



Planning Commission

901-945 E. Pacific Coast Highway

August 6, 2020

Conditional Use Permit and Zone Change for a new four-story senior housing development consisting of 67 affordable residential units, one manager unit and 4,000 square feet of commercial tenant space. (District 6)

Application No. 2002-07



Vicinity/Zoning Map

Current Zoning

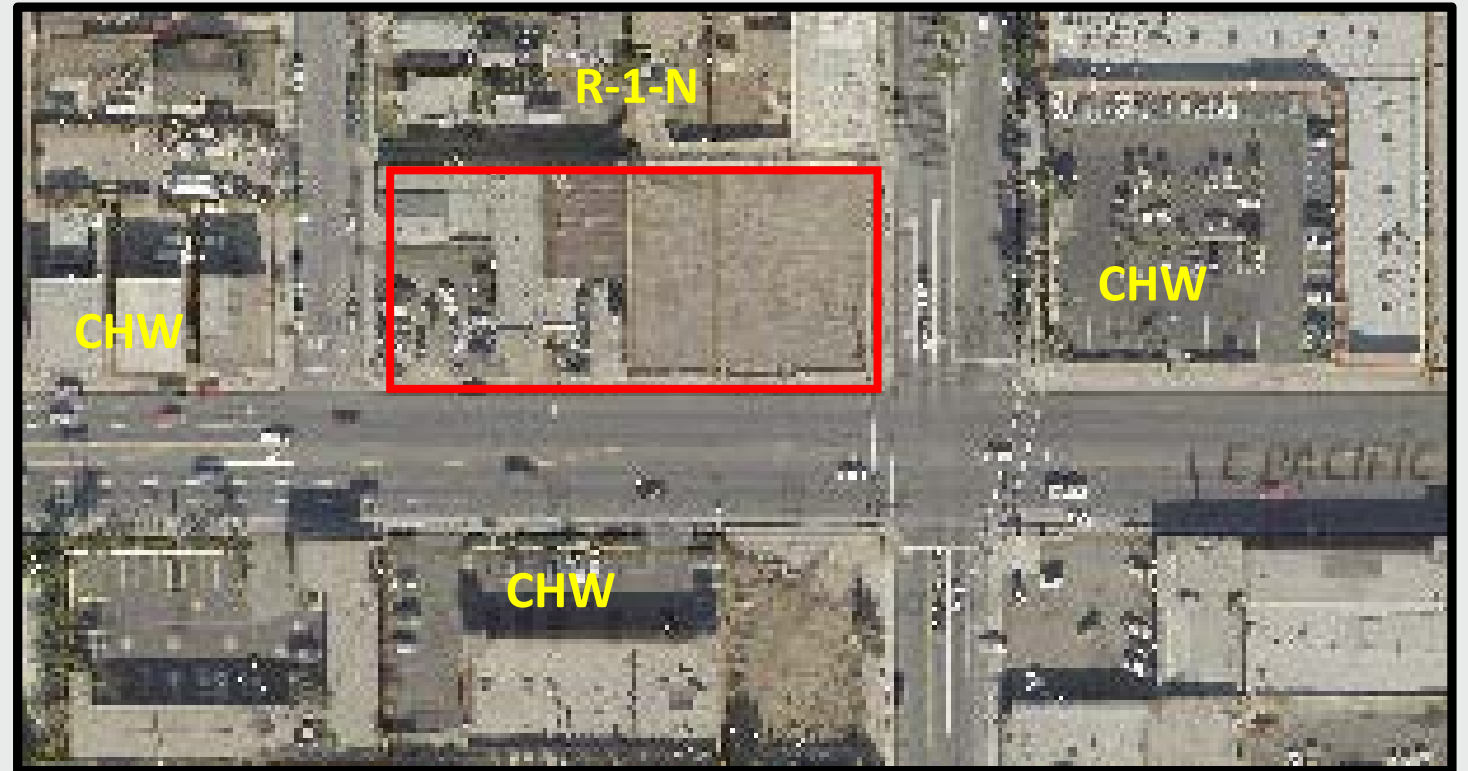
CHW (Regional Highway District)

Adjacent Zoning

North: R-1-N (Low Density Residential)

West/East/South: CHW (Regional Highway)

Project Site – 



Existing Conditions



View north from Pacific Coast Hwy



View from Myrtle Avenue



View from Martin Luther King Avenue

Proposal

New four-story, 100% affordable senior housing project

- 67 affordable residential units, one manager's unit
- 4,000 square feet of commercial tenant space.
- 38 parking spaces at grade





Elevations

Front Elevation - Pacific Coast Highway



Rear Elevation – Alley



East Elevation - Martin Luther King Jr



West Elevation - Myrtle Ave



Requested Entitlements

Zone Change

Current Zone: Regional Highway (CHW) District

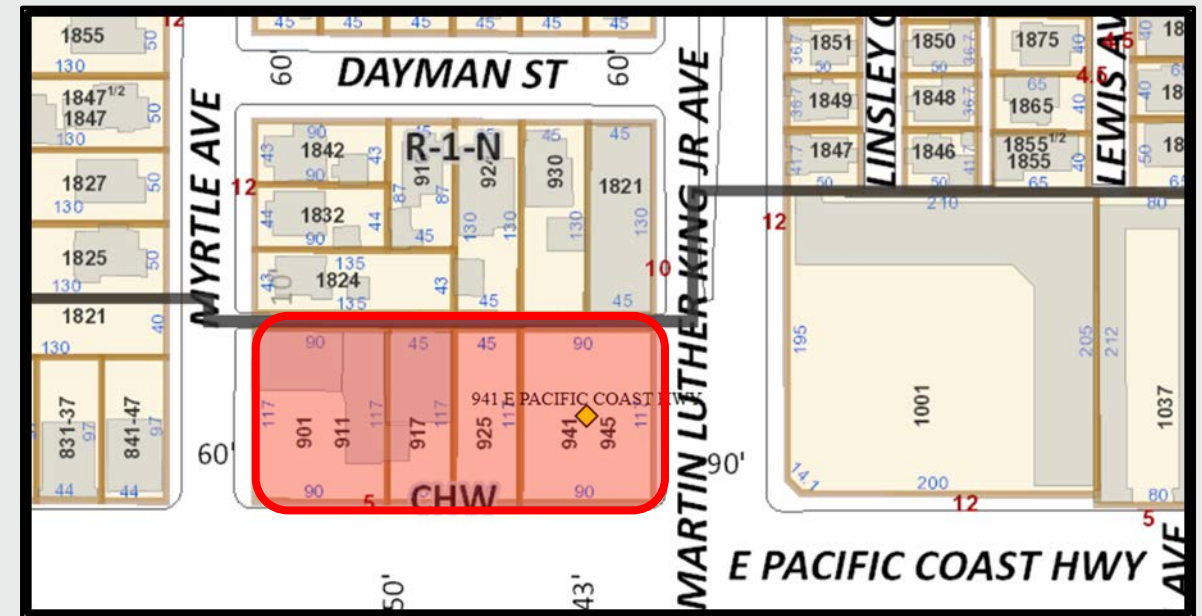
Proposed Zone: Community R-4-N (CCN) District
to allow senior housing (residential use)

Conditional Use Permit

To allow senior housing land use

Site Plan Review

Architecture and site design approved by Site
Plan Review Committee on July 8, 2020.





Noticing

Public hearing notices were distributed on July 21, 2020, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.

The City received 10 letters in support of the affordable senior residential project.

Recommendation

Staff recommends:

- Planning Commission recommend that the City Council approve Zone Change (ZCHG20-001) from Regional Highway District (CHW) to Community R-4-N (CCN)
- Accept Statutory Exemption SE-20-081
- Approve Conditional Use Permit (CUP19-043) to allow the construction of a new four-story, 100% affordable senior housing development consisting of 67 affordable residential units, one manager's unit and 4,000 square feet of commercial tenant space, subject to Conditions of Approval



Thank you

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