

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 5:01 p.m.

**ROLL CALL**

Also present: Linda F. Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Patricia Diefenderfer, Advance Planning Officer; Michael Mais, Assistant City Attorney; Alejandro Sanchez-Lopez, Project Planner; Refugio Torres-Campos, Project Planner; Marcos Lopez, Project Planner; Jorge Ramirez, Project Planner; Sergio Gutierrez, Project Planner; Dionne Bearden, Bureau Secretary.

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

**FLAG SALUTE**

Commissioner Templin lead the flag salute.

**MINUTES**

[20-038PL](#)

Recommendation to receive and file the Planning Commission minutes of April 16, 2020.

**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, Joni Ricks-Oddie,  
Mark Christoffels and Richard Lewis

**Absent:** 1 - Erick Verduzco-Vega

## DIRECTOR'S REPORT

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

## SWEARING OF WITNESSES

## REGULAR AGENDA

1. [20-039PL](#) Recommendation to accept Categorical Exemption CE19-247 and approve Conditional Use Permit CUP19-040 to allow on-site alcohol sales (Alcoholic Beverage Control - License Type 47) in conjunction with a new restaurant and new art gallery at an existing 6,250-square-foot building located at 1395 Coronado Avenue in the Light Industrial (IL) Zoning District. (District 4)

Christopher Koontz, Planning Bureau Manager, introduced Marcos Lopez, Project Planner, who presented the staff report.

Chair Lewis spoke.

Olivia Joncich, representative of applicant, provided presentation.

Chair Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Templin spoke.

Chair Lewis spoke.

Commissioner LaFarga spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

**A motion was made by Commissioner Verduzco-Vega, seconded by Commissioner Cruz, to approve recommendation and to allow the change of hours to be considered by the Director of Development Services after a one (1) year period of time. The motion carried by the following vote:**

**Yes:** 7 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

2. [20-040PL](#)

Recommendation to accept Categorical Exemption CE-19-260 and approve Conditional Use Permit CUP19-041 to allow the sale of beer, wine, and distilled spirits for on-site consumption within an existing restaurant that includes interior changes at 3404 E. 4th Street, within the Neighborhood Commercial and Residential (CNR) Zoning District. (District 3)

Christopher Koontz, Planning Bureau Manager, introduced Refugio Torres-Campos, Project Planner, who presented the staff report.

Chair Lewis spoke.

Commissioner Cruz spoke.

Refugio Torres-Campos, Project Planner, spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Refugio Torres-Campos, Project Planner, spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Janet Rodriguez, representative of applicant, spoke.

Chair Lewis spoke.

Janet Rodriguez, representative of applicant, spoke.

A dialogue ensued between Chair Lewis and Janet Rodriguez, representative of applicant.

Christopher Koontz, Planning Bureau Manager, spoke.

Bethany provided public comment.

Christopher Koontz, Planning Bureau Manager, spoke.

Michael Mais, Assistant City Attorney, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Vice Chair Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Commissioner Cruz spoke.

Janet Rodriguez, representative of applicant, spoke.

Chair Lewis spoke.

Refugio Torres-Campos, Project Planner, spoke.

Commissioner Ricks-Oddie spoke.

Chair Lewis spoke.

Commissioner Ricks-Oddie spoke.

Commissioner Verduzco-Vega spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

**A motion was made by Commissioner Cruz, seconded by Commissioner Templin, to approve recommendation and change Condition #11, to allow alcohol service only until midnight and for the Director of Development Services to review hours after a one (1) year period of time. The motion carried by the following vote:**

**Yes:** 7 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

3. [20-041PL](#)

Recommendation to accept Categorical Exemption CE-20-020 and approve Conditional Use Permit CUP 2002-03 and Local Coastal Development Permit LCDP 20-008, to allow the sale of alcoholic beverages beer, wine, and distilled spirits for on-site consumption within an existing building where improvements are in progress for a proposed restaurant located at 180 E. Ocean Boulevard, within the Downtown Shoreline Planned Development (PD-6) Zoning District. (District 2)

Christopher Koontz, Planning Bureau Manager, introduced Jorge Ramirez, Project Planner, who presented the staff report.

Chair Lewis spoke.

Commissioner Templin spoke.

Jorge Ramirez, Project Planner, spoke.

Commissioner Templin spoke.

Chair Lewis spoke.

Jorge Ramirez, Project Planner, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

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

**Yes:** 7 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

4. [20-042PL](#)

Recommendation to recommend that the City Council find the proposed ordinance to be exempt from the California Environmental Quality Act and approve Zoning Code Amendment ZCA20-001 to amend Title 21 of the Long Beach Municipal Code (Zoning Code) to establish an interim motel conversion ordinance to facilitate the voluntary and non-permanent conversion of existing motels to temporary supportive or transitional housing for people experiencing homelessness or at risk of homelessness when a business operator enters into a contract with an approved Local Agency. Motels must revert to their original use upon expiration of a valid contract with a Local Agency. (Citywide)

Christopher Koontz, Planning Bureau Manager, introduced Alejandro Sanchez-Lopez, who presented the staff report.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Alejandro Sanchez-Lopez, Project Planner, spoke.

A dialogue ensued between Vice Chair Christoffels and Alejandro Sanchez-Lopez, Project Planner.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Cruz spoke.

Alejandro Sanchez-Lopez, Project Planner, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Patricia Diefenderfer, Advance Planning Officer spoke.

Vice Chair Christoffels spoke.

Patricia Diefenderfer, Advance Planning Officer spoke.

Vice Chair Christoffels spoke.

Alejandro Sanchez-Lopez, Project Planner, spoke.

Vice Chair Christoffels spoke.

Linda Tatum, Director of Development Services, spoke.

Chair Lewis spoke.

Linda Tatum, Director of Development Services, spoke.

Commissioner Ricks-Oddie spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Commissioner Ricks-Oddie spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Alejandro Sanchez-Lopez, Project Planner, spoke.

A dialogue ensued between Commissioner Ricks-Oddie and Patricia Diefenderfer, Advance Planning Officer.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

**A motion was made by Chair Lewis, seconded by Commissioner Ricks-Oddie, to approve recommendation and to require mandatory public outreach by the applicant. The motion carried by the following vote:**

**Yes:** 7 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

### STUDY SESSION

5. [20-043PL](#) Conduct a study session regarding the City's proposed updates to the Municipal Code regarding Subdivisions.

Christopher Koontz, Planning Bureau Manager, introduced Sergio Gutierrez, Project Planner, who presented the study session presentation.

Vice Chair Christoffels spoke.

Chair Lewis spoke.

Sergio Gutierrez, Project Planner, spoke.

Chair Lewis spoke.

Sergio Gutierrez, Project Planner, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

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

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**

Vice Chair Christoffels spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

#### **ADJOURNMENT**

At 6:44 p.m., Chair Lewis Adjourned the meeting.

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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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