

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, APRIL 15, 2021  
HELD VIA TELECONFERENCE, 5:00 PM**

Mark Christoffels, Chair  
Joni Ricks-Oddie, Vice Chair  
Erick Verduzco-Vega, Commissioner



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

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**FINISHED AGENDA AND DRAFT MINUTES**

**CALL TO ORDER**

Chair Christoffels called the meeting to order at 5:03 p.m.

**ROLL CALL**

Also present: Oscar Orci, Director of Development Services; Christopher Koontz, Deputy Director of Development Services; Michael Mais, Assistant City Attorney; Patricia Diefenderfer, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Maryanne Cronin, Project Planner; Marcos Lopez, Jr., Project Planner; Cuentin Jackson, Project Planner; Jonathan Iniesta, Planner; Dionne M. Bearden, Bureau Secretary.

**Commissioners** Ron Cruz, Josh LaFarga, Jane Templin, Erick Verduzco-Vega,  
**Present:** Richard Lewis and Mark Christoffels

**Commissioners** Joni Ricks-Oddie  
**Absent:**

**FLAG SALUTE**

Commissioner Lewis lead the flag salute.

**MINUTES**

[21-026PL](#)

Recommendation to receive and file the Planning Commission meeting minutes of April 1, 2021.

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

**Yes:** 5 - Ron Cruz, Josh LaFarga, Jane Templin, Richard Lewis and Mark Christoffels

**Absent:** 2 - Erick Verduzco-Vega and Joni Ricks-Oddie

## **DIRECTOR'S REPORT**

Patricia Diefenderfer, Planning Bureau Manager, provided the Director's Report.

## **SWEARING OF WITNESSES**

## **REGULAR AGENDA**

1. [21-024PL](#) Recommendation to determine that the project is within the scope of Environmental Impact Report Addendum EIRA-02-19 to the Downtown Plan Program Environmental Impact Report (SCH No. 2009071006) that was prepared for the previously approved project and warrants no further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines 15162; Approve Modification MOD20-008 to a previously approved project (App No. 1807-11) consisting of 271 residential units (rather than 345 units) in a single mixed-use building, eight-stories in height with and 11,912 square feet of ground floor commercial space on a 1.22-acre site located at 131 West 3rd Street in the Downtown Plan (PD-30) District. The previously approved Vesting Tentative Tract Map would be modified to reflect the revised project. (District 1)

Alexis Oropeza, Current Planning Officer, introduced Maryanne Cronin, Project Planner, who presented the staff report.

Chair Christoffels spoke.

Commissioner Templin spoke.

Maryanne Cronin, Project Planner, spoke.

Commissioner Lewis spoke.

Maryanne Cronin, Project Planner, spoke.

Chair Christoffels spoke.

Tyson Sayles, applicant, spoke.

Chair Christoffels spoke.

Jonathan Iniesta, Planner, spoke.

Austin Metoyer provided public comment.

Dale Goldsmith, Land Use Counsel, spoke.

Jennifer provided public comment

Leanna Noble provided public comment.

Richard Solares, Architect, spoke.

Chair Christoffels spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Tyson Sayles, applicant, spoke.

**A motion was made by Commissioner Lewis, 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, Richard Lewis and Mark Christoffels

**Absent:** 1 - Joni Ricks-Oddie

**2. [21-027PL](#)**

Recommendation to adopt Addendum NDA 01-21 to the Long Beach Municipal Urban Stormwater Treatment (LB-MUST) Project Initial Study/Mitigated Negative Declaration (IS/MND) (ND 03-17) (State Clearinghouse No. 2017071068); Approve modification MOD21-003 to the previously approved LB-MUST Project (App No. 1807-12) to relocate the proposed wetlands to a 1.23-acre site across the street from the LB-MUST Treatment Facility at 901 De Forest Avenue in the

Light Industrial (IL) Zoning District. (District 1)

Alexis Oropeza, Current Planning Officer, introduced Maryanne Cronin, Project Planner, who presented the staff report.

Commissioner Templin spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Colin Averill, Project Manager, spoke.

A dialogue ensued between Commissioner Templin and Colin Averill, Project Manager.

Chair Christoffels spoke.

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

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

**Absent:** 1 - Joni Ricks-Oddie

3. [21-028PL](#)

Recommendation to accept Categorical Exemption CE20-118 and approve a Tentative Tract Map TTM20-009 to permit a subdivision creating five (5) condominium units within two (2) previously approved buildings on a single, 7,500-square-foot, lot located at 1028 East 10th Street, Downtown Plan (PD-30) Planned Development Zoning District. (District 1)

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

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Jeffery Bradley provided public comment.

Chair Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke.

A dialogue ensued between Chair Christoffels and Alexis Oropeza, Current Planning Officer.

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

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

**Absent:** 1 - Joni Ricks-Oddie

4. [21-029PL](#) Recommendation to recommend that the City Council find the proposed Zoning Code Amendment exempt from the California Environmental Quality Act 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; Recommend that City Council approve a Zoning Code Amendment (ZCA20-015) to amend language within Title 5 of the Long Beach Municipal Code and within the Downtown Planned Development District (PD-30) to allow the operation of adult-use cannabis dispensaries within mixed-Use buildings in Downtown by way of Conditional Use Permit approval (Districts 1 and 2); and, Accept Categorical Exemption 20-147 and approve a Conditional Use Permit (CUP20-016) to allow the establishment and operation of an adult-use cannabis dispensary located at 433 Pine Avenue in the Downtown Planned Development District (PD-30). (District 1)

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

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, Deputy Director of Development Services, spoke.

Commissioner Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

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

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Commissioner Lewis spoke.

Commissioner Verduzco-Vega spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Elliot Lewis, applicant, spoke.

Austin Metoyer provided public comment.

Leanna Noble provided public comment.

Chair Christoffels spoke.

Violeta Aguillar provided public comment.

Commissioner Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Lewis spoke.

Chair Christoffels spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Mike Mais, Assistant City Attorney, spoke.

Chair Christoffels spoke.

Mike Mais, Assistant City Attorney, spoke.

A motion was made by Chair Christoffels, seconded by Commissioner Templin, to recommend that the City Council find the proposed Zoning Code Amendment exempt from the California Environmental Quality Act 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; and Recommend that City Council approve a Zoning Code Amendment (ZCA20-015) to amend language within Title 5 of the Long Beach Municipal Code and within the Downtown Planned Development District (PD-30) to allow the operation of adult-use cannabis dispensaries within mixed-Use buildings in Downtown by way of Conditional Use Permit approval (Districts 1 and 2). The motion carried by the following vote:

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

**Absent:** 1 - Joni Ricks-Oddie

A motion was made by Chair Christoffels, seconded by Commissioner Templin, to accept Categorical Exemption 20-147 and approve a Conditional Use Permit (CUP20-016) to allow the establishment and operation of an adult-use cannabis dispensary located at 433 Pine Avenue in the Downtown Planned Development District (PD-30) (District 1). The motion carried by the following vote:

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

**Absent:** 1 - Joni Ricks-Oddie

5. [21-030PL](#) Recommendation to accept Categorical Exemption CE21-026 and approve a Tentative Parcel Map TPM20-001 to subdivide an existing 32,864-square-foot parcel into two separate lots; consisting of one 21,127-square-foot lot and one 11,737-square-foot lot located at 5453 E. Stearns St., in the Community Automobile-Oriented (CCA) Zoning District. (District 4)

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

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Pat Budronis, applicant, spoke.

Chair Christoffels spoke.

Pat Budronis, applicant, spoke.

Commissioner Cruz spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

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

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

**Absent:** 1 - 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.**

Chair Christoffels spoke.

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

Chair Christoffels spoke.

Commissioner Lewis spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Commissioner Lewis spoke.



Christopher Koontz, Deputy Director of Development Services, spoke.

Oscar Orci, Director of Development Services, spoke.

Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Commissioner Lewis spoke.

Commissioner Templin spoke.

Commissioner Lewis spoke.

## **ADJOURNMENT**

At 6:49 p.m., Chair Christoffels adjourned the meeting.

**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.

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