

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, MARCH 1, 2018
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:00 PM**

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



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

FINISHED AGENDA AND MINUTES

CALL TO ORDER

At 5:03 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;
Michael Mais, Assistant City Attorney; Steven Valdez, Planner; Scott Kinsey, Planner; Alexis
Oropeza, Planner; Heidi Eidson, Bureau Secretary.

FLAG SALUTE

Commissioner Christoffels led the flag salute.

MINUTES

[18-012PL](#) Recommendation to receive and file the Planning Commission minutes
of February 15, 2018.

**A motion was made by Commissioner Templin, seconded by
Commissioner Perez, 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

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. [18-013PL](#) Recommendation to find the proposed vacation of 122 feet of the east-west alley located east of Long Beach Boulevard and west of an unnamed alley (GPC17-002), located between 2400 and 2450 Long Beach Boulevard, in conformance with the adopted goals and policies of the City's General Plan. (District 6) (Application No. 1706-21)

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

Vice Chair Lewis spoke.

Linda Tatum, Planning Bureau Manager, responded to queries from Vice Chair Lewis.

Derek Burnham, representing the applicant, spoke.

A motion was made by Vice Chair Lewis, 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. [18-015PL](#) Recommendation to approve an Addendum to the Downtown Plan Environmental Impact Report (EIRA-02-17) and approve a Site Plan Review (SPR17-068) for a 400 residential units, 23,207 square feet of

new non-residential space at the ground floor and second level, plus the restoration and reuse of a 9,600-square-foot designated Historic Landmark building (Acres of Books), with a total of 582 parking spaces, on a 2.066-acre (90,000-square-foot) site located within the Downtown Plan (PD-30). (District 2) (Application No. 1708-10)

Vice Chair Lewis recused himself from the item.

Carrie Tai, Current Planning Officer, introduced Scott Kinsey, Project Planner, who presented the staff report.

Chair Verduzco-Vega spoke.

Cliff Ratkovich, applicant, provided an overview of the project.

Rob Quigley, project architect, spoke.

Kraig Kojian, President and CEO, Downtown Long Beach Alliance, provided public comment.

Greg Gill provided public comment.

Dr. Mary Ann Takemoto, Associate Vice President for Student Affairs, CSULB, provided public comment.

Anne Proffitt provided public comment.

Joe Krause, President of the LaFayette Homeowners Association, provided public comment.

Jay Hong, Board member of Art Exchange, provided public comment.

Tolliver Morris, President of William Morris Commercial, provided public comment.

Michael Bohn, Senior Principal at Studio One Eleven, provided public comment.

Commissioner Christoffels spoke.

Cliff Ratkovich responded to queries from Commissioner Christoffels.

Rob Quigley responded to a query from Commissioner Christoffels.

Cliff Ratkovich spoke.

Commissioner Templin spoke.

Chair Verduzco-Vega spoke.

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

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

Recused: 1 - Richard Lewis

3. [18-014PL](#)

Recommendation to recommend that the City Council approve an Addendum to the Midtown Specific Plan Environmental Impact Report, and approve General Plan Amendment (GPA18-001) to designate 14 lots located in the Midtown Specific Plan (SP-1) area from Moderate Density Residential (LUD #3B), Traditional Retail Strip Commercial (LUD #8A), Pedestrian-Oriented Retail Strip (LUD #8P), and Shopping Node (LUD #8N) to Mixed Uses (LUD #7); and redesignate 3 lots immediately adjacent to the Midtown Specific Plan from Traditional Retail Strip Commercial (LUD #8A) to Moderate Density Residential (LUD #3B). (Districts 1 and 6) (Application Nos. 1801-12 and 1612-29)

Vice Chair Lewis recused himself from the item.

Carrie Tai, Current Planning Officer, introduced Alexis Oropeza, Project Planner, who presented the staff report

Commissioner Templin spoke.

Alexis Oropeza responded to a query from Commissioner Templin.

Commissioner Christoffels spoke.

Alexis Oropeza responded to queries from Commissioner Christoffels.

Carrie Tai spoke.

Commissioner Christoffels spoke.

Carrie Tai responded to a query from Commissioner Christoffels.

Commissioner Cruz spoke.

A dialogue ensued between Linda Tatum, Planning Bureau Manager, and Commissioner Cruz.

A dialogue ensued between Carrie Tai and Commissioner Cruz.

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

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

Recused: 1 - Richard Lewis

PUBLIC PARTICIPATION

There were no comments from the public.

COMMENTS FROM THE PLANNING COMMISSION

Chair Verduzco-Vega spoke.

Linda Tatum, Planning Bureau Manager, responded to a query from Chair Verduzco-Vega.

Chair Verduzco-Vega spoke.

Linda Tatum spoke.

ADJOURNMENT

At 6:20 p.m., Chair Verduzco-Vega adjourned the meeting.

hge

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 Office of the City Clerk at (562) 570-6101, 72 business hours prior to the Commission meeting.

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.

Si desea obtener la traducción escrita en otro idioma de la agenda y actas de la comisión para personas que no hablan inglés, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 72 horas hábiles antes de la reunión de la comisión.

បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរា: និងកំណត់ហេតុឲ្យ
អ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅ
ការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹង
ចាប់ផ្តើមបើកកិច្ចប្រជុំគណៈកម្មការធម្មនុញ្ញ)។