

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



Ron Cruz, Commissioner  
Josh LaFarga, Commissioner  
Jane Templin, Commissioner  
Joni Ricks-Oddie, Commissioner

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**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 F. Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Patricia Diefenderfer, Advance Planning Officer; Michael Mais, Assistant City Attorney; Amy Harbin, Project Planner; Maryanne Cronin, Project Planner; Alison Spindler-Ruiz, Project Planner; Cynthia de la Torre, Project Planner; Dionne Bearden, Bureau Secretary.

**Commissioners** Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark  
**Present:** Christoffels and Richard Lewis  
**Commissioners** Ron Cruz and Josh LaFarga  
**Absent:**

**FLAG SALUTE**

Commissioner Verduzco-Vega lead the flag salute.

**MINUTES**

[20-001PL](#)

Recommendation to receive and file the Planning Commission Minutes of December 19, 2019.

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

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

**Absent:** 2 - Ron Cruz and Josh LaFarga

### **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. [20-002PL](#) Recommendation to accept Categorical Exemption CE-18-226 and approve a Conditional Use Permit (CUP18-027) to allow the operation of an adult-use cannabis distribution use in conjunction with a cannabis manufacturing business within an existing 5,120-square-foot building, located at 1445-1449 West Cowles Street, within the General Industrial (IG) Zoning District. (District 1)

Alexis Oropeza, Current Planning Officer, introduced Maryanne Cronin, Project Planner, who presented the staff report.

Chair Lewis spoke.

Commissioner Templin spoke.

Maryanne Cronin, Project Planner spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Ramon Baggio, Project Architect, spoke.

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

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

**Absent:** 2 - Ron Cruz and Josh LaFarga

2. [20-003PL](#)

Recommendation to adopt a Mitigated Negative Declaration (MND14-19), (State Clearinghouse No. 2019119026) and approve a Site Plan Review (SPR19-036) for the 6-acre expansion of the existing 5.5-acre Davenport Park (2910 East 55th Way), located directly east of the project site, to an abutting undeveloped parcel at 5550 North Paramount Boulevard in the Park (P) Zoning District. The proposed project would expand the existing park for total park size of approximately 11.5 acres. Features proposed as part of the park expansion include a sports field, bleachers, six fitness equipment pads, a skate park, parking spaces on the northern portion of the site, and shaded picnic facilities. The park would include landscaping, irrigation, walking paths, security lighting, seating, and trash receptacles. (District 8)

Alexis Oropeza, Current Planning Officer, introduced Maryanne Cronin, Project Planner, who presented the staff report.

Commissioner Templin spoke.

Maryanne Cronin, Project Planner, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Maryanne Cronin, Project Planner, spoke.

Commissioner Ricks-Oddie spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Monica Der Gervorgian, City of Long Beach Public Works Department, spoke.

Chair Lewis spoke.

Monica Der Gervorgian, City of Long Beach Public Works Department, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Kevin Collins provided public comment.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

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

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

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

**Absent:** 2 - Ron Cruz and Josh LaFarga

3. [20-004PL](#)

Recommendation to accept Categorical Exemption CE-19-226 and determine the project is within the scope of the project previously analyzed as part of the Long Beach Municipal Urban Stormwater Treatment (LB-MUST) Project Initial Study/Mitigated Negative Declaration (IS/MND) (ND 03-17) (State Clearinghouse No. 2017071068) and warrants no further environmental review pursuant to CEQA Guidelines 15162; approve a General Plan Conformity finding (GPC19-005) to vacate existing Fairbanks Avenue and West Chester Place and dedicate West Chester Place and De Forest Avenue for public right-of-way use; and approve a Tentative Tract Map (TTM19-001) to consolidate 15 lots into two (2) lots separated by De

Forest Avenue. Lot 1 is currently developed with a one-story industrial building with at-grade parking and Lot 2 is currently an undeveloped lot and will be the location of the previously approved Long Beach Municipal Urban Stormwater Treatment (LB-MUST) Facility located at 901 De Forest Avenue in the Light Industrial (IL) Zoning District. (District 1)

Alexis Oropeza, Current Planning Officer, introduced Maryanne Cronin, Project Planner, who presented the staff report.

Vice Chair Christoffels spoke.

Lincoln Lo, City of Long Beach Public Works, spoke.

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Lincoln Lo, City of Long Beach Public Works Department.

Chair Lewis spoke.

Matthew Harris provided public comment.

Vice Chair Christoffels spoke.

Michael Mais, Assistant City Attorney, spoke.

Vice Chair Christoffels spoke.

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

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Lincoln Lo, City of Long Beach Public Works, spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

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

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

**Absent:** 2 - Ron Cruz and Josh LaFarga

4. [20-005PL](#)

Recommendation to recommend that the City Council find the project exempt from the California Environmental Quality Act in accordance with Article 5, Section 15061, and approve a Zoning Code Amendment (ZCA19-009) to amend the Long Beach Municipal Code Chapter 21.15 and Sections 5.92 and 21.33 related to adult-use cannabis businesses. (Citywide)

Alexis Oropeza, Current Planning Officer, introduced Amy Harbin, Project Planner, who presented the staff report.

Vice Chair Christoffels spoke.

Amy Harbin, Project Planner, spoke.

Commissioner Verduzco-Vega spoke.

Michael Mais, Assistant City Attorney, spoke.

Commissioner Verduzco-Vega spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Verduzco-Vega spoke.

Vice Chair Christoffels spoke.

**A motion was made by Commissioner Templin, seconded by Commissioner Ricks-Oddie, to approve recommendation, selecting option 2. The motion carried by the following vote:**

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

**Absent:** 2 - Ron Cruz and Josh LaFarga

## STUDY SESSION

5. 20-006PL Conduct a Study Session to provide guidance on Zoning Code Amendments (ZCA19-011) that would amend various sections of the code related to the following: storage attics; publicly run, post-secondary educational uses; non-permanent fabric canopies; remnant CO (Office Commercial) and CH (Highway Commercial) zoning district use regulations; personal storage and commercial storage/personal storage uses; aerospace manufacturing uses; temporary activating uses on vacant lots; interim and supportive housing; and applicability of new uses and unspecified development standards in specific plans and planned development districts.

Alexis Oropeza, Current Planning Officer, introduced Cynthia de la Torre, Project Planner, who presented the study session.

Vice Chair Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Vice Chair Christoffels spoke.

Linda F. Tatum, Director of Development Services, spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Vice Chair Christoffels spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

Linda F. 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**

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

#### **ADJOURNMENT**

NEXT REGULAR MEETING: February 6, 2020 - 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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