

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, JANUARY 21, 2021  
HELD VIA TELECONFERENCE, 5:00 PM**

Mark Christoffels, Chair  
Joni Ricks-Oddie, Vice Chair  
Erick Verduzco-Vega, Commissioner



Ron Cruz, Commissioner  
Josh LaFarga, Commissioner  
Jane Templin, Commissioner  
Richard Lewis, Commissioner

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**FINISHED AGENDA AND DRAFT MINUTES**

**CALL TO ORDER**

Chair Christoffels called the meeting to order at 5:01 p.m.

**ROLL CALL**

Also present: Oscar Orci, Director of Development Services; Christopher Koontz, Deputy Director of Development Services; Patricia Diefenderfer, Planning Bureau Manager; Michael Mais, Assistant City Attorney; Alexis Oropeza, Current Planning Officer; Amy Harbin, Project Planner, Cynthia de la Torre, Project Planner; Sergio Gutierrez, Project Planner; Anita Juhola-Garcia, Planner; Jonathan Iniesta, Planner; Dionne Bearden, Bureau Secretary.

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

**FLAG SALUTE**

Commissioner Templin lead the flag salute.

Commissioner Cruz joined the meeting.

**MINUTES**

[21-001PL](#)

Recommendation to receive and file the Planning Commission meeting minutes of January 7, 2021.

**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, Jane Templin, Erick Verduzco-Vega, Richard Lewis, Joni Ricks-Oddie and Mark Christoffels

## **DIRECTOR'S REPORT**

Patricia Diefenderfer, Planning Bureau Manager presented the Director's Report.

## **SWEARING OF WITNESSES**

## **REGULAR AGENDA**

1. [21-003PL](#) Recommendation to determine the project is within the scope of the project previously analyzed as part of the General Plan Land Use Element and Urban Design Element Program Environmental Impact Report (State Clearinghouse Number 2015051054) and warrants no further environmental review pursuant to CEQA Guidelines section 15162; Approve a Site Plan Review for the development of a market rate, for sale, townhouse style, condominium project that includes 23-units with up to 3-bedrooms plus office / 2.5 bathrooms, each with an attached 2-car garage, guest parking stalls, and 9,049-square feet of open space throughout the project; Approve an Administrative Use Permit for the permanent sharing of four off-site parking stalls for guest use within 65-feet of the proposed townhouse project at 621 Dawson Avenue to be guaranteed in perpetuity with a covenant and agreement; Approve a Vesting Tentative Tract Map to create 23 for sale, market rate, condominiums at 2200 - 2212 East 7th Street, 600-620 Dawson Avenue and 621 Dawson Avenue; and recommend that the City Council find that the Zone Change is covered within the scope of the previous EIR; and approve Zone Change ZCHG20-03 from Community Commercial Automobile-Oriented (CCA) to Community R-4-N (CCN) District. (Council District 2)

Patricia Diefenderfer, Planning Bureau Manager, introduced Amy Harbin and Cynthia de la Torre, Project Planners, who presented the staff report.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Cynthia de la Torre, Project Planner, spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Cynthia de la Torre, Project Planner, spoke.

Chair Christoffels spoke.

Commissioner Templin spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Templin spoke.

Chair Christoffels spoke.

Derek Burnham, applicant, spoke.

Chair Christoffels spoke.

Alex Cherin provided public comment.

Chair Christoffels spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Michael Mais, Assistant City Attorney, spoke.

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

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

2. [21-004PL](#) Recommendation to accept Categorical Exemption CE20-080 and approve Vesting Tentative Tract Map VTTM20-004, a subdivision for condominium purposes, for the Shoreline Gateway project, a 35-story mixed-use building under construction, creating 316 units consisting of 315 residential dwelling units and one commercial unit located at 777 E. Ocean Boulevard within the Downtown Plan Planned (PD-30) Development Zoning District. (District 2)

Patricia Diefenderfer, Planning Bureau Manager, introduced Sergio Gutierrez, Project Planner, who presented the staff report.

Chair Christoffels spoke.

Jason Silver, applicant, spoke.

Chair Christoffels spoke.

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

**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 PLANNING COMMISSION**

Chair Christoffels spoke.

#### **ADJOURNMENT**

At 5:42 p.m., Chair Christoffels adjourned the meeting.

NEXT REGULAR MEETING: February 4, 2021 - 5:00 p.m.

DB

**NOTE:**

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