

FINDINGS
Zone Change
4251 Long Beach Blvd.
Application No. 1708-12 (ZCHG19-001)
April 4, 2019

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA;

Positive Finding: The proposed zone change would result in recapturing that portion of the subject parcel currently zoned residential (R-1-L) to be consolidated with the remainder of the property which is zoned commercial (CCA). The proposed zone change will provide continuity with the other pedestrian oriented commercial uses along the south Long Beach Boulevard corridor and further promote the orderly development of the City in a manner consistent with the General Plan.

The portion of the R-1-L zoning area on the lot measures 25-feet by 150-feet, totaling 3,750-square-foot lot and does not meet the minimum 12,000-square-foot lot size standard typically associated in the R-1-L zoning district. The zone change would eliminate this and bring the consolidated parcel to a 22,125-square-foot CCA zoned lot exceeding the required 10,000-square-foot minimum lot size.

The request is not anticipated to adversely affect the character, livability, or surrounding area and is anticipated to provide a more compatible site consistent with the goals and objectives of the general plan.

Furthermore, the Initial Study/Negative Declaration prepared for the development project (IS/ND-01-19, SCH #2019029039) found that there will be no significant impacts associated with the project.

2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN; AND

Positive Finding: The General Plan has the property designated as LUD No. 8P: Pedestrian-Oriented Retail Strip. This land use designation is intended for “retail uses catering primarily to pedestrian trade... where shoppers can arrive by foot or by car and park in one location and then stroll to a number of shops, services, and restaurants.” The current zoning of the property however is zoned R-1-L which

allows for residential uses to be proposed. The proposed zone change would eliminate the inconsistency of the underlying general plan land use designation (LUD No. 8P: Pedestrian-Oriented Retail Strip), as residential uses permitted by the current R-I-L zone are not consistent with LUD No. 8P which is meant to accommodate commercial uses specific to the CCA zone. The proposed zone change will provide continuity with the other pedestrian oriented commercial uses along the south Long Beach Boulevard corridor and further promote the orderly development of the City in a manner consistent with the General Plan.

3. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.

N/A: The proposed change is not a rezoning of an existing mobile home park.