

FINDINGS

**Vicinity of the Pine Avenue and Pacific Coast Highway Intersection
Application No. 1802-11/GPA18-001
March 1, 2018**

GENERAL PLAN AMENDMENT

Pursuant to Government Code Section 65358, the City Council shall not approve a General Plan Amendment unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

A. The proposed change will benefit public interest; and

General Plan Amendment (GPA18-001) will change the current land use designations from Moderate Density Residential (LUD #3B), Traditional Retail Strip Commercial (LUD #8A), Pedestrian Oriented Retail Strip (LUD #8P), Shopping Nodes (LUD #8N) to Mixed Uses (LUD #7) on 14 parcels located in the Midtown Specific Plan. The addresses of the subject lots range from 100-127 W. Pacific Coast Highway, 100-130 E. Pacific Coast Highway, 1795 Pine Avenue, 1814 Pine Avenue, and 1791-1815 Locust Avenue. The purpose of the amendment is to resolve inconsistency between the underlining zoning designation of Midtown Specific Plan Transit Node-Low District and the existing land use designations (LUD #3B and LUD #8A). An amendment to the land use designation of three additional parcels just south of the Midtown Specific Plan District area is proposed. The lots include the northern portion of 1770 Pine Avenue (Assessor's Parcel Number 7269-010-010), 1777 Pine Avenue, and 1775 Locust Avenue and would amend the area from Traditional Retail Strip Commercial (LUD #8A) to Moderate Density Residential (LUD #3B). The purpose of this amendment is to prevent an isolated pocket of Traditional Retail Strip Commercial and amend it to the predominant moderate density use in the area. The General Plan Amendment will benefit public interest by supporting new development opportunities and encourage new investment. This new development will upgrade existing public infrastructure such as sidewalks and bring new goods, services and housing opportunities for the benefit of Long Beach residents. This change is also consistent with other Elements of the General Plan. For example, the Housing Element stresses the importance of new housing choices at all levels of affordability. The Mobility Element stresses the importance of sidewalk and other infrastructure improvements to promote active transportation and transit. This action is consistent with the Midtown Specific Plan which underwent an exhaustive General Plan consistency analysis.

B. The proposed change is consistent with Zoning Designation; and

General Plan Amendment (GPA18-001) will change the current land use designations from Moderate Density Residential (LUD #3B), Traditional Retail

Strip Commercial (LUD #8A), Pedestrian Oriented Retail Strip (LUD #8P), Shopping Nodes (LUD #8N) to Mixed Uses (LUD #7) on 14 parcels located in the Midtown Specific Plan area. The purpose of the amendment is to resolve inconsistency between the underlining zoning designation of Midtown Specific Plan Transit Node Low (TN) District and the existing land use designations (LUD #3B and LUD #8A). A second area abutting the southern boundary of the Midtown Specific Plan area to be amended from Traditional Retail Strip Commercial (LUD #8A) to Moderate Density Residential (LUD #3B). The area consists of three lots including the northern portion of 1770 Pine Avenue (Assessor's Parcel Number 7269-010-010), 1777 Pine Avenue, and 1775 Locust Avenue. The area is predominantly developed with residential uses and all of the two of the three lots are currently zoned R-4-R. Although the third parcel is zoned Regional Highway District (CHW) it is one of two parcels that comprise a single development site; the balance of the site is already designated as Moderate Density Residential #3B despite the CHW District Zoning designation. Therefore, this change is no more inconsistent than the current condition. Additionally, pursuant to California Government Code Sections 65803 and 65860, the City of Long Beach, as a Charter City, is not immediately obligated to have consistency between the Zoning and General Plan.