



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

October 4, 2005

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the hearing, deny the appeal, and sustain the decision of the City Planning Commission to grant a Conditional Use Permit to allow a coin-operated laundromat at 1195 E. 15th Street (Case No. 0503-09). (District 6)

DISCUSSION

The Planning Commission conducted a public hearing on this application on August 4, 2005. After considering testimony, the Planning Commission unanimously approved the request for a Conditional Use Permit to establish a laundromat use at 1195 E. 15th Street, subject to conditions (Attachment 1). The Planning Commission found that the overall improvements to the site and the imposed conditions of approval will eliminate potential negative effects normally present at these establishments; therefore, the project will not be detrimental to the surrounding community's public health, safety or general welfare, environmental quality or quality of life. Subsequently, the Central Project Area Committee appealed the Planning Commission decision on August 12, 2005, arguing that a pocket park for the children in the area would be a more appropriate use for the site (Attachment 2).

The applicant is proposing to locate a coin-operated laundromat in an existing 2,204-square foot building (Attachment 3). The site is a triangular-shaped lot of 11,313 square feet, located in the R-4-R Zone District and General Plan Land Use Designation of LUD #4, High Density Residential. The non-conforming commercial building was last used for retail, but has been vacant for over a year.

The neighborhood surrounding the site is generally residential with some non-conforming commercial uses along Alamitos Avenue. Typically, tenant-occupied housing is provided without laundry facilities; therefore, the proposed laundromat will provide a necessary service to the nearby residents.

The proposed project will extensively upgrade the entire site. The proposal is to remodel the existing building and add an outdoor patio area for its customers. In addition, the proposal will provide a new illuminated parking layout, and will provide an adequate number of parking spaces to meet the City parking requirement. A lighting plan will meet the requirements of the Long Beach Police Department. The parking lot will be secured through security cameras on the site. Furthermore, the project will provide new landscaping throughout the lot (Attachment 4).

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Public improvements include the removal of non-useable driveways. The owner will repair the sidewalk to include new street trees and provide accessibility for persons with disabilities.

In accordance with the Guideline for implementation of the California Environmental Quality Act, a Categorical Exemption (CE 05-42) has been prepared for this project (Attachment 5).

Assistant City Attorney Michael Mais reviewed this Council letter on September 22, 2005.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that an appeal of the Planning Commission's decision be heard within 60 days of filing of the appeal.

A 14-day public notice of the hearing is required.

FISCAL IMPACT

None.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

MORTON STUHLBARG, CHAIR
CITY PLANNING COMMISSION

BY: 

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:GC:MM

Attachments:

- 1) Planning Commission Staff Report and Minutes of August 4, 2005 (including Categorical Exemption)
- 2) Completed Appeal Forms and attached letters
- 3) Project Plans and Pictures
- 4) Landscape Plan
- 5) Categorical Exemption CE 05-42