

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, MAY 19, 2022  
411 W. OCEAN BOULEVARD  
CIVIC CHAMBERS AND  
TELECONFERENCE, 5:00 PM**

Dr. Joni Ricks-Oddie, Chair  
Erick Verduzco-Vega, Vice Chair  
Alvaro Castillo, Commissioner  
Mark Christoffels, Commissioner



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

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**FINISHED AGENDA AND DRAFT MINUTES**

**CALL ORDER**

Vice Chair Verduzco-Vega called the meeting to order at 5:01 p.m.

**ROLL CALL**

Also present: Oscar Orci, Director of Development Services; Alison Spindler-Ruiz, Acting Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Andréa Urbas, Acting Advance Planning Officer; Dawn McIntosh, Assistant City Attorney; Marcos Lopez, Jr, Project Planner; Sergio Gutierrez, Project Planner; Gina Casillas, Project Planner; Cuentin Jackson, Project Planner; Amy Harbin, Project Planner; Elise Roberts, Planning Analyst; Shirley Perkins, Clerk; Heather Flores, Secretary.

**Commissioners** Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin  
**Present:** and Erick Verduzco-Vega

**Commissioners** Josh LaFarga and Joni Ricks-Oddie  
**Absent:**

**FLAG SALUTE**

Commissioner Lewis led the flag salute.

**MINUTES**

[22-024PL](#)

Recommendation to receive and file the Planning Commission minutes of May 5, 2022.

Vice Chair Verduzco-Vega spoke.

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

**Yes:** 5 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin and Erick Verduzco-Vega

**Absent:** 2 - Josh LaFarga and Joni Ricks-Oddie

## **SWEARING OF WITNESSES**

## **DIRECTOR'S REPORT**

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

Vice Chair Verduzco-Vega spoke.

Elise Roberts, Planning Analyst, spoke.

Vice Chair Verduzco-Vega spoke.

## **REGULAR AGENDA**

1. [22-025PL](#) Recommendation to find the proposed vacation of an easement for a north-south alley located on the westerly 15 feet of Lot 23 and Lot 30 in Block "B" of Tract No. 6922 between Del Amo Boulevard (to the north) and Pleasant Street (to the south), in conformance with the adopted goals and policies of the City's General plan (GPC21-004) in the Multi-Family Residential (R-3-T) & Community Automobile-Oriented (CCA) Zoning District. (District 8)

Alexis Oropeza, Current Planning Officer, introduced Marcos Lopez, Jr, Project Planner, who presented the staff report.

Vice Chair Verduzco-Vega spoke.

Marcos Lopez, Jr, Project Planner, spoke.

Alison Spindler-Ruiz, Acting Planning Bureau Manager, spoke.

Vice Chair Verduzco-Vega spoke.

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

**Yes:** 5 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin and Erick Verduzco-Vega

**Absent:** 2 - Josh LaFarga and Joni Ricks-Oddie

2. [22-026PL](#)

Recommendation to accept Categorical Exemption CE22-043 and approve Conditional Use Permit (CUP21-018) to allow on-site alcohol sales and consumption of beer, wine and distilled spirits (ABC License Type 47) at a new restaurant with a bar in an existing 2,187-square-foot tenant space, located at 4111 Viking Way in the Community Pedestrian-Oriented (CCP) Zoning District. (District 5)

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

Vice Chair Verduzco-Vega spoke.

Commissioner Christoffels spoke.

Sergio Gutierrez, Project Planner, spoke.

Commissioner Christoffels spoke.

Vice Chair Verduzco-Vega spoke.

Sergio Gutierrez, Project Planner, spoke.

Vice Chair Verduzco-Vega spoke.

Sergio Gutierrez, Project Planner, spoke.

Vice Chair Verduzco-Vega spoke.

Elise Roberts, Planning Analyst, spoke.

Vice Chair Verduzco-Vega spoke.

Elise Roberts, Planning Analyst, spoke.

Vice Chair Verduzco-Vega spoke.

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

**Yes:** 5 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin and Erick Verduzco-Vega

**Absent:** 2 - Josh LaFarga and Joni Ricks-Oddie

**3. [22-027PL](#)**

Recommendation to determine 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 the Downtown Plan PEIR and the "Downtown Plan PEIR Addendum - EIRA06-20") and warrants no further environmental review pursuant to CEQA Guidelines Section 15162, and

Approve Site Plan Review (SPR21-039) for the construction of a new six story residential building consisting of 75 residential units and three levels of subterranean parking located on two separate lots in the Downtown Plan Planned Development (PD-30) Zoning District addressed as 923 and 927 Long Beach Boulevard. (District 1)

Alexis Oropeza, Current Planning Officer, introduced Gina Casillas, Project Planner, who presented the staff report.

Vice Chair Verduzco-Vega spoke.

Commissioner Templin spoke.

Gina Casillas, Project Planner, spoke.

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Alison Spindler-Ruiz, Acting Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Vice Chair Verduzco-Vega spoke.

Stuart Ahn, Applicant, spoke.

Vice Chair Verduzco-Vega spoke.

Elise Roberts, Planning Analyst, spoke.

Bryan Quigley provided public comment.

Vice Chair Verduzco-Vega spoke.

Elise Roberts, Planning Analyst, spoke.

Vice Chair Verduzco-Vega spoke.

Gina Casillas, Project Planner, spoke.

Vice Chair Verduzco-Vega spoke.

Alison Spindler-Ruiz, Acting Planning Bureau Manager, spoke.

Vice Chair Verduzco-Vega spoke.

Commissioner Templin spoke.

Alison Spindler-Ruiz, Acting Planning Bureau Manager, spoke.

**A motion was made by Commissioner Templin and seconded by Commissioner Christoffels, to approve recommendation with modifications to condition 5. The motion carried by the following vote:**

**Yes:** 5 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin and Erick Verduzco-Vega

**Absent:** 2 - Josh LaFarga and Joni Ricks-Oddie

**4. [22-028PL](#)**

Recommendation to accept Categorical Exemption CE-22-034 and approve a Conditional Use Permit CUP22-008 for the establishment and operation of a coffee roasting facility with accessory retail and coffee bar located at 2952 E. 14th Street in the Light Industrial (IL) Zoning District. (District 2)

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

Vice Chair Verduzco-Vega spoke.

Commissioner Templin spoke.

Cuentin Jackson, Project Planner, spoke.

Commissioner Templin spoke.

Vice Chair Verduzco-Vega spoke.

Edward Moffatt, Applicant, spoke.

Vice Chair Verduzco-Vega spoke.

Commissioner Templin spoke.

Edward Moffatt, Applicant, spoke.

Commissioner Templin spoke.

Vice Chair Verduzco-Vega spoke.

Edward Moffatt, Applicant, spoke.

Vice Chair Verduzco-Vega spoke.

Elise Roberts, Planning Analyst, spoke.

Vice Chair Verduzco-Vega spoke.

Commissioner Lewis spoke.

Cuentin Jackson, Project Planner, spoke

Alison Spindler-Ruiz, Acting Planning Bureau Manager, spoke.

Commissioner Lewis spoke.

Alison Spindler-Ruiz, Acting Planning Bureau Manager, spoke.

Vice Chair Verduzco-Vega spoke.

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

**Yes:** 5 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin and Erick Verduzco-Vega

**Absent:** 2 - Josh LaFarga and Joni Ricks-Oddie

5. [22-029PL](#)

Recommendation to receive the supporting documentation into the record, conclude the public hearing;

Recommend that the City Council adopt a Resolution approving and adopting a Subsequent Environmental Impact Report (EIR-03-21) to the General Plan Land Use Element and Urban Design Element Program Environmental Impact Report (PEIR) (PEIR-SCH# 2015051054), in accordance with the provisions of the California Environmental Quality Act (CEQA) Section 15164 of the CEQA Guidelines, and making certain CEQA Findings and Determinations relative thereto, including a finding that the adopted General Plan Land Use Element PEIR Mitigation Monitoring and Reporting Program shall apply; and that no new or different mitigation measures are required; approving the Climate Action and Adaptation Plan (2205-02); and

Recommend that the City Council adopt a resolution authorizing the Director of Development Services to submit Policy and Ordinance amendments, as necessary to the California Coastal Commission for its review, approval and certification to obtain a finding of conformance with the City's Certified Local Coastal Program (LCPA22-001).  
(Citywide)

Vice Chair Verduzco-Vega noted that Commissioner Castillo left the meeting.

Alison Spindler-Ruiz, Acting Planning Bureau Manager, presented the staff report.

Vice Chair Verduzco-Vega spoke.

Commissioner Christoffels spoke.

Alison Spindler-Ruiz, Acting Planning Bureau Manager, spoke.

Commissioner Lewis spoke.

Alison Spindler-Ruiz, Acting Planning Bureau Manager, spoke.

Ashley Davis, LSA Consultant, spoke.

Commissioner Christoffels spoke.

Vice Chair Verduzco-Vega spoke.

Elise Roberts, Planning Analyst, spoke.

John Kindred provided public comment.

Vice Chair Verduzco-Vega spoke.

John Kindred provided public comment.

Vice Chair Verduzco-Vega spoke.

Alison Spindler-Ruiz, Acting Planning Bureau Manager, spoke.

Pete Marsh provided public comment.

Vice Chair Verduzco-Vega spoke.

Dave Shukla provided public comment.

Vice Chair Verduzco-Vega spoke.

Bryan Quigley provided public comment.

Vice Chair Verduzco-Vega spoke.

Elise Roberts, Planning Analyst, spoke.

Dean Toji provided public comment.

Vice Chair Verduzco-Vega spoke.

Elise Roberts, Planning Analyst, spoke.

Michael Clemson provided public comment.

Vice Chair Verduzco-Vega spoke.

Elise Roberts, Planning Analyst, spoke.

Vice Chair Verduzco-Vega spoke.

Commissioner Christoffels spoke.

Vice Chair Verduzco-Vega spoke.



Commissioner Templin spoke.

Vice Chair Verduzco-Vega spoke.

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

**Yes:** 4 - Mark Christoffels, Richard Lewis, Jane Templin and Erick Verduzco-Vega

**Absent:** 3 - Alvaro Castillo, 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.

Vice Chair Verduzco-Vega spoke.

DaveShukla provided public comment.

Vice Chair Verduzco-Vega spoke.

Elise Roberts, Planning Analyst, spoke.

Dean Toji provided public comment.

Elise Roberts, Planning Analyst, spoke.

Vice Chair Verduzco-Vega spoke.

## **COMMENTS FROM THE PLANNING COMMISSION**

## **ADJOURNMENT**

Vice Chair Verduzco-Vega adjourned the meeting at 6:38 p.m.

**NEXT SCHEDULED MEETING: JUNE 2, 2022 - 5:00 P.M.**

**HF**

Note:

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