

CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES

THURSDAY, MAY 3, 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

FINISHED AGENDA AND MINUTES

CALL TO ORDER

At 5:02 p.m., Chair Verduzco-Vega called the meeting to order.

ROLL CALL

Commissioners Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Richard

Present: Lewis and Erick Verduzco-Vega

Commissioners Jane Templin

Absent:

Also present: Linda Tatum, Director of Development Services; Carrie Tai, Current Planning Officer; Michael Mais, Assistant City Attorney; Vanetta Baisley-Cuttliff, Clerk Typist.

FLAG SALUTE

Commissioner Christoffels led the flag salute.

MINUTES

18-029PL Recommendation to receive and file the Planning Commission minutes of April 19, 2018.

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

Yes: 6 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Richard Lewis and Erick Verduzco-Vega

Absent: 1 - Jane Templin

DIRECTOR'S REPORT

Linda Tatum, Director of Development Services, provided 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. 18-030PL Recommendation to approve modification of an existing Conditional Use Permit (CUP) (Application No. 1501-53) and accept Categorical Exemption 17-316 to expand truck parking onto the entire site, remove a 300-square-foot modular office and two (2) buildings that support an existing steel fabrication shop, and construct a new 1,450-square-foot office with automobile parking and landscaping. The project site is located at 2340 West 17th Street in the General Industrial (IG) Zoning District. (District 1)

Carrie Tai, Current Planning Officer, introduced Maryanne Cronin, Planner, who presented the staff report.

Vice Chair Lewis spoke.

A dialogue ensued between Maryanne Cronin, Planner, and Vice Chair Lewis.

Greg Darling spoke.

Chair Verduzco-Vega spoke.

A dialogue ensued between Chair Verduzco-Vega and Greg Darling.

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

Yes: 6 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Richard Lewis and Erick Verduzco-Vega

Absent: 1 - Jane Templin

STUDY SESSION

2. 18-031PL Recommendation to hold a study session regarding the proposed Adult Use Cannabis Regulations.

Linda Tatum, Director of Development Services, introduced Carrie Tai, Current Planning Officer, who presented the study session item.

Michael Mais, Assistant City Attorney, spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Michael Mais, Assistant City Attorney.

Chair Verduzco-Vega spoke.

Michael Mais, Assistant City Attorney, spoke.

A dialogue ensued between Chair Verduzco-Vega and Michael Mais, Assistant City Attorney.

Greg Gamin provided public comment.

Stephen Morisancillo provided public comment.

Dan Thompson provided public comment.

Adam Hijazi provided public comment.

Commissioner Christoffels spoke.

Carrie Tai, Current Planning Officer, spoke.

Chair Verduzco-Vega spoke.

Linda Tatum, Director of Development Services, spoke.

A dialogue ensued between Linda Tatum, Director of Development Services, and Chair Verduzco-Vega.

Commissioner Lewis spoke.

Carrie Tai, Current Planning Officer, spoke.

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

Commissioner Cruz spoke.

Carrie Tai, Current Planning Officer, spoke.

Commissioner Perez spoke.

PUBLIC PARTICIPATION:

There were no additional comments from the public.

COMMENTS FROM THE PLANNING COMMISSION

There were no additional comments from the Planning Commission.

ADJOURNMENT

At 5:55 p.m., Chair Verduzco-Vega adjourned the meeting.

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NOTE:

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**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, MAY 17, 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

FINISHED AGENDA & 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, Director of Development Services; Carrie Tai, Current Planning Officer; Michael Mais, City Attorney; Cuentin Jackson, Planner; Bradley Bounds, Planning Intern; Alexis Oropeza, Planner; Vanetta Baisley-Cuttliff, Clerk Typist.

FLAG SALUTE

Commissioner Cruz led the flag salute.

DIRECTOR'S REPORT

Linda Tatum, Director of Development Services, presented the Director's Report.

Commissioner Perez spoke.

Linda Tatum, Director of Development Services, spoke

Chair Verduzco-Vega 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. 18-034PL Recommendation to accept Categorical Exemption CE18-002 and approve a Conditional Use Permit (CUP18-022) for an unmanned wireless telecommunication facility with nine (9) panel antennas and six (6) remote radio units attached to an existing Southern California Edison (SCE) electrical transmission tower with associated equipment located at 7480 Carson Street in the Park (P) Zoning District. (District 5)

Carrie Tai, Current Planning Officer, spoke and introduced Cuentin Jackson, Planner, who presented the Staff Report.

Chair Verduzco-Vega spoke.

Cuentin Jackson, Planner, spoke.

Tim Baez, for applicant T-Mobile, spoke.

A motion was made by Commissioner Christoffels, seconded by Commissioner Cruz, to approve 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

2. 18-035PL Recommendation to accept Categorical Exemption CE18-094 and approve a Conditional Use Permit (CUP17-022) for an unmanned wireless telecommunication facility with nine (9) panel antennas and three (3) remote radio units attached to an existing Southern California Edison electrical transmission tower with associated equipment located at 6290 ½ White Avenue in the Public Right-of-Way Zoning District. (District 9)

Carrie Tai, Current Planning Officer, spoke and introduced Anita Juhola-Garcia, Planner, who presented the Staff Report.

A motion was made by Commissioner Templin, seconded by Commissioner Perez, to approve 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

3. 18-033PL Recommendation to approve a Conditional Use Permit (CUP18-003) for a parking service use consisting of 15 single-car garages and 12 open parking spaces at 220 W. 20th Street in the Neighborhood Pedestrian-Oriented Commercial Zoning District. (District 6)

Carrie tai, Current Planning Officer, spoke and introduced Bradley Bounds, Planning Intern, who presented the Staff Report.

Commissioner Templin spoke.

Alexis Oropeza, Planner, spoke.

Commissioner Christoffels spoke.

Carrie Tai, Current Planning Officer, spoke.

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

Commissioner Cruz spoke.

Bradley Bounds, Planning Intern, spoke.

Vice Chair Lewis spoke.

Carrie Tai, Current Planning Officer, spoke.

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

Chair Verduzco-Vega spoke.

Bradley Bounds, Planning Intern, spoke.

Chair Verduzco-Vega spoke.

Linda Tatum, Director of Development Services, spoke.

Chair Verduzco-Vega spoke.

Alexis Oropeza, Planner, spoke.

A dialogue ensued between Chair Verduzco-Vega and Alexis Oropeza, Planner.

Linda Tatum, Director of Development Services, spoke.

Commissioner Templin spoke.

Alexis Oropeza, Planner, spoke.

Commissioner Templin spoke.

Frances Emily Dawson-Harris provided public comment.

Mona Ikener provided public comment.

Colleen McDonald provided public comment.

Leif Cuey provided public comment.

Chair Verduzco-Vega spoke.

Commissioner Perez spoke.

Linda Tatum, Director of Development Services, spoke.

Commissioner Christoffels spoke.

Linda Tatum, Director of Development Services, spoke.

A dialogue ensued between Commissioner Christoffels and Linda Tatum,
Director of Development Services.

Mike Mais, Assistant City Attorney, spoke.

Commissioner Christoffels spoke.

Mike Mais, Assistant City Attorney, spoke.

Commissioner Christoffels spoke.

Linda Tatum, Director of Development Services, spoke.

A dialogue ensued between Commissioner Christoffels and Linda Tatum,
Director of Development Services.

Carrie Tai, Current Planning Officer, spoke.

Commissioner Templin spoke.

Linda Tatum, Director of Development Services, spoke.

Commissioner Perez spoke.

Chair Verduzco-Vega spoke.

Linda Tatum, Director of Development Services, 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.

Vice Chair Lewis spoke.

A motion was made by Vice Chair Lewis, to approve recommendation, as amended, to combine Conditions 5, 7 and 26 to require that the property owner keep the site clean at all times; modify Condition 11 regarding signage to also require that there be a working telephone number where people can contact the property owner or their property management company if the site is unclean or there is something that needs to be reported; request that the fence height be raised to four feet; and add a stipulation that either the Commission would receive a report in one year on any code violations that have been reported on the property or that the Commission would review the CUP in one year.

A motion was made by Commissioner Cruz to include in the amendment that the materials for the four-foot fence be to the satisfaction of the Department of Development Services.

A motion was made by Chair Verduzco-Vega to include an amendment that the fence be built in a way so that it is not conducive to loitering.

A motion was made by Vice Chair Lewis, seconded by Commissioner Templin, to approve recommendation as amended. 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

4. 18-036PL Recommendation to recommend that the City Council accept Negative Declaration ND 13-17 and approve Zoning Code Amendment (ZCA18-003) and Local Coastal Program Amendment (LCPA17-009) to amend Title 21 of the Long Beach Municipal Code (Zoning Ordinance) to define and designate Adult-Use Cannabis uses as permitted, conditionally permitted, or prohibited within specific zoning districts in the City. (Citywide)

Chair Verduzco-Vega recused himself from the item.

Carrie Tai, Current Planning Officer, presented staff report.

Pam Chotiswatdi provided public comment.

Matt Bell provided public comment.

Paul Collins provided public comment.

Hab Haddad provided public comment.

Stephan Morsancillo provided public comment.

Elliot Lewis provided public comment.

Larry King provided public comment.

Bill Loucks provided public comment.

Stacy Loucks provided public comment.

Frances Emily Dawson-Harris provided public comment.

Commissioner Christoffels spoke.

Carrie Tai, Current Planning Officer, spoke.

Commissioner Christoffels spoke.

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

Commissioner LaFarga spoke.

Mike Mais, Assistant City Attorney, spoke.

A dialogue ensued between Mike Mais, Assistant City Attorney and Commissioner LaFarga.

Commissioner Perez spoke.

Carrie Tai, Current Planning Officer, spoke.

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

Commissioner Templin spoke.

Carrie Tai spoke.

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

Vice Chair Lewis spoke.

Commissioner Christoffels spoke.

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

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

Recused: 1 - Erick Verduzco-Vega

STUDY SESSION

5. 18-037PL Conduct a study session regarding the Climate Action and Adaptation Plan.

Carrie Tai, Current Planning Officer, spoke and introduced Alison Spindler, Planner, who gave the presentation.

Commissioner Christoffels spoke.

Alison Spindler, Planner, spoke.

Dave Schuckla provided public comment.

PUBLIC PARTICIPATION

There was no further public participation.

COMMENTS FROM THE PLANNING COMMISSION

There were no further comments from the Planning Commissioners

ADJOURNMENT

At 7:13 p.m., Vice Chair Lewis adjourned the meeting.

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



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

FINISHED AGENDA AND 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.

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