

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, DECEMBER 17, 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 (5:08 PM)

At 5:08 p.m., Chair Christoffels called the meeting to order.

ROLL CALL (5:08 PM)

Also present: Amy Bodek, Director of Development Services; Linda Tatum, Planning Bureau Manager; Michael Mais, Assistant City Attorney; Cuentin Jackson, Planner; Heidi Eidson, Bureau Secretary.

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

Commissioners Ron Cruz
Absent:

FLAG SALUTE (5:09 PM)

Commissioner Fox led the flag salute.

MINUTES (5:09 PM)

[15-074PL](#)

Recommendation to receive and file the Planning Commission minutes of November 19, 2015.

Commissioner Van Horik spoke.

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

Yes: 6 - Alan Fox, Andy Perez, Jane Templin, Erick Verduzco-Vega, Donita Van Horik and Mark Christoffels

Absent: 1 - Ron Cruz

[15-075PL](#)

Recommendation to receive and file the Planning Commission minutes of December 3, 2015.

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

Yes: 6 - Alan Fox, Andy Perez, Jane Templin, Erick Verduzco-Vega, Donita Van Horik and Mark Christoffels

Absent: 1 - Ron Cruz

DIRECTOR'S REPORT (5:12 PM)

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

SWEARING OF WITNESSES (5:13 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 (5:13 PM)

1. [15-076PL](#) Recommendation to approve a Site Plan Review and Standards Variance to construct a five-story, 241-room hotel with a total of 221 parking spaces, instead of not less than 241 spaces, located at the southwest corner of Lakewood Boulevard and Cover Street in the Douglas Park South Planned Development District (PD-32). (District 5) (Application No. 1509-18)

Linda Tatum, Planning Bureau Manager, introduced Cuentin Jackson, Project Planner, who presented the staff report.

Commissioner Fox spoke.

Cuentin Jackson responded to queries from Commissioner Fox.

Amy Bodek, Director of Development Services, responded to a query from Commissioner Fox.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Amy Bodek.

Commissioner Verduzco-Vega spoke.

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

Rob Eres, Nexus Development, applicant, spoke.

Commissioner Templin spoke.

Rob Eres responded to queries from Commissioner Templin.

Amy Bodek spoke.

Rob Eres responded to a query from Commissioner Templin.

Kevin Case provided public comment.

Candace Maurer, representing Habit Burger Grill, provided public comment.

Amy Bodek responded to a query from Candace Maurer.

Amy Bodek spoke.

Amy Bodek responded to a query from Chair Christoffels.

Commissioner Templin spoke.

Amy Bodek responded to a query from Commissioner Templin.

Commissioner Verduzco-Vega spoke.

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

Chair Christoffels spoke.

A dialogue ensued between Chair Christoffels and Linda Tatum.

Rob Eres responded to a query from Chair Christoffels.

Chair Christoffels spoke.

Linda Tatum responded to a query from Chair Christoffels.

Commissioner Fox spoke.

Amy Bodek responded to a query from Commissioner Fox.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Amy Bodek.

Chair Christoffels spoke.

A motion was made by Commissioner Templin, seconded by Commissioner Perez, to approve the recommendation with amendments to add conditions requiring that the applicant submit a parking management plan, including the use of a valet service, to the satisfaction of the Director of Development Services prior to the issuance of a building permit and that the applicant work with the Public Works Department on the restriping and signage of Cover Street to allow ingress and egress to the project. The motion carried by the following vote:

Yes: 6 - Alan Fox, Andy Perez, Jane Templin, Erick Verduzco-Vega, Donita Van Horik and Mark Christoffels

Absent: 1 - Ron Cruz

PUBLIC PARTICIPATION (5:44 PM)

There were no additional comments from the public.

COMMENTS FROM THE PLANNING COMMISSION (5:44 PM)

Commissioner Templin spoke.

Amy Bodek, Director of Development Services, spoke.

Commissioner Van Horik spoke.

Amy Bodek responded to a query from Commissioner Van Horik.

ADJOURNMENT (5:47 PM)

At 5:47 p.m., Chair Christoffels adjourned the meeting.

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NOTE:

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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.

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