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Donald Smith

**Chateau-Thierry Homeowners**

# Proposed Changes to Zoning and General Plan are Unacceptable

Don Smith

November 11, 2008

## Approval of this project sets a significant adverse precedent for the entire city

- Ignores intent of General Plan
  - Conserving Neighborhoods (Land Use Element of the Long Beach General Plan REVISED AND REPRINTED APRIL 1997):
  - *Long Beach is a city of neighborhoods, most of which are attractive, safe, comfortable and convenient places in which to live. Preservation and enhancement of such stable residential neighborhoods is at the heart of the General Plan. In many instances, it is recommended that allowable densities be lowered to insure neighborhoods protection and to stimulate reinvestments in well-built, older homes...*
  - *Our existing stock of housing is a valuable resource. Recent experience has shown that an increasing number of people appreciate the character, price, yard space and neighborhood amenities that older housing offers, and are willing to invest their time and money to preserve and restore it.*
  - General Plan is a very significant document
    - Establishes balance between quality of life and economic benefits of land use
    - Manages functional and esthetically compatibility of adjacent land uses

# Draft 2008-2014 Housing Element

## ■ Executive Summary

- The Housing Element as a component of the City's General Plan must be consistent with the goals, policies and implementation measures of the General Plan as a whole.

**Fortunately, this is the case with this Housing Element update as the City has been espousing the same basic housing preservation and future housing development policies since 1986 when the first Citywide Strategic Plan was developed and incorporated into the Land Use Element of the General Plan**

- Long Beach intends to guide population and economic growth to have an overall beneficial impact upon the City's quality of life;
- Future housing development will be focused in the downtown and greater downtown, along major transit corridors and within close proximity to major employment and activity centers;
- Long Beach views its existing housing stock as its greatest resource of affordable housing and will stimulate and support continued maintenance and reinvestment in the housing stock. It will take advantage of every available State and Federal program to make its housing affordable to its population, but it will not sacrifice long-term quality for short term affordability in new or rehabilitated housing; and,
- Long Beach recognizes the strong neighborhood to be the essential building block of a citywide quality living environment, and will assist and support citizen efforts to maintain and strengthen their neighborhoods



## General Plan Change Approved by the Planning Commission

- Current Land Use District designation is 3B
  - Per the LAND USE ELEMENT OF THE LONG BEACH GENERAL PLAN includes the following:
    - Provides apartment and condominium living in moderate density projects
    - Conforming height and exterior design
    - Conforming with lower density neighborhoods on which they may border

**Chateau-Thierry Homeowners**

**Provides apartment and condominium living in moderate density projects**



## Conforming height and exterior design





## Chateau-Thierry Homeowners

**Conforming with lower density neighborhoods  
on which they may border**



## General Plan -- New Land Use District Designation 5

- Per the LAND USE ELEMENT OF THE LONG BEACH GENERAL PLAN includes the following:
  - LUD 5 created specifically for application in very urban settings, such as THE downtown area.
- Accommodates a highly urbanized lifestyle to include interactions among:
  - Home
  - Workplace
  - Shopping
  - Entertainment
- With nearby REGIONAL transportation facilities
- Provides for Restaurants and Small Shops on the ground floor



**LUD 5 created specifically for application in very urban settings, such as THE downtown area**



**LUD 5 Accommodates a highly urbanized lifestyle to include interactions among:**

Home:





**LUD 5 Accommodates a highly urbanized lifestyle to include interactions among:**  
Workplace





# LUD 5 Accommodates a highly urbanized lifestyle to include interactions among:

Shopping



**LUD 5 Accommodates a highly urbanized lifestyle to include interactions among:**  
**Entertainment**





**LUD 5 Accommodates a highly urbanized lifestyle to include interactions among:  
Nearby REGIONAL Transportation**





**LUD 5 Accommodates a highly urbanized lifestyle to include interactions among:**

Provides for Restaurants and Small Shops on the ground floor



## Decline LUD change

- We are NOT a VERY URBANIZED neighborhood
- **We are very SUBURBAN with 12,000 SF residential lots**
- We are Not THE downtown area.
- We are NO WHERE near regional transportation facilities.
- Other than the odd apartment over a commercial building, Bixby Knolls is NOT an area of mixed use development.

## Zoning Change Approved by the Planning Commission

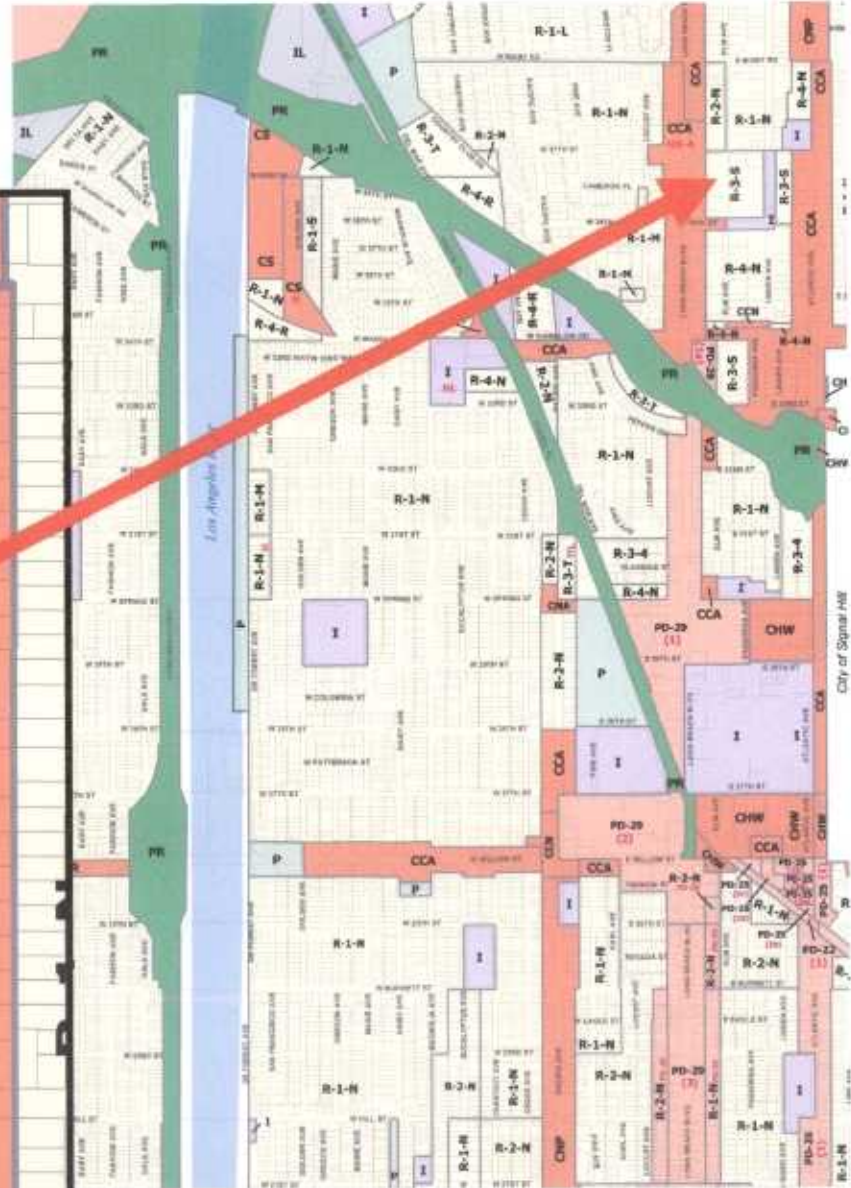
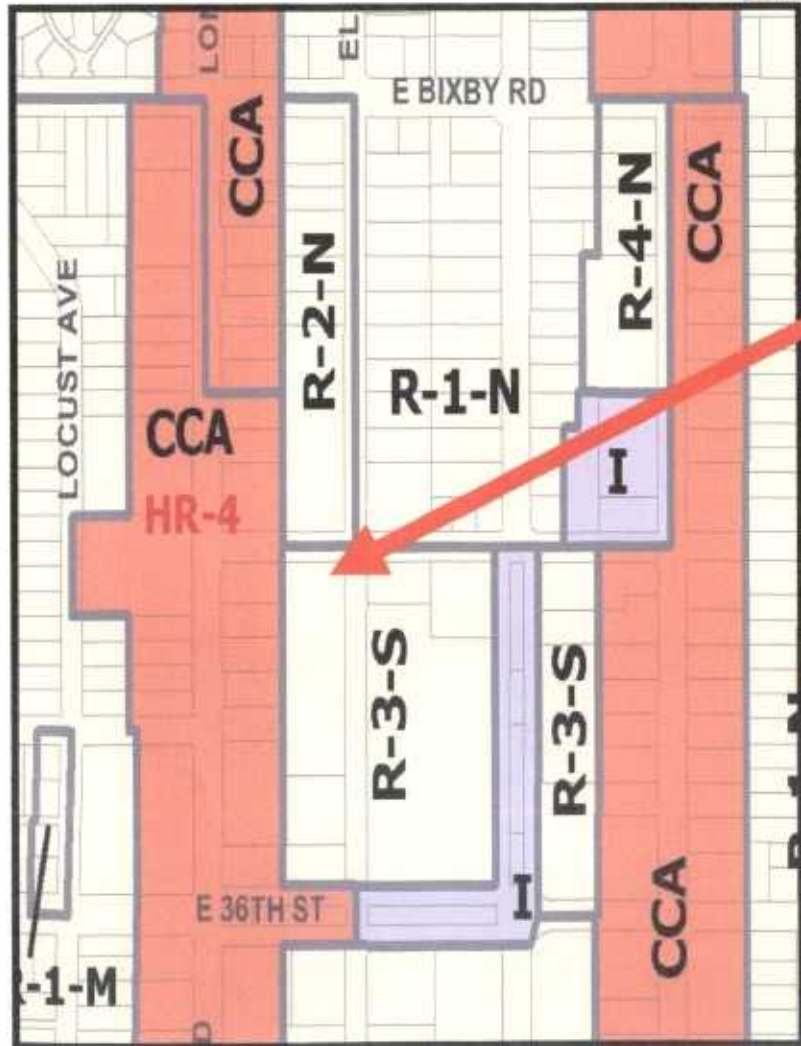
- The zoning for the subject site was changed from the lowest level zoning for Multi-Family R-3-S to the highest density zoning for Multi-Family R-4-U. This surpasses 5 zoning districts of varying degrees in order:
  - ***R-3-S Low-density Multi-family Residential, small lot***
  - R-3-4 Low-density Multi-family Residential
  - R-3-T Multi-family Residential, Townhome
  - R-4-H Dense Multiple Residential, high rise
  - R-4-N Medium-density Multiple Residential
  - R-4 R Moderate-density Multiple Residential
  - ***R-4-U Dense Multiple Residential, urban***
- This change in zoning presents a Potentially Significant Impact to the environment which should be studied with an Environmental Impact Report (EIR).



## Zoning Change Inappropriate

- *As with the LUD, the zoning description does not fit the description of our neighborhood:*
- *The R-3-S district recognizes the constraints small lots place on multi-family developments and the adverse consequences related to large scale multi-family development in existing neighborhoods of single-family use.*
- *The R-4-U district is a high-density, multifamily residential district. It is intended to provide housing opportunities in an urban context and design style to support downtown activity center employment with adjoining housing. This implements land use district No5 of the general plan.*

# Current Zoning





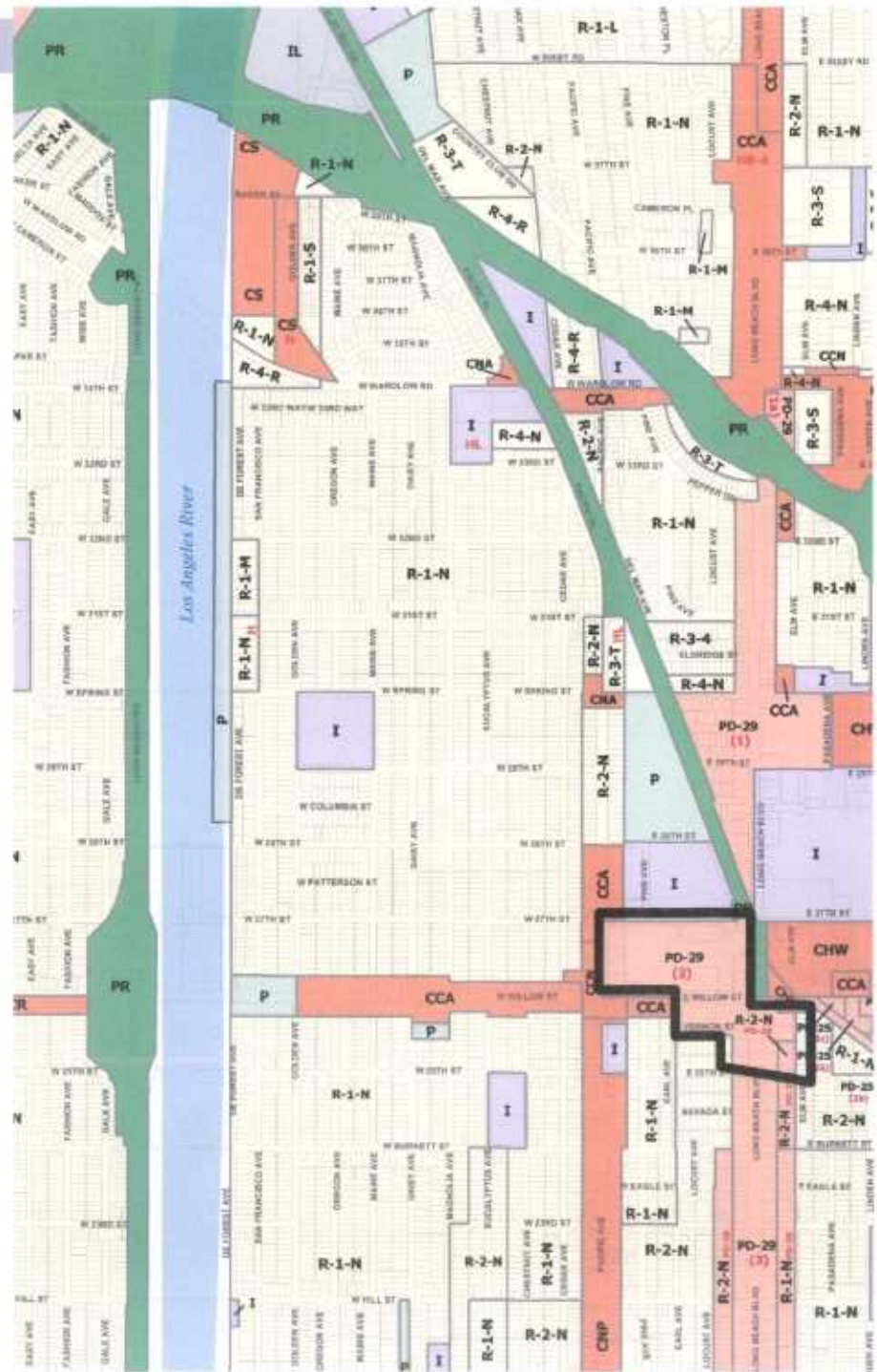


# R-4-U

R-4-U zoning within  
Subarea 2 of PD 29

WILLOW ST.  
BLUE LINE STOP

Memorial Hospital





## **Approval of this project sets a significant adverse precedent for the entire city**

- Through spot-zoning and spot-planning, creates an unbuffered discontinuity between very high and low density residential
  - A large jump from current zoning
  - Requested zoning clearly not intended for application outside the urban core
- Potential city-wide, long-term, cumulative impact
  - Many justifications for this case are applicable city-wide
  - Impact of precedent has not been analyzed
    - Not mitigated or even addressed in MND

# Towering over neighborhood





# Towering over neighborhood



**BSA Office (north east corner Elm and 37<sup>th</sup>) built to appear identical to surrounding Single Family Homes**