



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

September 5, 2006

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, and declare the Ordinance amending the Downtown Planned Development District (PD-30) to change the subarea and height limit maps for the property at 210 W. 3rd Street read for the first time and laid over to the next regular meeting of the City Council for final reading. (District 1)

DISCUSSION

The proposed zone change includes two properties bounded by Broadway to the south, 3rd Street to the north, Cedar Avenue to the west and Pacific Avenue to the east (see attached location map). The northern property is a 110-space parking lot open to the public, and the southern property is an office building, formerly the State of California building, which currently has 26 on-site parking spaces. At the time the building was constructed, the State was exempt from all of the City building and zoning requirements, including parking. The State sold the building to the current owner, who also negotiated the purchase of the 110-space parking lot from the City. The owner of both properties is proposing to develop the parking lot property with a 94-unit, 160-foot high, 15-story, mixed-use project with 456 parking spaces, which includes 285 spaces to serve the existing office building.

Presently, the zoning standards on the parking lot property do not allow the proposed project. Both properties are located within the Downtown Planned Development District (PD-30). PD-30 includes eight subareas. The parking lot site is currently located within the Institutional subarea, and the office building site is located within the Downtown Core. Although the sites are in different subareas, the height for both properties is limited to 100 feet.

Staff is recommending that the zoning standards for the two properties be changed so that each property has the same designation. Both properties are proposed to be located in the Downtown Core subarea, and the height limit to be changed from 100 feet to Unlimited height. Staff believes this is the most appropriate solution to accommodate the proposed project, since one property is already within the Downtown Core subarea, and the Unlimited height district currently exists just south of Broadway. The proposal is to extend the Unlimited height district up to 3rd Street. These changes will allow the residential use and the 160-foot project height (15 stories).

On May 18, 2006, the Planning Commission conducted a public hearing on the project entitlements, including the proposed amendments to the Downtown Planned Development District (PD-30). After considering testimony and information presented by staff, the Planning Commission voted 5 to 0 to approve the project and recommend that the City Council approve the amendments to PD-30 subarea and height maps. In making the decision, the Planning Commission agreed with staff that the Downtown Core was an appropriate subarea designation

for the site, and agreed that the Unlimited height district was appropriate, given the location of the site at a prominent intersection in the Downtown area.

Assistant City Attorney Mike Mais reviewed this report on August 22, 2006.

ENVIRONMENTAL ANALYSIS

Negative Declaration ND 29-04 was prepared for the project at 210 W. 3rd Street, and certified by the Redevelopment Agency Board on November 8, 2004. The Redevelopment Agency certified an addendum to ND 29-04 on February 13, 2006.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires Planning Commission decisions to be transmitted by the Department of Planning and Building to the City Clerk for presentation to the City Council within 60 days following Planning Commission action. However, no hearing dates were available for the project in July; therefore, the 60-day time frame could not be met. The applicant has been notified of the delay.

FISCAL IMPACT

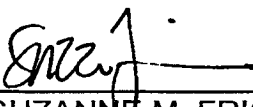
To be determined.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MATTHEW JENKINS, CHAIR
CITY PLANNING COMMISSION

BY: 

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

SF: GC:CB:db

Attachments:

- 1) Planning Commission Staff Report dated May 18, 2006.
Ordinance