



Revised

Zoning Administrator Hearing

Alexis Oropeza, Hearing Officer

Monday, June 22, 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

REGULAR AGENDA

1. Application No. 2003-06 (LCDP20-011, SV20-002, SV20-003)
(Maryanne Cronin, Project Planner)

7022 East Ocean Boulevard
(District 3)

A Local Coastal Development Permit to add 768-square-feet to the existing 3rd story, complete an interior and exterior remodel, and raise an existing structure to base flood elevation, which results in the modification of over fifty percent (50%) of the exterior walls, as measured by the linear length of the walls, of an existing single-family dwelling located at 7022 East Ocean Boulevard within the R-2-1 (Two-Family Residential District with Intensified Development on the Lots) Zoning District. The proposed project includes a Standards Variance request to reduce required development standards in conjunction with the remodel of the existing single-family dwelling. The requested code exceptions are: 1) to modify the location of the existing garage with a 16-foot garage setback from the property line on 71st Place (instead of not less than 20-feet) (SV20-002); and 2) to modify existing 2nd floor balconies and add new 2nd and 3rd floor balconies with a setback 6-inches from the side property line (instead of 1-foot-6-inches) (SV20-003).

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. (CE-20-031)

Suggested Action:

APPROVE - to modify the location of the existing garage with a 16-foot garage setback from the property line on 71st Place (instead of not less than 20-feet) (SV20-002); and

DENY - to modify existing second floor balconies and add new second and third floor balconies with a setback 6-inches from the side property line (instead of 1-foot-6-inches) (SV20-003).

2. Application No. 2004-14 (LCDP20-013)
(Jennifer Ly, Project Planner)

Belmont Pier Plaza at 39th Place
(District 3)

City-led project to revitalize Belmont Pier Plaza by removing one unhealthy Coral tree and replacing with two trees, and providing the following: LED lighting, new planter palette, refurbished irrigation, interpretive land and wayfinding signage, walkway mural, and refreshed paint in the Park (P) District and Belmont Pier (PD-2) District.

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. (CE20-048)

Suggested Action: Approve, subject to conditions.

3. Application No. 2004-16 (AUP20-005)

(Cuentin Jackson, Project Planner)

1320 Esther Street

(District 1)

Request to establish an adult-use cannabis distribution business within an existing 4,410- square-foot industrial building located at 1320 W. Esther Street in the General Industrial (IG) Zoning District.

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines (CE20-047).

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 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.