

Mark Christoffels, Chair  
Joni Ricks-Oddie, Vice Chair  
Erick Verduzco-Vega, Commissioner



Ron Cruz, Commissioner  
Josh LaFarga, Commissioner  
Jane Templin, Commissioner  
Richard Lewis, Commissioner

---

**SPECIAL MEETING**

**PLANNING COMMISSION MEETING VIA TELECONFERENCE  
PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED  
BY GOVERNOR GAVIN NEWSOM**

**THE CIVIC CHAMBERS WILL BE CLOSED TO THE PUBLIC  
PUBLIC COMMENTS MAY BE SUBMITTED BY EMAIL TO  
PLANNINGCOMMISSIONERS@LONGBEACH.GOV**

**TO CALL IN FOR TELEPHONIC PUBLIC COMMENT PLEASE VISIT  
<http://www.longbeach.gov/lbds/planning/commission/>**

**PLEASE VIEW THE MEETING FROM YOUR COMPUTER, TABLET, OR SMARTPHONE VIA  
[https://longbeach.granicus.com/ViewPublisher.php?view\\_id=84](https://longbeach.granicus.com/ViewPublisher.php?view_id=84)**

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**FLAG SALUTE**

**MINUTES**

**[21-026PL](#)**

Recommendation to receive and file the Planning Commission meeting minutes of April 1, 2021.

**Suggested Action:** Approve recommendation.

**Attachments:** [4.1.21 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. [21-024PL](#) Recommendation to determine that the project is within the scope of Environmental Impact Report Addendum EIRA-02-19 to the Downtown Plan Program Environmental Impact Report (SCH No. 2009071006) that was prepared for the previously approved project and warrants no further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines 15162; Approve Modification MOD20-008 to a previously approved project (App No. 1807-11) consisting of 271 residential units (rather than 345 units) in a single mixed-use building, eight-stories in height with and 11,912 square feet of ground floor commercial space on a 1.22-acre site located at 131 West 3rd Street in the Downtown Plan (PD-30) District. The previously approved Vesting Tentative Tract Map would be modified to reflect the revised project. (District 1)  
  
**Suggested Action:** Approve recommendation.  
**Attachments:** [Staff report](#)  
[Attachment A - Vicinity Map](#)  
[Attachment B - 11.12.19 City Council Letter](#)  
[Attachment C - Plans & Renderings](#)  
[Attachment D - Proposed Plans \(Modified Project\)](#)  
[Attachment E - Findings](#)  
[Attachment F - Conditions of Approval](#)  
[Attachment G - Tentative Tract Map](#)  
[Attachment H - No Net Loss Findings](#)  
[Attachment I – Public Comment Received](#)  
[Attachment J - EIR Addendum 02-19](#)  
[Attachment K - Downtown Plan Program EIR](#)  
[Attachment L - Downtown Plan MMRP](#)  
[Attachment M - CEQA Compliance](#)

2. [21-027PL](#) Recommendation to adopt Addendum NDA 01-21 to the Long Beach Municipal Urban Stormwater Treatment (LB-MUST) Project Initial Study/Mitigated Negative Declaration (IS/MND) (ND 03-17) (State Clearinghouse No. 2017071068); Approve modification MOD21-003 to the previously approved LB-MUST Project (App No. 1807-12) to relocate the proposed wetlands to a 1.23-acre site across the street from the LB-MUST Treatment Facility at 901 De Forest Avenue in the Light Industrial (IL) Zoning District. (District 1)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Attachment A - 3.17.19 PC Staff Report](#)  
[Attachment B - Vicinity Map](#)  
[Attachment C - 1.16.20 PC Staff Report](#)  
[Attachment D - Site Photos](#)  
[Attachment E - Modified Project Figures](#)  
[Attachment F - Wetland Plans](#)  
[Attachment G - Findings](#)  
[Attachment H - Conditions of Approval](#)  
[Attachment I - LB-MUST ISMND Addendum - 1](#)  
[Attachment J - 2017 ISMND \(ND 03-17\)](#)

3. [21-028PL](#) Recommendation to accept Categorical Exemption CE20-118 and approve a Tentative Tract Map TTM20-009 to permit a subdivision creating five (5) condominium units within two (2) previously approved buildings on a single, 7,500-square-foot, lot located at 1028 East 10th Street, Downtown Plan (PD-30) Planned Development Zoning District. (District 1)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Attachment A - Vicinity Map](#)  
[Attachment B – Tentative Tract Map 82587](#)  
[Attachment C - TTM Findings](#)  
[Attachment D – Site Plan Review Plans](#)  
[Attachment E – Site Plan Review COA](#)  
[Attachment F – Site Plan Review Findings](#)  
[Attachment G - TTM Conditions of Approval](#)

4. [21-029PL](#) Recommendation to recommend that the City Council find the proposed Zoning Code Amendment exempt from the California Environmental Quality Act pursuant to Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) and Section 15061(b)(3) (Common Sense Exemption), as it will not result directly or indirectly in significant environmental impacts; Recommend that City Council approve a Zoning Code Amendment (ZCA20-015) to amend language within Title 5 of the Long Beach Municipal Code and within the Downtown Planned Development District (PD-30) to allow the operation of adult-use cannabis dispensaries within mixed-Use buildings in Downtown by way of Conditional Use Permit approval (Districts 1 and 2); and, Accept Categorical Exemption 20-147 and approve a Conditional Use Permit (CUP20-016) to allow the establishment and operation of an adult-use cannabis dispensary located at 433 Pine Avenue in the Downtown Planned Development District (PD-30). (District 1)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Attachment A - Proposed PD-30 Amendments](#)  
[Attachment B - Proposed Title 5 Amendments](#)  
[Attachment C - ZCA Findings](#)  
[Attachment D - Location Map](#)  
[Attachment E - Plans](#)  
[Attachment F - CUP Findings](#)  
[Attachment G - Conditions of Approval](#)

5. [21-030PL](#) Recommendation to accept Categorical Exemption CE21-026 and approve a Tentative Parcel Map TPM20-001 to subdivide an existing 32,864-square-foot parcel into two separate lots; consisting of one 21,127-square-foot lot and one 11,737-square-foot lot located at 5453 E. Stearns St., in the Community Automobile-Oriented (CCA) Zoning District. (District 4)

**Suggested Action:** Approve recommendation.

**Attachments:** [Staff Report](#)  
[Attachment A - Vicinity Map](#)  
[Attachment B - Tentative Parcel Map](#)  
[Attachment C - Findings](#)  
[Attachment D - Conditions of Approval](#)

**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**

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  
អ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅ  
ការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹង  
ចាប់ផ្តើមបើកកិច្ចប្រជុំគណកម្មការធម្មនុញ្ញ)។**