

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



Ron Cruz, Commissioner  
Josh LaFarga, Commissioner  
Jane Templin, Commissioner  
Joni Ricks-Oddie, Commissioner

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## SPECIAL MEETING

### PLANNING COMMISSION MEETING VIA TELECONFERENCE PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM

THE CIVIC CHAMBERS WILL BE CLOSED TO THE PUBLIC  
PUBLIC COMMENTS MAY BE SUBMITTED BY EMAIL TO  
[PLANNINGCOMMISSIONERS@LONGBEACH.GOV](mailto:PLANNINGCOMMISSIONERS@LONGBEACH.GOV)

## AGENDA

### CALL TO ORDER

### ROLL CALL

### FLAG SALUTE

### MINUTES

#### [20-083PL](#)

Recommendation to receive and file the Planning Commission meeting minutes of September 3, 2020.

**Suggested Action:** Approve recommendation.

**Attachments:** [9.3.20 PC Minutes](#)

#### 20-084PL

Recommendation to elect a Chair for the Planning Commission for 2020-2021.

**Suggested Action:** Approve recommendation.

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20-085PL Recommendation to elect a Vice Chair for the Planning Commission Chair 2020-2021.

**Suggested Action:** Approve recommendation.

## 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. [20-087PL](#) Recommendation to Deny Conditional Use Permit CUP 1801-02 for a new 3,058-square-foot detached self-service automated car wash connected to an existing service station and mini mart located at 5005 Long Beach Boulevard within the Commercial Automobile-Oriented (CCA) Zoning District. (District 8)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A - Vicinity Map](#)  
[Exhibit B - Plans and Photographs](#)  
[Exhibit C - Air Quality Study](#)  
[Exhibit D - Noise Analysis](#)  
[Exhibit E - Impacted Communities Map](#)  
[Exhibit F - Dooley Elementary Walking Routes](#)  
[Exhibit G - Findings](#)  
[Exhibit H - Public Comments](#)  
[Exhibit I - Environment International](#)  
[Peer Review](#)  
[Public Comment](#)

2. [20-088PL](#) Recommendation to Recommend that the City Council determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5 - Minor Alterations to Land Use Limitations) of the CEQA Guidelines and none of the exceptions in 15300.2 apply, and that it is further exempt pursuant to Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) and Section 15061(b)(3) (Common Sense Exemption), as it will not result directly or indirectly in significant environmental impacts. (CE20-090); and recommend that the City Council adopt Zoning Code Amendment ZCA20-014, consisting of changes to Title 21 of the Long Beach Municipal Code (LBMC) that would amend section 21.61 (Maintenance of Low Income Housing in the Coastal Zone) to limit exceptions to the requirements to replace affordable units and to modify the in-lieu fees for Coastal Zone areas of the City. (CD 1,2 and 3)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Exhibit A - CZRH In-Lieu Fee Analysis](#)  
[Exhibit B - Findings](#)  
[Exhibit C - Draft Code Amendment](#)  
[Public Comment](#)

**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: November 5, 2020 - 5:00 p.m.

DB

**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 សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅទៅការិយាល័យសៀន ក្រុងតាមរយៈលេខ (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.

**បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាវ និងកំណត់ហេតុឲ្យ  
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ចាប់ផ្តើមបើកកិច្ចប្រជុំគណកម្មការធម្មនុញ្ញ)។**