

**FINDINGS FOR A ZONE CHANGE****A. The proposed change will not adversely affect the character, livability or appropriate development of the surrounding area.**

The existing 4.6-acre site has a split zoning consisting of 3.3 acres located in the Commercial Storage (CS) zone and 1.3 acres located in the Commercial Highway District (CHW). The portion of the site zoned for Commercial Storage (CS) is improved with nine one-story self-storage buildings and the remaining 1.3 acres, zoned as Commercial Highway District (CHW), is improved with a three-story office and warehouse storage building constructed in 2002. The applicant is requesting the rezoning of the 1.3 acre portion of the site from CHW to CS in order to allow the interior renovation of the building by adding a second and third floor for a total of 56,592 square feet of new floor area. The proposed zone change, which would allow the interior expansion of floor area within an existing building, may adversely impact the future development of a major commercial corridor by limiting the use of the property to commercial storage uses and a very small number of other commercial uses permitted in the CS zone instead of the wide variety of commercial uses permitted in the CHW zone. This would make the recycling of this site into a commercial activity area prohibitive. The zone change may also set a precedent for the future rezoning of the thirteen other nonconforming self-storage sites in the City. Currently, four of the thirteen nonconforming sites have a reasonable potential for expansion.

In August of 2002, City Council adopted a temporary moratorium on the development of self-storage facilities to determine their impacts on other development opportunities that may be of greater public benefit, such as the creation of jobs and taxable sales to the City, and their compatibility with other uses in the affected zones. A City of Long Beach Self Storage study was completed in May 2003. The outcome of this study resulted in recommendations to prohibit self-storage uses in the Commercial Highway District (CHW), Light Industrial (IL) and Medium Industrial (IM) zones and require a Conditional Use Permit (CUP) in the Heavy Industrial (IG) and Commercial Storage (CS) zones. The CHW zone is a commercial-use district for mixed scale commercial uses along major arterial streets and regional traffic corridors. The study indicated self-storage uses were found to be incompatible with adjoining commercial uses and were an underutilization of properties zoned for commercial use.

**B. The proposed change is consistent with the goals, objectives and provisions of the General Plan.**

The site is located in the Bixby Knolls Neighborhood of the Land Use Element of the General Plan. The "Summary of Neighborhood Policies" states that retaining the overall lower density character of the area is recommended and existing land uses should be largely retained. The Bixby Knolls area is one the largest neighborhoods in the City and housing conditions are good to excellent. Parcels that front onto Cherry Avenue and other major streets should be reviewed to ensure appropriate land uses are developed and architectural conformance in terms of colors, textures and materials is maintained with surrounding buildings. The self-storage use currently exists in the Commercial Highway District (CHW).

As stated above, the proposed zone change from CHW to CS is inconsistent with the self-storage study and the intent of the goals and objectives of the Zoning Code and General Plan.

- C. If the proposed change is a rezoning of an existing mobile home park, that the requirements of Section 21.25.109 have been or will be fully met.**

The subject proposal does not involve the rezoning of a mobile home park.