

Dr. Joni Ricks-Oddie, Chair
Erick Verduzco-Vega, Vice Chair
Alvaro Castillo, Commissioner
Mark Christoffels, Commissioner



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

FINISHED AGENDA AND DRAFT MINUTES

CALL TO ORDER

ROLL CALL

FLAG SALUTE

MINUTES

[22-050PL](#)

Recommendation to receive and file the Planning Commission minutes of August 18, 2022.

Suggested Action: Approve recommendation.

Attachments: [PC Minutes of 08.18.2022](#)

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.

DIRECTOR'S REPORT

REGULAR AGENDA

1. [22-054PL](#) Recommendation to find the proposed vacation of an easement for alley and sidewalk purposes located on a portion of the southern 4 feet of the property along East Broadway in conformance with the adopted goals and policies of the City's General Plan (GPC22-002) at 525 East Broadway in the Downtown Plan (PD-30) Planned Development District. (District 1)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Attachment A - Vicinity Map](#)
[Attachment B - Site Photos](#)
[Attachment C - Vacation Exhibit](#)
[Staff Presentation](#)

2. [22-051PL](#)

Recommend that the City Council adopt a resolution certifying the River Park Residential Project Environmental Impact Report (EIR-07-20, SCH#2021020492);

Recommend that the City Council adopt an ordinance approving a Zone Change (ZCHG20-002) from CS, CS (H), and R-1-N to RP-15 and RP-15 (H);

Recommend that the City Council approve Site Plan Review (SPR20-007) for construction of a new residential Planned Unit Development of 226 dwelling units consisting of 74 two-story detached single-family homes on small condominium lots, 99 two-story row townhouses, and 53 three-story carriage townhouses, located on 15.53 acres of a 20.4-acre development site, with a park to be developed on the remaining 4.81 acres of the property;

Recommend that the City Council approve Vesting Tentative Tract Map No. 82712 (VTTM20-002) to create one master ground lot and 226 airspace lots, on a 20.4-acre development site;

Recommend that the City Council adopt an ordinance approving a Development Agreement (DA20-001) between the City and Integral Communities, LLC; and,

Recommend that the City Council adopt a General Plan Conformity Certification (GPC21-003) for the vacation of 1) Baker Street between Golden Avenue and the western edge of the project site, and 2) portions of unused right-of-way on Wardlow Road adjacent to the project site. (District 7)

Suggested Action: Approve recommendation.

Attachments:

[Staff Report](#)
[Attachment A - Location Map](#)
[Attachment B - Site Aerial Photo](#)
[Attachment C - Plans](#)
[Attachment D - Zone Change Map](#)
[Attachment E - Findings](#)
[Attachment F - Conditions of Approval](#)
[Attachment G - VTTM No 82712](#)
[Attachment H - Development Agreement Text](#)
[Attachment I - Project EIR and Attachments](#)
[Letter of Support](#)
[Public Comment](#)
[Written Responses to Public Comment](#)
[Additional Public Comment](#)
[Additional Public Comment 2](#)
[Additional Public Comment 3](#)
[Additional Public Comment 4](#)
[Additional Public Comment 5](#)
[Additional Public Comment 6](#)
[Additional Public Comment 7](#)
[Additional Public Comment 8](#)
[Additional Public Comment \(via Zoom Chat\)](#)
[Staff Presentation](#)
[Applicant Presentation](#)

3. [22-052PL](#)

Recommend that the City Council certify Final EIR-05-19 (SCH No. 2020010387), make findings of fact, adopt a statement of overriding considerations, and approve a Mitigation Monitoring and Reporting Program (MMRP);

Adopt a resolution establishing the Century Villages at Cabrillo Specific Plan (SP-4); pursuant to Sections 65450-65458 of the California Government Code;

Declare an ordinance amending the California State University Research and Technology Center/Villages at Cabrillo Long Beach Vets Planned Development District (PD-31), and repealing "Villages at Cabrillo" (subarea D), relating to the Century Villages at Cabrillo Specific Plan (ZCA22-002); and,

Declare an ordinance amending the Land Use District Map (Zoning Map) by amending portions of Part 8 of said map (ZCHG22-002) to reflect the establishment of the Century Villages at Cabrillo Specific Plan. (District 7)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Attachment A - Vicinity Map](#)
[Attachment B - PD-31](#)
[Attachment C - CVC Specific Plan](#)
[Attachment D - Findings](#)
[Attachment E - Draft EIR-05-19](#)
[Attachment F - Final EIR-05-19 and MMRP](#)
[Attachment G - CEQA Findings](#)
[Attachment H - AB 2162 Memorandum](#)
[Errata to Final EIR](#)
[Staff Presentation](#)

4. [22-053PL](#) Recommendation to approve a Site Plan Review (SPR 22-078) for a project consisting of the demolition of all existing structures on the site, and the construction of a new 303,000-square foot concrete, tilt-up industrial warehouse building, including 9,000-square feet of office space approximately 51 feet in height on a 14.16 acre lot within the IG, Industrial General Zoning District located at 5900 Cherry Avenue. (District 9)

Suggested Action: Continue item to October 6, 2022.

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 SCHEDULED MEETING: SEPTEMBER 15, 2022 - 5:00 P.M.

HF

Note:

A digital recording of this meeting will be available in the City Clerk Department. The City of Long Beach provides reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, or if an agenda is needed in an alternative format, please call the City Clerk Department, 48 hours prior to the meeting at (562) 570-6101. The City Clerk Department email at cityclerk@longbeach.gov is available for correspondence purposes.

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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