

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, JULY 16, 2020
VIA TELECONFERENCE, 5:00 PM**

Richard Lewis, Chair
Mark Christoffels, Vice Chair
Erick Verduzco-Vega, Commissioner



Ron Cruz, Commissioner
Josh LaFarga, Commissioner
Jane Templin, Commissioner
Joni Ricks-Oddie, Commissioner

FINAL AGENDA AND DRAFT MINUTES

CALL TO ORDER

Chair Lewis called the meeting to order at 5:00 p.m.

ROLL CALL

Also present: Oscar M. Orci, Director of Development Services; Christopher Koontz, Deputy Director of Development Services; Michael Mais, Assistant City Attorney; Alexis Oropeza, Current Planning Officer; Patricia Diefenderfer, Advance Planning Officer; Marcos Lopez, Project Planner; Jonathan Iniesta, Project Planner; Heather Flores, Clerk; Dionne M. Bearden, Bureau Secretary.

Commissioners Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega,
Present: Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

FLAG SALUTE

Commissioner Verduzco-Vega lead the flag salute.

MINUTES

[20-057PL](#)

Recommendation to receive and file the Planning Commission meeting minutes of July 2, 2020.

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

Yes: 4 - Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

Absent: 3 - Ron Cruz, Josh LaFarga and Joni Ricks-Oddie

DIRECTOR'S REPORT

Director's Report.

Christopher Koontz, Deputy Director of Development Services, presented the Director's Report.

Commissioner Ricks-Oddie spoke.

Chair Lewis spoke.

SWEARING OF WITNESSES

REGULAR AGENDA

1. [20-058PL](#) Recommendation to accept Categorical Exemption CE20-062 and approve a Tentative Parcel Map TPM19-003 to permit a subdivision creating a single condominium conversion of the existing northernmost commercial building (addressed 4220 Wehrle Court) on a single lot located at 4223 Anaheim Street that is split-zoned Two-Family Residential (R-2-N) and Community R-4-N Commercial (CCN) zoning district. (District 4)

Alexis Oropeza, Current Planning Officer, introduced Marcos Lopez, Project Planner, who presented the staff report.

Chair Lewis spoke.

Marcos Lopez, Project Planner, spoke.

Chair Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Derek Burnham, applicant, spoke.

Chair Lewis spoke.

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

Yes: 7 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

2. [20-060PL](#)

Recommendation to deny third-party Appeal APL20-003 and uphold the Zoning Administrator's denial of Standards Variance SV20-001, and Local Coastal Development Permit LCDP20-005 request to construct a new single-family dwelling with a four (4) foot garage setback where twenty (20) feet is required. (District 3)

Alexis Oropeza, Current Planning Officer, presented the staff report.

Vice Chair Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Vice Chair Christoffels spoke.

Chair Lewis spoke.

Commissioner Cruz spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Templin spoke..

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Edward Gulian, Representative of Applicant, spoke.

Chair Lewis spoke.

Penny Poole, Property Owner, spoke.

Commissioner Templin spoke.

James Poole, Property Owner, spoke.

Chair Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Commissioner Ricks-Oddie spoke.

James Poole, Property Owner, spoke.

Commissioner Ricks-Oddie spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Ricks-Oddie spoke.

A dialogue ensued between Commissioner Ricks-Oddie and Christopher Koontz, Deputy Director of Development Services.

Alexis Oropeza, Current Planning Officer, spoke.

A dialogue ensued between Commissioner Ricks-Oddie and Alexis Oropeza, Current Planning Officer.

Vice Chair Christoffels spoke.

Michael Mais, Assistant City Attorney, spoke.

Chair Lewis spoke.

Edward Gulian, Representative of Applicant, spoke.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Commissioner Ricks-Oddie spoke.

Chair Lewis spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Commissioner Cruz spoke.

Chair Lewis spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Lewis spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Michael Mais, Assistant City Attorney, spoke.

Chair Lewis spoke.

A motion was made by Commissioner Ricks-Oddie, seconded by Commissioner Cruz, to grant a third-party appeal and overturn the decision of the Zoning Administrator thereby approving a Standards Variance for a reduced garage setback of 4' where 20' is required and a Local Coastal Development Permit. The unique conditions of the lot that support the variance included 1) the 9-foot wide easement along the northern portion of lot, 2) the corner lot condition of the lot, and 3) environmental conditions. The motion carried by the following vote:

Yes: 7 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

STUDY SESSION

3. [20-059PL](#) Conduct a study session on proposed housing-related amendments to the City's Zoning Code to allow a pilot project to permit the construction of micro-units; to legalize existing illegal dwelling units; and to create incentives for the production of affordable housing (density bonus).

Christopher Koontz, Deputy Director of Development Services, introduced Patricia Diefenderfer, Advance Planning Officer, who presented the study session.

Cynthia de la Torre, Planner, spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Chair Lewis spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Lewis spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Chair Lewis spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Vice Chair Christoffels spoke.

Chair Lewis spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

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

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Ricks-Oddie spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

A dialogue ensued between Commissioner Ricks-Oddie and Patricia Diefenderfer, Advance Planning Officer.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Ricks-Oddie spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Templin spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Lewis 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

No further comments from the Planning Commission.

ADJOURNMENT

At 6:52 p.m., Chair Lewis adjourned the meeting.

NEXT REGULAR MEETING: August 6, 2020 - 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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