

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, SEPTEMBER 1, 2022  
411 W. OCEAN BOULEVARD  
CIVIC CHAMBERS  
AND TELECONFERENCE, 5:00 PM**

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 5:05 p.m.

**ROLL CALL**

Also Present: Christopher Koontz, Acting Director of Development Services, Dawn McIntosh, Assistant City Attorney; Alexis Oropeza, Current Planning Officer; Andr a Urbas, Acting Advance Planning Officer; Maryanne Cronin, Project Planner; Scott Kinsey, Project Planner; Amy Harbin, Project Planner; Anita Juhola-Garcia, Project Planner; Elise Roberts, Planning Analyst; Bernice Guzman, Clerk; Heather Flores, Secretary.

**Commissioners** Mark Christoffels, Richard Lewis, Jane Templin, Erick

**Present:** Verduzco-Vega and Joni Ricks-Oddie

**Commissioners** Alvaro Castillo and Josh LaFarga

**Absent:**

**FLAG SALUTE**

Commissioner Christoffels led the flag salute.

**MINUTES**

22-050PL Recommendation to receive and file the Planning Commission minutes of August 18, 2022.

Chair Ricks-Oddie spoke.

Dawn McIntosh, Assistant City Attorney, spoke.

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

## **SWEARING OF WITNESSES**

## **DIRECTOR'S REPORT**

Chair Ricks-Oddie spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Ricks-Oddie spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Ricks-Oddie spoke.

## **REGULAR AGENDA**

1. 22-054PL Recommendation to find the proposed vacation of an easement for alley and sidewalk purposes located on a portion of the southern 4 feet of the property along East Broadway in conformance with the adopted goals and policies of the City's General Plan (GPC22-002) at 525 East Broadway in the Downtown Plan (PD-30) Planned Development District. (District 1)

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

Chair Ricks-Oddie spoke.

Derek Burnham, Applicant, spoke.

Chair Ricks-Oddie spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

JE provided public comment.

Chair Ricks-Oddie spoke.

JE provided public comment.

Chair Ricks-Oddie spoke.

JE provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

**A motion was made by Commissioner Lewis, seconded by Chair Ricks-Oddie, 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. 22-051PL      Recommend that the City Council adopt a resolution certifying the River Park Residential Project Environmental Impact Report (EIR-07-20, SCH#2021020492);
- Recommend that the City Council adopt an ordinance approving a Zone Change (ZCHG20-002) from CS, CS (H), and R-1-N to RP-15 and RP-15 (H);
- Recommend that the City Council approve Site Plan Review (SPR20-007) for construction of a new residential Planned Unit Development of 226 dwelling units consisting of 74 two-story detached single-family homes on

small condominium lots, 99 two-story row townhouses, and 53 three-story carriage townhouses, located on 15.53 acres of a 20.4-acre development site, with a park to be developed on the remaining 4.81 acres of the property;

Recommend that the City Council approve Vesting Tentative Tract Map No. 82712 (VTTM20-002) to create one master ground lot and 226 airspace lots, on a 20.4-acre development site;

Recommend that the City Council adopt an ordinance approving a Development Agreement (DA20-001) between the City and Integral Communities, LLC; and,

Recommend that the City Council adopt a General Plan Conformity Certification (GPC21-003) for the vacation of 1) Baker Street between Golden Avenue and the western edge of the project site, and 2) portions of unused right-of-way on Wardlow Road adjacent to the project site. (District 7)

Alexis Oropeza, Current Planning Officer, introduced Scott Kinsey and Amy Harbin, Project Planners, who presented the staff report.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Amy Harbin, Project Planner, spoke.

Commissioner Templin spoke.

Scott Kinsey, Project Planner, spoke.

Chair Ricks-Oddie spoke.

Amy Harbin, Project Planner, spoke.

Chair Ricks-Oddie spoke.

A dialogue ensued between Commissioner Lewis and Scott Kinsey, Project Planner.

Chair Ricks-Oddie spoke.

A dialogue ensued between Commissioner Christoffels and Scott Kinsey, Project Planner.

Commissioner Lewis spoke.

Scott Kinsey, Project Planner, spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Scott Kinsey, Project Planner, spoke.

Commissioner Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Lewis spoke.

A dialogue ensued between Chair Ricks-Oddie and Scott Kinsey, Project Planner.

A dialogue ensued between Vice Chair Verduzco-Vega and Scott Kinsey, Project Planner.

Chair Ricks-Oddie spoke.

Peter Vanek, Applicant, spoke.

Chair Ricks-Oddie spoke.

Vice Chair Verduzco-Vega spoke.

Peter Vanek, Applicant, spoke.

Vice Chair Verduzco-Vega spoke.

Chair Ricks-Oddie spoke.

A dialogue ensued between Commissioner Templin and Peter Vanek, Applicant.

A dialogue ensued between Commissioner Lewis and Peter Vanek, Applicant.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Lynette Ferenczy provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Mike Laquadra provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

CO provided public comment.

Elise Roberts, Planning Analyst, spoke.

Dave Hall provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Serena Steers provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Ann Cantrell provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Tilly Hinton provided public comment.

Elise Roberts, Planning Analyst, spoke.

Sunjana Supekar provided public comment.

Elise Roberts, Planning Analyst, spoke.

Rae Gabelich provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Benjamin Harris provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Michelle provided public comment.

Elise Roberts, Planning Analyst, spoke.

Leslie Garretson provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Roger Holman provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Juan Ovalle provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Kailen Williams provided public comment.

Chair Ricks-Oddie spoke.

A dialogue ensued between Commissioner Christoffels and Dawn McIntosh, Assistant City Attorney.

Chair Ricks-Oddie spoke.

A dialogue ensued between Vice Chair Verduzco-Vega and Amy Harbin, Project Planner.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

Scott Kinsey, Project Planner, spoke.

Commissioner Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Scott Kinsey, Project Planner, spoke.

Commissioner Lewis spoke.

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

Commissioner Lewis spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Chair Ricks-Oddie and Scott Kinsey, Project Planner.

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Scott Kinsey, Project Planner, spoke.

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

**Yes:** 4 - Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie



**No:** 1 - Mark Christoffels

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

**A break was taken from 7:15 p.m. to 7:30 p.m.**

3. 22-052PL Recommend that the City Council certify Final EIR-05-19 (SCH No. 2020010387), make findings of fact, adopt a statement of overriding considerations, and approve a Mitigation Monitoring and Reporting Program (MMRP);
- Adopt a resolution establishing the Century Villages at Cabrillo Specific Plan (SP-4); pursuant to Sections 65450-65458 of the California Government Code;
- Declare an ordinance amending the California State University Research and Technology Center/Villages at Cabrillo Long Beach Vets Planned Development District (PD-31), and repealing "Villages at Cabrillo" (subarea D), relating to the Century Villages at Cabrillo Specific Plan (ZCA22-002); and,
- Declare an ordinance amending the Land Use District Map (Zoning Map) by amending portions of Part 8 of said map (ZCHG22-002) to reflect the establishment of the Century Villages at Cabrillo Specific Plan. (District 7)
- Alexis Oropeza, Current Planning Officer, introduced Anita Juhola-Garcia, Project Planner, who presented the staff report.
- Chair Ricks-Oddie spoke.
- Commissioner Templin spoke.
- Chair Ricks-Oddie spoke.
- Brian D'Andrea, Applicant, spoke.
- Chair Ricks-Oddie spoke.
- Commissioner Lewis spoke.
- Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Brian D'Andrea, Applicant, spoke.

Chair Ricks-Oddie spoke.

Errol Lowe provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

Vice Chair Verduzco-Vega spoke.

Chair Ricks-Oddie spoke.

**A motion was made by Commissioner Lewis, seconded by Commissioner Christoffels, 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

4. 22-053PL Recommendation to approve a Site Plan Review (SPR 22-078) for a project consisting of the demolition of all existing structures on the site, and the construction of a new 303,000-square foot concrete, tilt-up industrial warehouse building, including 9,000-square feet of office space approximately 51 feet in height on a 14.16 acre lot within the IG, Industrial General Zoning District located at 5900 Cherry Avenue. (District 9)

Chair Ricks-Oddie spoke.

Dawn McIntosh, Assistant City Attorney, spoke.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

**A motion was made by Commissioner Christoffels, seconded by Commissioner Templin, to continue item to October 6, 2022. 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

**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.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

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

#### **ADJOURNMENT**

**NEXT SCHEDULED MEETING: SEPTEMBER 15, 2022 - 5:00 P.M.**

**HF**

Chair Ricks-Oddie adjourned the meeting at 7:49 p.m.

**Note:**

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