



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 the supporting documentation into the record, conclude the public hearing and declare the Ordinance, approving a Rezoning from Three-Family Residential District (R-3-S) to Community R-4-N Commercial District (CCN) for a portion of the subject property to allow the construction of a 32-unit condominium complex at 4200 E. Anaheim Street, read the first time and laid over to the next regular meeting of the City Council for final reading (Case No. 0505-19). (District 4)

DISCUSSION

The proposed project is comprised of four separate three-story buildings that surround a courtyard. The project's unit mix is made up of six one-bedroom condominiums and twenty-six two-bedroom condominiums. The one-bedroom units range in size from 813 square feet to 821 square feet, and the two-bedroom units range in size from 1,041 square feet to 1,514 square feet. The architecture is contemporary in design and utilizes smooth stucco and metal siding as the primary materials. The metal siding is used to create strong vertical elements that help to break up the horizontal massing. In addition, the architect used parapets and other features of varying slopes to create interest and break up the roofline. A Standards Variance is included in the proposal to permit these architectural elements to a maximum height of 40'-3" instead of the allowable 38'-0" height limit.

The subject site currently has two zoning designations; Community R-4-N District (CCN) for the majority of the site, and Three-Family Residential (R-3-S) for two smaller portions. The proposed zone change would rezone the two R-3-S areas to CCN so the entire property would have a consistent designation (see the map included in the attached ordinance).

The Planning Commission conducted a public hearing on July 6, 2006 (see Attachment 1-Planning Commission staff report for July 6, 2006). After discussing the item, Commissioner Winn made a motion to certify the Negative Declaration (ND 05-06), recommended that the City Council adopt an Ordinance to change the zoning designation for a portion of the subject property from Three-Family Residential District (R-3-S) to Community R-4-N District (CCN), and approve a Site Plan Review, Tentative Tract Map and Standards Variance to allow construction of a 32-unit condominium project. Commissioner Sramek seconded the motion, which passed 4-0, with Commissioners Gentile, Stuhlberg and Rouse absent. The Planning Commission agreed with the staff recommendation and found that the project would keep with the character of the neighborhood, and the rezoning would result in one zoning designation for the subject property which would, in turn, be consistent with adjacent properties that front Anaheim Street.

ENVIRONMENTAL ANALYSIS

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Negative Declaration 05-06 was certified by the Planning Commission and is herewith forwarded to the City Council as an attachment to the July 6, 2006 staff report.

Assistant City Attorney Michael J. Mais reviewed this report on August 24, 2006.

TIMING CONSIDERATIONS

The Municipal Code requires that the Planning Commission recommendation 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.

FISCAL IMPACT

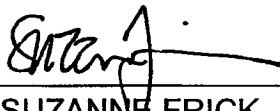
None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MATTHEW JENKINS, CHAIR
CITY PLANNING COMMISSION

BY: 
SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:GC:CB:jw

Attachments:

- 1) Planning Commission Staff Report dated July 6, 2006 (including attachments)
Zone Change Amendment Ordinance