

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, JUNE 18, 2015
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:00 PM**

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 (5:03 PM)

At 5:03 p.m., Chair Fox called the meeting to order.

ROLL CALL (5:03 PM)

Also present: Amy Bodek, Director of Development Services; Linda Tatum, Planning Bureau Manager; Jeff Winklepleck, Current Planning Officer; Angela Reynolds, Deputy Director of Development; Michael Mais, Assistant City Attorney; Monica Der Gevorgian, Planner; Craig Chalfant, Planner; Heidi Eidson, Bureau Secretary.

Commissioners Donita Van Horik, Jane Templin, Molly Campbell and Alan Fox
Present:

Commissioners Andy Perez, Erick Verduzco-Vega and Mark Christoffels
Absent:

FLAG SALUTE (5:04 PM)

Commissioner Campbell led the flag salute.

MINUTES (5:04 PM)

[15-030PL](#)

Recommendation to receive and file the Planning Commission minutes of June 4, 2015.

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

Yes: 4 - Donita Van Horik, Jane Templin, Molly Campbell and Alan Fox

Absent: 3 - Andy Perez, Erick Verduzco-Vega and Mark Christoffels

DIRECTOR'S REPORT (5:05 PM)

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

Commissioner Campbell spoke.

Linda Tatum, Planning Bureau Manager, spoke.

SWEARING OF WITNESSES (5:10 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 (5:10 PM)

1. [15-031PL](#) Recommendation to approve a Site Plan Review and Tentative Tract Map for a three-story, 36-unit residential condominium over a one-story, 10,000-square-foot commercial condominium area with surface and underground parking located at 1570-1598 Long Beach Boulevard within the Long Beach Boulevard Planned Development District (PD-29), and accept Categorical Exemption 14-144. (District 1) (Application No. 1411-10)

Jeff Winklepleck, Current Planning Officer, introduced Monica Der Gevorgian, Project Planner, who presented the staff report.

A dialogue ensued between Chair Fox and Monica Der Gevorgian.

Michael Hastings, Direct Point Advisors, representing the applicant, spoke.

Michael Hastings responded to a query from Chair Fox.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Michael Hastings.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Michael Hastings.

Michael Hastings responded to queries from Chair Fox.

Chair Fox spoke.

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

Yes: 4 - Donita Van Horik, Jane Templin, Molly Campbell and Alan Fox

Absent: 3 - Andy Perez, Erick Verduzco-Vega and Mark Christoffels

2. [15-032PL](#)

Recommendation to deny the appeal of Melvin Nutter for the Los Cerritos Wetlands Land Trust and uphold the decision of the Zoning Administrator to approve a Local Coastal Development Permit, Lot Line Adjustment, and Categorical Exemption (CE 15-028) for the property located at 690 Studebaker Road. (District 3) (Application No. 1502-18)

Jeff Winklepleck, Current Planning Officer, introduced Craig Chalfant, Project Planner, who presented the staff report.

Jeff Winklepleck spoke.

Commissioner Van Horik spoke.

Craig Chalfant responded to queries from Commissioner Van Horik.

Jeff Winklepleck responded to a query from Commissioner Van Horik.

Commissioner Campbell spoke.

Jeff Winklepleck responded to a query from Commissioner Campbell.

Jeff Winklepleck responded to a query from Chair Fox.

Chair Fox spoke.

Eric Pendergraft, AES, applicant, spoke.

Eric Pendergraft responded to queries from Chair Fox.

Commissioner Templin spoke.

Eric Pendergraft responded to a query from Commissioner Templin.

Jeff Winklepleck spoke.

Michael Mais, Assistant City Attorney, spoke.

Michael Mais responded to comments made by Chair Fox.

Commissioner Van Horik spoke.

Michael Mais responded to a query from Commissioner Van Horik.

Chair Fox spoke.

A dialogue ensued between Michael Mais and Chair Fox.

Commissioner Campbell spoke.

Eric Pendergraft introduced John Olam.

John Olam, representing Loynes Beach Partners, spoke.

A dialogue ensued between Chair Fox and John Olam.

Keith Simmons, representing the appellant, spoke.

Elizabeth Lambe, representing the appellant, spoke.

Elizabeth Lambe responded to a query from Chair Fox.

Eric Pendergraft spoke.

Commissioner Van Horik spoke.

Michael Mais responded to queries from Commissioner Van Horik.

Chair Fox spoke.

Michael Mais spoke.

Chair Fox spoke.

Commissioner Van Horik spoke.

Michael Mais responded to a query from Commissioner Van Horik.

Commissioner Campbell spoke.

Michael Mais responded to a query from Commissioner Campbell.

Jeff Winklepleck spoke.

Commissioner Templin responded to a comment made by Jeff Winklepleck.

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

Yes: 4 - Donita Van Horik, Jane Templin, Molly Campbell and Alan Fox

Absent: 3 - Andy Perez, Erick Verduzco-Vega and Mark Christoffels

STUDY SESSION (6:17 PM)

3. 15-033PL Recommendation to conduct a study session regarding Westside Livability.

Amy Bodek, Director of Development Services, introduced the study session item.

Chair Fox spoke.

Melani Smith, Melendrez, presented the study session.

Commissioner Van Horik spoke.

Melani Smith responded to a query from Commissioner Van Horik.

Angela Reynolds, Deputy Director of Development, spoke.

Commissioner Van Horik spoke.

Angela Reynolds responded to a query from Commissioner Van Horik.

Melani Smith responded to a query from Commissioner Van Horik.

Angela Reynolds spoke.

Commissioner Campbell spoke.

Angela Reynolds responded to comments made by Commissioner Campbell.

Commissioner Templin spoke.

Melani Smith responded to queries from Commissioner Templin.

Linda Tatum, Planning Bureau Manager, spoke.

Angela Reynolds spoke.

A dialogue ensued between Chair Fox and Melani Smith.

Angela Reynolds spoke.

Chair Fox spoke.

John Taeleifi provided public comment.

Chair Fox spoke.

John Cross, representing the West Long Beach Association, provided public comment.

Chair Fox responded to comments made by John Cross.

Jan Dictor, East Yard Communities for Environmental Justice, provided public comment.

Chair Fox spoke.

Humberto Vajardo provided public comment.

Threl Golden provided public comment.

Jorge Rivera provided public comment.

Angela Reynolds spoke.

Melani Smith spoke.

Chair Fox spoke.

PUBLIC PARTICIPATION (7:27 PM)

There was no public comment given.

PLANNING COMMISSION TRAINING DISCUSSION (7:29 PM)

Linda Tatum, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Commissioner Van Horik spoke.

Linda Tatum responded to queries from Chair Fox.

Chair Fox spoke.

Amy Bodek, Director of Development Services, spoke.

Commissioner Templin spoke.

Amy Bodek spoke.

Chair Fox spoke.

Commissioner Templin spoke.

COMMENTS FROM THE PLANNING COMMISSION (7:50 PM)

Commissioner Van Horik spoke

ADJOURNMENT (7:50 PM)

At 7:50 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.

Si desea obtener la traducción lingüística escrita de la agenda y las actas de la Comisión para las personas que no hablan inglés, realice su pedido por teléfono al Departamento de Servicios de Desarrollo al (562) 570-6194, (562) 570-5794, 72 horas antes de la reunión de la Comisión.

បើលោកអ្នកមិនចេះនិយាយភាសាអង់គ្លេស ហើយត្រូវការរបៀបវារៈនៃកិច្ចប្រជុំគណៈកម្មាធិការ និងរបាយការណ៍នៃកិច្ចប្រជុំគណៈកម្មាធិការ ជាសំណៅប្រែសម្រួលលាយលក្ខណ៍អក្សរទៅជា ភាសាបស់លោកអ្នក នោះសូមស្នើសុំមកនាយកដ្ឋានសេវាអភិវឌ្ឍន៍ តាមទូរស័ព្ទលេខ (562) 570-6194, (562) 570-5794 ដោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការត្រូវ ប្រារព្ធធ្វើឡើង។