CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 W. Ocean Boulevard   Long Beach, California 90802   562-570-6194   FAX 562-570-6068

May 24, 2005

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, amending the Downtown Long Beach Planned Development (PD-30) Ordinance, read the first time and laid over to the next regular meeting of the City Council for final reading (Case No. 0502-35). (District 2)

DISCUSSION

On April 7, 2005, the Planning Commission made a unanimous decision to recommend that the City Council adopt an ordinance to adjust the density and building height standards in a portion of the East Village Mixed Use District of the Downtown Long Beach Planned Development (PD-30) District. The proposed Zoning Code amendment will increase the height limitation to four stories and 60 feet, and increase the allowed density for four-story development to as much as 75 dwelling units per acre in the "Broadway Corridor," bounded by Elm Avenue to the west and Alamitos Avenue to the east, as well as all properties on the west side of Alamitos Avenue to 1st Street (see map attached to the proposed ordinance for detail of properties included).

The amendment will allow a four-story mixed-use development containing 30 units at 125 Linden Avenue to proceed as a model for future development in the area. The development was initially proposed with a request for a Standards Variance for height and a Rezoning of the project site to the development standards and use regulations of the Downtown Core District of PD-30 (located south of Alta Way) to allow greater density. While the project was well received by staff on a conceptual level, the use of a Standards Variance and a Rezoning of one site were considered inappropriate devices to support the development. Instead, staff, in collaboration with the applicant, prepared the proposed amendment to the standards for the East Village Mixed Use District. The amendment, as well as the project at 125 Linden Avenue, was presented to the East Village Business Association and Lafayette Homeowner's Association on November 8 and 9, respectively. Both received wide support, as evidenced by the public correspondence attached to the Planning Commission staff report of April 7, 2005, and positive public testimony was received at the Planning Commission hearing.

In making the motion on April 7, 2005, the Planning Commission found that the proposed Zoning Code amendment is consistent with the goals, objectives and provisions of the General Plan by allowing the development of high density housing close to employment, transportation and activity centers while providing appropriate regulations for the careful infill of both smaller-scale and larger-scale development in the East Village Arts District. Please see the Planning Commission staff report and attachments dated April 7, 2005 for staff analysis of the proposed Zoning Code amendment (Attachment 1).

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Negative Declaration 11-05 was certified by the Planning Commission and is herewith forwarded to the City Council as an attachment to the April 7, 2005 staff report.

Assistant City Attorney Michael J. Mais reviewed this report on April 28, 2005.

TIMING CONSIDERATIONS

The Municipal Code requires the Planning Commission recommendation to be transmitted by the Department of Planning and Building to the City Clerk for presentation to the City Council within 60 days following positive Planning Commission action (or by June 7, 2005).
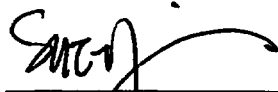
FISCAL IMPACT

None.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

MORTON STUHLBARG, CHAIR
CITY PLANNING COMMISSION

BY: _____
SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:GC:CB:jr

Attachments:
1) Planning Commission Staff Report dated April 7, 2005 (including attachments)
   Ordinance Amending PD-30