

Erick Verduzco-Vega, Chair  
Richard Lewis, Vice Chair  
Mark Christoffels, Commissioner



Ron Cruz, Commissioner  
Josh LaFarga, Commissioner  
Andy Perez, Commissioner  
Jane Templin, Commissioner

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## **FINISHED AGENDA AND MINUTES**

### **CALL TO ORDER**

At 5:04 p.m., Chair Verduzco-Vega called the meeting to order.

### **ROLL CALL**

**Commissioners** Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane  
**Present:** Templin, Richard Lewis and Erick Verduzco-Vega

Also present: Linda Tatum, Planning Bureau Manager; Carrie Tai, Current Planning Officer; Christopher Koontz, Advance Planning Officer; Michael Mais, Assistant City Attorney; Alejandro Plascencia, Planner; Craig Chalfant, Planner; Gina Casillas, Planner; Steven Valdez, Planner; Heidi Eidson, Bureau Secretary.

### **FLAG SALUTE**

Commissioner Perez led the flag salute.

### **DIRECTOR'S REPORT**

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

### **SWEARING OF WITNESSES**

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**

1. [17-088PL](#) Recommendation to deny the appeals (APL17-024 and APL17-025) and uphold the decision of the Cultural Heritage Commission to approve a Certificate of Appropriateness request for a 903-square-foot, two-story addition to an existing 1,220-square-foot, two-story rear unit with an attached two-car garage and construction of a new 441-square-foot detached two-car garage for the existing front unit located at 627 Temple Avenue. (District 2) (Application No. HP17-330)

Carrie Tai, Current Planning Officer, introduced Alejandro Plascencia, Project Planner, who presented the staff report.

Christopher Koontz, Advance Planning Officer, spoke.

Chair Verduzco-Vega spoke.

Christopher Koontz responded to a query from Chair Verduzco-Vega.

Michael Mais, Assistant City Attorney, responded to queries from Chair Verduzco-Vega.

Ben Harvey, appellant, spoke.

Curtis Gibbs, appellant, spoke.

Kathy Walsh, appellant, spoke.

David Hung Le, applicant, spoke.

Ben Harvey spoke

Curtis Gibbs spoke.

Kathy Walsh spoke.

Vice Chair Lewis spoke.

Alejandro Plascencia responded to queries from Vice Chair Lewis.

Christopher Koontz responded to a query from Vice Chair Lewis.

Commissioner Cruz spoke.

Alejandro Plascencia responded to a query from Commissioner Cruz.

Ryan Kramer provided public comment.

Gretchen Swanson, representing the Rose Park Neighborhood Association, provided public comment.

Commissioner Christoffels spoke.

Christopher Koontz responded to queries from Commissioner Christoffels.

Linda Tatum, Planning Bureau Manager, spoke.

Commissioner Perez spoke.

Christopher Koontz responded to a query from Commissioner Perez.

Commissioner Perez spoke.

Chair Verduzco-Vega spoke.

Michael Mais responded to a query from Chair Verduzco-Vega.

Commissioner Perez made a motion to send the item back to the Cultural Heritage Commission.

Linda Tatum asked for clarification of Commissioner Perez's motion.

Chair Verduzco-Vega spoke.

Commissioner Perez withdrew his motion.

Vice Chair Lewis spoke.

Christopher Koontz responded to a query from Vice Chair Lewis.

Vice Chair Lewis spoke.

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

**Yes:** 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

2. [17-089PL](#)

Recommendation to adopt Mitigated Negative Declaration MND 08-17 and approve a Site Plan Review (SPR17-079), Lot Merger (LMG17-016), and General Plan Conformity Finding (GPC17-004) for construction of a 205,060-square-foot warehouse building and the vacation of both Technology Place and the westerly half of Cota Avenue within the project site located at 1901 W. Pacific Coast Highway in the California State University Research and Technology Center/Villages at Cabrillo Long Beach Vets Planned Development District (PD-31). (District 7) (Application No. 1710-07)

Carrie Tai, Current Planning Officer, introduced Craig Chalfant, Project Planner, who presented the staff report.

Commissioner Templin spoke.

Christopher Koontz, Advance Planning Officer, responded to a query from Commissioner Templin.

Ryan Pensley, LSA Associates, responded to a query from Commissioner Templin.

Commissioner Templin spoke.

Commissioner Cruz spoke.

Craig Chalfant responded to queries from Commissioner Cruz.

Chair Verduzco-Vega spoke.

A dialogue ensued between Chair Verduzco-Vega and Linda Tatum, Planning Bureau Manager.

Damon Austin, Prologis, applicant, spoke.

Commissioner Templin spoke.

Damon Austin responded to a query from Commissioner Templin.

Commissioner Templin spoke.

Ron Calkins provided public comment.

Antonio Rivera provided public comment.

Myron Wollin, President of Long Beach Gray Panthers, provided public comment.

Debra Fults, Wallboard Tool Co., provided public comment.

Gilbert Gonzalez provided public comment.

Commissioner Christoffels spoke.

Christopher Koontz responded to a query from Commissioner Christoffels.

Ken Wilhelm, consultant with LSA Associates, responded to queries from Commissioner Christoffels.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Christopher Koontz.

Chair Verduzco-Vega spoke.

Christopher Koontz responded to queries from Chair Verduzco-Vega.

Chair Verduzco-Vega spoke.

Commissioner Christoffels spoke.

Christopher Koontz responded to a query from Commissioner Christoffels.

Giancarlo Gandini, Kunzman Associates, spoke.

Commissioner Christoffels spoke.

Giancarlo Gandini responded to a query from Commissioner Christoffels.

**A motion was made by Commissioner Christoffels, seconded by Vice Chair Lewis, to approve the recommendation with an amendment that a condition be added that the applicant make an application to Cal Trans for a signalized intersection at the Hayes intersection, and if approved, the applicant will be required to install the traffic signal. The motion carried by the following vote:**

**Yes:** 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

3. [17-090PL](#)

Recommendation to recommend that the City Council: 1) Adopt a Resolution approving an Addendum to the Midtown Specific Plan Programmatic Environmental Impact Report; and 2) Adopt a Resolution approving a General Plan Amendment (GPA17-005) from Moderate Density Residential #3B and Traditional Retail Strip Commercial #8A to Mixed Uses #7 on 11 lots located in the Midtown Specific Plan (MTSP); and approve a Lot Merger (LMG17-015) for Site Plan Review (SPR17-074) located at 1836-1852 Locust Avenue in the Midtown Specific Plan (SP-1). (District 6) (Application No. 1709-35)

Carrie Tai, Current Planning Officer, introduced Gina Casillas, Project Planner, who presented the staff report.

Vice Chair Lewis spoke.

Christopher Koontz, Advance Planning Officer, responded to a query from Vice Chair Lewis.

Vanessa Luna, of Clifford Beers Housing, applicant, spoke.

Commissioner Christoffels spoke.

Vanessa Luna responded to queries from Commissioner Christoffels.

Rene Castro, Director of Community Engagement for Century Villages at Cabrillo, provided public comment.

Danny Gamble, Director of Healthy Active Streets, provided public comment.

Clinton Hauk provided public comment.

Heather Philby McCabe provided public comment.

Jennifer Campbell provided public comment.

Josh Butler, Executive Director Housing Long Beach, provided public comment.

Hollis Stewart provided public comment.

Larry Kirk provided public comment.

Omar Hall provided public comment.

Chair Verduzco-Vega spoke.

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

**Yes:** 6 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin and Erick Verduzco-Vega

**Excused:** 1 - Richard Lewis

4. [17-091PL](#)

Recommendation to recommend that the City Council: 1) Adopt a Resolution approving an Addendum to the Midtown Specific Plan Programmatic Environmental Impact Report; and 2) Adopt a Resolution to approve a General Plan Amendment (GPA17-006) from Moderate Density Residential #3B and Traditional Retail Strip Commercial #8A to Mixed Uses #7 on 13 lots located in the Midtown Specific Plan (MTSP); and 3) Adopt a Resolution determining the project is within the scope of the project previously analyzed as part of the Midtown Specific Plan Environmental Impact Report (State Clearinghouse No. 2015031034) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and approve a Lot Merger (LMG17-019) and Site Plan Review (SPR17-075) to allow the construction of a new five-story 145,478-square-foot mixed-use building consisting of 3,938 square feet of commercial space and 101 affordable residential units and 1 manager's unit at 1795 Long Beach Boulevard in the Midtown Specific Plan (SP-1). (District 1) (Application No. 1709-46)

Carrie Tai, Current Planning Officer, introduced Steven Valdez, Project Planner, who presented the staff report.

Sara Dabbs of AMCAL, applicant, discussed the project.

Benton Heimsath, AMCAL, spoke.

Rene Castro, Villages at Cabrillo, provide public coment.

Myron Wollin, President of the Gray Panthers, provided public comment.

Josh Butler, Executive Director of Housing Long Beach, provided public comment.

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

**Yes:** 6 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin and Erick Verduzco-Vega

**Excused:** 1 - Richard Lewis

#### **PUBLIC PARTICIPATION**

Kerrie Aley provided public comment.

#### **COMMENTS FROM THE PLANNING COMMISSION**

There were no additional comments from the Planning Commission.

#### **ADJOURNMENT**

At 7:45 p.m., Chair Verduzco-Vega adjourned the meeting.

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**NOTE:**

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