

**CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES**

**THURSDAY, OCTOBER 20, 2022
MARTIN LUTHER KING JR. PARK
1950 LEMON AVE
SOCIAL HALL, 5:00 PM**

Dr. Joni Ricks-Oddie, Chair
Erick Verduzco-Vega, Vice Chair
Alvaro Castillo, Commissioner
Mark Christoffels, Commissioner



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

REGULAR AGENDA AND MINUTES

CALL TO ORDER

Chair Ricks-Oddie called the meeting to order at 5:05 p.m.

ROLL CALL

Also Present: Christopher Koontz, Acting Director of Development Services; Erin Weesner-McKinley, Deputy City Attorney; Alexis Oropeza, Current Planning Officer; Andréa Urbas, Acting Advance Planning Officer; Amy Harbin, Project Planner; Megan Covarrubias, Project Planner; Elise Roberts, Planning Analyst; Heather Flores, Secretary.

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

FLAG SALUTE

Commissioner LaFarga led the flag salute.

MINUTES

[22-061PL](#)

Recommendation to receive and file the Planning Commission minutes of October 6, 2022.

Chair Ricks-Oddie spoke.

Chair Ricks-Oddie acknowledged Commissioner Lewis arrived.

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

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

Absent: 1 - Alvaro Castillo

SWEARING OF WITNESSES

DIRECTOR'S REPORT

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services spoke.

Chair Ricks-Oddie spoke.

Chair Ricks-Oddie acknowledged Commissioner Castillo arrived.

REGULAR AGENDA

1. [22-062PL](#) Recommendation to determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (PEIR) (State Clearinghouse No. 2009071006) and Downtown Plan PEIR Addendum (EIRA06-20) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and

Approve Site Plan Review SPR 20-045 for a new 8-story, 69-unit, residential building, including two levels of parking providing 123 parking spaces on a site currently developed with a commercial/office building and surface parking located at 937-957 Pine Avenue and 120 West 10th Street in the Downtown (PD-30) Plan. (District 1)

Alexis Oropeza, Current Planning Officer, introduced Amy Harbin, Project Planner, who presented the staff report.

Chair Ricks-Oddie spoke.

Jason Muller, applicant, spoke.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

Commissioner Castillo spoke.

Sinna Caffé provided public comment.

Chair Ricks-Oddie spoke.

Terri Tan provided public comment.

A dialogue ensued between Chair Ricks-Oddie and Alexis Oropeza, Current Planning Officer.

Amy Harbin, Project Planner, spoke.

A dialogue ensued between Chair Ricks-Oddie and Alexis Oropeza, Current Planning Officer.

Commissioner Lewis spoke.

Amy Harbin, Project Planner, spoke.

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

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

Yes: 7 - Alvaro Castillo, Mark Christoffels, Josh LaFarga, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

2. [22-063PL](#) Recommendation to approve a Site Plan Review (SPR 22-026) for the construction of a new 126,685-square-foot concrete, tilt-up industrial warehouse building, approximately 41 feet in height; and approve an Administrative Use Permit (AUP 22-011) to allow greater than 25 percent of the new building to be used for office on a 4.81-acre-lot within the General Industrial (IG) Zoning District located at 5860 Paramount Boulevard. (District 9)

Commissioner LaFarga recused himself.

Christopher Koontz, Acting Director of Development Services spoke.

Alexis Oropeza, Current Planning Officer, introduced Amy Harbin, Project Planner, who presented the staff report.

Chair Ricks-Oddie spoke.

Commissioner Christoffels spoke.

Amy Harbin, Project Planner, spoke.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Christopher Koontz, Acting Director of Development Services spoke.

Commissioner Templin spoke.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

Amy Harbin, Project Planner, spoke.

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

Amy Harbin, Project Planner, spoke.

Chair Ricks-Oddie spoke.

Ryan Kelleher, Applicant, spoke.

Peggy Shay provided public comment.

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Kirk Davis provided public comment.

Hilda Gaytan provided public comment.

Chair Ricks-Oddie spoke.

Commissioner Christoffels spoke.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

Vice Chair Verduzco-Vega spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

Ryan Kelleher, Applicant, spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

A motion was made to continue the item to November 17, 2022 by Commissioner Lewis, seconded by Vice Chair Verduzco-Vega. The motion carried by the following vote:

Yes: 6 - Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

Recused: 1 - Josh LaFarga

3. [22-064PL](#) Recommendation to receive and file Noise Element Study Session.

Christopher Koontz, Acting Director of Development Services, spoke.

Alexis Oropeza, Current Planning Officer, introduced Megan Covarrubias, Project Planner, who presented the study session.

Chair Ricks-Oddie spoke.

A dialogue ensued between Vice Chair Verduzco-Vega and Christopher Koontz, Acting Director of Development Services.

A dialogue ensued between Chair Ricks-Oddie and Megan Covarrubias, Project Planner.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

James Goodin provided public comment.

Margaret Heiss Moustafa provided public comment.

Kirk Davis provided public comment.

Chair Ricks-Oddie spoke.

Christine Barnett provided public comment.

Chair Ricks-Oddie spoke.

Margaret Heiss Moustafa provided public comment.

Chair Ricks-Oddie spoke.

Commissioner Christoffels spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Commissioner Christoffels spoke.

JT Stephens, Consultant, spoke.

Chair Ricks-Oddie spoke.

Commissioner Castillo spoke.

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

A dialogue ensued between Commissioner Templin and Christopher Koontz, Acting Director of Development Services.

Chair Ricks-Oddie spoke.

Commissioner Christoffels spoke.

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

Yes: 6 - Alvaro Castillo, Mark Christoffels, Josh LaFarga, Jane Templin, Erick Verduzco-Vega and Joni Ricks-Oddie

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.

Chair Ricks-Oddie spoke.

COMMENTS FROM THE PLANNING COMMISSION

Chair Ricks-Oddie spoke.

Christopher Koontz, Acting Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

ADJOURNMENT

Chair Ricks-Oddie adjourned the meeting at 7:02 p.m.

NEXT SCHEDULED MEETING: NOVEMBER 3, 2022 - 5:00 P.M.

HF

Note:

A digital recording of this meeting will be available in the City Clerk Department. The City of Long Beach provides reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, or if an agenda is needed in an alternative format, please call the City Clerk Department, 48 hours prior to the meeting at (562) 570-6101. The City Clerk Department email at cityclerk@longbeach.gov is available for correspondence purposes.

NOTE:

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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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