

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, MAY 4, 2017  
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 DRAFT MINUTES**

**CALL TO ORDER**

At 5:00 p.m., Vice Chair Verduzco-Vega called the meeting to order.

**ROLL CALL**

**Commissioners** Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin and  
**Present:** Erick Verduzco-Vega

**Commissioners** Richard Lewis and Donita Van Horik  
**Absent:**

Also present: Linda Tatum, Planning Bureau Manager; Carrie Tai, Current Planning Officer; Christopher Koontz, Advance Planning Officer; Michael Mais, Assistant City Attorney; Ira Brown, Planner; Jorge Ramirez, Planner; Scott Kinsey, Planner; Alison Spindler, Planner; Heidi Eidson, Bureau Secretary.

**FLAG SALUTE**

Commissioner Christoffels led the flag salute.

**MINUTES**

17-027PL      Recommendation to receive and file the Planning Commission minutes of April 20, 2017.

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

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

**Absent:** 2 - Richard Lewis and Donita Van Horik

## **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.

## **REGULAR AGENDA**

1. 17-028PL Recommendation to accept Categorical Exemption 16-342 and approve a Site Plan Review for the construction of a seven-story, 142-unit mixed-use development at 500 W. Broadway in the Downtown Planned Development District (PD-30). (District 2) (Application No. 1610-22)

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

Kam Babaooff, Ensemble Investments, applicant, spoke.

Tyson Sayles, Ensemble Investments, spoke.

Vice Chair Verduzco-Vega spoke.

Tyson Sayles responded to a query from Vice Chair Verduzco-Vega.

Carol Greenberg provided public comment.

Adam Carrillo, representing Downtown Long Beach Alliance, provided public comment.

Warren Blesofsky, representing Long Beach Citizens for Fair Development, provided public comment.

Anna Christensen, member of Long Beach Area Peace Network, provided public comment.

Commissioner Christoffels spoke.

Carrie Tai responded to a query from Commissioner Christoffels.

Michael Mais, Assistant City Attorney, spoke.

Commissioner Christoffels spoke.

Michael Mais responded to a query from Commissioner Christoffels.

Vice Chair Verduzco-Vega spoke.

Linda Tatum responded to queries from Vice Chair Verduzco-Vega.

Kam Babaoft responded to a query from Vice Chair Verduzco-Vega.

Commissioner Perez spoke.

Vice Chair Verduzco-Vega spoke.

Linda Tatum responded to queries from Vice Chair Verduzco-Vega.

Commissioner Cruz spoke.

Linda Tatum responded to a query from Commissioner Cruz.

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

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

**Absent:** 2 - Richard Lewis and Donita Van Horik

2. 17-029PL Recommendation to accept Categorical Exemption 17-034 and approve a Conditional Use Permit and Local Coastal Development Permit to allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 license) at an existing restaurant with outdoor dining, located at 6257 E. 2nd Street within the Southeast

Area Development and Improvement Plan, Subarea 16 (PD-1) zone. (District 3) (Application No. 1701-55)

Carrie Tai, Current Planning Officer, introduced Jorge Ramirez, Project Planner, who presented the staff report.

Commissioner Templin spoke.

Jorge Ramirez responded to a query from Commissioner Templin.

Commissioner Christoffels spoke.

Jorge Ramirez responded to a query from Commissioner Christoffels.

Craig Hofman, applicant, spoke.

Vice Chair Verduzco-Vega spoke.

Craig Hofman responded to queries from Vice Chair Verduzco-Vega.

Larry Goodhue provided public comment.

Warren Blesofsky provided public comment.

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

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

**Absent:** 2 - Richard Lewis and Donita Van Horik

3. 17-030PL Recommendation to accept Categorical Exemption 17-050 and approve a Conditional Use Permit for the conversion of an existing double-sided static billboard to an electronic format, located at 400 W. Del Amo Boulevard in the Medium Industrial (IM) zoning district. (District 8) (Application No. 1702-16)

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

Dave Ryan, Outfront Media, applicant, spoke.

Commissioner Perez spoke.

Dave Ryan responded to a query from Commissioner Perez.

Scott Kinsey spoke.

Vice Chair Verduzco-Vega spoke.

Dave Ryan responded to a query from Vice Chair Verduzco-Vega.

Scott Kinsey spoke.

Charles Durnin provided public comment.

Anne Cantrell provided public comment.

Warren Blesofsky, Long Beach Citizens for Fair Development, provided public comment.

Anna Christensen provided public comment.

Christopher Koontz, Advance Planning Officer, spoke.

Scott Kinsey responded to queries raised during public comment.

Christopher Koontz spoke.

Vice Chair Verduzco-Vega spoke.

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

Christopher Koontz spoke.

Dave Ryan spoke.

Scott Kinsey spoke.

Vice Chair Verduzco-Vega spoke.

Commissioner Perez spoke.

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

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

**Absent:** 2 - Richard Lewis and Donita Van Horik

4. 17-031PL Recommendation to accept Categorical Exemption 17-081, and recommend that the City Council approve a Zoning Code Amendment and Local Coastal Program Amendment to revise the Long Beach Municipal Code Chapter 21.15 and Sections 21.31.110, 21.32.110, 21.33.060 and 21.52.260, related to defining and permitting urban agriculture uses. (Citywide) (Application No. 1703-41)

Carrie Tai, Current Planning Officer, introduced Alison Spindler, Project Planner, who presented the staff report.

Commissioner Cruz spoke.

Alison Spindler responded to a query from Commissioner Cruz.

Christopher Koontz, Advance Planning Officer, spoke.

Commissioner Templin spoke.

Christopher Koontz responded to a query from Commissioner Templin.

Commissioner Christoffels spoke.

Christopher Koontz responded to queries from Commissioner Christoffels.

Vice Chair Verduzco-Vega spoke.

Alison Spindler responded to a query from Vice Chair Verduzco-Vega.

Christopher Koontz responded to a query from Vice Chair Verduzco-Vega.

Warren Blesofsky, Long Beach Citizens for Fair Development, provided public comment.

Sasha Conno, Farm Lot 59, provided public comment.

Lillia Ocampo provided public comment.

Tony Donico, Co-Director of Long Beach Fresh and member of Long Beach Alliance for Food and Fitness, provided public comment.

Dimitrius Ziegler, Long Beach Farms, provided public comment.

Bill Napier provided public comment.

Mary Redland provided public comment.

Larry Goodhue provided public comment.

Commissioner Perez spoke.

Commissioner Templin spoke.

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

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

**Absent:** 2 - Richard Lewis and Donita Van Horik

#### STUDY SESSION

5. 17-032PL Conduct a study session regarding the Southeast Area Specific Plan.

Christopher Koontz, Advance Planning Officer, introduced the study session item.

Wendy Nowak, Placeworks, consultant, presented the study session on Southeast Area Specific Plan (SEASP).

Jan Hall provided public comment.

Charles Durnin provided public comment.

Ann Cantrell provided public comment.

Kerrie Alley provided public comment.

Alan Songer provided public comment.

Bill Thomas provided public comment.

Warren Blesofsky, Long Beach Citizens for Fair Development, provided public comment.

Anna Christensen, Long Beach Area Peace Network, provided public comment.

Lee Viera provided public comment.

Jonathan Blitzer provided public comment.

Elizabeth Lambe, Executive Director of Los Cerritos Wetlands Land Trust, provided public comment.

Roy Hanson provided public comment.

Rebecca Cadillo-Jones provided public comment.

David Thompson provided public comment.

Steven Bixby-Bryant, representing the Bryant-Dakin family, provided public comment.

Howard Davis, representing the Naples Improvement Association, provided public comment.

Reina Aykres provided public comment.

Carol Greenberg provided public comment.

Larry Goodhue provided public comment.

Commissioner Christoffels spoke.

Vice Chair Verduzco-Vega spoke.

A dialogue ensued between Vice Chair Verduzco-Vega and Christopher Koontz.

Linda Tatum, Planning Bureau Manager, responded to a query from Vice Chair Verduzco-Vega.

Vice Chair Verduzco-Vega spoke.

Christopher Koontz responded to comments made by Vice Chair Verduzco-Vega.

Vice Chair Verduzco-Vega spoke.

Commissioner Templin spoke.

Linda Tatum responded to a query from Commissioner Templin.

Commissioner Cruz spoke.

Christopher Koontz responded to queries from Vice Chair Verduzco-Vega.

Jason Pack, Ferrin Pierce Associates, responded to queries from Vice Chair Verduzco-Vega.

Vice Chair Verduzco-Vega spoke.

Linda Tatum spoke.

Vice Chair Verduzco-Vega spoke.

Christopher Koontz spoke.

Wendy Nowak spoke.

Vice Chair Verduzco-Vega spoke.

## **PUBLIC PARTICIPATION**

Jonathan Blitzer provided public comment.

## **COMMENTS FROM THE PLANNING COMMISSION**

There were no additional comments from the Planning Commission.

## **ADJOURNMENT**

At 8:41 p.m., Vice Chair Verduzco-Vega adjourned the meeting.

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**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: នឹងកំណត់ហេតុឲ្យអ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំគណៈកម្មការធម្មនុញ្ញ)។