

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**

Chair Lewis called the meeting to order at 5:00 p.m.

**ROLL CALL**

Also present: Linda Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Michael Mais, Assistant City Attorney; Jonathan Iniesta, Planner; Maryanne Cronin, Planner; Alejandro Sanchez-Lopez, Planner; Nick Vasuthasawat, Planner; Dionne Bearden, Secretary.

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

**Commissioners** Erick Verduzco-Vega  
**Absent:**

**FLAG SALUTE**

Commissioner LaFarga lead the flag salute.

**MINUTES**

[19-028PL](#)

Recommendation to receive and file the Planning Commission Minutes of March 21, 2019.

**A motion was made by Commissioner Perez, seconded by Commissioner Templin, 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

**Absent:** 1 - Erick Verduzco-Vega

## **DIRECTOR'S REPORT**

Christopher Koontz, 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. [19-023PL](#) Recommendation to accept Categorical Exemption CE19-021 and approve a Conditional Use Permit (CUP19-005) to operate an agriculture-related use (crop cultivator) in conjunction with cultivation for an adult-use cannabis cultivation business within an existing 7,220 SF building located at 5885 Paramount Boulevard in the General Industrial (IG) District. (District 9)

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

Chair Lewis spoke.

**A motion was made by Commissioner Templin, seconded by Commissioner Cruz, 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

**Absent:** 1 - Erick Verduzco-Vega

2. [19-024PL](#) ~~\*WITHDRAWN\* Recommendation to accept Categorical Exemption CE-18-222 and approve a Conditional Use Permit (CUP18-026) for the installation of a new roof-mounted wireless telecommunications site consisting of twelve panel antennas, twelve Remote Radio Units (RRUs), and three radio equipment cabinets, new fiberglass reinforced plastic (FRP) screen walls and related equipment located at 3841 N. Lakewood Boulevard in the Douglas Park North Planned Development (PD-32) District. (Council District 5). \*WITHDRAWN\*~~

3. [19-025PL](#) Recommendation to accept Categorical Exemption CE-18-161 and approve a Conditional Use Permit (CUP18-030) for the installation of a new roof-mounted wireless telecommunications site consisting of eight panel antennas, two wireless raycaps, twelve Remote Radio Units (RRUs), one GPS antenna, and new equipment to be installed in existing cabinets on a roof located at 275 Magnolia Avenue in the Downtown Plan (PD-30) District (Council District 1).

Alexis Oropeza, Current Planning Officer, introduced Maryanne Cronin, Planner, who provided staff report.

Chair Lewis spoke.

Lisa Desmond, applicant, spoke.

Chair Lewis spoke.

**A motion was made by Vice Chair 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, Jane Templin and Richard Lewis

**Absent:** 1 - Erick Verduzco-Vega

4. [19-026PL](#) Recommendation to accept Categorical Exemption CE-19-075 and approve a Conditional Use Permit (CUP18-038) for the construction of an overflow bus parking lot with 24 spaces for Long Beach Transit on a

portion of the lot (APN 7113-001-801) immediately north of 6860 Cherry Avenue in the General Industrial (IG) District. (Council District 9).

Alexis Oropeza, Current Planning Officer, introduced Alejandro Sanchez-Lopez, Planner, who provided staff report.

Chair Lewis spoke.

Tracy Beidelman, applicant, spoke.

Commissioner Templin spoke.

**A motion was made by Commissioner Templin, seconded by Commissioner Cruz, 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

**Absent:** 1 - Erick Verduzco-Vega

5. [19-027PL](#)

Recommendation that the City Council adopt Negative Declaration ND-01-19, and approve Zone Change (ZCHG19-001), to rezone a portion of the property (approximately 25-feet by 150-feet), currently zoned R-1-L, to CCA, which is consistent with the remainder of the property located at 4251 Long Beach Boulevard currently in the "R-1-L" (Single-Family Residential District with Large Lots) and "CCA" (Community Automobile Oriented District) zoning districts. (District 8)

Alexis Oropeza, Current Planning Officer, introduced Nick Vasuthasawat, Planner, who provided staff report.

Chair Lewis spoke.

Nick Vasuthasawat, Planner, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Commissioner Cruz spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, 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 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin and Richard Lewis

**Absent:** 1 - Erick Verduzco-Vega

**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.**

Anna Christensen provided public comment.

Chair Lewis spoke.

[19-031PL](#) Anna Christensen

#### **COMMENTS FROM THE PLANNING COMMISSION**

No further comments from the Planning Commission.

#### **ADJOURNMENT**

At 5:46 p.m., Chair Lewis adjourned the meeting.

NEXT REGULAR MEETING: APRIL 18, 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.

**បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាវ និងកំណត់ហេតុឲ្យ  
អ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅ  
ការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹង  
ចាប់ផ្តើមបើកកិច្ចប្រជុំគណកម្មការធម្មនុញ្ញ)។**