

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



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

FINAL AGENDA AND MINUTES

CALL TO ORDER

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

ROLL CALL

Also present: Linda F. Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Michael Mais, Assistant City Attorney; Patricia Diefenderfer, Advance Planning Officer; Patrick Ure, Housing Bureau Manager; Cynthia de la Torre, Project Planner; Jonathan Iniesta, Project Planner; Patrick Ure, Project Planner; Pluchette Slusher, Clerk Typist; Dionne Bearden, Bureau Secretary.

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

Commissioners Ron Cruz and Josh LaFarga
Absent:

FLAG SALUTE

Commissioner Verduzco-Vega lead the flag salute.

MINUTES

20-011PL Recommendation to receive and file the Planning Commission minutes of February 6, 2020.

Vice Chair Christoffels spoke.

A motion was made by Vice Chair Christoffels, seconded by Commissioner Verduzco-Vega, to lay over to March 5, 2020.

The motion carried by the following vote:

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

Absent: 2 - Ron Cruz and Josh LaFarga

DIRECTOR'S REPORT

Christopher Koontz, Planning Bureau Manager, presented Director's Report.

SWEARING OF WITNESSES

REGULAR AGENDA

1. [20-012PL](#) Recommendation to approve Conditional Use Permit CUP19-043 and Local Coastal Development Permit LCDP19-027 to establish a restaurant and bar with on-site alcohol sales (ABC License Type 47) in conjunction with Site Plan Review SPR19-033 for a remodel of an existing commercial space located, at 6415 East Pacific Coast Highway in the PD-1 Zoning District. (District 3)

Alexis Oropeza, Current Planning Officer, introduced Jonathan Iniesta, Project Planner, who presented the staff report.

Chair Lewis spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Joan Leguay, applicant, spoke.

Commissioner Templin spoke.

Commissioner Verduzco-Vega spoke.

Commissioner Templin spoke.

Commissioner Ricks-Oddie spoke.

Commissioner Verduzco-Vega spoke.

Commissioner Ricks-Oddie spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A dialogue ensued between Chair Lewis and Christopher Koontz, Planning Bureau Manager.

A motion was made by Commissioner Templin, seconded by Commissioner Ricks-Oddie , to approve recommendation and remove Condition 13. The motion carried by the following vote:

2. [20-013PL](#)

Recommendation to recommend that the City Council find the project exempt from the California Environmental Quality Act in accordance with Article 5, Section 15061; and recommend that the City Council adopt an Ordinance amending Title 6 of the Long Beach Municipal Code (“Animals”) to incorporate provisions relating to the number of, and maintenance of, household pets that may be kept by a residential household; and recommend approval of Zoning Code Amendment ZCA20-002 repealing Section 21.51.210 of the zoning code to remove the provisions that currently regulate the number of, and maintenance of, household pets that may be kept by a residential household.
(Citywide)

Christopher Koontz, Planning Bureau Manager, introduced Alexis Oropeza, Current Planning Officer, who presented the staff report.

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Staycee Dains, applicant, spoke.

Chair Lewis spoke.

Commissioner Ricks-Oddie spoke.

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

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

Absent: 2 - Ron Cruz and Josh LaFarga

3. [20-014PL](#)

Recommendation to recommend that the City Council accept Negative Declaration ND 16-19 and approve Zoning Code Amendment ZCA19-011 to amend Title 21 of the Long Beach Municipal Code (Zoning Code) to:

1) Clarify and provide regulations for the following land uses: a. Clarify use regulations for the remnant Office Commercial (CO) and Highway Commercial (CH) commercial zones that were phased out in 1992; b. Clarify in which industrial zones personal storage and commercial storage/personal storage uses are permitted; c. Allow aerospace manufacturing uses by-right in certain industrial areas and Planned Development Districts that are industrial in character; d. Create a process to allow temporary uses for community benefit projects on vacant lots. 2) Modify existing development standards: a. Eliminate prohibitions on storage attics within accessory structures in residential

zoning districts; b. Exempt satellite publicly run, post-secondary educational uses from change of use parking requirements when proposed in existing buildings on commercially zoned properties located within one-half mile of public transit; c. Exempt certain non-permanent fabric canopies covering rooftop usable open space from height limitations in residential zoning districts; and 3) Make the following changes to administrative procedures: a. Add Zoning Code provisions that identify how new uses and unspecified development standards are applicable in specific plans and Planned Development Districts. (Citywide)

Alexis Oropeza, Current Planning Officer, introduced Cynthia de la Torre, Project Planner, who presented the staff report.

Chair Lewis spoke.

Cynthia de la Torre, Project Planner, spoke.

Vice Chair Christoffels spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Ricks-Oddie spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

A dialogue ensued between Commissioner Ricks-Oddie and Patricia Diefenderfer, Advance Planning Officer.

Chair Lewis spoke.

Commissioner Ricks-Oddie spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

A motion was made by Commissioner Templin, seconded by Vice Chair Christoffels, to approve recommendation including staff provided amendment. The motion carried by the following vote:

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

Absent: 2 - Ron Cruz and Josh LaFarga

4. [20-015PL](#)

Recommendation to recommend that the City Council determine that the project is within the scope of the previously certified Program Environmental Impact Report prepared for the General Plan Land Use Element update EIR 03-16, SCH NO. 2015051054, and that no further environmental analysis is needed, and that the project is categorically exempt pursuant to Section 15061(b)(3) of the State CEQA Guidelines; and recommend that the City Council adopt an Ordinance, based on the recommendations in the staff's recommended policy components, amending Title 21 of the Long Beach Municipal Code (Zoning Ordinance) to: 1) repeal Title 21.60, Division IV - Voluntary Incentive Program to Create Housing for Very Low- and Low-Income Households and 2) Adopt a new Citywide mandatory incentive-based Inclusionary Housing program. (Citywide)

Alexis Oropeza, Current Planning Officer, introduced Andrew Chang, Project Planner, who presented the staff report.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A dialogue ensued between Chair Lewis and Christopher Koontz, Planning Bureau Manager.

Chair Lewis spoke.

Commissioner Ricks-Oddie spoke.

Patrick Ure, Housing Bureau Manager, spoke.

Linda F. Tatum, Director of Development Services, spoke.

Commissioner Ricks-Oddie spoke.

Patrick Ure, Housing Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

A dialogue ensued between Commissioner Ricks-Oddie and Christopher Koontz, Planning Bureau Manager.

Commissioner Ricks-Oddie spoke.

Patrick Ure, Housing Bureau Manager, spoke.

Linda F. Tatum, Director of Development Services, spoke.

Commissioner Ricks-Oddie spoke.

Linda F. Tatum, Director of Development Services, spoke.

A dialogue ensued between Commissioner Ricks-Oddie and Linda F. Tatum Director of Development Services.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Patrick Ure, Housing Bureau Manager, spoke.

Linda F. Tatum, Director of Development Services, spoke.

Commissioner Ricks-Oddie spoke.

Patrick Ure, Housing Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

A dialogue ensued between Commissioner Ricks-Oddie and Patrick Ure, Housing Bureau Manager.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

A dialogue ensued between Commissioner Ricks-Oddie and Christopher Koontz, Planning Bureau Manager.

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Christopher Koontz, Planning Bureau Manager.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Linda F. Tatum, Director of Development Services, spoke.

Chair Lewis spoke.

Linda F. Tatum, Director of Development Services, spoke.

Commissioner Templin spoke.

Charlene Wynn provided public comment.

Brian Russell provided public comment.

Maria Lopez provided public comment.

Cynthia Macias provided public comment.

Christine Bos provided public comment.

Susanne Browne provided public comment.

Michael Genthe provided public comment.

Gretchen Swanson provided public comment.

Joe Ganem provided public comment.

Diana Coronado provided public comment.

Hollis Stewart provided public comment.

Gary Hytrek provided public comment.

Mayra Garcia provided public comment with translator.

Beto Lopez provided public comment.

Patrick Ure, Housing Bureau Manager, spoke.

Jordan Wynne provided public comment.

Leanna Noble provided public comment.

Neida Tushnet provided public comment.

Karen Reside provided public comment.

Myron Wollin provided public comment.

Kraig Kojian, DTLBA, provided public comment.

Elsa Tung provided public comment.

Austin Metoyer, DTLBA, provided public comment.

Mohammad Hassanpour provided public comment.

Mariela Salgado provided public comment.

Loara Cadavona, DTLBA, provided public comment.

Chair Lewis spoke.

Commissioner Ricks-Oddie spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Linda F. Tatum, Director of Development Services, spoke.

Kathy Heade, KMA, Consultant, spoke.

Chair Lewis spoke.

Kathy Heade, KMA, Consultant, spoke.

A dialogue ensued between Chair Lewis and Kathy Heade, KMA, Consultant.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Patrick Ure, Housing Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Linda F. Tatum, Director of Development Services, spoke.

Commissioner Ricks-Oddie spoke.

A dialogue ensued between Commissioner Ricks-Oddie and Linda F. Tatum
Director of Development Services.

Commissioner Ricks-Oddie spoke.

Patrick Ure, Housing Bureau Manager, spoke.

A dialogue ensued between Commissioner Ricks-Oddie and Patrick Ure,
Housing Bureau Manager.

Commissioner Ricks-Oddie spoke.

Andrew Chang, Project Planner, spoke.

Linda F. Tatum, Director of Development Services, spoke.

Patrick Ure, Housing Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Linda F. Tatum, Director of Development Services, spoke.

Kathy Heade, KMA, Consultant, spoke.

Chair Lewis spoke.

Kathy Heade, KMA, Consultant, spoke.

Commissioner Ricks-Oddie spoke.

Vice Chair Christoffels spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Christopher Koontz,
Planning Bureau Manager.

Commissioner Verduzco-Vega spoke.

Patrick Ure, Housing Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Linda F. Tatum, Director of Development Services, spoke.

Commissioner Verduzco-Vega spoke.

Patrick Ure, Housing Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Chair Lewis spoke.

Patrick Ure, Housing Bureau Manager, spoke.

Commissioner Templin spoke.

Patrick Ure, Housing Bureau Manager, spoke.

Commissioner Templin spoke.

Patrick Ure, Housing Bureau Manager, spoke.

Chair Lewis spoke.

A dialogue ensued between Chair Lewis and Patrick Ure, Housing Bureau Manager.

Commissioner Ricks-Oddie spoke.

Patrick Ure, Housing Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Commissioner Verduzco-Vega spoke.

Patrick Ure, Housing Bureau Manager, spoke.

A dialogue ensued between Commissioner Verduzco-Vega spoke and

Patrick Ure, Housing Bureau Manager.

Chair Lewis spoke.

Commissioner Ricks-Oddie spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

Linda F. Tatum, Director of Development Services, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Vice Chair Christoffels spoke.

Chair Lewis spoke.

Vice Chair Christoffels spoke.

A motion was made by Vice Chair Christoffels, seconded by Commissioner Ricks-Oddie, to approve recommendation for Option B to be modified to 25% Very-Low Income, 25% Low-Income and 50% Moderate Income. Direct staff to implement area 1 and area 2, both on October 1, 2020. The motion carried by the following vote:

5. [20-016PL](#)

Recommendation to determine that the project is within the scope of the previously-certified Supplemental Environmental Impact Report for the Civic Center Project (SCH#2015041054) and that no further environmental analysis is needed; and approve Site Plan Review SPR19-035 for construction of a residential mixed-use development consisting of 580 dwelling units in two eight-story buildings (290 units each) and up to 40,000 square feet of retail and restaurant space, with two full levels of subterranean parking and two partial levels of at-grade and above-grade parking, for a total of 885 parking stalls; and approve a Vesting Tentative Tract Map VTTM19-003 to create two master

ground lots and 13 airspace lots, on a 4.59-acre site located at 321 West Ocean Boulevard and 121 Cedar Avenue, in the Downtown Plan (PD-30) Planned Development District, at the site of the former Long Beach City Hall. (Continued from February 20, 2020)

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Meeting break at 8:07 p.m.

A motion was made by Vice Chair Christoffels, seconded by Commissioner Ricks-Oddie, to approve recommendation to move item to March 5, 2020. The motion carried by the following vote:

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

Absent: 2 - Ron Cruz and Josh LaFarga

STUDY SESSION

6. 20-017PL Conduct a study session regarding the City's proposed updates to the Zoning Code regarding interim housing.

Meeting resumed at 8:17 p.m.

Christopher Koontz, Planning Bureau Manager, introduced Alexis Oropeza, Current Planning Officer, who presented the study session.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Ricks-Oddie spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Linda F. Tatum, Director of Development Services, spoke.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Linda F. Tatum, Director of Development Services.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Austin Metoyer, DTLBA, provided public comment.

Chair Lewis spoke.

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

ADJOURNMENT

At 8:43 p.m., Chair Lewis adjourned the meeting.

NEXT REGULAR MEETING: March 5, 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.

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