

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, JULY 18, 2019
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

FINAL AGENDA AND MINUTES

CALL TO ORDER

Chair Lewis called the meeting to order at 5:02 p.m.

ROLL CALL

Also present: Linda Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Michael Mais, Assistant City Attorney; Alexis Oropeza, Current Planning Officer; Scott Kinsey, Planner; Gina Casillas, Planner; Marcos Lopez, Planner; Amy Harbin, Planner; Jorge Ramirez, Planner; Dionne Bearden, Bureau Secretary.

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

FLAG SALUTE

Vice Chair Christoffels lead the flag salute.

MINUTES

[19-044PL](#)

Recommendation to receive and file the Planning Commission minutes of June 19, 2019.

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

Yes: 6 - Josh LaFarga, Andy Perez, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

Absent: 1 - Ron Cruz

DIRECTOR'S REPORT

Christopher Koontz, Planning Bureau Manager, provided the Director's report.

SWEARING OF WITNESSES

CONSENT CALENDAR

1. [19-049PL](#) Recommendation to receive and file the third annual review of the Golden Shore Project Development Agreement and affirm staff's finding that the project is in compliance with the terms and conditions as required, and has fulfilled the requirements for the reporting period of 2018-2019. (District 2)

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis 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: 6 - Josh LaFarga, Andy Perez, Jane Templin, Erick Verduzco-Vega, Mark Christoffels and Richard Lewis

Absent: 1 - Ron Cruz

REGULAR AGENDA

2. [19-045PL](#) Recommendation to accept Categorical Exemption CE-18-277 and approve a Conditional Use Permit (CUP18-040) to operate

agriculture-related uses (distribution) for adult-use cannabis businesses within an existing 2,840 square-foot building located at 6250 North Paramount Boulevard in the Light Industrial (IL) District. (District 9)

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

Chair Lewis spoke.

Paul Collins, architect, spoke.

Chair Lewis spoke.

A dialogue ensued between Chair Lewis and Paul Collins, architect.

Commissioner Verduzco-Vega spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Alexis Oropeza, Current Planning Officer.

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

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

3. [19-048PL](#)

Recommendation to accept Categorical Exemption CE-19-187 and approve a Conditional Use Permit (CUP) to allow the sale of beer and wine for off-site consumption within an existing building where a tenant improvement is in progress for a convenience store located at 2011 E. Spring Street, within the Light Industrial (IL) zone. (District 3)

Alexis Oropeza, Current Planning Officer, introduced Jorge Ramirez, Planner, who provided staff report.

Chair Lewis spoke.

Adan Madrid, applicant, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A motion was made by Commissioner Perez, seconded by Commissioner Cruz, to approve recommendation with the change of allowable hours identified in Condition #19. The motion carried by the following vote:

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

4. [19-047PL](#)

Recommendation to approve an EIR Addendum (EIRA-03-18), a Site Plan Review (SPR 18-050) for a project consisting of 756 residential units in two residential towers (21 and 40 stories in height), four mid-rise residential buildings (5 to 7 stories in height with one subterranean parking level, 3,000sf of retail space, 1,510 parking spaces (including 659 spaces to replace the existing parking for adjacent hotel and office uses), 153 bicycle parking spaces and 152 residential storage units, and a Vesting Tentative Tract Map (VTTM18-010) to subdivide the one lot into six ground lots and two vertical airspace lots for future condominium purposes, on a 5.15-acre (224,531 sq. ft.) located at 600 W. Broadway in the Downtown Plan (PD-30) Height Incentive Area. (District 2)

Alexis Oropeza, Current Planning Officer, introduced Scott Kinsey and Amy Harbin, who provided the staff report.

Vice Chair Christoffels lead the flag salute.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A dialogue ensued between Chair Lewis and Christopher Koontz, Planning Bureau Manager.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Scott Kinsey, Planner, spoke.

Commissioner Verduzco-Vega spoke.

Scott Kinsey, Planner, spoke.

Chair Lewis spoke.

Michael Genthe, applicant, provided presentation.

Alan Pullman, Studio One Eleven, spoke.

Ryan Caldera, Applicant, spoke.

Ryan Caldera, applicant, spoke.

Chair Lewis spoke.

Kathleen Irvine provided public comment.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Chair Lewis spoke.

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

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

5. [19-046PL](#)

Recommendation to receive supporting documentation into the record, conclude the public hearing, and recommend that the City Council take the following actions: Adopt Mitigated Negative Declaration MND-05-18 (State Clearinghouse No. 2019059114); Adopt a Resolution amending page 10 of the Land Use District Map of the Land Use Element of the General Plan from LUD #2 (Mixed Style Homes District) and #8A (Traditional Retail Strip Commercial District) to LUD #8R (Mixed Retail-Residential Strip District) at the project site (GPA18-001); Adopt an Ordinance amending page 10 of the Use District Map (Zoning Map) from Community Commercial Pedestrian-Oriented (CCP) and R-2-N (Two-family Residential, standard lot) to CCN (HR-65/5) (Community R-4-N Commercial with High-Rise Overlay allowing a maximum height of 65 feet and 5 stories) (ZCHG18-003); and approve Site Plan Review (SPR18-028) and Vesting Tentative Tract Map No. 82260 (VTTM18-012) for a five-story, 198,259-sq. ft. mixed-use building that includes: 88 affordable apartment units (levels 2 through 5), 23,800 sq. ft. of ground floor medical and professional office space, 2,264 sq. ft. of indoor residential amenity space and a 1,200 sq. ft. leasing office, a three-level, 156-stall parking garage, with a subdivision map to create a ground lot and four airspace lots, all on a 1.54-acre site, located at 1500 E. Anaheim Street/1209 Walnut Avenue. (District 6).

Alexis Oropeza, Current Planning Officer, introduced Scott Kinsey, who provided the staff report.

Chair Lewis spoke.

Jeff Williams, applicant, provided presentation.

Jina Lawler, applicant, spoke.

Ernie Vasquez, architect, spoke.

Chair Lewis spoke.

Jenny Greg provided public comment.

Chair Lewis spoke.

Terrick Tan provided public comment.

James Chacon provided public comment.

Yolanda Carbajal provided public comment.

Sergio Correa provided public comment.

Serina Lem provided public comment.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Vice Chair Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Vice Chair Christoffels spoke.

Jeff Williams, applicant, spoke.

A dialogue ensued between Vice Chair Christoffels and Jeff Williams, applicant.

Chair Lewis spoke.

Jeff Williams, applicant, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Cruz spoke.

Jina Lawler, applicant, spoke.

Commissioner Cruz spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

Commissioner Christoffels spoke.

Chair Lewis spoke.

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

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

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

Commissioner Templin spoke.

ADJOURNMENT

At 7:14 p.m., Chair Lewis adjourned the meeting.

NEXT MEETING: August 1, 2019 - 5:00 p.m. - SPECIAL MEETING LOCATION - PACIFIC GATEWAY, 4811 AIRPORT PLAZA DRIVE, ROSI PEDERSON ROOM, LONG BEACH, CA 90815

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NOTE:

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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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