



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

## **Zoning Administrator Meeting Action Summary January 22, 2018**

### **Item 3**

Application No.: 1711-28 (LCDP17-021/SV17-006)

Address: 5719 E. Seaside Walk, Long Beach, CA

Council District: 3

**Project Description:** A request to construct a new three-story, 3,810 square foot single-family dwelling with a swimming pool and spa that meets all development standards with a code exception to allow an attached 432 square foot tandem two-car garage instead of an attached side-by-side two-car garage located at 5719 E. Seaside Walk within the Two-Family Residential (R-2-I) Zone. This project will replace an existing single-family dwelling with an existing tandem two-car garage. (District 3)

### **Summary**

Anita Juhola-Garcia, Planner, provided a staff presentation summarizing the proposed project, required Local Coastal Development and Standard Variance findings, and pre-hearing correspondence received.

The Zoning Administrator asked follow-up questions.

The Zoning Administrator opened the public hearing.

The applicant, Mark Wheeler, representing the property owner, Howard Chapman, made a presentation regarding the proposed project. He pointed out that the proposed project would improve the existing conditions by moving the existing garage location at the rear property line back 9 feet, adding a third open parking space at the rear of the property, and moving the side setback for the garage in 3 feet, instead of a zero-foot setback as allowed by code. He also acknowledged that he has read and understands the draft findings and conditions.

The following members of the public spoke in support of the item: None present

The following members of the public spoke in opposition of the item:

Braden Phillips, Vice President of the Peninsula Beach Preservation Group (PBPG), stated that he was representing the neighborhood organization. The three priorities of the neighborhood organization included setbacks, height and parking on the Peninsula. The

organization was opposed to any variance related to parking. They did not support tandem parking configuration.

Howard Hamlin stated that the Peninsula was a parking impacted area. Inconvenient parking configurations, such as tandem parking, makes people park on the street. He also stated concerns about staging for the construction of the new residence.

Linda Gaede, the owner of the property located at 5711 E. Seaside Walk, sent a letter in opposition to the variance request. The Zoning Administrator read the correspondence citing concerns with the tandem garage, blocking of natural light, narrow walkways, emergency access and staging of the proposed construction.

Jean Egan spoke in opposition to the tandem garage, and voiced concerns regarding staging of any construction.

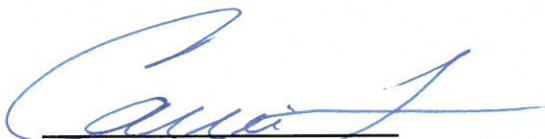
The Zoning Administrator asked the applicant about construction staging plans. Applicant indicated that the contractor would be providing plans prior to the issuance of a building permit. The Zoning Administrator explained that staging equipment is relevant to all Local Coastal Development Permits, because of the necessity to maintain coastal access.

The Zoning Administrator evaluated the proposal, noting that the project provides a better configuration than the existing tandem garage by removing the zero-foot setback and adding a 9-foot setback improving circulation of the rear alley area. In addition, the new project removes the existing 3-foot rear variance (instead of not less than 8-feet). The Zoning Administrator also noted the property already has an existing variance for the same configuration. The lot shape and size has not changed since the granting of the original variance. The proposed project will rectify other nonconforming setbacks and provide a rear setback when there currently is not one.

The Zoning Administrator closed the public hearing.

### **Zoning Administrator Action**

**Approved with conditions**



Carrie Tai, AICP  
Zoning Administrator