



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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April 19, 2018

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve Appeal No. APL17-029 by Braden Phillips and Appeal No. APL17-030 by Jean Egan, of the Zoning Administrator's decision, and adopt findings to deny a Local Coastal Development Permit (LCDP17-021) for the construction of a new three-story 3,810-square-foot single-family dwelling with a swimming pool and spa and a Standards Variance (SV17-006) allowing an attached 432-square-foot tandem two-car garage instead of an attached side-by-side two-car garage located at 5719 E. Seaside Walk within the Two-Family Residential Intensified Development (R-2-I) Zone. (District 3)

APPLICANT: Mark Wheeler  
325 Roycroft Avenue  
Long Beach, CA 90814  
Application No. 1711-28

## DISCUSSION

On March 15, 2018, the Planning Commission held a public hearing for two third-party appeals of the Zoning Administrator's January 22, 2018 decision to approve a Local Coastal Development Permit (LCDP17-021) for the construction of a new three-story 3,810-square-foot single-family dwelling with a swimming pool and spa and to approve a Standards Variance (SV17-006) allowing an attached 432-square-foot tandem two-car garage instead of an attached side-by-side garage (Exhibit A – Appeal Applications).

Staff's presentation of the case included information on site history, development patterns in the Peninsula neighborhood fronting the beach side on Seaside Walk, physical attributes of the subject site, and the necessary findings required to grant a Local Coastal Development Permit and a Standards Variance. Based on this information, staff's recommendation was to accept the Categorical Exemption, and deny the appeals.

During the public hearing, the Planning Commission heard testimony from the applicant, both appellants, and from members of the public. The public testimony centered around the issue of the proposed tandem parking configuration, and included discussion about the feasibility of a side-by-side garage, the concern that the variance would be precedent setting, the historical opposition of the Peninsula Beach Preservation Group to variances for height, setback and parking, and the general lack of hardship to grant the variance

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request. After taking public testimony, the Planning Commission deliberated the matter, asking for clarification of what constitutes a hardship in variance requests, discussing the physical constraints of the site, and discussing the feasibility of providing a two-car side-by-side garage on the site.

Following their deliberation with clarification provided by staff and the applicant, the Planning Commission voted to deny staff's recommendation and grant the appeals, thereby overturning the Zoning Administrator's approval of the Local Coastal Development Permit and the Standards Variance. Attached are revised Local Coastal Development Findings and Standard Variance Findings in support of the Planning Commission's decision to grant the appeal and deny the requested applications. (Exhibit B - Findings).

Respectfully submitted,



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER



TOM MODICA  
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

TM:LFT:CT:ag

Attachments:           Exhibit A – Appeal Applications  
                                  Exhibit B – Findings