

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, NOVEMBER 3, 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

FINAL AGENDA AND DRAFT MINUTES

CALL TO ORDER

Chair Ricks-Oddie called the meeting to order at 5:08 p.m.

ROLL CALL

Also present: Christopher Koontz, Acting Director of Development Services; Erin Weesner-McKinley, Deputy City Attorney; Alexis Oropeza, Acting Planning Bureau Manager; Andréa Urbas, Acting Advance Planning Officer; Marcos Lopez Jr., Project Planner; Scott Kinsey, Project Planner; Alex Muldrow, Project Planner; Amy Harbin, Project Planner; Cynthia de la Torre, Project Planner; Megan Covarrubias, Project Planner; Elise Roberts, Planning Analyst; Heather Flores, Secretary.

Commissioners Mark Christoffels, Richard Lewis, Jane Templin and Joni
Present: Ricks-Oddie

Commissioners Alvaro Castillo, Josh LaFarga and Erick Verduzco-Vega
Absent:

FLAG SALUTE

Commissioner Templin led the flag salute.

MINUTES

[22-065PL](#)

Recommendation to receive and file the Planning Commission minutes of October 20, 2022.

Chair Ricks-Oddie 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 Joni Ricks-Oddie

Absent: 3 - Alvaro Castillo, Josh LaFarga and Erick Verduzco-Vega

SWEARING OF WITNESSES

DIRECTOR'S REPORT

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

REGULAR AGENDA

1. [22-066PL](#) Recommendation to recommend that the City Council accept Categorical Exemption CE21-156; and

Recommend that the City Council approve a General Plan Amendment (GPA21-004), to change the PlaceType designation of 2600 California Avenue from Open Space (OS) to NeoIndustrial (NI).

Alexis Oropeza, Acting Planning Bureau Manager, introduced Scott Kinsey, Project Planner, and Marcos Lopez Jr., Project Planner, presented the staff report.

Chair Ricks-Oddie spoke.

A dialogue ensued between Commissioner Christoffels and Marcos Lopez Jr., Project Planner.

Christopher Koontz, Acting Director of Development Services, spoke.

Commissioner Christoffels spoke.

Chair Ricks-Oddie spoke.

Carrie Hoshino, Applicant, spoke.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Ann Cantrell provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Manny Valenzuela provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

Commissioner Christoffels spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Commissioner Christoffels spoke.

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

Yes: 4 - Mark Christoffels, Richard Lewis, Jane Templin and Joni Ricks-Oddie

Absent: 3 - Alvaro Castillo, Josh LaFarga and Erick Verduzco-Vega

2. [22-067PL](#)

Recommendation to recommend that the City Council adopt a Mitigated Negative Declaration (IS/MND 06-22); Approve a Zone Change

(ZCHG20-009) from Regional Highway Commercial (CHW) and Low-density Multi-Family Residential, small lot (R-3-S) to Community R-4-N Commercial (CCN); and

Recommend that the Planning Commissioners deny the Conditional Use Permit (CUP20-003) for a new 3,278-square-foot automated car wash along with two ancillary buildings, located at 1911 East Pacific Coast Highway in the CCN Zoning Districts. (District 6)

Alexis Oropeza, Acting Planning Bureau Manager, introduced Alex Muldrow, Project Planner, who presented the staff report.

Chair Ricks-Oddie spoke.

Francis Park, Applicant, spoke.

Chair Ricks-Oddie spoke.

Pat West, Applicant, spoke.

Chair Ricks-Oddie spoke.

Alex Cherin, Applicant, spoke.

Chair Ricks-Oddie spoke.

Mike Clemson provided public comment.

Christopher Cambus provided public comment.

Susana Sim provided public comment.

Sal Molina provided public comment.

Randall Morales provided public comment.

Miranda Valles of the public provided public comment.

Jesus Barajas provided public comment.

Gretchen Swanson provided public comment.

Paulo Carillo provided public comment.

Herbert Floranoid provided public comment.

Dawn Mockins provided public comment.

Cecilia of the public provided public comment.

Gerardo Ramos of the public provided public comment.

Kirk Anfield provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Sayon Syprasoeuth provided public comment.

Crystal John provided public comment.

Masri Transport provided public comment.

Mo Ouwenga provided public comment.

Eva Mansori provided public comment.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

Commissioner Christoffels spoke.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

A dialogue ensued between Cynthia de la Torre, Planner, and Commissioner Lewis.

Christopher Koontz, Acting Director of Development Services, spoke.

Commissioner Lewis spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

A dialogue ensued between Chair Ricks-Oddie and Christopher Koontz, Acting Director of Development Services.

Commissioner Lewis spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

A motion was made by Commissioner Templin, seconded by Commissioner Lewis, to approve recommendation to recommend City Council adopt a Mitigated Negative Declaration and approve a Zone Change from Regional Highway Commercial (CHW) and Low-density Multi-Family Residential, small lot (R-3-S) to Community R-4-N Commercial (CCN). The motion carried by the following vote:

Yes: 3 - Richard Lewis, Jane Templin and Joni Ricks-Oddie

No: 1 - Mark Christoffels

Absent: 3 - Alvaro Castillo, Josh LaFarga and Erick Verduzco-Vega

A motion was made by Commissioner Templin, seconded by Commissioner Christoffels, to approve recommendation to deny the Conditional Use Permit (CUP20-003) for an automated carwash. The motion carried by the following vote:

Yes: 4 - Mark Christoffels, Richard Lewis, Jane Templin and Joni Ricks-Oddie

Absent: 3 - Alvaro Castillo, Josh LaFarga and Erick Verduzco-Vega

3. [22-068PL](#) Recommendation to receive and file Zone In: City Core Study Session.

Christopher Koontz, Acting Director of Development Services, introduced Cynthia de la Torre, Project Planner, who presented the study session.

Megan Covarrubias, Project Planner, continued presenting the study session.

Chair Ricks-Oddie spoke.

Rudy Perraza provided public comment.

Herbert Floranoid provided public comment.

Laura Moso provided public comment.

Angelica Mojio provided public comment.

Mike Clemson provided public comment.

Jesus Esparza provided public comment.

Kirk Anfield provided public comment.

Elsa Tung provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Sayon Spryasoeuth provided public comment.

Cindy Soto provided public comment.

Elinda Haro provided public comment.

Elise Roberts, Planning Analyst, spoke.

Kerry Chhay provided public comment.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

A dialogue ensued between Commissioner Christoffels and Cynthia de la Torre, Project Planner.

Christopher Koontz, Acting Director of Development Services, spoke.

A dialogue ensued between Commissioner Lewis and Cynthia de la Torre, Project Planner.

Christopher Koontz, Acting Director of Development Services, spoke.

A dialogue ensued between Commissioner Lewis and Cynthia de la Torre, Project Planner.

Chair Ricks-Oddie spoke.

Cynthia de la Torre, Project Planner, spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

A dialogue ensued between Chair Ricks-Oddie and Cynthia de la Torre, Project Planner.

Commissioner Lewis spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Erin Weesner-McKinley, Deputy City Attorney, spoke.

A dialogue ensued between Chair Ricks-Oddie and Cynthia de la Torre, Project Planner.

A dialogue ensued between Chair Ricks-Oddie and Christopher Koontz, Acting Director of Development Services.

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 Joni Ricks-Oddie

Absent: 3 - Alvaro Castillo, Josh LaFarga 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.

Chair Ricks-Oddie spoke.

Kirk Anfield provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Manny Valenzuela provided public comment.

Elise Roberts, Planning Analyst, spoke.

Sayon Syprasoeuth provided public comment.

Elise Roberts, Planning Analyst, spoke.

COMMENTS FROM THE PLANNING COMMISSION

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Commissioner Lewis spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Commissioner Templin spoke.

Chair Ricks-Oddie spoke.

Erin Weesner-McKinley, Deputy City Attorney, spoke.

Chair Ricks-Oddie spoke

ADJOURNMENT

Chair Ricks-Oddie adjourned the meeting at 8:48 p.m.

NEXT SCHEDULED MEETING: NOVEMBER 17, 2022 - 5:00 P.M.

HF

Note:

A digital recording of this meeting will be available in the City Clerk Department. The City of Long Beach provides reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, or if an agenda is needed in an alternative format, please call the City Clerk Department, 48 hours prior to the meeting at (562) 570-6101. The City Clerk Department email at cityclerk@longbeach.gov is available for correspondence purposes.

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.

បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរា: និងកំណត់ហេតុឲ្យ
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