

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, AUGUST 20, 2020  
HELD 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

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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: Oscar 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; Cuentin Jackson, Project Planner; Jonathan Iniesta, Project Planner; Scott Kinsey, Project Planner; Sergio Gutierrez, Project Planner; Alejandro Sanchez-Lopez, Project Planner; Dionne Bearden, Bureau Secretary; Heather Flores, Clerk Typist.

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

**Commissioners** Joni Ricks-Oddie  
**Absent:**

**FLAG SALUTE**

Commissioner Templin lead the flag salute.

**DIRECTOR'S REPORT**

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

**MINUTES**

20-070PL

Recommendation to receive and file the Planning Commission minutes of August 6, 2020.

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

**Yes:** 5 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega and Mark Christoffels

**Abstain:** 1 - Richard Lewis

**Absent:** 1 - Joni Ricks-Oddie

**SWEARING OF WITNESSES**

**CONSENT CALENDAR**

Passed the Consent Calendar.

**A motion was made by Vice Chair Christoffels, seconded by Commissioner Verduzco-Vega, to approve Consent Calendar Items 1 - 2. The motion carried by the following vote:**

**Yes:** 6 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

**Absent:** 1 - Joni Ricks-Oddie

1. 20-071PL

Recommendation to recommend that the City Council find the proposed action to be exempt from the California Environmental Quality Act and repeal Ordinance no. C-3377 related to a special setback on the 5800 block of Linden Avenue in the Multi-family Residential, Townhouse (R-3-T) and Neighborhood Commercial, Automobile Oriented (CNA) zoning districts. (District 9)

**A motion was made to approve recommendation on the Consent Calendar.**

2. [20-072PL](#) Recommendation to accept Categorical Exemption CE 20-085 and approve a Modification (MOD20-006) of an existing Site Plan Review approval (Application No. 1603-01) to allow the facade remodel of an existing building located at 4100 E. Carson Street within the Long Beach Exchange retail center in the Douglas Park Planned Development (PD-32) District. (District 5)

**A motion was made to approve recommendation on the Consent Calendar.**

**REGULAR AGENDA**

3. [20-073PL](#) Recommendation to determine that the project is within the scope of the previously-certified Downtown Plan PEIR (SCH #2009071006) and the Broadway Block Project Downtown Plan EIR Addendum, and that no further environmental analysis is needed; and approve a Modification to Approved Permit - Planning Commission-level review (MOD20-002) to modify the previously-approved Broadway Block project (Application No. 1708-10) to allow 32 additional dwelling units and approximately 3,006 sq. ft. of additional floor area, with a parking waiver for 39 parking stalls, and a Vesting Tentative Parcel Map (VTPM20-001 ). (District 2)

Chair recused himself.

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

Vice Chair Christoffels spoke.

Scott Kinsey, Project Planner, 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.

Vice Chair Christoffels spoke.

Commissioner Templin spoke.

Scott Kinsey, Project Planner, spoke.

Commissioner Templin spoke.

Scott Kinsey, Project Planner, spoke.

Vice Chair Christoffels spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Commissioner Cruz spoke.

Scott Kinsey, Project Planner, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Mark Spector, applicant, spoke.

Vice Chair Christoffels spoke.

Commissioner Templin spoke.

Mark Spector, applicant, spoke.

Vice Chair Christoffels spoke.

Robert Fox provided public comment.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Scott Kinsey, Project Planner, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

**A motion was made by Commissioner Verduzco-Vega to approve staff's recommendation with an amendment to the approval for the Modification to Approved Permit (MOD20-002) modifying the previously-approved Broadway Block project (Application No. 1708-10) allowing 32 additional dwelling units and approximately 3,006 sq. ft. of additional floor area. Verduzco-Vega's amendment specified that the additional units would be approved with 39 parking stalls in an alternate, tandem, configuration and a required twenty-four hour valet service for a total of 540 parking spaces. The motion was seconded by Commissioner Templin. The motion carried by the following vote:**

**Yes:** 5 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega and Mark Christoffels

**Absent:** 1 - Joni Ricks-Oddie

**Recused:** 1 - Richard Lewis

4. [20-074PL](#)

Recommendation to accept Categorical Exemption CE20-071 and approve Conditional Use Permit (2006-04), for the co-location of a new wireless telecommunication facility on an existing lattice tower to allow the installation of twelve antennas, three (3) sector frames, fifteen (15) RRU's, two (2) cabinets and related equipment in the leasing area located at 725 Harbor Plaza in the Port-Related Industrial (IP) zoning district. (District 2)

Chair Lewis returned.

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

Chair Lewis spoke.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

**Absent:** 1 - Joni Ricks-Oddie

5. [20-075PL](#)

Recommendation to accept Categorical Exemption CE19-247 and approve Conditional Use Permit CUP19-025 to allow off-site beer and wine sales (Alcoholic Beverage Control - License Type 20) in conjunction with an existing 3,990-square-foot small grocery store located at 1168 East 4th Street in the Office Commercial (CO) Zoning District. (District 2)

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

Chair Lewis spoke.

Mr. Yusef provided public comment.

Chair Lewis spoke.

Commissioner Templin spoke.

Commissioner Verduzco-Vega spoke.

Chair Lewis spoke.

Commissioner Verduzco-Vega spoke.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

**Absent:** 1 - Joni Ricks-Oddie

6. [20-076PL](#)

Recommendation to find the projects listed in the proposed Fiscal Year 2021 Capital Improvement Program (FY 2021 CIP) in conformity with

the General Plan. (Citywide)

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

Chair Lewis spoke.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

**Absent:** 1 - Joni Ricks-Oddie

**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

## ADJOURNMENT

Chair Lewis adjourned the meeting at 5:55 p.m.

NEXT REGULAR MEETING : September 3, 2020 - 5:00 p.m.

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**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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