

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

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