



Legislation Text

File #: 10-0166, **Version:** 2

Recommendation to declare ordinance amending the Use District Map of the City of Long Beach as said Map has been established and amended by amending portions of Part 30 of said Map from CCA (Community Commercial Automobile-Oriented) to CCN (Community R-4-N Commercial), read and adopted as read. (District 9)

The applicant, Palm Desert Development Company, is proposing to construct a threestory, 61-unit affordable senior apartment building at 3290 E. Artesia Boulevard. The facility will consist of 49 one-bedroom units, 11 two-bedroom units, and one three-bedroom manager's unit. Building amenities include a large central courtyard, a pool, spa, fire pit, picnic area, exercise room, community rooms, classroom and recreation rooms. A second parcel located at 3232 E. Artesia Boulevard is also included in the . project. That parcel, which contains the Windsor Gardens Convalescent Center, will only undergo a General Plan Amendment and Zone Change (Exhibit A - Plans and Photographs).

In order to construct the project, an amendment to the General Plan from Land Use District 8N to 4 and change in Zone from CCA to CCN are necessary. The amendments to the General Plan and Zone will allow for the placement of residential units and an increase in height and density at the project site. The proposed project will be located on a major corridor, situated near public transportation and shopping, and will provide much needed senior housing to an area that is lacking senior facilities and services.

On February 4, 2010, the Planning Commission reviewed the Site Plan Review and Conditional Use Permit, and made a recommendation that the City Council approve the proposed amendment to the General Plan and change of Zone (Exhibit B - Findings and Conditions of Approval).

Along with entitlements requested above, a Mitigated Negative Declaration was required to determine if there would be any significant effects to the environment. The Mitigated Negative Declaration was circulated for review from December 31, 2009 to February 1, 2010 and was certified by Planning Commission on February 4, 2010 (Exhibit C - Mitigated Negative Declaration). With incorporated Mitigation Measures, there were no significant impacts to the environment associated with the proposed project and no comments have been received at this time.

This letter was reviewed by Assistant City Attorney Michael Mais on February 1, 2010 and by Budget and Performance Management Bureau Manager David Wodynski on February 1, 2010.

The Long Beach Municipal Code requires a hearing within 60 days following positive Planning Commission action. City Council action is requested on February 16, 2010 to assist the applicant in meeting a March 1, 2010 deadline for anticipated funding from the Long Beach Housing Development Company.

There is no fiscal impact associated with the requested General Plan amendment and Zone Change.

Approve recommendation.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE USE DISTRICT MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS BEEN ESTABLISHED AND AMENDED BY AMENDING PORTIONS OF PART 30 OF SAID MAP FROM CCA (COMMUNITY COMMERCIAL AUTOMOBILE-ORIENTED) TO CCN (COMMUNITY R-4-N COMMERCIAL)