

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



Ron Cruz, Commissioner
Josh LaFarga, Commissioner
Jane Templin, Commissioner
Joni Ricks-Oddie, Commissioner

AGENDA

CALL TO ORDER

ROLL CALL

FLAG SALUTE

MINUTES

20-011PL Recommendation to receive and file the Planning Commission minutes of February 6, 2020.

Suggested Action: Approve recommendation.

Attachments: [2.6.20 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. [20-012PL](#) Recommendation to approve Conditional Use Permit CUP19-043 and Local Coastal Development Permit LCDP19-027 to establish a restaurant and bar with on-site alcohol sales (ABC License Type 47) in conjunction with Site Plan Review SPR19-033 for a remodel of an existing commercial space located, at 6415 East Pacific Coast Highway in the PD-1 Zoning District. (District 3)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - Vicinity Map](#)
[Exhibit B - Plans](#)
[Exhibit C - Conditions](#)
[Exhibit D - Tract Map](#)
[Exhibit E - Findings](#)

2. [20-013PL](#) Recommendation to recommend that the City Council find the project exempt from the California Environmental Quality Act in accordance with Article 5, Section 15061; and recommend that the City Council adopt an Ordinance amending Title 6 of the Long Beach Municipal Code (“Animals”) to incorporate provisions relating to the number of, and maintenance of, household pets that may be kept by a residential household; and recommend approval of Zoning Code Amendment ZCA20-002 repealing Section 21.51.210 of the zoning code to remove the provisions that currently regulate the number of, and maintenance of, household pets that may be kept by a residential household. (Citywide)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - Compassion Saves Next Steps](#)
[Exhibit B - Proposed Title 21 Amendment](#)
[Exhibit C - Findings](#)

3. [20-014PL](#) Recommendation to recommend that the City Council accept Negative Declaration ND 16-19 and approve Zoning Code Amendment ZCA19-011 to amend Title 21 of the Long Beach Municipal Code (Zoning Code) to:
- 1) Clarify and provide regulations for the following land uses:
 - a. Clarify use regulations for the remnant Office Commercial (CO) and Highway Commercial (CH) commercial zones that were phased out in 1992;
 - b. Clarify in which industrial zones personal storage and commercial storage/personal storage uses are permitted;
 - c. Allow aerospace manufacturing uses by-right in certain industrial areas and Planned Development Districts that are industrial in character;
 - d. Create a process to allow temporary uses for community benefit projects on vacant lots.
 - 2) Modify existing development standards:
 - a. Eliminate prohibitions on storage attics within accessory structures in residential zoning districts;
 - b. Exempt satellite publicly run, post-secondary educational uses from change of use parking requirements when proposed in existing buildings on commercially zoned properties located within one-half mile of public transit;
 - c. Exempt certain non-permanent fabric canopies covering rooftop usable open space from height limitations in residential zoning districts;
 - and 3) Make the following changes to administrative procedures:
 - a. Add Zoning Code provisions that identify how new uses and unspecified development standards are applicable in specific plans and Planned Development Districts. (Citywide)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - Findings](#)
[Exhibit B - Draft Red-Line Code Amendment](#)
[Exhibit C - Negative Declaration ND 16-19](#)

4. [20-015PL](#) Recommendation to recommend that the City Council determine that the project is within the scope of the previously certified Program Environmental Impact Report prepared for the General Plan Land Use Element update EIR 03-16, SCH NO. 2015051054, and that no further environmental analysis is needed, and that the project is categorically exempt pursuant to Section 15061(b)(3) of the State CEQA Guidelines; and recommend that the City Council adopt an Ordinance, based on the recommendations in the staff's recommended policy components, amending Title 21 of the Long Beach Municipal Code (Zoning Ordinance) to: 1) repeal Title 21.60, Division IV - Voluntary Incentive Program to Create Housing for Very Low- and Low-Income Households and 2) Adopt a new Citywide mandatory incentive-based Inclusionary Housing program. (Citywide)

Suggested Action: Approve recommendation.

Attachments: [Staff Report](#)
[Exhibit A - Economic Analysis](#)
[Exhibit B - Economic Analysis Key](#)
[Exhibit C - LBMC Title 21.60 Division IV](#)
[Exhibit D - Proposed Inclusionary Housing Poli](#)
[Exhibit E - Submarket Map](#)
[Exhibit F - Summary of Community Input](#)
[Exhibit G - KMA Response to Peer Review](#)

5. 20-016PL Recommendation to determine that the project is within the scope of the previously-certified Supplemental Environmental Impact Report for the Civic Center Project (SCH#2015041054) and that no further environmental analysis is needed; and approve Site Plan Review SPR19-035 for construction of a residential mixed-use development consisting of 580 dwelling units in two eight-story buildings (290 units each) and up to 40,000 square feet of retail and restaurant space, with two full levels of subterranean parking and two partial levels of at-grade and above-grade parking, for a total of 885 parking stalls; and approve a Vesting Tentative Tract Map VTTM19-003 to create two master ground lots and 13 airspace lots, on a 4.59-acre site located at 321 West Ocean Boulevard and 121 Cedar Avenue, in the Downtown Plan (PD-30) Planned Development District, at the site of the former Long Beach City Hall.

Suggested Action: Continue to March 5, 2020

STUDY SESSION

6. 20-017PL Conduct a study session regarding the City's proposed updates to the Zoning Code regarding interim housing.

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: March 5, 2020 - 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
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