

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, OCTOBER 4, 2018
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 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 5:00 p.m., Chair Lewis called the meeting to order.

ROLL CALL

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

Also present: Linda Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Michael Mais, Assistant City Attorney; Anita Juhola-Garcia, Planner; Alexis Oropeza, Planner; Nick Vasuthasawat, Planner; Dionne Bearden, Bureau Secretary.

FLAG SALUTE

Commissioner Verduzco-Vega lead the flag salute.

MINUTES

[18-071PL](#)

Recommendation to receive and file the Planning Commission minutes of September 20, 2018.

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

Yes: 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

DIRECTOR'S REPORT

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

SWEARING OF WITNESS

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.

REGULAR AGENDA

1. [18-067PL](#) Recommendation to approve Administrative Use Permit (18-004) to establish a bank with a drive-through, Conditional Use Permits (CUP18-019 & CUP18-020) to establish two restaurants with drive-throughs, and Vesting Tentative Parcel Map (TPM18-003) to establish a four-parcel subdivision in conjunction with a new shopping center located at 6600 Atlantic Avenue in the Community Automobile-Oriented District (CCA). (District 9)

Christopher Koontz, Planning Bureau Manager, requested continuance.

UnknownResident

Chair Lewis Spoke.

Commissioner Verduzco-Vega spoke.

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

Yes: 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

2. [18-068PL](#) Recommendation to accept Categorical Exemption (CE17-155) and approve two (2) Conditional Use Permits (CUP18-023 & CUP18-024) to establish two (2) drive-through lanes for restaurant uses in conjunction

with the remodel and 16,352 square-foot expansion of an existing shopping center (Harding Square) located at 6141-6191 Atlantic Avenue in the Commercial Neighborhood Automobile-Oriented District (CNA) Zone. (District 9)

Christopher Koontz, Planning Bureau Manager, introduced Anita Juhola-Garcia, Planner, who presented the staff report.

Representative from Westland Real Estate Group, applicant, spoke.

Chair Lewis spoke.

A dialogue ensued between Chair Lewis and applicant.

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

Yes: 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

3. [18-069PL](#)

Recommendation to determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and approve Site Plan Review (SPR18-009) and Vesting Tentative Tract Map (TTM18-006) to construct a mixed-use building containing a total of 189 residential units, 10,000 square feet of retail/flex space, 257 parking stalls and a Vesting Tentative Tract Map to merge six (6) lots into one and then subdivide the one lot into five (5) airspace lots on approximately 38,422 square feet of site area currently developed with a surface parking lot. The subject site is located at 127-135 East Broadway in the Downtown Planned Development District (PD-30) Height Incentive Area. (District 2)

Christopher Koontz, Planning Bureau Manager, introduced Alexis Oropeza, Planner, who presented the staff report.

Vice Chair Christoffels spoke.

Alexis Oropeza, Planner, spoke

Chair Lewis spoke.

Alexis Oropeza, Planner, spoke.

A dialogue ensued between Chair Lewis and Alexis Oropez, Planner.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Alexis Oropeza, Planner, spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Alexis Oropeza, Planner.

Commissioner Templin spoke.

Alexis Oropeza, Planner, spoke.

Rick Price, VP of Raintree Partners, applicant, spoke.

Chair Lewis Spoke.

Rick Price, VP of Raintree, applicant, spoke.

John Waldron, Studio T Square, architect, spoke.

Rick Price, VP of Raintree, applicant, spoke.

Chair Lewis spoke.

Mary Lulan provided public comment.

Justin Ziemba provided public comment

Brad Johnson provided public comment.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

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

Yes: 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

4. [18-070PL](#)

Recommendation to determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and approve Site Plan Review (SPR18-018) and Vesting Tentative Tract Map (TTM18-007) to construct an eight-story building containing a total of 218 residential units, 7,292 square feet of retail-commercial floor area, and 312 parking stalls on approximately 44,870 square-foot site currently developed with surface parking lots and subdivision to create four categories of separate ownership air space located at 125 Long Beach Boulevard in the Downtown Planned Development District (PD-30) Height Incentive Area. (District 2)

Christopher Koontz, Planning Bureau Manager, introduced Nick Vasuthasawat, Planner, who presented the staff report.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Allen, Raintree Partners, spoke.

David Gonzales, Carrierjohnson Architects, spoke.

Rick Price, VP of Raintree Partners, applicant, spoke.

Commissioner Templin spoke.

Commissioner Verduzco-Vega spoke.

Alexis Oropeza, Planner, spoke.

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

Yes: 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

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 REGULAR MEETING: October 18, 2018 - 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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