

Alan Fox, Chair
Mark Christoffels, Vice Chair



Molly Campbell, Commissioner
Donita Van Horik, Commissioner
Jane Templin, Commissioner
Andy Perez, Commissioner
Erick Verduzco-Vega, Commissioner

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:05 PM)

At 5:05 p.m., Chair Fox called the meeting to order.

ROLL CALL (5:05 PM)

Also present: Linda Tatum, Planning Bureau Manager; Jeff Winklepleck, Current Planning Officer; Christopher Koontz, Advance Planning Officer; Michael Mais, Assistant City Attorney; Jorge Ramirez, Planner; Mark Hungerford, Planner; Heidi Eidson, Bureau Secretary.

Commissioners Andy Perez, Donita Van Horik, Erick Verduzco-Vega, Jane
Present: Templin, Mark Christoffels, Molly Campbell and Alan Fox

FLAG SALUTE (5:05 PM)

Commissioner Perez led the flag salute.

MINUTES (5:06 PM)

[15-026PL](#) Recommendation to receive and file the Planning Commission minutes of May 21, 2015.

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

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

DIRECTOR'S REPORT (5:07 PM)

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

SWEARING OF WITNESSES (5:09 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 (5:09 PM)

1. [15-022PL](#) Recommendation to recommend that the City Council approve a Development Agreement associated with the Golden Shore Master Plan entitlements (Application No. 0712-01) to protect all necessary discretionary project approvals for a period of 20 years and accept Categorical Exemption 15-049 located at 400 Oceangate/1 & 11 Golden Shore within Subarea 1A of the Downtown Shoreline Planned Development District (PD-6). (District 2) (Application No. 0712-01A)

Linda Tatum, Planning Bureau Manager, introduced Jeff Winklepleck, Current Planning Officer, who presented the staff report.

Commissioner Templin spoke.

Jeff Winklepleck responded to queries from Commissioner Templin.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Michael Mais, Assistant City Attorney.

Commissioner Campbell spoke.

Michael Mais responded to queries from Commissioner Campbell.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Michael Mais.

Jeff Winklepleck responded to queries from Commissioner Verduzco-Vega.

Jeff Winklepleck responded to queries from Chair Fox.

Commissioner Van Horik spoke.

Michael Mais responded to a query from Commissioner Van Horik.

Jeff Winklepleck responded to a query from Commissioner Van Horik.

Michael Mais spoke.

Jeff Winklepleck responded to a query from Commissioner Van Horik.

Commissioner Campbell spoke.

Michael Mais responded to queries from Commissioner Campbell.

Jeff Winklepleck responded to a query from Commissioner Campbell.

Commissioner Campbell spoke.

Michael Mais responded to a query from Chair Fox.

Commissioner Van Horik spoke.

George Medak, representing the applicant, spoke.

George Medak responded to a query from Chair Fox.

Commissioner Templin spoke.

George Medak responded to a query from Commissioner Templin.

George Medak responded to a query from Chair Fox.

Commissioner Verduzco-Vega spoke.

George Medak responded to a query from Commissioner Verduzco-Vega.

Tommy Faavai provided public comment.

Bob Ladd, ASLA, provided public comment.

Michael Mais spoke.

Commissioner Campbell spoke.

Chair Fox spoke.

Commissioner Christoffels spoke.

Commissioner Christoffels responded to a query from Michael Mais.

A motion was made by Vice Chair Christoffels, seconded by Commissioner Templin, to approve the recommendation with an amendment to Section 3.1.1 of the Development Agreement adding language that "the Developer agrees to work with the City to incorporate a local hire component into its construction contract". The motion carried by the following vote:

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

2. [15-028PL](#)

Recommendation to approve a Conditional Use Permit (CUP) request to allow the sale of beer and wine for off-site consumption (Type 20 License) and accept Categorical Exemption 14-168 for a new 1,800-square-foot convenience store located at 1410 W. Pacific Coast Highway within the General Industrial (IG) zone. (District 1) (Application No. 1412-44)

Jeff Winklepleck, Current Planning Officer, introduced Jorge Ramirez, Project Planner, who presented the staff report.

Commissioner Van Horik spoke.

Jorge Ramirez responded to a query from Commissioner Van Horik.

Jeff Winklepleck spoke.

Commissioner Campbell spoke.

Jorge Ramirez responded to a query from Commissioner Campbell.

Commissioner Verduzco-Vega spoke.

Jorge Ramirez responded to a query from Commissioner Verduzco-Vega.

Jeff Winklepleck spoke.

Chair Fox spoke.

Jeff Winklepleck responded to a query from Chair Fox.

Michael Pauls, applicant's representative, spoke.

Commissioner Perez spoke.

Michael Pauls responded to a query from Commissioner Perez.

Chair Fox spoke.

Michael Pauls responded to a query from Chair Fox.

Commissioner Van Horik spoke.

Michael Pauls responded to comments made by Commissioner Van Horik.

Commissioner Perez spoke.

Chair Fox spoke.

Michael Pauls responded to a comment made by Chair Fox.

Jose Garcia provided public comment.

Joseph Kim provided public comment.

David Ocampo provided public comment.

Steven Choi provided public comment.

Commissioner Campbell spoke.

Michael Pauls responded to queries from Commissioner Campbell.

Michael Pauls responded to a query from Chair Fox.

Commissioner Van Horik spoke.

Joseph Kim responded to a query from Commissioner Van Horik.

Commissioner Campbell spoke.

Jeff Winklepleck responded to a query from Commissioner Campbell.

Commissioner Verduzco-Vega spoke.

Chair Fox spoke.

Commissioner Campbell responded to a query from Chair Fox.

Jeff Winklepleck responded to query from Commissioner Campbell.

Commissioner Perez spoke.

Commissioner Verduzco-Vega spoke.

Michael Mais, Assistant City Attorney, spoke.

Michael Pauls responded to a query from Michael Mais.

Chair Fox spoke.

Commissioner Campbell responded to a request by Chair Fox.

A motion was made by Commissioner Perez, seconded by Commissioner Verduzco-Vega, to approve the recommendation with an amendment to add a condition that the Conditional Use Permit approval will not be effective until a Certificate of Occupancy is issued for the new 1,800-square-foot convenience store. The motion carried by the following vote:

Yes: 6 - Andy Perez, Erick Verduzco-Vega, Jane Templin, Mark Christoffels, Molly Campbell and Alan Fox

No: 1 - Donita Van Horik

3. [15-027PL](#)

Recommendation to deny the appeals from Susan Miller, Ann Cantrell, and El Dorado Audubon and uphold the decision of the Zoning Administrator to approve a Categorical Exemption (Class 1, Class 3, or Class 32) and a Local Coastal Development Permit in conjunction with the remodel and expansion of a commercial building for purposes of housing a fitness center use at 4100 E. Ocean Boulevard in the Belmont Pier Planned Development District (PD-2). (District 3) (Application No. 1409-21)

Chair Fox swore in members of the public wishing to speak.

Jeff Winklepleck, Current Planning Officer, introduced Mark Hungerford, Project Planner, who presented the staff report.

Chair Fox spoke.

A dialogue ensued between Chair Fox and Jeff Winklepleck.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Advance Planning Officer, responded to query from Commissioner Verduzco-Vega.

Michael Mais, Assistant City Attorney, spoke.

Commissioner Van Horik spoke.

Jeff Winklepleck responded to a query from Commissioner Van Horik.

Commissioner Campbell spoke.

Jeff Winklepleck responded to a query from Commissioner Campbell.

Chair Fox spoke.

Jeff Winklepleck responded to a query from Chair Fox.

Commissioner Verduzco-Vega spoke.

Jeff Winklepleck responded to a query from Commissioner Verduzco-Vega.

Commissioner Templin spoke.

Jeff Winklepleck responded to a query from Commissioner Templin.

Chair Fox spoke.

Jan van Dijs, applicant, spoke.

Kurt Schneider, owner, spoke.

Commissioner Templin spoke.

Kurt Schneider responded to a query from Commissioner Templin.

Commissioner Campbell spoke.

A dialogue ensued between Commissioner Campbell and Kurt Schneider.

Commissioner Van Horik spoke.

Kurt Schneider responded to a query from Commissioner Van Horik.

Jeff Winklepleck spoke.

Chair Fox spoke.

Susan Miller, appellant, spoke.

Anne Cantrell, appellant, spoke.

Mary Parsell, representing El Dorado Audubon Society, appellant, spoke.

Randy Gordon, President and CEO of the Long Beach Chamber of Commerce, provided public comment.

Julie Kirkham provided public comment.

Bruce Bradley provided public comment.

Jonathan Hall provided public comment.

Russ Stevenson provided public comment.

Shiad Nadiri provided public comment.

Bob Luskin provided public comment.

Debbie McCormick provided public comment.

Seth Abergon provided public comment.

Yvonne Strong provided public comment.

Lucy Johnson provided public comment.

Anna Christiansen provided public comment.

Melinda Cotten provided public comment.

Nancy Buchanan provided public comment.

Art Bullard provided public comment.

Jennifer Earlywine provided public comment.

Chair Fox spoke.

Michael Mais responded to a query from Chair Fox.

Kurt Schneider responded to a query from Chair Fox.

Spencer Langdon, wild life specialist, spoke on behalf of the applicant.

Jan van Dijs spoke.

Chair Fox spoke.

Commissioner Templin spoke.

Mark Hungerford responded to a query from Commissioner Templin.

Commissioner Van Horik spoke.

Commissioner Van Horik responded to a query from Chair Fox.

Linda Tatum, Planning Bureau Manager, responded to comments made by Commissioner Van Horik.

Michael Mais responded to a query from Commissioner Van Horik.

Commissioner Campbell spoke.

A dialogue ensued between Commissioner Campbell and Commissioner Van Horik.

Linda Tatum spoke.

Jeff Winklepleck responded to a query from Commissioner Campbell.

Commissioner Van Horik responded to comments made by Jeff Winklepleck.

Commissioner Perez spoke.

Commissioner Campbell spoke.

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

Yes: 6 - Andy Perez, Donita Van Horik, Erick Verduzco-Vega, Jane Templin, Molly Campbell and Alan Fox

Absent: 1 - Mark Christoffels

4. [15-029PL](#)

Recommendation to recommend that the City Council modify Table 32-1 and 32-1A of Title 21 (Zoning) of the Long Beach Municipal

Code to remove all Conditional Use Permit Exemptions (CUPEX) except for restaurants with alcoholic beverage service with meals only, florists with accessory sale of alcohol and existing legal, nonconforming uses and accept Categorical Exemption CE 15-051. (Citywide) (Application No. 1505-13)

(Commissioner Verduzco-Vega recused himself from the item)

Linda Tatum, Planning Bureau Manager, introduced Jeff Winklepleck, Current Planning Officer, who presented the staff report.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Jeff Winklepleck.

Commissioner Templin spoke.

Jeff Winklepleck responded to a query from Commissioner Templin.

Commissioner Van Horik spoke.

Jeff Winklepleck responded to a query from Commissioner Van Horik.

Commissioner Campbell spoke.

A dialogue ensued between Commissioner Campbell and Jeff Winklepleck.

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

Yes: 5 - Andy Perez, Donita Van Horik, Jane Templin, Molly Campbell and Alan Fox

Absent: 1 - Mark Christoffels

Recused: 1 - Erick Verduzco-Vega

STUDY SESSION (9:25 PM)

5. 15-014PL Conduct a Study Session regarding the Land Use Element and Urban Design Element of the General Plan.

The study session item was continued.

A motion was made by Commissioner Templin, seconded by Commissioner Verduzco-Vega, to continue the study session item to a date uncertain. The motion carried by the following vote:

Yes: 6 - Andy Perez, Donita Van Horik, Erick Verduzco-Vega, Jane Templin, Molly Campbell and Alan Fox

Absent: 1 - Mark Christoffels

PUBLIC PARTICIPATION (9:25 PM)

Bob Ladd provided public comment.

COMMENTS FROM THE PLANNING COMMISSION (9:27 PM)

Chair Fox spoke.

ADJOURNMENT (9:28 PM)

At 9:28 p.m., Chair Fox adjourned the meeting.

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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 Development Services Department at (562) 570-6194 or (562) 570-5794, 72 hours prior to the Commission meeting.

Kung ang nakasulat na pagsasalin-wika ng adyenda at mga katitikan ng Komisyon ay hinahangad para sa mga taong hindi nagsasalita ng Ingles mangyaring gawin ang iyong kahilingan sa pamamagitan ng telepono sa Kagawaran ng Mga Serbisyong Pagpapaunlad sa (562) 570-6194, (562) 570-5794, 72 pitong oras bago ang pulong ng Komisyon.

Si desea obtener la traducción lingüística escrita de la agenda y las actas de la Comisión para las personas que no hablan inglés, realice su pedido por teléfono al Departamento de Servicios de Desarrollo al (562) 570-6194, (562) 570-5794, 72 horas antes de la reunión de la Comisión.

បើលោកអ្នកមិនចេះនិយាយភាសាអង់គ្លេស ហើយត្រូវការរបៀបវារៈនៃកិច្ចប្រជុំគណៈកម្មាធិការ និងរបាយការណ៍នៃកិច្ចប្រជុំគណៈកម្មាធិការ ជាសំណៅប្រែសម្រួលលាយលក្ខណ៍អក្សរទៅជាភាសារបស់លោកអ្នក នោះសូមស្នើសុំមកនាយកដ្ឋានសេវាអភិវឌ្ឍន៍ តាមទូរស័ព្ទលេខ (562) 570-6194, (562) 570-5794 ដោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការត្រូវប្រារព្ធធ្វើឡើង។