

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, MARCH 4, 2021
HELD VIA TELECONFERENCE, 5:00 PM**

Mark Christoffels, Chair
Joni Ricks-Oddie, Vice Chair
Erick Verduzco-Vega, Commissioner



Ron Cruz, Commissioner
Josh LaFarga, Commissioner
Jane Templin, Commissioner
Richard Lewis, Commissioner

FINAL AGENDA AND MINUTES

CALL TO ORDER

Commissioner Lewis called the meeting to order at 5:05 p.m.

ROLL CALL

Also present: Oscar Orci, Development Services Director; Christopher Koontz, Development Services Deputy Director; Patricia Diefenderfer, Planning Bureau Manager; Monica Kilaita, Deputy Assistant Attorney; Alexis Oropeza, Current Planning Officer; Cuentin Jackson, Project Planner; Cuentin Jackson, Project Planner; Anita Juhola-Garcia, Project Planner; Marcos Lopez, Project Planner; Jonathan Iniesta, Planner; Dionne Bearden, Bureau Secretary.

Commissioners Ron Cruz, Jane Templin, Erick Verduzco-Vega, Richard Lewis
Present: and Mark Christoffels

Commissioners Josh LaFarga and Joni Ricks-Oddie
Absent:

FLAG SALUTE

Commissioner Templin lead the flag salute.

MINUTES

[21-012PL](#)

Recommendation to receive and file the Planning Commission meeting minutes of January 21, 2021.

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

Yes: 4 - Ron Cruz, Jane Templin, Erick Verduzco-Vega and Richard Lewis

Absent: 3 - Josh LaFarga, Joni Ricks-Oddie and Mark Christoffels

DIRECTOR'S REPORT

Patricia Diefenderfer, Planning Bureau Manager, provided the Director's Report.

SWEARING OF WITNESSES

5:10 p.m. break

Meeting went into Recess

Meeting Reconvened

5:12 p.m. meeting started

Commissioner Verduzco-Vega spoke.

REGULAR AGENDA

1. [21-008PL](#) Recommendation to adopt a Resolution Certifying an Environmental Impact Report (EIR 4-20) (State Clearinghouse No. 2018121006), make findings of fact, adopting a statement of overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP); Approve Site Plan Review SPR 18-14 and Local Coastal Development Permit LCDP 18-005, for the construction of a 30-story, 537,075-square-foot building of up to 375.5 feet in height containing 429 hotel rooms, 23,512 square feet of restaurant space, and 26,847 square feet of meeting and ballroom space, with valet-only parking with 151 on-site parking stalls in a two-level garage with additional off-site parking spaces, on a 1.36-acre site located in the Coastal Zone at 100 East Ocean Boulevard in the Downtown Shoreline Planned Development District (PD-6 [Subarea 7]). The project scope includes improvements to the portions of

Victory Park abutting the project site and the restoration of the Jergins Trust Tunnel. (Council District 2)

Patricia Diefenderfer, Planning Bureau Manager, introduced Anita Juhola-Garcia, Project Planner, who presented the staff report.

Commissioner Verduzco-Vega spoke.

Greg Steinhauer, applicant spoke.

Andrew Brady, representative of applicant, spoke.

Craig Mendenhall, architect, spoke.

Commissioner Verduzco-Vega spoke.

Commissioner Lewis spoke.

Chris Cheek provided public comment.

Chris Hannon provided public comment.

Danielle Wilson provided public comment.

Jonathan Iniesta, Planner, spoke.

Erika Scoby provided public Comment

James Farmer provided public comment.

Jennifer Edwards provided public comment.

Justin Hall provided public comment.

Kraig Kojian provided public comment.

Paul Moreno provided public comment.

Stephane Wandel provided public comment.

Tommy Faavae provided public comment.

Victor Sanchez provided public comment.

Frances Igler provided public comment.

Besty provided public comment.

Chris Hannon provided public comment.

Commissioner Verduzco-Vega spoke.

Commissioner Lewis spoke.

Anita Juhola-Garcia, Project Planner, spoke.

Commissioner Verduzco-Vega spoke.

A motion was made by Commissioner Templin, seconded by Commissioner Cruz, to approve recommendation and adopt Resolution No. PL-001-21. The motion carried by the following vote:

Yes: 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Richard Lewis and Mark Christoffels

Absent: 2 - Josh LaFarga and Joni Ricks-Oddie

Enactment No: PL-001-21

2. [21-009PL](#)

Recommendation to accept Categorical Exemption CE21-016 and approve Modification to a Previously approved permit, Application No. 1910-25; CUP19-40 (MOD20-009) to modify Condition #8 to allow exterior speakers within the courtyard, and to modify Condition #20 to allow the sale of alcohol for consumption off site as part of the existing Alcoholic Beverage Control - License Type 47 in conjunction with a restaurant and art gallery at an existing 6,250-square-foot building located at 1395 Coronado Avenue in the Light Industrial (IL) Zoning District. (District 4)

Patricia Diefenderfer, Planning Bureau Manager, introduced Marcos Lopez Jr., Project Planner, who presented the staff report.

Chair Christoffels spoke.

Marcos Lopez Jr., Project Planner, spoke.

Commissioner Verduzco-Vega spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Commissioner Lewis spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Commissioner Lewis spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Lewis spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Templin spoke.

Chair Christoffels spoke.

Ciji Hoffman, applicant, spoke.

A dialogue ensued between Chair Christoffels and Ciji Hoffman, applicant.

Chair Christoffels spoke.

Marshall Howland provided public comment.

Mrs. Howland provided public comment.

Commissioner Templin spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Commissioner Lewis spoke.

Chair Christoffels spoke.

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

Yes: 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Richard Lewis and Mark Christoffels

Absent: 2 - Josh LaFarga and Joni Ricks-Oddie

3. [21-010PL](#)

Recommendation to accept Categorical Exemption CE20-046 and approve Tentative Tract Map TTM20-001 to consolidate four parcels into a single 43,587-square-foot lot and create thirty-six condominium units within four buildings on a 43,587-square-foot property located at 200 E. 14th Street in the Transit Node of the Midtown Specific Plan (SP-1). (District 1)

Patricia Diefenderfer, Planning Bureau Manager, introduced Cuentin Jackson, Project Planner, who presented the staff report.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Chair Christoffels spoke.

Cuentin Jackson, Project Planner, spoke.

Chair Christoffels spoke.

Cuentin Jackson, Project Planner, spoke.

Robert Dwelle, applicant, spoke..

Darrell Simien, applicant, spoke.

Robert Dwelle, applicant, spoke.

Dinesa Thomas-Whitman, applicant, spoke.

Cheyne Scoby provided public comment.

Darian Hartsell provided public comment.

Erika Scoby provided public comment.

Grayston Leonard provided public comment.

Erin Rank provided public comment.

James Farmer provided public comment.

Chair Christoffels spoke.

Llana Steffen provided public comment.

Jennifer Edwards provided public comment.

Patrick Edwards provided public comment.

Sterling Steffen provided public comment.

Daniel Maynard provided public comment.

Chair Christoffels spoke.

Jonathan Iniesta, Planner, spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Kevin Abbink provided public comment.

Chair Christoffels spoke.

Cuentin Jackson, Project Planner, spoke.

Chair Christoffels spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Chair Christoffels spoke.

Commissioner Lewis spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Lewis spoke.

Chair Christoffels spoke.

Commissioner Cruz spoke.

Chair Christoffels spoke.

Commissioner Templin spoke.

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

Yes: 5 - Ron Cruz, Jane Templin, Erick Verduzco-Vega, Richard Lewis and Mark Christoffels

Absent: 2 - Josh LaFarga and Joni Ricks-Oddie

4. [21-011PL](#)

Recommendation to recommend that the City Council find the proposed Zoning Code Amendment exempt from the California Environmental Quality Act pursuant to Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) and Section 15061(b)(3) (Common Sense Exemption), as it will not result directly or indirectly in significant environmental impacts; Recommend that City Council approve a Zoning Code Amendment (ZCA20-015) to amend language within Title 5 of the Long Beach Municipal Code and within the Downtown Planned Development District (PD-30) to allow the operation of adult-use cannabis dispensaries within Mixed-Use buildings in Downtown by way of Conditional Use Permit approval (Districts 1 and 2); and, Accept Categorical Exemption 20-147 and approve a Conditional Use Permit (CUP20-016) to allow the establishment and operation of an adult-use cannabis dispensary located at 433 Pine Avenue in the Downtown Planned Development District (PD-30). (District 1)

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Chair Christoffels spoke.

Elliot Lewis, applicant, spoke.

Chair Christoffels spoke.

Commissioner Lewis spoke.

Chair Christoffels spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Daniel Maynard provided public comment.

Chair Christoffels spoke.

Commissioner Templin spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Templin spoke.

A motion was made by Commissioner Lewis, seconded by Commissioner Templin, to continue the item to a future hearing date, not to exceed 60 days. The motion carried by the following vote:.

Yes: 3 - Jane Templin, Richard Lewis and Mark Christoffels

No: 2 - Ron Cruz and Erick Verduzco-Vega

Absent: 2 - Josh LaFarga and Joni Ricks-Oddie

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.

Sterling Steffen provided public comment.

Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Christoffels spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Jonathan Iniesta, Planner, spoke.

Sterling Steffan provided public comment.

COMMENTS FROM THE PLANNING COMMISSION

Commissioner Lewis spoke.

Chair Christoffels spoke.

ADJOURNMENT

At 7:42 p.m., Chair Christoffels adjourned the meeting.

Next Regular Meeting: Thursday, March 18, 2021 - 5:00 p.m.

DB

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. Remarks are generally limited to 3 minutes. 1. State your name and address. 2. Organization you represent, if any. 3. State whether for or against the proposal. 4. Your statement should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive. In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Development Services, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners' Agenda folder, but may not be reviewed by the individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

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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