

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, FEBRUARY 15, 2018  
333 W. OCEAN BOULEVARD  
COUNCIL CHAMBER, 5:00 PM**

Erick Verduzco-Vega, Chair  
Richard Lewis, Vice Chair  
Mark Christoffels, Commissioner



Ron Cruz, Commissioner  
Josh LaFarga, Commissioner  
Andy Perez, Commissioner  
Jane Templin, Commissioner

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## **FINISHED AGENDA AND MINUTES**

### **CALL TO ORDER**

At 5:04 p.m., Chair Verduzco-Vega called the meeting to order.

### **ROLL CALL**

**Commissioners** Ron Cruz, Andy Perez, Jane Templin, Richard Lewis and Erick

**Present:** Verduzco-Vega

**Commissioners** Mark Christoffels and Josh LaFarga

**Excused:**

Also present: Linda Tatum, Planning Bureau Manager; Carrie Tai, Current Planning Officer; Michael Mais, Assistant City Attorney; Steven Valdez, Planner; Scott Kinsey, Planner; Mark Hungerford, Planner; Heidi Eidson, Bureau Secretary.

### **FLAG SALUTE**

Commissioner Cruz led the flag salute.

### **MINUTES**

18-011PL

Recommendation to receive and file the Planning Commission minutes of February 1, 2018.

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

**Yes:** 4 - Ron Cruz, Andy Perez, Jane Templin and Richard Lewis

**Abstain:** 1 - Erick Verduzco-Vega

**Absent:** 2 - Mark Christoffels and Josh LaFarga

### **DIRECTOR'S REPORT**

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

### **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.

### **CONSENT CALENDAR**

1. 18-007PL Recommendation to find that this action is exempt from the requirements of the California Environmental Quality Act; and receive and file the 2017 Housing Element Annual Report and instruct the Director of Development Services to submit the Annual Report to the City Council, State Office of Planning and Research, and the California Department of Housing and Community Development. (Citywide)

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

**Yes:** 5 - Ron Cruz, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 2 - Mark Christoffels and Josh LaFarga

### **REGULAR AGENDA**

2. 18-010PL Recommendation to recommend that the City Council adopt Mitigated Negative Declaration MND-06-17 and approve a Zone Change (ZCHG17-007), a Zoning Code Amendment (ZCA17-009), Site Plan Review (SPR17-022), and a Tentative Parcel Map (TPM17-002) for three new light industrial buildings totaling 424,050 square feet on a 19.091-acre (831,623-square-foot) site, with 638 parking spaces, located at 2300 Redondo Avenue, 3200 E. Burnett Street, and 3600 E. Burnett Street in the "I" (Institutional) zoning district. (District 5) (Application No. 1703-08)

Carrie Tai, Current Planning Officer, introduced Scott Kinsey, Project Planner, who presented the staff report.

Chair Verduzco-Vega spoke.

Scott Kinsey responded to queries from Chair Verduzco-Vega.

Commissioner Templin spoke.

Scott Kinsey responded to a query from Commissioner Templin.

Vice Chair Lewis spoke.

Scott Kinsey responded to a query from Vice Chair Lewis.

Emily Mandrup, Director of Development for Pacific Industrial, applicant, spoke.

Chris Savage, RGA Office of Architectural Design, project architect, spoke.

Emily Mandrup spoke.

Gary Shelton provided public comment.

Valerie Jeram provided public comment.

Gary Levy provided public comment.

Thomas Rue provided public comment.

Amy Meyers provided public comment.

Teresa Genovese provided public comment.

Commissioner Perez spoke.

Linda Tatum, Planning Bureau Manager, responded to a query from Commissioner Perez.

Commissioner Templin spoke.

Carrie Tai responded to a query from Commissioner Templin.

Commissioner Cruz spoke.

Scott Kinsey responded to a query from Commissioner Cruz.

Commissioner Templin spoke.

Chair Verduzco-Vega spoke.

Scott Kinsey responded to a query from Chair Verduzco-Vega.

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

**Yes:** 5 - Ron Cruz, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 2 - Mark Christoffels and Josh LaFarga

3. 18-008PL

Recommendation to accept Categorical Exemption CE 17-236 and approve a Tentative Tract Map (Vesting Tentative Map No. 74943) (TTM17-004) request to subdivide an existing industrial building into ten industrial condominiums that range in size from 2,487 to 7,052 gross square feet, located at 1333-1351 Orizaba Avenue in the Light Industrial (IL) zoning district. (District 4) (Application No. 1709-40)

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

Vice Chair Lewis spoke.

Steven Valdez responded to a query from Vice Chair Lewis.

Derek Burnham, representing the applicant, spoke.

Commissioner Cruz spoke.

Derek Burnham responded to queries from Commissioner Cruz.

Steven Valdez responded to queries from Commissioner Cruz.

A dialogue ensued between Chair Verduzco-Vega and Derek Burnham.

Adrienne Martinez provided public comment.

Commissioner Templin spoke.

Carrie Tai responded to queries from Commissioner Templin.

Commissioner Cruz spoke.

Steven Valdez responded to a query from Commissioner Cruz.

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

**Yes:** 5 - Ron Cruz, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 2 - Mark Christoffels and Josh LaFarga

4. 18-009PL

Recommendation to recommend that the City Council find the project within the scope of the PacificCenter Environmental Impact Report Addendum (State Clearinghouse No. 2001051048) and approve a Zoning Code Amendment (ZCA18-001) to revise Table 2 of the PD-32 North Development Standards relating to the regulation of off-premises alcohol sales uses. (District 5) (Application No. 1801-11)

Carrie Tai, Current Planning Officer, introduced Mark Hungerford, Project Planner, who presented the staff report.

Chair Verduzco-Vega spoke.

Mark Hungerford responded to queries from Chair Verduzco-Vega.

Commissioner Templin spoke.

Mark Hungerford responded to a query from Commissioner Templin.

Commissioner Cruz spoke.

Mark Hungerford responded to a query from Commissioner Cruz.

Linda Tatum, Planning Bureau Manager, responded to queries from Commissioner Cruz.

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

**Yes:** 5 - Ron Cruz, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 2 - Mark Christoffels and Josh LaFarga

5. 18-005PL

Recommendation to recommend that the City Council adopt Negative Declaration ND11-17, and approve a Zoning Code Amendment (ZCA17-008) and Local Coastal Program Amendment (LCPA17-001) to modify the regulations for wireless telecommunications facilities in the public right-of-way. (Citywide) (Application No. 1702-17)

Carrie Tai, Current Planning Officer, introduced Scott Kinsey, Project Planner, who presented the staff report.

Commissioner Templin spoke.

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

Jeff Melching, Law Firm of Rutan and Tucker, spoke.

Commissioner Templin spoke.

Jeff Melching responded to a query from Commissioner Templin.

Vice Chair Lewis spoke.

Jeff Melching responded to a query from Vice Chair Lewis.

Vice Chair Lewis spoke.

Chair Verduzco-Vega spoke.

Linda Tatum responded to a comment from Chair Verduzco-Vega.

Brian Mackey, of MB7 on behalf of Verizon Wireless, provided public comment.

Patrice Tipton, Real Estate Project Manager representing Verizon, provided public comment.

John Lee, representing T-Mobile, provided public comment.

Chair Verduzco-Vega spoke.

John Lee responded to a query from Chair Verduzco-Vega.

Scott Longhurst, representing Crown Castle, provided public comment.

John Heffernin, representing AT&T, provided public comment.

Vice Chair Lewis spoke.

Linda Tatum responded to queries from Vice Chair Lewis.

Commissioner Templin spoke.

Sean Crumby, City Engineer for the Department of Public Works, responded to queries from Commissioner Templin.

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

**Yes:** 5 - Ron Cruz, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 2 - Mark Christoffels and Josh LaFarga

6. 18-006PL

Recommendation to recommend that the City Council adopt Negative Declaration ND-05-17, and approve a Zoning Code Amendment (ZCA17-012) and submittal of the Local Coastal Program Amendment (LCPA17-007) to amend the Long Beach Municipal Code Chapter 21.15 and Sections 21.32, 21.33, 21.34 and 21.35, related to defining and permitting Massage Establishments. (Citywide) (Application No. 1708-75)

Carrie Tai, Current Planning Officer, introduced Mark Hungerford, Project Planner, who presented the staff report.

Commissioner Templin spoke.

Mark Hungerford responded to a query from Commissioner Templin.

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

Linda Tatum, Planning Bureau Manager, responded to queries from Commissioner Templin.

Chair Verduzco-Vega spoke.

Mark Hungerford responded to a query from Chair Verduzco-Vega.

Michael Mais responded to a query from Chair Verduzco-Vega.

Mark Hungerford spoke.

Chair Verduzco-Vega spoke.

Linda Tatum and Michael Mais responded to a query from Chair Verduzco-Vega.

Chair Verduzco-Vega spoke.

Mark Hungerford responded to a query from Chair Verduzco-Vega.

Linda Tatum responded to queries from Chair Verduzco-Vega.

Commissioner Cruz spoke.

Mark Hungerford responded to a query from Commissioner Cruz.

Vice Chair Lewis spoke.

Mark Hungerford responded to a query from Vice Chair Lewis.

Commissioner Templin spoke.

Mark Hungerford responded to queries from Commissioner Templin.

A dialogue ensued between Commissioner Templin and Linda Tatum.



Chair Verduzco-Vega spoke.

Vice Chair Lewis spoke.

Linda Tatum spoke.

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

**A motion was made by Vice Chair Lewis, seconded by Commissioner Cruz, to approve the recommendation with an amendment to increase the buffer from 500' to 750'. The motion carried by the following vote:**

**Yes:** 5 - Ron Cruz, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 2 - Mark Christoffels and Josh LaFarga

#### **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 7:06 p.m., Chair Verduzco-Vega adjourned the meeting.

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**NOTE:**

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Kung nais ang pagsasalin ng nakasulat na wika ng agenda ng Komisyon at ang minutes para sa mga taong hindi nagsasalita ng Ingles, mangyaring isagawa ang iyong hiling sa pamamagitan ng telepono sa Opisina ng Clerk ng Lungsod sa (562) 570-6101, 24 oras ng negosyo bago ang pagpupulong ng Commission.

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