



## Zoning Administrator Hearing

Alexis Oropeza, Hearing Officer

**Monday, April 27, 2020**  
**Via Teleconference**  
**2:00 p.m.**

### **ZONING ADMINISTRATOR HEARING VIA TELECONFERENCE PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM**

For information on how participate in this meeting, visit:  
[www.longbeach.gov/lbds/planning/current/zoning/administrator](http://www.longbeach.gov/lbds/planning/current/zoning/administrator)

#### **CONSENT CALENDAR**

- 1. Application No. 2003-15 (LLA19-003)**  
(Cuentin Jackson, Project Planner)

**3301 and 3311 Cover Street**  
(District 5)

A Lot Line Adjustment to Parcel 1 (3301 Cover St.) to move the easterly property line, increasing the lot by 17,5000 square-feet for a total of 2.672 acres and reducing Parcel 2 (3311 Cover St.) for a total of 1.320 acres in the Douglas Park Planned Development (PD-32) Zoning District.

This project qualifies for a categorical exemption per Section 15305 (Minor Alterations in the Land Use Limitations) of the California Environmental Quality Act Guidelines. (CE20-042)

#### **REGULAR AGENDA**

- 2. Application No. 1909-15 (AUP19-019)**  
(Sergio Gutierrez, Project Planner)

**1925 Pacific Avenue**  
(District 6)

An Administrative use Permit to allow the conversion of an existing church to a coin laundry use within the Neighborhood Pedestrian (CNP) Zoning District

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. (CE19-230)

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

- 3. Application No. 1912-15 (MOD19-029)**  
(Sergio Gutierrez, Project Planner)

**4026 E. 7<sup>th</sup> Street**  
(District 3)

Modification to an approved Administrative Use Permit to allow full body massage in addition to foot massage within an existing massage establishment use in the Community Automobile-Oriented (CCA) Zoning District.

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. (CE20-039)

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

**4. Application No. 2001-17 (LCDP20-004)**  
(Marcos Lopez, Project Planner)

**133 Riva Alto Canal**  
(District 3)

A Local Coastal Development Permit request to demolish an existing two-story, single-family dwelling, and construct a new two-story, single-family dwelling, located on the first lot across the water, in the Single-Family Residential, Small Lot (R-1-S) Zoning District.

This project qualifies for a categorical exemption per Section 15302 (Replacement or Reconstruction) of the California Environmental Quality Act Guidelines. (CE20-011)

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

**5. Application No. 2001-18 (LCDP20-005, SV20-001)**  
(Jonathan Iniesta, Project Planner)

**5701 Seaside Walk**  
(District 3)

A Local Coastal Development Permit request to rebuild an existing single-family dwelling, located on the first lot from the water in conjunction with a Standards Variance request to allow a four-foot garage setback where twenty feet is required.

This project qualifies for a categorical exemption per Section 15302 and 15303 of the California Environmental Quality Act Guidelines.

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

**6. Application No. 2002-13 (AUP20-002)**  
(Jonathan Iniesta, Project Planner)

**1321 West 16<sup>th</sup> Street**  
(District 6)

An Administrative use Permit request to establish an animal cremation service within an existing industrial building located in the Industrial General (IG) Zoning District.

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. (CE20-025)

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

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at [longbeach.gov/lbds](http://longbeach.gov/lbds) and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.