

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



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

FINISHED AGENDA AND DRAFT MINUTES

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. [17-088PL](#) Recommendation to deny the appeals (APL17-024 and APL17-025) and uphold the decision of the Cultural Heritage Commission to approve a Certificate of Appropriateness request for a 903-square-foot, two-story addition to an existing 1,220-square-foot, two-story rear unit with an attached two-car garage and construction of a new 441-square-foot detached two-car garage for the existing front unit located at 627 Temple Avenue. (District 2) (Application No. HP17-330)

Suggested Action: Approve recommendation.

Attachments: [627 Temple Avenue staff report.pdf](#)
[627 Temple Avenue exhibit B.pdf](#)
[627 Temple Avenue exhibit D.pdf](#)

2. [17-089PL](#) Recommendation to adopt Mitigated Negative Declaration MND 08-17 and approve a Site Plan Review (SPR17-079), Lot Merger (LMG17-016), and General Plan Conformity Finding (GPC17-004) for construction of a 205,060-square-foot warehouse building and the vacation of both Technology Place and the westerly half of Cota Avenue within the project site located at 1901 W. Pacific Coast Highway in the California State University Research and Technology Center/Villages at Cabrillo Long Beach Vets Planned Development District (PD-31). (District 7) (Application No. 1710-07)

Suggested Action: Approve recommendation.

Attachments: [1901 W. PCH staff report.pdf](#)
[1901 W. PCH exhibit B.pdf](#)
[1901 W. PCH exhibit C.pdf](#)
[Final IS-MND.pdf](#)
[Received correspondence.pdf](#)

3. [17-090PL](#) Recommendation to recommend that the City Council: 1) Adopt a Resolution approving an Addendum to the Midtown Specific Plan Programmatic Environmental Impact Report; and 2) Adopt a Resolution approving a General Plan Amendment (GPA17-005) from Moderate Density Residential #3B and Traditional Retail Strip Commercial #8A to Mixed Uses #7 on 11 lots located in the Midtown Specific Plan (MTSP); and approve a Lot Merger (LMG17-015) for Site Plan Review (SPR17-074) located at 1836-1852 Locust Avenue in the Midtown Specific Plan (SP-1). (District 6) (Application No. 1709-35)

Suggested Action: Approve recommendation.

Attachments: [1836-1852 Locust Avenue staff report.pdf](#)
[1836-1852 Locust Avenue exhibit B.pdf](#)
[1836-1852 Locust Avenue exhibit G.pdf](#)
[Received correspondence.pdf](#)
[powerpoint presentation.pdf](#)

4. [17-091PL](#) Recommendation to recommend that the City Council: 1) Adopt a Resolution approving an Addendum to the Midtown Specific Plan Programmatic Environmental Impact Report; and 2) Adopt a Resolution to approve a General Plan Amendment (GPA17-006) from Moderate Density Residential #3B and Traditional Retail Strip Commercial #8A to Mixed Uses #7 on 13 lots located in the Midtown Specific Plan (MTSP); and 3) Adopt a Resolution determining the project is within the scope of the project previously analyzed as part of the Midtown Specific Plan Environmental Impact Report (State Clearinghouse No. 2015031034) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and approve a Lot Merger (LMG17-019) and Site Plan Review (SPR17-075) to allow the construction of a new five-story 145,478-square-foot mixed-use building consisting of 3,938 square feet of commercial space and 101 affordable residential units and 1 manager's unit at 1795 Long Beach Boulevard in the Midtown Specific Plan (SP-1). (District 1) (Application No. 1709-46)

Suggested Action: Approve recommendation.

Attachments:

[1795 Long Beach Boulevard staff report.pdf](#)
[1795 Long Beach Boulevard exhibit B.pdf](#)
[1795 Long Beach Boulevard exhibit C.pdf](#)
[1795 Long Beach Blvd exhibit H.pdf](#)
[11 Report LB Parking plan 17.11 102units.pdf](#)
[12 Report LB Security plan 17.11.pdf](#)
[14 Report LB Sewer 17.8.pdf](#)
[15a Report LB Hydrology 17.8 plansheets.pdf](#)
[15a Report LB Hydrology 17.8.pdf](#)
[Exhibit - Midtown Specific Plan Map.pdf](#)
[Lot merger LB 17.5.10.pdf](#)
[Ltr LB Parking.pdf](#)
[Ltr w-s LB Sewer 17.pdf](#)
[Ph2 LB 16.10.pdf](#)
[Ph2 LB 17.1.pdf](#)
[Ph2 LB 17.3.31 groundwater.pdf](#)
[Ph2 LB 17.8.28 groundwater ROW.pdf](#)
[Rpt LB Geo 16.9.16.pdf](#)
[Rpt LB Traffic 17.6.27.pdf](#)
[received correspondence.pdf](#)

PUBLIC PARTICIPATION

COMMENTS FROM THE PLANNING COMMISSION

ADJOURNMENT

NEXT REGULAR MEETING: December 21, 2017 - 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.

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, 72 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, 72 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, 72 horas hábiles antes de la reunión de la comisión de estatutos.

បើមានការចង់បានឲ្យមានការបកប្រែភាសាផ្ទាល់មាត់ឲ្យអ្នកមិនចេះនិយាយអង់គ្លេស ឬបើមានការចង់បានឲ្យមានដំណោះស្រាយពិសេសដោយយោងតាមមាត្រាច្បាប់ស្តីពី ជនពិការអាមេរិកាំង សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅទៅការិយាល័យសៀន ក្រុងតាមរយៈលេខ (562) 570-6101 (72 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.

បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាវ: និងកំណត់ហេតុឲ្យអ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើរអ្នកតាមនូវស័ព្ទដោយហៅការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំគណកម្មការធម្មនុញ្ញ)។