

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

N O V E M B E R 3, 2 0 0 5

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

PRESENT: COMMISSIONERS: Matthew Jenkins, Leslie Gentile,
Nick Sramek, Charles Winn
Charles Greenberg, Mitchell Rouse

ABSENT: EXCUSED: Morton Stuhlbarg

CHAIRMAN: Matthew Jenkins

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Carolyn Bihn, Zoning Officer
Angela Reynolds, Advance Planning
Jayme Mekis, Planner
Derek Burnham, Planner
Lemuel Hawkins, Planner
Steve Gerhardt, Contract Planner

OTHERS PRESENT: Lisa Peskay Malmsten, 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

The pledge of allegiance was led by Commissioner Rouse.

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

Item 1B was removed from the Consent Calendar at the request of an audience member.

Commissioner Winn moved to approve Items 1A and 1C of the Consent Calendar as presented by staff. Commissioner Sramek seconded the motion, which passed 6-0. Commissioner Stuhlbarg was absent.

1A. Case No. 0505-03, Tentative Parcel Map No. 062827

Applicant: Timothy Roth
Subject Site: 201 East Columbia Street (Council Dist. 6)
Description: Request for approval of Tentative Parcel Map No. 062827 for construction

Approved Tentative Tract Map No. 062827 subject to conditions.

1B. Case No. 0508-11, CE 05-142, Tentative Tract Map for Condominium Conversion

Applicant: Keith Covington
Subject Site: 646 Nebraska Avenue (Council District 2)
Description: Request for approval of Tentative Tract Map No. 063564 to convert eight residential dwelling units into condominiums.

Removed to the Regular Agenda.

1C. Case No. 0508-27, Tentative Tract Map for Condominium Conversion

Applicant: W. Kurtwood, Belmont Brokerage & Management
Subject Site: 1129 Mira Mar Avenue (Council District 4)
Description: Request for approval of Tentative Tract Map No. 063562 to convert eight residential dwelling units into condominiums.

Approved Tentative Tract Map No. 063562 subject to conditions.

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

1B. Case No. 0508-11, CE 05-142, Tentative Tract Map for Condominium Conversion

Applicant: Keith Covington
Subject Site: 646 Nebraska Avenue (Council District 2)
Description: Request for approval of Tentative Tract Map No. 063564 to convert eight residential dwelling units into condominiums.

Dan Rosenberg, 646 Nebraska Avenue, property owner, said his project would help turn renters into homeowners.

Planner Steve Gerhardt pointed out that the applicant was required to notify renters of their relocation rights.

Commissioner Winn moved to approve Tentative Tract Map No. 063564, subject to conditions. Commissioner Gentile seconded the motion, which passed 6-0. Commissioner Stuhlberg was absent.

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

2. Case No. 0407-05, CE 04-146, Conditional Use Permit, Standards Variance

Applicant: Larry Ditchkus
Subject Site: 1000 East Artesia Blvd. (Council District 9)
Description: Conditional Use Permit to allow the establishment of a church in the CCA zone, with a Standards Variance request for off-site parking without a deed restriction.

Derek Burnham presented the staff report recommending approval of the requests since positive findings could be made to support the use with conditions to ensure that there would be no adverse effects on the community.

Larry Ditchkus, 1000 East Artesia Blvd., applicant, responded to a query from Commissioner Gentile regarding parking, saying there were 19 spaces available in the adjacent auto repair lot in addition to 12 on the subject property.

Commissioner Greenberg moved to approve the Conditional Use Permit and Standards Variance requests, subject to conditions of approval. Commissioner Gentile seconded the motion, which passed 5-0-1, with an abstention from Commissioner Winn. Commissioner Stuhlberg was absent.

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

3. Case No. 0503-01, ND 16-05, Site Plan Review, Vesting Tentative Tract Map, Standards Variance, Negative Declaration

Applicant: Adam Call for Standard Pacific Corp.
Subject Site: 328-350 Long Beach Blvd (Council District 1)
Description: Request for approval of Site Plan Review, Standards Variance and Vesting Tentative Tract Map No. 063261 to construct a five-story mixed-use development with 82 residential condominium units with 7,000 sq.ft. of

ground-level commercial space with ground-level and subterranean parking spaces.

Lemuel Hawkins presented slides of the elevation plus the staff report recommending approval of the requests, since the project complied with development standards; was attractively designed; would add quality dwelling units to the housing stock, and since no significant negative environmental impacts were identified.

In response to a query from Commissioner Winn regarding MTA input on the project, Mr. Hawkins said they had responded with five conditions they wanted added to the conditions of approval, and although staff felt they were extraneous, they had been added anyway.

Commissioner Gentile expressed concern about the relocation of the existing youth center on the site, and Mr. Hawkins said the Redevelopment Agency was helping them move.

Commissioner Greenberg asked the applicant if he was amenable to a condition that the youth center have a new home prior to issuance of the Certificate of Occupancy.

Adam Call, Standard Pacific Homes, 3030 Old Ranch Parkway, Suite 450, Seal Beach, 90740, applicant, said they would not be amenable to such a condition, since the City and the third-party property owner already had an agreement to move the center.

Commissioner Greenberg commended that he felt it was a good project especially because it included small commercial spaces with owner's quarters, and said he hoped the concept would spread.

Commissioner Greenberg then moved to certify the Negative Declaration and to approve the Site Plan Review, Vesting Tentative Tract Map and Standards Variance with conditions. Commissioner Sramek seconded the motion, which passed 5-1, with a dissention from Commissioner Gentile. Commissioner Stuhlbarg was absent.

4. Case No. 0508-24, CE 05-153, Conditional Use Permit

Applicant: RAMCAM Engineering Group Inc.
for Ribost Marketing Properties
Subject Site: 2002 East Del Amo Blvd. (Council District 7)
Description: Request for a Conditional Use Permit to add
beer and wine sales to an existing convenience store at a
gasoline station.

Jayne Mekis presented the staff report recommending approval of the request since the use is consistent with the area redevelopment guides and because conditions of approval relating to maintenance, loitering and hours will ensure that the project will have minimal negative impacts on adjacent land uses.

Bill Olson, World Oil Corporation, 9302 South Garfield, South Gate, 90280, station owner, outlined the security measures planned for the operation and their reliable safety record at similar locations. Mr. Olson said they wanted to request the removal of a condition mandating a security guard Friday and Saturday, since they had a high-tech security system and trained employees in place to mitigate the need for such a requirement.

In response to a query from Commissioner Sramek, Ms. Mekis explained that the condition had been added after a meeting with the Police Department about the project.

In response to a query from Commissioner Greenberg, applicant Olson said he would be amenable to a replacement condition requiring a review of the operation's security record at the end of the first year with the Police Department and the Department of Planning and Building, and at that time, if so warranted, the security guard condition would be re-imposed; and that the Police Chief could require additional on-premises security prior to that date if necessary to protect public safety.

Ms. Mekis also confirmed that the conditioned hours of operation should have read 6am-11pm Sunday through Thursday, and 6am to midnight Friday and Saturday.

Commissioner Greenberg moved to approve the Conditional Use Permit, subject to the revised conditions. Commissioner Sramek seconded the motion, which passed 6-0. Commissioner Stuhlbarg 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 stated that the City Council had expressed a desire to have the Commission look at adopting regulations addressing the impacts of big box grocery store uses, as well as a fee for condominium conversions and an adaptive reuse ordinance for downtown area lofts.

Mr. Carpenter also asked Jan Ostershay to prepare a presentation for the Commission about the role of the Cultural Heritage Commission.

He then introduced new contract planner Steve Gerhardt, and two new staff planners--Steve Valdez and Mark Hungerford.

**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 2:56pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk