

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, MAY 21, 2015  
333 W. OCEAN BOULEVARD  
COUNCIL CHAMBER, 5:00 PM**

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 DRAFT 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: Amy Bodek, Director of Development Services; Linda Tatum, Planning Bureau Manager; Jeff Winklepleck, Current Planning Officer; Michael Mais, Assistant City Attorney; Steven Valdez, Planner; Cuentin Jackson, Planner; Lynette Ferenczy, Planner; Ira Brown, 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 (5:06 PM)**

Commissioner Templin led the flag salute.

**MINUTES (5:07 PM)**

15-020PL Recommendation to receive and file the Planning Commission minutes of April 16, 2015.

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

**Yes: 4 - Andy Perez, Donita Van Horik, Erick Verduzco-Vega and Alan Fox**

**Abstain:** 2 - Jane Templin and Molly Campbell

**Absent:** 1 - Mark Christoffels

**DIRECTOR'S REPORT (5:08 PM)**

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

Chair Fox spoke.

**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. 15-021PL Recommendation to approve a Conditional Use Permit (CUP) request to allow the sale of beer, wine and distilled spirits (Type 47 license) and accept Categorical Exemption 15-023 for a new restaurant and bar located at 743 E. 4th Street, within the Downtown Plan (PD-30) zone. (District 1) (Application No. 1502-02)

Jeff Winklepleck, Current Planning Officer, introduced Steven Valdez, Project Planner, who presented the staff report.

Daniel Tapia, applicant, spoke.

Chair Fox spoke.

Commissioner Perez spoke.

Daniel Tapia responded to a query from Commissioner Perez.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Daniel Tapia.

Amy Bodek, Director of Development Services, spoke.

Commissioner Van Horik spoke.

Michael Mais, Assistant City Attorney, responded to a query from Commissioner Van Horik.

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

Daniel Tapia spoke.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Daniel Tapia.

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

Adam Carrillo, Economic Development Manager for the DLBA, provided public comment.

Daniel Tapia responded to a query from Chair Fox.

Commissioner Verduzco Vega spoke.

Commissioner Templin spoke.

Chair Fox spoke.

Michael Mais spoke.

Chair Fox spoke.

Michael Mais spoke.

Commissioner Perez spoke.

Commissioner Van Horik spoke.

Commissioner Verduzco-Vega spoke.

Commissioner Van Horik spoke.

Commissioner Campbell spoke.

Jeff Winklepleck responded to a query from Commissioner Campbell.

Commissioner Verduzco-Vega spoke.

Commissioner Verduzco Vega responded to a query from Chair Fox.

Michael Mais responded to Chair Fox.

Commissioner Perez responded to a query from Chair Fox.

Commissioner Van Horik spoke.

Commissioner Campbell spoke.

Commissioner Van Horik spoke.

Commissioner Templin spoke.

Linda Tatum responded to a query from Commissioner Templin.

**A motion was made by Commissioner Templin, 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

2. 15-023PL

Recommendation to certify a Mitigated Negative Declaration (MND 02-15) in accordance with Section 15204 of the CEQA Guidelines; approve a Lot Merger to combine four separate lots into one parcel of approximately 29,180 square feet (0.67 acres); and approve a Local Coastal Development Permit and Site Plan Review for the construction of a 113-unit, five-story apartment complex over a two-level parking garage located at 207 Seaside Way in the Downtown Shoreline Planned Development District (PD-6). (District 2) (Application No. 1312-04)

Jeff Winklepleck, Current Planning Officer, introduced Cuentin Jackson, Project Planner, who presented the staff report.

Commissioner Templin spoke.

Linda Tatum, Planning Bureau Manager, spoke.

Paul van Dyke, Public Works Traffic Engineering, responded to a query from Commissioner Templin.

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

Chair Fox spoke.

Jeff Winklepleck responded to queries from Chair Fox.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Amy Bodek.

Kam Babaoff, Ensemble Investments, applicant, provided a presentation for the project.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Kam Babaoff.

Commissioner Templin spoke.

Kam Babaoff responded to queries from Commissioner Templin.

Commissioner Van Horik spoke.

John Waldron, project architect, responded to queries from Commissioner Van Horik.

Commissioner Perez spoke.

Bob Ladd provided public comment.

Kraig Kojian, President and CEO of the DLBA, provided public comment.

James Goodin, Downtown Residents Commission, provided public comment.

Jonathan Rosenson, representing the Breaker's Building, provided public comment.

Larry Goodhue provided public comment.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Linda Tatum.

Kam Babaoff responded to public comment.

Commissioner Perez spoke.

Kam Babaoff responded to a query from Commissioner Perez.

Kam Babaoff responded to a query from Chair Fox.

**A motion was made by Vice Chair Christoffels, seconded by Commissioner Perez, 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

3. 15-024PL

Recommendation to certify a Mitigated Negative Declaration (MND 01-14) in accordance with CEQA Guidelines and approve a Site Plan Review, Local Coastal Development Permit, and Vesting Tentative Tract Map for the construction of an eight-story residential apartment complex consisting of 95 residential units and 153 parking spaces within a three-level parking garage at 442 W. Ocean Boulevard in Subarea 4 of the Downtown Shoreline Planned Development District PD-6. The Vesting Tentative Tract Map is for the merger of two lots into one ground space lot and two airspace lots at 432-444 W. Ocean Boulevard. (District 2) (Application No. 1312-03)

Jeff Winklepleck, Current Planning Officer, introduced Lynette Ferenczy, Project Planner, who presented the staff report.

Commissioner Templin spoke.

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

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Linda Tatum.

Lynette Ferenczy responded to a query from Commissioner Van Horik.

Kam Babaoff, Ensemble Investments, applicant, spoke.

Thomas Contegni provided public comment.

Bob Ladd provided public comment.

Ann Cantrell provided public comment.

Kraig Kojian, President and CEO of the DLBA, provided public comment.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Kam Babaoff.

Jeff Winklepleck spoke.

Tyson Sayles, Ensemble Investments, responded to queries from Commissioner Van Horik.

Commissioner Verduzco-Vega spoke.

Tyson Sayles responded to a query from Commissioner Verduzco-Vega.

Commissioner Verduzco-Vega spoke.

Linda Tatum responded to queries from Commissioner Verduzco-Vega.

**A motion was made by Commissioner Templin, seconded by Commissioner Van Horik, 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**

4. 15-025PL Recommendation to certify a Mitigated Negative Declaration (MND 03-15) in accordance with CEQA Guidelines and approve a Site Plan Review and Local Coastal Development Permit for the construction of a seven-story apartment building consisting of 216 residential units and 406 parking stalls within a three-level garage, landscape and hardscape improvements to the adjacent Victory Park, and development of a new City park located at 150 W. Ocean Boulevard in the Downtown Shoreline (PD-6) zone. (District 2) (Application No. 1411-01)

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

Ira Brown, Project Planner, provided an overview of the project.

Paul Ogier, applicant, spoke.

Tom Shay, project architect, spoke.

Commissioner Christoffels spoke.

Paul Ogier responded to queries from Commissioner Christoffels.

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

Bob Ladd provided public comment.

Kraig Kojian, President and CEO of the DLBA, provided public comment.

Ann Cantrell provided public comment.

Larry Goodhue provided public comment.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Amy Bodek.

Commissioner Van Horik spoke.

Amy Bodek responded to a query from Commissioner Van Horik.

Commissioner Van Horik spoke.

Commissioner Christoffels spoke.

Chair Fox spoke.

Linda Tatum, Planning Bureau Manager, responded to a query from Chair Fox.

Chair Fox spoke.

Commissioner Christoffels spoke.

Amy Bodek responded to queries from Commissioner Christoffels.

Chair Fox responded to comments made by Commissioner Christoffels.



**A motion was made by Vice Chair Christoffels, seconded by Commissioner Verduzco-Vega, 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**

## **STUDY SESSION**

Jeff Winklepleck, Current Planning Officer, introduced Scott Kinsey, Project Planner, who presented the study session regarding the Riverwalk Residential Development.

Greg Martin, Rincon Consultants, provided information regarding the project Environmental Impact Report.

Ed Gallagher, Integral Communities, project developer, provided a presentation for the project.

Scott Kinsey spoke.

Commissioner Van Horik spoke.

Greg Martin responded to a query from Commissioner Van Horik.

Commissioner Verduzco-Vega spoke.

Greg Martin responded to queries from Commissioner Verduzco-Vega.

Amy Bodek, Director of Development Services, responded to a query from Chair Fox.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Ed Gallagher.

Kenneth Kern provided public comment.

Dodie Soto provided public comment.

Michael Mais, Assistant City Attorney, responded to a query from Chair Fox.

Laurie Angel provided public comment.

Richard Reza provided public comment.

Michael Drolar provided public comment.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Scott Kinsey.

Commissioner Van Horik spoke.

A dialogue ensued between Commissioner Van Horik and Ed Gallagher.

Commissioner Templin spoke.

Ed Gallagher responded to queries from Commissioner Templin.

### **STUDY SESSION**

Amy Bodek, Director of Development Services, introduced the study session.

Wendy Grant, Consultant, presented the SEADIP study session.

Commissioner Van Horik spoke.

Commissioner Templin spoke.

Jeff Winklepleck, Current Planning Officer, responded to a query from Commissioner Templin.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Wendy Grant.

Larry Goodhue provided public comment.

Connor Best, representing the owner of the shopping center at 5760 E. 7th Street, provided public comment.

Don Schmitz, representing 2H Construction, provided public comment.

Mel Nutter, speaking on behalf of the Los Cerritos Wetlands Land Trust, provided public comment.

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

Bob Ladd provided public comment.

Dina Deck provided public comment.

Melinda Cotton provided public comment.

Chair Fox spoke.

**PUBLIC PARTICIPATION (10:10 PM)**

Larry Goodue provided public comment.

Melinda Cotton provided public comment.

**COMMENTS FROM THE PLANNING COMMISSION (10:16 PM)**

There were no comments from the Planning Commission.

**ADJOURNMENT (10:16 PM)**

At 10:16 p.m., Chair Fox 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 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 អោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការត្រូវប្រារព្ធធ្វើឡើង។