



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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May 17, 2018

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve a Conditional Use Permit (CUP18-003) for a parking service use consisting of 15 single-car garages and 12 open parking spaces at 220 W. 20th Street in the Neighborhood Pedestrian-Oriented Commercial Zoning District. (District 6)

APPLICANT: David Pham  
220 W. 20th St.  
Long Beach, CA  
(Application No. 1801-04)

## DISCUSSION

The subject site is located on the south side of 20th Street between Cedar Avenue and Pacific Avenue in the Neighborhood Pedestrian-Oriented Commercial Zoning District (CNP), and within a designated Parking Impacted Area (Exhibit A - Location Map). Properties to the south, north, and east are zoned CNP and are developed with commercial retail, restaurant, and convenience store uses. The zoning of the properties across the alley to the west and northwest from the proposed project is Two-Family Residential, Standard Lot District (R-2-N). The properties are developed with multi-family and single-family homes.

The project site fronts on W. 20th Street with vehicle access to the site from the alley. The site currently operates as a parking lot with 15 single-car garages and 12 open parking spaces including six pairs of spaces in a tandem configuration. The existing garages were developed and modified over time between 1937 and 1967.

The applicant is proposing to utilize the existing parking lot and garages for a month-to-month rental parking service (Exhibit B – Site Plan). Section 21.15.1980 of the Long Beach Municipal Code (LBMC) defines parking service as a “commercial land use providing parking spaces for rent,” but the use is commonly known as a parking lot. Each of the tandem parking spaces will be leased as a pair to one tenant. The existing storage building, located between the garages, will continue to be used for the storage of maintenance products such as paint for striping and cleaning materials.

The physical improvements to the parking lot will include 24-hour electronic remote key access from the alley, new trees and shrubs, LED lighting on the garages, video surveillance, and new wood doors and paint for the garages. New landscape enhancements along the north and

