

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, SEPTEMBER 21, 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 & MINUTES**

**CALL TO ORDER**

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

**ROLL CALL**

**Commissioners** Alvaro Castillo, Michael Clemson, Jane Templin and Richard

**Present:** Lewis

**Commissioners** Josh LaFarga and Michele Ware

**Absent:**

Also Present: Christopher Koontz, Director of Development Services; Alison Spindler-Ruiz, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Michael J. Mais, Attorney at Law, Retired Annuitant - Management Support; Alex Medina, Bureau Secretary; Vanessa Hall, City Clerk Specialist.

**FLAG SALUTE**

Commissioner Clemson led the flag salute.

**DIRECTOR'S REPORT**

Alison Spindler-Ruiz, Planning Bureau Manager, spoke; and presented the director's report.

**REGULAR AGENDA**

1. [23-072PL](#) Recommendation to approve the minutes of the Planning Commission meeting on Thursday, September 7, 2023.

**A motion was made by Commissioner Castillo, seconded by Vice Chair Templin, 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. [23-069PL](#) 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, additional drive through lane and new bypass lane, canopies, and interior and exterior improvements located at 7681 Carson Boulevard (APN: 7075-001-948) in the Community Commercial Automobile-Oriented (CCA) Zoning District. (District 4)

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

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

Commissioner Castillo spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Kurt Canfield spoke.

**A motion was made by Vice Chair Templin, seconded by Commissioner Castillo, 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

3. [23-073PL](#)

Recommendation to accept Categorical Exemption CE23-106; and

Approve a Conditional Use Permit (CUP23-016) and adopt the proposed findings and conditions of approval thereto, to operate a new wireless telecommunication facility mounted on an existing Southern California Edison High-Tension Electrical Tower with equipment located under the tower behind CMU block walls located at 1401 ½ West Wardlow Road (APN: 7311-001-802) in the Light Industrial (IL) Zoning District. (District 5)

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

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

Commissioner Clemson spoke.

Michael J. Mais, Attorney at Law, Retired Annuitant - Management Support, spoke.

Jeremy Siegel, Applicant, spoke.

**A motion was made by Vice Chair Templin, seconded by Commissioner Castillo, 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

4. [23-074PL](#)

Recommendation to recommend that the City Council determine that the project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Class 1 - Existing Facilities), Section 15304 (Class 4-Minor Alterations to land), Section 15305 (Class 5 - Minor Alterations to Land Use Limitations), and that it is further exempt from the CEQA Guidelines and none of the exceptions in 15300.2 apply, and that it is further exempt pursuant to Section 15308 (Actions by Regulatory Agencies for Protection of the

Environment), as it will not result directly or indirectly in significant environmental impacts (CE23-112); and

Recommend that the City Council adopt Zoning Code Amendment ZCA23-006, that repeals Long Beach Municipal Code (LBMC) Section 21.45.170.L deleting regulations pertaining to encroachment permits for vendors located within the right-of-way and amending Table 35-1 Uses in the Parks District clarifying that sidewalk vending is a permitted use subject to the regulations of Title 5 of the LBMC. (Citywide)

Alison Spindler-Ruiz, Planning Bureau Manager, spoke; and introduced Alexis Oropeza, Current Planning Officer.

Alexis Oropeza, Current Planning Officer, 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.

Commissioner Castillo spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Christopher Koontz, Director of Development Services, spoke.

James Suazo spoke.

Mia Hernandez-Perez spoke.

Kurt Canfield spoke.

Commissioner Clemson spoke.

Commissioner Castillo spoke.

**A motion was made by Commissioner Clemson, seconded by Vice Chair Templin, 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

#### **PUBLIC PARTICIPATION**

There was no public participation.

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

There were no comments from the Planning Commission.

#### **ADJOURNMENT**

At 5:50 PM, there being no objection, Chair Lewis declared the meeting adjourned.

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