

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, DECEMBER 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  
Jane Templin, 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: Dr. Joni Ricks-Oddie, Planning Commissioner; Linda F. Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Michael Mais, Assistant City Attorney; Thomas Modica, Acting City Manager; Joshua Hickman, Project Management Officer for Public Works Department; Sergio Gutierrez, Project Planner; Gina Casillas, Project Planner; Maryanne Cronin, Project Planner; M. Wilson, Executive Assistant to the Director; Pluchette Slusher, Clerk Typist; Dionne Bearden, Bureau Secretary.

**Commissioners** Ron Cruz, Josh LaFarga, Erick Verduzco-Vega and Richard  
**Present:** Lewis

**Commissioners** Jane Templin and Mark Christoffels  
**Absent:**

**FLAG SALUTE**

Commissioner Verduzco-Vega lead the flag salute.

**MINUTES**

[19-092PL](#)

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

Chair Lewis spoke.

**A motion was made by Commissioner Cruz, seconded by Commissioner LaFarga, to adopt. The motion carried by the following vote:**

**Yes:** 4 - Ron Cruz, Josh LaFarga, Erick Verduzco-Vega and Richard Lewis

**Absent:** 2 - Jane Templin and Mark Christoffels

## **EXECUTIVE DIRECTOR'S REPORT**

Christopher Koontz, Planning Bureau Manager, presented the Director's Report.

Chair Lewis spoke.

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

## **SWEARING OF WITNESSES**

## **REGULAR AGENDA**

1. [19-093PL](#) Recommendation to recommend that the City Council take the following actions for the proposed Belmont Beach and Aquatics Center: 1) Accept the EIR Addendum (EIRA-03-19) to the previously-certified Belmont Pool Revitalization Project EIR 01-16 (SCH#2013041063); 2) Approve a General Plan Amendment to the Local Coastal Program Element (GPA19-001); 3) Approve a Zoning Code Amendment amending the Belmont Pier Planned Development District (PD-2) to create a new subarea for the project development site and associated zoning standards (ZCA19-010); 4) Approve a Zone Change from the Park (P) zoning district to the PD-2 planned development district for portions of the project site (ZCHG19-005); 5) Approve a Local Coastal Program Amendment incorporating the Zoning Code Amendment to PD-2 (LCPA19-005); 6) Approve a new Site Plan Review for the redesigned Belmont Beach and Aquatics Center Complex (SPR19-027); and 7) Approve a Local Coastal Development Permit for the portion of the project within the City's Coastal Zone Appealable

Area jurisdiction (LCDP19-023); all located at 4200 East Ocean Boulevard in the Planned Development District and P (PD-2) zoning district. (District 3)

Alexis Oropeza, Current Planning Officer, introduced Scott Kinsey, Project Planner, who presented the staff report.

Chair Lewis spoke.

Commissioner Verduzco-Vega spoke.

Chair Lewis spoke.

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

Tom Modica, Acting City Manger, gave a presentation.

Chair Lewis spoke.

Lucy Johnson provided public comment.

Kim O'Shea provided public comment.

Corliss Lee provided public comment.

Susan Miller provided public comment.

Mel Nutter provided public comment.

Joe Geaver provided public comment.

Anna Christensen provided public comment.

Terry Stoddard provided public comment.

Rodger Kazinsky provided public comment.

Chair Lewis spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

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

Christopher Koontz, Planning Bureau Manager, spoke.

Erick Lopez, City of Long Beach Project Lead, spoke.

Brent Mueller, Project Architect, spoke.

Commissioner Ricks-Oddie spoke.

Brent Mueller, Project Architect, spoke.

Erick Lopez, City of Long Beach Project Lead, spoke.

Commissioner Cruz spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Erick Lopez, City of Long Beach Project Lead, spoke.

Chair Lewis spoke.

Scott Kinsey, Project Planner, spoke.

Chair Lewis spoke.

Erick Lopez, City of Long Beach Project Lead, spoke.

A dialogue ensued between Chair Lewis and Erick Lopez, City of Long Beach Project Lead.

Commissioner Verduzco-Vega spoke.

Chair Lewis spoke.

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

**Yes:** 4 - Ron Cruz, Josh LaFarga, Erick Verduzco-Vega and Richard Lewis

**Absent:** 2 - Jane Templin and Mark Christoffels

2. [19-094PL](#)

Recommendation to Approve a Standards Variance (SV19-001) and a Local Coastal Development Permit (LCDP 19-023) to allow a minimum 16'-11" foot (street) side yard setback on 1st Street instead of the required 25'-0" special setback for a new two-story residential building containing three units located at 29 Kennebec Avenue in the Three-Family Residential, Small Lot (R-3-S) zoning district. (District 3)

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

Chair Lewis spoke.

Commissioner Verduzco-Vega spoke.

Gina Casillas, Project Planner, spoke.

Chair Lewis spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

A dialogue ensued between Chair Lewis and Patricia Diefenderfer, Advance Planning Officer.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Commissioner Ricks-Oddie spoke.

Gina Casillas, Project Planner, spoke.

A dialogue ensued between Commissioner Ricks-Oddie and Gina Casillas, Project Planner.

Willetta McCullough, a representative of the applicant, spoke.

Alan Burks, a representative of the applicant, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Alex Cherin provided public comment.

Jeff Malin provided public comment.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

**A motion was made by Commissioner Cruz, seconded by Commissioner LaFarga, to adopt. The motion carried by the following vote:**

**Yes:** 4 - Ron Cruz, Josh LaFarga, Erick Verduzco-Vega and Richard Lewis

**Absent:** 2 - Jane Templin and Mark Christoffels

3. [19-095PL](#)

Recommendation to approve a Conditional Use Permit (CUP19-029) to establish a social service office with food distribution of meals, groceries, in addition to clothing at an existing commercial space, located at 1041 East 7th Street in the Downtown Plan (PD-30). (District 1)

Alexis Oropeza, Current Planning Officer, introduced Jonathan Iniesta, Project Planner, who presented the staff report.

Desmond D'Sa, applicant, spoke.

Chair Lewis spoke.

**A motion was made by Commissioner LaFarga, seconded by Commissioner Cruz, to adopt. The motion carried by the following vote:**

**Yes:** 4 - Ron Cruz, Josh LaFarga, Erick Verduzco-Vega and Richard Lewis

**Absent:** 2 - Jane Templin and Mark Christoffels

4. [19-096PL](#)

Recommendation to approve a Conditional Use Permit (CUP19-036) to establish a truck and container storage yard with a 640-square-foot office space and three employee/guest parking space located at 1404

Hayes Ave within the General Industrial (IG) Zoning District. (District 1)

Alexis Oropeza, Current Planning Officer, introduced Jonathan Iniesta, Project Planner, who presented the staff report.

Chair Lewis spoke.

Jonathan Iniesta, Project Planner, spoke.

Project Architect spoke.

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

**Yes:** 4 - Ron Cruz, Josh LaFarga, Erick Verduzco-Vega and Richard Lewis

**Absent:** 2 - Jane Templin and Mark Christoffels

5. [19-097PL](#)

Recommendation to accept Categorical Exemption CE19-220 and approve a Tentative Parcel Map (TPM19-002) to subdivide an existing 13,486.5-square-foot property into two parcels located at 2395 Daisy Avenue in Single Family Residential District with Standard Lots the (R-1-N) zoning district. (District 7)

Alexis Oropeza, Current Planning Officer, introduced Sergio Gutierrez, Project Planner, who presented the staff report.

Chair Lewis spoke.

Sergio Gutierrez, Project Planner, spoke.

Commissioner Cruz spoke.

Sergio Gutierrez, Project Planner, spoke.

A dialogue ensued between Commissioner Cruz and Sergio Gutierrez, Project Planner.

**A motion was made by Commissioner Cruz, seconded by Commissioner LaFarga, to adopt. The motion carried by the following vote:**

**Yes:** 4 - Ron Cruz, Josh LaFarga, Erick Verduzco-Vega and Richard Lewis

**Absent:** 2 - Jane Templin and Mark Christoffels

**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**

Commissioner Ricks-Oddie spoke.

Chair Lewis spoke.

#### **ADJOURNMENT**

At 7:26 p.m., Chair Lewis adjourned the meeting.



**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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