

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, SEPTEMBER 20, 2018  
333 W. OCEAN BOULEVARD  
COUNCIL CHAMBER, 5:00 PM**

Richard Lewis, Chair  
Mark Christoffels, Vice Chair  
Erick Verduzco-Vega, Commissioner



Ron Cruz, Commissioner  
Josh LaFarga, Commissioner  
Andy Perez, Commissioner  
Jane Templin, Commissioner

---

**FINISHED AGENDA AND MINUTES**

**CALL TO ORDER**

At 5:00 p.m. Chair Lewis called the meeting to order.

**ROLL CALL**

**Commissioners** Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin, Richard

**Present:** Lewis and Erick Verduzco-Vega

**Commissioners** Josh LaFarga

**Absent:**

Also present: Christopher Koontz, Planning Bureau Manager; Linda Tatum, Director of Development Services; Carrie Tai, Current Planning Officer; Anita Juhola-Garcia, Planner; Gabriel Barreras, Planner; Maryanne Cronin, Planner; Mike Mais, Assistant City Attorney; Vanetta Baisley-Cuttliff, Clerk Typist.

**FLAG SALUTE**

Carrie Tai, Current Planning Officer, led the flag salute.

**MINUTES**

[18-061PL](#)

Recommendation to receive and file the Planning Commission minutes of September 6, 2018.

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

**Yes:** 6 - Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 1 - Josh LaFarga

## **DIRECTOR'S REPORT**

Christopher Koontz, Planning Bureau Manager, presented the Director's Report.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager spoke.

## **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, and nothing but the truth.

## **REGULAR AGENDA**

1. [18-062PL](#) Recommendation to Accept Categorical Exemption CE-18-148 and approve a Conditional Use Permit (CUP18-014) and a Local Coastal Development Permit (LCDP18-026) to allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 license), at an existing restaurant located at 4711 E. 2nd Street, within the Neighborhood Commercial Pedestrian (CNP) Zone. (District 3).

Carrie Tai, Current Planning Officer, introduced Anita Juhola-Garcia, Planner who presented the staff report.

Chair Lewis spoke.

Manuel Orozco, applicant spoke.

Commissioner Verduzco-Vega spoke.

Nancy Brenen, resident spoke.

Didi Rossi provided public comment.

Chair Lewis spoke.

Anita Juhola-Garcia, Planner spoke.

A dialogue ensued between Chair Lewis and Anita Juhola-Garcia, Planner.

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

**Yes:** 6 - Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 1 - Josh LaFarga

2. [18-063PL](#)

Recommendation to Approve a Site Plan Review (SPR18-015), for the construction of a seven-story multi-family residential building containing 97 dwelling units and one-level subterranean, 122-stall parking garage at 1112-1130 Locust Avenue, in the Downtown Planned Development District (PD-30). (District 1)

Carrie Tai, Current Planning Officer, introduced Anita Juhola-Garcia, Planner who presented the staff report.

Chair Lewis spoke.

Shahab Ghods, applicant spoke.

Chair Lewis spoke.

Anita Juhola-Garcia, Planner spoke.

Shahab Ghods, applicant spoke.

Carrie Tai, Current Planning Officer spoke.

Commissioner Verduzco-Vega spoke.

Carrie Tai, Current Planning Officer spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Carrie Tai, Current Planning Officer.

Shahab Ghods, applicant spoke.

Chair Lewis spoke.

Lettie provided public comment.

Anita Juhola-Garcai spoke.

Shahab Ghods, applicant spoke.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager spoke.

Jose Hernandez, resident provided public comment.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager spoke

Chair Lewis spoke.

Anita Juhola-Garcia, Planner spoke.

Chair Lewis spoke

Christopher Koontz spoke.

Chair Lewis spoke.

Anita Juhola-Garcia, Planner spoke.

Christopher Koontz, Planning Bureau Manager spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager spoke.

Kimberly Littlejohn, resident provided public comment.

Shahab Ghods, applicant spoke.

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

**Yes:** 6 - Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 1 - Josh LaFarga

3. [18-064PL](#)

Recommendation to Approve a Site Plan Review (SPR18-002) and Lot Merger (LMG18-021) in conjunction with the construction of an eight-story mixed use building containing 120 dwelling units, 4,997 square feet of retail space, and an integrated three-level, 151-stall parking garage at 1101-1157 Long Beach Boulevard in the Downtown Planned Development District (PD-30). (District 1)

Carrie Tai, Current Planning Officer, introduced Maryanne Cronin, Planner who presented the staff report.

Chair Lewis spoke.

Applicant Leanna spoke.

Chair Lewis spoke.

Leanna, applicant spoke.

Kyle Cohen resident spoke.

Chair Lewis spoke.

Commissioner Christoffels spoke.

Carrie Tai, Current Planning Officer spoke.

Commission Christoffels spoke.

A dialogue ensued between Commissioner Christoffels and Carrie Tai, Current Planning Officer.

Christopher Koontz, Planning Bureau Manager spoke.

Commissioner Christoffels spoke.

Christopher Koontz, Planning Bureau Manager spoke.

Commissioner Templin spoke.

Carrie Tai, Current Planning Officer spoke.

Commissioner Cruz spoke.

Maryanne Cronin, Planner spoke.

Chair Lewis spoke.

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

**Yes:** 6 - Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 1 - Josh LaFarga

4. [18-065PL](#)

Recommendation to deny Conditional Use Permit (CUP18-008) to permit a new drive-through lane for an existing fast food restaurant located at 3639 E. 7th Street within the Community Commercial Pedestrian-Oriented (CCP) Zoning District (D3).

Carrie Tai, Current Planning Officer introduced Gabriel Barreras, Planner, who presented the staff report.

Commissioner Templin spoke.

Christopher Koontz, planning Bureau Manager

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager spoke.

Commissioner Verduzco-Vega spoke.

Carrie Tai, Current Planning Officer spoke.

Commissioner Verduzco-Vega spoke.

Applicant Kyriakos and Elizabeth Andreou spoke.

Vice Chair Christoffels spoke.

Applicant Kyriakos Andreou spoke.

A dialogue ensued between Vice Chair Christoffels and applicant Kyriakos Andreou.

Commissioner Verduzco-Vega spoke.

Applicant Kyriakos Andreou spoke.

Commissioner Christoffels spoke

Carrie Tai, Current Planning Officer spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager spoke.

Chair Lewis spoke.

Commissioner Christoffels spoke.

Commissioner Verduzco-Vega spoke.

Mike Mais, Assist Attorney spoke.

Commissioner Verduzco-Vega spoke.

Mike Mais, Assist Attorney spoke.

Commissioner Perez spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager spoke.

Commissioner Templin spoke.

Carrie Tai, Current Planning Officer spoke.

Commissioner Cruz spoke.

Commissioner Templin spoke.

Commissioner Cruz spoke.

Commissioner Christoffels spoke.

Christopher Koontz, Planning Bureau Manager spoke.

Commissioner Christoffels spoke.

Commissioner Perez spoke.

**A motion was made by Vice Chair Christoffels, seconded by Commissioner Perez, to overturn staff recommendation to deny the CUP request. The motion carried by the following vote:**

**Yes:** 6 - Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 1 - Josh LaFarga

**5. [18-066PL](#)**

Recommendation that the City Council accept Negative Declaration ND 02-18 and approve Zoning Code Amendment (ZCA18-006) and Local Coastal Program Amendment (LCPA18-003) to amend Title 21 of the Long Beach Municipal Code (Zoning Ordinance) to: 1) update regulations for religious assembly uses to be equal to or more flexible than other assembly uses; 2) classify different size assembly uses to be permitted, conditionally permitted, or not permitted in various zoning districts; 3) update development standards for religious assembly uses; and 4) provide new definitions to ensure that land uses are categorized properly. (Citywide)

Carrie Tai, Current Planning Officer introduced consultant Vivian, who presented



the staff report.

Chair Lewis spoke.

Carrie Tai, Current Planning Officer spoke.

Chair Lewis spoke.

Vivian, consultant spoke.

Commissioner Templin spoke.

Vivian, consultant spoke.

Commissioner Templin spoke.

Carrie Tai, Current Planning Officer spoke.

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

**Yes:** 6 - Mark Christoffels, Ron Cruz, Andy Perez, Jane Templin, Richard Lewis and Erick Verduzco-Vega

**Absent:** 1 - 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.

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

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager spoke.

Commissioner Verduzco-Vega spoke.

#### **ADJOURNMENT**

Chair Lewis adjourned the meeting at 7:12 pm.

NEXT REGULAR MEETING: October 4, 2018 - 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 Developer 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.

បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាវ: និងកំណត់ហេតុឲ្យ  
អ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅ  
ការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹង  
ចាប់ផ្តើមបើកកិច្ចប្រជុំគណៈកម្មការធម្មនុញ្ញ)។