

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, JUNE 7, 2018  
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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**FINISHED AGENDA AND DRAFT MINUTES**

**CALL TO ORDER**

At 5:03 p.m., Vice Chair Lewis called the meeting to order.

**ROLL CALL**

**Commissioners** Mark Christoffels, Ron Cruz, Andy Perez and Richard Lewis

**Present:**

**Commissioners** Josh LaFarga, Jane Templin and Erick Verduzco-Vega

**Absent:**

**FLAG SALUTE**

Commissioner Christoffels led the flag salute.

**MINUTES**

18-038PL Recommendation to receive and file the Planning Commission minutes of May 3, 2018.

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

**Yes:** 4 - Mark Christoffels, Ron Cruz, Andy Perez and Richard Lewis

**Absent:** 3 - Josh LaFarga, Jane Templin and Erick Verduzco-Vega

18-039PL Recommendation to receive and file the Planning Commission minutes of May 17, 2018.

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

**Yes:** 4 - Mark Christoffels, Ron Cruz, Andy Perez and Richard Lewis

**Absent:** 3 - Josh LaFarga, Jane Templin and Erick Verduzco-Vega

#### **DIRECTOR'S REPORT**

Carrie Tai, Current Planning Officer, presented the Director's Report.

Vice Chair Lewis spoke.

#### **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. 18-040PL Recommendation to accept Categorical Exemption CE-17-183 and approve two Conditional Use Permits (CUP17-011 and CUP17-012) to establish two drive-through lanes for restaurant uses and a Lot Line Adjustment (LLA18-004) for a proposed 11,827 square-foot commercial development located at 2528 and 2590 N. Lakewood Boulevard in the Commercial Regional Highway District (CHW) Zone. (District 4)

Carrie Tai, Current Planning Officer, spoke; and introduced Gina Casillas, Planner, who provided a PowerPoint Presentation.

Commissioner Cruz spoke.

Gina Casillas, Planner, spoke.

A dialogue ensued between Commissioner Cruz and Gina Casillas, Planner.

Ken McKently, architect, spoke.

Casey Damon provided public comment.

Alexis Amaderello provided public comment.

Teresa Genovese provided public comment.

Commissioner Christoffels spoke.

Gina Casillas, Planner, spoke.

A dialogue ensued between Commissioner Christoffels and Gina Casillas, Planner.

Carrie Tai, Current Planning Officer, spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Carrie Tai, Current Planning Officer, and Commissioner Christoffels.

Commissioner Perez spoke.

Gina Casillas, Planner, spoke.

Ken McKently, architect, spoke.

Vice Chair Lewis spoke.

Gina Casillas, Planner, spoke.

A dialogue ensued between Vice Chair Lewis and Gina Casillas, Planner.

Commissioner Cruz spoke.

Gina Casillas, Planner, spoke.

Vice Chair Lewis spoke.

Gina Casillas, Planner, spoke.

Gina Casillas, Planner, spoke.

Commissioner Christoffels spoke.

Vice Chair Lewis spoke.

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

**Yes:** 4 - Mark Christoffels, Ron Cruz, Andy Perez and Richard Lewis

**Absent:** 3 - Josh LaFarga, Jane Templin and Erick Verduzco-Vega

2. 18-041PL

Recommendation to Determine the project is within the scope of the project previously analyzed as part of the Midtown Specific Plan Environmental Impact Report (State Clearinghouse No. 2015031034) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and approve Site Plan Review (SPR17-065) and a Tentative Tract Map (TTM17-006, No. 77142) for a project consisting of 65 residential units in a four-story-plus-mezzanine building, totaling 68,888 sq. ft. of living space on a 1.136-acre (49,484 sq. ft.) site, with 90 parking stalls, located at 1400-1452 Long Beach Boulevard, in the Midtown Specific Plan (SP-1) Transit Node High (TN-High) Zoning District. The project also includes a public "parklet/streetlet" to be created by closing 14th Street to vehicular traffic between the eastern edge of Long Beach Boulevard and the western edge of the alley behind the project site, which will be

constructed at a later date. (District 1)

Carrie Tai, Current Planning Officer spoke; and introduced Scott Kinsey, Planner, who provided a PowerPoint presentation.

Commissioner Perez spoke.

Bernice LaDavega provided public comment.

Vice Chair Lewis spoke.

Rick Scott, applicant, spoke.

George Mistamonte provided public comment.

Crystal West provided public comment.

Francisco Bonavilla provided public comment.

Vice Chair Lewis spoke.

Scott Kinsey, Planner, spoke.

A dialogue ensued between Vice Chair Lewis and Scott Kinsey, Planner.

Carrie Tai, Current Planning Officer, spoke.

Commissioner Christoffels spoke.

Carrie Tai, Current Planning Officer, spoke.

A dialogue ensued between Commissioner Christoffels and Carrie Tai, Current Planning Officer.

Scott Kinsey, Planner, spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Scott Kinsey, Planner.

Vice Chair Lewis spoke.

Rick Scott, applicant, spoke.

Vice Chair Lewis spoke.

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

**Yes:** 4 - Mark Christoffels, Ron Cruz, Andy Perez and Richard Lewis

**Absent:** 3 - Josh LaFarga, Jane Templin and Erick Verduzco-Vega

3. 18-042PL

Recommendation to Recommend that the City Council accept Negative Declaration ND 01-18 and approve Zoning Code Amendment (ZCA18-005) and Local Coastal Program Amendment (LCPA18-002) to: 1) amend processes so certain land uses do not require Conditional Use Permits; 2) modernize development standards for other uses; 3) organize the standards in an easier-to-use format; and 4) amend the notification requirements to better reflect modern communications. (Citywide)

Carrie Tai, Current Planning Officer, spoke; and introduced Vivian Kahn, Consultant, who presented a PowerPoint presentation.

Carrie Tai, Current Planning Officer, spoke.

Vice Chair Lewis spoke.

Carrie Tai, Current Planning Officer, spoke.

A dialogue ensued between Vice Chair Lewis and Carrie Tai, Current Planning Officer.

Commissioner Cruz spoke.

Carrie Tai, Current Planning Officer, spoke.

A dialogue ensued between Commissioner Cruz and Carrie Tai, Current Planning Officer.

Vice Chair Lewis spoke.

Kraig Kojian provided public comment.

Elizabeth Lambe provided public comment.

Commissioner Christoffels spoke.

Carrie Tai, Current Planning Officer, spoke.

Vice Chair Lewis spoke.

Carrie Tai, Current Planning Officer, spoke.

A dialogue ensued between Vice Chair Lewis and Carrie Tai, Current Planning Officer.

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

**Yes:** 4 - Mark Christoffels, Ron Cruz, Andy Perez and Richard Lewis

**Absent:** 3 - Josh LaFarga, Jane Templin and Erick Verduzco-Vega

#### **PUBLIC PARTICIPATION**

An unidentified person provided public comment.

Vice Chair Lewis spoke.

A dialogue ensued between Vice Chair Lewis and an unidentified person.

Soh Neems provided public comment.

**COMMENTS FROM THE PLANNING COMMISSION**

There were no further comments from the Planning Commissioners.

**ADJOURNMENT**

At 6:46 p.m., Vice Chair Lewis adjourned the meeting.



**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 Office of the City Clerk at (562) 570-6101, 72 business hours prior to the Commission meeting.

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.

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