

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, OCTOBER 6, 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

---

**FINISHED AGENDA AND DRAFT MINUTES**

**CALL TO ORDER (5:08 PM)**

At 5:08 p.m., Chair Van Horik called the meeting to order.

**ROLL CALL (5:09 PM)**

Also present: Amy Bodek, Director of Development Services; Linda Tatum, Planning Bureau Manager; Carrie Tai, Current Planning Officer; Michael Mais, Assistant City Attorney; Ira Brown, Planner; Mark Hungerford, Planner; Nick Vasuthasawat, Planner; Scott Kinsey, Planner; Fern Nueno, Planner; Heidi Eidson, Bureau Secretary.

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

**FLAG SALUTE (5:09 PM)**

Commissioner Templin led the flag salute.

**MINUTES (5:10 PM)**

16-056PL      Recommendation to receive and file the Planning Commission minutes of September 1, 2016.

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

**Yes: 7 -** Mark Christoffels, Ron Cruz, Richard Lewis, Andy Perez, Jane Templin, Erick Verduzco-Vega and Donita Van Horik

- 16-065PL      Recommendation to receive and file the Planning Commission minutes of September 15, 2016.

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

**Yes:** 7 - Mark Christoffels, Ron Cruz, Richard Lewis, Andy Perez, Jane Templin, Erick Verduzco-Vega and Donita Van Horik

**DIRECTOR'S REPORT (5:11 PM)**

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

**SWEARING OF WITNESSES (5:12 PM)**

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.

**CONTINUED ITEMS (5:12 PM)**

1. 16-051PL      Recommendation to accept Categorical Exemption 16-156 and deny the appeal and uphold the decision of the Zoning Administrator to approve a Local Coastal Development Permit for the repair and renovation of Marine Stadium Judging Stand S3, located at 5255 East Paoli Way. (District 3) (Application No. 1605-17)

Carrie Tai, Current Planning Officer, introduced Ira Brown, Project Planner, who presented the staff report.

Larry Goodhue, appellant, spoke.

Eric Lopez, Department of Public Works, Project Management Officer, representing the applicant, spoke.

Commissioner Templin spoke.

Eric Lopez responded to queries from Commissioner Templin.

Commissioner Verduzco-Vega spoke.

Eric Lopez responded to queries from Commissioner Verduzco-Vega.

Chair Van Horik spoke.

Eric Lopez responded to a query from Chair Van Horik.

Commissioner Cruz spoke.

Eric Lopez responded to a query from Commissioner Cruz.

Larry Goodhue spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Linda Tatum, Planning Bureau Manager.

Chair Van Horik spoke.

Commissioner Templin spoke.

Commissioner Christoffels spoke.

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

**Yes:** 7 - Mark Christoffels, Ron Cruz, Richard Lewis, Andy Perez, Jane Templin, Erick Verduzco-Vega and Donita Van Horik

2. 16-060PL Recommendation to approve a Site Plan Review, Tentative Tract Map, three Conditional Use Permits, two Standards Variances, and a Master Sign Program for the construction and operation of Long Beach Exchange, a regional shopping center containing retail and restaurant uses at 4069 Lakewood Boulevard. (District 5) (Application No. 1603-01)

Commissioner Lewis recused himself from the item.

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

Chair Van Horik spoke.

Mark Hungerford responded to a query from Chair Van Horik.

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

Commissioner Templin spoke.

Mark Hungerford responded to a query from Commissioner Templin.

Brian Ward, Burnham Ward, applicant, spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Brian Ward.

Amy Bodek responded to a query from Commissioner Templin.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Brian Ward.

Chair Van Horik spoke.

A dialogue ensued between Chair Van Horik and Brian Ward.

Amy Bodek spoke.

Commissioner Cruz spoke.

Brian Ward responded to a query from Commissioner Cruz.

Mark Hungerford responded to queries from Commissioner Cruz.

Brian Ward spoke.

Chair Van Horik spoke.

Amy Bodek responded to a query from Chair Van Horik.

Commissioner Christoffels spoke.

Bruce DeMille, President of the Lakewood Village Neighborhood Association, provided public comment.

Cory Alder, President of Nexus Development, provided public comment.

Commissioner Christoffels spoke.

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

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

**Recused:** 1 - Richard Lewis

**3. 16-062PL**

Recommendation to recommend that the City Council accept Categorical Exemption 16-211, approve Zoning Code Amendment No. 1608-24 to amend portions of Title 21 (Zoning) of the Long Beach Municipal Code on matters related to the triennial Building Code update, and to update Chapter 21.42 (Landscaping Standards) to comply with the State Model Water Efficient Landscape Ordinance. (Citywide) (Application No. 1608-24)

Linda Tatum, Planning Bureau Manager, introduced Carrie Tai, Current Planning Officer, who presented the staff report.

Commissioner Templin spoke.

Carrie Tai responded to queries from Commissioner Templin.

Commissioner Cruz spoke.

Carrie Tai responded to queries from Commissioner Cruz.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Carrie Tai.

Amy Bodek, Director of Development Services, responded to a query from Commissioner Verduzco-Vega.

Michael Mais, Assistant City Attorney, responded to a query from Commissioner Verduzco-Vega.

Amy Bodek spoke.

Carrie Tai responded to a query from Commissioner Verduzco-Vega.

Amy Bodek responded to a query from Commissioner Verduzco-Vega.

Carrie Tai responded to a request from Amy Bodek.

Commissioner Lewis spoke.

Carrie Tai responded to a query from Commissioner Lewis.

Chair Van Horik spoke.

Carrie Tai responded to a query from Chair Van Horik.

Chair Van Horik spoke.

Linda Tatum responded to a comment made by Chair Van Horik.

Commissioner Verduzco-Vega spoke.

Commissioner Lewis spoke.

**A motion was made by Commissioner Lewis, seconded by Commissioner Templin, to approve the recommendation.**

Commissioner Lewis spoke.

Linda Tatum responded to a query from Commissioner Lewis.

Michael Mais, Assistant City Attorney, spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Amy Bodek.

Carrie Tai responded to a query from Commissioner Christoffels.

Commissioner Lewis spoke.

Carrie Tai responded to a query from Commissioner Lewis.

Chair Van Horik spoke.

A substitute motion was made by Vice Chair Verduzco-Vega, seconded by Commissioner Cruz, to approve the recommendation with an exception to strike the proposed language changing the rebuild threshold from 50 percent to 40 percent in Section 21.15.2250 and to keep the language as is. The motion carried by the following vote:

**Yes:** 4 - Ron Cruz, Andy Perez, Jane Templin and Erick Verduzco-Vega

**No:** 3 - Mark Christoffels, Richard Lewis and Donita Van Horik

#### **REGULAR AGENDA (7:14 PM)**

4. 16-066PL Recommendation to accept Categorical Exemption 16-213 and approve a Conditional Use Permit and Local Coastal Development Permit to allow the on-site consumption of alcoholic beverages (beer, wine, and distilled spirits) at an existing movie theater located at 6346 E. Pacific Coast Highway within the PD-1 Southeast Area Development and Improvement Plan (SEADIP). (District 3) (Application No. 1606-04)

Chair Van Horik swore in late arriving members of the audience wishing to speak.

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

Michael Ayaz, General Counsel for the applicant, spoke.

Frank Lewis, representing AMC, spoke.

Commissioner Cruz spoke.

Frank Lewis responded to queries from Commissioner Cruz.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Frank Lewis.

Chair Van Horik spoke.

Linda Tatum, Planning Bureau Manager, responded to queries from Chair Van

Horik.

Michael Ayaz spoke.

Michael Mais, Assistant City Attorney, responded to a query from Chair Van Horik.

Nick Vasuthasawat spoke.

Michael Ayaz spoke.

Alan Songer provided public comment.

Kerrie Aley provided public comment.

Commissioner Templin spoke.

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

**Yes:** 7 - Mark Christoffels, Ron Cruz, Richard Lewis, Andy Perez, Jane Templin, Erick Verduzco-Vega and Donita Van Horik

**5. 16-067PL**

Recommendation to accept Categorical Exemption 15-068 and approve a Modification to an approved Conditional Use Permit (Application No. 1506-08) to allow construction of a new single-sided electronic billboard at a total height of 50 feet above the nearest freeway lane, instead of the previously-approved 40-foot height limit in effect at the time of approval of CUP No. 1506-08, located at 3310 Airport Way in the IG (General Industrial) zoning district. (District 5) (Application No. 1608-26)

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

Commissioner Templin spoke.

Carrie Tai responded to a query from Commissioner Templin.

Scott Kinsey spoke.

Lorena Rodriguez, representing Lamar Advertising, spoke.

Commissioner Verduzco-Vega spoke.



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

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

**Yes:** 7 - Mark Christoffels, Ron Cruz, Richard Lewis, Andy Perez, Jane Templin, Erick Verduzco-Vega and Donita Van Horik

6. 16-068PL Recommendation to accept Categorical Exemption 15-069 and approve a Modification to an Approved Permit (Conditional Use Permit (CUP) No. 1506-09), to allow construction of a new single-sided electronic billboard with a total height of 50 feet above the nearest freeway lane (the height currently allowed by code), instead of the previously-approved 40-foot height limit in effect at the time of approval of CUP No. 1506-09, located at 6701 Paramount Boulevard in the CHW (Regional Highway District) commercial zoning district. (District 9) (Application No. 1608-27)

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

Commissioner Templin spoke.

Scott Kinsey responded to a query from Commissioner Templin.

Lorena Rodriguez, representing Lamar Advertising, spoke.

Commissioner Lewis spoke.

Scott Kinsey responded to a query from Commissioner Lewis.

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

**Yes:** 7 - Mark Christoffels, Ron Cruz, Richard Lewis, Andy Perez, Jane Templin, Erick Verduzco-Vega and Donita Van Horik

#### **STUDY SESSION (8:25 PM)**

7. 16-069PL Conduct a study session regarding the Land Use Element.

Linda Tatum, Planning Bureau Manager, introduced Fern Nueno, Project Planner, who presented the study session.

Kerrie Aley provided public comment.

Linda Tatum responded to a query from Melinda Cotton.

Melinda Cotton provided public comment.

Alan Songer provided public comment.

Maureen Neely provided public comment.

Aileen O'Neal provided public comment.

Rebecca Cadillo-Jones provided public comment.

Chair Van Horik spoke.

Linda Tatum responded to a query from Chair Van Horik.

Fern Nueno spoke.

Chair Van Horik spoke.

Fern Nueno responded to queries from Chair Van Horik.

#### **PUBLIC PARTICIPATION (8:52 PM)**

There was no public comment given.

#### **COMMENTS FROM THE PLANNING COMMISSION (8:52 PM)**

Commissioner Templin spoke.

#### **ADJOURNMENT (8:55 PM)**

At 8:55 p.m., Chair Van Horik adjourned the meeting.

hge



NOTE:

If written language translation of the Commission agenda and minutes for non-English speaking persons is desired, please make your request by phone to the Office of the City Clerk at (562) 570-6101, 72 business hours prior to the Commission meeting.

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, 72 oras ng negosyo bago ang pagpupulong ng Commission.

Si desea obtener la traducción escrita en otro idioma de la agenda y actas de la comisión para personas que no hablan inglés, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 72 horas hábiles antes de la reunión de la comisión.

បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរៀបរៀង និងកំណត់ហេតុឲ្យ អ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅ ការិយាល័យស្ម័គ្រចិត្តក្នុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹង ចាប់ផ្តើមបើកកិច្ចប្រជុំគណៈកម្មការធម្មនុញ្ញ)។