

City of Long Beach - Site Plan Review Committee
Approval Status
December 14, 2022

Agenda Item	Application Number	Project Description	Address	Project Planner	Council District	Zoning District	Status
1	2210-06	A Site Plan Review and Local Coastal Development Permit for the development of a mixed-use project consisting of two, 5-story buildings with a total of 535,298 square-feet among 600 residential units and 2,274 square-feet of ground floor retail located at 6500 E. Pacific Coast Highway in the SEASP Zoning District.	6500 E. Pacific Coast Hwy	Cuentin Jackson	3	SP-2 (SEASP)	Comments Issued
2	2210-07	A Conceptual Site Plan Review for the construction of a six-story residential development which consists of 165 dwelling units and 103 at grade parking stalls. The project is located in the Midtown Specific Plan Transit Node (SP-1-TN) and is designated as Transit Orientated Development (TOD-M) Placetype. This project is 100% affordable (163 affordable units and two manager units).	1400 Long Beach Blvd	Gina Casillas	1	SP-1-TN	Comments Issued
3	2112-17	Site Plan Review and two (2) Conditional Use Permit requests for the development of two (2) new detached fast-food restaurants each with a drive through lane on a vacant pad. The project also includes subdividing an existing 20-acre parcel into two lots within the Long Beach Towne Center in the CHW zoning district.	7250 Carson Blvd	Sergio Gutierrez	4	CHW	Comments Issued
4	2210-19	Demolish most all of the existing buildings (including what appear to be 2 dwelling units), fencing and gate. Construct new 8' wrought iron fence, 2 pairs of new 8' high by 15' wide sliding gates, new asphalt where the demolished buildings stood, new LED lighting, and ADA parking striping. CUP for truck terminal/truck yard.	6130-6180 Paramount Blvd	Amy Harbin	9	IG/IL	Comments Issued
5	2210-23	Site Plan Review and Local Coastal Development Permit for the façade remodel of the Bayshore Concession Stand at 5411 E Ocean Blvd in the Park (P) Zoning District. The remodel includes upgraded windows, paint color, and replacement of awning cover. The application includes a Conditional Use Permit for the sale of beer and wine (Type 41) within the designated seating areas at the concession stand (separate hearing and clearance).	5411 E Ocean Blvd	Maryanne Cronin	3	P	Forward to Zoning Administrator

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6	2210-12	Pre-Application for the demolition of an existing restaurant building and development of a 4,761-square-foot restaurant located within an existing shopping center at 6605 East Pacific Coast Highway in the Southeast Area Specific Plan (SEASP) (SP-2) Area.	6605 E Pacific Coast Hwy	Maryanne Cronin	3	SP-2 (MU-CC)	Comments Issued
7	2209-19	Conditional Use Permit and Local Coastal Development Permit to add a 193 square foot bar within a previously approved full-service restaurant in the Commercial Neighborhood Pedestrian (CNP) Zoning District.	5854 Naples Plaza	Maryanne Cronin	3	CNP	Forward to Planning Commission
8	2208-04	Local coastal development permit and conditional use permit to upgrade a Type 41 alcohol license to a Type 47 alcohol license for an existing restaurant called Taco Shore.	5316 1/2 2nd St	Megan Covarrubias	2	CNP	Forward to Planning Commission
9	2210-39	Conditional Use Permit and a Modification to a Previously Approved Site Plan Review request for the operation of a 45,000-square-foot athletic club within an existing 103,360-square-foot commercial located in the CHW Zoning District. The project also includes exterior modifications to the existing commercial building.	2185 South St	Sergio Gutierrez	9	CHW	Forward to Planning Commission
10	2204-02	Two Conditional Use Permits for the demolition of the existing industrial building on site to develop a green trucking facility which will store shipping containers on site at two properties addressed 1711 Harbor Avenue and 1515 W. 17th Street in the IG Zoning District. The project also includes the merging of lots 20, 21, and 22 addressed 1515 W. 17th Street into one (1) 14,590 SF parcel.	1711 Harbor Ave & 1515 W 17th St	Sergio Gutierrez	7	IG	Forward to Planning Commission
11	2209-22	Pre-Application for a proposed conversion of the commercial ground floor area within a two-story mixed-use building to four new dwelling units.	5908 Atlantic Ave	Marcos Lopez, Jr.	9	RMU3	Comments Issued
12	2208-03	Tentative Parcel Map to subdivide an existing 13,328-square-foot lot into two, 6,664 square feet lots with a shared driveway, in the R-2-N zoning district.	2828 E 70th St	Aaron Lobliner	9	R-2-N	Forward to Planning Commission

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13	2205-07	Adaptive re-use for the conversion of four existing commercial spaces ranging in size from 560 to 572 square feet into four one-bedroom apartments in the RMU3-A zoning district.	6060 Atlantic Ave	Aaron Lobliner	9	RMU3-A	Approved with Conditions
14	2205-36	Conditional Use Permit (CUP) and Local Coastal Development Permit (LCDP) to allow for the off-site sale of beer and wine (ABC Type 20 License) at an existing gas station convenient store within the Mixed-Use Community Core in the Southeast Area Specific Plan (SP-2) Zoning District.	6401 E Pacific Coast Hwy	Elijio Sandoval	3	SP-2	Comments Issued
15	2204-36	Site Plan Review for a proposed Dish co-location on the façade of the Grace Methodist Church to include three (3) new panel antennas, six (6) RRHs, ancillary equipment located within the Carroll Park Historic District in the R-1-N Zoning District. This project is in relation to COAS2207-32.	2325 E 3rd St	Sergio Gutierrez	2	R-1-N	Approved
16	2210-29	Site Plan Review for the modification to an existing rooftop wireless telecommunications facility on the Scottish Rite Cathedral consisting of the installation of a new 1-foot microwave antenna behind screening, with ancillary equipment located in the PD-30 Planned Development District. This project is related to COAS2209-01.	855 Elm Ave	Miguel Samayoa	1	PD-30	Approved
17	2209-02	Site Plan Review to convert an attached 5-car garage into two (2) ADUs, 398 sf. and 584 sf., on multi-family property with 11-unit residential units. The property is located in the R-3-S zone.	1109 E 3rd St	Elijio Sandoval	2	R-3-S	Approved
18	2208-29	Site Plan Review (SPR) to allow conversion of an existing 5-car garage into two (2) Accessory Dwelling Units (ADUs) on a 10-multi-family property located in the Downtown Plan (PD-30) Area. The project would result in the net addition of 2 ADUs.	925 Washington Pl	Elijio Sandoval	1	PD-30	Approved

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19	2209-06	Site Plan Review for the modification to an existing rooftop wireless telecommunications facility changing out ancillary equipment located in the PD-25 Planned Development District.	2395 Atlantic Ave	Aaron Lobliner	6	PD-25	Approved with Conditions
20	2208-22	Site plan review to convert a 4-car garage (820sf) into 2 new ADU's on a property with 4 residential buildings totaling 6-units, and a 1-car garage to remain. Property is within the PD-10, Subarea 1 Zoning District and within the Drake Park/Wilmore Historic District	817 Magnolia Ave	Baltazar Barrios	1	PD-10	Approved
21	2211-02	Site plan review to convert two single car garages into one accessory dwelling unit on a property with 14 existing dwelling units in the PD-30 Zoning District.	201 E 12th St	Alex Muldrow	1	PD-30	Approved
22	2211-03	Site plan review to convert two single car garages into one accessory dwelling unit on a property with 14 existing dwelling units in the PD-30 Zoning District.	209 E 12th St	Alex Muldrow	1	PD-30	Approved
23	2210-35	Site plan review for demolition of existing 3-car garage and construction of two 750SF, 2-story (16-FT) ADUs in R-3-T zone.	429 Walnut Ave	Alex Muldrow	2	R-3-T	Approved