



Carrie Tai, Hearing Officer

## Zoning Administrator Hearing

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### CONSENT CALENDAR

1. **Application No. 1605-21** **276 Granada Avenue**  
(Gina Casillas, (District 3)  
Project Planner)

A Lot Merger request to merge two contiguous lots into one lot, in a R-1-N zone.

Environmental Review: This project qualifies for a categorical exemption per Section 15305 of the California Environmental Quality Act Guidelines (CE16-113).

**Suggested Action: Approve, subject to conditions**

### REGULAR AGENDA

2. ~~Application No. 1603-13~~ ~~2231 Lakewood Boulevard~~  
(Monica Der Gevorgian, ~~(District 5)~~  
Project Planner)

~~A Site Plan Review for a proposed two-story, 3,601-square-foot commercial building in conjunction with a Standards Variance request to allow 7 on-site and 8 off-site parking spaces (instead of 15 on-site) within the Community Commercial Automobile-Oriented (CCA) zone.~~

~~Environmental Review: This project qualifies for a categorical exemption per Section 15303 of the California Environmental Quality Act Guidelines (CE 16-085).~~

**Withdrawn per Applicant's request**

**3. Application No. 1605-15**  
(Jonathan Iniesta,  
Project Planner)

**Various sites (listed below)**  
**(Districts 2 and 3)**

**Project Locations:**

1. Ocean Boulevard, between 7<sup>th</sup> Place and 8<sup>th</sup> Place (Appealable)
2. Redondo Avenue, between Broadway and 2<sup>nd</sup> Street (Not Appealable)
3. Alley east of Bennett Avenue, between Ocean Boulevard and Division Street (Not Appealable)
4. Argonne Avenue, between Ocean Boulevard and 1<sup>st</sup> Street (Appealable)
5. Vista Street, between Bay Shore Avenue and Santa Ana Avenue (Appealable) and adjacent alley north of Claremont Avenue, between Vista Street and Appian Way (Not Appealable)
6. Azure Way, between Eliot Street and Bellflower Boulevard (Appealable)

The rehabilitation or replacement of approximately 1,462 linear feet of 8-inch vitrified clay sewer pipe due to structural deficiencies. Specifically, 224 linear feet of pipe is identified for replacement or point repairs and 11,256 linear feet of pipe is identified for trenchless pipe lining at six sites.

Environmental Review: This project qualifies for a categorical exemption per Section 15302 of the California Environmental Quality Act Guidelines (CE 14-166).

**Suggested Action: Approve, subject to conditions**

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 Development Services Department, 48 hours prior to the meeting, at (562) 570-6194 or (562) 570-5794 (telecommunications device for the deaf). The Development Services Department email at [LBDS@longbeach.gov](mailto:LBDS@longbeach.gov) is available for correspondence purposes.