

Alan Fox, Chair
Mark Christoffels, Vice Chair



Molly Campbell, Commissioner
Donita Van Horik, Commissioner
Jane Templin, Commissioner
Andy Perez, Commissioner
Erick Verduzco-Vega, Commissioner

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:05 PM)

At 5:05 p.m., Chair Fox called the meeting to order.

ROLL CALL (5:05 PM)

Also present: Amy Bodek, Director of Development Services; Jeff Winklepleck, Acting Planning Administrator; Michael Mais, Assistant City Attorney; Brant Birkeland, Planner; Steven Valdez, Planner; Mark Hungerford, Planner; Angie Zetterquist, Planner; Jorge Ramirez, Planner; Heidi Eidson, Bureau Secretary.

Commissioners Andy Perez, Donita Van Horik, Erick Verduzco-Vega, Jane
Present: Templin, Mark Christoffels, Molly Campbell and Alan Fox

FLAG SALUTE (5:06 PM)

Commissioner Templin led the flag salute.

DIRECTOR'S REPORT (5:06 PM)

Amy Bodek, Director of Development Services, presented the Director's Report.

SWEARING OF WITNESSES (5:07 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.

REGULAR AGENDA (5:07 PM)

1. 14-094PL Recommendation to deny a Conditional Use Permit (CUP) request to allow the sale of beer, wine and distilled spirits for off-site consumption (Type 21 License) at 5470 E. 2nd Street within the Commercial Neighborhood Pedestrian (CNP) district. (District 3) (Application No. 1409-08)
Jeff Winklepleck, Acting Planning Administrator, introduced Brant Birkeland, Project Planner, who presented the staff report.

Chair Fox spoke.

Commissioner Van Horik spoke.

Brant Birkeland responded to a query from Commissioner Van Horik.

Ramon Vagio, representing the applicant, spoke.

Eiad Abdul Hai, applicant, spoke.

Commissioner Van Horik spoke.

Eiad Abdul Hai responded to queries from Commissioner Van Horik.

Ramon Vagio responded to a query from Commissioner Van Horik.

Amy Bodek, Director of Development Services, spoke.

Chair Fox spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Ramon Vagio.

Amy Bodek spoke.

Commissioner Campbell spoke.

Commissioner Verduzco-Vega spoke.

Ramon Vagio responded to a query from Commissioner Verduzco-Vega.

Commissioner Christoffels spoke.

Jeff Winklepleck responded to a query from Commissioner Christoffels.

Commissioner Christoffels spoke.

Jeff Winklepleck responded to a query from Ramon Vagio.

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

Ramon Vagio responded to queries from Chair Fox.

Ramon Vagio responded to a query from Michael Mais.

The item was withdrawn by the applicant.

This PL-Agenda Item was withdrawn.

2. [14-091PL](#)

Recommendation to accept Categorical Exemption CE 14-137 and approve Tentative Parcel Map No. 73169 to allow the subdivision of

a 14,900-square-foot parcel into two parcels (one 8,400 square feet in size, the other 6,500 square feet in size) at 4401 Harvey Way in the Single-Family Residential (R-1-N) zoning district. (District 5) (Application No. 1411-03)

Jeff Winklepleck, Acting Planning Administrator, introduced Steven Valdez, Project Planner, who presented the staff report.

Commissioner Christoffels spoke.

Steven Valdez responded to queries from Commissioner Christoffels.

Jeff Winklepleck responded to a query from Commissioner Christoffels.

Commissioner Van Horik spoke.

Jeff Winklepleck responded to a query from Commissioner Van Horik.

Nancy Youngerman, applicant, spoke.

Larry Boland provided public comment.

Commissioner Campbell spoke.

Jeff Winklepleck responded to a query from Commissioner Campbell.

Jeff Winklepleck responded to a query from Chair Fox.

Commissioner Van Horik spoke.

A motion was made by Commissioner Van Horik, seconded by Vice Chair Christoffels, to approve the recommendation. The motion carried by the following vote:

Yes: 7 - Andy Perez, Donita Van Horik, Erick Verduzco-Vega, Jane Templin, Mark Christoffels, Molly Campbell and Alan Fox

3. [14-092PL](#)

Recommendation to approve a Conditional Use Permit (CUP) request and accept Categorical Exemption 14-109 to establish and operate a pawn shop in conjunction with an existing jewelry store at 1006 E. Anaheim Street within the Regional Highway (CHW) zone. (District 6) (Application No. 1409-07)

Jeff Winklepleck, Acting Planning Administrator, introduced Steven Valdez, Project Planner, who presented the staff report.

Commissioner Van Horik spoke.

Jeff Winklepleck responded to a query from Commissioner Van Horik.

Commissioner Christoffels spoke.

Steven Valdez responded to queries from Commissioner Christoffels.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Jeff Winklepleck.

Commissioner Templin spoke.

Jeff Winklepleck responded to a query from Commissioner Templin.

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

Cathy Lor, representing the applicant, spoke.

Chair Fox spoke.

Cathy Lor spoke.

Commissioner Verduzco-Vega spoke.

Cathy Lor responded to queries from Commissioner Verduzco-Vega.

Commissioner Van Horik spoke.

Commissioner Christoffels responded to a query from Commissioner Van Horik.

Jeff Winklepleck spoke.

A motion was made by Vice Chair Christoffels, seconded by Commissioner Perez, to approve the recommendation with an amendment to add Special Condition No. 33 limiting the allowable pawn items to jewelry, precious stones and small electronics, and to strike the option in Condition No. 4 to modify the hours of operation. The motion carried by the following vote:

Yes: 7 - Andy Perez, Donita Van Horik, Erick Verduzco-Vega, Jane Templin, Mark Christoffels, Molly Campbell and Alan Fox

4. [14-093PL](#)

Recommendation to approve a Conditional Use Permit (CUP) request and accept Categorical Exemption 14-136 to allow the installation and operation of a signature loan business within a proposed 100-square-foot booth inside the Northgate Market

located at 4700 Cherry Avenue in the Community Commercial Highway (CHW) District. (District 7) (Application No. 1410-19)
Jeff Winklepleck, Acting Planning Administrator, introduced Steven Valdez, Project Planner, who presented the staff report.

Commissioner Christoffels spoke.

Steven Valdez responded to a query from Commissioner Christoffels.

Jeff Winklepleck responded to queries from Chair Fox.

Luz Urrutia, representing the applicant, spoke and provided a PowerPoint presentation.

Commissioner Perez spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Luz Urrutia.

Commissioner Van Horik spoke.

Luz Urrutia responded to queries from Commissioner Van Horik.

Luz Urrutia responded to a query from Chair Fox.

Commissioner Verduzco-Vega made a motion to approve the recommendation and Commissioner Perez seconded the motion.

Commissioner Van Horik spoke.

Commissioner Perez spoke.

Commissioner Verduzco-Vega spoke.

Jeff Winklepleck spoke.

Jeff Winklepleck responded to a query from Commissioner Van Horik.

Commissioner Van Horik spoke.

Jeff Winklepleck responded to comments made by Commissioner Van Horik.

Commissioner Verduzco-Vega spoke.

Commissioner Van Horik responded to a query from Commissioner Verduzco-Vega.

Commissioner Verduzco-Vega spoke.

Commissioner Campbell spoke.

Commissioner Van Horik responded to a query from Commissioner Campbell.

Jeff Winklepleck responded to a query from Commissioner Campbell.

Jeff Winklepleck responded to a query from Chair Fox.

Commissioner Van Horik spoke.

Commissioner Verduzco-Vega responded to a query from Chair Fox.

Commissioner Perez responded to a query from Chair Fox.

Commissioner Campbell spoke.

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

Chair Fox spoke.

A motion was made by Commissioner Verduzco-Vega, seconded by Commissioner Perez, to approve the recommendation with an amendment to include a condition allowing the operator to remain open during the hours of operation of the market and to modify Condition No. 9 to include Khmer. The motion carried by the following vote:

Yes: 7 - Andy Perez, Donita Van Horik, Erick Verduzco-Vega, Jane Templin, Mark Christoffels, Molly Campbell and Alan Fox

5. [14-095PL](#)

Recommendation to approve a Site Plan Review and Local Coastal Development Permit for the adaptive reuse of the landmark-designated Ocean Center Building at 110 W. Ocean Boulevard in the PD-6 Planned Development District and accept Categorical Exemption 14-118. (District 2) (Application No. 1409-15)

Jeff Winklepleck, Acting Planning Administrator, introduced Mark Hungerford, Project Planner, who presented the staff report.

Commissioner Christoffels spoke.

Mark Hungerford responded to queries from Commissioner Christoffels.

Commissioner Van Horik spoke.

Mark Hungerford responded to queries from Commissioner Van Horik.

Commissioner Templin spoke.

Jeff Winklepleck responded to queries from Commissioner Templin.

Commissioner Perez spoke.

Mark Hungerford responded to queries from Commissioner Perez.

Chair Fox swore in the applicant.

Michael Bohn, Studio One Eleven, applicant's representative, spoke and provided a PowerPoint presentation.

Michael Bohn responded to a query from Chair Fox.

Commissioner Templin spoke.

Michael Bohn responded to a query from Commissioner Templin.

Chair Fox swore in the applicant's representative.

Ari Aslan, applicant's representative, responded to queries from Commissioner Templin.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik, Michael Bohn and Ari Aslan.

Commissioner Perez spoke.

Michael Bohn responded to a query from Commissioner Perez.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels, Michael Bohn and Ari Aslan.

Chair Fox swore in a member of the public wishing to speak.

Bob Ladd, ASLA, provided public comment.

Sean Warner, representing the Downtown Long Beach Associates, provided public comment.

Chair Fox swore in a representative of the applicant wishing to speak.

David Lawrence Gray, architect of record for the project, spoke.

Commissioner Van Horik spoke.

Commissioner Verduzco-Vega 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 - Andy Perez, Donita Van Horik, Erick Verduzco-Vega, Jane Templin, Mark Christoffels, Molly Campbell and Alan Fox

6. [14-097PL](#)

Recommendation to approve a Conditional Use Permit (CUP) request to allow a charter school for grades 7-12 to operate in an existing commercial structure located at 400 E. Willow Street on a property with a mixed zoning designation of Community Automobile-Oriented Commercial District (CCA) and two-family residential district (R-2-N) and accept Categorical Exemption 14-104. (District 6) (Application No. 1409-03)

Jeff Winklepleck, Acting Planning Administrator, introduced Angie Zetterquist, Project Planner, who presented the staff report.

Chair Fox swore in the applicant's representative.

Thomas Tan, representing the applicant, spoke.

Jesus Franco, applicant, spoke.

Jesus Franco responded to a query from Chair Fox.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Jesus Franco.

Commissioner Campbell spoke.

Jesus Franco responded to queries from Commissioner Campbell.

Jesus Franco responded to queries from Chair Fox.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Jesus Franco.

Jesus Franco responded to queries from Chair Fox.

Commissioner Templin spoke.

Thomas Tan responded to queries from Commissioner Templin.

Commissioner Van Horik spoke.

Commissioner Verduzco-Vega spoke.

Jeff Winklepleck responded to a query from Commissioner Verduzco-Vega.

A motion was made by Commissioner Van Horik, seconded by Vice Chair Christoffels, to approve the recommendation with an amendment to include a special condition to stripe the parking lot. The motion carried by the following vote:

Yes: 7 - Andy Perez, Donita Van Horik, Erick Verduzco-Vega, Jane Templin, Mark Christoffels, Molly Campbell and Alan Fox

7. [14-096PL](#)

Recommendation to approve a Conditional Use Permit (CUP) request and accept Categorical Exemption CE 13-078 to allow the sale of beer and wine for off-site consumption (Type 20 License) at an existing convenience store located at 300 W. Ocean Boulevard, Suite G within the Downtown Shoreline Planned Development (PD-6) District. (District 2) (Application No. 1410-05)

Jeff Winklepleck, Acting Planning Administrator, introduced Jorge Ramirez, Project Planner, who presented the staff report.

Commissioner Templin spoke.

Jeff Winklepleck responded to queries from Commissioner Templin.

Commissioner Verduzco-Vega spoke.

Jeff Winklepleck responded to queries from Commissioner Verduzco-Vega.

Commissioner Van Horik spoke.

Jeff Winklepleck responded to a query from Commissioner Van Horik.

Jorge Ramirez responded to queries from Commissioner Van Horik.

Sunny Puri, applicant, spoke.

Chair Fox swore in a member of the public wishing to speak.

Retired Sergeant Rhett Price, CHP, provided public comment.

Kenneth Shanau provided public comment.

Commissioner Verduzco-Vega spoke.

Commissioner Perez spoke.

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

Yes: 7 - Andy Perez, Donita Van Horik, Erick Verduzco-Vega, Jane Templin, Mark Christoffels, Molly Campbell and Alan Fox

PUBLIC PARTICIPATION (8:08 PM)

There were no comments from the public.

COMMENTS FROM THE PLANNING COMMISSION (8:09 PM)

Jeff Winklepleck, Acting Planning Administrator, spoke.

Commissioner Templin spoke.

Commissioner Van Horik spoke.

Jeff Winklepleck responded to a query from Commissioner Van Horik.

Chair Fox spoke.

ADJOURNMENT (8:12 PM)

At 8:12 p.m., Chair Fox 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 Development Services Department at (562) 570-6194 or (562) 570-5794, 72 hours prior to the Commission meeting.

Kung ang nakasulat na pagsasalin-wika ng adyenda at mga katitikan ng Komisyon ay hinahangad para sa mga taong hindi nagsasalita ng Ingles mangyaring gawin ang iyong kahilingan sa pamamagitan ng telepono sa Kagawaran ng Mga Serbisyon Pagpapaunlad sa (562) 570-6194, (562) 570-5794, 72 pitong oras bago ang pulong ng Komisyon.

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បើលោកអ្នកមិនចេះនិយាយភាសាអង់គ្លេស ហើយត្រូវការរបៀបវារៈនៃកិច្ចប្រជុំគណៈកម្មាធិការ និងរបាយការណ៍នៃកិច្ចប្រជុំគណៈកម្មាធិការ ជាសំណៅប្រែសម្រួលលាយលក្ខណ៍អក្សរទៅជាភាសារបស់លោកអ្នក នោះសូមស្នើសុំមកនាយកដ្ឋានសេវាអភិវឌ្ឍន៍ តាមទូរស័ព្ទលេខ (562) 570-6194, (562) 570-5794 ដោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការត្រូវប្រារព្ធធ្វើឡើង។