

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, OCTOBER 6, 2022
411 W. OCEAN BOULEVARD
CIVIC CHAMBERS
AND TELECONFERENCE, 5:00 PM**

Dr. Joni Ricks-Oddie, Chair
Erick Verduzco-Vega, Vice Chair
Alvaro Castillo, Commissioner
Mark Christoffels, Commissioner



Josh LaFarga, Commissioner
Richard Lewis, Commissioner
Jane Templin, Commissioner

FINISHED AGENDA AND MINUTES

CALL TO ORDER

Chair Ricks-Oddie called the meeting to order at 5:05 p.m.

ROLL CALL

Also Present: Christopher Koontz, Acting Director of Development Services; Erin Weesner-McKinley, Deputy City Attorney; Alexis Oropeza, Current Planning Officer; Andréa Urbas, Acting Advance Planning Officer; Maryanne Cronin, Project Planner; Amy Harbin, Project Planner; Jonathan Iniesta, Project Planner; Cuentin Jackson, Project Planner; Alejandro Plascencia, Project Planner; Elise Roberts, Planning Analyst; Heather Flores, Secretary; Shirley Perkins, Clerk.

Commissioners Mark Christoffels, Richard Lewis, Jane Templin, Erick

Present: Verduzco-Vega and Joni Ricks-Oddie

Commissioners Alvaro Castillo and Josh LaFarga

Absent:

FLAG SALUTE

Vice Chair Verduzco-Vega led the flag salute.

MINUTES

[22-055PL](#)

Recommendation to receive and file the Planning Commission minutes of September 1, 2022.

Chair Ricks-Oddie spoke.

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

Yes: 5 - Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

Absent: 2 - Alvaro Castillo and Josh LaFarga

SWEARING OF WITNESSES

DIRECTOR'S REPORT

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

REGULAR AGENDA

1. [22-056PL](#) Recommendation to recommend that the City Council adopt a resolution certifying the Fire Station No. 9 at 4101 Long Beach Boulevard Project Environmental Impact Report (EIR-04-21, SCH# 2022020416);

Recommend that the City Council adopt an ordinance approving a Zone Change (ZCHG21-003) from Community Commercial Automobile-Oriented (CCA) and Single-family Residential, large lot (R-1-L) to Mixed-Use Zone-1 (MU-1);

Recommend that the City Council adopt an ordinance approving a General Plan Amendment (GPA21-003) from Founding and Contemporary Neighborhood (FCN) to Neighborhood Serving Center or Corridor Low Density (NSC-L);

Recommend that the City Council approve Site Plan Review (SPR21-050) for clearance of an existing 0.4-acre site and construction of a new two-story (12,780 square foot) Fire Station No. 9 with three (3) drive-through apparatus bays located at 4101 Long Beach Boulevard;

Recommend that the City Council approve Standards Variances request to allow: 1) a driveway on Randolph Place located less than thirty feet (30') from an intersection (SV22-006) and 2) a curb cut greater than the 24-foot maximum on Randolph Place (SV22-007);

Recommend that the City Council approve a Lot Merger (LMG22-014) to merge three (3) lots into one 16,829-square-foot lot; and,

Recommend that the City Council approve repealing the five-foot-special setback established by Ordinance No. C-1015 related to a special setback along the west side of Long Beach Boulevard where it intersects with the subject site. (District 5)

(Agenda Item No. 1 is continued on Page 3)

Alexis Oropeza, Current Planning Officer, introduced Maryanne Cronin, Project Planner, who presented the staff report.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Deputy Fire Chief Dennis Buchanan, Applicant, spoke.

Commissioner Templin spoke.

Dialogue ensued between Commissioner Lewis and Deputy Fire Chief Dennis Buchanan, Applicant, spoke.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Neighbor to the proposed new Fire Department provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

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

Yes: 5 - Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

Absent: 2 - Alvaro Castillo and Josh LaFarga

2. [22-057PL](#)

Recommendation to approve a Site Plan Review (SPR22-078) for a project consisting of the demolition of all existing structures on the site, and the construction of a new 303,972-square-foot concrete, tilt-up industrial warehouse building, including 9,000-square-feet of office space approximately 51 feet in height on a 14.16-acre lot within the General Industrial (IG) Zoning District located at 5900 Cherry Ave. (District 9)

Alexis Oropeza, Current Planning Officer, introduced Amy Harbin, Project Planner, who presented the staff report.

Chair Ricks-Oddie spoke.

Amy Harbin, Project Planning, spoke.

Chair Ricks-Oddie spoke.

Amy Harbin, Project Planning, spoke.

Yemi Alade, Applicant, spoke.

Chair Ricks-Oddie spoke.

Vice Chair Verduzco-Vega spoke.

Yemi Alade, Applicant, spoke.

Chair Ricks-Oddie spoke.

Yemi Alade, Applicant, spoke.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Charlene So, Applicant, spoke.

Vice Chair Verduzco-Vega spoke.

Charlene So, Applicant, spoke.

Vice Chair Verduzco-Vega spoke.

Chair Ricks-Oddie spoke.

Albert Durate provided public comment.

Donnie Sappington provided public comment.

Gus Torres provided public comment.

Pastor Zach provided public comment.

Ray Lawson provided public comment.

Joseph Goldblatt provided public comment.

Jesus Camargo provided public comment.

Eon Moss provided public comment.

Chris Luna Jr. provided public comment.

Omar Galindo provided public comment.

Jayson Baiz provided public comment.

Shomari Davis provided public comment.

Miguel Castellon provided public comment.

Sam Nieto provided public comment.

Abel Soto provided public comment.

Daniela Diaz provided public comment.

Desiree Valdez provided public comment.

Kirk Davis provided public comment.

Hilda Gaytáu provided public comment.

Chair Ricks-Oddie spoke.

Jose Garcia provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Kelly McDonagh provided public comment.

Renee Rios provided public comment.

Elise Roberts, Planning Analyst, spoke.

Laurie Angel provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

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

Amy Harbin, Project Planner, spoke.

Chair Ricks-Oddie spoke.

Amy Harbin, Project Planner, spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Dialogue ensued between Commissioner Christoffels and Christopher Koontz, Acting Director of Development Services.

Dialogue ensued between Commissioner Christoffels and Amy Harbin, Project Planner.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

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

Yemi Alade, Applicant, spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Amy Harbin, Project Planner, spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

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

Yes: 5 - Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

Absent: 2 - Alvaro Castillo and Josh LaFarga

3. [22-058PL](#)

Recommendation to accept Categorical Exemption CE21-096 and approved Conditional Use Permit (CUP22-018) to allow off-site alcohol sales (ABC License Type 20) in a gourmet cheese shop within an existing 539-square-foot commercial space located at 2112 East 4th Street within the Commercial - Neighborhood Pedestrian (CNP) Zoning District. (District 2)

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

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Templin spoke.

Chair Ricks-Oddie spoke.

Vice Chair Verduzco-Vega spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Vice Chair Verduzco-Vega spoke.

Chair Ricks-Oddie spoke.

Erika Ponzo, Applicant, spoke.

Chair Ricks-Oddie spoke.

Erika Ponzo, Applicant, spoke.

Commissioner Lewis spoke.

Erika Ponzo, Applicant, spoke.

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

Commissioner Christoffels spoke.

Vice Chair Verduzco-Vega spoke.

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

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

Yes: 5 - Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

Absent: 2 - Alvaro Castillo and Josh LaFarga

4. [22-059PL](#)

Recommendation to accept Categorical Exemption CE22-145 and approve Conditional Use Permit (CUP22-030) to allow the off-site sale of beer, wine, and distilled spirits (Type 21 license) at a new convenience market of approximately 3,321 square feet within a portion of an existing freestanding building located at 4680 East Los Coyotes Diagonal in the Community Commercial Automobile-Oriented (CCA) Zoning District. (District 4)

Alexis Oropeza, Current Planning Officer, introduced Cuentin Jackson, Project Planner, who presented the staff report.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

Cuentin Jackson, Project Planner, spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Steven Jameson, Applicant, spoke.

Chair Ricks-Oddie spoke.

Steven Jameson, Applicant, spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Steven Jameson, Applicant, spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Commissioner Lewis spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

Vice Chair Verduzco-Vega spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Vice Chair Verduzco-Vega spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Steven Jameson, Applicant, spoke.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

A motion was made by Commissioner Templin, seconded by Commissioner Lewis, to approve recommendation with modified conditions. The motion carried by the following vote:

Yes: 5 - Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

Absent: 2 - Alvaro Castillo and Josh LaFarga

Chair Ricks-Oddie allowed a 10 minute break between Item 4 and Item 5.

5. [22-060PL](#)

Recommendation to receive and file presentation on the Race and Suburbanization Historic Context Statement. (Citywide)

Christopher Koontz, Acting Director of Development Services, introduced Alejandro Plascencia, Project Planner, who provided the staff report.

A dialogue ensued between Chair Ricks-Oddie and Alejandro Plascencia, Project Planner.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

A motion was made by Vice Chair Verduzco-Vega, seconded by Chair Ricks-Oddie, to approve recommendation. The motion carried by the following vote:

Yes: 5 - Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

Absent: 2 - Alvaro Castillo 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.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

COMMENTS FROM THE PLANNING COMMISSION

ADJOURNMENT

Chair Ricks-Oddie adjourned the meeting at 8:21 p.m.

NEXT SCHEDULED MEETING: OCTOBER 20, 2022 - 5:00 P.M.

HF

Note:

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