

ZONE CHANGE FINDINGS
1911 West Pacific Coast Highway
APNs: 7216-032-021,
Application No. 2103-41, ZCHG20-009
November 3, 2022

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND

The project site is currently zoned CHW (Regional Highway Commercial) over most of the southern portion site and partially zoned R-3-S (Low-density Multi-family Residential, small lot) (See *Figure 1* below for a zoning map excerpt illustrating the existing zoning). The proposed project will facilitate the cleanup of land use and zoning designations for the site. The site is proposed to be rezoned to “CCN” (Community R-4-N Commercial), which would allow commercial uses similar to the Community Auto-Oriented District, but will also permits medium density residential development at R-4-N densities.

The project site is located at 1911 East Pacific Coast Highway (Assessor’s Parcel Number [APN] 7216-032-021). The 24,083-square-foot site is bound by residential uses to the north, an unnamed alley to the east, East Pacific Coast Highway to the south, and Gardenia Avenue to the west. Surrounding land uses to the project site are primarily comprised of commercial and residential uses. The surrounding land uses include the following:

- North: Multi-family residences are located to the north. Uses are designated NSC-M and zoned R-3-S;
- East: The site is bounded by a north – south alley to the east. Beyond the alley are commercial uses (i.e., Montero Trucking, Guadalajara Tires) and an ARCO gas station. Uses are designated NSC-M and zoned CHW and Neighborhood Commercial and Residential (CNR);
- South: East Pacific Coast Highway is located to the south. Further south are commercial uses (i.e., Monterey Motel and Never No Thrift Store) and single- and multi-family residences. Uses are designated NSC-M and zoned CHW; and
- West: Gardenia Avenue is located to the west. Further west are single- and multi-family residences and commercial uses (i.e., Coin-Op Laundry, La Chula Market). Uses are designated NSC-M and zoned CHW and R-3-S.

The proposed rezoning would allow the site to be developed with medium-rise, moderate-intensity mixed-use (housing and retail) commercial centers and corridors that provide goods and services conveniently located relative to housing, and would therefore be compatible, and will not adversely affect the character, livability, or appropriate development of the surrounding area.

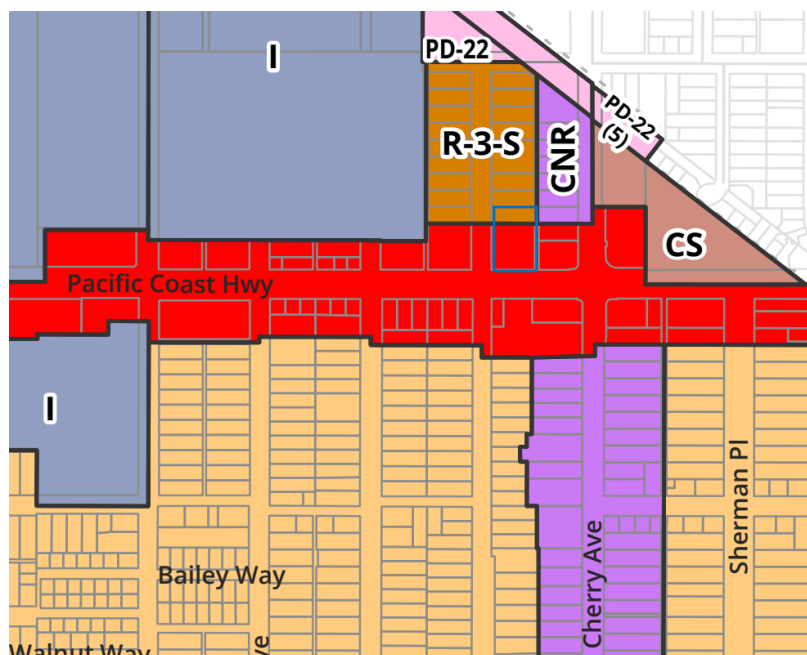


Figure 1 – Existing Zoning. Site is outlined in blue. Entire site will be rezoned CCN Zoning District.

2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.

Positive Finding: The proposed CCN Zoning District is generally consistent with the Land Use Element Table LU-6 (page 170); these specifically include the following policies from the LUE and Housing Element. Only applicable policies from each General Plan element have been included in this discussion, and non-applicable policies have been omitted.

The subject site currently has a General Plan Land Use Element PlaceType designation of NSC-M (Neighborhood-Serving Centers and Corridors–Moderate) which is characterized by medium-rise, moderate-intensity mixed-use (housing and retail) commercial centers and corridors that provide goods and services conveniently located relative to housing with a 1.0-1.5 Floor Area Ratio. The proposed zone change and associated development are consistent with the goals, objectives, and provisions of the General Plan in all respects. Under the

current zoning only three (3) residential units could be developed on the most norther portion of the lot. With the zone change a potential of up to 33 dwelling units could be constructed on the site.

ZONE CHANGE GENERAL PLAN CONSISTENCY REVIEW		
POLICY NUMBER	HOUSING (HE)/ LAND USE (LU)/ ELEMENT POLICIES	FINDING
Housing Element (HE) Policies		
HE 1.1	Implement the 2019 Land Use/Urban Design Element update through a comprehensive rezoning program citywide that will provide adequate sites, zoned at the appropriate densities and development standards, to facilitate the housing production and affordability goals set forth in the 2021-2029 RHNA.	The project would rezone a specific project site to the CCN Zoning District which allows both commercial and/or residential development and is consistent with the NSC-M Place Type. This change also expands the opportunity to for housing consistent with the intent of the LUE and Housing Element.
Land Use Element (LU) Policies		
LU 6-1	Encourage a mix of land uses that is diverse, innovative, competitive, entrepreneurial, local and sustainable, which thereby promotes economic development, increases City revenues, expands job growth and increases value, access and usability for existing neighborhoods and communities.	The proposed rezoning supports the redevelopment of the entirety of the site with a variety of commercial and/or residential uses by right.
LU 6-11	Pursue new developments and businesses that add to the City's economic base, particularly those that generate sales tax and property tax increment revenue.	The rezoning will provide the opportunity for new property tax revenue from new commercial uses permitted by right or a minimum of 33 new residential units.
LU 7-8	Ensure infill development is compatible with surrounding established and planned uses.	The proposed CCN district would permit a variety of low to moderate intensity commercial uses by right. Other uses such as car washes, auto repair, pay day loan, alcohol sales, would require the review of an Administrative Use Permit or Conditional Use Permit to ensure compatibility with the surrounding established uses.

LU 7-10	Maintain consistency between the Land Use Element PlaceTypes and the updated Zoning Districts.	The rezoning of the project site is consistent with the NSC-M PlaceType of the LUE.
LU 10-1	Ensure neighborhoods contain a variety of functional attributes that contribute to residents' day-to-day living, including schools, parks and commercial and public spaces.	The proposed rezoning to the CCN Zoning District will allow for variety of lower intensity commercial uses by right.

3. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.

The proposed change is not a rezoning of an existing mobile home park.