

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, SEPTEMBER 5, 2019  
411 W. OCEAN BOULEVARD  
CIVIC CHAMBERS, 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

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**FINISHED AGENDA AND DRAFT MINUTES**

**CALL TO ORDER**

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

**ROLL CALL**

Also present: Linda Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Michael Mais, Assistant City Attorney; Cynthia de la Torre, Project Planner; Marcos Lopez, Project Planner; Amy Harbin, Project Planner; Bradley Bounds, Project Planner; Sergio Gutierrez, Project Planner; Jorge Ramirez, Project Planner; Scott Kinsey, Project Planner; Nick Vasuthasawat, Project Planner; Dionne Bearden, Bureau Secretary.

**Commissioners** Josh LaFarga, Andy Perez, Jane Templin, Erick Verduzco-Vega,

**Present:** Mark Christoffels and Richard Lewis

**Commissioners** Ron Cruz

**Absent:**

**FLAG SALUTE**

Commissioner Templin lead the flag salute.

**MINUTES**

[19-064PL](#)

Recommendation to receive and file the Planning Commission minutes of August 22, 2019.

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

**Yes:** 5 - Josh LaFarga, Andy Perez, Jane Templin, Mark Christoffels and Richard Lewis

**Absent:** 2 - Ron Cruz and Erick Verduzco-Vega

[19-065PL](#)

Elect a Chair of the Planning Commission for 2019-2020.

**A motion was made by Commissioner Templin, seconded by Commissioner Perez, to elect Chair Lewis to continue as Chair of the Planning Commission for 2019-2020. The motion carried by the following vote:**

**Yes:** 5 - Josh LaFarga, Andy Perez, Jane Templin, Mark Christoffels and Richard Lewis

**Absent:** 2 - Ron Cruz and Erick Verduzco-Vega

[19-066PL](#)

Elect a Vice Chair of the Planning Commission for 2019-2020.

**A motion was made by Commissioner Perez, seconded by Commissioner LaFarga, to elect Vice Chair Christoffels to continue as Vice Chair of the Planning Commission for 2019-2020. The motion carried by the following vote:**

**Yes:** 5 - Josh LaFarga, Andy Perez, Jane Templin, Mark Christoffels and Richard Lewis

**Absent:** 2 - Ron Cruz and Erick Verduzco-Vega

**DIRECTOR'S REPORT**

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

**SWEARING OF WITNESSES**

## REGULAR AGENDA

1. [19-067PL](#) Recommendation to accept Categorical Exemption CE19-181 and approve a Conditional Use Permit (CUP19-026) and Local Coastal Development Permit (LCDP19-013) to allow four (4) wall mounted electronic message center signs at a previously-approved shopping center located at 6400 E. Pacific Coast Highway, within the South East Area Development and Improvement Plan (PD-1) Zoning District. (District 3)

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

Chair Lewis spoke.

Barret Bradley, applicant, spoke.

Chair Lewis spoke.

Barret Bradley, applicant, spoke.

A dialogue ensued between Chair Lewis and Barret Bradley, applicant.

Commissioner Templin spoke.

Tom Mays provided public comment.

Diane Sunstrum provided public comment

Chair Lewis spoke.

Alex Cherin provided public comment.

John Fries provided public comment.

Kris Flaig provided public comment.

Anna Christensen provided public comment.

Ann Cantrell provided public comment.

Chair Lewis spoke.

Toby Reece provided public comment.

Cidney Corpus provided public comment.

Vice Chair Christoffels spoke.

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

A dialogue ensued between Commissioner Templin and Alexis Oropeza, Current Planning Officer.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Alexis Oropeza, Current Planning Officer.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Chair Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Commissioner LaFarga spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A dialogue ensued between Chair Lewis and Christopher Koontz, Planning Bureau Manager.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner LaFarga spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Michael Mais, Deputy City Attorney, spoke.

Chair Lewis spoke.

Michael Mais, Deputy City Attorney, spoke.

Commissioner Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

**A motion was made by Vice Chair Christoffels, seconded by Commissioner Verduzco-Vega, to approve the two inward facing signs and to deny the two outward facing signs. The motion carried by the following vote:**

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

**Absent:** 1 - Ron Cruz

2. [19-068PL](#)

Recommendation to accept Categorical Exemption CE19-151 and approve a Conditional Use Permit and a Local Coastal Development Permit to allow the sale of beer and wine for on-site consumption within an existing building where a tenant improvement is in progress for a

restaurant located at 6420 E. Pacific Coast Highway, Suite C-100 within the Southeast Area Development and Improvement Plan (PD-1) Zoning District. (District 3)

Alexis Oropeza, Current Planning Officer, introduced Bradley Bounds and Jorge Ramirez, Project Planners, who presented the staff report.

Chair Lewis spoke.

Cindy Block, representative of applicant, spoke.

Chair Lewis spoke.

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

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

**Absent:** 1 - Ron Cruz

3. [19-069PL](#)

Recommendation to accept Categorical Exemption CE19-150 and approve a Conditional Use Permit and a Local Coastal Development Permit to allow the sale of beer, wine, and distilled spirits for on-site consumption within an existing building where a tenant improvement is in progress for a restaurant located at 6420 E. Pacific Coast Highway, Suite 160 within the Southeast Area Development and Improvement Plan (PD-1) Zoning District. (District 3)

Alexis Oropeza, Current Planning Officer, introduced Jorge Ramirez, Planner, who presented the staff report.

Chair Lewis spoke.

Applicant spoke.

Chair Lewis spoke.

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

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

**Absent:** 1 - Ron Cruz

4. [19-070PL](#)

Recommendation to accept Categorical Exemption CE19-152 and approve a Conditional Use Permit and a Local Coastal Development Permit to allow the sale of beer, wine, and distilled spirits for on-site consumption within an existing building where a tenant improvement is in progress for a restaurant at 6420 E. Pacific Coast Highway, Suite 230, within the Southeast Area Development and Improvement Plan (PD-1) Zoning District. (District 3)

Alexis Oropeza, Current Planning Officer, introduced Jorge Ramirez, Planner, who presented the staff report.

Chair Lewis spoke.

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

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

**Absent:** 1 - Ron Cruz

5. [19-071PL](#)

Recommendation to determine that the project is within the scope of the project previously analyzed as part of the Program Environmental Impact Report for SEASP and warrants no further environmental review, pursuant to CEQA Guidelines Section 15162, and approve a Local Coastal Development Permit (LCDP19-003), Modification to an Approved Permit (MOD19-009) and Site Plan Review (SPR19-008) for the construction of two new commercial buildings of 7,000 square feet and 5,000 square feet, and a 1,007 square-foot addition to an existing building located within the Marina Pacifica Mall at 6398 E. Pacific Coast Highway in the Southeast Area Development and Improvement (PD-1) District. (District 3)

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Ann Cantrell provided public comment.

Anna Christensen provided public comment.

**A motion was made by Vice Chair Christoffels, seconded by Commissioner Templin, to continue item with date to be determined. The motion carried by the following vote:**

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

**Absent:** 1 - Ron Cruz

6. [19-072PL](#)

Recommendation to approve a Site Plan Review (SPR19-020) for a project consisting of the decommissioning and removal of an existing refinery, pursuant to the requirements of the Long Beach Fire department and Regional Water Quality Control Board, and the construction of a new 415,592-square-foot concrete, tilt-up industrial warehouse building including 21,000 square feet of office space approximately 48 feet in height on a 17.22 acre lot within the General Industrial (IG) Zoning District located at 2400 East Artesia Boulevard. (District 9)

Alexis Oropeza, Current Planning Officer, introduced Amy Harbin and Sergio Gutierrez, Project Planners, who presented the staff report.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Heather Crossner and Rosindo Solis, applicants, provided presentation.



Bridgette Herdman, architect, spoke.

Commissioner Verduzco-Vega spoke.

Rosindo Solis, applicant spoke.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Heather Crossner and Rosindo Solis, applicants.

Jairo Lopez provided public comment.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

**A motion was made by Vice Chair Christoffels, seconded by Commissioner Perez, as amended to 1) add local hire provisions for construction; 2) add requirement to provide community benefits package and 3) to adopt staff's revised conditions. The motion carried by the following vote:**

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

**Absent:** 1 - Ron Cruz

7. [19-073PL](#)

Recommendation that the City Council:

1) Accept Negative Declaration ND 06-20 and approve Zoning Code Amendment (ZCA19-003) to amend Title 21 of the Long Beach Municipal Code (Zoning Ordinance) to:

Land Use - Define and provide regulations for the following uses currently undefined in the Zoning Code:

- a. Indoor and outdoor amusement/entertainment facilities, including escape rooms and similar uses;
- b. Tutoring centers;
- c. Animal-related uses including ancillary animal adoption and boarding related uses;

Development Standards - Make the following changes to existing development standards:

- a. Eliminate required distance between structures on a single property within residential zoning districts;

- b. Exempt non-conforming historic landmarks and contributing buildings, structures, and lots located in historic landmark districts from complying with parking requirements for expansions or interior alterations to residential uses to create additional bedrooms;
  - c. Update the Gross Floor Area (GFA) definition to include on-grade, semi-subterranean, and subterranean garages, as well as lofts, basements, and finished or habitable attics as part of GFA; update the definitions and code sections for lot coverage and floor area ratio to clarify that garage area up to 700 square feet for a single-family dwelling and all garage area for multi-family dwellings and non-residential buildings are exempt from lot coverage and Floor Area Ratio (FAR) calculations; lastly, exempt underground parking from complying with building setback requirements.
  - d. Update fence regulations in flood zones to measure from the top of the flood plain and clarify standards for corner cutoffs;
  - e. Provide exceptions to height limits for rooftop solar collectors in commercial, industrial, and institutional zoning districts;
- Administrative Procedures - Make the following change to existing noticing requirements:
- a. Update noticing requirements to exempt hearing items continued to a date certain from re-noticing.

Alexis Oropeza, Current Planning Officer, introduced Jennifer Ly, Planner, and Patricia Diefenderfer, Advance Planning Officer, who presented the staff report.

Commissioner Templin spoke.

Vice Chair Christoffels spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Vice Chair Christoffels spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Chair Lewis spoke.

Ann Cantrell provided public comment.

Anna Christensen provided public comment.

Chair Lewis spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Christopher Koontz, Planning Bureau Manager.

Chair Lewis spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Chair Lewis spoke.

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

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

**Absent:** 1 - Ron Cruz

**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.

Anna Christensen provided public comment.

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

Vice Chair Christoffels spoke.

Linda Tatum, Director of Development Services, spoke.

Commissioner Templin spoke.

Michael Mais, Assistant City Attorney, spoke.

**ADJOURNMENT**

At 7:13 p.m., Chair Lewis adjourned the meeting.

NEXT MEETING: Thursday, September 19, 2019 - 5:00 p.m.

DB

**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.

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