



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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April 4, 2019

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Recommend that the City Council adopt Negative Declaration ND-01-19, and approve Zone Change (ZCHG19-001), to rezone a portion of the property (approximately 25-feet by 150-feet), currently zoned R-1-L, to CCA, which is consistent with the remainder of the property located at 4251 Long Beach Boulevard currently in the "R-1-L" (Single-Family Residential District with Large Lots) and "CCA" (Community Automobile Oriented District) zoning districts. (District 8)

APPLICANT: City of Long Beach Planning Bureau  
c/o Nick Vasuthasawat  
333 W Ocean Blvd  
Long Beach, CA 90802  
(Application No. 1708-12)

### DISCUSSION

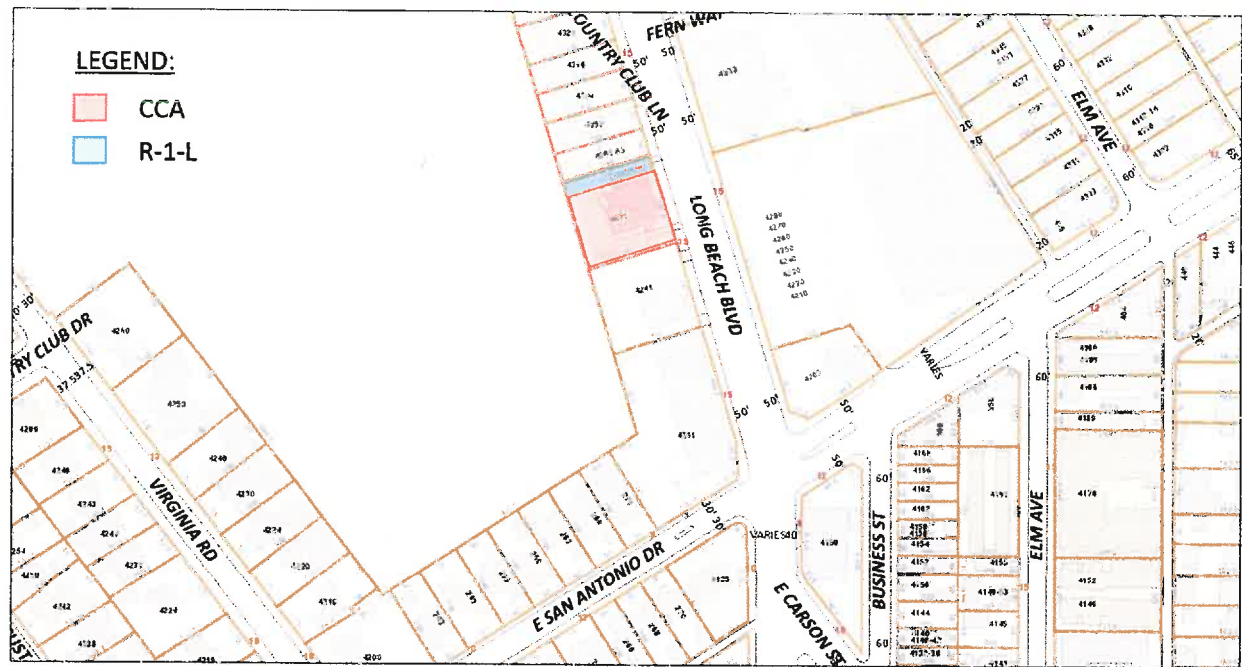
The project site is located on the westside of Long Beach Boulevard between E. 44<sup>th</sup> Street and E. San Antonio Drive. The adjacent use to the north is residential, to the west is the Virginia Country Club golf course, to the south is an office building, and to the east is a shopping center. The site is located on the easterly border/boundary line of the Los Cerritos neighborhood to the west and the westerly border/boundary line of the Bixby Knolls neighborhood to the east (Exhibit A – Location Map).

The present development of the site consists of a demolished 6,354-square-foot restaurant building with two remaining walls partially dismantled down to the bare studs (Exhibit B – Photos). A permit was issued for a 1,562-square-foot addition, exterior façade improvements, and interior remodeling under building permit number #BADD218403.

The project is for a zone change only and is not tied with or a part of any particular development proposal for the site. The project site is currently zoned Single-Family Residential with Large Lots (R-1-L) and Community Automobile Oriented District (CCA) with a general land use designation of LUD No. 8P - Pedestrian Oriented Retail Strip. The approximate area of the R-1-L zoning designation measures approximately 25-feet by 150-feet. The physical improvements in which the R-1-L zoning designation occurs

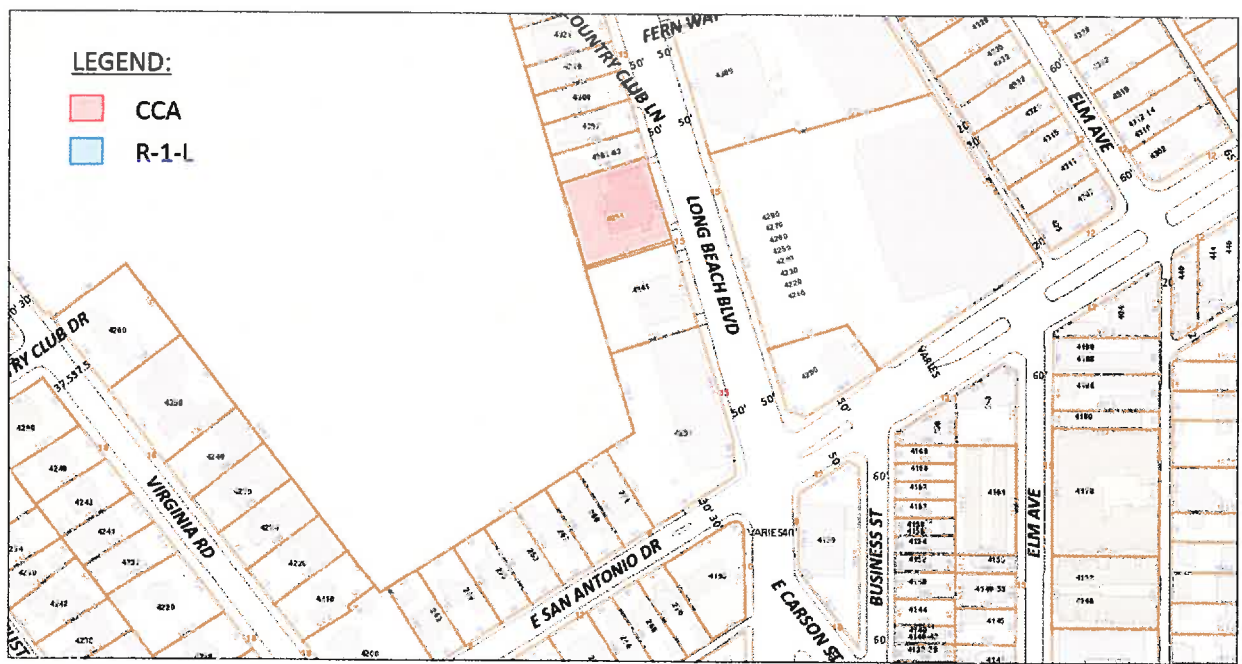
captures the northern driveway of the parking lot and northern portion of the former restaurant building (see Figure 1- Existing Zoning).

Figure 1. Existing Zoning



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) (see Figure 2).

Figure 2. Proposed Zoning



A comparison of key differences in both the R-1-L and CCA zones are provided in Table 1 below for additional reference.

Table 1. Comparison of R-1-L and CCA Zoning Districts

	R-1-L	CCA
<b>Uses:</b>		
- Residential (Single-Family)	Y	N
- Commercial (Professional/Personal Services)	N	Y
- Commercial (Retail)	N	Y
- Commercial (Restaurant w/ Drive-Through)	N	C
- Commercial (Restaurant w/o Drive-Through)	N	Y
- Courtesy parking for nonresidential use	C	Y
Consistent with General Plan (LUD No. 8P)	N	Y
<b>Development Standards</b>		
- Front yard	25 ft.	10 ft.
- Side yard (north/south)	6 ft. / 6 ft.	10 ft. / 5 ft.
- Rear yard	30 ft.	5 ft.
- Height limit	2 stories	2 stories
(To top of flat roof or midpoint of sloped roof)	28 ft.	28 ft.
- Lot coverage	40%	N/A
- Required usable open space	16%	N/A
- Floor area ratio limit	60%	N/A
- Allowable density (for this site)	1 dwelling unit	No dwelling units but multiple commercial tenants subject to development setbacks.
- Parking	Two-car garage.	Dependent on commercial tenants.
- Minimum Lot Size	12,000 sq. ft.	10,000 sq. ft.

**Abbreviations:**

Y = Yes (permitted use).

N = Not permitted.

C = Conditional use permit required. For special conditions, see [Chapter 21.52](#).

A = Accessory use. For special development standards, see [Chapter 21.51](#).

AP = Administrative use permit required. For special conditions, see [Chapter 21.52](#).

T = Temporary use subject to provisions contained in [Chapter 21.53](#).

IP = Interim park use permit required. For special conditions, see [Chapter 21.52](#).

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.” In contrast 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). Residential uses permitted by the current R-1-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.

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.

The role of the Planning Commission is to evaluate the request and make a recommendation to the City Council as to whether the project establishes the required positive findings of fact needed pursuant to Section 21.25.106 of the Long Beach Municipal Code. Staff's analysis finds that the proposed project conforms to these requirements necessary for approval (Exhibit C – Findings). Staff recommends that the Planning Commission recommend that the City Council adopt Negative Declaration ND-01-19, and approve the Zone Change request.

### **PUBLIC HEARING NOTICE**

A total of 481 notices of public hearing were distributed on March 18, 2019, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. A newspaper notice for the Zone Change was published on February 8, 2019, in the local newspaper of record, as required by Chapter 21.21. As of the preparation of this report, no comments or written testimony has been received.

### **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study/ Negative Declaration (IS/ND-06-17, SCH #2019029039) has been prepared for the project and finds that the project will not result in significant effects to the environment (Exhibit D – ND-01-19). The IS/ND was circulated for a 30-day public review period between 2/8/2019 and 3/10/2019. Staff received two comments on the IS/ND and are attached for reference (Exhibit E – IS/ND Comment Letters). In summary,

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the letter received from the Gabrieleno Band of Missions Indians Kizh Nation resulted in no additional comments or concerns leading to any ground disturbances of tribal resources. Similarly, the letter received from the California Department of Transportation resulted in no additional comments or concerns related to the State's existing transportation facilities.

Respectfully submitted,



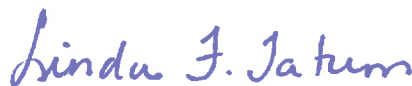
NICK VASUTHASAWAT  
PLANNER II



ALEXIS OROPEZA  
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER



LINDA F. TATUM, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

LT:CK:AO:nv

Attachments:

- Exhibit A – Location Map
- Exhibit B – Photos
- Exhibit C – Findings
- Exhibit D – ND-01-19 (SCH #2019029039)
- Exhibit E – IS/ND Comment Letters