

CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES

THURSDAY, NOVEMBER 30, 2017  
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

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## SPECIAL MEETING OF THE PLANNING COMMISSION

### FINISHED AGENDA AND MINUTES

#### CALL TO ORDER

At 5:01 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; Maryanne  
Cronin, Planner; Heidi Eidson, Bureau Secretary.

#### FLAG SALUTE

Commissioner Christoffels led the flag salute.

#### MINUTES

17-084PL Recommendation to receive and file the Planning Commission minutes  
of November 16, 2017.

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, NOVEMBER 30, 2017  
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

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**SPECIAL MEETING OF THE PLANNING COMMISSION**

**FINISHED AGENDA AND MINUTES**

**CALL TO ORDER**

At 5:01 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; Maryanne  
Cronin, Planner; Heidi Eidson, Bureau Secretary.

**FLAG SALUTE**

Commissioner Christoffels led the flag salute.

**MINUTES**

17-084PL Recommendation to receive and file the Planning Commission minutes  
of November 16, 2017.

**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. 17-085PL Recommendation to adopt Mitigated Negative Declaration ND 07-17 and approve a Site Plan Review (SPR17-077) and Conditional Use Permit (CUP17-018) for the Alamitos Beach Concession Stand Rebuild Project, which involves replacement of an existing concession stand and cafe with three new buildings, an outdoor recreational area, and improvements to the southern portion of the existing parking lot within the project site located at 780 E. Shoreline Drive in the Park (P) zoning district. (District 2) (Application No. 1703-10)

Carrie Tai, Current Planning Officer, introduced Maryanne Cronin, Planner, who presented the staff report.

Commissioner Cruz spoke.

Maryanne Cronin responded to a query from Commissioner Cruz.

Eric Lopez, Project Management Officer, Public Works Department, discussed the project.

Rania Alomar, Project Architect, discussed the project.

Vice Chair Lewis spoke.

A dialogue ensued between Vice Chair Lewis and Eric Lopez.

Rania Alomar responded to a query from Vice Chair Lewis.

Eric Lopez responded to a query from Vice Chair Lewis.

Commissioner Templin spoke.

Eric Lopez responded to queries from Commissioner Templin.

Chair Verduzco-Vega spoke.

Eric Lopez responded to a query from Chair Verduzco-Vega.

Christopher Koontz, Advance Planning Officer, spoke.

Kevin McGuan provided public comment.

Bill Napier provided public comment.

Larry Goodhue provided public comment.

Karen Harper provided public comment.

Melinda Cotton provided public comment.

Christopher Koontz responded to queries from Melinda Cotton.

Sandra Stanton provided public comment.

Commissioner Templin spoke.

Christopher Koontz responded to a query from Commissioner Templin.

Vice Chair Lewis spoke.

A dialogue ensued between Vice Chair Lewis and Eric Lopez.

Chair Verduzco-Vega spoke.

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

Vice Chair Lewis spoke.

A dialogue ensued between Vice Chair Lewis and Linda Tatum.

Commissioner Templin spoke.

Vice Chair Lewis spoke.

**A motion was made by Commissioner Templin, seconded by Commissioner Perez, to approve the recommendation with an amendment that the hours of operation be from sunrise to 10:00 p.m., with alcohol service ending at a time to be worked out between staff and the operator. 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. 17-086PL**

Recommendation to recommend that the City Council certify Environmental Impact Report (03-15) and approve a Zoning Code Amendment, Local Coastal Program Amendment, Site Plan Review, Oil Map Amendment, and Certificate of Compliance to consolidate existing oil operations, implement a wetlands habitat restoration project, and provide public access opportunities, located on four sites (Synergy Oil Field at 6433 East 2nd Street, City property at the southeast corner of Studebaker Road and 2nd Street, Pumpkin Patch site at 6701 E. Pacific Coast Highway, and the Los Cerritos Wetlands Authority site at the northeast corner of Studebaker Road and 2nd Street) within the Southeast Area Development and Improvement Plan (SEADIP/PD-1) area. (District 3) (Application No. 1601-05 (A through D))

Michael Mais, Assistant City Attorney, spoke.

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

Commissioners LaFarga and Perez announced that they had visited the site and Chair Verduzco-Vega and Commissioner Templin announced that they had spoke with the applicant.

Current Planning Officer, Carrie Tai, presented the staff report.

Peter Zak, partner representing Beach Oil Minerals Group, spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Peter Zak.

Commissioner Templin spoke.

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

Peter Zak spoke.

Commissioner Perez spoke.

A dialogue ensued between Commissioner Perez and Peter Zak.

Commissioner LaFarga spoke.

Peter Zak responded to queries from Commissioner LaFarga.

Vice Chair Lewis spoke.

Peter Zak responded to a query from Vice Chair Lewis.

Chair Verduzco-Vega spoke.

Peter Zak responded to a query from Chair Verduzco-Vega.

Andrew Lopez, Mechanical and Chemical Engineer, responded to a query from Chair Verduzco-Vega.

A dialogue ensued between Chair Verduzco-Vega and Andrew Lopez.

Commissioner Perez spoke.

Andrew Lopez spoke.

Chair Verduzco-Vega swore in late arriving members of the public wishing to speak.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Michael Mais.

Chair Verduzco-Vega spoke.

Bill Thomas provided public comment.

Charles Moore provided public comment.

Anne Cantrell, Citizens About Responsible Planning, provided public comment.

Bill Napier provided public comment.

Mark Stanley, Executive Director of Los Cerritos Wetlands Authority, provided public comment.

Bob Lane provided public comment.

Lucy Johnson provided public comment.

Steve Ruthers provided public comment.

Inessa Tragi, Vice President of Ridgewood Heights Neighborhood Association, provided public comment.

Cheyenne (no last name given), representing the Long Beach and Los Angeles Native Community, provided public comment.

Anthony Fixico provided public comment.

Corliss Lee, Citizens About Responsible Planning, provided public comment.

Melinda Cotton provided public comment.

Phil Geesen provided public comment.

Izzy Deer provided public comment.

Marshall Blesofsky, Long Beach Area Peace Network, provided public comment.

Sarah Valdez provided public comment.

David DelaPiera provided public comment.

Anne Thompson provided public comment.

Tommy Fawvat provided public comment.

Virginia Bickford, Board Member for California Cultural Resource Preservation Alliance, provided public comment.

Maureen Alvarado provided public comment.

Elliot Gonzalez provided public comment.

Jeremy Harris, Senior Vice President, Long Beach Area Chamber of Commerce, provided public comment.

Debbie Jones provided public comment.

Anna Christensen, Long Beach Area Peace Network, provided public comment.

Laurisa Stowe provided public comment.

Mary Parsell, El Dorado Audubon Society, provided public comment.

Laura Harding provided public comment.

Elizabeth Lambe, Executive Director, of Los Cerritos Wetlands Land Trust, provided public comment.

Tahashna Christensen provided public comment.

Shawnya Wade provided public comment.

Erin Grissom provided public comment.

Alicia Berg provided public comment.

Chair Verduzco-Vega swore in a late arriving member of the audience wishing to speak.

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

Travis (no last name given) provided public comment.

Eric Zahn, Project Manager for the Los Cerritos Wetlands Authority, provided public comment.

Larry Goodhue provided public comment.



Chair Verduzco-Vega spoke.

Peter Zak responded to comments from the public.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Christopher Koontz.

Danielle Griffith, consultant with ESA, responded to a query from Commissioner Christoffels.

Vice Chair Lewis spoke.

Carrie Tai responded to a query from Vice Chair Lewis.

Christopher Koontz responded to a query from Vice Chair Lewis.

Carrie Tai responded to a query from Vice Chair Lewis.

Chair Verduzco-Vega spoke.

Michael Mais responded to queries from Chair Verduzco-Vega.

Chair Verduzco-Vega spoke.

Commissioner Christoffels spoke.

Christopher Koontz responded to a query from Commissioner Christoffels.

Chair Verduzco-Vega spoke.

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

Vice Chair Lewis spoke.

Commissioner Christoffels spoke.

Commissioner Perez and Vice Chair Lewis accepted the friendly amendment.

A motion was made by Commissioner Perez, seconded by Vice Chair Lewis, to approve the recommendation, including the errata to the Conditions of Approval distributed by staff, and with an amendment that the operator work with staff to explore the feasibility of using the existing street rights-of-way at 2nd Street and Shopkeeper Road for the proposed pipeline corridor. 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

#### **PUBLIC PARTICIPATION**

Anne Cantrell provided public comment.

Christopher Koontz, Advance Planning Officer, responded to a comment made by Anne Cantrell.

A dialogue ensued between Chair Verduzco-Vega and Christopher Koontz.

Anna Christensen provided public comment.

Warren Blesofsky provided public comment.

Chair Verduzco-Vega responded to a query from Warren Blesofsky.

Melinda Cotton provided public comment.

Mary Parsell provided public comment.

Chair Verduzco-Vega responded to comments made by Mary Parsell.

Christopher Koontz spoke.

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

There were no additional comments from the Planning Commission.

#### **ADJOURNMENT**

At 9:08 p.m., Chair Verduzco-Vega 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.

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 Secretaria Municipal al (562) 570-6101, 72 horas hábiles antes de la reunión de la comisión.

បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាវ: និងកំណត់ហេតុឲ្យអ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំគណៈកម្មការធម្មនុញ្ញ)។

CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES

THURSDAY, DECEMBER 7, 2017  
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

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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**

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, DECEMBER 7, 2017  
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

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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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**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**MONDAY, DECEMBER 11, 2017  
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

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**SPECIAL MEETING OF THE PLANNING COMMISSION**

**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, Josh LaFarga, Andy Perez, Jane Templin,  
**Present:** Richard Lewis and Erick Verduzco-Vega

**Commissioners** Ron Cruz

**Absent:**

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; Fern Nueno, Planner; Alison Spindler, Planner; Heidi Eidson, Bureau Secretary.

**FLAG SALUTE**

Amy Bodek, Director of Development Services, led the flag salute.

**DIRECTOR'S REPORT**

There was no Director's Report given.

John Fort, Fire Department, spoke.

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**MONDAY, DECEMBER 11, 2017  
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

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**SPECIAL MEETING OF THE PLANNING COMMISSION**

**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, Josh LaFarga, Andy Perez, Jane Templin,

**Present:** Richard Lewis and Erick Verduzco-Vega

**Commissioners** Ron Cruz

**Absent:**

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; Fern Nueno, Planner; Alison Spindler, Planner; Heidi Eidson, Bureau Secretary.

**FLAG SALUTE**

Amy Bodek, Director of Development Services, led the flag salute.

**DIRECTOR'S REPORT**

There was no Director's Report given.

John Fort, Fire Department, spoke.



## **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**

17-092PL Recommendation to recommend that the City Council confirm the proposed Land Use Element and Urban Design Element Place Type and Heights Maps and direct staff to update the Program Environmental Impact Report. (Citywide) (Application No. 1701-01)

Carrie Tai, Current Planning Officer, introduced Alison Spindler, Planner, who discussed the public outreach process.

Christopher Koontz, Advance Planning Officer, discussed the Land Use Element.

Chair Verduzco-Vega spoke.

Sharene Senigel, President of VIP Records, provided public comment.

Bruce DeMille, President of Lakewood Village Neighborhood Association, provided public comment.

Steve Stanley, Governmental Relations Committee - Lakewood Village Neighborhood Association, provided public comment.

Ramen Vassith provided public comment.

Dr. Pellegrini provided public comment.

Karen Racide provided public comment.

Annie Greenfeld, representing Magnolia Industrial Group, provided public comment.

Belinda Watson provided public comment.

Louise Ivers provided public comment.

Dr. Linda Scholl provided public comment.

Roberta Bonafacio provided public comment.

Gerard Wright, Policy Manager of LA County Business Federation, provided public comment.

Anne Profit provided public comment.

Lisa Harris provided public comment.

Benjamin Efraim, Parkview Village, provided public comment.

Ellen Cheney, Parkview Village, provided public comment.

Jim Ault provided public comment.

Abby Weeks provided public comment.

Adam Carillo, President of Long Beach Commercial Real Estate Council, provided public comment.

Dana Bergman provided public comment.

Megan Kerr provided public comment.

Andrew Kerr provided public comment.

Mike LaQuatra provided public comment.

Lynette Ferenczy provided public comment.

Candace Meade provided public comment.

Susanne Lundy provided public comment.

Alan Tolkoﬀ provided public comment.

Paul Williams provided public comment.

Olivia Mather provided public comment.

Jason Hunter provided public comment.

Steve Brooks provided public comment.

Tom Stout provided public comment.

David Betterton provided public comment.

John Cante provided public comment.

Anne Thompson provided public comment.

Peggy Elesly provided public comment.

John Schultz provided public comment.

Chris Alcols provided public comment.

Chair Verduzco-Vega spoke.

Diana Lejins provided public comment.

Joe Mello provided public comment.

Nick Rose, Assistant Director of Council of Neighborhood Organizations,  
provided public comment.

Dr. Lydia Holly provided public comment.

Thomas Brown provided public comment.

Joan Greenwood provided public comment.

Yvonne Reece provided public comment.

Dan Reece provided public comment.

David O'Neil provided public comment.

Maria O'Neil provided public comment.

Anne Cantrell provided public comment.

Corliss Lee provided public comment.

Joe Sopo provided public comment.

Linda Sopo provided public comment.

Carrie Sharpe provided public comment.

Diana Ramirez provided public comment.

Rich Steins provided public comment.

Linda Del Mar provided public comment.

Elizabeth Moore provided public comment.

Dr. Michelle Stueber provided public comment.

Janet West provided public comment.

Larry Triesch provided public comment.

Helena Segelhorst provided public comment.

Cheryl Jacobs provided public comment.

Delora Hunt provided public comment.

Mariella Saldago provided public comment.

Melinda Cotton provided public comment.

Gordana Kajer provided public comment.

Bruce Balance provided public comment.

Rex Hurley provided public comment.

Art Burnette provided public comment.

Anna Christensen provided public comment.

Rick Ivey, Los Cerritos Neighborhood Association, provided public comment.

Andrea Rice provided public comment.

Dan Freelow provided public comment.

Susie Garrison provided public comment.

Frank Roderick provided public comment.

Mike Clemson provided public comment.

Jason provided public comment.

Russell Dilly provided public comment.

Mike Hazelwood provided public comment.

Marcos Lopez provided public comment.

John Applequist provided public comment.

Christine Applequist provided public comment.

Laura Greco, LB TAPS, provided public comment.

Lisa Venoni provided public comment.

Tom Lafortune provided public comment.

Genevieve Douglas-Beckham provided public comment.

Shirley Broussard provided public comment.

Larry Goodhue provided public comment.

Crystal West provided public comment.

Chair Verduzco-Vega spoke.

Linda Tatum, Planning Bureau Manager, spoke.

Michael Mais, Assistant City Attorney, spoke.

Vice Chair Lewis spoke.

Michael Mais responded to a query from Vice Chair Lewis.

Christopher Koontz responded to queries from Vice Chair Lewis.

Commissioner LaFarga spoke.

Linda Tatum and Michael Mais responded to a query from Commissioner LaFarga.

Chair Verduzco-Vega spoke.

Carrie Tai responded to queries from Chair Verduzco-Vega.

Vice Chair Lewis spoke.

A dialogue ensued between Vice Chair Lewis and Christopher Koontz.

Commissioner Templin spoke.

Christopher Koontz responded to a query from Commissioner Templin.

Vice Chair Lewis spoke.

Amy Bodek, Director of Development Services, spoke.

Vice Chair Lewis spoke.

A dialogue ensued between Vice Chair Lewis and Christopher Koontz.

Chair Verduzco-Vega spoke.

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

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Christopher Koontz.

Chair Verduzco-Vega spoke.

Michael Mais responded to queries from Chair Verduzco-Vega.

Commissioner Perez spoke.

Christopher Koontz spoke.

Commissioner Perez responded to a query from Christopher Koontz.

Chair Verduzco-Vega spoke.

Commissioner Perez responded to a query from Chair Verduzco-Vega.

Michael Mais spoke.

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

Vice Chair Lewis spoke.

A dialogue ensued between Vice Chair Lewis and Christopher Koontz.

Commissioner LaFarga spoke.

Commissioner LaFarga responded to a query from Chair Verduzco-Vega.

Chair Verduzco-Vega spoke.

Christopher Koontz responded to queries from Chair Verduzco-Vega and Commissioner LaFarga.

Chair Verduzco-Vega spoke.

Commissioner Perez spoke.

Chair Verduzco-Vega spoke.

Christopher Koontz spoke.

Commissioner LaFarga and Commissioner Perez responded to a query from Christopher Koontz.

Christopher Koontz spoke.

Commissioner LaFarga spoke.

Christopher Koontz responded to a query from Commissioner LaFarga.

Vice Chair Lewis spoke.

Christopher Koontz responded to a query from Vice Chair Lewis.

Vice Chair Lewis spoke.

Commissioner LaFarga responded to a query from Vice Chair Lewis.

Vice Chair Lewis spoke.

Christopher Koontz responded to a query from Vice Chair Lewis.

Vice Chair Lewis spoke.

Chair Verduzco-Vega spoke.

Commissioner LaFarga responded to a query from Chair Verduzco-Vega.

Vice Chair Lewis spoke.

Christopher Koontz responded to a query from Vice Chair Lewis.

Chair Verduzco-Vega spoke.

Commissioner Templin spoke.

Chair Verduzco-Vega spoke.

Christopher Koontz spoke.

Commissioner Templin spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Christopher Koontz.

Commissioner Perez spoke.

Chair Verduzco-Vega spoke.

Commissioner Perez responded to a query from Chair Verduzco-Vega.

Christopher Koontz spoke.

Christopher Koontz responded to queries from Vice Chair Lewis.

Chair Verduzco-Vega spoke.

Commissioner Perez spoke.



A dialogue ensued between Chair Verduzco-Vega and Christopher Koontz.

Vice Chair Lewis spoke.

Christopher Koontz responded to queries from Vice Chair Lewis.

Chair Verduzco-Vega spoke.

A dialogue ensued between Chair Verduzco-Vega and Christopher Koontz.

Vice Chair Lewis spoke.

Christopher Koontz responded to queries from Vice Chair Lewis.

Chair Verduzco-Vega spoke.

Commissioner Christoffels spoke.

Christopher Koontz responded to a query from Commissioner Christoffels.

Chair Verduzco-Vega spoke.

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

Vice Chair Lewis spoke.

Christopher Koontz responded to a query from Vice Chair Lewis.

Chair Verduzco-Vega spoke.

Christopher Koontz responded to a comment made by Chair Verduzco-Vega.

Chair Verduzco-Vega spoke.

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

Christopher Koontz spoke.

Chair Verduzco-Vega spoke.

A motion was made by Chair Verduzco-Vega, seconded by Vice Chair Lewis, to approve the recommendation with an amendment to include changes to Council Districts 2, 4, 5 and 6. For Council District 2 - reduce the height to a consistent three stories Low between Walnut and St. Louis along 7th Street. For Council District 4 - change the designation from Mixed Use to Community Commercial at the Sears site at Stearns and Bellflower, maintaining the three-story height; reduce the height at the Traffic Circle to four stories except for the existing buildings that currently exceed that height; designate as Community Commercial on properties immediately adjacent to the Traffic Circle; maintain Mixed Use designation on properties further away from the center of the Traffic Circle; and create policy language that requires there be no net loss in total retail space. For Council District 5 - eliminate the Mixed Use designation and create a designation of Community Commercial at two stories for the Lowes/K-Mart site at Bellflower and Spring. For Council District 6 - reduce height to four stories around the Midtown Specific Plan border, Pine Avenue, and Earl Avenue from Burnett Street to Willow; reduce height and PlaceType bound by Earl, Pacific Avenue (alley), 25th Street, and Midtown border to Founding and Contemporary Neighborhood; reduce height to four stories for the area east of the Midtown Specific Plan border including Pasadena Avenue and Linden Avenue from Nevada to south of the green space before Vernon Street; reduce height from four stories to three stories on Pacific Avenue from 25th Street to 28th Street; change PlaceType on Pacific Avenue from 25th Street to 28th Street to Neighborhood Serving Center or Corridor Low Density; and reduce the height along Pacific Avenue between 20th Street and 25th Street from four stories to three stories with a transition from 20th Street to 19th Street from five stories to four stories, and maintain the existing five stories just south of 19th Street at the intersection of Pacific Coast Highway. The motion carried by the following vote:

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

Absent: 1 - Ron Cruz

## **PUBLIC PARTICIPATION**

Delora Hunt provided public comment.

Linda Tatum, Planning Bureau Manager, responded to a query from Delora Hunt.

Delora Hunt spoke.

Chair Verduzco-Vega spoke.

Delora Hunt spoke.

Chair Verduzco-Vega spoke.

Crystal West provided public comment.

Chair Verduzco-Vega spoke.

## **COMMENTS FROM THE PLANNING COMMISSION**

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

Vice Chair Lewis spoke.

Chair Verduzco-Vega spoke.

## **ADJOURNMENT**

At 11:37 p.m., Chair Verduzco-Vega adjourned the meeting.

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**NOTE:**

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បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាវ និងកំណត់ហេតុឲ្យ អ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅ ការិយាល័យស្មើនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹង ចាប់ផ្តើមបើកកិច្ចប្រជុំគណៈកម្មការធម្មនុញ្ញ)។