

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, SEPTEMBER 19, 2019
411 W. OCEAN BOULEVARD
CIVIC CHAMBERS, 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

At 5:01 p.m., Chair Lewis called the meeting to order.

ROLL CALL

Also present: Linda F. Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Michael Mais, Assistant City Attorney; Anita Juhola-Garcia, Project Planner; Jorge Ramirez, Project Planner; Marcos Lopez, Project Planner; Maryanne Cronin, Project Planner; M. Wilson, Executive Assistant to the Director; Dionne Bearden, Bureau Secretary.

Commissioners Andy Perez, Jane Templin, Erick Verduzco-Vega, Mark

Present: Christoffels and Richard Lewis

Commissioners Ron Cruz and Josh LaFarga

Absent:

FLAG SALUTE

Commissioner Verduzco-Vega lead the flag salute.

MINUTES

[19-078PL](#)

Recommendation to receive and file the Planning Commission minutes of September 5, 2019.

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

Yes: 4 - Andy Perez, Jane Templin, Erick Verduzco-Vega and Richard Lewis

Absent: 3 - Ron Cruz, Josh LaFarga and Mark Christoffels

DIRECTOR'S REPORT

Christopher Koontz, Planning Bureau Manager, provided Director's Report.

Chair Lewis spoke.

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.

CONSENT CALENDAR

1. [19-075PL](#) Recommendation to adopt revised Conditional Use Permit (CUP19-026) and Local Coastal Development Permit (LCDP) findings to: 1) deny two outward facing wall mounted electronic message center signs; and 2) approve the two inward facing electronic message center signs with conditions at a previously-approved shopping center located at 6400 E. Pacific Coast Highway, within the South East Area Development and Improvement Plan (PD-1) Zoning District. (District 3)

Christopher Koontz, Planning Bureau Manager, spoke.

Ann Cantrell provided public comment.

Corliss Lee provide public comment.

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

Yes: 4 - Andy Perez, Jane Templin, Erick Verduzco-Vega and Richard Lewis

Absent: 3 - Ron Cruz, Josh LaFarga and Mark Christoffels

REGULAR AGENDA

2. [19-074PL](#) Recommendation to accept Categorical Exemption CE-19-147 and approve a Conditional Use Permit (CUP19-015) to remodel an existing carwash with proposed interior and exterior improvements including new canopies, vacuums, repainting, and new landscaping at located at 4800 East Pacific Coast Highway, within the Community Commercial Automobile-Oriented (CCA) zoning district. (District 4)

Alexis Oropeza, Current Planning Officer, introduced Marcos Lopez, Project Planner and Anita Juhola-Garcia, Project Planner, who provided the staff report.

Vice Chair Christoffels joined the meeting.

Vice Chair Christoffels spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Andrew Althaus, applicant, spoke.

Chair Lewis spoke.

A dialogue ensued between Chair Lewis and Andrew Althaus, applicant.

Catherine Grace provided public comment.

Andrew Althaus, applicant, spoke.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Marcos Lopez, Project Planner, spoke.

Vice Chair Christoffels spoke.

Chair Lewis spoke.

Marcos Lopez, Project Planner, spoke.

Chair Lewis spoke.

A dialogue ensued between Chair Lewis and Marcos Lopez, Project Planner

Vice Chair Christoffels spoke.

Chair Lewis spoke.

Michael Mais, Assistant City Attorney, spoke.

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

Yes: 5 - Andy Perez, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

Absent: 2 - Ron Cruz and Josh LaFarga

3. [19-076PL](#)

Recommendation to accept Categorical Exemption CE-19-173 and approve a master Conditional Use Permit (CUP 19-013) and a Local Coastal Development Permit (LCDP 19-020) to allow the sale of alcoholic beverages beer, wine, and distilled spirits for on-site consumption within existing buildings where improvements are in progress for 32 proposed restaurants with outdoor dining located at 6420 E. Pacific Coast Highway, within the Southeast Area Development and Improvement Plan (PD-1) Zoning District. (District 3)

Alexis Oropeza, Current Planning Officer, introduced Jorge Ramirez, Project

Planner, who presented staff report.

Chair Lewis spoke.

Jorge Ramirez, Project Planner, spoke.

Commissioner Verduzco-Vega spoke.

Jorge Ramirez, Project Planner, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

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

Vice Chair Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Vice Chair Christoffels spoke.

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

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

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Linda F. Tatum, Director of Development Services.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager spoke.

Chair Lewis spoke.

Applicant spoke.

Chair Lewis spoke.

Ann Cantrell provided public comment.

Chair Lewis spoke.

Commissioner Templin spoke.

Vice Chair Christoffels spoke.

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

Yes: 5 - Andy Perez, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

Absent: 2 - Ron Cruz and Josh LaFarga

4. [19-077PL](#)

Recommendation to approve an EIR Addendum (EIRA-02-19) to the Downtown Plan Program Environmental Impact Report (SCH No. 2009071006); approve a Site Plan Review (SPR 18-038) for a project consisting of 345 residential units in one mixed-use tower (23 stories in height with above grade and subterranean parking) and one mid-rise, mixed-use building (8 stories in height with above grade and subterranean parking), 14,481 sq. ft. of retail space, 563 parking spaces, and 128 bicycle parking spaces; find the proposed vacation of an existing named alley (Roble Way) and vacations of portion of the Pacific Avenue right-of-way in conformance with the General Plan; and approve a Vesting Tentative Tract Map (TTM18-008) to merge six lots into one 1.22-acre ground lot and create six airspace lots on a site currently developed as an at-grade parking lot located at 131 West 3rd Street in the Downtown Plan (PD-30) Height Incentive Area. (District 1)

Alexis Oropeza, Current Planning Officer, introduced Maryanne Cronin, Project Planner and Jonathan Iniesta, Project Planner, who provided the staff report.

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Kam Babaoft, applicant spoke.

Tyson Sayles, applicant, spoke.

Commissioner Templin spoke.

Tyson Sayles, applicant, spoke.

Noah Garrison provided public comment.

Christine Bos provided public comment.

Leanna Noble provided public comment.

Ann Cantrell provided public comment.

Christopher Koontz, Planning Bureau Manager, spoke.

Corliss Lee provided public comment.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

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

Michael Mais, Assistant City Attorney, spoke.

Vice Chair Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

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

Michael Mais, Assistant City Attorney, spoke.

Commissioner Templin spoke.

Maryanne Cronin, Project Planner, spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Maryanne Cronin, Project Planner.

Chair Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Chair Lewis spoke.

Maryanne Cronin, Project Planner, spoke.

Chair Lewis spoke.

Tyson Sayles, applicant, spoke.

Chair Lewis spoke.

Chair Lewis spoke.

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

Yes: 5 - Andy Perez, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

Absent: 2 - Ron Cruz 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.

COMMENTS FROM THE PLANNING COMMISSION

Chair Lewis spoke.

ADJOURNMENT

At 6:34 p.m., Chair Lewis adjourned the meeting.

NEXT MEETING: October 3, 2019 - 5:00 p.m.

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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