

**CITY OF LONG BEACH  
PLANNING COMMISSION  
AGENDA**

**THURSDAY, NOVEMBER 7, 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**

[19-085PL](#)

Recommendation to receive and file the Planning Commission minutes of October 17, 2019.

**Suggested Action:** Approve recommendation.

**Attachments:** [10.17.19 PC Minutes](#)

**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. [19-086PL](#) Recommendation to receive and file the one-year report on the operation of the STARS Behavioral Health Urgent Care Center (BHUCC), provided as required by conditions of approval of Application No. 1611-08, located at 3200-3220 Long Beach Boulevard, in the Midtown Specific Plan (SP-1). (District 7)
- Suggested Action:** Approve recommendation.
- Attachments:** [Staff Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Conditions of Approval](#)  
[Exhibit C - Calls for Service](#)  
[Exhibit D - Operator's Report](#)
2. [19-087PL](#) Recommendation to accept Categorical Exemption CE-18-216 and approve two Conditional Use Permits to establish on premise alcohol sales (Alcoholic Beverage Control License - Type 47 [On-Sale General for Bona Fide Public Eating Place]) within two 1,250-square-foot restaurant tenant spaces and outdoor patio area at the Uptown Commons shopping center located at 625 E. Artesia Blvd., Units A & B, in the Community Automobile Oriented (CCA) Zoning District. (District 9)
- Suggested Action:** Approve recommendation.
- Attachments:** [Staff Report](#)  
[Exhibit A - Vicinity Map](#)  
[Exhibit B - Plans & Photos](#)  
[Exhibit C - Owner Bio and Business Plan](#)  
[Exhibit D - ABC/PD Stats](#)  
[Exhibit E - Buffer Map](#)  
[Exhibit F - Findings](#)  
[Exhibit G - Conditions of Approval](#)
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3. [19-088PL](#) Recommendation to adopt a Mitigated Negative Declaration (ND13-19) and approve a Site Plan Review (SPR18-056) and a Local Coastal Development Permit (LCDP18-034) for the demolition of existing structures and development of two concrete tilt-up industrial buildings (91,700 square feet and 47,500 square feet, respectively) with surface parking and associated landscaping on a 6.69 acre site located in the Coastal Zone at 300 Studebaker Road within the Southeast Area Development and Improvement Plan (SEADIP) (PD-1) area; approve a Standards Variance (SV18-004) request to provide a portion of the required thirty percent on-site open space on off-site vacant parcels (1.81 acres of land) located on the northwest and southwest corners of the intersection of Studebaker Road and Loynes Drive; and approve a Lot Line Adjustment (LLA18-002) to reposition the north-south property line between vacant parcels on the west side of Studebaker Road to the east side of Studebaker Road. (District 3)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A - Vicinity Map](#)  
[Exhibit B - Site Photos](#)  
[Exhibit C - Plans and Renderings](#)  
[Exhibit D - Findings](#)  
[Exhibit E - Conditions of Approval](#)  
[Exhibit F - Parcel Layout](#)  
[Exhibit G - LLA Exhibit](#)  
[Exhibit H - Public Correspondence](#)  
[Exhibit I - IS-MND ND13-19](#)  
[Exhibit J - Final IS-MND](#)

4. [19-089PL](#) Recommendation to adopt Mitigated Negative Declaration (MND 08-19) and approve a Site Plan Review (SPR18-032) for the onshore improvements to the Long Beach Cruise Terminal including expansion of the existing parking structure to include approximately 650 parking stalls, the reconfiguration of the leasehold traffic lanes near the parking garage, and abandonment and fill of the existing tunnel system located at 231 Windsor Way in the PD-21 Zoning District. (District 2)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A - Location Map](#)  
[Exhibit B - Plans](#)  
[Exhibit C - Conditions of Approval](#)  
[Exhibit D - Site Plan Review Findings](#)  
[Exhibit E - Public Comments](#)  
[Exhibit F - Mitigated Negative Declaration](#)  
[Exhibit G - MND Comment -Initial](#)  
[Exhibit H - MND Comment - Recirculation](#)  
[Exhibit I - Response to Comments](#)  
[Exhibit J - Mitigation Monitoring Prog.](#)

**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, December 5, 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 សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅទៅការិយាល័យស្ម័គ្រ 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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