

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, JUNE 1, 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 5:01 p.m., Chair Van Horik called the meeting to order.

**ROLL CALL**

**Commissioners** Mark Christoffels, Richard Lewis, Jane Templin, Erick

**Present:** Verduzco-Vega and Donita Van Horik

**Commissioners** Ron Cruz and Andy Perez

**Absent:**

Also present: Amy Bodek, Director of Development Services; Linda Tatum, Planning Bureau Manager; Carrie Tai, Current Planning Officer; Christopher Koontz, Advance Planning Officer; Michael Mais, Assistant City Attorney; Gina Casillas, Planner; Alexis Oropeza, Planner; Scott Kinsey, Planner; Heidi Eidson, Bureau Secretary.

**FLAG SALUTE**

Commissioner Templin led the flag salute.

**MINUTES**

17-037PL      Recommendation to receive and file the Planning Commission minutes of May 18, 2017.

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

Yes: 5 - Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Donita Van Horik

Absent: 2 - Ron Cruz and Andy Perez

## DIRECTOR'S REPORT

Linda Tatum, Planning Bureau Manager, provided 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. 17-039PL Recommendation to accept Categorical Exemption 17-078 and approve a Conditional Use Permit request to allow the operation of a bail bonds business located at 1420 E. Pacific Coast Highway within the Regional Highway (CHW) zoning district. (District 6) (Application No. 1703-38)

Carrie Tai, Current Planning Officer, introduced Gina Casillas, Project Planner, who presented the staff report.

Vice Chair Verduzco-Vega spoke.

Carrie Tai responded to a query from Vice Chair Verduzco-Vega.

Commissioner Lewis spoke.

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

Gina Casillas responded to queries from Commissioner Lewis.

Commissioner Christoffels spoke.

Linda Tatum responded to queries from Commissioner Christoffels.

Vice Chair Verduzco-Vega spoke.

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

Mike Recupero, representing the applicant, spoke.

Commissioner Christoffels spoke.

Mike Recupero responded to queries from Commissioner Christoffels.

Chair Van Horik spoke.

Mike Recupero responded to a query from Chair Van Horik.

Siew New provided public comment.

Linda Tatum responded to queries from Siew New.

Chris Goshan provided public comment.

Belen Garcia provided public comment.

Danny Goshan provided public comment.

Chair Van Horik spoke.

Gina Casillas responded to a query from Chair Van Horik.

Chair Van Horik spoke.

Gina Casillas spoke.

Commissioner Templin spoke.

Mike Recupero responded to queries from Commissioner Templin.

Vice Chair Verduzco-Vega spoke.

**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: 5 - Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Donita Van Horik**

**Absent:** 2 - Ron Cruz and Andy Perez

2. 17-038PL Recommendation to recommend that the City Council adopt Findings and Statement of Overriding Considerations, certify the Final Environmental Impact Report (EIR 02-16), select the reduced intensity alternative, adopt the Mitigation Monitoring and Reporting Program, repeal Planned Development District 1 (PD-1), enact the General Plan Amendment related to changing the boundaries and content of the certified Local Coastal Plan (GPA17-002), enact Local Coastal Plan Amendment related to the Southeast Area Specific Plan (LCPA17-004), enact Zoning Code Amendment 17-011 creating the Southeast Area Specific Plan (SP-2) (ZCA17-001), and enact a Zone Change amending Parts 6, 7, 12, and 13 of the City's zoning map and modifying the zoning from PD-1 to SP-2, R-1-S and I (ZCH17-008). (District 3) (Application No. 1705-01)

Christopher Koontz, Advance Planning Officer, presented the staff report.

Nicole Morris, Placeworks, discussed the reduced intensity alternative.

Wendy Nowak, Placeworks, spoke.

Jason Pack, Fehr Peers, spoke.

Christopher Koontz spoke.

Commissioner Lewis spoke.

Christopher Koontz responded to queries from Commissioner Lewis.

Bill Napier provided public comment.

Chris Riggles provided public comment.

Janice Dahl provided public comment.

Jan Hall provided public comment.

Kerrie Ally provided public comment.

Alan Songer provided public comment.

Frank Elizondo provided public comment.

Bob Lane provided public comment.

Julie Dean provided public comment.

Reiner Roihauser provided public comment.

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

Susan Phillips provided public comment.

Jeff Miller provided public comment.

Roy Hanson provided public comment.

Deena Deck provided public comment.

Anne Cantrell provided public comment.

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

Lee Viera provided public comment.

Michelle Black, Chatten-Brown & Carstens, on behalf of the Los Cerritos Wetlands Land Trust, provided public comment.

Elizabeth Lambe, representing Los Cerritos Wetlands Land Trust, provided public comment.

Rebecca Cadillo-Jones provided public comment.

Greg Bourne provided public comment.

Marshall Blesofsky, Long Beach Area Peace Network, provided public comment.

Andy McKee provided public comment.

Melinda Cotton provided public comment.

Larry Goodhue provided public comment.

Rebecca Robles provided public comment.

Karen Harper provided public comment.

Anna Christensen, member of El Dorado Audubon Society and Long Beach Area Peace Network, provided public comment.

Jason Stack, STC Traffic, provided public comment.

Brian Jones, Alta Planning and Design, provided public comment.

Alan Crawford public comment.

Michael Bohn provided public comment.

Chair Van Horik spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Christopher Koontz.

Commissioner Lewis spoke.

A dialogue ensued between Commissioner Lewis and Christopher Koontz.

Vice Chair Verduzco-Vega spoke.

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

Commissioner Templin spoke.

Chair Van Horik spoke.

A dialogue ensued between Chair Van Horik and Christopher Koontz.

Eric Widstrand, City Traffic Engineer, responded to queries from Chair Van Horik.

Commissioner Christoffels spoke.

Eric Widstrand spoke.

Chair Van Horik spoke.

A dialogue ensued between Chair Van Horik and Christopher Koontz.

Chair Van Horik spoke.

Commissioner Christoffels spoke.

Christopher Koontz responded to a query from Commissioner Christoffels.

Commissioner Christoffels spoke.

Christopher Koontz responded to a query from Commissioner Christoffels.

Commissioner Lewis spoke.

Christopher Koontz responded to a query from Commissioner Lewis.

Vice Chair Verduzco-Vega spoke.

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

Christopher Koontz spoke.

Commissioner Lewis spoke.

Amy Bodek, Director of Development Services, spoke.

Chair Van Horik spoke.

**A motion was made by Commissioner Lewis, seconded by Vice Chair Verduzco-Vega, to approve the recommendation with an amendment to limit the building height to five stories at the Market Place site. The motion carried by the following vote:**

**Yes:** 5 - Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Donita Van Horik

**Absent:** 2 - Ron Cruz and Andy Perez

3. 17-035PL Recommendation to recommend that the City Council find this request exempt for the California Environmental Quality Act (CEQA) in accordance with Statutory Exemption 17-136 in the State CEQA Guidelines and approve a City-initiated Zoning Code Amendment to Title 21 of the Long Beach Municipal Code (LBMC) pertaining to Accessory Dwelling Units (ADUs). (Citywide) (Application No. 1702-04)

Linda Tatum, Planning Bureau Manager, introduced Alexis Oropeza, Project

Planner, who presented the staff report.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Carrie Tai, Current Planning Officer.

Scott Kinsey, Project Planner, responded to a query from Commissioner Christoffels.

Commissioner Lewis spoke.

A dialogue ensued between Commissioner Lewis and Scott Kinsey.

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

Scott Kinsey responded to a query from Commissioner Lewis.

Linda Tatum spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Amy Bodek, Director of Development Services.

Vice Chair Verduzco-Vega spoke.

Scott Kinsey responded to queries from Vice Chair Verduzco-Vega.

Commissioner Lewis spoke.

A dialogue ensued between Commissioner Lewis and Scott Kinsey.

Carrie Tai, Current Planning Officer, spoke.

Carrie Tai responded to a query from Commissioner Lewis.

Amy Bodek responded to a query from Commissioner Lewis.

Scott Kinsey responded to a query from Commissioner Lewis.

Chair Van Horik spoke.

Linda Tatum responded to a query from Chair Van Horik.



Scott Kinsey responded to a query from Chair Van Horik.

A dialogue ensued between Chair Van Horik and Amy Bodek.

Scott Kinsey responded to queries from Chair Van Horik.

Laura Lindren provided public comment.

Miguel Casado provided public comment.

Scott Kinsey and Amy Bodek responded to queries from Miguel Casado.

Carrie Tai responded to a query from Miguel Casado.

Amy Bodek spoke.

Dianne Sundstrom, Belmont Heights Community Association, provided public comment.

Elaine O'Neal provided public comment.

Stephanie Rojas provided public comment.

Alan Crawford provided public comment.

Vice Chair Verduzco-Vega spoke.

A dialogue ensued between Vice Chair Verduzco-Vega and Amy Bodek.

Scott Kinsey spoke.

Vice Chair Verduzco-Vega spoke.

A dialogue ensued between Vice Chair Verduzco-Vega and Michael Mais.

Commissioner Lewis spoke.

Michael Mais responded to a query from Commissioner Lewis.

A dialogue ensued between Commissioner Lewis and Carrie Tai.

Scott Kinsey responded to queries from Commissioner Lewis.

Alexis Oropeza spoke.

Commissioner Lewis spoke.

Amy Bodek responded to a query from Commissioner Lewis.

Commissioner Christoffels spoke.

Amy Bodek responded to a query from Commissioner Christoffels.

Michael Mais spoke.

Chair Van Horik spoke.

Amy Bodek spoke.

Commissioner Lewis spoke.

Amy Bodek responded to queries from Commissioner Lewis.

Chair Van Horik spoke.

Amy Bodek responded to a query from Chair Van Horik.

Commissioner Christoffels spoke.

Commissioner Templin spoke.

Vice Chair Verduzco-Vega spoke.

A discussion ensued between the Commission.

Commissioner Christoffels spoke.

Amy Bodek responded to a query from Commissioner Christoffels.

Commissioner Christoffels responded to a query from Chair Van Horik.

A dialogue ensued between Commissioner Christoffels and Amy Bodek.

Linda Tatum spoke.

Commissioner Lewis spoke.

Chair Van Horik spoke.

Linda Tatum spoke.

Vice Chair Verduzco-Vega recused himself from the vote.

A motion was made by Commissioner Christoffels, seconded by Commissioner Lewis, to continue the item to July 6, 2017. The motion carried by the following vote:

**Yes:** 4 - Mark Christoffels, Richard Lewis, Jane Templin and Donita Van Horik

**Absent:** 2 - Ron Cruz and Andy Perez

**Recused:** 1 - Erick Verduzco-Vega

#### **PUBLIC PARTICIPATION**

There was no additional public comment.

#### **COMMENTS FROM THE PLANNING COMMISSION**

There were no additional comments from the Commission.

#### **ADJOURNMENT**

At 9:58 p.m., Chair Van Horik adjourned the meeting.

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**NOTE:**

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