

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, MARCH 21, 2019
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:00 PM**

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

Vice Chair Christoffels called the meeting to order at 5:01 p.m.

ROLL CALL

Also present: Linda Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Taylor Anderson, Deputy City Attorney; Jorge Ramirez, Planner; Cuentin Jackson, Planner; Alejandro Sanchez-Lopez, Planner; Alison Spindler, Planner; Cynthia de la Torre, Planner; Nick Vasuthasawat, Planner; Karen Baldwin, City Clerk Specialist.

Commissioners Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin and

Present: Erick Verduzco-Vega

Commissioners Josh LaFarga and Richard Lewis

Absent:

FLAG SALUTE

Commissioner Verduzco-Vega lead the flag salute.

MINUTES

[19-015PL](#)

Recommendation to receive and file the Planning Commission Minutes of March 7, 2019.

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

Yes: 5 - Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin and Erick Verduzco-Vega

Absent: 2 - Josh LaFarga and Richard Lewis

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. [19-016PL](#) Recommendation to accept Categorical Exemption CE-18-239 and approve a Conditional Use Permit (CUP1810-05) and a Local Coastal Development Permit (LCDP18-030) to allow the sale of beer, wine and distilled spirits for off-site consumption (Type 21 license) for a Whole Foods Market, located at 6400 E. Pacific Coast Highway, Unit A-100, within the Southeast Area Development and Improvement Plan, Subarea17 (PD-1) zone. (District 3)

Christopher Koontz, Planning Bureau Manager, spoke and introduced Jorge Ramirez, Planner, who presented the staff report.

Stephen Jamieson, applicant, spoke.

Commissioner Cruz spoke.

Jorge Ramirez, Planner, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Jorge Ramirez, Planner, spoke.

Vice Chair Christoffels spoke.

A motion was made by Commissioner Verduzco-Vega, seconded by Commissioner Templin, to approve recommendation with the removal of Condition No. 14. The motion carried by the following vote:

Yes: 5 - Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin and Erick Verduzco-Vega

Absent: 2 - Josh LaFarga and Richard Lewis

2. [19-017PL](#)

Recommendation to accept Categorical Exemption CE-18-166 and approve a Conditional Use Permit (CUP18-040) for the installation of a new roof-mounted wireless telecommunications site consisting of nine panel antennas, nine Remote Radio Units (RRUs), and two radio equipment cabinets located at 1147 E. South Street in the Neighborhood Commercial and Residential (CNR) District (Council District 9).

Christopher Koontz, Planning Bureau Manager, spoke and introduced Cuentin Jackson, Planner, who presented the staff report.

Tony Kassas, applicant, spoke.

Commissioner Templin spoke.

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

Yes: 5 - Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin and Erick Verduzco-Vega

Absent: 2 - Josh LaFarga and Richard Lewis

3. [19-018PL](#)

Recommendation to find that this action is exempt from the requirements of the California Environmental Quality Act; and receive and file the 2018 Housing Element Annual Report and instruct the Director of Development Services to submit the Annual Report to the City Council, State Office of Planning and Research, and the California Department of Housing and

Community Development. (Citywide)

Christopher Koontz, Planning Bureau Manager, spoke and introduced Alejandro Sanchez-Lopez, Planner, who presented the staff report.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Linda Tatum, Director of Development Services, spoke.

Commissioner Verduzco-Vega spoke.

Alejandro Sanchez-Lopez, Planner, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Christopher Koontz, Planning Bureau Manager.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

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

Yes: 5 - Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin and Erick Verduzco-Vega

Absent: 2 - Josh LaFarga and Richard Lewis

4. [19-019PL](#)

Recommendation to find that this action is exempt from the requirements of the California Environmental Quality Act; and receive and file the 2017-2018 Mobility Element Implementation Report and instruct the Director of Development Services to submit the Implementation Report to the City Council and State Office of Planning and Research. (Citywide)

Christopher Koontz, Planning Bureau Manager, spoke and introduced Alison Spindler, Planner, who presented the staff report.

Commissioner Templin spoke.

Alison Spindler, Planner, spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Steve Gerhardt provided public comment.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

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

Yes: 5 - Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin and Erick Verduzco-Vega

Absent: 2 - Josh LaFarga and Richard Lewis

5. [19-020PL](#)

Recommendation that the City Council accept Negative Declaration ND 03-19 and approve Zoning Code Amendment (ZCA19-001) to amend Title 21 of the Long Beach Municipal Code (Zoning Ordinance) to: 1) create a definition for drive-through facilities; 2) update the commercial and industrial zones permitted use tables with the new drive-through facility use; 3) require a Conditional Use Permit (CUP) for new fast food drive-throughs and expansions in industrial zones and in all Planned Development districts where they are permitted for consistency with the existing review process in the commercial zones that allow this use; and 4) provide new required findings specific to the drive-through use. (Citywide)

Christopher Koontz, Planning Bureau Manager, spoke and introduced Cynthia de la Torre, Planner, who presented the staff report.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Christopher Koontz, Planning Bureau Manager.

Alison Spindler, Planner, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

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

Cynthia de la Torre, Planner, spoke.

Alison Spindler, Planner, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Steve Gerhardt provided public comment.

Kate Sakenoff provided public comment.

Kirk Davis provided public comment.

Hilda Gaytan provided public comment.

Melissa Schilling provided public comment.

Vice Chair Christoffels spoke.

Alison Spindler, Planner, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Cruz spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Commissioner Templin spoke.

A motion was made by Commissioner Templin, seconded by Commissioner Cruz, to approve recommendation and request an informational report back to the Commission in six months time. The motion carried by the following vote:

Yes: 5 - Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin and Erick Verduzco-Vega

Absent: 2 - Josh LaFarga and Richard Lewis

6. [19-021PL](#)

Recommendation that the City Council accept Negative Declaration ND 04-19 and approve Zoning Code Amendment (ZCA19-002) and to amend Title 21 of the Long Beach Municipal Code (Zoning Ordinance) to: 1) update the definition for townhomes and eliminate zoning restrictions on side-by-side units; 2) update the commercial zones sections of the code to strike out references to commercial districts no longer in use; 3) eliminate size restrictions for single-family garages and update lot coverage and floor area calculations in single-family districts; 4) update roofing material requirements for residential districts; 5) revise screening requirements for mechanical equipment in low-density residential districts; 6) provide guidelines to determine curb cut closures and require underground utilities

in new projects; 7) Define the standing required and timeline for land use decision appeals; 8) update school siting requirements to reflect the City's adopted Mobility Element; 9) eliminate zoning code restriction on maximum number of zoning regulation amendments per year. (Citywide)

Christopher Koontz, Planning Bureau Manager, spoke and introduced Alejandro Sanchez-Lopez, Planner, who presented the staff report.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Christopher Koontz, Planning Bureau Manager.

Vice Chair Christoffels spoke.

Alejandro Sanchez-Lopez, Planner, spoke.

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

Yes: 5 - Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin and Erick Verduzco-Vega

Absent: 2 - Josh LaFarga and Richard Lewis

STUDY SESSION

7. 19-022PL Conduct a Study Session to discuss Ancillary Animal Adoption and Boarding Regulations.

Meeting went into Recess

Meeting Reconvened

Vice Chair Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke and introduced Nick Vasuthasawat, Planner, who presented the staff report.

Commissioner Verduzco-Vega spoke.

Nick Vasuthasawat, Planner, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Lindsey provided public comment.

Commissioner Perez spoke.

Lindsey spoke.

Commissioner Cruz spoke.

Vice Chair Christoffels spoke.

Lindsey spoke.

Manny 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

ADJOURNMENT

At 7:12 p.m., Vice Chair Christoffels adjourned the meeting.

NEXT REGULAR MEETING: April 4, 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.

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