

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, OCTOBER 20, 2016  
333 W. OCEAN BOULEVARD  
COUNCIL CHAMBER, 5:00 PM**

Donita Van Horik, Chair  
Erick Verduzco-Vega, Vice Chair  
Mark Christoffels, Commissioner  
Ron Cruz, Commissioner



Richard Lewis, Commissioner  
Andy Perez, Commissioner  
Jane Templin, Commissioner

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**FINISHED AGENDA AND DRAFT MINUTES**

**CALL TO ORDER (5:08 PM)**

At 5:08 p.m., Vice Chair Verduzco-Vega called the meeting to order.

**ROLL CALL (5:08 PM)**

Also present: Amy Bodek, Director of Development Services; Linda Tatum, Planning Bureau Manager; Carrie Tai, Current Planning Officer; Christopher Koontz, Advance Planning Officer; Michael Mais, Assistant City Attorney; Mark Hungerford, Planner; Scott Kinsey, Planner; Heidi Eidson, Bureau Secretary.

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

**Commissioners** Donita Van Horik  
**Absent:**

**FLAG SALUTE (5:08 PM)**

Commissioner Lewis led the flag salute.

**MINUTES**

16-070PL Recommendation to receive and file the Planning Commission minutes of October 6, 2016.

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

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

**Absent:** 1 - Donita Van Horik

**DIRECTOR'S REPORT (5:09 PM)**

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

**SWEARING OF WITNESSES (5:10 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 (5:10 PM)**

1. 16-071PL      Recommendation to approve a Site Plan Review for the construction of an eight-story, 163-unit residential development at 230 W. Third Street in the Downtown Planned Development District (PD-30). (District 1) (Application No. 1603-20)

Linda Tatum, Planning Bureau Manager, introduced Mark Hungerford, Project Planner, who presented the staff report.

David Powers, Sares-Regis Group, applicant, spoke.

Michael Bohn, Studio One Eleven, project architect, spoke.

Commissioner Templin spoke.

David Powers and Michael Bohn responded to queries from Commissioner Templin.

Commissioner Lewis spoke.

Michael Bohn responded to queries from Commissioner Lewis.

Warren Blesofsky provided public comment.

Joe Gannon provided public comment.

Alana Larson, Senior Minister of the First Congregational Church, provided public comment.

Gary Shelton provided public comment.

Jim Dano provided public comment.

Martin Tanchela provided public comment.

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

Cara Varnel provided public comment.

Jake, no last name given, provided public comment.

Giovanna Ferraro provided public comment.

Hollis Stewart provided public comment.

Commissioner Perez spoke.

Mark Hungerford responded to a query from Commissioner Perez.

Commissioner Templin spoke.

Mark Hungerford responded to a query from Commissioner Templin.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Amy Bodek, Director of Development Services.

Commissioner Cruz spoke.

Mark Hungerford responded to a query from Commissioner Cruz.

Amy Bodek responded to a query from Commissioner Cruz.

Vice Chair Verduzco-Vega spoke.

Amy Bodek responded to queries from Vice Chair Verduzco-Vega.

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

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

**Absent:** 1 - Donita Van Horik

2. 16-072PL Recommendation to recommend that the City Council adopt Negative Declaration ND-03-16 and approve a Zone Change from CNR (Neighborhood Commercial and Residential District) to R-2-I (a two-family, three-story residential district), a Local Coastal Development Permit, and a Local Coastal Program Amendment, for the property at 2 61st Place. (District 3) (Application No. 1603-22)

Linda Tatum, Planning Bureau Manager, introduced Scott Kinsey, Project Planner, who presented the staff report.

Commissioner Christoffels spoke.

Scott Kinsey responded to queries from Commissioner Christoffels.

Amy Bodek, Director of Development Services, responded to queries from Commissioner Christoffels.

Scott Kinsey responded to queries from Commissioner Christoffels.

David Parker, project architect, spoke.

Charlie Whittaker, applicant, spoke.

Commissioner Templin spoke.

Lance VanderZanden, applicant, responded to a query from Commissioner Templin.

Commissioner Christoffels spoke.

David Parker responded to a query from Commissioner Christoffels.

Warren Blesofsky provided public comment.

Neal Vincent provided public comment.

Mark Coleman provided public comment.

Chris Cooper provided public comment.

Deanne Ferrara provided public comment.

Commissioner Christoffels spoke.

Scott Kinsey responded to queries from Commissioner Christoffels.

Commissioner Christoffels spoke.

Linda Tatum, Planning Bureau Manager, responded to a query from Commissioner Christoffels.

Commissioner Templin spoke.

Scott Kinsey responded to queries from Commissioner Templin.

Vice Chair Verduzco-Vega spoke.

Carrie Tai, Current Planning Officer, responded to a query from Vice Chair Verduzco-Vega.

Commissioner Christoffels spoke.

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

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

**Absent:** 1 - Donita Van Horik

3. 16-073PL Recommendation to approve an Addendum to the Shoreline Gateway Environmental Impact Report (#18-05 and 26-07) and approve a Modification to Site Plan Review to allow a 35-story mixed-use building (East Tower) with 315 residential units and 6,711 square feet of retail/restaurant space, previously approved for 221 residential units and 6,367 square feet of retail/restaurant space as part of the Shoreline Gateway Master Plan (Application No. 0510-27), to be constructed on a vacant parcel located at 777 E. Ocean Boulevard, in the Downtown Plan (PD-30) area. (District 2) (Application No. 1512-25)

Linda Tatum, Planning Bureau Manager, introduced Carrie Tai, Current Planning Officer, who presented the staff report.

Jim Anderson, Anderson Pacific, applicant, spoke.

Pat Patterson, LEDCOR, applicant, spoke.

Jim Anderson spoke.

Warren Blesofsky, President of Long Beach Citizens for Fair Development, provided public comment.

Anne Profitt provided public comment.

Jim Dano provided public comment.

Debbie Supenz provided public comment.

Martin Tanchela provided public comment.

Joe Gannon provided public comment.

Erik Rey, President of the Downtown Residential Council, provided public comment.

Jim Cooney provided public comment.

Alison Crip provided public comment.

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

Kevin Perchec provided public comment.

Nicolas Espudo provided public comment.

Rick Boehm provided public comment.

Commissioner Templin spoke.

Linda Tatum responded to a query from Commissioner Templin.

Commissioner Templin spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Carrie Tai.

Vice Chair Verduzco-Vega spoke.

Carrie Tai responded to a query from Vice Chair Verduzco-Vega.

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

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

**Absent:** 1 - Donita Van Horik

4. 16-074PL

Recommendation to recommend that the City Council accept Categorical Exemption CE-16-236, approve a Zoning Code Amendment and Local Coastal Program Amendment to revise provisions relating to the regulation of Alcoholic Beverage Manufacturing facilities, specifically pertaining to parking requirements, hours of operation, locational requirements, and review processes. (Citywide) (Application No. 1609-25)

Linda Tatum, Planning Bureau Manager, introduced Carrie Tai, Current Planning Officer, who presented the staff report.

Commissioner Templin spoke.

Carrie Tai and Amy Bodek, Director of Development Services, responded to a query from Commissioner Templin.

Commissioner Lewis spoke.

Carrie Tai responded to a query from Commissioner Lewis.

Vice Chair Verduzco-Vega spoke.

Carrie Tai responded to queries from Vice Chair Verduzco-Vega.

Linda Tatum responded to queries from Vice Chair Verduzco-Vega.

Joe Gannon provided public comment.

Nicholas Espudo provided public comment.

Kevin Perchec provided public comment.

Adam Carrillo, Economic Development Manager, Downtown Long Beach Alliance, provided public comment.

Vice Chair Verduzco-Vega spoke.

Carrie Tai responded to a query from Vice Chair Verduzco-Vega.

Linda Tatum spoke.

Commissioner Lewis spoke.

Linda Tatum responded to a query from Commissioner Lewis.

A dialogue ensued between Commissioner Lewis and Amy Bodek.

Vice Chair Verduzco-Vega spoke.

A dialogue ensued between Vice Chair Verduzco-Vega and Carrie Tai.

Amy Bodek responded to queries from Vice Chair Verduzco-Vega.

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

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

**Absent:** 1 - Donita Van Horik

#### **PLANNING COMMISSION TRAINING - RULES AND PROCEDURES (8:13 PM)**

(This item was continued November 17, 2016)

Linda Tatum, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

#### **PUBLIC PARTICIPATION (8:14 PM)**

Joe Gannon provided public comment.



Larry Goodhue provided public comment.

Erik Rey provided public comment.

**COMMENTS FROM THE PLANNING COMMISSION (8:19 PM)**

Commissioner Perez spoke.

**ADJOURNMENT (8:19 PM)**

At 8:19 p.m., Vice Chair Verduzco-Vega, adjourned the meeting.

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NOTE:

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