

**CITY OF LONG BEACH  
PLANNING COMMISSION  
AGENDA**

**THURSDAY, SEPTEMBER 5, 2019  
411 W. OCEAN BOULEVARD  
CIVIC CHAMBERS, 5:00 PM**

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



Ron Cruz, Commissioner  
Josh LaFarga, Commissioner  
Andy Perez, Commissioner  
Jane Templin, Commissioner

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**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**FLAG SALUTE**

**MINUTES**

19-064PL Recommendation to receive and file the Planning Commission minutes of August 22, 2019.

**Suggested Action:** Approve recommendation.

**Attachments:** [8.22.19 Minutes](#)

19-065PL Elect a Chair of the Planning Commission for 2019-2020.

19-066PL Elect a Vice Chair of the Planning Commission for 2019-2020.

**DIRECTOR'S REPORT**

**SWEARING OF WITNESSES**

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

**REGULAR AGENDA**

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1. 19-067PL Recommendation to accept Categorical Exemption CE19-181 and approve a Conditional Use Permit (CUP19-026) and Local Coastal Development Permit (LCDP19-013) to allow four (4) wall mounted electronic message center signs at a previously-approved shopping center located at 6400 E. Pacific Coast Highway, within the South East Area Development and Improvement Plan (PD-1) Zoning District. (District 3)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A - Vicinity Map](#)  
[Exhibit B - Plans and Photographs](#)  
[Exhibit C - Findings](#)  
[Exhibit D - Conditions of Approval](#)  
[Exhibit E - EMCS Specification Sheet](#)  
[Exhibit F - Sign Compliance](#)

2. 19-068PL Recommendation to accept Categorical Exemption CE19-151 and approve a Conditional Use Permit and a Local Coastal Development Permit to allow the sale of beer and wine for on-site consumption within an existing building where a tenant improvement is in progress for a restaurant located at 6420 E. Pacific Coast Highway, Suite C-100 within the Southeast Area Development and Improvement Plan (PD-1) Zoning District. (District 3)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A - Vicinity Map](#)  
[Exhibit B - Plans & Photographs](#)  
[Exhibit C - Map of Existing Alcohol Licenses](#)  
[Exhibit D - Findings](#)  
[Exhibit E - Conditions of Approval](#)

3. 19-069PL      Recommendation to accept Categorical Exemption CE19-150 and approve a Conditional Use Permit and a Local Coastal Development Permit to allow the sale of beer, wine, and distilled spirits for on-site consumption within an existing building where a tenant improvement is in progress for a restaurant located at 6420 E. Pacific Coast Highway, Suite 160 within the Southeast Area Development and Improvement Plan (PD-1) Zoning District. (District 3)

**Suggested Action:**      Approve recommendation.

**Attachments:**      [Staff Report](#)  
[Exhibit A - Vicinity Map](#)  
[Exhibit B - Plans and Photographs](#)  
[Exhibit C - Map of Existing Alcohol Licenses](#)  
[Exhibit D - Findings](#)  
[Exhibit E - Conditions of Approval](#)

4. 19-070PL      Recommendation to accept Categorical Exemption CE19-152 and approve a Conditional Use Permit and a Local Coastal Development Permit to allow the sale of beer, wine, and distilled spirits for on-site consumption within an existing building where a tenant improvement is in progress for a restaurant at 6420 E. Pacific Coast Highway, Suite 230, within the Southeast Area Development and Improvement Plan (PD-1) Zoning District. (District 3)

**Suggested Action:**      Approve recommendation.

**Attachments:**      [Staff Report](#)  
[Exhibit A - Vicinity Map](#)  
[Exhibit B - Plans and Photographs](#)  
[Exhibit C - Map of Existing Alcohol Licenses](#)  
[Exhibit D - Findings](#)  
[Exhibit E - Conditions of Approval](#)

5. 19-071PL      Recommendation to determine that the project is within the scope of the project previously analyzed as part of the Program Environmental Impact Report for SEASP and warrants no further environmental review, pursuant to CEQA Guidelines Section 15162, and approve a Local Coastal Development Permit (LCDP19-003), Modification to an Approved Permit (MOD19-009) and Site Plan Review (SPR19-008) for the construction of two new commercial buildings of 7,000 square feet and 5,000 square feet, and a 1,007 square-foot addition to an existing building located within the Marina Pacifica Mall at 6398 E. Pacific Coast Highway in the Southeast Area Development and Improvement (PD-1) District. (District 3)

**Suggested Action:**      Approve recommendation.

**Attachments:**      [Staff Report](#)  
                                 [Exhibit A - Location Map](#)  
                                 [Exhibit B - Plans](#)  
                                 [Exhibit C - SPR Findings](#)  
                                 [Exhibit D - LCDP Findings](#)  
                                 [Exhibit E - Conditions of Approval](#)  
                                 [Exhibit F - Parking Demand Study](#)  
                                 [Exhibit G - SEASP PEIR Compliance](#)

6. 19-072PL      Recommendation to approve a Site Plan Review (SPR19-020) for a project consisting of the decommissioning and removal of an existing refinery, pursuant to the requirements of the Long Beach Fire department and Regional Water Quality Control Board, and the construction of a new 415,592-square-foot concrete, tilt-up industrial warehouse building including 21,000 square feet of office space approximately 48 feet in height on a 17.22 acre lot within the General Industrial (IG) Zoning District located at 2400 East Artesia Boulevard. (District 9)

**Suggested Action:**      Approve recommendation.

**Attachments:**      [Staff Report](#)  
                              [Exhibit A - Vicinity Map](#)  
                              [Exhibit B - Project Plans](#)  
                              [Exhibit C - Technical Reports](#)  
                              [Exhibit D - Conditions of Approval](#)  
                              [Exhibit E - Findings](#)  
                              [Exhibit F - Public Comments](#)

7. 19-073PL

Recommendation that the City Council:

1) Accept Negative Declaration ND 06-20 and approve Zoning Code Amendment (ZCA19-003) to amend Title 21 of the Long Beach Municipal Code (Zoning Ordinance) to:

Land Use - Define and provide regulations for the following uses currently undefined in the Zoning Code:

- a. Indoor and outdoor amusement/entertainment facilities, including escape rooms and similar uses;
- b. Tutoring centers;
- c. Animal-related uses including ancillary animal adoption and boarding related uses;

Development Standards - Make the following changes to existing development standards:

- a. Eliminate required distance between structures on a single property within residential zoning districts;
- b. Exempt non-conforming historic landmarks and contributing buildings, structures, and lots located in historic landmark districts from complying with parking requirements for expansions or interior alterations to residential uses to create additional bedrooms;
- c. Update the Gross Floor Area (GFA) definition to include on-grade, semi-subterranean, and subterranean garages, as well as lofts, basements, and finished or habitable attics as part of GFA; update the definitions and code sections for lot coverage and floor area ratio to clarify that garage area up to 700 square feet for a single-family dwelling and all garage area for multi-family dwellings and non-residential buildings are exempt from lot coverage and Floor Area Ratio (FAR) calculations; lastly, exempt underground parking from complying with building setback requirements.
- d. Update fence regulations in flood zones to measure from the top of the flood plain and clarify standards for corner cutoffs;
- e. Provide exceptions to height limits for rooftop solar collectors in commercial, industrial, and institutional zoning districts;

Administrative Procedures - Make the following change to existing noticing requirements:

- a. Update noticing requirements to exempt hearing items continued to a date certain from re-noticing.

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Red-Line Code Amendment](#)  
[Exhibit B - Negative Declaration ND 06-20](#)

**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**

**NEXT MEETING:** Thursday, September 19, 2019 - 5:00 p.m.

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## GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. Remarks are generally limited to 3 minutes.

1. State your name and address.
2. Organization you represent, if any.
3. State whether for or against the proposal.
4. Your statement should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Development Services, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners' Agenda folder, but may not be reviewed by the individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.



**NOTE:**

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone to the Office of the City Clerk at (562) 570-6101, 24 business hours prior to the Charter Commission meeting.

Kung nais ang interpretasyon ng sinasalitang wika para sa mga taong hindi nagsasalita ng Ingles o kung nais ang isang natatanging tulong ayon sa Americans with Disabilities Act, mangyaring isagawa ang iyong hiling sa pamamagitan ng telepono sa Opisina ng Clerk ng Lungsod sa (562) 570-6101, 24 oras ng negosyo bago ang pagpupulong ng Charter Commission.

Si desea interpretación oral en otro idioma para personas que no hablan inglés o si desea una adaptación especial en conformidad con la Ley de Estadounidenses con Discapacidades, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 24 horas hábiles antes de la reunión de la comisión de estatutos.

បើមានការចង់បានឲ្យមានការបកប្រែភាសាផ្ទាល់មាត់ឲ្យអ្នកមិនចេះនិយាយអង់គ្លេស ឬបើមានការចង់បានឲ្យមានដំណោះស្រាយពិសេសដោយយោងតាមមាត្រាច្បាប់ស្តីពី ជនពិការអាមេរិកាំង សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅទៅការិយាល័យស្ម័គ្រចិត្ត ក្នុងតាមរយៈលេខ (562) 570-6101 (24 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំ គណៈកម្មការធម្មនុញ្ញ)។

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.

បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរា: និងកំណត់ហេតុឲ្យ  
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