

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, MARCH 5, 2020  
411 W. OCEAN BOULEVARD  
CIVIC CHAMBERS, 5:00 PM**

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 5:30 p.m.

**ROLL CALL**

Also present: Linda F. Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Michael Mais, Assistant City Attorney; Jonathan Iniesta, Project Planner; Sergio Gutierrez, Project Planner; Scott Kinsey, Project Planner; Dionne Bearden, Bureau Secretary.

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

**Commissioners** Ron Cruz, Josh LaFarga and Richard Lewis  
**Absent:**

**FLAG SALUTE**

Commissioner Verduzco-Vega lead the flag salute.

**MINUTES**

20-018PL Recommendation to receive and file the Planning Commission minutes of February 6, 2020.

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

**Yes:** 4 - Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 3 - Ron Cruz, Josh LaFarga and Richard Lewis

20-019PL Recommendation to receive and the Planning Commission minutes of February 20, 2020.

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

**Yes:** 4 - Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 3 - Ron Cruz, Josh LaFarga and Richard Lewis

## **DIRECTOR'S REPORT**

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

## **SWEARING OF WITNESSES**

## **REGULAR AGENDA**

1. [20-016PL](#) Recommendation to determine that the project is within the scope of the previously-certified Supplemental Environmental Impact Report for the Civic Center Project (SCH#2015041054) and that no further environmental analysis is needed; and approve Site Plan Review SPR19-035 for construction of a residential mixed-use development consisting of 580 dwelling units in two eight-story buildings (290 units each) and up to 40,000 square feet of retail and restaurant space, with two full levels of subterranean parking and two partial levels of at-grade and above-grade parking, for a total of 885 parking stalls; and approve a Vesting Tentative Tract Map VTTM19-003 to create two master

ground lots and 13 airspace lots, on a 4.59-acre site located at 321 West Ocean Boulevard and 121 Cedar Avenue, in the Downtown Plan (PD-30) Planned Development District, at the site of the former Long Beach City Hall. (Continued from February 20, 2020)

2. [20-020PL](#)

Recommendation to accept Categorical Exemption CE19-090 and approve Conditional Use Permit CUP19-011 to operate an adult-use cannabis cultivation and distribution use in conjunction with a cannabis manufacturing business within an existing 14,122-square-foot building, located at 2925 Seaboard Lane within the General Industrial (IG) Zoning District. (District 9)

Alexis Oropeza, Current Planning Officer, introduced Sergio Gutierrez, Project Planner, who presented the staff report.

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

**Yes:** 3 - Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

**Absent:** 4 - Ron Cruz, Josh LaFarga, Mark Christoffels and Richard Lewis

3. [20-021PL](#)

Recommendation to accept Categorical Exemption CE19-183 and approve Conditional Use Permits CUP19-028 and CUP19-042 to allow the cultivation and distribution of adult-use cannabis within an existing 4,764 sq. ft. building, located at 1667 Cota Avenue in the General Industrial (IG) Zoning District. (District 1)

Alexis Oropeza, Current Planning Officer, introduced Jonathan Iniesta, Project Planner, who presented the staff report.

Ross Como, applicant, spoke.

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

**Yes:** 4 - Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 3 - Ron Cruz, Josh LaFarga and Richard Lewis

4. [20-022PL](#) Recommendation to determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and approve Site Plan Review SPR 19-010 and Conditional Use Permit CUP 19-013 for a 78-room senior assisted living project (special group residence) to be located in a new 10-story building with 3 levels of parking providing 74 parking spaces on a site currently developed as an at-grade parking lot located at 810 Pine Avenue in the Downtown (PD-30) Plan. (District 1)

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

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

**Yes:** 4 - Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 3 - Ron Cruz, Josh LaFarga and Richard Lewis

5. [20-023PL](#) Recommendation to determine that the project is within the scope of the previously-certified Downtown Plan Program Environmental Impact Report (SCH#2009071006) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and approve Site Plan Review SPR19-023 for the construction of a new five-level above-grade parking garage for the City of Long Beach Civic Center and Public Safety complex, with approximately 297 parking stalls for employee and City vehicles, and an approximate floor area of 104,467 square feet, located at 115 Chestnut Avenue, in the Downtown Plan (PD-30) Planned Development District, at the site of the Police Department rear parking lot between the Police Headquarters building and City Hall. (District 2)

Alexis Oropeza, Current Planning Officer, introduced Scott Kinsey, Project

Planner, who presented the staff report.

Vice Chair Christoffels spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Derry MacMahon, representative of applicant, spoke.

A dialogue ensued between Vice Chair Christoffels and Derry MacMahon, representative of applicant.

Commissioner Templin spoke.

Derry MacMahon, representative of applicant, spoke.

Commissioner Templin spoke.

Eric Lopez, Public Works Bureau Manager and applicant, spoke.

Commissioner Templin spoke.

Eric Lopez, Public Works Bureau Manager and applicant, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Scott Kinsey, Project Planner, spoke.

Derry MacMahon, representative of applicant, spoke.

Commissioner Templin spoke.

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

**Yes:** 4 - Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 3 - Ron Cruz, 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**

#### **ADJOURNMENT**

At 6:01 p.m., Vice Chair Christoffels adjourned the meeting.

NEXT REGULAR MEETING: March 19, 2020 - 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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