

Richard Lewis, Chair
Jane Templin, Vice Chair
Alvaro Castillo, Commissioner
Michael Clemson, Commissioner



Susana Gonzalez Edmond, Commissioner
Josh LaFarga, Commissioner
Michele Ware, Commissioner

FINISHED AGENDA & DRAFT MINUTES

CALL TO ORDER

At 5:02 PM, Chair Lewis called the meeting to order.

ROLL CALL

Commissioners Present: Castillo, Clemson, Templin, Lewis

Commissioners Absent: Gonzalez Edmond, LaFarga, Ware

Also present: Christopher Koontz, Director of Community Development, Michael Mais, Retired Annuitant, Alison Spindler-Ruiz, Planning Bureau Manager, Alejandro Sanchez-Lopez, Advanced Planning Officer, Alex Medina, Bureau Secretary, Vanessa Hall, City Clerk Specialist.

Chair Lewis spoke; and announced that Commissioner Gonzalez Edmond, Commissioner LaFarga, and Commissioner Ware were excused from the meeting.

PLEDGE OF ALLEGIANCE

Vice Chair Templin led the Pledge of Allegiance.

REGULAR AGENDA

1. 24-54190 Recommendation to receive and file Director's Report.

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

Yes: 4 Castillo, Clemson, Templin, Lewis
No: 0 None
Recused: 0 None
Abstain: 0 None
Absent: 3 Gonzalez Edmond, LaFarga, Ware

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke; and provided the Director's Report.

2. 24-54191 Recommendation to approve the minutes for the Planning Commission meetings of Thursday, June 6, and June 20, 2024.

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

Yes: 4 Castillo, Clemson, Templin, Lewis
No: 0 None
Recused: 0 None
Abstain: 0 None
Absent: 3 Gonzalez Edmond, LaFarga, Ware

3. 24-54216 Recommendation to receive and file a presentation from the City's Financial Management department on the City's budget, including an overview of major funds such as the General Fund, major trends analysis and fiscal challenges the City is working to address.

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

Yes: 4 Castillo, Clemson, Templin, Lewis
No: 0 None
Recused: 0 None
Abstain: 0 None
Absent: 3 Gonzalez Edmond, LaFarga, Ware

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

Rebecca Burnstorff, Budget Manager, Financial Management, spoke; and provided a PowerPoint presentation.

Chair Lewis spoke.

Rebecca Burnstorff, Budget Manager, Financial Manager, spoke.

A dialogue ensued between Chair Lewis and Rebecca Burnstorff, Budget Manager, Financial Management.

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

4. 24-53872-01 Recommendation to adopt and certify the Project Environmental Impact Report, Statement of Overriding Considerations and Mitigation Monitoring and Reporting

Program (EIR-03-23, SCH #2023100342);

Approve a Site Plan Review (SPR 23-027) and adopt the proposed findings and conditions of approval related thereto, for a project consisting of the demolition of all existing structures on the site, and the construction of a new 304,344-square-foot concrete, tilt-up industrial warehouse building, including 10,066-square-feet of office space on a 14.16-acre lot located at 5910 Cherry Avenue; and

Request City Council approve a Zone Change (ZCHG23-002) from General Industrial (IG) to Light Industrial (IL). (District 9)

A motion was made by Vice Chair Templin, seconded by Commissioner Castillo, to approve recommendation, as amended, to add a condition of approval that upon submittal of a business license request from the tenant, the property owner/landlord will submit an Operations and Noise Control Plan to the Director of Community Development to evaluate factors including noise, truck routes, operational characteristics, good neighbor policies, pollution controls and other matters, as appropriate. The motion carried by the following vote:

Yes: 3 Castillo, Templin, Lewis
No: 1 Clemson
Recused: 0 None
Abstain: 0 None
Absent: 3 Gonzalez Edmond, LaFarga, Ware

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

Amy Harbin, Planner, Community Development, spoke; and provided a PowerPoint presentation.

Chair Lewis spoke.

Amy Harbin, Planner, Community Development, spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

Chair Lewis spoke.

Amy Harbin, Planner, Community Development, spoke.

Yemi Alade, a representative for the Applicant, spoke.

Commissioner Castillo spoke.

Tyler Deaton, a representative for the Applicant, spoke.

Vice Chair Templin spoke.

Yemi Alade, a representative for the Applicant, spoke.

Kirk Davis spoke.

Ray Lawson spoke.

Jeanette Newmann spoke.

Isaac Martinez spoke.

Hilda Gaytan spoke.

John Munoz spoke.

Justin Walters spoke.

Joshua Gastelum spoke.

Jeff Rowe spoke.

Rick Garcia spoke.

David Martinez spoke.

Ivonne Castro spoke.

Sam Nieto spoke.

Nela Cook spoke.

Vese Basuho spoke.

Zach Strasters spoke.

Alex Zamora spoke.

Evelyn Harris spoke.

Nicholas Papaleo spoke.

Araceli Sanchez spoke.

Maria L. spoke.

GMa spoke.

Albert Gamez spoke.

Choeun spoke.

Kurt Canfield spoke.

Vice Chair Templin spoke.

Mike Mais, Retired Annuitant, spoke.

Chair Lewis spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

A dialogue ensued between Chair Lewis and Alison Spindler-Ruiz, Planning Bureau Manager, Community Development.

Christopher Koontz, Director of Community Development, spoke.

Chair Lewis spoke.

Amy Harbin, Planner, Community Development, spoke.

A dialogue ensued between Chair Lewis and Amy Harbin, Planner, Community Development.

Commissioner Castillo spoke.

Amy Harbin, Planner, Community Development, spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

Commissioner Castillo spoke.

Christopher Koontz, Director of Community Development, spoke.

Chair Lewis spoke.

Mike Mais, Retired Annuitant, spoke.

A dialogue ensued between Chair Lewis and Mike Mais, Retired Annuitant.

Commissioner Clemson spoke.

Christopher Koontz, Director of Community Development, spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

A dialogue ensued among Commissioner Clemson, Christopher Koontz, Director of Community Development, and Alison Spindler-Ruiz, Planning Bureau Manager, Community Development.

Chair Lewis spoke.

Commissioner Castillo spoke.

5. 24-54197 Recommendation to accept Categorical Exemption CE-18-190; and

Approve Site Plan Review (SPR18-045), and adopt the proposed findings and conditions of approval thereto, for the remodel and expansion (20,179-square-feet) of an existing private club building and outdoor areas (operated by the Long Beach Yacht Club) in conjunction with a Conditional Use Permit (CUP22-027) for operation of a private club and a Conditional Use Permit (CUP22-028) for the onsite service of alcoholic beverages (Type 51 – Club) located at 6201 Appian Way within the Park (P) Zoning District. (District 3)

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

Yes: 4 Castillo, Clemson, Templin, Lewis
No: 0 None
Recused: 0 None
Abstain: 0 None
Absent: 3 Gonzalez Edmond, LaFarga, Ware

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

Gina Casillas, Planner, Community Development, spoke; and provided a PowerPoint presentation.

Commissioner Clemson spoke.

Gina Casillas, Planner, Community Development, spoke.

Christopher Koontz, Director of Community Development, spoke.

Commissioner Clemson spoke.

A dialogue ensued between Commissioner Clemson and Christopher Koontz, Director of Community Development.

Commissioner Castillo spoke.

Christopher Koontz, Director of Community Development, spoke.

Lisa Meyer, Applicant, spoke.

Alex Cherin, Applicant, spoke.

Blaine Davis spoke.

Andrew Mayorga spoke.

Tony Degiovanni spoke.

Judy Bogart spoke.

Don Bogart spoke.

Brian Walsh spoke.

Jessica Hooper spoke.

Bob Lane spoke.

Michael Bergquist spoke.

Brenda Durnin spoke.

Sean Oddie spoke.

Desmond Cojohn spoke.

6. 24-54196 Recommendation to accept Categorical Exemption CE-24-096; and

Approve Conditional Use Permit (CUP24-001) and adopt the proposed findings and conditions of approval thereto, to allow off-site alcohol sales (License Type 20 – Off-Sale Beer and Wine) for a Sprouts Farmers Market grocery store proposed within an existing 23,117-square-foot commercial tenant space located at 4600

East Pacific Coast Highway in the Community Automobile Oriented District (CCA) Zoning District. (District 3)

A motion was made by Vice Chair Templin, seconded by Commissioner Castillo, to approve recommendation, as amended, to [1] amend condition of approval No. 13 to include “and the like” after “English Special Bitters (ESB)”, [2] amend condition of approval No. 25 to limit loading dock delivery hours to 7:00 AM to 6:00 PM and [3] include language to allow for hand deliveries in the front of the store at other hours. The motion carried by the following vote:

Yes: 4 Castillo, Clemson, Templin, Lewis
No: 0 None
Recused: 0 None
Abstain: 0 None
Absent: 3 Gonzalez Edmond, LaFarga, Ware

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

Liana Arechiga, Planner, Community Development, spoke; and provided a PowerPoint presentation.

Terri Dickerhoff, a representative for the Applicant, spoke.

Chair Lewis spoke.

A dialogue ensued between Chair Lewis and Terri Dickerhoff, a representative for the Applicant.

Vice Chair Templin spoke.

Terri Dickerhoff, a representative for the Applicant, spoke.

Chair Lewis spoke.

A dialogue ensued between Chair Lewis and Terri Dickerhoff, a representative for the Applicant.

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

Vice Chair Templin spoke.

Terri Dickerhoff, a representative for the Applicant, spoke.

A dialogue ensued between Vice Chair Templin and Terri Dickerhoff, a

representative for the Applicant.

Christopher Koontz, Director of Community Development, spoke.

Chair Lewis spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

A dialogue ensued between Chair Lewis and Alison Spindler-Ruiz, Planning Bureau Manager, Community Development.

Liana Arechiga, Planner, Community Development, spoke.

Christopher Koontz, Director of Community Development, spoke.

Chair Lewis spoke.

Maryanne Cronin, Zoning Administration Officer, Community Development, spoke.

A dialogue ensued between Chair Lewis and Maryanne Cronin, Zoning Administration Officer, Community Development.

Christopher Koontz, Director of Community Development, spoke.

Chair Lewis spoke.

A dialogue ensued between Chair Lewis and Christopher Koontz, Director of Community Development.

Maryanne Cronin, Zoning Administration Officer, Community Development, spoke.

Christopher Koontz, Director of Community Development, spoke.

Chair Lewis spoke.

A dialogue ensued between Chair Lewis and Christopher Koontz, Director of Community Development.

Commissioner Clemson spoke.

Christopher Koontz, Director of Community Development, spoke.

7. 24-54195 Recommendation to accept Categorical Exemption CE24-097; and Approve Conditional Use Permit (CUP24-002) and adopt the proposed findings

and conditions of approval thereto, for the operation of a daycare facility (over 14 children) within three existing commercial buildings (16,697-square-foot) addressed as 1208-1250 Pacific Avenue and 135-141 West 12th Street in the Downtown Plan Planned Development District (PD-30). The project includes the replacement of the installation of 4,429-square-foot of playground equipment on former paved onsite areas. (District 1)

A motion was made by Vice Chair Templin, seconded by Commissioner Clemson, to approve recommendation, as amended, to [1] amend condition of approval No. 8 to allow a maximum enrollment of 59 children, and to [2] modify condition of approval No. 8a to authorize the Zoning Administrator to administratively remove the cap at 59 children and allow a maximum enrollment subject to state licensure, as long as it meets the intent and findings of the Conditional Use Permit. The motion carried by the following vote:

Yes: 4 Castillo, Clemson, Templin, Lewis
No: 0 None
Recused: 0 None
Abstain: 0 None
Absent: 3 Gonzalez Edmond, LaFarga, Ware

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

Gina Casillas, Planner, Community Development, spoke; and provided a PowerPoint presentation.

Vice Chair Templin spoke.

Christopher Koontz, Director of Community Development, spoke.

A dialogue ensued between Vice Chair Templin and Christopher Koontz, Director of Community Development.

Maryanne Cronin, Zoning Administration Officer, Community Development, spoke.

Christopher Koontz, Director of Community Development, spoke.

Commissioner Castillo spoke.

Gina Casillas, Planner, Community Development, spoke.

Christopher Koontz, Director of Community Development, spoke.

Commissioner Castillo spoke.

Alison Spindler-Ruiz, Planning Bureau Manager, Community Development, spoke.

A dialogue ensued between Commissioner Castillo and Alison Spindler-Ruiz, Planning Bureau Manager, Community Development.

Vice Chair Templin spoke.

Chair Lewis spoke.

Christopher Koontz, Director of Community Development, spoke.

David Chow, a representative for the Applicant, spoke.

Matt Cohen, a representative for the Applicant, spoke.

Chair Lewis spoke.

Christopher Koontz, Director of Community Development, spoke.

A dialogue ensued between Chair Lewis and Christopher Koontz, Director of Community Development.

Matt Cohen, a representative for the Applicant, spoke.

Chair Lewis spoke.

Commissioner Castillo spoke.

A dialogue among Chair Lewis, Commissioner Castillo, and Matt Cohen, a representative for the Applicant.

Christopher Koontz, Director of Community Development, spoke.

Chair Lewis spoke.

Commissioner Castillo spoke.

A dialogue ensued between Chair Lewis and Commissioner Castillo.

Christopher Koontz, Director of Community Development, spoke.

Chair Lewis declared a recess at 8:12 PM.

Chair Lewis called the meeting back to order at 8:20 PM.

8. 24-53873-01 Recommendation to conduct a study session on the process and results of the Community Design Charrette for the Downtown Shoreline (PD6) Vision Plan.

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

Yes: 4 Castillo, Clemson, Templin, Lewis
No: 0 None
Recused: 0 None
Abstain: 0 None
Absent: 3 Gonzalez Edmond, LaFarga, Ware

Alison Spinder-Ruiz, Planning Bureau Manager, Community Development, spoke.

Carline Hua, Planner, Community Development, spoke; and provided a PowerPoint presentation.

Alan Loomis, Consultant, Placeworks, spoke; and continued the PowerPoint presentation.

Shruti Shankar, Consultant, Studio One Eleven, spoke; and continued the PowerPoint presentation.

Alan Loomis, Consultant, Placeworks, spoke.

Commissioner Castillo spoke.

Christopher Koontz, Director of Community Development, spoke.

A dialogue ensued between Commissioner Castillo and Christopher Koontz, Director of Community Development.

Alison Spinder-Ruiz, Planning Bureau Manager, Community Development, spoke.

Commissioner Clemson spoke.

Christopher Koontz, Director of Community Development, spoke.

A dialogue ensued between Commissioner Clemson and Christopher Koontz, Director of Community Development.

Vice Chair Templin spoke.

Christopher Koontz, Director of Community Development, spoke.

Chair Lewis spoke.

A dialogue ensued between Chair Lewis and Christopher Koontz, Director of Community Development.

Austin Metoyer spoke.

Kurt Canfield spoke.

PUBLIC COMMENT

There was no public comment.

ANNOUNCEMENTS

Chair Lewis spoke.

ADJOURNMENT

At 9:12 PM, there being no objection, Chair Lewis declared the meeting adjourned.

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.

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