

Richard Lewis, Chair
Mark Christoffels, Vice Chair
Erick Verduzco-Vega, Commissioner



Ron Cruz, Commissioner
Josh LaFarga, Commissioner
Andy Perez, Commissioner
Jane Templin, Commissioner

FINISHED AGENDA AND DRAFT MINUTES

CALL TO ORDER

At 5:01 p.m., Chair Lewis called the meeting to order.

ROLL CALL

Also present: Linda Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Taylor Anderson, Deputy City Attorney; Sergio Gutierrez, Planner; Jonathan Iniesta, Planner; Maryanne Cronin, Planner; Cuentin Jackson, Planner, Patrick Ure, Housing & Neighborhood Services Bureau Manager, Rick Ryba, FUSE Executive Fellow, Dionne Bearden, Bureau Secretary.

Commissioners Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Mark
Present: Christoffels and Richard Lewis

Commissioners Erick Verduzco-Vega
Absent:

FLAG SALUTE

Vice Chair Christoffels lead the flag salute.

MINUTES

[19-058PL](#) Recommendation to receive and file the Planning Commission minutes of August 1, 2019.

DIRECTOR'S REPORT

Christopher Koontz, Planning Bureau Manager, provided the Director's Report.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

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. [19-059PL](#) Recommendation to accept Categorical Exemption CE-19-170 and approve a Conditional Use Permit (CUP19-022) for the sale of beer, wine and distilled spirits for off-site consumption at an existing grocery store located at 6235 E. Spring Street, in the Community Automobile-Oriented (CCA) District. (District 5)

Cuentin Jackson, Planner, presented the staff report.

Chair Lewis spoke.

Hany Malak, applicant, spoke.

A dialogue ensued between Chair Lewis and Hany Malak, applicant.

Gloria Caspers provided public comment.

Amber Dobson provided public comment.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Alexis Oropeza, Current Planning Officer spoke.

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Alexi Oropeza, Current Planning Officer.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A motion was made by Commissioner Templin, seconded by Commissioner Perez, to approve recommendation with modified conditions related to loading and noise. The motion carried by the following vote:

Yes: 6 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Mark Christoffels and Richard Lewis

Absent: 1 - Erick Verduzco-Vega

2. [19-060PL](#)

Recommendation to accept Categorical Exemption CE-19-101 and approve a Tentative Parcel Map (TPM19-001) for the creation of four condominium units within two buildings on a 9,789 square-foot lot located at 4122 E. Mendez Street, in the R-4-N Multifamily Residential Zoning District. (District 4)

Alexis Oropeza, Current Planning Officer, introduced Cuentin Jackson, Planner, who provided the staff report.

Chair Lewis spoke.

Alan Schwendener, applicant, spoke.

A motion was made by Vice Chair Christoffels, seconded by Commissioner LaFarga, to approve recommendation. The motion carried by the following vote:

Yes: 6 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Mark Christoffels and Richard Lewis

Absent: 1 - Erick Verduzco-Vega

3. [19-061PL](#)

Recommendation to accept Categorical Exemption CE-19-162 and approve a Conditional Use Permit (CUP19-021) and a Local Coastal Development Permit (LCDP19-009) to allow on-premise alcohol sales (Alcoholic Beverage Control License - Type 47) within an existing restaurant and bar located at 5283 East 2nd Street, in the Commercial Neighborhood Pedestrian (CNP) Zoning District. (District 3)

Alexis Oropeza, Current Planning Officer, introduced Jonathan Iniesta, Planner, who provided staff report.

Commissioner Templin spoke.

Jonathan Iniesta, Planner, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Matt Tavlarides, applicant, spoke.

Chair Lewis spoke.

Matt Tavlarides, applicant, spoke.

Chair Lewis spoke.

Commissioner LaFarga spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Chair Lewis spoke.

A motion was made by Vice Chair Christoffels, seconded by Commissioner Cruz, to approve recommendation with modifications to hours of operation and required reporting after the first year of operation. The motion carried by the following vote:

Yes: 6 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Mark Christoffels and Richard Lewis

Absent: 1 - Erick Verduzco-Vega

4. [19-062PL](#)

Recommendation to accept Categorical Exemption CE19-019 and approve a modification to an approved Site Plan Review for the demolition of approximately 29,667 square feet of building area to construct a 41,394 square foot restaurant and a 1,554 square foot tenant space for a total of 42,948 square feet of new building area; two (2) Conditional Use Permits to allow the restaurant (Dave & Buster's) to include: 1) an amusement arcade; and 2) the on-site sale and consumption of alcoholic beverages (beer, wine and distilled spirits) within the Long Beach Town Center, located at 7575 Carson Boulevard in the Community-Automobile Oriented (CCA) Zoning District. (District 5)

Alexis Oropeza, Current Planning Officer, introduced Sergio Gutierrez, Planner, who presented the staff report.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Steven Jamieson, applicant, spoke.

Jeff Axtel spoke.

Vice Chair Christoffels spoke.

Jeff Axtel spoke.

Commissioner Templin spoke.

Jeff Axtel spoke.

Commissioner Templin spoke.

Steven Jamieson, applicant, spoke.

Jill Valachovic, Dave & Buster's spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

Chair Lewis spoke.

Commissioner Cruz spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Steven Jamieson, applicant, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Steven Jamieson, applicant, spoke.

Vice Chair Christoffels spoke.

Commissioner Templin spoke.

Chair Lewis spoke.

A motion was made by Vice Chair Christoffels, seconded by Commissioner Templin, to approve recommendation. The motion carried by the following vote:

Yes: 6 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Mark Christoffels and Richard Lewis

Absent: 1 - Erick Verduzco-Vega

STUDY SESSION

5. 19-063PL Conduct a study session regarding the City's proposed Inclusionary Housing Policy.

Christopher Koontz, Planning Bureau Manager, spoke.

Christopher Koontz, Planning Bureau Manager, introduced Patrick Ure, Housing & Neighborhood Services Bureau Manager, who provided the study session.

Rick Ryba, FUSE Executive Fellow, spoke.

Patrick Ure, Housing & Neighborhood Services Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Patrick Ure, Housing & Neighborhood Services Bureau Manager, spoke.

Kathe Head, Consultant, spoke.

Vice Chair Christoffels spoke.

Patrick Ure, Housing & Neighborhood Services Bureau Manager, spoke.

Linda Tatum, Director of Development Services, spoke.

Commissioner Templin spoke.

Patrick Ure, Housing & Neighborhood Services Bureau Manager, spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Patrick Ure, Housing & Neighborhood Services Bureau Manager.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Chair Lewis spoke.

Patrick Ure, Housing & Neighborhood Services Bureau Manager, spoke.

Linda Tatum, Director of Development Services, spoke.

Chair Lewis spoke.

Linda Tatum, Director of Development Services, spoke.

A dialogue ensued between Chair Lewis and Linda Tatum, Director of Development Services.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A dialogue ensued between Vice Chair Christoffels and Christopher Koontz, Planning Bureau Manager.

Linda Tatum, Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Patrick Ure, Housing & Neighborhood Services Bureau Manager, spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Andy Kerr provided public comment.

Charlene Wynne provided public comment.

Jordan Wynne provided public comment.

Diana Coronado provided public comment.

Peter Madsen provided public comment.

Christine Petit provided public comment.

Susanne Browne provided public comment.

Chair Lewis spoke.

John Kindred provided public comment.

Mohammad Hassanpour provided public comment.

Hilda Gaytan provided public comment.

Gretchen Swanson provided public comment.

Chair Lewis spoke.

Norberto Lopez provided public comment.

Adriana Wences provided public comment.

Emma Portillo provided public comment.

Chair Lewis spoke.

Elsa Tung provided public comment.

Rene Castro provided public comment.

Isabelle McBeth provided public comment.

Tamara Romero provided public comment.

Chair Lewis spoke.

Kevin Shin provided public comment.

Maria Lopez provided public comment.

Martha Cota provided public comment with translator.

Carmen Damazo provided public comment with translator.

Manuela Martinez provided public comment.

Chair Lewis spoke.

David Mendoza-Perez provided public comment.

Isela Garcia provided public comment.

Mariham Iskander provided public comment.

Michael Genthe provided public comment.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Patrick Ure, Housing & Neighborhood Services Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Kathe Head, Consultant, spoke.

Chair Lewis spoke.

Kathe Head, Consultant, spoke.

A dialogue ensued between Chair Lewis and Kathe Head, Consultant.

Commissioner Cruz spoke.

Kathe Head, Consultant, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Cruz spoke.

Chair Lewis spoke.

Linda Tatum, Director of Development Services, spoke.

Chair Lewis spoke.

Linda Tatum, Director of Development Services, spoke.

Chair Lewis spoke.

PUBLIC PARTICIPATION: Members of the public are invited to address the Planning Commission on items of interest to the public within the Commission's jurisdiction. Each speaker will be limited to three minutes unless that time is extended by the Chair.

COMMENTS FROM THE PLANNING COMMISSION

ADJOURNMENT

At 7:48 p.m., Chair Lewis adjourned the meeting.

NEXT MEETING: Thursday, September 5, 2019 - 5:00 p.m.

DB

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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