



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

# H-3

333 W. Ocean Boulevard

Long Beach, California 90802

562-570-6194 FAX 562-570-6068

October 7, 2008

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

1. Receive supporting documentation into the record, conclude the hearing, deny the Appeal, and uphold the Planning Commission decision to: (1) certify Mitigated Negative Declaration (No. 11-08); (2) approve Site Plan Review; (3) approve Vesting Tentative Map; (4) approve Conditional Use Permit, and likewise uphold the Planning Commission recommendation to approve an amendment to the General Plan and a re-zoning of the property located at 3635 Elm Avenue for the purpose of allowing the development of a 5-story, 65-unit senior assisted living facility.
2. Declare Ordinance amending the Use District Map of the City of Long Beach from R-3-S (Three Family Residential) to R-4-U (High Density, Multi-Family Residential) read the first time and laid over to the next regular meeting of the City Council for final reading.
3. Adopt Resolution amending the Land Use Element of the General Plan from LUD No.3B to LUD No.5. (District 8)

## DISCUSSION

The applicant, Temple Beth Shalom, is proposing to construct a 65-unit, 5-story senior assisted living facility at 3635 Elm Avenue. The facility will consist of 35 studios, 20 one-bedroom and 10 two-bedroom units. Amenities include separate men's and women's gyms, three communal leisure rooms, a library, a barber/stylist area, and dining accommodations. In addition, 7,604 square feet of landscaped outdoor open space is part of the project (Exhibit A – Plans and Photographs).

In order to construct the project, an amendment to the General Plan from Land Use District 3B to 5 and change in zone from R-3-S to R-4-U are necessary. The amendments to the General Plan and Zone will allow an increase in height and density at the project site. The applicant is also seeking a density bonus by allocating 6 units for very low-income tenants. When very low-income units are provided, the Municipal Code allows a 35 percent density bonus above the base density. With a base density of 48 units, an additional 17 units would be allowed, for a total of 65 units (59 market rate, 6 very low income). When a density bonus is utilized, the municipal code allows the applicant to obtain two regulatory incentives or waivers in order to achieve the bonus density. The waivers requested by the applicant are for reductions in the side and rear setback.

On August 21, 2008, the Planning Commission approved the project, including Site Plan Review, Conditional Use Permit and Vesting Tentative Map and recommended that the City Council approve the amendments to the General Plan and zone change. Subsequent to Planning Commission action, three appeals were filed (Exhibit B – Appeals). The appellants listed 23 reasons the application should be denied.

This letter was reviewed by Assistant City Attorney Michael Mais on September 19, 2008 and by Budget Management Officer Victoria Bell on September 24, 2008.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires a hearing within 60 days or by October 21, 2008 following positive Planning Commission action.

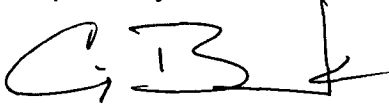
FISCAL IMPACT

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

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK  
DIRECTOR OF DEVELOPMENT SERVICES

CB:GC:DB:sv  
P:\Planning\CDD (Zoning)\City Council reports\Council letter\Elm Assisted Living.doc

Attachments: Exhibit A - Plans and Photographs  
Exhibit B - Appeals  
City Council Zoning Ordinance Amendment  
City Council Resolution

APPROVED:



PATRICK H. WEST  
CITY MANAGER

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH ADOPTING, AFTER PUBLIC  
HEARING, AMENDMENTS TO THE LAND USE ELEMENT  
OF THE GENERAL PLAN OF THE CITY OF LONG BEACH

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

Section 1. The City Council does hereby find, determine and declare:

A. The City Council of the City of Long Beach has adopted, pursuant to Section 65302 of the California Government Code, a Land Use Element as part of the City's General Plan.

B. The City Council desires to amend the Land Use Element of the General Plan of the City of Long Beach as set forth in this resolution.

C. The Planning Commission held a public hearing on August 21, 2008, on an amendment to the Land Use Element of the General Plan of the City of Long Beach.

D. At that hearing, the Planning Commission gave full consideration to all pertinent facts, information, proposals, environmental documentation and recommendations respecting all parts of the amendments to the General Plan of the City of Long Beach as to the amendments to the map of the Land Use Element and to the views expressed at the public hearing, and afforded full opportunity for public input and participation.

E. A Negative Declaration (No. 11-08) was prepared in accordance with the Guidelines for Implementation of the California

1 Environmental Quality Act (CEQA) that there is no substantial evidence that  
2 the project will have a significant effect on the environment.

3 F. Following receipt of all appropriate environmental  
4 documentation, full hearings and deliberation, the City Planning  
5 Commission recommended approval of the amendments to the Land Use  
6 Element of the City of Long Beach General Plan and further directed that  
7 said recommendation be forwarded to the City Council for consideration.

8 G. That on October 5, 2008, the City Council conducted a duly  
9 noticed public hearing at which it gave full consideration to all pertinent  
10 facts, information, proposals, environmental documentation and  
11 recommendations respecting all parts of the amendments to the Land Use  
12 Element of the General Plan and the views expressed at the public hearing  
13 and afforded full opportunity for public input and participation.

14 H. Following receipt of all appropriate environmental  
15 documentation, full hearings and deliberation, the City Council did concur  
16 with the recommendations of the Planning Commission and did approve  
17 and adopt the environmental documentation and the amendment to the  
18 Land Use Element of the General Plan from LUD-3B to LUD 5 uses for  
19 those certain properties as indicated on Exhibit "A", which is attached  
20 hereto and incorporated herein by this reference.

21 Section 2. The City Council of the City of Long Beach hereby formally  
22 approves and adopts the amendment to the map of the Land Use Element of the General  
23 Plan of the City of Long Beach relating to those certain properties located in the City of  
24 Long Beach, as certified and recommended by the Planning Commission of the City of  
25 Long Beach as depicted in Exhibit "A", which is attached hereto and incorporated herein  
26 by this reference.

27 Section 3. This resolution shall take effect immediately upon its adoption  
28 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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

Ayes: Councilmembers:

Councilmembers:

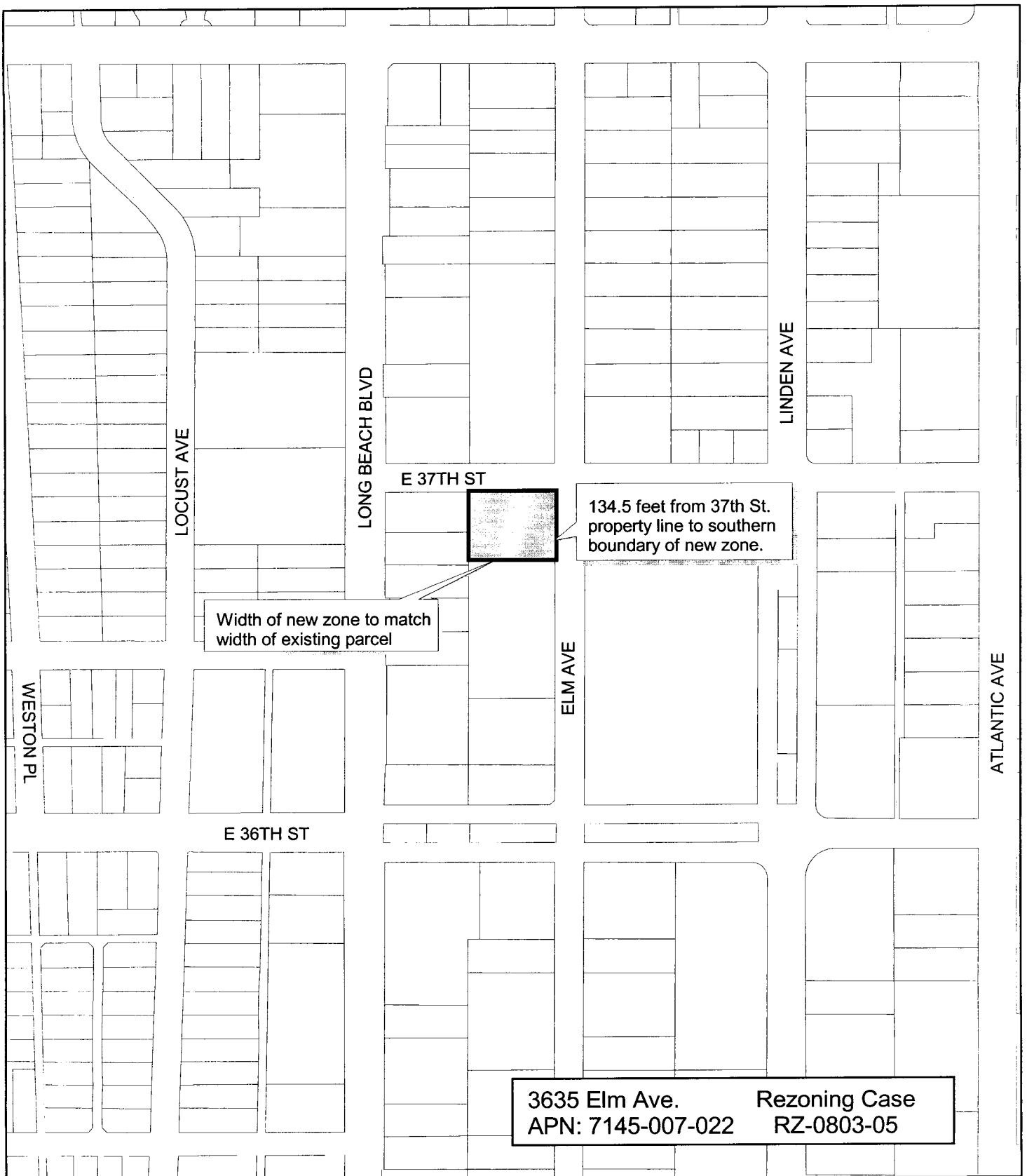
Noes:                      Councilmembers:

Councilmembers:

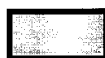
Absent: Councilmembers:

Councilmembers:

City Clerk



Proposed amendment to a portion  
of Part 5 of the Use District Map  
and General Plan Land Use Map.



General Plan Land Use District change  
from LUD #3B to LUD #5

Exhibit A