

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, DECEMBER 1, 2016  
333 W. OCEAN BOULEVARD  
COUNCIL CHAMBER, 5:00 PM**

Donita Van Horik, Chair  
Erick Verduzco-Vega, Vice Chair  
Mark Christoffels, Commissioner  
Ron Cruz, Commissioner



Richard Lewis, Commissioner  
Andy Perez, Commissioner  
Jane Templin, Commissioner

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## **FINISHED AGENDA AND MINUTES**

### **CALL TO ORDER**

At 5:10 p.m., Chair Van Horik called the meeting to order.

### **ROLL CALL**

Also present: Amy Bodek, Director of Development Services; Linda Tatum, Planning Bureau Manager; Carrie Tai, Current Planning Officer; Michael Mais, Assistant City Attorney; Nick Vasuthasawat, Planner; Steven Valdez, Planner; Gina Casillas, Planner; Mark Hungerford, Planner; Alison Riordan, Clerk Typist.

**Commissioners** Mark Christoffels, Richard Lewis, Andy Perez, Jane Templin,  
**Present:** Erick Verduzco-Vega and Donita Van Horik

**Commissioners** Ron Cruz

**Absent:**

### **FLAG SALUTE**

Commissioner Lewis led the flag salute.

### **MINUTES**

16-081PL

Recommendation to receive and file the Planning Commission minutes of November 3, 2016.

**A motion was made by Vice Chair Verduzco-Vega, seconded by Commissioner Christoffels, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 6 - Mark Christoffels, Richard Lewis, Andy Perez, Jane Templin, Erick Verduzco-Vega and Donita Van Horik

**Absent:** 1 - Ron Cruz

16-082PL

Recommendation to receive and file the Planning Commission minutes of November 17, 2016.

**A motion was made by Commissioner Templin, seconded by Commissioner Perez, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 6 - Mark Christoffels, Richard Lewis, Andy Perez, Jane Templin, Erick Verduzco-Vega and Donita Van Horik

**Absent:** 1 - Ron Cruz

#### **DIRECTOR'S REPORT**

Linda Tatum, Planning Bureau Manager, provided the Director's Report.

Linda Tatum responded to a query from Chair Van Horik.

#### **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.

#### **REGULAR AGENDA**

1. 16-085PL Recommendation to accept Categorical Exemption CE 16-228 and find the proposed vacation of the City alley west of Cedar Avenue between La Reina Way to the north and 7th Street to the south in conformance with the adopted goals and policies of the City's General Plan. (District 1) (Application No. 1609-17)

Linda Tatum, Planning Bureau Manager, introduced Nick Vasuthasawat, Project Planner, who presented the staff report.

Commissioner Templin spoke.

Nick Vasuthasawat responded to queries from Commissioner Templin.

Chair Van Horik spoke.

Carrie Tai, Current Planning Officer, responded to a query from Chair Van Horik.

Linda Tatum spoke.

Chair Van Horik spoke.

Amy Bodek, Director of Development Services, responded to queries from Chair Van Horik.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Amy Bodek.

Chair Van Horik spoke.

Amy Bodek responded to a query from Chair Van Horik.

**A motion was made by Commissioner Christoffels, seconded by Vice Chair Verduzco-Vega, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 6 - Mark Christoffels, Richard Lewis, Andy Perez, Jane Templin, Erick Verduzco-Vega and Donita Van Horik

**Absent:** 1 - Ron Cruz

2. 16-086PL Recommendation to accept Categorical Exemption CE 14-007 and find the proposed vacation of 117.62 feet of the east/west alley located east of Daisy Avenue and south of Willow Street, behind 520 W. Willow Street, in conformance with the adopted goals and policies of the City's General Plan. (District 6) (Application No. 1401-22)

Carrie Tai, Current Planning Officer, introduced Steven Valdez, Project Planner, who presented the staff report.

Commissioner Verduzco-Vega spoke.

Linda Tatum, Planning Bureau Manager, spoke.

Alvin Papa, Public Works Department, responded to a query from Commissioner Verduzco-Vega.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Steven Valdez.

Linda Tatum responded to comments made by Commissioner Christoffels.

Commissioner Templin spoke.

Linda Tatum responded to a query from Commissioner Templin.

A dialogue ensued between Commissioner Templin and Steven Valdez.

Chair Van Horik spoke.

Geovanny Mendoza, applicant, spoke.

Commissioner Lewis spoke.

Steven Valdez responded to a query from Commissioner Lewis.

Commissioner Lewis spoke.

Linda Tatum responded to a query from Commissioner Lewis.

Geovanny Medoza spoke.

Commissioner Lewis spoke.

Linda Tatum responded to queries from Commissioner Lewis.

Geovanny Mendoza spoke.

Commissioner Templin spoke.

Geovanny Mendoza responded to queries from Commissioner Templin.

Commissioner Christoffels spoke.

Chair Van Horik spoke.

Commissioner Verduzco-Vega spoke.

Commissioner Templin spoke.

Commissioner Christoffels spoke.

Michael Mais, Assistant City Attorney, spoke.

Michael Mais responded to a query from Chair Van Horik.

Chair Van Horik spoke.

**A motion was made by Commissioner Christoffels, seconded by Commissioner Lewis, to deny the recommendation. The motion carried by the following vote:**

**Yes:** 5 - Mark Christoffels, Richard Lewis, Andy Perez, Jane Templin and Donita Van Horik

**No:** 1 - Erick Verduzco-Vega

**Absent:** 1 - Ron Cruz

3. 16-083PL

Recommendation to accept Categorical Exemption CE 15-153 and approve a Conditional Use Permit for the installation of a new free-standing wireless telecommunications church steeple consisting of 12 panel antennas, 12 Remote Radio Units (RRUs), and 2 equipment cabinets located at 905 Atlantic Avenue in the Downtown Planned Development District (PD-30). (District 1) (Application No. 1510-15)

Carrie Tai, Current Planning Officer, presented Nick Vasuthasawat, Planner, who presented the staff report.

Commissioner Templin spoke.

Brianna Noler, representing the applicant, spoke.

Chair Van Horik spoke.

Brianna Noler responded to queries from Chair Van Horik.

John Becker provided public comment.

Sharon Mather, representing Gathering Lutheran Church, provided public comment.

Commissioner Lewis spoke.

Sharon Mather responded to queries from Commissioner Lewis.

Commissioner Templin spoke.

Michael Mais, Assistant City Attorney, responded to a query from Commissioner Templin.

Commissioner Verduzco-Vega spoke.

Michael Mais responded to queries from Commissioner Verduzco-Vega.

Brianna Noler responded to queries from Commissioner Verduzco-Vega.

Commissioner Verduzco-Vega spoke.

Chair Van Horik spoke.

**A motion was made by Commissioner Templin, seconded by Commissioner Perez, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 6 - Mark Christoffels, Richard Lewis, Andy Perez, Jane Templin, Erick Verduzco-Vega and Donita Van Horik

**Absent:** 1 - Ron Cruz

4. 16-084PL

Recommendation to accept Categorical Exemption CE 16-132 and approve a Conditional Use Permit (CUP) request to allow the sale of beer, wine and distilled spirits for off-site consumption (Type 21 License) for a convenience store within an existing commercial center, along with a Lot Merger, at 301-305 and 311 Redondo Avenue within the Commercial Neighborhood Residential (CNR) zone. (District 2) (Application No. 1605-33)

Chair Van Horik spoke.

Carrie Tai, Current Planning Officer, responded to a query from Chair Van Horik.

Michael Mais, Assistant City Attorney, spoke.

Chair Van Horik spoke.

**A motion was made by Commissioner Perez, seconded by Commissioner Templin, to continue the item to January 5, 2017. The motion carried by the following vote:**

**Yes:** 6 - Mark Christoffels, Richard Lewis, Andy Perez, Jane Templin, Erick Verduzco-Vega and Donita Van Horik

**Absent:** 1 - Ron Cruz

5. 16-087PL Recommendation to accept Categorical Exemption CE 16-271 and approve a Conditional Use Permit request for the operation of a trucking facility located at 1545-1565 Santa Fe Avenue within the General Industrial (IG) zone. (District 1) (Application No. 1608-23)

Carrie Tai, Current Planning Officer, introduced Gina Gasillas, Project Planner.

Chair Van Horik spoke.

Ed Mainus, applicant, spoke.

Gina Casillas presented the staff report.

Commissioner Templin spoke.

Ed Mainus responded to a query from Commissioner Templin.

Ed Mainus spoke.

Chair Van Horik spoke.

A dialogue ensued between Chair Van Horik and Gina Casillas.

Chair Van Horik spoke.

Ed Mainus spoke.

Amy Bodek, Director of Development Services, spoke.

Chair Van Horik spoke.

Amy Bodek responded to a query from Chair Van Horik.

A dialogue ensued between Ed Mainus and Amy Bodek.

Commissioner Lewis spoke.

Ed Mainus responded to queries from Commissioner Lewis.

A dialogue ensued between Chair Van Horik and Ed Mainus.

Commissioner Lewis spoke.

Gina Casillas responded to queries from Commissioner Lewis.

Chair Van Horik spoke.

Gina Casillas responded to a query from Chair Van Horik.

Chair Van Horik spoke.

Commissioner Templin spoke.

Carrie Tai, Current Planning Officer, responded to a query from Commissioner Templin.

Chair Van Horik spoke.

Ed Mainus spoke.

Commissioner Verduzco-Vega spoke.

Ed Mainus responded to a query from Commissioner Verduzco-Vega.

**A motion was made by Commissioner Lewis, seconded by Commissioner Templin, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 6 - Mark Christoffels, Richard Lewis, Andy Perez, Jane Templin, Erick Verduzco-Vega and Donita Van Horik

**Absent:** 1 - Ron Cruz

## STUDY SESSION

6. 16-088PL Recommendation to conduct a study session on R-1-L zoning.

(Chair Van Horik recused herself)



Vice Chair Verduzco-Vega reconvened the meeting.

Linda Tatum, Planning Bureau Manager, introduced Mark Hungerford, Project Planner, and Carrie Tai, Current Planning Officer, who presented the study session item.

Mark Hungerford spoke.

Carrie Tai spoke.

Mark Hungerford spoke.

Commissioner Templin spoke.

Linda Tatum responded to a query from Commissioner Templin.

Carrie Tai spoke.

Vice Chair Verduzco-Vega spoke.

Linda Tatum responded to a query from Vice Chair Verduzco-Vega.

Vice Chair Verduzco-Vega swore in late arriving members of the public wishing to speak.

Stacy McDaniel provided public comment.

Kevin Kayse provided public comment.

Jim McDaniel provided public comment.

Jeannie Williams provided public comment.

Karen Miller provided public comment.

Lavonne Miller provided public comment.

Larry Tidball provided public comment.

Commissioner Christoffels spoke.

Linda Tatum responded to a query from Commissioner Christoffels.

Mark Hungerford spoke.

A dialogue ensued between Commissioner Christoffels and Linda Tatum.

Mark Hungerford responded to a query from Commissioner Christoffels.

Linda Tatum spoke.

Carrie Tai spoke.

Commissioner Perez spoke.

Commissioner Templin spoke.

Carrie Tai responded to queries from Commissioner Templin.

Linda Tatum spoke.

Mark Hungerford spoke.

Commissioner Lewis spoke.

Mark Hungerford responded to queries from Commissioner Lewis.

Commissioner Lewis spoke.

Linda Tatum responded to a query from Commissioner Lewis.

Vice Chair Verduzco-Vega spoke.

A dialogue ensued between Vice Chair Verduzco-Vega and Linda Tatum.

Commissioner Perez spoke.

Vice Chair Verduzco-Vega responded to Commissioner Perez.

Stacy McDaniel spoke.

Vice Chair Verduzco-Vega responded to a query from Stacy McDaniel.

Linda Tatum spoke.

Vice Chair Verduzco-Vega spoke.

## **PUBLIC PARTICIPATION**

There were no comments from the public.

**COMMENTS FROM THE PLANNING COMMISSION**

There were no additional comments from the Planning Commission.

**ADJOURNMENT**

At 7:55 p.m., Vice Chair Verduzco-Vega adjourned the meeting.

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**NOTE:**

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