



Legislation Text

File #: 05-2729, **Version:** 2

Recommendation to declare ordinance amending the Downtown Planned Development District (PD-30) ordinance, read and adopted as read.

On April 7, 2005, the Planning Commission made a unanimous decision to recommend that the City Council adopt an ordinance to adjust the density and building height standards in a portion of the East Village Mixed Use District of the Downtown Long Beach Planned Development (PD-30) District. The proposed Zoning Code amendment will increase the height limitation to four stories and 60 feet, and increase the allowed density for four-story development to as much as 75 dwelling units per acre in the "Broadway Corridor," bounded by Elm Avenue to the west and Alamitos Avenue to the east, as well as all properties on the west side of Alamitos Avenue to Is*Street (see map attached to the proposed ordinance for detail of properties included). The amendment will allow a four-story mixed-use development containing 30 units at 125 Linden Avenue to proceed as a model for future development in the area. The development was initially proposed with a request for a Standards Variance for height and a Rezoning of the project site to the development standards and use regulations of the Downtown Core District of PD-30 (located south of Aka Way) to allow greater density. While the project was well received by staff on a conceptual level, the use of a Standards Variance and a Rezoning of one site were considered inappropriate devices to support the development. Instead, staff, in collaboration with the applicant, prepared the proposed amendment to the standards for the East Village Mixed Use District. The amendment, as well as the project at 125 Linden Avenue, was presented to the East Village Business Association and Lafayette Homeowner's Association on November 8 and 9, respectively. Both received wide support, as evidenced by the public correspondence attached to the Planning Commission staff report of April 7, 2005, and positive public testimony was received at the Planning Commission hearing. In making the motion on April 7, 2005, the Planning Commission found that the proposed Zoning Code amendment is consistent with the goals, objectives and provisions of the General Plan by allowing the development of high density housing close to employment, transportation and activity centers while providing appropriate regulations for the careful infill of both smaller-scale and larger-scale development in the East Village Arts District. Please see the Planning Commission staff report and attachments dated April 7, 2005 for staff analysis of the proposed Zoning Code amendment (Attachment I).

[Timing Considerations]

[Fiscal Impact]

Approve recommendation.

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[Respectfully Submitted,]