

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, APRIL 7, 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

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**FINISHED AGENDA AND MINUTES**

**CALL TO ORDER (5:01 PM)**

At 5:01 p.m., Chair Christoffels called the meeting to order.

**ROLL CALL (5:01 PM)**

Also present: Amy Bodek, Director of Development Services; Linda Tatum, Planning Bureau Manager; Christopher Koontz, Advance Planning Officer; Michael Mais, Assistant City Attorney; Mark Hungerford, Planner; Fern Nueno, Planner; Craig Chalfant, Planner; Ira Brown, 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 (5:02 PM)**

Commissioner Fox led the flag salute.

**MINUTES (5:03 PM)**

16-021PL Recommendation to receive and file the Planning Commission minutes of March 17, 2016.

Commissioner Verduzco-Vega spoke.

**A motion was made by Commissioner Templin, 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

**DIRECTOR'S REPORT (5:03 PM)**

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

**SWEARING OF WITNESSES (5:05 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 (5:05 PM)**

1. 16-022PL Recommendation to approve Site Plan Review and Vesting Tentative Tract Map requests in conjunction with a two building, 160-unit senior and supportive housing development on a vacant 1.6-acre parcel located at 1235 Long Beach Boulevard in the Downtown (PD-30) Planned Development District, and accept Categorical Exemption 15-158. (District 1) (Application No. 1508-25)

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

Commissioner Templin spoke.

Mark Hungerford responded to a query from Commissioner Templin.

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

Commissioner Verduzco-Vega spoke.

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

Chair Christoffels spoke.

Linda Tatum responded to queries from Chair Christoffels.

Commissioner Perez spoke.

Amy Bodek responded to queries from Commissioner Perez.

Oscar Alvarado, Director of Housing Development at Century Housing Corporation, applicant, spoke.

Richard Prentis, Project Architect, spoke.

Bob Ladd provided public comment.

Harvey Warren provided public comment.

Charles Gravat provided public comment.

Chair Christoffels spoke.

Deborah Sleeney provided public comment.

Amy Bodek responded to a query from Deborah Sleeney.

Deborah Sleeney spoke.

Susan Peacock provided public comment.

Chair Christoffels spoke.

Oscar Alvarado responded to queries raised during public comment.

Linda Tatum responded to a query from Chair Christoffels.

Mark Hungerford spoke.

Commissioner Cruz spoke.

Mark Hungerford responded to a query from Commissioner Cruz.

Commissioner Verduzco-Vega spoke.

Commissioner Van Horik spoke.

Chair Christoffels spoke.

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

2. 16-023PL

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

Recommendation to recommend that the City Council approve Zoning Code Amendment No. 1602-10 to add "transitional housing" and "supportive housing" to Table 31-1 (Uses in Residential Zones) in Title 21 (Zoning) of the Long Beach Municipal Code as permitted uses in any residential zoning district and find that the action is not subject to the California Environmental Quality Act. (Citywide) (Application No. 1602-10)

Linda Tatum, Planning Bureau Manager, introduced Fern Nueno, Project Planner, who presented the staff report.

Chair Christoffels spoke.

Michael Mais, Assistant City Attorney, responded to queries from Chair Christoffels.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Linda Tatum.

A dialogue ensued between Amy Bodek, Director of Development Services, and Commissioner Verduzco-Vega.

Commissioner Templin spoke.

Linda Tatum responded to queries from Commissioner Templin.

Commissioner Cruz spoke.

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

Commissioner Cruz spoke.

Amy Bodek responded to a query from Commissioner Cruz.

**A motion was made by Commissioner Templin, seconded by Commissioner Perez, to approve the recommendation with an amendment to strike the language regarding CEQA. 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. 16-024PL Recommendation to recommend that the City Council certify Final Program EIR 04-15; Repeal Planned Development District 29 (PD-29); Adopt an Ordinance establishing the Midtown Specific Plan; and Approve a Zone Change from PD-29 to Midtown Specific Plan. (Districts 1 and 6) (Application No. 1503-23)

Linda Tatum, Planning Bureau Manager, introduced Christopher Koontz, Advance Planning Officer, who provided opening remarks for the Midtown Specific Plan item.

Craig Chalfant, Project Planner, provided the staff report.

Colin Drukker, Placeworks, discussed public outreach for the project.

Bill Halligan, Placeworks, spoke to the CEQA process and the Environmental Impact Report.

Christopher Koontz discussed dry and wet utilities.

Ian Adam, Coastco Engineering, discussed water infrastructure for the area.

Christopher Koontz spoke.

Chair Christoffels spoke.

A dialogue ensued between Chair Christoffels and Christopher Koontz.

Derek Burnham provided public comment.

Bob Ladd provided public comment.

Commissioner Templin spoke.

Christopher Koontz responded to a query from Commissioner Templin.

Commissioner Van Horik spoke.

Christopher Koontz responded to queries from Commissioner Van Horik.

Commissioner Van Horik spoke.

Commissioner Perez spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz responded to queries from Commissioner Verduzco-Vega.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Amy Bodek, Director of Development Services.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Christopher Koontz.

**A motion was made by Vice Chair Van Horik, seconded by Commissioner Templin, to approve the recommendation including technical amendments as presented by staff. 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. 16-025PL

Recommendation to recommend that the City Council adopt a Resolution approving the draft Downtown and Transit-Oriented Development (TOD) Pedestrian Master Plan as a technical appendix to the Mobility Element of the Long Beach General Plan and adopt Negative Declaration Number 1-16. (Districts 1, 2, 6, and 7)

Linda Tatum, Planning Bureau Manager, introduced Ira Brown, Project Planner, who presented the staff report.

Lara Turnbull, Project Director for Healthy Active Long Beach, spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Ira Brown.

Christopher Koontz, Advance Planning Officer, responded to a comment made by Commissioner Templin.

Commissioner Templin spoke.

Linda Tatum responded to a query from Commissioner Templin.

Commissioner Templin spoke.

Bob Ladd provided public comment.

**A motion was made by Commissioner Verduzco-Vega, seconded by Commissioner Perez, 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 (7:33 PM)**

Larry Goodhue provided public comment.

**COMMENTS FROM THE PLANNING COMMISSION (7:37 PM)**

Chair Christoffels spoke.

Commissioner Verduzco-Vega spoke.

Chair Christoffels spoke.

Amy Bodek, Director of Development Services, spoke.

Commissioner Templin spoke.

A dialogue ensued between Chair Christoffels and Amy Bodek.

**ADJOURNMENT (7:41 PM)**

At 7:41 p.m., Chair Christoffels adjourned the meeting.

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