

Zoning Administrator—Alexis Oropeza**March 8, 2021**

Teleconference Pursuant to Executive Order N-29-20

Issued by Governor Gavin Newsom

The Zoning Administrator opened the teleconference at 2:03 p.m.

Zoning Administrator Oropeza provided a brief overview of the Zoning Administrator hearing procedures, how the items would be considered, public comment, and ultimately the appeal period of the projects in and outside of the coastal zone.

Items—Consent Calendar**Items—Continued from February 8, 2021**

1) Application No: 2004-008 (AUP 20-004)

Address: 6090 Long Beach Blvd.

Council District: 9

Project Description: A request for an Administrative Use Permit to allow the sale of diesel fuel in conjunction with a future convenience store and gas station within the Community Commercial Automobile (CCA) Zoning District.

Environmental Review: This project qualifies for a categorical exemption per Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines.

This item which was continued from February 8, 2021. Planner Alex Muldrow provided a recap of the proposed project. He indicated that community outreach was done by the Applicant and primarily involved the Coolidge Triangle Neighborhood Association and the Longwood Neighborhood Association. Over 20 residents from the neighborhoods attended and their concerns focused on:

- 1) More security cameras
- 2) Security cameras hooked up to the Long Beach Police Department
- 3) Block wall along the alley
- 4) Temporary fencing
- 5) Additional trash receptacles

Planner Muldrow indicated that 5 comment letters have been received prior to this meeting, 2 of the letters had concerns addressed at the community meeting and the remaining 3 letters had concerns about the CEQA Class 32 Exemption.



The Applicant, Mr. Madrid reiterated about the Community meeting on February 20. He stated this would be a dry 7-Eleven and he went over plans with those present. He believes that the community feels better about the project.

Zoning Administrator Oropeza opened the public hearing.

Patricia with the Coolidge Triangle Neighborhood Association spoke; the use as is, is problematic, Gordon Street and Long Beach Boulevard are troublesome with traffic, and the lots behind the property have challenges. The neighbors would like Gordon Street to be a 1-way going west bound. There is a childcare center on Cambridge and the operator is concerned about alcohol sales. She went on to state that at the meeting they were told the proposed 7-eleven would be dry. The Luxury Inn has posed problems for the neighborhood for years, maybe the City could see about using the facility for housing insecure individuals. She finally mentioned that the neighbors are going to hold 7-eleven accountable for cleanliness and on-going maintenance so that the residents feel safe.

Renee with the Longwood Neighborhood Association spoke and said she agreed with the previous speaker (Patricia) and the comments made. Their concerns are about the traffic on Long Beach Boulevard and the timing of the traffic lights. She doesn't think that the traffic survey is reflective of the conditions.

Tempest Garland represents the owner of the service station (20+ years) across the street. She wanted to reiterate that the letter sent before this meeting would be included into the project record. She stated that there are several deficiencies, including the project description, the traffic report only analyzed for intersections and should have been more, AM/PM trips were either over or under estimated, PM trips decrease which doesn't make sense, the report shoes there is an 569% increase in trips, And the Air Quality report didn't take into effect the sensitive receptor, the child care facility. She wants either a Negative Declaration or an environmental impact report done.

Tracy with the Long Beach Unified School District also send a comment letter, expressing concerns about air quality and traffic. School entrances were not looked at as part of the traffic report and she also indicated she had the same concerns as the prior caller Tempest Garland.

Zoning Administrator Oropeza asked the Applicant to respond.

Mr. Madrid indicated that 7-Eleven is a good neighbor and they are proposing a nice design to the site. He indicated that the concerns expressed at the public meeting will be addressed, including installing a block wall along the alley, temporary fencing, and security cameras that would be connected to the Long Beach Police Department. The are also adding trash receptacles.

They believe that the Class 32 exemption is appropriate for the sale of diesel fuel and not those uses permitted as a matter of right, the gas dispensers or the convenience store.

Service stations are highly regulated at the State and local levels and this one will not have a negative impact on the surrounding area. Regarding the traffic report, it was conducted by a licensed 3rd party and the sale of diesel fuel will not have an impact on the area. They are closing drive approaches on Gordon and Cambridge so that should minimize the traffic.

Zoning Administrator Oropeza made some brief responses to the speakers' comments, she verified that the small office, once proposed, has now been omitted.

Zoning Administrator Oropeza indicated she wanted to add more conditions of approval that address the following:

- 1) No outdoor audio component
- 2) The site shall be cleaned for trash and debris morning and dusk
- 3) Project may be subject to an annual review, which shall be paid for by the Applicant, this would be tied to the annual business license review.
- 4) Install an auto shut off on the air compressor generally outside of 7am to 5pm
- 5) Restrict trash dumping in the dumpsters to during regular business hours
- 6) It was noted that any proposed Amazon lockers would need to be within the building and not located outside.
- 7) Trash receptacles shall be placed at the entrance and the southerly east and west corners.
- 8) Trash removal shall be no less than once a day or above that as needed.

Zoning Administrator Oropeza noted Renee's contact information and stated she'd provide it to the Public Works Department regarding the street traffic.

ACTION: Approved with Conditions

Items—Regular Agenda

- 2) Application No: 2101-20 (AUP 21-002)

Address: 621 East Market Street

Council District: 8

Project Description: An Administrative use Permit to reestablish the use of a 2,034sf coin operated, self-service laundromat within an existing building located in the Neighborhood Commercial and Residential (CNR) Zoning District

Environmental Review: This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Planner Alex Muldrow provided a brief overview of the project. The location is near the intersection of Atlantic Avenue and Market Street. The property was originally developed as a laundromat in the 1960's but lost nonconforming rights due to abandonment. He stated

that numerous improvements are proposed to upgrade the facility to a self-service laundromat and that the proposal meets the findings required in the Code.

Zoning Administrator Oropeza asked if the Applicant was on the line.

Audrey spoke up and stated she was part of the permit team and there to answer any questions.

Ronnie Morales spoke stating he is the owner operator and went on to describe some of the proposed improvements including multiple payment options, they are also adding more lighting and are going to work with the Police Department to provide a safe facility. They will remove graffiti as soon as it's seen, and they are proposing a job fair for employment at the facility. Although the facility is self-service it will be manned during operating hours, which are 7am to 10pm. He stated that he reviewed the conditions of approval and accepts them.

Zoning Administrator Oropeza stated she wanted to reword and add some conditions of approval. #1) Condition #3, should be reworded to include that the pole sign shall be removed prior to business license issuance; #2) Light standards shall be installed within the parking area; #3) If possible, there should be some landscaping within the front and east setback. A minimum of diamond cutouts for trees within the parking area and shrubs within the other areas.

The Applicant was ok with the added conditions of approval and Audrey mentioned that she would review the plans for room to add landscaping within those areas.

ACTION: Approved with conditions of approval

The Zoning Administrator adjourned the meeting at 2:58 pm.

Alexis Oropeza
Zoning Administrator