

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, SEPTEMBER 3, 2020  
HELD VIA TELECONFERENCE, 5:00 PM**

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



Ron Cruz, Commissioner  
Josh LaFarga, Commissioner  
Jane Templin, Commissioner  
Joni Ricks-Oddie, Commissioner

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**FINISHED AGENDA AND DRAFT MINUTES**

**CALL TO ORDER**

Vice Chair Christoffels called the meeting to order at 5:02 p.m.

**ROLL CALL**

Also present: Oscar Orci, Director of Development Services; Christopher Koontz, Deputy Director of Development Services; Michael Mais, Assistant City Attorney; Alexis Oropeza, Current Planning Officer; Patricia Diefenderfer, Advance Planning Officer; Jonathan Iniesta, Project Planner; Alex Muldrow, Project Planner; Cynthia de la Torre, Project Planner; Dionne Bearden, Bureau Secretary; Heather Flores, Clerk Typist.

**Commissioners** Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega,  
**Present:** Joni Ricks-Oddie and Mark Christoffels

**Commissioners** Richard Lewis  
**Absent:**

**FLAG SALUTE**

Commissioner Templin lead the flag salute.

**DIRECTOR'S REPORT**

[20-082PL](#)

Director's Report

Christopher Koontz, Deputy Director of Development Services, presented the Director's Report.

Commissioner Ricks-Oddie spoke.

Commissioner Templin spoke.

Commissioner Verduzco-Vega spoke.

## MINUTES

### 20-077PL

Recommendation to receive and file the Planning Commission meeting minutes of August 18, 2020.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 1 - Richard Lewis

## SWEARING OF WITNESSES

## CONSENT CALENDAR

Passed the Consent Calendar

1. 20-078PL Recommendation to approve Appeal (APL20-003) by Steve Scott, of the Zoning Administrator's decision, and adopt findings to approve Standards Variance (SV20-001) and Local Coastal Development Permit (LCDP20-005) to allow a 4 foot garage setback where 20 feet is required in the R-2-I Zoning District. (District 3)

Michael Mais, Assistant City Attorney, spoke.

Vice Chair Christoffels spoke.

Michael Mais, Assistant City Attorney, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

**A motion was made to approve recommendation on the Consent Calendar.**

## REGULAR AGENDA

2. [20-079PL](#) Recommendation to accept Categorical Exemption CE20-055 and approve Conditional Use Permit (CUP20-009) and Local Coastal Development Permit (LCDP20-015) to allow on-premise alcohol sales (Alcoholic Beverage Control License - Type 47) within an existing restaurant and bar located at 5331 E. 2nd Street in the Commercial Neighborhood Pedestrian (CNP) Zoning District. (District 3)

Alexis Oropeza, Current Planning Officer, introduced Alex Muldrow, Project Planner, who presented the staff report.

Christopher Koontz, Deputy Director of Development Services, spoke.

Olivia Joncich, applicant, spoke.

Mike Ellis, applicant, spoke.

Vice Chair Christoffels spoke.

Steve Lindsey provided public comment.

Kelly Williams provided public comment.

Scott provided public comment.

Christopher Koontz, Deputy Director of Development Services, spoke.

Alexis Oropeza, Current Planning Officer, spoke.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 1 - Richard Lewis

3. [20-080PL](#)

Recommendation to recommend that the City Council determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5 - Minor Alterations to Land Use Limitations) of the CEQA Guidelines and none of the exceptions in 15300.2 apply, and that it is further exempt 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. (CE20-090); and recommend that the City Council adopt Zoning Code Amendment (ZCA20-005), consisting of changes to Title 21 of the Long Beach Municipal Code (LBMC) that would amend section 21.15 (Definitions) and add a new section 21.45.600 related to the following: establishing related definitions and creating a pilot program to allow up to a maximum of 500 micro-unit housing units, subject to provisions outlined in the proposed ordinance, in the Midtown (SP-1) and Downtown (PD-30) areas of the City. (Citywide)

Patricia Diefenderfer, Advance Planning Officer, introduced Cynthia de la Torre, Project Planner, who presented the staff report.

Commissioner Templin spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Templin spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Patricia Diefenderfer, Advance Planning Officer.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Templin spoke.

Cynthia de la Torre, Project Planner, spoke.

Commissioner Ricks-Oddie spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

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

Regina Young provided public comment.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Jonathan Iniesta, Planner, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Vice Chair Christoffels spoke.

Commissioner Templin spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Templin spoke.

Commissioner Ricks-Oddie spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 1 - Richard Lewis

4. [20-081PL](#)

Recommendation to recommend that the City Council determine that the project is categorically exempt from the California Environmental

Quality Act (CEQA) pursuant to Section 15305 (Class 5 - Minor Alterations to Land Use Limitations) of the CEQA Guidelines and none of the exceptions in 15300.2 apply; and that is further exempt 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. (CE20-091); and recommend that the City Council adopt Zoning Code Amendment ZCA20-013, consisting of amendments to Title 21 of the Long Beach Municipal Code (LBMC) related to the following: 21.66 establishing a process to allow the legalization of existing, unpermitted units, subject to provisions outlined in the proposed ordinance. (Citywide)

Christopher Koontz, Deputy Director of Development Services, introduced Patricia Diefenderfer, Advance Planning Officer, who presented the staff report.

Vice Chair Christoffels spoke.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Christopher Koontz, Deputy Director of Development Services.

Vice Chair Christoffels spoke.

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

**Yes:** 6 - Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 1 - Richard Lewis

**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**

No further comments from the Planning Commission.

**ADJOURNMENT**

At 6:34 p.m., Vice Chair Christoffels adjourned the meeting.

NEXT REGULAR MEETING: October 1, 2020 - 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.

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  
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