

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 (5:04 PM)**

At 5:04 p.m., Chair Christoffels called the meeting to order.

### **ROLL CALL (5:04 PM)**

Also present: Amy Bodek, Director of Development Services; Linda Tatum, Planning Bureau Manager; Jeff Winklepleck, Current Planning Officer; Christopher Koontz, Advance Planning Officer; Angela Reynolds, Deputy Director of Development; Michael Mais, Assistant City Attorney; Jorge Ramirez, Planner; Heidi Eidson, Bureau Secretary.

**Commissioners** Ron Cruz, Alan Fox, Alan Fox, Andy Perez, Erick  
**Present:** Verduzco-Vega, Donita Van Horik and Mark Christoffels

**Commissioners** Jane Templin  
**Absent:**

### **FLAG SALUTE (5:05 PM)**

Commissioner Verduzco-Vega led the flag salute.

### **MINUTES (5:05 PM)**

#### [15-070PL](#)

Recommendation to receive and file the Planning Commission minutes of November 5, 2015.

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

**Yes:** 5 - Ron Cruz, Alan Fox, Andy Perez, Erick Verduzco-Vega and Mark Christoffels

**Abstain:** 1 - Donita Van Horik

**Absent:** 1 - Jane Templin

[15-073PL](#)

Recommendation to receive and file the Planning Commission minutes of November 9, 2015.

Commissioner Van Horik spoke.

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

**Yes:** 6 - Ron Cruz, Alan Fox, Andy Perez, Erick Verduzco-Vega, Donita Van Horik and Mark Christoffels

**Absent:** 1 - Jane Templin

#### **DIRECTOR'S REPORT (5:07 PM)**

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

Linda Tatum responded to a query from Chair Christoffels.

#### **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.

#### **CONTINUED ITEM (5:11 PM)**

1. [15-067PL](#) Recommendation to approve a Site Plan Review and Tentative Tract Map to construct a 136-unit condominium complex and make a General Plan Conformity Finding to vacate portions of a public street and alley located at 101 Alamitos Avenue in the Downtown Planned Development District (PD-30) and accept Categorical Exemption 15-148. (District 2) (Application No. 1505-18)

Linda Tatum, Planning Bureau Manager, spoke.

**A motion was made by Commissioner Verduzco-Vega, seconded by Commissioner Perez, to continue the item to December 3, 2015. The motion carried by the following vote:**

**Yes:** 6 - Ron Cruz, Alan Fox, Andy Perez, Erick Verduzco-Vega, Donita Van Horik and Mark Christoffels

**Absent:** 1 - Jane Templin

**REGULAR AGENDA (5:12 PM)**

2. [15-071PL](#) Recommendation to approve a Conditional Use Permit (CUP) request to allow the construction of a 990-square-foot detached self-service automated car wash at an existing gas station and convenience market located at 6001 Long Beach Boulevard within the Commercial Automobile-Oriented (CCA) zone and accept Categorical Exemption 15-123. (District 9) (Application No. 1508-22)

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

Commissioner Van Horik spoke.

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

Jorge Ramirez responded to a query from Commissioner Van Horik.

Jeff Winklepleck responded to a query from Commissioner Van Horik.

Greg Hann, project architect, spoke.

Chair Christoffels responded to a query from Greg Hann.

Greg Hann responded to queries from Commissioner Cruz.

Jeff Winklepleck responded to queries from Chair Christoffels.

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

**Yes:** 6 - Ron Cruz, Alan Fox, Andy Perez, Erick Verduzco-Vega, Donita Van Horik and Mark Christoffels

**Absent:** 1 - Jane Templin

3. [15-072PL](#)

Recommendation to recommend that the City Council receive and file the Green Terminal Island (TI) plan. (District 7)

Chair Christoffels announced that Commissioner Verduzco-Vega would recuse himself from the item.

Michael Mais, Assistant City Attorney, announced that Commissioner Perez did not have a legal conflict with the item, but would abstain from voting.

Angela Reynolds, Deputy Director, introduced the item.

Melani Smith, project consultant from Melendrez, presented the staff report.

Chair Christoffels spoke.

Christopher Koontz, Advance Planning Officer, responded to a query from Chair Christoffels.

Elizabeth Warren, Executive Director of FuturePorts, provided public comment.

Allison Galligher, speaking on behalf of State Assemblymember Patrick O'Donnell, provided public comment.

Weston LaBar, Executive Director of the Harbor Trucking Association, Executive Director of the Foreign Trade Association, and Policy Director for the South Bay Association of Chambers of Commerce, provided public comment.

Leigh White provided public comment.

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

Brian Ulaszewski provided public comment.

Bob Ladd provided public comment.

Steve Coleman, Executive Director of Century Villages at Cabrillo, provided public comment.

Chris Wilson, speaking of behalf of State Assemblymember Mike Gipson, provided public comment.

Chair Christoffels spoke.

Angela Reynolds responded to queries from Chair Christoffels.

Chair Christoffels spoke.

Commissioner Fox spoke.

Commissioner Van Horik spoke.

Michael Mais spoke.

Commissioner Fox spoke.

Commissioner Van Horik spoke.

Michael Mais spoke.

Chair Christoffels spoke.

Angela Reynolds spoke.

Commissioner Van Horik spoke.

Commissioner Cruz spoke.

Chair Christoffels spoke.

**A motion was made by Vice Chair Van Horik, seconded by Commissioner Cruz, to approve the recommendation with an amendment that City Council direct staff to pursue additional funding and grant opportunities for both the feasibility and environmental studies. The motion carried by the following vote:**

**Yes:** 4 - Ron Cruz, Alan Fox, Donita Van Horik and Mark Christoffels

**Abstain:** 1 - Andy Perez

**Absent:** 1 - Jane Templin

**Recused:** 1 - Erick Verduzco-Vega

#### **PUBLIC PARTICIPATION (6:30 PM)**

There were no comments from the public.

**COMMENTS FROM THE PLANNING COMMISSION (6:30 PM)**

There were no comments from the Planning Commission.

**ADJOURNMENT (6:30 PM)**

At 6:30 p.m., Chair Christoffels adjourned the meeting.

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