

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, JUNE 17, 2021  
HELD VIA TELECONFERENCE, 5:00 PM**

Mark Christoffels, Chair  
Joni Ricks-Oddie, Vice Chair  
Erick Verduzco-Vega, 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; Patricia Diefenderfer, Planning Bureau Manager; Alison Spindler-Ruiz, Advance Planning Officer; Mike Mais, Assistant City Attorney; Cynthia de la Torre, Project Planner; Maryanne Cronin, Project Planner; Scott Kinsey, Project Planner; Alex Muldrow, Project Planner; Jonathan Iniesta, Planner; Heather Flores, Secretary.

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

**FLAG SALUTE**

Commissioner LaFarga led the flag salute.

**MINUTES**

[21-038PL](#)

Recommendation to receive and file the Planning Commission minutes of June 3, 2021.

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

**Yes:** 5 - Josh LaFarga, Jane Templin, Richard Lewis, Joni Ricks-Oddie and Mark Christoffels

**Absent:** 1 - Erick Verduzco-Vega

## **DIRECTOR'S REPORT**

Patricia Diefenderfer, Planning Bureau Manager, spoke.

## **SWEARING OF WITNESSES**

## **REGULAR AGENDA**

1. [21-039PL](#) Recommendation to determine that the project is within the scope of the project previously analyzed as part of the Globemaster Corridor Specific Plan Program Environmental Impact Report/Environmental Impact Statement (SCH No. 2018091021) and warrants no further environmental review pursuant to California Environmental Quality Act Guidelines Section 15162; and approve Tentative Parcel Map No. 83393 subdividing an existing 30.6-acre site into five parcels (TPM21-004) within the Globemaster Corridor Specific Plan (SP-3). (District 5)

Patricia Diefenderfer, Planning Bureau Manager, introduced Scott Kinsey, Project Planner, who presented the staff report.

Chair Christoffels spoke.

Commissioner Verduzco-Vega joined the meeting.

Ward Mace, Applicant, spoke.

Chair Christoffels 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 - Josh LaFarga, Jane Templin, Erick Verduzco-Vega, Richard Lewis, Joni Ricks-Oddie and Mark Christoffels

2. [21-042PL](#)

Recommendation to adopt a Resolution Certifying Environmental Impact Report (EIR-04-19) (State Clearinghouse No. 2019110206), make findings of fact, adopting a statement of overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP); and Approve Site Plan Review SPR20-035 for the demolition of the existing, 5,548-square foot city-owned Fire Station No. 9, located at 3917 Long Beach Boulevard in the Community Automobile-Oriented (CCA) Zoning District. (District 8)

Patricia Diefenderfer, Planning Bureau Manager, introduced Maryanne Cronin, Project Planner, who presented the staff report.

Commissioner Templin spoke.

Chair Christoffels spoke.

Ann Cantrell provided public comment.

Anna Christensen provided public comment.

Jeannie Williams provided public comment.

Lee F. provided public comment.

Marilyn Surakus, Public Works, spoke.

Chair Christoffels spoke.

Marilyn Surakus, Public Works, spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Chair Christoffels spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Christoffels spoke.

A dialogue ensued between Chair Christoffels and Christopher Koontz, Deputy Director of Development Services.

Commissioner Lewis spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Mike Mais, Assistant City Attorney, spoke.

Chair Christoffels spoke.

A dialogue ensued between Chair Christoffels and Mike Mais, Assistant City Attorney.

Commissioner Lewis spoke.

Mike Mais, Assistant City Attorney, spoke.

A dialogue ensued between Commissioner Lewis and Mike Mais, Assistant City Attorney.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Commissioner Lewis spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

A dialogue ensued between Commissioner Lewis and Christopher Koontz, Deputy Director of Development Services.

Mike Mais, Assistant City Attorney, spoke.

Commissioner Lewis spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Marilyn Surakus, Public Works, spoke.

Gary Tabing, Public Works, spoke.

Commissioner Lewis spoke.

Chair Christoffels spoke.

Vice Chair Ricks-Oddie spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Christopher Koontz, Deputy Director of Development Services, spoke.

Chair Christoffels spoke.

A dialogue ensued between Chair Christoffels and Christopher Koontz, Deputy Director of Development Services.

**A motion was made by Commissioner Lewis, seconded by Commissioner Templin, to continue to a date uncertain. The motion carried by the following vote:**

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

3. [21-040PL](#)

Recommendation to receive supporting documentation into the record, conclude the public hearing, consider two, third-party appeals filed by Tempestt Garland (APL21-002) and Long Beach Unified School District c/o Alan Reising (APL21-003); accept Categorical Exemption CE-20-045; and uphold the Zoning Administrator's decision to approve Administrative Use Permit AUP20-004 to allow the sale of diesel fuel at a future gas station located at 6090 Long Beach Boulevard in the Community Commercial Automobile-Oriented (CCA) Zoning District, (Application No. 2004-08). The diesel fuel sales would be in conjunction with a future gas station and convenience store, which are uses allowed by right in the CCA Zoning District (District 9).

Patricia Diefenderfer, Planning Bureau Manager, introduced Alex Muldrow, Project Planner, who presented the staff report.

Chair Christoffels spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Chair Christoffels spoke.

Commissioner Lewis spoke.

Commissioner Templin spoke.

Vice Chair Ricks-Oddie spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Tempestt Garland, Representative of Appellant, spoke.

Allen Reisling, Appellant, spoke.

Commissioner Lewis spoke.

A dialogue ensued between Commissioner Lewis and Alan Reisling.

Adan Madrind Applicant, spoke.

Chair Christoffels spoke.

Commissioner Lewis spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Patricia Long provided public comment.

Dave Long provided public comment.

Tracy Nishihira provided public comment.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Vice Chair Ricks-Oddie spoke.

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

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

4. [21-041PL](#)

Recommendation to recommend that the City Council accept Negative Declaration ND08-20; and recommend that the City Council adopt Zoning Code Amendment ZCA20-017, consisting of changes to the Long Beach Municipal Code (LBMC) that would amend sections

21.25.506 (Findings Required), Chapters 18.15, 18.16, 18.17, and 18.18 related to impact fee waivers for affordable units in mixed-income buildings, and add a new chapter (Chapter 21.68) related to the following: establishing an Enhanced Density Bonus Ordinance to facilitate the development of mixed income, multifamily housing by establishing regulations that offer a density bonus and development concessions in exchange for the provision of on-site, deed-restricted, very low-, low-, or moderate-income housing units.

Patricia Diefenderfer, Planning Bureau Manager, spoke and introduced Cynthia de la Torre, Project Planner, who presented the staff report.

Vice Chair Ricks-Oddie spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

Anne Cantrell provided public comment.

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

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

**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 Lewis spoke.

Vice Chair Ricks-Oddie spoke.

Patricia Diefenderfer, Planning Bureau Manager, spoke.

#### **ADJOURNMENT**

At 7:55 p.m., Chair Christoffels adjourned the meeting.

NEXT REGULAR MEETING: Thursday, July 1, 2021.

DB

**NOTE:**

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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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