

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, JULY 20, 2023
411 W. OCEAN BOULEVARD
CIVIC CHAMBERS, 5:00 PM**

Erick Verduzco-Vega, Chair
Jane Templin, Vice Chair
Alvaro Castillo, Commissioner
Michael Clemson, Commissioner



Josh LaFarga, Commissioner
Richard Lewis, Commissioner
Michele Ware, Commissioner

FINAL AGENDA AND DRAFT MINUTES

CALL TO ORDER

Chair Verduzco-Vega called the meeting to order at 5:03 p.m.

ROLL CALL

Also present: Christopher Koontz, Director of Development Services; Erin Weesner-McKinley, Deputy City Attorney; Alison Spindler-Ruiz, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Jonathan Iniesta, Project Planner; Miguel Samayoa, Project Planner; Maryanne Cronin, Project Planner; Cuentin Jackson, Project Planner; Elise Roberts, Planning Analyst; Victoria Woods, Clerk; Alex Medina, Secretary.

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

Present: Erick Verduzco-Vega and Josh LaFarga

Commissioners Richard Lewis

Absent:

FLAG SALUTE

Vice Chair Templin led the flag salute.

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.

MINUTES

23-053PL Recommendation to receive and file the Planning Commission minutes of July 6, 2023.

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

Yes: 6 - Alvaro Castillo, Michele Ware, Jane Templin, Michael Clemson, Erick Verduzco-Vega and Josh LaFarga

Absent: 1 - Richard Lewis

DIRECTOR'S REPORT

Alison Spindler-Ruiz, Planning Bureau Manager, provided the Director's Report.

REGULAR AGENDA

1. 23-055PL Recommendation to receive supporting documentation into the record, conclude the public hearing and consider a third-party appeal by Citizens About Responsible Planning (APL 23-010); Accept Categorical Exemption CE23-006; and uphold the Zoning Administrator's approval by adopting findings and conditions approving a Local Coastal Development Permit (LCDP23-001) to establish an outdoor dining patio area in the public right-of-way adjacent to 25 39th Place in the R-4-R Zoning District. (District 3)

Alison Spindler-Ruiz, Planning Bureau Manager, introduced Jonathan Iniesta, Project Planner, who presented the staff report.

Alex Cherrin, Project Applicant, spoke.

Joe Weinstein, Project Appellant, spoke.

Ryan Cochran, Project Appellant, provided a presentation.

Vice Chair Templin spoke.

Commissioner Castillo spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Ann Cantrell provided public comment.

Anna Christensen provided public comment.

Kurt Canfield provided public comment.

Corris Lee Provided public comment.

Alex Arrellano provided public comment.

Kevin Lee provided public comment.

Erin Hoops provided public comment.

Karen Barnes provided public comment.

David Lot provided public comment.

Pete Marsh provided public comment.

Julie Dean provided public comment.

Jeff Miller provided public comment.

Commissioner Castillo spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, spoke.

Commissioner Castillo spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, spoke.

Chair Verduzco-Vega spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Clemson spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Ware spoke.

Alison Spindler-Ruiz, Planning Bureau Manger, spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Vice Chair Templin spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, spoke.

Commissioner Castillo spoke.

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

Yes: 5 - Alvaro Castillo, Jane Templin, Michael Clemson, Erick Verduzco-Vega and Josh LaFarga

No: 1 - Michele Ware

Absent: 1 - Richard Lewis

2. 23-052PL Recommendation to accept Categorical Exemption CE22-048, approve Conditional Use Permit (CUP22-013; CUP23-013) and adopt the proposed findings and conditions of approval related thereto to allow on-site alcohol sales (Alcoholic Beverage Control, License Type 48) and operate a new nightclub with a restaurant in an existing 5,898 square-foot building with outdoor patio, and an Administrative Use Permit (AUP23-003) for a shared parking access agreement between the applicant and the property owners of parcels 7157-012-207 and 7157-012-209 for valet purposes, located at 2688 South Street, within the Community Commercial - Automobile Oriented (CCA) Zoning District. (District 8)

Alexis Oropeza, Current Planning Officer, introduced Miguel Samayoa, Project Planner, who presented the Staff Report.

Chair Verduzco-Vega spoke.

Miguel Samayoa, Project Planner, spoke.

Commissioner Ware spoke.

Miguel Samayoa, Project Planner, spoke.

Commissioner Ware spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Clemson spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Clemson spoke.

Miguel Samayoa, Project Planner, spoke.

Commissioner Clemson spoke.

Miguel Samayoa, Project Planner, spoke.

A dialogue ensued between Commissioner Clemson and Miguel Samayoa, Project Planner.

Regla Sardinas, Project Applicant, spoke.

Commissioner Clemson spoke.

Regla Sardinas, Project Applicant, spoke.

A dialogue ensued between Commissioner Clemson and Regla Sardinas, Project Applicant.

Kurt Canfield provided public comment.

Erin Hoops provided public comment.

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

Yes: 6 - Alvaro Castillo, Michele Ware, Jane Templin, Michael Clemson, Erick Verduzco-Vega and Josh LaFarga

Absent: 1 - Richard Lewis

3. 23-056PL Recommendation to determine that the project is consistent with and within the scope of the project previously analyzed as part of the

Southeast Area Specific Plan Program Environmental Impact Report (State Clearinghouse No. 2015101075) (PECC 03-23) and subject to the Southeast Area Specific Plan Mitigation Monitoring and Reporting Program and warrants no further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15168 and 15162;

Approve Site Plan Review (SPR22-082), and adopt the proposed findings and conditions of approval related thereto, for a project consisting of the demolition of two existing office buildings (6615 and 6695 East Pacific Coast Highway) on the site, and the construction of a new six-story mixed-use project consisting of 390 residential dwelling units (seventeen [17] of which are affordable [very low income]), 5,351 square-feet of commercial/retail space in a building with 576 vehicular parking spaces in an above-grade parking structure, 196 bicycle parking spaces, and 45,141 square feet of public and private open space area within the Mixed-Use Community Core (MU-CC) designation of the Southeast Area Specific Plan (SP-2) located at 6615, 6621, and 6695 East Pacific Coast Highway;

Approve Lot Line Adjustment (LLA22-002), and adopt the proposed findings and conditions of approval related thereto, to reposition the eastern property line between two parcels (APNs: 7237-020-050 and 7237-020-041);

Approve a request to merge (LMG22-012) two (2) lots (APNs: 7237-020-050 and 7237-020-040) into a single 163,249-square-foot (3.75-acre) lot, and adopt the proposed findings and conditions of approval related thereto; and,

Approve a Local Coastal Development Permit (LCDP22-049) for all discretionary and subdivision actions required for the proposed project and adopt the proposed findings and conditions of approval related thereto. (District 3)

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

Commissioner Clemson spoke.

Maryanne Cronin, Project Planner, spoke.

Commissioner Clemson spoke.

A dialogue ensued between Commissioner Clemson and Maryanne Cronin, Project Planner.

Alison Spindler-Ruiz, Planning Bureau Manager, spoke.

Commissioner Clemson spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Clemson spoke.

A dialogue ensued between Commissioner Clemson and Christopher Koontz, Director of Development Services.

Maryanne Cronin, Project Planner, spoke.

Commissioner Clemson spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Clemson spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, spoke.

Commissioner Clemson spoke.

Maryanne Cronin, Project Planner, spoke.

Commissioner Clemson spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Clemson spoke.

Christopher Koontz, Director of Development Services, spoke.

A dialogue ensued between Commissioner Clemson and Christopher Koontz, Director of Development Services.

Maryanne Cronin, Project Planner, spoke.

Will Cipes, Project Applicant, provided a presentation.

Commissioner Clemson spoke.

Commissioner Castillo spoke.

Ann Cantrell provided public comment.

Anna Christensen provided public comment.

Ray Lawson provided public comment.

Dave Booker provided public comment.

Elizabeth Lambe provided public comment.

Lediya Beltran provided public comment.

Lorena Banuelos provided public comment.

Jerry Arceo provided public comment.

Ruben Minjarez provided public comment.

Richard Coles provided public comment.

Lisa Landua provided public comment.

Laurie provided public comment.

Pete Marsh provided public comment.

Erin Hoops provided public comment.

Kurt Canfield provided public comment.

Matt Wayner provided public comment.

Corliss Lee provided public comment.

Randy Wright provided public comment.

Regla Sardinas provided public comment.

Alex Arellano provided public comment.

Victoria Yundt provided public comment.

Lisa Ramsey provided public comment.

Joan Polango provided public comment.

Katie Mineta provided public comment.

Commissioner Clemson spoke.

Maryanne Cronin, Project Planner, spoke.

Commissioner Clemson spoke.

A dialogue ensued between Commissioner Clemson and Maryanne Cronin, Project Planner.

Commissioner Castillo spoke.

Christopher Koontz, Director of Development Services, spoke.

Maryanne Cronin, Project Planner, spoke.

Commissioner Castillo spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Castillo spoke.

A dialogue ensued between Commissioner Castillo and Christopher Koontz, Director of Development Services.

Chair Verduzco-Vega spoke.

Erin Weesner-McKinley, Deputy City Attorney, spoke.

Chair Verduzco-Vega spoke.

Commissioner Clemson spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Clemson spoke.

Maryanne Cronin, Project Planner, spoke.

Commissioner Clemson spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Castillo spoke.

Chair Verduzco-Vega spoke.

Christopher Koontz, Director of Development Services, spoke.

Will Cipes, Project Applicant, spoke.

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

Yes: 5 - Alvaro Castillo, Michele Ware, Jane Templin, Michael Clemson and Erick Verduzco-Vega

Absent: 1 - Richard Lewis

Recused: 1 - Josh LaFarga

4. 23-054PL Recommendation to determine that the project is consistent with and within the scope of the project previously analyzed as part of the Southeast Area Specific Plan Program Environmental Impact Report (State Clearinghouse No. 2015101075) and subject to the Southeast Area Specific Plan Mitigation Monitoring and Reporting Program and that no further environmental review is required pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15168 and 15162; and
- Approve Site Plan Review SPR22-109 and Local Coastal Development Permit LCDP22-062 and adopt the proposed findings and conditions of approval related thereto for a mixed-use project consisting of two, 5-story buildings with a total of 563,529 square feet containing 600 residential units and 4,000 square-feet of ground-level restaurant space located at 6500 E. Pacific Coast Highway in the Southeast Area Specific Plan (SEASP) District. (District 3)
- Commissioner Ware spoke.

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

Vice Chair Templin spoke.

Cuentin Jackson, Project Planner, spoke.

Meredith Megarry, Project Applicant, provided a presentation.

Ferman Gonzales, Project Applicant, provided a presentation.

Commissioner Clemson spoke.

Chair Verduzco-Vega spoke.

Commissioner Castillo spoke.

Ferman Gonzales, Project Applicant, spoke.

Commissioner Castillo spoke.

A dialogue ensued between Commissioner Castillo and Ferman Gonzales, Project Applicant.

Commissioner Clemson spoke.

Meredith Megarry, Project Applicant, spoke.

Ann Cantrell provided public comment.

Anna Christensen provided public comment.

Elizabeth Lambe provided public comment.

Lisa Landau provided public comment.

Dave Booker provided public comment.

Janice Dahl provided public comment.

Michael Mindlin provided public comment.

Ray Lawson provided public comment.

Kurt Canfield provided public comment.

Erin Hoops provided public comment.

Matt Wayner provided public comment.

Corliss Lee provided public comment.

Alex Arellano provided public comment.

Joan Polango provided public comment.

Lisa Ramsey provided public comment.

Commissioner Castillo spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Castillo spoke.

Chair Verduzco-Vega spoke.

Commissioner Clemson spoke.

Christopher Koontz, Director of Development Services, spoke.

Ferman Gonzales, Project Applicant, spoke.

Commissioner Clemson spoke.

Christopher Koontz, Director of Development Services, spoke.

Alexis Oropeza, Current Planning Officer, spoke.

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, Jane Templin, Michael Clemson and Erick Verduzco-Vega

Absent: 1 - Richard Lewis

Recused: 2 - Michele Ware and 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.

Alex Arellano provided public comment.

COMMENTS FROM THE PLANNING COMMISSION

Vice Chair Templin spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Castillo spoke.

Chair Verduzco-Vega spoke.

Christopher Koontz, Director of Development Services, spoke.

ADJOURNMENT

Chair Verduzco-Vega adjourned the meeting at 10:15 p.m.

NEXT MEETING - AUGUST 3, 2023 - 5:00 P.M.

AM

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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.

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