

**CITY OF LONG BEACH
PLANNING COMMISSION
AGENDA**

**THURSDAY, MARCH 4, 2021
HELD VIA TELECONFERENCE, 5:00 PM**

Mark Christoffels, Chair
Joni Ricks-Oddie, Vice Chair
Erick Verduzco-Vega, Commissioner



Ron Cruz, Commissioner
Josh LaFarga, Commissioner
Jane Templin, Commissioner
Richard Lewis, Commissioner

FINISHED AGENDA AND DRAFT MINUTES

CALL TO ORDER

ROLL CALL

FLAG SALUTE

MINUTES

[21-012PL](#)

Recommendation to receive and file the Planning Commission meeting minutes of January 21, 2021.

Suggested Action: Approve recommendation.

Attachments: [1.21.21 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. [21-008PL](#) Recommendation to adopt a Resolution Certifying an Environmental Impact Report (EIR 4-20) (State Clearinghouse No. 2018121006), make findings of fact, adopting a statement of overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP); Approve Site Plan Review SPR 18-14 and Local Coastal Development Permit LCDP 18-005, for the construction of a 30-story, 537,075-square-foot building of up to 375.5 feet in height containing 429 hotel rooms, 23,512 square feet of restaurant space, and 26,847 square feet of meeting and ballroom space, with valet-only parking with 151 on-site parking stalls in a two-level garage with additional off-site parking spaces, on a 1.36-acre site located in the Coastal Zone at 100 East Ocean Boulevard in the Downtown Shoreline Planned Development District (PD-6 [Subarea 7]). The project scope includes improvements to the portions of Victory Park abutting the project site and the restoration of the Jergins Trust Tunnel. (Council District 2)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - Vicinity Map](#)
[Exhibit B - Project Plans](#)
[Exhibit C - Conditions of Approval](#)
[Exhibit D - Parking Study](#)
[Exhibit E - Terrace Theater Parking](#)
[Exhibit F - Findings](#)
[Exhibit G - Interpretive Plan](#)
[Exhibit H - Long Beach Heritage Letter](#)
[Exhibit I - EIR](#)
[Exhibit J - CEQA Findings of Fact](#)
[Exhibit K - EIR Resolution](#)
[Applicant Presentation](#)
[Staff Presentation](#)
[Post Meeting Public Comments](#)

2. [21-009PL](#)

Recommendation to accept Categorical Exemption CE21-016 and approve Modification to a Previously approved permit, Application No. 1910-25; CUP19-40 (MOD20-009) to modify Condition #8 to allow exterior speakers within the courtyard, and to modify Condition #20 to allow the sale of alcohol for consumption off-site alcohol sales as part of the existing (Alcoholic Beverage Control-License Type 47) in conjunction with a restaurant and art gallery at an existing 6,250-square-foot building located at 1395 Coronado Avenue in the Light Industrial (IL) Zoning District. (District 4)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - Vicinity Map](#)
[Exhibit B - Plans and Modification Request](#)
[Exhibit C - Findings](#)
[Exhibit D - Conditions of Approval](#)
[Exhibit E – Map of Existing Alcohol Licenses](#)
[Staff Presentation](#)

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3. [21-010PL](#) Recommendation to accept Categorical Exemption CE20-046 and approve Tentative Tract Map TTM20-001 to consolidate four parcels into a single 43,587-square-foot lot and create thirty-six condominium units within four buildings on a 43,587-square-foot property located at 200 E. 14th Street in the Transit Node of the Midtown Specific Plan (SP-1). (District 1)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - Vicinity Map](#)
[Exhibit B - Tentative Tract Map 83009](#)
[Exhibit C - Tentative Tract Map Findings](#)
[Exhibit D - Plans](#)
[Exhibit E - SPR Conditions of Approval](#)
[Exhibit F - SPR Findings](#)
[Exhibit G - TTM Conditions of Approval](#)
[Exhibit H - Environmental Compliance Checklist](#)
[Staff Presentation](#)

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4. [21-011PL](#) Recommendation to recommend that the City Council find the proposed Zoning Code Amendment exempt from the California Environmental Quality Act 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; Recommend that City Council approve a Zoning Code Amendment (ZCA20-015) to amend language within Title 5 of the Long Beach Municipal Code and within the Downtown Planned Development District (PD-30) to allow the operation of adult-use cannabis dispensaries within Mixed-Use buildings in Downtown by way of Conditional Use Permit approval (Districts 1 and 2); and, Accept Categorical Exemption 20-147 and approve a Conditional Use Permit (CUP20-016) to allow the establishment and operation of an adult-use cannabis dispensary located at 433 Pine Avenue in the Downtown Planned Development District (PD-30). (District 1)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - Proposed PD-30 Amendments](#)
[Exhibit B - Proposed Title 5 Amendments](#)
[Exhibit C - ZCA Findings](#)
[Exhibit D - Location Map](#)
[Exhibit E - Plans](#)
[Exhibit F - CUP Findings](#)
[Exhibit G - Conditions of Approval](#)

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: Thursday, March 18, 2021 - 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 សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅទៅការិយាល័យស្ម័គ្រចិត្ត 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
អ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅ
ការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹង
ចាប់ផ្តើមបើកកិច្ចប្រជុំគណៈកម្មការធម្មនុញ្ញ)។**