

Dr. Joni Ricks-Oddie, Chair  
Erick Verduzco-Vega, Vice Chair  
Alvaro Castillo, Commissioner  
Mark Christoffels, Commissioner



Josh LaFarga, Commissioner  
Richard Lewis, Commissioner  
Jane Templin, Commissioner

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**FINISHED AGENDA AND DRAFT MINUTES**

**CALL TO ORDER**

Chair Ricks-Oddie called the meeting to order at 5:01 p.m.

**ROLL CALL**

Also Present: Oscar Orci, Director of Development Services; Christopher Koontz, Deputy Director of Development Services; Patricia Diefenderfer, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Alison Spindler-Ruiz, Advanced Planning Officer; Dawn McIntosh, City Attorney; Sergio Gutierrez, Project Planner; Anita Juhola-Garcia, Project Planner; Elise Roberts, Community Engagement Specialist; Dionne Bearden, Secretary.

**FLAG SALUTE**

Commissioner Christoffels led the flag salute.

**REGULAR AGENDA**

**MINUTES**

[22-004PL](#)

Recommendation to receive and file the Planning Commission meeting minutes of January 20, 2022.

Chair Ricks-Oddie spoke.

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

**Yes:** 5 - Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

**Absent:** 2 - Alvaro Castillo and Josh LaFarga

## **DIRECTOR'S REPORT**

Patricia Diefenderfer, Planning Bureau Manager, presented Director's Report.

## **SWEARING OF WITNESSES**

1. [22-005PL](#) Recommendation to adopt Mitigated Negative Declaration MND03-21 and approve Conditional Use Permit CUP20-014 to operate a water well and on-site water treatment plant on a vacant parcel located at 6157 Long Beach Boulevard in the CCA Zoning District. (District 9)

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

Commissioner Templin spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Commissioner Templin spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Ricks-Oddie spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Sergio Gutierrez, Project Planner, spoke.

Chair Ricks-Oddie spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Vice Chair Verduzco-Vega spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Vice Chair Verduzco-Vega spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

A dialogue ensued between Vice Chair Verduzco-Vega and Patricia Diefenderfer, Planning Bureau Manager.

Robert Thompson, Applicant, spoke.

Commissioner Templin spoke.

Robert Thompson, Applicant, spoke.

Brad Lee, Applicant, spoke.

Robert Thompson, Applicant, spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Chair Ricks-Oddie spoke.

Robert Thompson, Applicant, spoke.

Chair Ricks-Oddie spoke.

Robert Thompson, Applicant, spoke.

Brad Lee, Applicant, spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Renee Rios provided public comment.

Carlos Valdez, provided public comment.

Sergio Gutierrez, Project Planner, spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Patricia provided public comment.

Robert Thompson, Applicant, spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Chair Ricks-Oddie spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Robert Thompson, Applicant, spoke.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

Sergio Gutierrez, Project Planner, spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Robert Thompson, Applicant, spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Commissioner Lewis spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

**A motion was made by Commissioner Lewis, seconded by Vice Chair Verduzco-Vega, to approve recommendation. The motion carried by the following vote:**

**Yes:** 5 - Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

**Absent:** 2 - Alvaro Castillo and Josh LaFarga

2. [22-006PL](#)

Recommendation to determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program

Environmental Impact Report (State Clearinghouse No. 2009071006) and warrants no further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162; and

Approve Site Plan Review SPR 19-010 and Conditional Use Permit CUP 19-013 for the construction of a 78-room senior assisted living project (special group residence) at 810 Pine Avenue in the Downtown (PD-30) Plan. (District 1)

Alexis Oropeza, Current Planning Officer, introduced Anita Juhola-Garcia, Project Planner, who presented the staff report.

Mark Oberholzer, Architect, spoke.

Christine Hanna, Applicant, spoke.

Chair Ricks-Oddie spoke.

Dawn Radue provided public comment.

Felipe Vela provided public comment.

Leanna Noble provided public comment.

Christopher Pluck provided public comment.

Bernd Brydges provided public comment.

Ken Aiso provided public comment.

Barbara Dice provided public comment.

Shahla Harouian provided public comment.

Ryan McGinty provided public comment.

Chair Ricks-Oddie left the meeting.

Vice Chair Verduzco-Vega spoke.

Luke E. provided public comment

Vice Chair Verduzco-Vega spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Elise Roberts, Community Engagement Specialist, spoke.

Temple Lofts resident provided public comment.

Vice Chair Verduzco-Vega spoke.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Anita Juhola-Garcia, Project Planner, spoke.

Commissioner Lewis spoke.

Anita Juhola-Garcia, Project Planner, spoke.

A dialogue ensued between Commissioner Lewis and Anita Juhola-Garcia, Project Planner.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Commissioner Templin spoke.

Anita Juhola-Garcia, Project Planner, spoke.

A dialogue ensued between Commissioner Templin and Anita Juhola-Garcia, Project Planner.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Anita Juhola-Garcia, Project Planner.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Commissioner Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke.

A dialogue ensued between Commissioner Christoffels and Alexis Oropeza, Current Planning Officer.

Anita Juhola-Garcia, Project Planner, spoke.

Commissioner Christoffels spoke.

Anita Juhola-Garcia, Project Planner, spoke.

A dialogue ensued between Commissioner Templin and Anita Juhola-Garcia, Project Planner.

Patricia Diefenderfer, Planning Bureau Officer, spoke.

Commissioner Christoffels spoke.

Vice Chair Verduzco-Vega spoke.

Commissioner Christoffels spoke.

Christine Hanna, Applicant, spoke.

Mark Oberholzer, Architect, spoke.

Commissioner Christoffels spoke.

Anita Juhola-Garcia, Project Planner, spoke.

Vice Chair Verduzco-Vega spoke.

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

**Yes:** 4 - Mark Christoffels, Richard Lewis, Jane Templin and Erick Verduzco-Vega

**Absent:** 3 - Alvaro Castillo, Josh LaFarga and Joni Ricks-Oddie

**PUBLIC PARTICIPATION:** Members of the public are invited to address the Board on items of interest to the public within the Agency Board jurisdiction. Each speaker will be limited to two minutes unless that time is extended by the Chair.

Christopher Pluck provided public comment.

**COMMENTS FROM PLANNING COMMISSION**

Commissioner Templin spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

## **ADJOURNMENT**

Vice Chair Verduzco-Vega adjourned the meeting at 7:01 pm.

NEXT REGULAR MEETING: Thursday, March 3, 2022

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## **GUIDE FOR PERSONS INTENDING TO SPEAK**

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. Remarks are generally limited to 3 minutes. 1. State your name and address. 2. Organization you represent, if any. 3. State whether for or against the proposal. 4. Your statement should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive. In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Development Services, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners' Agenda folder, but may not be reviewed by the individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.



**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  
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