

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, APRIL 20, 2023
411 W. OCEAN BOULEVARD
CIVIC CHAMBERS, 5:00 PM**

Erick Verduzco-Vega, Chair
Jane Templin, Vice Chair
Alvaro Castillo, Commissioner
Mark Christoffels, Commissioner



Josh LaFarga, Commissioner
Richard Lewis, Commissioner

FINAL AGENDA AND DRAFT MINUTES

CALL TO ORDER

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

ROLL CALL

Also present: Christopher Koontz, Director of Development Services; Erin Weesner-McKinley, Deputy City Attorney; Alison Spindler-Ruiz, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Gina Casillas, Project Planner; Alejandro Sanchez-Lopez, Project Planner; Miguel Samayoa, Project Planner; Aaron Lobliner, Project Planner; Amy Harbin, Project Planner; Elise Roberts, Planning Analyst; Felice Anaya, Clerk; Alex Medina, Clerk.

Commissioners Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin
Present: and Erick Verduzco-Vega

Commissioners Josh LaFarga
Absent:

FLAG SALUTE

Commissioner Castillo led the flag salute.

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.

MINUTES

- 23-026PL Recommendation to receive and file the Planning Commission minutes of March 16, 2023.

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

Yes: 5 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin and Erick Verduzco-Vega

Absent: 1 - Josh LaFarga

DIRECTOR'S REPORT

Alison Spindler-Ruiz, Planning Bureau Manager, provided the Director's Report.

REGULAR AGENDA

1. 23-027PL Recommendation to receive supporting documentation into the record, conclude the public hearing, deny the two (2) third-party appeals filed by 1) Kimberly Campenelli (APL23-003); and 2) Pamela Becker and Forrest Stewart (APL23-004); Accept Categorical Exemption (CE23-005); and

Uphold the Zoning Administrator's approval of a Local Coastal Development Permit for the demolition of a detached one-story dwelling and garage and development of a 2,694-square-foot, two-story dwelling and four-car garage at 3119 E. Ocean Boulevard and located in the R-2-L Zoning District. (District 2)

Alexis Oropeza, Current Planning Officer, introduced Gina Casillas, Project Planner, who presented the staff report.

Commissioner Lewis spoke.

Gina Casillas, Project Planner, spoke.

Commissioner Lewis spoke.

A dialogue ensued between Commissioner Lewis and Gina Casillas, Project Planner.

Commissioner Castillo spoke.

Gina Casillas, Project Planner, spoke.

Chair Verduzco-Vega spoke.

Erin Weesner-McKinley, Deputy City Attorney, spoke.

Brad Dechter, Project Applicant, spoke.

Kimberly Campenelli, Appellant, spoke.

Pamela Becker, Appellant, spoke.

Dustin Dechter provided public comment.

Brad Dechter, Project Applicant, spoke.

Commissioner Christoffels spoke.

Erin Weesner- McKinley, Deputy City Attorney, spoke.

Commissioner Christoffels spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Alison Spindler-Ruiz, Planning Bureau Manager.

Commissioner Castillo spoke.

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

Yes: 5 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin and Erick Verduzco-Vega

Absent: 1 - Josh LaFarga

2. 23-028PL Recommendation to recommend that the City Council approve and certify an Addendum (EIRA-01-23) to the Program Environmental Impact Report prepared for the General Plan LUE Update and Urban Design Element (PEIR) (EIR 03-16) relating to the implementation of the General Plan Land Use Element through an amendment to Title 22 and the rezoning of designated Neighborhood Serving Corridors or Centers Low (NSC-L) PlaceType in West Long Beach on Willow Street, west of the 710 freeway to the City terminus; and Santa Fe Avenue, between Pacific Coast Highway on the south and Wardlow Road on the north ("the Project"), in accordance with the provisions of the California Environmental Quality Act ("CEQA" Section 15164 of the CEQA guidelines and making certain findings and determinations that the adopted Mitigation Monitoring and Reporting Program mitigates, to the extent reasonably feasible, impacts associated with the implementation of the Neighborhood Serving Corridors or Centers Low (NSC-L) Place Types as described above, in accordance with those measures set forth in the General Plan LUE Update and Urban Design Element EIR and that no new or different mitigation measures are required.

And recommend that the City Council adopt an Ordinance amending Title 22 of the Municipal Code to establish a new zoning district to implement the Long Beach General Plan Land Use Element Update adopted in 2019; and, adopt an Ordinance to implement City-initiated rezoning of areas that are designated by the 2019 General Plan Land Use Element Update as the Neighborhood Serving Corridors or Centers Low (NSC-L) Place Type on Willow Street, west of the 710 freeway to the City Terminus; and Santa Fe Avenue, between Pacific Coast Highway on the south and Wardlow Road on the north, to implement the NSC-L PlaceType in West Long Beach and to end the existing moratorium on new development along said corridors. (Citywide)

Alison Spindler-Ruiz, Planning Bureau Manager, introduced Alejandro Sanchez-Lopez, Project Planner, who presented the staff report.

Commissioner Castillo spoke.

Alejandro Sanchez-Lopez, Project Planner, spoke.

Orlando Ochoa provided public comment.

Claudia provided public comment.

Commissioner Christoffels spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, spoke.

Commissioner Lewis spoke.

Vice Chair Templin spoke.

Commissioner Christoffels spoke.

Commissioner Castillo spoke.

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

Yes: 5 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin and Erick Verduzco-Vega

Absent: 1 - Josh LaFarga

3. 23-029PL Recommendation to accept Categorical Exemption CE22-022 and approve a Conditional Use Permit CUP22-005 to operate a new wireless telecommunication facility on the rooftop of an existing residential apartment building located at 1081 Long Beach Boulevard in the Downtown Plan (PD-30) Planned Development District. (District 1)

Alexis Oropeza, Current Planning Officer, introduced Miguel Samayoa, Project Planner, who presented the staff report.

Jeremy Siegel, Project Applicant, spoke.

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

Yes: 5 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin and Erick Verduzco-Vega

Absent: 1 - Josh LaFarga

4. 23-030PL Recommendation to accept Categorical Exemption CE22-140 and

approve a Tentative Tract Map (TTM22-004) to consolidate seven lots into a single 1.63-acre lot, at 5712 Cherry Avenue in the Industrial Light (IL) Zoning District. (District 8)

Alison Spindler-Ruiz, Planning Bureau Manager, introduced Aaron Lobliner, Project Planner, who presented the staff report.

Chair Verduzco-Vega spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, spoke.

Vice Chair Templin spoke.

Daisy Larios, Project Applicant, spoke.

Laurie Angel provided public comment.

Commissioner Christoffels spoke.

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

Yes: 5 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin and Erick Verduzco-Vega

Absent: 1 - Josh LaFarga

5. 23-031PL Recommendation to determine that the project is within the scope of the project previously analyzed as part of the Southeast Area Specific Plan Program Environmental Impact Report (State Clearing House No. 2015101075) that was prepared for the previously approved project and warrants no further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines 15162; and

Approve a Site Plan Review (SPR 22-093) for a project consisting of the demolition of all existing structures on the site, and the construction of a new mixed-used project consisting of 281 residential dwelling units [thirteen of which are affordable very low income], 3,100 square feet of commercial/retail space in a building with 592,100 square feet of an area including 516 vehicular parking spaces, 142 bicycle parking spaces and 27,534 square feet of common and private open space area within the Southeast Area Specific Plan Mixed Use Community

Core (SP-2 MUCC) Zoning District located at 6700 East Pacific Coast Highway. (District 3)

Alison Spindler-Ruiz, Planning Bureau Manager, introduced Amy Harbin, Project Planner, who presented the staff report.

Commissioner Christoffels spoke.

Clement Tsay, Project Applicant, spoke.

Joseph Goldblatt provided public comment.

Joan Palango provided public comment.

Elizabeth Lambe provided public comment.

Jorge Quintero provided public comment.

Kurt Canfield provided public comment.

Dave Booker provided public comment.

Ann Cantrell provided public comment.

Commissioner Lewis spoke.

Commissioner Christoffels spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Christopher Koontz, Director of Development Services.

Vice Chair Templin spoke.

Commissioner Lewis spoke.

A motion was made by Vice Chair Templin, seconded by Commissioner Lewis, to approve recommendation with modified conditions. The motion carried by the following vote:

Yes: 5 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin and Erick Verduzco-Vega

Absent: 1 - 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 Verduzco-Vega spoke.

COMMENTS FROM THE PLANNING COMMISSION

Chair Verduzco-Vega spoke.

ADJOURNMENT

Chair Verduzco-Vega adjourned the meeting at 7:36 p.m.

NEXT MEETING - MAY 4, 2023 - 5:00 P.M.

AM

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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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