OSRE Amd. 1-05

Appellant: Suzanne Frick, Director of Planning and Building; Phil Hester, Director of Parks, Recreation and Marine

Subject Site: Citywide
Description: New park dedications with General Plan Amendment to Open Space and Recreation Element and concurrent Zone Changes.

Pat Garrow presented the staff report recommending approval of the amendment since it would formally dedicate all City-owned parks and designate them to be preserved as parks in perpetuity.

Don May, 4927 Minturn, Lakewood, expressed support for the proposal saying it would help protect wetlands.

In response to a query from Commissioner Gentile regarding Sims Pond, Mr. Carpenter said it was fenced to protect the wildlife.

Commissioner Jenkins said he hoped passage of the amendment would encourage private industry to donate vacant land to the City for tax benefits.

Commissioner Jenkins moved to recommend that the City Council adopt a resolution amending the Open Space and Recreation Element of the City's General Plan to include these new City parks; to adopt an ordinance rezoning these properties to parks; to adopt ordinances amending PD-1 and PD-22; to adopt an ordinance dedicating these new parks in perpetuity; to adopt an ordinance amending Section 21.35.010 and Table 35-2 of the Zoning Regulations to include these new parks; and to adopt a resolution instructing the Director of Planning and Building to submit these resolutions, ordinances and supporting materials to the California Coastal Commission for their approval.

Commissioner Greenberg seconded the motion, which passed 5-0. Commissioners Winn and Sramek 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

Greg Carpenter stated that the City Council had approved the budget amendment to the Downtown Shoreline Planned Ordinance, and it had been forwarded to the California Coastal Commission.

Mr. Carpenter noted that a new position had been approved for an Urban Design Officer, suggesting that this new management

position be used to help the Planning Department and the RDA craft and shape projects before they came before City agencies.

Ms. Bihn noted that additional approved positions included Building Engineers, support for the Historical Preservation Officer, Plan Check Engineers and Planners.

**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**

Chairman Stuhlbarg moved to nominate Commissioner Jenkins as the new Chairman of the Planning Commission for the next year. Commissioner Rouse seconded the motion, which passed 4-0-1, with Commissioner Jenkins abstaining. Commissioners Winn and Sramek were absent.

Commissioner Rouse moved to elect Commissioner Gentile to serve as Vice Chairman of the Planning Commission for the next year. Commissioner Jenkins seconded the motion, which passed 4-0. Commissioner Gentile did not vote, and Commissioners Winn and Sramek were absent.

Chairman Stuhlbarg ceremoniously passed the gavel to Commissioner Jenkins, who said he hoped to carry on his predecessor's high standards.

A D J O U R N

The meeting adjourned at 3:07pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk