

**CITY OF LONG BEACH
PLANNING COMMISSION
AGENDA**

**THURSDAY, SEPTEMBER 16, 2021
411 W. OCEAN BOULEVARD
CIVIC CHAMBERS AND
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

SPECIAL MEETING

IN-PERSON/VIRTUAL HYBRID PLANNING COMMISSION MEETING PURSUANT TO EXECUTIVE ORDER N-08-21 ISSUED BY GOVERNOR GAVIN NEWSOM. WRITTEN COMMENTS MAY ALSO BE SUBMITTED BY EMAIL TO PLANNINGCOMMISSIONERS@LONGBEACH.GOV.

**TO CALL IN FOR TELEPHONIC PUBLIC COMMENT PLEASE VISIT
<http://www.longbeach.gov/lbds/planning/commission/>**

**PLEASE VIEW THE MEETING FROM YOUR COMPUTER, TABLET, OR SMARTPHONE
VIA: https://longbeach.granicus.com/ViewPublisher.php?view_id=84**

AGENDA

CALL TO ORDER

ROLL CALL

FLAG SALUTE

MINUTES

[21-066PL](#)

Recommendation to receive and file the Planning Commission meeting minutes of September 2, 2021.

Suggested Action: Approve recommendation.

Attachments: [9.2.21 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

1. [21-067PL](#) Recommendation to accept Categorical Exemption CE21-102 and approve Conditional Use Permit CUP21-004 to modify an existing Alcohol Beverage Control (ABC) Type 20 (Off-Sale Beer & Wine) License to allow the off-site sale of beer, wine, and distilled spirits (Type 21 license) in conjunction with a 6,000-square-foot expansion of the existing grocery store located at 1340 East. 7th Street in the Community Auto-Oriented Commercial (CCA) Zoning District. (District 2)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Attachment A - Vicinity Map](#)
[Attachment B - Plans](#)
[Attachment C - CUP Findings](#)
[Attachment D - ABC Statistics](#)
[Attachment E - Conditions of Approval](#)
[Public Comments](#)
[Staff Presentation.pdf](#)

2. [21-069PL](#) Recommendation to determine that the project is within the scope of the project previously analyzed as part of the General Plan Land Use and Urban Design Elements Program EIR (SCH #2015051054) (PECC 01-21) and warrants no further environmental pursuant to CEQA Guidelines Sections 15168 and 15162; Approve Site Plan Review SPR21-007 for construction of two concrete tilt-up industrial buildings (62,042 square feet and 61,553 square feet, respectively), including the remodel and reuse of an existing 5,827-square-foot industrial building, with surface parking (176 spaces) on a 6.65-acre site located at 929 West Anaheim Street and 1401 San Francisco Avenue in the General Industrial (IG) Zoning District.; and, Approve a request to merge three (3) lots into a single 289,866-square-foot (6.65-acre) lot. (District 1)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Attachment A - Vicinity Map](#)
[Attachment B - Site Photos](#)
[Attachment C - Plans](#)
[Attachment D - Conditions of Approval](#)
[Attachment E - Findings](#)
[Attachment F - Lot Merger Exhibit](#)
[Attachment G - LU-UDE Program EIR](#)
[Attachment H - PECC 01-21](#)
[Attachment I - LUE-UDE MMRP](#)
[Public Comment Received](#)
[Staff Presentation](#)

3. [21-070PL](#) Recommendation to receive and file the Downtown Plan Environmental Impact Report (DPEIR) (SCH#2009071006) and the Downtown Plan Program EIR Land Use Equivalency Program and 7th Street and Locust Avenue Project EIR Addendum EIRA 06-20 pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162. (Districts 1 and 2)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Attachment A - Down Plan Area Map](#)
[Attachment B - Downtown Plan Program EIR](#)
[Attachment C - Downtown Plan MMRP](#)
[Attachment D - Downtown Plan PEIR Addendum](#)
[Attachment E - Land Use Equivalency Memo](#)
[Attachment F - Equivalency Calculator](#)
[Staff Presentation](#)

4. [21-068PL](#) Recommendation to find the project within the scope of the previously-certified Downtown Plan Program Environmental Impact Report (PEIR) (SCH#2009071006) and the Downtown Plan Program EIR Land Use Equivalency Program and 7th and Locust Development Downtown Plan EIR Addendum (EIRA 06-20) for the Downtown Plan PEIR Land Use Equivalency Program and the proposed 7th and Locust Development and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; Approve Site Plan Review SPR20-011 to allow the demolition of on-site structures and construction of a new seven-story mixed-use building containing 108 dwelling units, 1,188 sq. ft. of ground floor commercial uses, and an integrated four-level, 135 stall parking garage located at 636 Locust Avenue in the Downtown Plan (PD-30) Zoning District. (District 1)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Attachment A - Vicinity Map](#)
[Attachment B - Plan Set](#)
[Attachment C - Findings](#)
[Attachment D - Conditions of Approval](#)
[Attachment E - Public Comment](#)
[Attachment F - Land Use Equivalency Memo](#)
[Attachment G - Equivalency Calculator](#)
[Attachment H - Downtown Plan EIR Addendum](#)
[Attachment I - Downtown Plan MMRP](#)
[Public Comment Received](#)
[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.

STUDY SESSION

5. [21-071PL](#) Recommendation to Conduct a study session regarding the Uptown Planning Land Use and Neighborhood Strategy (UPLAN) zoning code updates.

Suggested Action: Approve recommendation.

Attachments: [Staff Presentation](#)

COMMENTS FROM THE PLANNING COMMISSION

ADJOURNMENT

NEXT REGULAR MEETING: October 7, 2021 - 5:00 p.m.

DB

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 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
អ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅ
ការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹង
ចាប់ផ្តើមបើកកិច្ចប្រជុំគណកម្មការធម្មនុញ្ញ)។**