

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, SEPTEMBER 16, 2021
411 W. OCEAN BOULEVARD
CIVIC CHAMBERS AND
TELECONFERENCE, 5:00 PM**

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



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

FINISHED AGENDA AND DRAFT MINUTES

CALL TO ORDER

Chair Christoffels called the meeting to order at 5:02 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; Alison Spindler-Ruiz, Advance Planning Officer; Cuentin Jackson, Project Planner; Maryanne Cronin, Project Planner; Anita Juhola-Garcia, Project Planner; Alejandro Sanchez-Lopez, Project Planner; Elise Roberts, Administrative Analyst; Dionne Bearden, Bureau Secretary; Sandra Barajas, Clerk Typist.

Commissioners Jane Templin, Erick Verduzco-Vega, Richard Lewis, Joni

Present: Ricks-Oddie and Mark Christoffels

Commissioners Josh LaFarga

Absent:

FLAG SALUTE

Commissioner Templin led the flag salute.

MINUTES

[21-066PL](#)

Recommendation to receive and file the Planning Commission meeting minutes of September 2, 2021.

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

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Richard Lewis, Joni Ricks-Oddie and Mark Christoffels

Absent: 1 - Josh LaFarga

DIRECTOR'S REPORT

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

SWEARING OF WITNESSES

REGULAR AGENDA

1. [21-067PL](#) Recommendation to accept Categorical Exemption CE21-102 and approve Conditional Use Permit CUP21-004 to modify an existing Alcohol Beverage Control (ABC) Type 20 (Off-Sale Beer & Wine) License to allow the off-site sale of beer, wine, and distilled spirits (Type 21 license) in conjunction with a 6,000-square-foot expansion of the existing grocery store located at 1340 East. 7th Street in the Community Auto-Oriented Commercial (CCA) Zoning District. (District 2)

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

Commissioner Verduzco-Vega spoke.

Cuentin Jackson, Project Planner, spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Cuentin Jackson, Project Planner.

Steve Rawlings, Applicant, spoke.

Chair Christoffels spoke.

Melad Hasan, Liquor store owner, provided public comment.

Elijah Sanchez provided public comment.

Alex provided public comment.

Nadia provided public comment.

Aurora provided public comment.

Jerry Jones provided public comment.

A member of the public provided public comment.

Vice Chair Ricks-Oddie spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Alexis Oropeza, Current Planning Officer.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Patricia Diefenderfer, Planning Bureau Manager.

Commissioner Lewis spoke.

Cuentin Jackson, Project Planner, spoke.

A dialogue ensued between Commissioner Lewis and Cuentin Jackson, Project Planner.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Verduzco-Vega spoke.

Commissioner Lewis spoke.

Cuentin Jackson, Project Planner, spoke.

Chair Christoffels spoke.

Mike Mais, Assistant City Attorney, spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Chair Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke.

A dialogue ensued between Chair Christoffels and Alexis Oropeza, Current Planning Officer.

A motion was made by Commissioner Lewis, seconded by Commissioner Verduzco-Vega, to approve recommendation with modifications to the conditions of approval. The motion carried by the following vote:

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Richard Lewis, Joni Ricks-Oddie and Mark Christoffels

Absent: 1 - Josh LaFarga

2. [21-069PL](#)

Recommendation to determine that the project is within the scope of the project previously analyzed as part of the General Plan Land Use and Urban Design Elements Program EIR (SCH #2015051054) (PECC 01-21) and warrants no further environmental pursuant to CEQA Guidelines Sections 15168 and 15162; Approve Site Plan Review SPR21-007 for construction of two concrete tilt-up industrial buildings (62,042 square feet

and 61,553 square feet, respectively), including the remodel and reuse of an existing 5,827-square-foot industrial building, with surface parking (176 spaces) on a 6.65-acre site located at 929 West Anaheim Street and 1401 San Francisco Avenue in the General Industrial (IG) Zoning District.; and, Approve a request to merge three (3) lots into a single 289,866-square-foot (6.65-acre) lot. (District 1)

Alexis Oropeza, Current Planning Officer, introduced Maryanne Cronin, Project Planner, who presented the staff report.

Clark Neuhoﬀ, Applicant, spoke.

Chair Christoffels spoke.

Commissioner Templin spoke.

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

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Richard Lewis, Joni Ricks-Oddie and Mark Christoffels

Absent: 1 - Josh LaFarga

3. [21-070PL](#)

Recommendation to receive and file the Downtown Plan Environmental Impact Report (DPEIR) (SCH#2009071006) and the Downtown Plan Program EIR Land Use Equivalency Program and 7th Street and Locust Avenue Project EIR Addendum EIRA 06-20 pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162. (Districts 1 and 2)

Patricia Diefenderfer, Planning Bureau Manager, introduced Alexis Oropeza, Current Planning Officer, who presented the staff report.

Chair Christoffels spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Brian Flynn provided public comment.

Chair Christoffels spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Commissioner Lewis spoke.

Kimberly Camacho spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

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

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Richard Lewis, Joni Ricks-Oddie and Mark Christoffels

Absent: 1 - Josh LaFarga

4. [21-068PL](#)

Recommendation to find the project within the scope of the previously-certified Downtown Plan Program Environmental Impact Report (PEIR) (SCH#2009071006); Approve and adopt the Downtown Plan Program EIR Land Use Equivalency Program and 7th and Locust Development Downtown Plan EIR Addendum (EIRA 06-20) as an Addendum to the Downtown Plan Environmental Impact Report (DPEIR) (SCH #2009071006) pursuant to CEQA Guidelines Section 15162. (District 1 and District 2); Approve Site Plan Review SPR20-011 to allow the demolition of on-site structures and construction of a new seven-story mixed-use building containing 108 dwelling units, 1,188 sq. ft. of ground floor commercial uses, and an integrated four-level, 135 stall parking garage located at 636 Locust Avenue in the Downtown Plan (PD-30) Zoning District. (District 1)

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

Sandy Schmid, Representative of Applicant, spoke.

Brian Flynn provided public comment.

Vice Chair Ricks-Oddie 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: 5 - Jane Templin, Erick Verduzco-Vega, Richard Lewis, Joni Ricks-Oddie and Mark Christoffels

Absent: 1 - Josh LaFarga

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.

STUDY SESSION

5. [21-071PL](#) Recommendation to Conduct a study session regarding the Uptown Planning Land Use and Neighborhood Strategy (UPLAN) zoning code updates.

Alison Spindler-Ruiz, Advanced Planning Officer

Alejandro Sanchez-Lopez, planner, presented study session.

COMMENTS FROM THE PLANNING COMMISSION

Vice Chair Ricks-Oddie spoke.

ADJOURNMENT

Chair Christoffels adjourned the meeting at 7:28 p.m.

NEXT REGULAR MEETING: October 7, 2021 - 5:00 p.m.

DB

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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