

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, MAY 5, 2016
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 (5:06 PM)

At 5:06 p.m., Chair Christoffels called the meeting to order.

ROLL CALL (5:07 PM)

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

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

FLAG SALUTE (5:07 PM)

Vice Chair Van Horik led the flag salute.

MINUTES (5:08 PM)

[16-028PL](#)

Recommendation to receive and file the Planning Commission minutes of April 21, 2016.

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

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

DIRECTOR'S REPORT (5:08 PM)

Linda Tatum, Planning Bureau Manager, presented the Director's Report.

Amy Bodek, Director of Development Services, spoke.

Chair Christoffels spoke.

SWEARING OF WITNESSES (5:14 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.

STUDY SESSION (5:14 PM)

1. [16-033PL](#) Recommendation to conduct a study session regarding the Belmont Beach and Aquatic Center.

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

Chair Christoffels spoke.

Amy Bodek responded to a query from Chair Christoffels.

Tom Modica, Assistant City Manager, presented the study session item.

Ashley Davis, consultant with LSA, discussed the CEQA process and EIR findings.

Amy Bodek spoke.

Chair Christoffels spoke.

A dialogue ensued between Chair Christoffels and Tom Modica.

Amy Bodek responded to a query from Chair Christoffels.

Commissioner Templin spoke.

Tom Modica responded to a query from Commissioner Templin.

Commissioner Fox spoke.

A dialogue ensued between Commissioner Fox and Tom Modica.

Amy Bodek responded to comments made by Commissioner Fox.

A dialogue ensued between Commissioner Fox and Amy Bodek.

Commissioner Cruz spoke.

Ashley Davis responded to queries from Commissioner Cruz.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Tom Modica.

Commissioner Van Horik spoke.

Amy Bodek responded to a query from Commissioner Van Horik.

Laura Selmer provided public comment.

Anna Christiansen provided public comment.

Lucy Johnson provided public comment.

Chair Christoffels spoke.

Tom Modica responded to a query raised during public comment.

Chair Christoffels spoke.

Amy Bodek responded to a query raised during public comment.

Chair Christoffels spoke.

Amy Bodek responded to queries from Chair Christoffels.

REGULAR AGENDA (6:14 PM)

2. [16-029PL](#) Recommendation to accept Categorical Exemption 15-033 and deny the appeal of the Zoning Administrator's decision to approve a Local Coastal Development Permit to demolish Marine Stadium Restroom 8N, located at 5605 Boathouse Lane. (District 3) (Application No. 1503-04)

Chair Christoffels spoke.

A motion was made by Commissioner Perez, seconded by Commissioner Templin, to continue the item to May 19, 2016. The motion carried by the following vote:

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

3. [16-030PL](#)

Recommendation to accept Categorical Exemption CE 16-100 and approve a Conditional Use Permit to allow a 7,500-square-foot, for-profit, private charter school for grades 7 to 12, with a maximum of 50 students, 6 teachers and 3 support staff members, in an existing commercial building located at 3501 N. Atlantic Avenue, in the Community Commercial Automobile-Oriented (CCA) zoning district. (District 7) (Application No. 1511-05)

Linda Tatum, Planning Bureau Manager, introduced Carrie Tai, Project Planner, who presented the staff report.

Commissioner Templin spoke.

Andrea Lopez, applicant, responded to queries from Commissioner Templin.

Andrea Lopez spoke.

Commissioner Fox spoke.

A dialogue ensued between Commissioner Fox and Andrea Lopez.

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

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

4. [16-031PL](#)

Recommendation to accept Categorical Exemption CE 16-101 and approve a Conditional Use Permit to allow a new 2,000-square-foot restaurant with a drive-through lane, located at 2103 N. Bellflower Boulevard, in the Community Commercial Automobile-Oriented (CCA) zoning district. (District 4) (Application No. 1511-04)

Linda Tatum, Planning Bureau Manager, introduced Carrie Tai, Project Planner, who presented the staff report.

Adam Fisher, Centerra Retail Group, applicant, spoke.

Commissioner Fox spoke.

Adam Fisher responded to queries from Commissioner Fox.

Commissioner Cruz spoke.

Adam Fisher responded to queries from Commissioner Cruz.

Chair Christoffels spoke.

Adam Fisher responded to queries from Chair Christoffels.

John Drewson, Vice President of Design and Construction for Del Taco, spoke.

Linda Tatum spoke.

Commissioner Fox spoke.

John Drewson responded to a query from Commissioner Fox.

Amy Bodek, Director of Development Services, spoke.

Joseph Melo provided public comment.

Dennis Coulter provided public comment.

David Alperin provided public comment.

Kim Grevious, provided public comment.

Peter Perez provided public comment.

Mark Starr provided public comment.

Shelley Rooney provided public comment.

Jennifer Van Duser provided public comment.

Doug Van Duser provided public comment.

Joseph Robert Rooney provided public comment.

Jason Sumpter provided public comment.

Olivia Mather provided public comment.

Kelly Vallianos provided public comment.

Matt Rader provided public comment.

David McIlroy provided public comment.

Laura Selmer provided public comment.

Mark Bonham provided public comment.

Linda Day provided public comment.

Phil Lumley provided public comment.

Virginia Lumley provided public comment.

Jim Stok provided public comment.

Joe Sopo provided public comment

Madison Peterson provided public comment.

Susan Starr provided public comment.

Madeline Reynolds provided public comment.

Ed Tackinelli provided public comment.

Chair Christoffels spoke.

Commissioner Van Horik spoke.

Chair Christoffels spoke.

Carrie Tai responded to a query from Chair Christoffels.

Commissioner Templin spoke.

Linda Tatum spoke.

Stephen Badum, of Anderson-Penna, contractor for the Public Works Department, responded to a query from Commissioner Templin.

Rajeev Seetharam, Senior Traffic Engineer, Public Works Department,

responded to a query from Commissioner Templin.

Commissioner Verduzco-Vega spoke.

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

Commissioner Van Horik spoke.

George Ewing, representing Del Taco, responded to queries from Commissioner Van Horik.

John Drewson responded to a query from Commissioner Van Horik.

John Drewson spoke.

Commissioner Templin spoke.

John Drewson responded to a query from Commissioner Templin.

Chair Christoffels.

Commissioner Templin spoke.

Commissioner Perez spoke.

Michael Mais spoke.

Commissioner Verduzco-Vega spoke.

Chair Christoffels responded to Commissioner Verduzco-Vega.

Amy Bodek spoke.

A motion was made by Commissioner Templin, seconded by Commissioner Perez, to deny the recommendation and direct staff to bring back negative findings for Planning Commission adoption. The motion carried by the following vote:

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

5. [16-032PL](#)

Recommendation to accept Categorical Exemption CE 16-045 and approve a Conditional Use Permit to allow the sale of beer, wine and distilled spirits for off-site consumption (Type 21 license) at a supermarket ("Smart and Final"), located within an existing retail

building at 4480 Atlantic Avenue, in the Commercial Community Automobile-Oriented (CCA) zoning district. (District 8) (Application No. 1602-25)

Linda Tatum, Planning Bureau Manager, introduced Carrie Tai, Project Planner, who presented the staff report.

Commissioner Templin spoke.

Carrie Tai responded to a query from Commissioner Templin.

Commissioner Van Horik spoke.

Carrie Tai responded to a query from Commissioner Van Horik.

Alex Campbell, of Art Rodriguez & Associates, representing the applicant, spoke.

Chair Christoffels spoke.

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

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

PUBLIC PARTICIPATION (8:17 PM)

There was no public comment given.

COMMENTS FROM THE PLANNING COMMISSION (8:17 PM)

Commissioner Templin spoke.

Amy Bodek, Director of Development Services, spoke.

Commissioner Verduzco-Vega spoke.

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

ADJOURNMENT (8:19 PM)

At 8:19 p.m., Chair Christoffels adjourned the meeting.

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NOTE:

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