

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, DECEMBER 3, 2015
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:00 PM**

Mark Christoffels, Chair
Donita Van Horik, Vice Chair
Ron Cruz, Commissioner



Alan Fox, Commissioner
Andy Perez, Commissioner
Jane Templin, Commissioner
Erick Verduzco-Vega, Commissioner

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:03 PM)

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

ROLL CALL (5:04 PM)

Also present: Amy Bodek, Director of Development Services; Jeff Winklepleck, Current Planning Officer; Christopher Koontz, Advance Planning Officer; Michael Mais, Assistant City Attorney; Cuentin Jackson, Planner; Heidi Eidson, Bureau Secretary.

Commissioners Ron Cruz, Andy Perez, Erick Verduzco-Vega, Donita Van Horik
Present: and Mark Christoffels

Commissioners Alan Fox, Alan Fox and Jane Templin
Absent:

FLAG SALUTE (5:04 PM)

Commissioner Cruz led the flag salute.

DIRECTOR'S REPORT (5:05 PM)

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

SWEARING OF WITNESSES (5:05 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 ITEM (5:06 PM)

1. [15-067PL](#) Recommendation to approve a Site Plan Review and Tentative Tract Map to construct a 136-unit condominium complex and make a General Plan Conformity Finding to vacate portions of a public street and alley located at 101 Alamitos Avenue in the Downtown Planned Development District (PD-30) and accept Categorical Exemption 15-148. (District 2) (Application No. 1505-18)

Jeff Winklepleck, Current Planning Officer, introduced Cuentin Jackson, Project Planner, who presented the staff report.

Dave Powers, Vice President of Sares Regis Group, applicant, introduced the project.

Michael Bohn, Studio One Eleven, project architect, discussed the building design.

Dave Powers spoke.

A dialogue ensued between Chair Christoffels and Dave Powers.

Commissioner Van Horik spoke.

Dave Powers responded to queries from Commissioner Van Horik.

Jeff Winklepleck responded to queries from Commissioner Van Horik.

Dave Powers responded to a query from Commissioner Van Horik.

Amy Bodek, Director of Development Services, spoke.

Amy Bodek responded to a query from Commissioner Van Horik.

Commissioner Perez spoke.

Dave Powers responded to queries from Commissioner Perez.

Commissioner Cruz spoke.

Dave Powers responded to a query from Commissioner Cruz.

Commissioner Van Horik spoke.

Dave Powers responded to queries from Commissioner Van Horik.

Derek Wieske, Assistant City Engineer, responded to queries from Commissioner Van Horik.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Dave Powers.

Amy Bodek spoke.

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

Deborah Dobias, representing LB TAPS, provided public comment.

Robert Fox, Founding President of the Alamitos Beach Neighborhood Association, provided public comment.

Patrick Peou provided public comment.

Anne Proffit provided public comment.

Adam Carrillo, Economic Development Manager for the DLBA, provided public comment.

Commissioner Van Horik spoke.

Christopher Koontz, Advance Planning Officer, responded to queries from Commissioner Van Horik.

Chair Christoffels spoke.

Jeff Winklepleck responded to a query from Chair Christoffels.

Derek Wieske responded to queries from Chair Christoffels.

Amy Bodek spoke.

Commissioner Cruz spoke.

Jeff Winklepleck responded to a query from Commissioner Cruz.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Michael Mais, Assistant City Attorney.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Michael Mais.

Commissioner Perez spoke.

Michael Mais responded to a query from Commissioner Perez.

Amy Bodek spoke.

Commissioner Van Horik spoke.

Chair Christoffels spoke.

Amy Bodek spoke.

Chair Christoffels spoke.

A motion was made by Vice Chair Van Horik, seconded by Commissioner Cruz, to approve the recommendation with amendments requiring that a minimum of 187 parking spaces be provided, that the 4 parking spaces that are lost due to street vacation be replaced on Alamitos Avenue or within the project, that the developer be encouraged to provide a common satellite dish and that tenants be encouraged to participate in a share program, and that the final project design be subject to review by the Public Works Department with regards to the left turn movements of vehicles entering and exiting the property and to truck access to the Von's property. The motion carried by the following vote:

Yes: 5 - Ron Cruz, Andy Perez, Erick Verduzco-Vega, Donita Van Horik and Mark Christoffels

Absent: 2 - Alan Fox and Jane Templin

PUBLIC PARTICIPATION (6:22 PM)

Robert Fox provided public comment.

COMMENTS FROM THE PLANNING COMMISSION (6:26 PM)

Commissioner Van Horik spoke.

Commissioner Verduzco-Vega spoke.

Chair Christoffels spoke.

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

Amy Bodek, Director of Development Services, spoke.

A dialogue ensued between Chair Christoffels and Amy Bodek.

Chair Christoffels spoke.

Commissioner Verduzco-Vega spoke.

ADJOURNMENT (6:32 PM)

At 6:32 p.m., Chair Christoffels adjourned the meeting.

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NOTE:

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បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាវ: និងកំណត់ណែនាំឲ្យអ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅការិយាល័យស្មៀនក្នុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំគណកម្មការធម្មនុញ្ញ)។