

**CITY OF LONG BEACH  
PLANNING COMMISSION  
MINUTES**

**THURSDAY, NOVEMBER 17, 2022  
411 W. OCEAN BOULEVARD  
CIVIC CHAMBERS, 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

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**FINAL AGENDA AND MINUTES**

**CALL TO ORDER**

Chair Ricks-Oddie called the meeting to order at 5:04 p.m.

**ROLL CALL**

Also present: Christopher Koontz, Acting Director of Development Services; Erin Weesner-McKinley, Deputy City Attorney; Alexis Oropeza, Acting Planning Bureau Manager; Andréa Urbas, Acting Advance Planning Officer; David Khorram, Superintendent of Building and Safety; Amy Harbin, Project Planner; Liana Arechiga, Project Planner, Elise Roberts, Planning Analyst; Victoria Woods, Clerk; Heather Flores, Secretary.

**Commissioners** Alvaro Castillo, Mark Christoffels, Richard Lewis, Jane Templin,

**Present:** Erick Verduzco-Vega and Joni Ricks-Oddie

**Commissioners** Josh LaFarga

**Absent:**

**FLAG SALUTE**

Commissioner Castillo led the flag salute.

**MINUTES**

[22-069PL](#)

Recommendation to receive and file the Planning Commission minutes of November 3, 2022.

Chair Ricks-Oddie spoke.

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

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

**Absent:** 1 - Josh LaFarga

## **SWEARING OF WITNESSES**

## **DIRECTOR'S REPORT**

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

Commissioner Lewis spoke.

Chair Ricks-Oddie spoke.

## **ELECTIONS**

22-073PL      Recommendation to elect a Chair for the Planning Commission for 2022 - 2023.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Commissioner Castillo spoke.

Chair Ricks-Oddie spoke.

Erin Weesner-McKinley, Deputy City Attorney, spoke.

Vice Chair Verduzco-Vega spoke.

**A motion was made by Commissioner Templin, seconded by Commissioner Castillo, to elect Vice Chair Verduzco-Vega as Chair of the Planning Commission 2022 - 2023. The motion carried by the following vote:**

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

**Absent:** 1 - Josh LaFarga

22-074PL Recommendation to elect a Vice Chair for the Planning Commission for 2022 - 2023.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

Commissioner Christoffels spoke.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Vice Chair Verduzco-Vega spoke.

Chair Ricks-Oddie spoke.

**A motion was made by Commissioner Lewis, seconded by Commissioner Christoffels, to elect Commissioner Templin as Vice Chair of the Planning Commission 2022 - 2023. The motion carried by the following vote:**

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

**Absent:** 1 - Josh LaFarga

## CONTINUED AGENDA

1. [22-070PL](#) A recommendation to accept Categorical Exemption CE22-151 and approve a Site Plan Review (SPR22-026) 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 (AUP22-011) 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)

Alexis Oropeza, Acting Planning Bureau Manager, introduced Amy Harbin, Project Planner, who presented the staff report.

Heather Dubois, Consultant, spoke.

Amy Harbin, Project Planner, spoke.

A dialogue ensued between Chair Ricks-Oddie and Heather Dubois, Consultant.

Christopher Koontz, Director of Development Services, spoke.

Chair Ricks-Oddie spoke.

Heather Dubois, Consultant, spoke.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Templin spoke.

Heather Dubois, Consultant, spoke.

Chair Ricks-Oddie spoke.

Ryan Khelleher, Applicant spoke.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Kirk Davis provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

David Salazar provided public comment.

Chair Ricks-Oddie spoke.

Hilda Gaytan provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

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

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

**Absent:** 1 - Josh LaFarga

## REGULAR AGENDA

2. [22-071PL](#) Recommendation to accept Categorical Exemption CE21-157 and approve Vesting Tentative Tract Map VTTM21-008, a subdivision for residential condominium purposes, for the Bixby Walk project, a three-story, townhouse style residential development creating 15 residential unit lots and one common area lot located at 3655 Elm Avenue within the R-4-U, High Density Multi-Family Zoning District. (District 5)

Alexis Oropeza, Acting Planning Bureau Manager, introduced Amy Harbin, Project Planner, who presented the staff report.

Chair Ricks-Oddie spoke.

Steve Armanino, Applicant, spoke.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Dima Galkin provided public comment.

Chair Ricks-Oddie spoke.

Elise Roberts, Planning Analyst, spoke.

Chair Ricks-Oddie spoke.

Commissioner Lewis spoke.

Christopher Koontz, Director of Development Service spoke.

Chair Ricks-Oddie spoke.

David Khorram, Superintendent of Building and Safety, spoke.

Chair Ricks-Oddie spoke.

David Khorram, Superintendent of Building and Safety, spoke.

Chair Ricks-Oddie spoke.

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

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

**Absent:** 1 - Josh LaFarga

**3. [22-072PL](#)**

Recommendation to accept Categorical Exemption CE22-092 and approve a request for a Conditional Use Permit (CUP11-019) to operate a new preschool facility with 41 children located at 757 Pacific Avenue in to Downtown Planned Development (PD-30) Zoning District. (District 1)

Alexis Oropeza, Acting Planning Bureau Manger, introduced Liana Arechiga, Project Planner, who presented the staff report.

Chair Ricks-Oddie spoke.

Commissioner Templin spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Templin spoke.

Chair Ricks-Oddie spoke.

Commissioner Castillo spoke.

Liana Arechiga, Project Planner, spoke.

Commissioner Castillo spoke.

Christopher Koontz, Director of Development Services, spoke.

Commissioner Castillo spoke.

Chair Ricks-Oddie spoke.

Randy Gordon, Applicant, spoke.

Chair Ricks-Oddie spoke.

Randy Gordon, Applicant, spoke.

A dialogue ensued between Commissioner Lewis and Randy Gordon, Applicant.

Chair Ricks-Oddie spoke.

Commissioner Christoffels spoke.

Chair Ricks-Oddie spoke.

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

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

**Absent:** 1 - Josh LaFarga

**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.

David Salazar provided public comment.

Chair Ricks-Oddie spoke.

Alexis Oropeza, spoke.

Chair Ricks-Oddie spoke.

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

Chair Ricks-Oddie spoke.

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

Chair Ricks-Oddie spoke.

#### **ADJOURNMENT**

Chair Ricks-Oddie adjourned the meeting at 6:17 p.m.

**NEXT SCHEDULED MEETING: DECEMBER 1, 2022 - 5:00 P.M.**

**HF**



Note:

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