

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, JANUARY 17, 2019
BAYSHORE LIBRARY
195 BAYSHORE AVENUE
LONG BEACH, CA 90803, 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

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

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; Gabriel Barreras, Planner; Maryanne Cronin, Planner; Alexis Oropeza, Planner; Alison Spindler, Planner; Dionne Bearden, Secretary.

FLAG SALUTE

Commissioner Cruz lead the flag salute.

MINUTES

[19-001PL](#)

Recommendation to receive and file the Planning Commission minutes of January 3, 2019.

A motion was made by Commissioner Perez, 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, provided the Director's Report.

SWEARING OF WITNESSES

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. [19-002PL](#) Recommendation to accept Categorical Exemption CE-18-106, approve Conditional Use Permit (CUP18-008) to operate a drive-through lane at an existing fast food restaurant, and approve a Standards Variance (SV18-006) to reduce on-site parking, allowing for eight (8) spaces where eleven (11) spaces are required for a fast food restaurant located at 3639 E. 7th Street within the Community Commercial Pedestrian-Oriented (CCP) zoning district. (District 3)

Christopher Koontz, Planning Bureau Manager, spoke and introduced Gabriel Barreras, Planner, who presented the staff report.

Chair Lewis spoke.

Commissioner Cruz spoke.

Gabriel Barreras, Planner, spoke.

A dialogue ensued between Commissioner Cruz and Gabriel Barreras, Planner.

Chair Lewis spoke.

Andreou Kyriakos, applicant, spoke.

Commissioner Perez spoke.

Andreou Kyriakos, applicant, spoke.

Chair Lewis spoke.

Gary provided public comment.

Chair Lewis spoke.

Kathleen Brady provided public comment.

Commissioner Perez spoke.

A motion was made by Commissioner Perez, 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

2. [19-003PL](#)

Recommendation to accept Categorical Exemption CE-18-251 and approve a request for a Conditional Use Permit (CUP18-033) to allow the operation of a veterinary use with boarding with a maximum of 50 kittens in an existing commercial tenant space located at 1179 East Wardlow Road in the Community Automobile-Oriented (CCA) Zoning District. (District 7)

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Maryanne Cronin, Planner, provided staff report.

Commissioner Verduzco-Vega spoke.

Maryanne Cronin, Planner, spoke.

Chair Lewis spoke.

Deborah Felin, applicant, spoke.

Commissioner Verduzco-Vega spoke.

Deborah Felin, applicant, spoke.

Commissioner Templin spoke.

Deborah Felin, applicant, spoke.

Commissioner Cruz spoke.

Deborah Felin, applicant, spoke.

Chair Lewis spoke.

Ted Stevens, LB Animal Care Services Bureau Manager, spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

A motion was made by Commissioner Tempin, and seconded by Vice Chair Christoffels, to remove condition #6 and 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. [19-004PL](#)

Recommendation to 1) Adopt Mitigated Negative Declaration (IS/MND04-18); approve a General Plan Amendment (GPA17-008) amending the Land Use Designation (LUD) of five lots fronting on Locust Street from LUD#1 (Single Family) to LUD#8 (Major Commercial Corridor); approve a Zone Change (ZCHG18-002) of five lots fronting on Long Beach Boulevard from Community Commercial Automobile Oriented District (CCA) and five (5) lots fronting on Locust Street from Single Family Residential (R-1-N) District to Community R-4-N District (CCN) District; approve a Zoning Code Amendment (ZCA18-004) to allow the averaging of setbacks for yards abutting a street within the the High-Rise Overlay (HR-4) District; approve a Tentative Parcel Map (TPM18-004) to consolidate ten existing lots and the northerly 247 feet of the vacated alley into a single lot; approve a Site Plan review (SPR18-021) to allow construction of a

four-story, 102,840 square-foot, office building up to 74 feet in height in the High-Rise Overlay Zone and a three-story parking structure within the CCN District at 3443 Long Beach Boulevard and 210 East 35th Street (previously addressed as 3435-3459 Long Beach Boulevard and 3432-3464 Locust Avenue); and

2) Find the proposed vacation of an unnamed, north-south, alley between E. 35th Street and Wardlow Road in conformance with the General Plan (GPC18-003). (District 7)

Chair Lewis recused himself.

Commissioner LaFarga exited the room.

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

Vice Chair Christoffels spoke.

Michael Bohn, architect, spoke.

Chris Wacker, CEO Laserfiche, spoke.

Commissioner Perez spoke.

Michael Bohn, architect, spoke.

Commissioner Cruz spoke.

Chris Wacker, CEO Laserfiche, spoke.

Vice Chair Christoffels spoke.

Chris Wacker, CEO Laserfiche, spoke.

Michael Bohn, architect, spoke.

Chris Wacker, CEO Laserfiche, spoke.

Vice Chair Christoffels spoke.

Don Smith provided public comment.

Greg Gill provided public comment.

Blair Cohn provided public comment.

Ray Lawson provided public comment.

Mike D. provided public comment.

Mark B. provided public comment.

Ellen Lunda provided public comment.

Brian Flynn provided public comment.

Frank S. provided public comment.

Jan van Dijs provided public comment.

Vice Chair Christoffels spoke.

Alexis Oropeza, Planner, spoke.

A dialogue ensued between Vice Chair Christoffels and Alexis Oropeza, Planner.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Michael Mais, Assistant City Attorney, spoke.

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

Yes: 5 - Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin and Erick Verduzco-Vega

Absent: 1 - Josh LaFarga

Recused: 1 - Richard Lewis

STUDY SESSION

4. [19-005PL](#) Conduct a Study Session regarding the Climate Action and Adaption Plan (CAAP).

Chair Lewis returned to the meeting.

Commissioner LaFarga returned to the meeting.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, introduced Alison Spindler, Planner who spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Alison Spindler, Planner, spoke.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Alison Spindler, Planner.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, 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 7:05 p.m., Chair Lewis adjourned the meeting.

NEXT REGULAR MEETING: February 7, 2019 - 5:00 p.m.

DB

NOTE:

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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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