

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, SEPTEMBER 7, 2023  
411 W. OCEAN BOULEVARD  
CIVIC CHAMBERS, 5:00 PM**

Richard Lewis, Chair  
Jane Templin, Vice Chair  
Alvaro Castillo, Commissioner



Michael Clemson, Commissioner  
Josh LaFarga, Commissioner  
Michele Ware, Commissioner

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**FINISHED AGENDA & DRAFT MINUTES**

The Planning Commission minutes are prepared and ordered to correspond to the Agenda. Agenda Items can be taken out of order during the meeting.

**CALL TO ORDER**

At 5:18 PM, Chair Lewis called the meeting to order.

**ROLL CALL**

**Commissioners** Alvaro Castillo, Michael Clemson, Michele Ware, Jane Templin

**Present:** and Richard Lewis

**Commissioners** Josh LaFarga

**Absent:**

Also Present: Christopher Koontz, Director of Development Services; Luis A. Ramirez, Deputy Director of Development Service; Alexis Oropeza, Current Planning Officer; Erin Weesner-McKinley, Deputy City Attorney; Elise Roberts, Planning Analyst; Alex Medina, Bureau Secretary; Vanessa Hall, City Clerk Specialist

**FLAG SALUTE**

Vice Chair Templin led the flag salute.

**DIRECTOR'S REPORT**

Christopher Koontz, Director of Development Services, spoke; and provided the

Director's Report.

## REGULAR AGENDA

1. 23-067PL Recommendation to approve the minutes of the Planning Commission meeting on Thursday, August 17, 2023.

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

**Yes:** 4 - Alvaro Castillo, Michael Clemson, Jane Templin and Richard Lewis

**Absent:** 2 - Michele Ware and Josh LaFarga

2. 23-059PL 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 Environmental Impact Review (EIR) (SCH #2015051054) (PECC02-23) and warrants no further environmental review pursuant to CEQA Guidelines Sections 15168 and 15162;

Approve two (2) Conditional Use Permits (CUP21-024 & CUP21-025) and adopt findings and conditions of approval thereto, to allow the operation of two (2) drive-through facilities for two (2) new detached restaurants proposed on a vacant pad within the Long Beach Towne Center in the Regional Commercial Highway (CHW) Zoning District; and

Approve a Tentative Parcel Map request (TMP21-009) and adopt findings and conditions of approval thereto, to subdivide an existing 20-acre parcel into (2) two lots resulting in Parcel A, a 17.56-acre lot and Parcel B, a 2.44-acre lot. (District 4)

Alexis Oropeza, Current Planning Officer, spoke; and introduced Sergio Gutierrez, Planner.

Sergio Gutierrez, Planner, spoke; and provided a PowerPoint Presentation.

Commissioner Ware arrived.

Commissioner Clemson spoke.

Sergio Gutierrez, Planner, spoke.

Chair Lewis spoke.

Sergio Gutierrez, Planner, spoke.

Michael Grant, Applicant, spoke.

Commissioner Ware spoke.

A dialogue ensued between Commissioner Ware and Michael Grant, Applicant.

Commissioner Clemson spoke.

Jay Higgins, Applicant, spoke.

A dialogue ensued between Commissioner Clemson and Jay Higgins, Applicant.

Matt Wehner spoke.

Commissioner Clemson spoke.

Alexis Oropeza, Current Planning Officer, spoke.

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

Jay Higgins, Applicant, spoke.

Chair Lewis spoke.

Commissioner Clemson spoke.

Erin Weesner-McKinley, Deputy City Attorney, spoke.

Vice Chair Templin spoke.

Commissioner Clemson spoke.

Chair Lewis spoke.

Erin Weesner-McKinley, Deputy City Attorney, spoke.

Vice Chair Templin spoke.

Chair Lewis spoke.

Commissioner Clemson spoke.

A dialogue ensued between Chair Lewis and Commissioner Clemson.

Erin Weesner-McKinley, Deputy City Attorney, spoke.

Vice Chair Templin spoke.

Commissioner Clemson spoke.

Chair Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Sergio Gutierrez, Planner, spoke.

Chair Lewis spoke.

Commissioner Clemson spoke.

A dialogue ensued between Chair Lewis and Commissioner Clemson.

Alexis Oropeza, Current Planning Officer, spoke.

Sergio Gutierrez, Planner, spoke.

Commissioner Clemson spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Commissioner Clemson spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Clemson spoke.

Chair Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Lewis spoke.

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

**Yes:** 5 - Alvaro Castillo, Michael Clemson, Michele Ware, Jane Templin and Richard Lewis

**Absent:** 1 - Josh LaFarga

**3. 23-068PL** Recommendation to accept Categorical Exemption (CE23-085);

Approve a Conditional Use Permit (CUP22-036) and adopt findings and conditions of approval thereto, to construct and operate a new 75-foot-tall monopole wireless telecommunications facility and related equipment located at 88 Victoria Street (APN:7306-022-054) in the General Industrial (IG) Zoning District. (District 9)

Alexis Oropeza, Current Planning Officer, spoke; and introduced Liana Arechiga, Planner.

Liana Arechiga, Planner, spoke; and provided a PowerPoint Presentation.

Chair Lewis spoke.

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

**Yes:** 5 - Alvaro Castillo, Michael Clemson, Michele Ware, Jane Templin and Richard Lewis

**Absent:** 1 - Josh LaFarga

4. 23-069PL Recommendation to accept Categorical Exemption CE23-103; and, Approve a Conditional Use Permit (CUP23-009) and modification to an approved permit and adopt the proposed findings and conditions of approval thereto, for the modifications to an existing 4,659-square-foot restaurant with drive through that includes: a 236-square-foot addition of a new bypass drive and additional drive through lane, canopies, and interior and exterior improvements in the Community Commercial Automobile-Oriented (CCA) Zoning District. (District 4)

Alexis Oropeza, Current Planning Officer, spoke.

**A motion was made by Vice Chair Templin, seconded by Commissioner Ware, to continue the item to September 21, 2023. The motion carried by the following vote:**

**Yes:** 5 - Alvaro Castillo, Michael Clemson, Michele Ware, Jane Templin and Richard Lewis

**Absent:** 1 - Josh LaFarga

5. 23-070PL Recommendation to accept Categorical Exemption CE23-100; and Approve a Conditional Use Permit (CUP23-012) and adopt the proposed findings and conditions of approval thereto, to allow on-site alcohol sales of beer, wine, and distilled spirits in a new 1,898-square-foot restaurant with a bar in an existing commercial tenant space, located at 1436 East 7th Street within the Community Commercial - Pedestrian Oriented (CCP) Zoning District. (District 2)

Vice Chair Templin recused herself from Agenda Item No. 5.

Alexis Oropeza, Current Planning Officer, spoke; and introduced Miguel Samayoa, Planner.

Miguel Samayoa, Planner, spoke; and provided a PowerPoint Presentation.

Chair Lewis spoke.

Liliger Damaso, Applicant, spoke.

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

**Yes:** 4 - Alvaro Castillo, Michael Clemson, Michele Ware and Richard Lewis

**Absent:** 1 - Josh LaFarga

**Recused:** 1 - Jane Templin

6. 23-071PL Recommendation to conduct a study session regarding parking.

Alexis Oropeza, Current Planning Officer, spoke; and introduced Bradley Bounds, Planner.

Bradley Bounds, Planner, spoke; and provided a PowerPoint Presentation.

Chair Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

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

Vice Chair Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Christopher Koontz, Director of Development Services, spoke.

Vice Chair Templin spoke.

Commissioner Clemson spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Clemson spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Clemson spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Ware spoke.

Christopher Koontz, Director of Development Services, spoke.

Chair Lewis spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Castillo spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Erin Hoops spoke.

Matt Wehner spoke.

Kerry Beth Larick spoke.

Alex Arellano spoke.

Alexis E. Salazar spoke.

Corliss Lee spoke.

Kurt Canfield spoke.

K. Guan spoke.

Commissioner Castillo spoke.

Chair Lewis spoke.



Alexis Oropeza, Current Planning Officer, spoke.

**A motion was made by Commissioner Clemson, seconded by Vice Chair Templin, to receive and file the study session. The motion carried by the following vote:**

**Yes:** 5 - Alvaro Castillo, Michael Clemson, Michele Ware, Jane Templin and Richard Lewis

**Absent:** 1 - Josh LaFarga

### **PUBLIC PARTICIPATION**

Alex Arellano spoke.

Erin Hoops spoke.

Kurt Canfield spoke.

Alexis E. Salazar spoke.

### **COMMENTS FROM THE PLANNING COMMISSION**

Commissioner Castillo spoke.

Christopher Koontz, Director of Development Services, spoke.

Vice Chair Templin spoke.

Christopher Koontz, Director of Development Services, spoke.

Chair Lewis spoke.

Commissioner Ware spoke.

Commissioner Clemson spoke.

### **ADJOURNMENT**

At 8:17 PM, there being no objection, Chair Lewis declared the meeting adjourned.

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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.

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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.

**បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាវ និងកំណត់ហេតុឲ្យ  
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