

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

H-2

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 Phone: 570.6428 Fax: 570.6205

September 23, 2008

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Conduct a public hearing on the proposed re-zoning of a parcel located at 1740 Pacific Avenue for the purpose of allowing the development of a new two-story medical office building; receive the supporting documentation into the record, conclude the public hearing and declare the Ordinance changing the Zone from R-4-R (Moderate Density Residential) to the CCA (Community Automobile-Oriented District) zone, read the first time and laid over to the next regular meeting of the City Council for final reading. (District 1)

DISCUSSION

The project calls for the construction of a new two-story, 13,400-square-foot medical office building on the southernmost lot of three lots located on the east side of Pacific Avenue south of Pacific Coast Highway (Exhibit A – Location Map). Presently, the northernmost lot is improved with a one-story medical office building and is zoned CCA. A parking lot occupies the other two lots and has a split zoning of CCA and R-4-R. To allow for the construction of the new building, the project requires a zone change for the portion of the property with the residential R-4-R zone to the commercial CCA zone. Granting the Zone Change will allow for the construction of the new building and provide a consistent commercial zoning designation to a property that has historically been utilized for commercial-office uses.

The project includes a phased plan wherein the existing medical office building will remain in operation during the construction of the new two-story building. Upon completion of the new building, the existing one-story building will be demolished and the area converted to a parking lot for the new building (Exhibit B – Plans).

On August 7, 2008, the Planning Commission approved the Site Plan Review, Standards Variance for a reduced parking lot setback, Administrative Use Permit for shared parking, and Lot Merger, certified Negative Declaration 08-03 and recommended the City Council approve the Zone Change request.

This letter was reviewed by Assistant City Attorney Michael Mais on September 4, 2008 and by Budget Management Officer Victoria Bell on September 5, 2008.

TIMING CONSIDERATIONS

Council action is requested on September 23, 2008 so that construction of the project can move forward.

FISCAL IMPACT

The proposed project is privately financed. There will be no impact to the General Fund.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

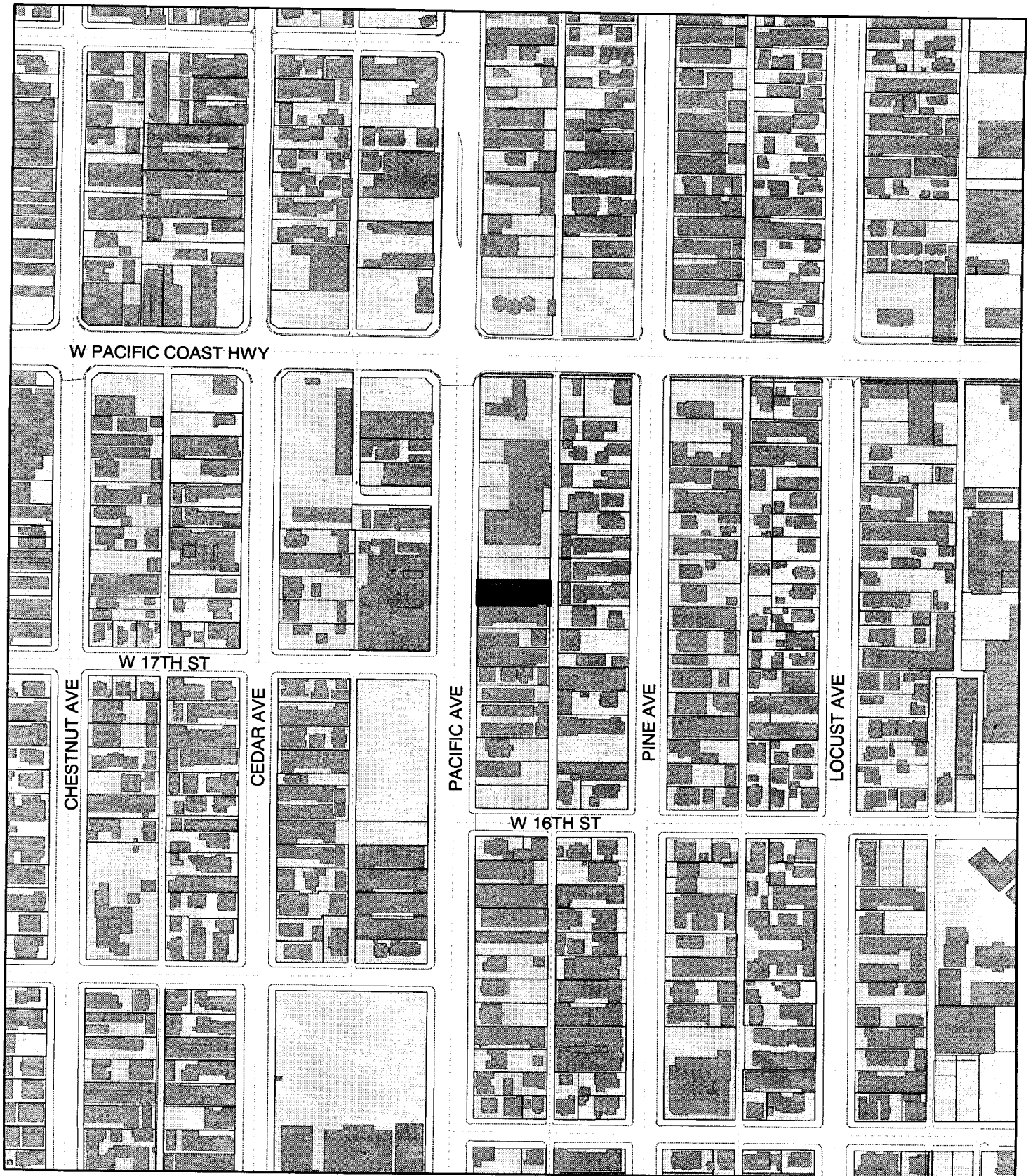
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Attachments: Exhibit A – Location Map
Exhibit B – Elevation
City Council Ordinance

APPROVED:



PATRICK H. WEST
CITY MANAGER



Proposed amendment to a portion
of Part 9 of the Use District Map.



Zoning Change: from R-4-R to CCA

Rezoning Case
RZ-0611-19

Exhibit A



MEDICAL OFFICE BUILDING
1740 PACIFIC AVENUE, LONG BEACH

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING THE USE DISTRICT
MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS
BEEN ESTABLISHED AND AMENDED BY AMENDING
PORTIONS OF PART 9 OF SAID MAP FROM R-4-R
(MODERATE DENISTY RESIDENTIAL) TO CCA
(COMMUNITY AUTOMOBILE-ORIENTED DISTRICT)
(RZ 0611-19)

The City Council of the City of Long Beach ordains as follows:

Section 1. Environmental documentation having been prepared, certified, received and considered as required by law, and the City Council hereby finding that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding area and that the proposed change is consistent with the goals, objectives and provisions of the General Plan, the official Use District Map of the City of Long Beach, as established and amended, is further amended by amending portions of Part 9 of said Map to rezone the subject property from R-4-R (Moderate Density Residential to CCA (Community Automobile-Oriented District). Those portions of Part 9 of said map that are amended by this ordinance are depicted on Exhibit "A" which is attached hereto and by this reference made a part of this ordinance and the official Use District Map.

Section 2. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 3. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long

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Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2008, by the following vote:

Ayes: Councilmembers: _____

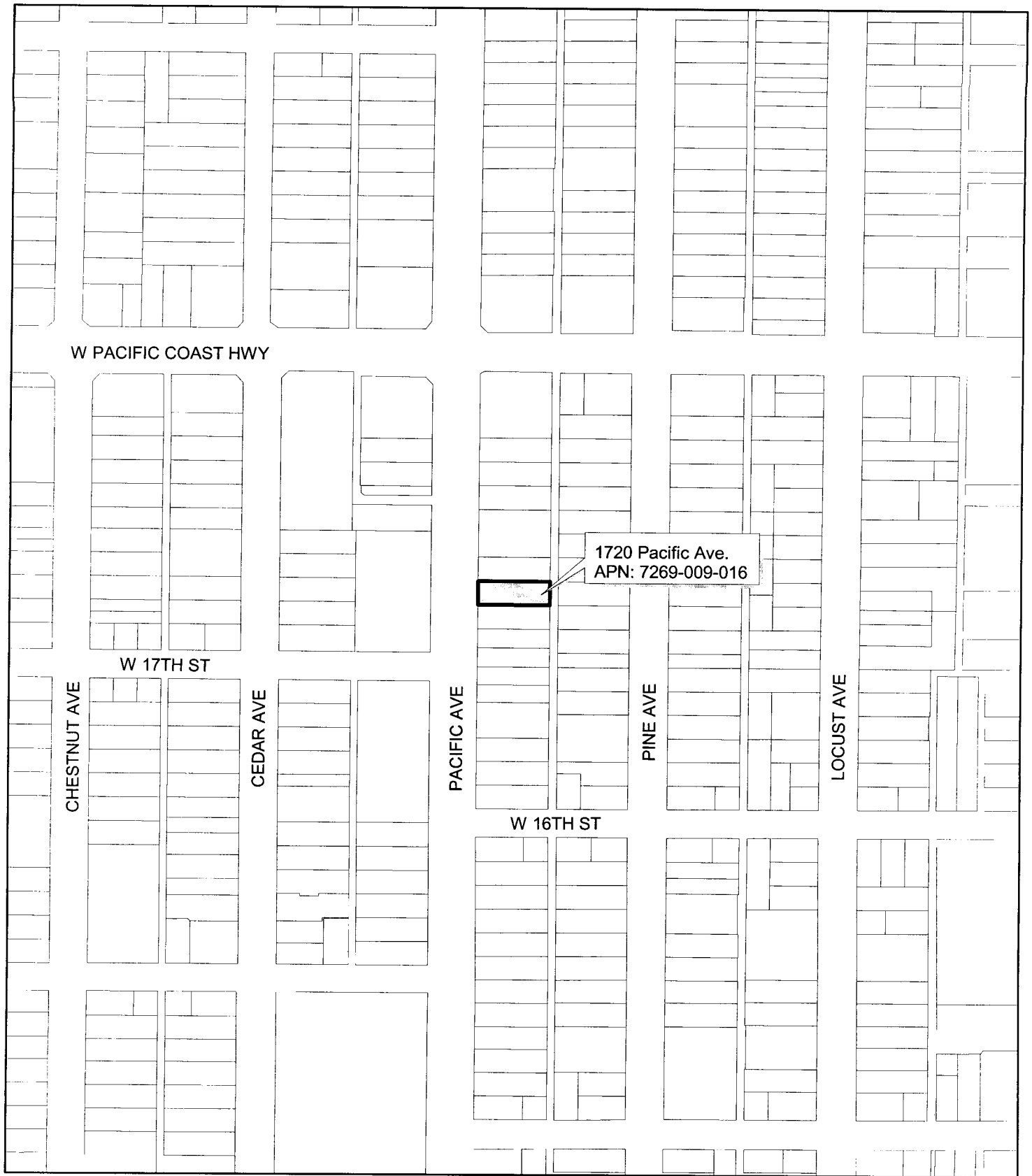
Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____

Mayor



Proposed amendment to a portion
of Part 9 of the Use District Map.



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Exhibit A