



Legislation Details (With Text)

File #: 08-1272 **Version:** 1 **Name:** DS - Plng Com appeal -3332 Magnolia church

Type: Public Hearing **Status:** Concluded

File created: 11/25/2008 **In control:** City Council

On agenda: 12/16/2008 **Final action:** 12/16/2008

Title: Recommendation to receive supporting documentation into the record, conclude the hearing, deny the appeal of Candace Mead, Brophy Dale, Mike Laquatra, and Lynette Ferenczy, and uphold the Planning Commission decision to (1) certify Mitigated Negative Declaration (No. 08-08) and (2) approve Site Plan Review and a Standards Variance for the property located at 3332 Magnolia Avenue for the purpose of allowing the development of a 45,101 square-foot, two-story church. (District 7)

Sponsors: Development Services

Indexes:

Code sections:

Attachments: 1. 121608-H-1-LetterToMayorCouncilmembers.pdf, 2. 121608-H-1-church 1.jpg, 3. 121608-H-1-church 2.jpg, 4. 121608-H-1-church 3.jpg, 5. 121608-H-1sr&att.pdf, 6. 121608-H-1-Support letters - 1.pdf, 7. 121608-H-1-Support letters -2.pdf, 8. 121608-H-1-Handout C Mead and B Dale.pdf, 9. 121608-H-1-Handout J Greenwood.pdf, 10. 121608-H-1-Handout J Hill.pdf, 11. 121608-H-1-Handout N Gotanda.pdf

Date	Ver.	Action By	Action	Result
12/16/2008	1	City Council	approve recommendation	Pass

Recommendation to receive supporting documentation into the record, conclude the hearing, deny the appeal of Candace Mead, Brophy Dale, Mike Laquatra, and Lynette Ferenczy, and uphold the Planning Commission decision to (1) certify Mitigated Negative Declaration (No. 08-08) and (2) approve Site Plan Review and a Standards Variance for the property located at 3332 Magnolia Avenue for the purpose of allowing the development of a 45,101 square-foot, two-story church. (District 7)

Pacific Baptist Church is proposing to remove the two single-family homes on the existing church site and construct a two-story, multi-purpose, 45,101-square-foot church building. The new structure will include a sanctuary, thirteen nurseries, eight classrooms, fifteen offices and a gymnasium. The proposed project will increase the size Of the church and ancillary functions (Exhibit A - Plans).

On October 16, 2008, the Planning Commission approved requests for Site Plan Review, Standards Variance and certification of the Negative Declaration (Exhibit B - Negative Declaration). Planning Commission required the applicant to improve the elevations by breaking down the mass of the building and incorporating lush and tall landscaping to mask the building, and required installation of a bike rack and a "phase out" plan of the diesel shuttle buses. The applicant has submitted revised plans and agrees to all additional conditions (Exhibit C - Conditions of Approval and Findings).

Four appeals were filed (Exhibit D - Appeals). The appellants indicate concerns with traffic impacts, lack of parking, air quality from shuttle buses, loss of green space, large scale of the project and opposition to approval of the height variance.

The current uses and proposed project rely heavily upon the use of off-site parking for church services. Weekday uses utilize the on-site lot. Since churches experience specific periods of peak use, the Zoning Regulations allow for alternative parking solutions such as shared parking. The church has secured off-site parking agreements at several locations and will provide shuttle service to the site, providing adequate parking for the uses.

This letter was reviewed by Assistant City Attorney Michael Mais on December 1, 2008 and by Budget Management Officer Victoria Bell on November 26, 2008.

The Long Beach Municipal Code requires a hearing within 60 days following positive Planning Commission action.

There will be no fiscal impact as a result of the recommendation.

Approve recommendation.

CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

NAME
TITLE

APPROVED:

PATRICK H. WEST
CITY MANAGER