

**CITY OF LONG BEACH  
PLANNING COMMISSION  
AGENDA**

**THURSDAY, DECEMBER 18, 2014  
333 W. OCEAN BOULEVARD  
COUNCIL CHAMBER, 5:00 PM**

Alan Fox, Chair  
Mark Christoffels, Vice Chair



Molly Campbell, Commissioner  
Donita Van Horik, Commissioner  
Jane Templin, Commissioner  
Andy Perez, Commissioner  
Erick Verduzco-Vega, Commissioner

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**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**FLAG SALUTE**

**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**

1. [14-094PL](#) Recommendation to deny a Conditional Use Permit (CUP) request to allow the sale of beer, wine and distilled spirits for off-site consumption (Type 21 License) at 5470 E. 2nd Street within the Commercial Neighborhood Pedestrian (CNP) district. (District 3) (Application No. 1409-08)

**Suggested Action:** Approve recommendation.

**Attachments:** [5470 E. 2nd Street staff report.pdf](#)  
[5470 E. 2nd Street exhibit B plans.pdf](#)  
[5470 E. 2nd Street exhibit B pics.pdf](#)  
[5470 E. 2nd Street Exhibit D.pdf](#)

2. [14-091PL](#) Recommendation to accept Categorical Exemption CE 14-137 and approve Tentative Parcel Map No. 73169 to allow the subdivision of a 14,900-square-foot parcel into two parcels (one 8,400 square feet in size, the other 6,500 square feet in size) at 4401 Harvey Way in the Single-Family Residential (R-1-N) zoning district. (District 5) (Application No. 1411-03)
- Suggested Action:** Approve recommendation.
- Attachments:** [4401 Harvey Way staff report.pdf](#)  
[Harvey Way exhibit B.pdf](#)
3. [14-092PL](#) Recommendation to approve a Conditional Use Permit (CUP) request and accept Categorical Exemption 14-109 to establish and operate a pawn shop in conjunction with an existing jewelry store at 1006 E. Anaheim Street within the Regional Highway (CHW) zone. (District 6) (Application No. 1409-07)
- Suggested Action:** Approve recommendation.
- Attachments:** [1006 E. Anaheim Street staff report.pdf](#)  
[1006 E. Anaheim exhibit B.pdf](#)
4. [14-093PL](#) Recommendation to approve a Conditional Use Permit (CUP) request and accept Categorical Exemption 14-136 to allow the installation and operation of a signature loan business within a proposed 100-square-foot booth inside the Northgate Market located at 4700 Cherry Avenue in the Community Commercial Highway (CHW) District. (District 7) (Application No. 1410-19)
- Suggested Action:** Approve recommendation.
- Attachments:** [4700 Cherry Ave staff report.pdf](#)  
[4700 Cherry Avenue exhibit B.pdf](#)

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5. [14-095PL](#) Recommendation to approve a Site Plan Review and Local Coastal Development Permit for the adaptive reuse of the landmark-designated Ocean Center Building at 110 W. Ocean Boulevard in the PD-6 Planned Development District and accept Categorical Exemption 14-118. (District 2) (Application No. 1409-15)

**Suggested Action:** Approve recommendation.

**Attachments:** [110 W. Ocean Blvd staff report.pdf](#)  
[110 W. Ocean Blvd exhibit B part 1.pdf](#)  
[110 W. Ocean Blvd exhibit B part 2.pdf](#)  
[110 W. Ocean Blvd. exhibit B part 3.pdf](#)

6. [14-097PL](#) Recommendation to approve a Conditional Use Permit (CUP) request to allow a charter school for grades 7-12 to operate in an existing commercial structure located at 400 E. Willow Street on a property with a mixed zoning designation of Community Automobile-Oriented Commercial District (CCA) and two-family residential district (R-2-N) and accept Categorical Exemption 14-104. (District 6) (Application No. 1409-03)

**Suggested Action:** Approve recommendation.

**Attachments:** [400 E. Willow staff report.pdf](#)  
[400 E. Willow plans.pdf](#)  
[400 E. Willow pics.pdf](#)

7. [14-096PL](#) Recommendation to approve a Conditional Use Permit (CUP) request and accept Categorical Exemption CE 13-078 to allow the sale of beer and wine for off-site consumption (Type 20 License) at an existing convenience store located at 300 W. Ocean Boulevard, Suite G within the Downtown Shoreline Planned Development (PD-6) District. (District 2) (Application No. 1410-05)

**Suggested Action:** Approve recommendation.

**Attachments:** [300 W. Ocean Blvd. #G staff report.pdf](#)  
[300 W. Ocean Blvd. #G plans.pdf](#)  
[300 W. Ocean Blvd. #G pics.pdf](#)  
[300 W. Ocean Blvd. alcohol license map.pdf](#)

**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 REGULAR MEETING: January 15, 2015 - 5:00 PM

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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.

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**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 Development Services Department at (562) 570-6194, (562) 570-5794, 72 hours prior to the Charter Commission meeting.

Kung ang pasalitang pagsasalin-wika para sa mga taong hindi nagsasalita ng Ingles ay hinahangad o kung ang isang natatanging kaluwagan ay hinahangad alinsunod sa Batas sa mga Amerikanong May Kapansanan, mangyaring gawin ang iyong kahilingan sa pamamagitan ng telepono sa Kagawaran ng Mga Serbisyon Pagpapaunlad (562) 570-6194, (562) 570-5794, 72 oras bago ang pulong ng Komisyon sa Karta.

Si desea una interpretación verbal en otro idioma para las personas que no hablan inglés o si se desea una adaptación especial de acuerdo con la Ley de Estadounidenses con Discapacidad, realice su pedido por teléfono al Departamento de Servicios de Desarrollo al (562) 570-6194, (562) 570-5794, 72 horas antes de la reunión de la Comisión de Estatutos.

បើលោកអ្នកមិនចេះនិយាយភាសាអង់គ្លេស ហើយត្រូវការអ្នកបកប្រែផ្ទាល់មាត់ ឬបើលោកអ្នកត្រូវការនូវការជួយសម្របសម្រួលពិសេសណាមួយ ទៅតាមច្បាប់ស្តីពីជនជាតិអាមេរិកាំងមានពិការភាព (Americans with Disabilities Act) នោះសូមស្នើសុំមកនាយកដ្ឋានសេវាអភិវឌ្ឍន៍តាមទូរស័ព្ទលេខ (562) 570-6194, (562) 570-5794 អោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការធម្មនុញ្ញក្រុងត្រូវប្រារព្ធធ្វើឡើង។

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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 Development Services Department at (562) 570-6194, (562) 570-5794, 72 hours prior to the Commission meeting.

Kung ang nakasulat na pagsasalin-wika ng adyenda at mga katitikan ng Komisyon ay hinahangad para sa mga taong hindi nagsasalita ng Ingles mangyaring gawin ang iyong kahilingan sa pamamagitan ng telepono sa Kagawaran ng Mga Serbisyon Pagpapaunlad sa (562) 570-6194, (562) 570-5794, 72 pitong oras bago ang pulong ng Komisyon.

Si desea obtener la traducción lingüística escrita de la agenda y las actas de la Comisión para las personas que no hablan inglés, realice su pedido por teléfono al Departamento de Servicios de Desarrollo al (562) 570-6194, (562) 570-5794, 72 horas antes de la reunión de la Comisión.

បើលោកអ្នកមិនចេះនិយាយភាសាអង់គ្លេស ហើយត្រូវការរបៀបវារៈនៃកិច្ចប្រជុំគណៈកម្មាធិការ និងរបាយការណ៍នៃកិច្ចប្រជុំគណៈកម្មាធិការ ជាសំណៅប្រែសម្រួលលាយលក្ខណ៍អក្សរទៅជា ភាសាបស់លោកអ្នក នោះសូមស្នើសុំមកនាយកដ្ឋានសេវាអភិវឌ្ឍន៍ តាមទូរស័ព្ទលេខ (562) 570-6194, (562) 570-5794 អោយបាន 72 ម៉ោងមុនកិច្ចប្រជុំគណៈកម្មាធិការត្រូវ ប្រារព្ធធ្វើឡើង។