

September 3, 2020

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve Appeal (APL20-003) by Steve Scott, of the Zoning Administrator's decision, and adopt findings to approve Standards Variance (SV20-001) and Local Coastal Development Permit (LCDP20-005) to allow a 4 foot garage setback where 20 feet is required in the R-2-I Zoning District. (District 3)

APPLICANT: Edward Gulian
5855 E Naples Plaza
Suite 212
Long Beach, CA 90803
(Application No. 2006-09)

BACKGROUND

On April 27, 2020, the Zoning Administrator conducted a public hearing for a proposed Standards Variance (SV20-001) and Local Coastal Development Permit (LCDP20-005) request to construct a new 3-story, 3,006-square-foot, single-family dwelling on the project site (Exhibit A - Vicinity Map) with a proposed four (4) foot garage setback where twenty (20) feet is required for a garage facing a street in the R-2-I Zoning District (Exhibit B - Plans). After a staff presentation and public comment, the item was continued by the Zoning Administrator to review additional data on lots within the zone and to see a revised floor plan. On May 26, 2020, the Zoning Administrator conducted a public hearing on the continued item. After receiving a staff presentation and public testimony from the applicant, the Zoning Administrator denied the Standards Variance and Local Coastal Development Permit request.

On June 4, 2020, Steve Scott filed a third-party Appeal (APL20-003) of the Zoning Administrator's denial action (Exhibit C - Application for Appeal). The scope of the appeal highlights the limited size of the lot, and the existing development pattern, and the financial ramifications of the denied variance request.

On July 16, 2020, the Planning Commission conducted a public hearing, received testimony, and voted to uphold the appeal. The Planning Commission found that the site is physically unique based on the corner lot configuration and the lot size and nine-foot wide easement which reduced the buildable area of the lot thus causing a hardship that deprives the property owner a substantial right to use the property as other properties in the same zone. Furthermore, the Commission did not find that approving the variance request would result in substantial adverse effects upon the community and that such approval is consistent with the local coastal



program. Staff has prepared approval findings for the proposed standards variance and local coastal development permit, in response to the Planning Commission's action (Exhibit D - Findings).

PUBLIC HEARING NOTICE

In accordance with the requirements of Chapter 21.21 of the Zoning Regulations, no notice was required for an item continued on consent. No public comments were received at the time the report was prepared.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15302 – Replacement or Reconstruction, and 15303 – New Construction or Conversion of Small Structures, as the project consists of the replacement of an existing single-family dwelling (CE20-012).

Respectfully submitted,



JONATHAN INIESTA
PROJECT PLANNER



CHRISTOPHER KOONTZ, AICP
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES



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DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:

- Exhibit A - Vicinity Map
- Exhibit B - Plans
- Exhibit C - Application for Appeal
- Exhibit D - Findings
- Exhibit E - Conditions