

**CITY OF LONG BEACH  
PLANNING COMMISSION  
AGENDA**

**THURSDAY, JUNE 17, 2021  
HELD VIA TELECONFERENCE, 5:00 PM**

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



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

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**FINAL AGENDA AND MINUTES**

**CALL TO ORDER**

**ROLL CALL**

**FLAG SALUTE**

**MINUTES**

[21-038PL](#)

Recommendation to receive and file the Planning Commission minutes of June 3, 2021.

**Suggested Action:** Approve recommendation.

**Attachments:** [6.3.21 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. [21-039PL](#) Recommendation to determine that the project is within the scope of the project previously analyzed as part of the Globemaster Corridor Specific Plan Program Environmental Impact Report/Environmental Impact Statement (SCH No. 2018091021) and warrants no further environmental review pursuant to California Environmental Quality Act Guidelines Section 15162; and approve Tentative Parcel Map No. 83393 subdividing an existing 30.6-acre site into five parcels (TPM21-004) within the Globemaster Corridor Specific Plan (SP-3). (District 5)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Attachment A - Vicinity Map](#)  
[Attachment B - TPM No 83393](#)  
[Attachment C - Findings](#)  
[Attachment D - Conditions of Approval](#)  
[Attachment E - Links to GCSP EIR-EIS](#)  
[Attachment F - CEQA Stmt of Support](#)  
[Staff Presentation](#)

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2. [21-042PL](#)

Recommendation to adopt a Resolution Certifying Environmental Impact Report (EIR-04-19) (State Clearinghouse No. 2019110206), make findings of fact, adopting a statement of overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP); and Approve Site Plan Review SPR20-035 for the demolition of the existing, 5,548-square foot city-owned Fire Station No. 9, located at 3917 Long Beach Boulevard in the Community Automobile-Oriented (CCA) Zoning District. (District 8)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Attachment A - Vicinity Map](#)  
[Attachment B - Site Photos](#)  
[Attachment C - Site Plan](#)  
[Attachment D - Findings](#)  
[Attachment E - Conditions of Approval](#)  
[Attachment F - FS9 Draft EIR](#)  
[Attachment G - FS9 Final EIR](#)  
[Attachment H - CEQA Findings of Fact](#)  
[RESO PL-001-21](#)  
[Staff Presentation](#)  
[Public Comment](#)

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3. [21-040PL](#) Recommendation to receive supporting documentation into the record, conclude the public hearing, consider two, third-party appeals filed by Tempestt Garland (APL21-002) and Long Beach Unified School District c/o Alan Reising (APL21-003); accept Categorical Exemption CE-20-045; and uphold the Zoning Administrator's decision to approve Administrative Use Permit AUP20-004 to allow the sale of diesel fuel at a future gas station located at 6090 Long Beach Boulevard in the Community Commercial Automobile-Oriented (CCA) Zoning District, (Application No. 2004-08). The diesel fuel sales would be in conjunction with a future gas station and convenience store, which are uses allowed by right in the CCA Zoning District (District 9).

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Attachment A - ZA Minutes 2-8-21](#)  
[Attachment B - ZA Minutes 3.8.21](#)  
[Attachment C - Site Photos](#)  
[Attachment D - Plans](#)  
[Attachment E- SPR Findings](#)  
[Attachment F- SPR Conditions](#)  
[Attachment G- AUP Conditions of Approval](#)  
[Attachment H-AUP Findings](#)  
[Attachment I - ZA Public Comments 2.8.21](#)  
[Attachment J- Applications for Appeal](#)  
[Attachment K- Revised TIA](#)  
[Attachment L- Categorical Exemption](#)  
[Attachment M- Response to Appeals](#)  
[Staff Presentation](#)

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4. [21-041PL](#) Recommendation to recommend that the City Council accept Negative Declaration ND08-20; and recommend that the City Council adopt Zoning Code Amendment ZCA20-017, consisting of changes to the Long Beach Municipal Code (LBMC) that would amend sections 21.25.506 (Findings Required), Chapters 18.15, 18.16, 18.17, and 18.18 related to impact fee waivers for affordable units in mixed-income buildings, and add a new chapter (Chapter 21.68) related to the following: establishing an Enhanced Density Bonus Ordinance to facilitate the development of mixed income, multifamily housing by establishing regulations that offer a density bonus and development concessions in exchange for the provision of on-site, deed-restricted, very low-, low-, or moderate-income housing units.

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Attachment A - Draft Ordinance](#)  
[Attachment B - Eligibility Maps](#)  
[Attachment C - Transit Priority Map](#)  
[Attachment D - Findings](#)  
[Attachment E - Negative Declaration](#)  
[Attachment F - Public Comment](#)  
[Staff Presentation](#)

**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, July 1, 2021.

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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 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)។

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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 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  
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