



## Legislation Text

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**File #:** 20-0782, **Version:** 2

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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 10 of said Map from CHW (Regional Highway Commercial) to CCN (Community R-4-N Commercial), read and adopted as read. (District 6)

On August 6, 2020, the Planning Commission held a public hearing and recommended that the City Council approve a zoning change from Regional Highway Commercial (CHW) to Community R-4-N Commercial (CCN) (Attachment A - Planning Commission Report), to facilitate a development project located at 901-945 East Pacific Coast Highway (APN's 7210-013-026, 023, 900, and 901) (Attachment B - Location Map).

The site is immediately bordered by residential uses to the north, across the alley; commercial uses to the south, across Pacific Coast Highway; commercial uses to the west, across Myrtle Avenue; and, commercial uses to the east, across Martin Luther King Junior Boulevard. The CHW zoning district is a commercial zone that permits retail and service uses. Multi-family residential uses are not permitted in the CHW zone. The General Plan's Land Use Element, adopted in December 2019, designates the project site as NSC-M (Neighborhood Serving Center or Corridor - Moderate Density). This PlaceType is a mixed-use land use designation that allows neighborhood-serving, medium-intensity commercial uses and medium-density apartment and condominium buildings. The NSC-M designation allows up to seven stories in height and residential densities characterized with 54 dwelling units per acre (du/acre), depending on lot size.

The applicant seeks a zoning change to CCN to allow for the construction of the proposed senior housing in accordance with the CCN development standards (Attachment C - Development Plans). The CCN zoning district is similar to the Regional Highway District but differs in that it is a mixed-use zone that also permits medium density residential development at R-4-N densities. This density is required to allow the development of 68 residential units.

Staff is supportive of the zoning change as the proposed CCN zoning district better aligns with the existing zoning designations of the parcels to their PlaceType outlined in the Land Use Element and facilitates the construction of housing on otherwise vacant lots. Additionally, the senior housing development project would serve as an appropriate transition between the existing commercial uses that flank Pacific Coast Highway and the single-family and multi-family residences located west and north of the subject site (Attachment D - Zone Change Findings).

This matter was reviewed by Assistant City Attorney Michael J. Mais on July 21, 2020 and by Budget Analysis Officer Julissa José-Murray on July 30, 2020.

### ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15194 - Affordable Housing and 15195 - Infill Development, as the project consists of a new four story, 100 percent affordable senior housing development (Attachment E - Statutory Exemption SE-20-081).

Pursuant to Section 21.25.103 of the Zoning Regulations, this request must be presented to the City Council within 60 days of the Planning Commission hearing, which took place on August 6, 2020. Due to funding timelines, City Council action is requested on August 18, 2020.

There is no fiscal or local job impact associated with this recommendation. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities.

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 10 OF SAID MAP FROM CHW (REGIONAL HIGHWAY COMMERCIAL) TO CCN (COMMUNITY R-4-N COMMERCIAL)

OSCAR W. ORCI  
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

THOMAS B. MODICA  
CITY MANAGER