



AGENDA ITEM

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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January 19, 2012

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Sustain the Appeal from Tamara J. Van Duyne, overturning the Zoning Administrator's denial of a front setback Standards Variance, and uphold the Zoning Administrator's approval of a side setback Standards Variance and a Local Coastal Development Permit in conjunction with garage, second story and roof deck additions to an existing single-family dwelling located at 20 Pomona Avenue in the R-2-S zoning district. (District 3)

APPLICANT: Walt Patroske
2132 South Grove Avenue, Suite F
Ontario, CA 91731
(Application No. 1101-03)

BACKGROUND

On April 6, 2011, Planning staff received a Standards Variance and Local Coastal Development Permit application in conjunction with a 1,703-square-foot addition (new second story of 1,585 square feet; garage expansion of 102 square feet; and first story living area expansion of 16 square feet) to the existing one-story, single-family dwelling at 20 Pomona Avenue (Exhibit A – Location Map). Variance relief was sought for the proposal's nonconforming front (12 feet 9 inches instead of not less than 15 feet), alley side (zero – 1 foot 3 inches instead of not less than 3 feet), and rear (6 feet instead of not less than 10 feet) setbacks.

The subject permit requests were heard by the Zoning Administrator at a public hearing on June 13, 2011. The Zoning Administrator approved the requested side setback variance and the Local Coastal Development Permit, and denied both the front and rear setback variance requests.

On June 21, 2011, Tamara J. Van Duyne, owner of the subject property, filed an appeal of the Zoning Administrator's decision (Exhibit B – Application for Appeal). On August 18, 2011, following staff, applicant, and public testimony, the Planning Commission passed a motion to continue the case, and advised the property owner to reconsider the side and rear setback requests and explore possible interior alterations that increase the garage's turning radius.

Following the August 18, 2011 Planning Commission hearing, the owner made the following plan revisions (Exhibit C – Plans):

- Increasing the second floor rear alley setback from a nonconforming 6-foot (zero property line) to a conforming 10-foot (4-foot property line setback); and
- Interior alterations that increase the garage parking area to 372 square feet (from 340 square feet), and incorporating a 4-foot setback from the south alley, thereby increasing the turning radius to 19 feet 6 inches (from 15 feet 6 inches).

The modified rear yard setback now eliminates the need for the previous request of a Standards Variance, hence its omission from staff's recommendation. Staff remains in support of the proposed side setback Standards Variance – the subject property is the second-narrowest (27.85 feet) of Pomona Avenue's 83 residential lots south of Second Street, and the proposed second floor setback would continue the existing, nonconforming first floor setback – and is also supportive of the proposed first floor interior alterations that increase the garage's turning radius an additional 20 percent. Additionally, staff supports the proposed front setback Standards Variance based on the prevalence of second floor front yard encroachments in Belmont Shore.

PUBLIC HEARING NOTICE

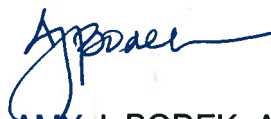
On August 18, 2011, the Planning Commission continued the subject request to an unspecified date. As such, redistribution of public hearing notices is necessary. Revised public hearing notices were distributed on December 28, 2011, as required by the Long Beach Municipal Code. Staff has received no comments or inquiries on the item at the time of writing this report.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption was prepared for the subject proposal (Exhibit D – CE 11-002).

Respectfully submitted,

DEREK BURNHAM
PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AB:DB:MH

Attachments:

- Exhibit A- Location Map
- Exhibit B- Application for Appeal
- Exhibit C- Plans
- Exhibit D- CE 11-002
- Exhibit E- Findings and Conditions