



Legislation Text

File #: 08-0968, **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 9 of said map from R-4-R (Moderate Density Residential) to CCA (Community Automobile- Oriented District) (RZ 0611-19), read and adopted as read. (District 1)

The project calls for the construction of a new two-story, 13,400-square-foot medical office building on the southernmost lot of three lots located on the east side of Pacific Avenue south of Pacific Coast Highway (Exhibit A - Location Map). Presently, the northernmost lot is improved with a one-story medical office building and is zoned CCA. A parking lot occupies the other two lots and has a split zoning of CCA and R-4-R. To allow for the construction of the new building, the project requires a zone change for the portion of the property with the residential R-4-R zone to the commercial CCA zone. Granting the Zone Change will allow for the construction of the new building and provide a consistent commercial zoning designation to a property that has historically been utilized for commercial-office uses.

The project includes a phased plan wherein the existing medical office building will remain in operation during the construction of the new two-story building. Upon completion of the new building, the existing one-story building will be demolished and the area converted to a parking lot for the new building (Exhibit B - Plans).

On August 7, 2008, the Planning Commission approved the Site Plan Review, Standards Variance for a reduced parking lot setback, Administrative Use Permit for shared parking, and Lot Merger, certified Negative Declaration 08-03 and recommended the City Council approve the Zone Change request.

This letter was reviewed by Assistant City Attorney Michael Mais on September 4, 2008 and by Budget Management Officer Victoria Bell on September 5, 2008.

Council action is requested on September 23, 2008 so that construction of the project can move forward.

The proposed project is privately financed. There will be no impact to the General Fund.

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 9 OF SAID MAP FROM R-4-R (MODERATE DENISTY RESIDENTIAL) TO CCA (COMMUNITY AUTOMOBILE-ORIENTED DISTRICT) (RZ 0611-19)

CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

PATRICK H. WEST
CITY MANAGER