

**CITY OF LONG BEACH
PLANNING COMMISSION
AGENDA**

**THURSDAY, MARCH 21, 2019
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:00 PM**

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



Ron Cruz, Commissioner
Josh LaFarga, Commissioner
Andy Perez, Commissioner
Jane Templin, Commissioner

FINAL AGENDA AND MINUTES

CALL TO ORDER

ROLL CALL

FLAG SALUTE

MINUTES

[19-015PL](#)

Recommendation to receive and file the Planning Commission Minutes of March 7, 2019.

Suggested Action: Approve recommendation.

Attachments: [3.7.19 PC Minutes.pdf](#)

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. [19-016PL](#) Recommendation to accept Categorical Exemption CE-18-239 and approve a Conditional Use Permit (CUP1810-05) and a Local Coastal Development Permit (LCDP18-030) to allow the sale of beer, wine and distilled spirits for off-site consumption (Type 21 license) for a Whole Foods Market, located at 6400 E. Pacific Coast Highway, Unit A-100, within the Southeast Area Development and Improvement Plan, Subarea17 (PD-1) zone. (District 3)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Plans](#)
[Exhibit C - Map of Existing Alcohol Licenses](#)
[Exhibit D - Findings & CoA](#)

2. [19-017PL](#) Recommendation to accept Categorical Exemption CE-18-166 and approve a Conditional Use Permit (CUP18-040) for the installation of a new roof-mounted wireless telecommunications site consisting of nine panel antennas, nine Remote Radio Units (RRUs), and two radio equipment cabinets located at 1147 E. South Street in the Neighborhood Commercial and Residential (CNR) District (Council District 9).

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - Location Map](#)
[Exhibit B - Plans & Photos](#)
[Exhibit C - Findings](#)
[Exhibit D - Site Analysis](#)
[Exhibit E - Propagation Maps](#)
[Exhibit F - Conditions of Approval](#)

3. [19-018PL](#)

Recommendation to find that this action is exempt from the requirements of the California Environmental Quality Act; and receive and file the 2018 Housing Element Annual Report and instruct the Director of Development Services to submit the Annual Report to the City Council, State Office of Planning and Research, and the California Department of Housing and Community Development. (Citywide)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - 2018 Housing Element Annual Report](#)

4. [19-019PL](#)

Recommendation to find that this action is exempt from the requirements of the California Environmental Quality Act; and receive and file the 2017-2018 Mobility Element Implementation Report and instruct the Director of Development Services to submit the Implementation Report to the City Council and State Office of Planning and Research. (Citywide)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - 2017-2018 Mobility Element Implementation Report](#)

5. [19-020PL](#) Recommendation that the City Council accept Negative Declaration ND 03-19 and approve Zoning Code Amendment (ZCA19-001) to amend Title 21 of the Long Beach Municipal Code (Zoning Ordinance) to: 1) create a definition for drive-through facilities; 2) update the commercial and industrial zones permitted use tables with the new drive-through facility use; 3) require a Conditional Use Permit (CUP) for new fast food drive-throughs and expansions in industrial zones and in all Planned Development districts where they are permitted for consistency with the existing review process in the commercial zones that allow this use; and 4) provide new required findings specific to the drive-through use. (Citywide)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - Draft Code Amendment with Redline](#)
[Exhibit B - Negative Declaration ND 03-19](#)
[Exhibit C - Public Comments](#)

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6. [19-021PL](#) Recommendation that the City Council accept Negative Declaration ND 04-19 and approve Zoning Code Amendment (ZCA19-002) and to amend Title 21 of the Long Beach Municipal Code (Zoning Ordinance) to: 1) update the definition for townhomes and eliminate zoning restrictions on side-by-side units; 2) update the commercial zones sections of the code to strike out references to commercial districts no longer in use; 3) eliminate size restrictions for single-family garages and update lot coverage and floor area calculations in single-family districts; 4) update roofing material requirements for residential districts; 5) revise screening requirements for mechanical equipment in low-density residential districts; 6) provide guidelines to determine curb cut closures and require underground utilities in new projects; 7) Define the standing required and timeline for land use decision appeals; 8) update school siting requirements to reflect the City's adopted Mobility Element; 9) eliminate zoning code restriction on maximum number of zoning regulation amendments per year. (Citywide)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A- Draft Code Amendments with Redlin](#)
[Exhibit B - Negative Declaration ND 04-19](#)

STUDY SESSION

7. 19-022PL Conduct a Study Session to discuss Ancillary Animal Adoption and Boarding Regulations.

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: April 4, 2019 - 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 សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅទៅការិយាល័យស្ម័គ្រ 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
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