



Christopher Koontz, Hearing Officer -  
Alexis Oropeza, Hearing Officer

## Zoning Administrator Hearing

---

### REGULAR AGENDA

1. **Application No. 1808-34 (LCDP18-027)**      **6401 E. Pacific Coast Highway**  
(Jonathan Iniesta, Project Planner)      **(District 3)**

The project involves the remediation of elevated hydrocarbon concentrations in the soil and groundwater beneath the service station to levels acceptable to the California Regional Water Quality Control Board (CRWQCB) by means of multiple temporary one-month-long extraction events. The use of a South Coast Air Quality Management District (AQMD)-permitted mobile extraction and treatment system will be connected to targeted remediation wells via above-ground hoses secured to traffic-rated hose ramps.

Environmental Review: This project qualifies for a categorical exemption per Section 15330, minor actions related to hazardous substances, of the California Environmental Quality Act Guidelines. (CE 18-208)

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

### CONSENT CALENDAR

2. **Application No. 1807-14 (LMG18-020)**      **1900 - 1940 Long Beach Boulevard**  
(Refugio Torres Campos, Project Planner)      **(District 7)**

Request to merge 6 lots (APNs 7209-009-025, 7209-009-026, 7209-009-003, 7209-009-004, 7209-009-027) into one single parcel located at 1900 Long Beach Boulevard in the Midtown Specific Plan Corridor (SP-1-CDR) zoning district.

Environmental Review: This project qualifies for a Categorical Exemption per Section 15305 of the California Environmental Quality Act Guidelines. (CE 18-195)

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

3. **Application No. 1808-17 (LMG18-024)**      **1811 West Anaheim Street**  
(Amy Harbin, Project Planner)      **(District 1)**

A lot merger to consolidate three (3) lots into one (1) lot (APNs 7432-003-017, 7432-003-016 and 7432-003-015) for a future medical cannabis testing laboratory, located at 1811 W. Anaheim St. in the IG, Industrial General zoning district.

Environmental Review: This project qualifies for a categorical exemption per Section 15301 of the California Environmental Quality Act Guidelines (CE 18-189).

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

**4. Application No. 1809-03 (LMG18-026)**  
(Amy Harbin, Project Planner)

**1436 Cowles Street**  
**(District 1)**

A lot merger to consolidate three (3) lots into one (1) lot (APNs 7432-003-017, 7432 003-016 and 7432-003-015) for a future medical cannabis testing laboratory, located at 1811 W. Anaheim St. in the IG, Industrial General zoning district.

Environmental Review: This project qualifies for a categorical exemption per Section 15301 of the California Environmental Quality Act Guidelines (CE 18-189).

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

**5. Application No. 1808-10 (LMG18-023)**  
(Cuentin Jackson, Project Planner)

**3243 E. Anaheim Street**  
**(District 4)**

A Lot Merger request to combine two separate parcels into a consolidated lot of 7,800 square feet.

Environmental Review: This project qualifies for a categorical exemption per Section 15301 of the California Environmental Quality Act Guidelines. (CE 18-181)

**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.