

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**

Vice Chair Christoffels called the meeting to order at 5:04 p.m.

**ROLL CALL**

Also present: Linda F. Tatum, Assistant City Manager; Oscar Orci, Director of Development Services; Christopher Koontz, Deputy Director of Development Services; Alexis Oropeza, Current Planning Officer; Patricia Diefenderfer, Advance Planning Officer; Michael Mais, Assistant City Attorney; Marcos Lopez Jr, Project Planner; Cynthia de la Torre, Project Planner; Anita Juhola-Garcia, Project Planner; Cuentin Jackson, Project Planner; Jonathan Iniesta, Planner; Vanetta Baisley-Cutliff, Acting Executive Assistant to the Director; Heather Flores, Clerk Typist; Dionne Bearden, Bureau Secretary.

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

**Commissioners** Josh LaFarga and Richard Lewis  
**Absent:**

**FLAG SALUTE**

Commissioner Templin lead the flag salute.

**MINUTES**

Christopher Koontz, Deputy Director of Development Services, spoke.

Linda Tatum, Assistant City Manager, spoke.

Oscar Orci, Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, presented the Director's Report.

Vice Chair Christoffels spoke.

[20-048PL](#) Recommendation to receive and file the Planning Commission minutes of June 4, 2020.

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

**Yes:** 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 2 - Josh LaFarga and Richard Lewis

## DIRECTOR'S REPORT

[20-054PL](#) Director's Report

Christopher Koontz, Deputy Director of Development Services, spoke.

Linda Tatum, Assistant City Manager, spoke.

Oscar Orci, Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, gave the Director's Report.

Vice Chair Christoffels spoke.

## SWEARING OF WITNESSES

**REGULAR AGENDA**

1. [20-049PL](#) Recommendation to accept Categorical Exemption CE19-240 and approve Conditional Use Permit CUP19-039 to allow off-site alcohol sales (Alcoholic Beverage Control - License Type 21) at an existing, delivery only, multi-kitchen commissary, located at 1388 Daisy Avenue in the General Industrial (IG) and Light Industrial (IL) Zoning Districts. (District 1)

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

Vice Chair Christoffels spoke.

Commissioner Templin spoke.

Marcos Lopez, Project Planner, spoke.

Louie Cano, applicant, spoke.

Commissioner Templin spoke.

Louie Cano, applicant, spoke.

Commissioner Ricks-Oddie spoke.

Louie Cano, applicant, spoke.

A dialogue ensued between Commissioner Ricks-Oddie and Louie Cano, applicant.

Commissioner Templin spoke.

Louie Cano, applicant, spoke.

Vice Chair Christoffels spoke.

Louie Cano, applicant, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Jonathan Iniesta, Planner, spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

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

**Yes:** 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 2 - Josh LaFarga and Richard Lewis

2. [20-050PL](#)

Recommendation to accept Categorical Exemption CE 20-058 and approve Conditional Use Permit CUP 20-008 to allow the establishment and operation of a rocket manufacturing facility with outdoor operations located at 3500 E. Burnett Street in the Long Beach Business Center (PD-7) Zoning District. (District 5)

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

Christopher Koontz, Deputy Director of Development Services, spoke.

Cuentin Jackson, Project Planner, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Cuentin Jackson, Project Planner, spoke.

A dialogue ensued between Christopher Koontz, Deputy Director of Development Services, and Cuentin Jackson, Project Planner.

Cuentin Jackson, Project Planner, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Commissioner Templin spoke.

Cuentin Jackson, Project Planner, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Templin spoke.

Cuentin Jackson, Project Planner, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Ben Toews, Acoustic Engineer for project, spoke.

Vice Chair Christoffels spoke.

Ruby Willmann, applicant, spoke.

A dialogue ensued between Vice Chair Christoffels and Ruby Willmann, applicant.

Jonathan Iniesta, Planner, spoke.

Brian Grefenstette, provided public comment.

Susanne Huerta, provided public comment.

Vice Chair Christoffels spoke.

Ruby Willmann, applicant, spoke.

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Ruby Willmann, applicant.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Christopher Koontz, Deputy Director of Development Services.

**A motion was made by Commissioner Cruz, Seconded by Commissioner Ricks-Oddie, to approve recommendation. The motion carried by the following vote:**

**Yes:** 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 2 - Josh LaFarga and Richard Lewis

3. [20-051PL](#) Recommendation to recommend that the City Council adopt Mitigated Negative Declaration MND-04-20 (State Clearinghouse SCH# 2020050229) and approve Zone Change ZCHG17-009 from Community Commercial Automobile-Oriented (CCA) to Medium-Density Multiple Residential (R-4-N) and Multi-family Residential, Townhouse (R-3-T ), Site Plan Review SPR17-062, and Vesting Tentative Tract Map TTM17-001 to allow the construction of 18 three-story town homes at 4800 Long Beach Boulevard. (Council District 8)

Alexis Oropeza, introduced Anita Juhola-Garcia, Project Planner, who presented the staff report.

Vice Chair Christoffels spoke.

Commissioner Ricks-Oddie spoke.

Anita Juhola-Garcia, Project Planner, spoke.

Kim, applicant, spoke.

Vice Chair Christoffels spoke.

Commissioner Cruz spoke.

Kim, applicant, spoke.

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Kim, applicant.

Commissioner Ricks-Oddie spoke.

Kim, applicant. spoke.

Commissioner Templin spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

**A motion was made by Commissioner Templin, Seconded by Commissioner Ricks-Oddie, to approve recommendation. The motion carried by the following vote:**

**Yes:** 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 2 - Josh LaFarga and Richard Lewis

4. [20-052PL](#)

Recommendation to Recommend that the City Council adopt Mitigated Negative Declaration MND03-20 (State Clearinghouse SCH# 2020050231) and approve Zone Change ZCHG17-010 from Community Commercial Automobile-Oriented (CCA) and Single-Family Residential (R-1-N) to Community R-4-N (CCN), Site Plan Review SPR17-063, and Vesting Tentative Tract Map VTTM17-002, to allow the construction of 38 three-story town homes located at 5100 Long Beach Boulevard. (Council District 8)

Alexis Oropeza, Current Planning Officer, introduced Cynthia de la Torre, Project Planner, who presented the staff report.

Vice Chair Christoffels spoke.

Kim, applicant, spoke.

A dialogue ensued between Vice Chair Christoffels and Kim, applicant.

Ryan Aeh, applicant, spoke.

Vice Chair Christoffels spoke.

Kim, applicant, spoke.

A dialogue ensued between Vice Chair Christoffels and Kim, applicant.

**A motion was made by Commissioner Ricks-Oddie, Seconded by Commissioner Templin, to approve recommendation. The motion carried by the following vote:**

**Yes:** 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 2 - Josh LaFarga and Richard Lewis

5. [20-053PL](#)

Recommendation to recommend that the City Council find the project exempt from the California Environmental Quality Act in accordance with Article, Section 15061, and approve Zoning Code Amendment ZCA20-011 to amend language within the PD-32 North and South Development Standards relating to allowable uses within the Planned District. (District 5)

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

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Templin spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Cuentin Jackson, Project Planner, spoke.

Vice Chair Christoffels spoke.

Cuentin Jackson, Project Planner, spoke.

Patrick Russell, applicant, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

**A motion was made by Commissioner Templin, Seconded by Commissioner Cruz, to approve recommendation. The motion carried by the following vote:**

**Yes:** 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 2 - Josh LaFarga 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 Verduzco-Vega spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Commissioner Verduzco-Vega spoke.

#### **ADJOURNMENT**

At 6:59 p.m., Vice Chair Christoffels 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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