



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

H-3

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September 21, 2004

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Hearing on Amendments to the Downtown Long Beach Planned Development District (PD-30) (Districts 1 and 2)

DISCUSSION

The Redevelopment Agency is requesting various amendments to the Downtown Long Beach Planned Development District (PD-30). The purpose of the amendments is to expand the areas where residential uses can be established and to further restrict a number of uses that can lead to land use conflicts in the densely populated, highly urbanized neighborhoods in the greater Downtown area. The Planning Commission considered the amendments at their meeting of August 3, 2004 (see Planning Commission staff report, Attachment 1, and meeting minutes, Attachment 2) and recommends approval.

There are eight subareas in PD-30 (see PD-30 map, Attachment 3) and the proposed amendments affect only the four commercial and mixed use districts: Downtown Core, Promenade, Downtown Mixed Use, and East Village Mixed Use. A detailed description of the amendments and a complete discussion of each recommended change is included in the attached Planning Commission staff report. The recommended amendments are summarized as follows:

- Allow residential uses in the Promenade subarea (instead of the current prohibition on residential uses). This change will accommodate the current plans for three mixed-use developments now proposed for the Promenade subarea.
- Restrict auto detailing and minor auto repair to business locations in parking structures with approval of an Administrative Use Permit. (They are currently allowed by Conditional Use Permit as a principal use on sites in the Downtown Core, Downtown Mixed Use, and East Village Mixed Use Districts, and prohibited in the Promenade District).
- Prohibit motorcycle and jet ski sales and repair, and vehicle parts with installation (such as a tire store).
- Prohibit car rental agencies in the East Village subarea.

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- Allow computer arcades with approval of a Conditional Use Permit. (These uses are currently permitted with an Administrative Use Permit in the Promenade and Downtown Core). A separate zoning ordinance amendment directed by the City Council and related to internet cafes is being prepared and will be presented to the Planning Commission on September 16, 2004.
- Require a Conditional Use Permit (instead of an Administrative Use Permit) for game arcades, bowling alleys, miniature golf courses, tennis clubs, or skating rinks in the Downtown Core.
- Allow check cashing in the Downtown Mixed Use District and East Village Mixed Use District only as an accessory use to a grocery store of 10,000 square feet or greater. (They are currently allowed with an Administrative Use Permit).
- Prohibit bail bonds services except in the Downtown Core subarea within 600 feet of a police station, jail facility, or court facility, and with the approval of an Administrative Use Permit.
- Prohibit restaurants with drive-thru lanes in the Downtown Mixed Use District and the East Village Mixed Use District. (They are currently allowed with a Conditional Use Permit).
- Prohibit pawn shops in the Downtown Mixed Use District and the East Village Mixed Use District. (They are currently allowed with a Conditional Use Permit).
- Prohibit freestanding monopoles in the Downtown Mixed Use District and the East Village Mixed Use District. (They are currently allowed with a Conditional Use Permit).

The proposed amendments were determined to be categorically exempt from further environmental review in accordance with the Guidelines for Implementation of the California Environmental Quality Act, and Categorical Exemption 322-04 was issued.

Assistant City Attorney Michael J. Mais reviewed this report on September 9, 2004.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that the Planning Commission's recommendation on a proposal to amend the text of the Zoning Ordinance be transmitted to the City Council within 60 days following positive Planning Commission action (or by October 2, 2004). Upon receipt of the recommendation of the Planning Commission, the City Clerk shall set a time for consideration of the matter by the City Council.

FISCAL IMPACT

Not applicable.

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IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Receive the supporting documentation into the record and conclude the public hearing;
2. Declare the Ordinance read the first time and laid over to the next regular meeting of City Council for final reading.

Respectfully submitted,

CHARLES GREENBERG, CHAIR
CITY PLANNING COMMISSION

By: 
FADY MATTAR
ACTING DIRECTOR OF PLANNING AND BUILDING

GC:FM:CCB

Attachments:

1. Planning Commission staff report from August 5, 2004
2. Minutes from Planning Commission meeting of August 5, 2004
3. Map of the Subareas in Downtown Long Beach Planned Development District (PD-30) Ordinance