

CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES

THURSDAY, NOVEMBER 15, 2018  
333 W. OCEAN BOULEVARD  
COUNCIL CHAMBER, 5:00 PM

Richard Lewis, Chair  
Mark Christoffels, Vice Chair  
Erick Verduzco-Vega, Commissioner



Ron Cruz, Commissioner  
Josh LaFarga, Commissioner  
Andy Perez, Commissioner  
Jane Templin, Commissioner

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## FINISHED AGENDA AND MINUTES

### CALL TO ORDER

At 5:01p.m., Chair Lewis called the meeting to order.

### ROLL CALL

**Commissioners** Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard

**Present:** Lewis and Erick Verduzco-Vega

**Commissioners** Mark Christoffels

**Absent:**

Also present: Linda Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Michael Mais, Assistant City Attorney; Alejandro Plascencia, Planner; Maryanne Cronin, Planner; Cuentin Jackson, Planner; Gabriel Barreras, Planner; Dionne Bearden, Bureau Secretary.

### FLAG SALUTE

Commissioner Templin lead the flag salute.

### MINUTES

18-083PL Recommendation to receive and file the Planning Commission minutes of November 1, 2018.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 1 - Mark Christoffels

#### DIRECTOR'S REPORT

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

#### SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission meeting shall be the truth, the whole truth, and nothing but the truth.

#### REGULAR AGENDA

1. 18-080PL Recommendation to accept Categorical Exemption CE-18-085 and approve a Conditional Use Permit (CUP18-032) for the construction of a 5,000 square-foot retail and restaurant pad with a drive-thru lane located on an existing commercial strip at 4700 Cherry Avenue in the Commercial Highway (CHW) District. (District 7)

Christopher Koontz, Planning Bureau Manager, introduced Cuentin Jackson, planner who presented staff report.

Commissioner Templin spoke.

Cuentin Jackson, planner, spoke.

Chair Lewis spoke.

Cuentin Jackson, planner, spoke.

Chair Lewis spoke.

Kevin Le, applicant, spoke.

Chair Lewis spoke.

Commissioner Verduzco-Vega spoke.

Cuentin Jackson, planner, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Commissioner Perez spoke.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 1 - Mark Christoffels

2. 18-081PL

Recommendation to accept Categorical Exemption CE-18-097, and approve a Conditional Use Permit (CUP) to demolish 6,758 square-feet of an existing car wash, and approve the use of a new 5,712-square-foot automated car wash located at 3525 E. Anaheim Street, within the Community Commercial Pedestrian-Oriented (CCP) zoning district. (District 4)

Christopher Koontz, Planning Bureau Manager, introduced Gabriel Barreras, planner who presented staff report.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Gabriel Barreras, planner, spoke.

A dialogue ensued between Commissioner Templin and Gabriel Barreras, planner.

Commissioner Cruz spoke.

Gabriel Barreras, planner, spoke.

Commissioner Cruz spoke.

A dialogue ensued between Commissioner Cruz and Gabriel Barreras, planner.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A dialogue ensued between Chair Lewis and Christopher Koontz, Planning Bureau Manager.

Zan Ramjin, applicant, spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

Zan Ramjin, applicant, spoke.

Cameron Crockett, applicant, spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Cameron Crockett, applicant.

Gloria Demoris, resident spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A dialogue ensued between Chair Lewis and Christopher Koontz, Planning Bureau Manager.

Chair Lewis spoke.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 1 - Mark Christoffels

**3. 18-082PL**

Recommendation to accept Categorical Exemption CE-18-152 and approve a Site Plan Review (SPR18-033), Conditional Use Permit (CUP18-015), and Local Coastal Development Permit (LCDP18-022), to allow for the change of use and renovation of The Breakers Hotel (City-Designated Historic Landmark) into a 185-room hotel with food and beverage venues (with on-site alcohol), banquet/meeting areas, and amenity uses in the Coastal Zone at 210 East Ocean Boulevard in the Downtown Shoreline Planned Development District (PD-6). (District 2)

Christopher Koontz, Planning Bureau Manager, introduced Maryanne Cronin, planner and Alejandro Plascencia, planner who presented staff report.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Christopher Koontz, Planning Bureau Manager.

John Molina, applicant, spoke.

Nathan Morries and Steve Paddock, architects, presented presentation.

Commissioner Templin spoke.

Nathan Morries, architect, spoke.

A dialogue ensued between Commissioner Templin and architects.

Steve Goodling provided public comment.

A resident provided public comment.

Danielle Wilson provided public comment.

Victor Sanchez provided public comment.

David Denevan provided public comment.

Michael Brown provided public comment.

Jan Miller provided public comment.

Susan Valen provided public comment.

James Robinson provided public comment.

Jennifer Gonzales provided public comment.

Nereda Soto provided public comment.

Anne Cantrell provided public comment.

Chair Lewis spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner LaFarga spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Michael Mais, Assistant City Attorney, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Andy Perez, Jane Templin,  
Richard Lewis and Erick Verduzco-Vega

**Absent:** 1 - Mark Christoffels

**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 6:52 p.m., Chair Lewis adjourned the meeting.

NEXT REGULAR MEETING: December 6, 2018 - 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.

**បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបវារៈ និងកំណត់ហេតុឲ្យអ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំគណកម្មការធម្មនុញ្ញ)។**



Richard Lewis, Chair  
Mark Christoffels, Vice Chair  
Erick Verduzco-Vega, Commissioner



Ron Cruz, Commissioner  
Josh LaFarga, Commissioner  
Andy Perez, Commissioner  
Jane Templin, Commissioner

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## FINAL AGENDA AND MINUTES

### CALL TO ORDER

At 5:01 p.m., Chair Lewis called the meeting to order.

### ROLL CALL

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

Also present: Linda Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Michael Mais, Assistant City Attorney; Alexis Oropeza, Planner; Amy Harbin, Planner; Jonathan Iniesta, Planner; Dionne Bearden, Bureau Secretary.

### FLAG SALUTE

Commissioner LaFarga lead the flag salute.

### MINUTES

18-089PL Recommendation to receive and file the Planning Commission minutes of November 15, 2018.

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

Yes: 7 - Mark Christoffels, Ron Cruz, Josh LaFarga, Andy Perez,  
Jane Templin, Richard Lewis and Erick Verduzco-Vega

#### **DIRECTOR'S REPORT**

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

#### **SWEARING OF WITNESSES**

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

#### **REGULAR AGENDA**

1. 18-084PL Recommendation to accept Categorical Exemption CE-18-156 and approve Conditional Use Permits (CUP-18-017-Southwest corner of the subject property (Pad 1) and CUP 18-035-Northwest corner of the subject property (Pad 2)) to establish two (2) drive-through uses on outlying pads within an existing, remodeled shopping center at 1320 Atlantic Avenue in the Community Automobile-Oriented District (CCA) zone. (District 6)

Vice Mayor Andrews provided public comment.

Commissioner Perez spoke.

Chair Lewis spoke.

Linda Tatum, Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Linda Tatum, Director of Development Services, spoke.

A dialogue ensued between Vice Chair Christoffels and Linda Tatum, Director of Development Services.

**A motion was made by Commissioner Perez, seconded by Commissioner Templin, to lay item over with no specific date. The motion carried by the following vote:**

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

2. 18-085PL

Recommendation to accept Categorical Exemption CE-18-155 and approve a Conditional Use Permit (CUP18-016) for the incorporation of a new drive-through lane in conjunction with the renovation of an existing commercial strip center by demolishing three existing buildings and a portion of a fourth building (25,644 s.f.) and constructing two new buildings (23,620 s.f.) at 739 E. Anaheim Street in the Community Auto-Oriented (CCA) District. (District 6)

**A motion was made by Commissioner Perez, seconded by Commissioner Templin, to lay item over with no specific date. The motion carried by the following vote:**

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

3. 18-086PL

Recommendation to accept Categorical Exemption (CE18-212) and approve a Tentative Parcel Map (TPM18-002) and Local Coastal Development Permit (LCDP18-031) to subdivide an existing 15,000-square-foot parcel into two separate lots; Parcel 1 - an 8,500-square-foot lot, and Parcel 2 - a 6,500-square-foot lot, located at 29 Kennebec Avenue in the R-3-S zoning district. (District 3)

Christopher Koontz, Planning Bureau Manager, introduced Jonathan Iniesta, Planner, who presented the staff report.

Ramin Favakehi, applicant, spoke.

Commissioner Verduzco-Vega spoke.

Jonathan Iniesta, Planner, spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Jonathan Iniesta.

Commissioner Templin spoke.

Jonathan Iniesta, Planner, spoke.

Mark Opezo, VP Bluff Park Neighborhood Association, provided public comment.

Carla Hart-Wingfield provided public comment.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Jonathan Iniesta, Planner, spoke.

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

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

4. 18-087PL

Recommendation to accept Categorical Exemption (CE18-233) and approve an Administrative Use Permit (AUP18-003) to allow minor automobile repair within an existing building. The minor automobile repair is limited to vehicles associated with the applicant, Hoonigan industries, and is not open to the public at 621 Golden Avenue in the PD-30 Zoning District. (District 1)

Christopher Koontz, Planning Bureau Manager, introduced Amy Harbin, Planner, who presented the staff report.

Doug Otto, representative of Hoonigan Industries, spoke.

Jenny Sirshin provided public comment.

Terry Beebe provided public comment.

Pastor Kyle Blake provided public comment.

Michael LaPointe provided public comment.

Darron Evans, Principal of Edison Elementary, provided public comment.

Javier Tapia, YMCA, public comment.

Jake Harry, student, provided public comment.

Zachary Smith provided public comment.

Jonathan Gray, YMCA, provided public comment.

Maria Salgado, resident, provided public comment.

Sophia provided public comment.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Commissioner Perez spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A dialogue ensued between Commissioner Perez and Christopher Koontz, Planning Bureau Manager.

Commissioner Cruz spoke.

Amy Harbin, Planner, spoke.

A dialogue ensued between Commissioner Cruz and Amy Harbin, Planner.

Commissioner Templin spoke.

Amy Harbin, Planner, spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Doug Otto, representative of Hoonigan Industries, spoke.

A dialogue ensued between Commissioner Templin and Doug Otto, representative of Hoonigan Industries.

Jacques Marine, Co-CEO Hoonigan Industries, spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Jacques Marine, Co-CEO Hoonigan Industries.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Commissioner Verduzco-Vega spoke.

Alexis Oropeza, Planner, spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Chair Lewis spoke.

Commissioner Christoffels spoke.

Chair Lewis spoke.

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

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

5. 18-088PL

Recommendation to accept Categorical Exemption (CE-18-216) and Approve Administrative Use Permit (AUP18-004) to establish a bank with a drive-through, Conditional Use Permits (CUP18-019 & CUP18-020), to establish two restaurants with drive-throughs, and Vesting Tentative Parcel Map (TPM-18-003) to establish a four-parcel subdivision in conjunction with

a new shopping center located at 6600 Atlantic Avenue in the Community Automobile-Oriented District (CCA). (District 9)

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A resident provided public comment.

Chair Lewis spoke.

**A motion was made by Commissioner Perez, seconded by Commissioner Templin, to lay over item to December 20, 2019 . The motion carried by the following vote:**

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

**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.**

There were no comments from the public.

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

There were no additional comments from the Planning Commission.

#### **ADJOURNMENT**

At 6:24 p.m., Chair Lewis adjourned the meeting.

DB

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