



Planning Commission

5925 East Seaside Walk

August 18, 2022

Local Coastal Development Permit to demolish and replace an existing residential duplex with a new duplex and attached four-car garage and Standards Variances for: 1) a four-foot garage setback in lieu of the required 20-foot setback; and 2) an oversized curb cut (36 feet where 20 feet maximum is allowed) on 60th Place to accommodate four (4) side by side garage parking spaces on a property located at 5925 E Seaside Walk in the R-2-I (Two-Family Residential District with Intensified Development on the Lots) Zoning District. (District 3)

Application No. 2206-23 (LCDP22-041, SV22-002, SV22-003)

Background

- **February 28, 2022** – The Zoning Administrator (ZA) heard the proposed item. The project was continued to provide exhibits for alternative garage configurations.
- **March 14, 2022** - Due to technical difficulties at the ZA hearing, all scheduled agenda items were continued to the March 28, 2022.
- **March 28, 2022** - The applicant provided three alternatives for ZA review and consideration. The ZA took action to approve the LCDP and two variances with added conditions.
- **April 6, 2022** - A third-party appeal was filed.
- **June 2, 2022** - The Planning Commission voted (3-2, with 2 Commissioners absent) to uphold the appeal to deny the tandem parking and require four side-by-side parking spaces, overturning the Zoning Administrator's (ZA's) March 28, 2022 decision to approve a parking configuration with tandem stalls.
- **July 21, 2022** - The Planning Commission approved revised findings to deny the tandem parking standards variance, overturning the Zoning Administrator's (ZA's) March 28, 2022 decision. The revised project was agendized for this hearing and was continued to a date certain (August 18, 2022) at the request of the applicant.

Existing Conditions



Vicinity Map



Zoning:

- R-2-I

General Plan (1989):

- LUD No. 2 (Mixed Style Homes)

LCP Area:

- Area E – Coastal Zone (Appealable)

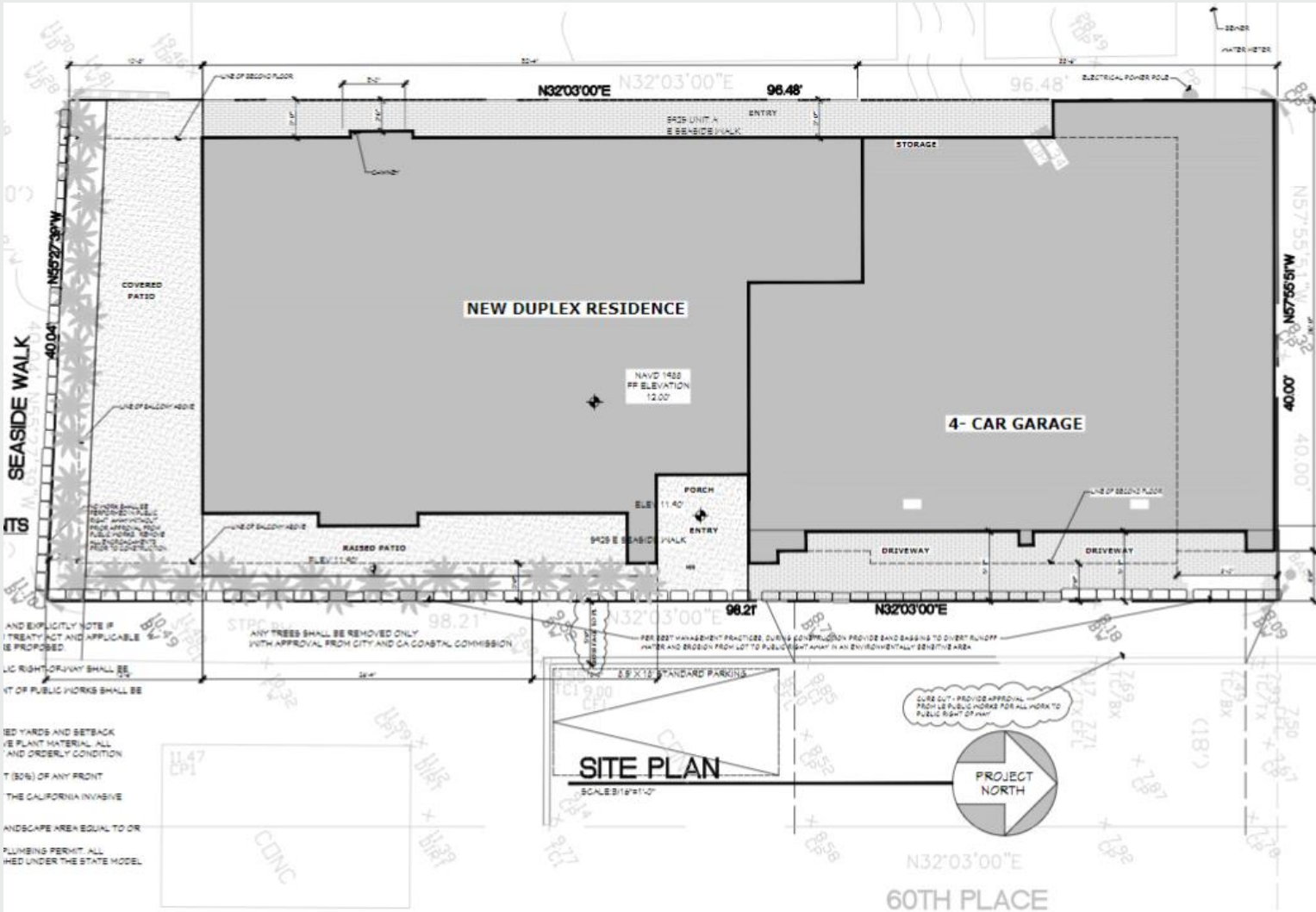


Project site

Project

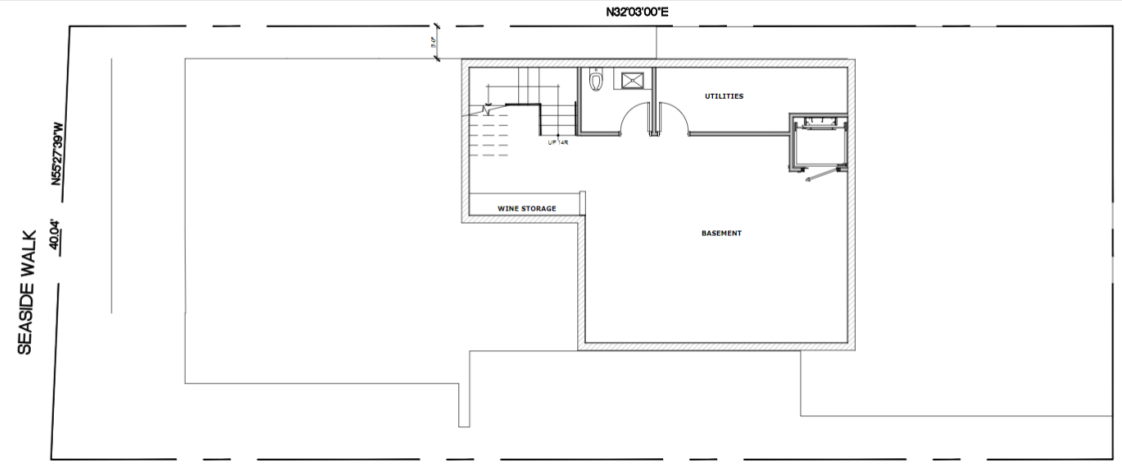
- Local Coastal Development Permit for the:
 - Demolition of an existing duplex
 - Construction of a new residential duplex with an attached four-car garage
- A Standards Variance request to reduce required development standards in conjunction with the construction of the duplex. The requested code exceptions are as follows with the recommendations in the findings:
 - APPROVE - a request to allow a four-foot garage setback (where 20-feet is required) (SV22-002); and
 - APPROVE - a request for an oversized curb cut (36 feet where 20 feet maximum is allowed) on 60th Place to accommodate four (4) side by side garage parking (SV22-003).



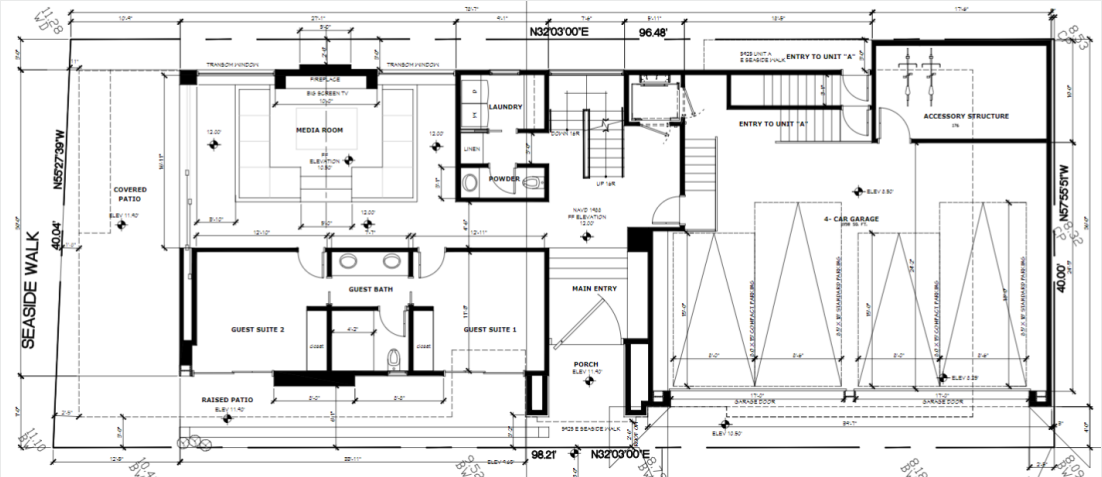


Floor Plan

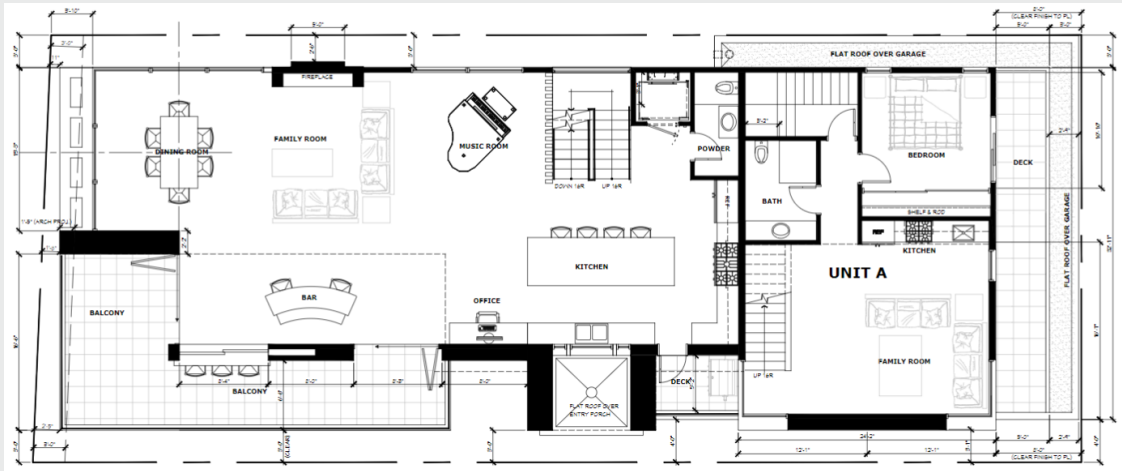
Basement



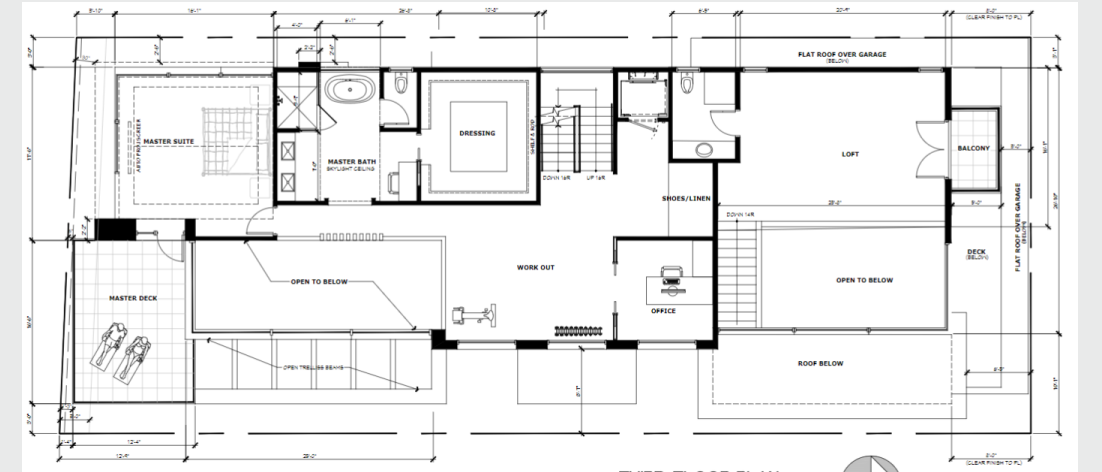
1st Floor



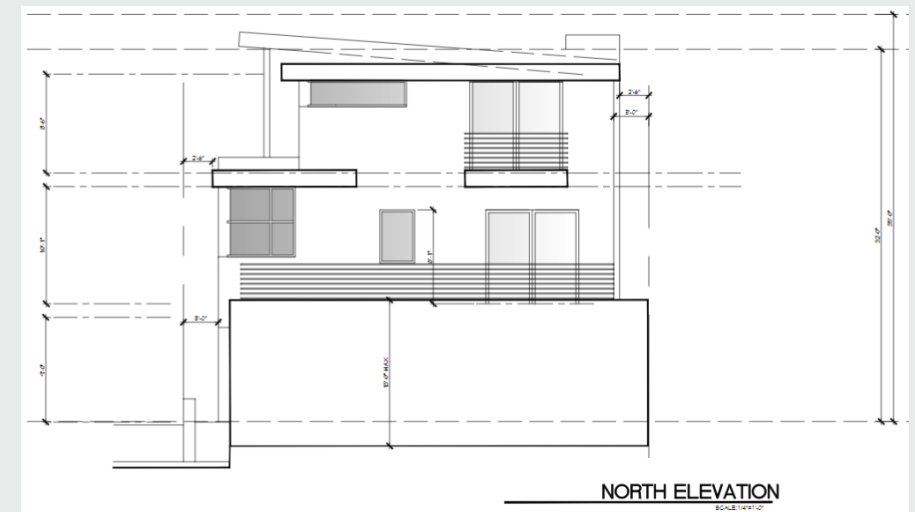
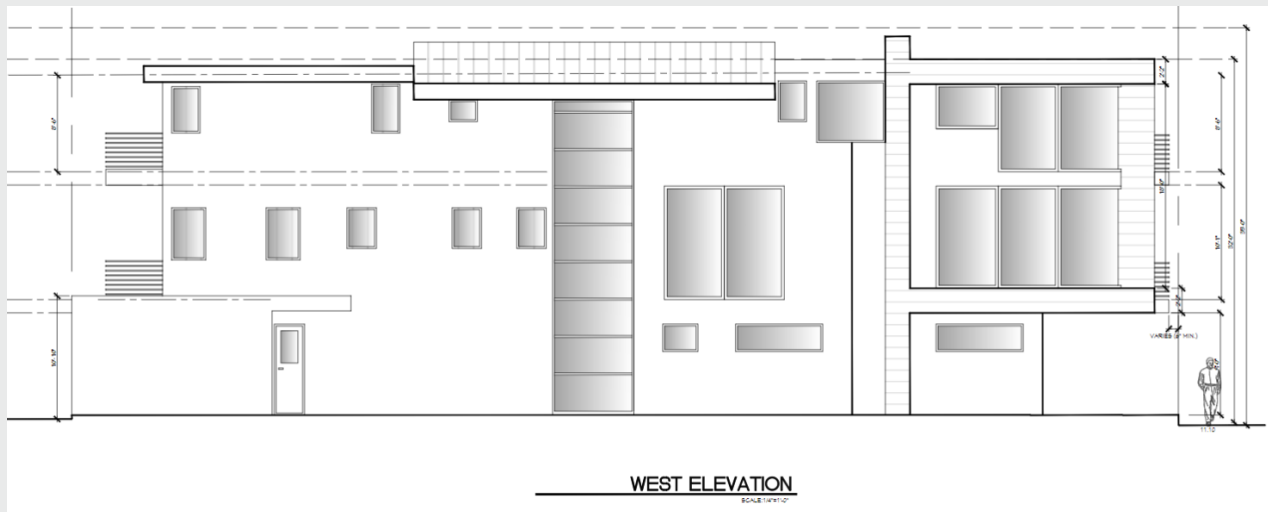
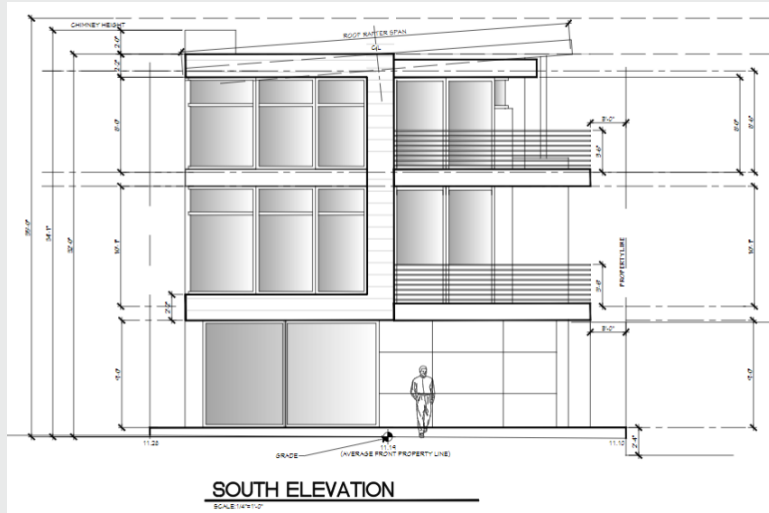
2nd Floor



3rd Floor



Elevations



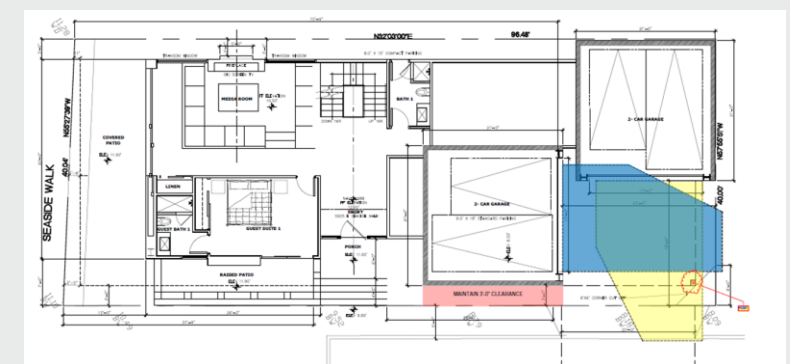
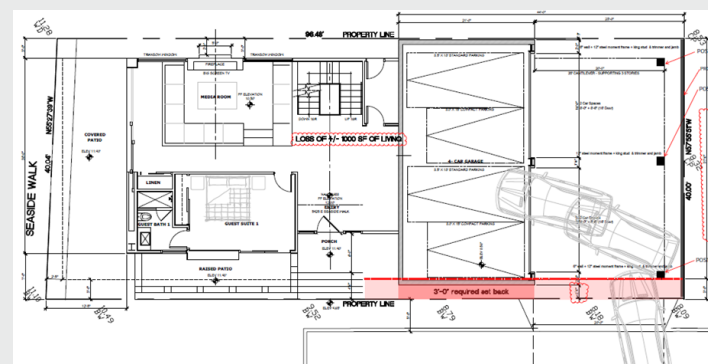
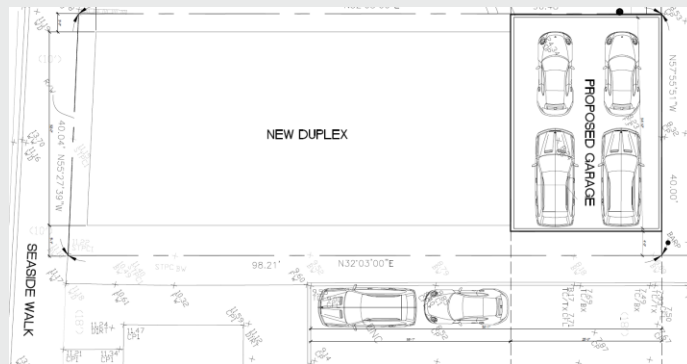
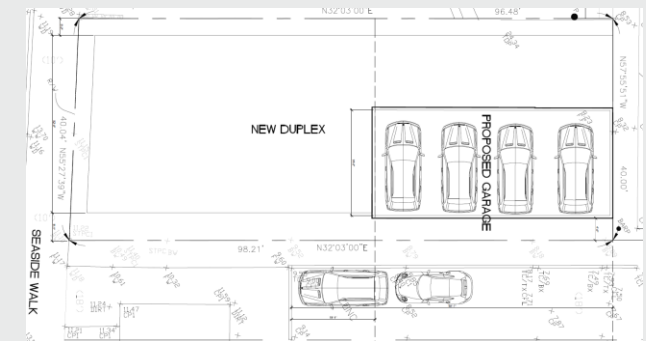
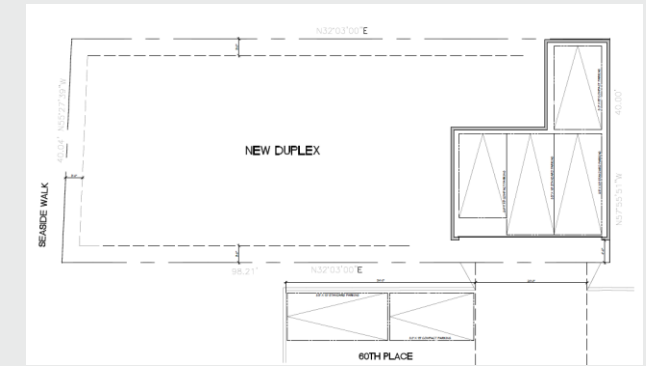
Alternatives

Zoning Requirements:

- Maximum Driveway Width = 20 feet
 - Meeting code requirements would result in the loss of 1 street parking space from existing conditions

Alternatives:

- The Applicant provided multiple alternatives for garage parking for Zoning Administrator and Planning Commission consideration.



Required Findings (LCDP)

- The proposed development **conforms to the certified local coastal program**, including but not limited to all requirements for replacement of low- and moderate-income housing; and
- The proposed development **conforms to the public access and recreation policies of Chapter 3 of the Coastal Act**.
- **For an application for a religious assembly use**, if an exception or waiver of LCP requirements is sought under Section 21.52.219.8.G, that the exception or waiver allows the minimum deviation from LCP requirements necessary to comply with RLUIPA, and that the decision maker has imposed all conditions necessary to comply with all provisions of the LCP, with the exception of the provision(s) for which implementation would violate RLUIPA.
- The proposed development is sited, **designed and managed to minimize the transport of pollutants by runoff into coastal waters and groundwater**, and to minimize increases in runoff volume and velocity from the site which may adversely impact coastal resources or coastal bluff stability. Best Management Practices shall be implemented, as applicable, including but not limited to applicable local, regional, state and federal water quality permits, standards and guidance provided in the LCP, best practices and other measures as may be recommended by the City Engineer.

Required Findings (Standards Variance)

- The site or the improvements on the **site are physically unique** when compared to other sites in the same zone;
- The unique situation causes the applicant to experience hardship that **deprives the applicant of a substantial right to use of the property** as other properties in the same zone are used and will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purpose of the zoning regulations;
- The variance will not cause **substantial adverse effects upon the community**; and
- In the coastal zone, the variance will **carry out the local coastal program** and will not interfere with physical, visual, and psychological aspects of **access to or along the coast**.

CEQA and Noticing

The project is eligible for a categorical exemption per Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (CE-22-114). There would be no net loss in density as part of the project proposal.

Noticing of the appeal hearing held on July 21, 2022 was completed in accordance with Section 21.21 of the Municipal Code.

- No noticing is required in response to hearing items that are continued to a date certain.
- Comments were received in response to the July 21, 2022 hearing and this continuance hearing.

Recommendation

Accept Categorical Exemption CE-22-114; and, approve a Local Coastal Development Permit to demolish and replace an existing residential duplex with a new duplex and attached four-car garage and Standards Variances for: 1) a four-foot garage setback in lieu of the required 20-foot setback; and 2) an oversized curb cut (36 feet where 20 feet maximum is allowed) on 60th Place to accommodate four (4) side by side garage parking spaces on a property located at 5925 E Seaside Walk in the R-2-I (Two-Family Residential District with Intensified Development on the Lots) Zoning District. (District 3)



Thank you

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