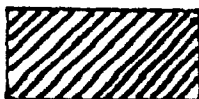
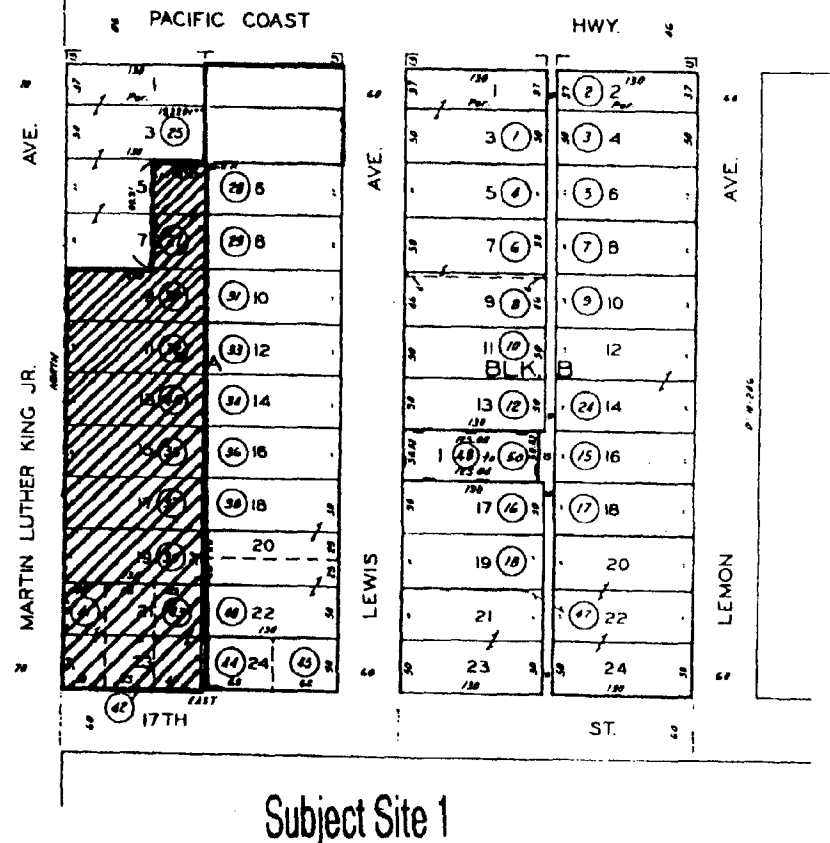


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Proposed properties to be rezoned



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING  
333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

## CONSENT CALENDAR

CHAIRMAN AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**SUBJECT:** Request for Zone Changes from R-3-S to CNR and from R-1-S to I in Order to allow upgrades to properties that are not allowed under current zoning restrictions.  
(Council District 6)

**LOCATIONS:** Two separate areas including: 1.) Martin Luther King Jr. Ave. between Pacific Coast Highway and 17<sup>th</sup> Street; and 2.) New York Street between Myrtle Avenue and Martin Luther King Jr. Avenue (see attached map of affected properties).

**APPLICANT:** City of Long Beach Department of Planning and Building  
333 West Ocean Boulevard  
Long Beach, CA 90802

### RECOMMENDATION

Recommend that the Planning Commission Approve the Zone Change Request.

### REASON FOR RECOMMENDATION

1. A Zone Change will allow upgrades to existing properties that are not allowed under current zoning restrictions.
2. A Zone Change will make existing uses more compatible with the intent of the respective zoning.

### BACKGROUND

Planning Staff has been directed by the City Council office to explore the feasibility of rezoning the following blocks of properties so that certain property owners can improve and expand their properties. Current zoning restrictions prohibit property owners from making such improvements due to the fact that a number of the current uses are non-conforming.

The first project site is located on the east side of Martin Luther King Jr. Avenue between 17<sup>th</sup> Street and Pacific Coast Highway. Land uses within this block of properties include a neighborhood church, some residential uses, a car wash/detail shop, and a vacant lot. The subject properties are bordered by commercial uses on the north, residential uses to the east and south, and Long Beach Polytechnic High School on the west. The proposal for this area is to change the zoning designation from R-3-S (Low density, Multi-family residential, small lot) to CNR (Neighborhood commercial and residential). The properties are located within the Central Redevelopment Project Area.

The Planning Department has not received any opposition to this first proposal. The Community Planning Division mailed notices to the property owners and the surrounding neighborhood and conducted a community outreach meeting on April 29, 2004.

The second project site is located on the south side of New York Street between Myrtle Avenue and Martin Luther King Jr. Avenue. Land uses within this block of properties include a neighborhood church and some residential uses, all of which are owned by the church. The surrounding uses are almost entirely residential, with a commercial use (records/document storage) located immediately east of the subject properties. This particular block of properties are not located within the Central Redevelopment Project Area, and the proposal for these properties was also discussed at the community meeting of April 29, 2004.

The Planning Department has received formal opposition to this second proposal from one adjacent property owner, and there has been an inquiry from this property owner as to whether or not the church is complying with conditions that may have been placed upon it, in relation to parking, from special permits that were granted in 1953 and 1964, although these issues are not directly related to the current request, Staff is presently researching these previous permits.

### **CURRENT ACTION REQUESTED**

The current actions requested by the applicant are the approval of a Zone Amendment to change the zoning designation (map) of subject site 1 from R-3-S (Moderate Density Residential) to CNR (Neighborhood Commercial and Residential), as well as the approval of a Zone Amendment to change the zoning designation (map) of subject site 2 from R-1-S (Single-family Residential, small lot) to I (Institutional).

In order to approve the Zone Amendment request, the Planning Commission and City Council are required to make certain findings in support of an approval decision. These findings along with staff analysis are presented below for consideration, adoption and incorporation into the record of proceedings.

### **ZONE CHANGE FINDINGS**

**A. The proposed change will not adversely affect the character, livability or appropriate development of the surrounding area:**

A positive finding can be made for this item.

The proposed zone changes would allow property owners to make changes and improvements to their properties that are not currently allowed under residential zoning standards. These zone changes are not anticipated to have an adverse impact on the surrounding areas and are considered to be more appropriate to the types of uses existing within the affected boundaries.

**B. The proposed change is consistent with the goals, objectives and provisions of the General Plan:**

A positive finding can be made for this item.

Rezoning subject site 1 would allow for continued economic development within the site area, as well as potentially provide new opportunities for economic development and make existing land uses more compatible with zoning. Rezoning subject site 2 would allow an existing church to realize future expansion goals; allow the existing use to be more compatible with zoning; and to help the church provide the means necessary for maintaining and strengthening the neighborhood which it serves.

The proposal is consistent with the Land Use Element of the General Plan, in that the proposal enhances potential opportunities for economic development, as well as assisting and supporting the efforts of residents to maintain and strengthen their neighborhood.

### **PUBLIC HEARING NOTICE**

A total of 152 Public Hearing Notices were mailed on June 29, 2004 to all owners of properties within a 300 foot radius of the project site, as well as to the Long Beach Unified School District, the Redevelopment Agency of Long Beach, and the elected representative of the 6th Council District.

### **REDEVELOPMENT REVIEW**

Subject site 1 is located in the Central Long Beach Redevelopment Project Area. The Redevelopment Agency has not voiced any opposition to the proposed zone change. Subject site 2 is not located within the boundaries of the Central Long Beach Redevelopment Project Area.

**IT IS RECOMMENDED THAT THE PLANNING COMMISSION:**

Recommend that the City Council Approve the Zone Change Request.

Respectfully submitted,

FADY MATTAR  
ACTING DIRECTOR OF PLANNING AND BUILDING

By: \_\_\_\_\_

JEROME OLIVERA  
PROJECT PLANNER

Approved: \_\_\_\_\_

GREG CARPENTER  
ZONING ADMINISTRATOR

**Attachments:**

1. Location Map



Categorical Exemption CEP- 469-04

## NOTICE OF EXEMPTION

To: \_\_\_\_\_ Office of Planning & Research  
1400 Tenth street, Room 121  
Sacramento, CA 95814

From: Department of Planning & Building  
333 W. Ocean Blvd., 5th Floor  
Long Beach, CA 90802

☒ L. A. County Clerk  
Environmental Filings  
12400 E. Imperial Hwy. 2nd Floor, Rm. 2001  
Norwalk, CA 90650

Project Title: REZONINGS WITHIN THE 6<sup>th</sup> COUNCIL DISTRICT

Project Location - Specific: MLK JR. AVE. between 17<sup>th</sup> St. / PCH; NEW YORK ST. between Myrtle Ave and MLK JR. AVE.

Project - City: LONG BEACH

Project Location - County: Los Angeles

Activity Description: REZONING of 2 SEPARATE AREAS w/in 6<sup>th</sup> Council district to facilitate Property Improvements.

Name of Public Agency Approving Project: City of Long Beach Planning Commission

Name of Person or Agency Carrying Out Project: City of Long Beach  
(Printed Name)

333 W. Ocean Blvd. Long Beach, CA. 90802  
(Mailing Address)

(Telephone)

(Signature)

## LONG BEACH CITY PLANNING COMMISSION

The above project has been found to be exempt from CEQA in accordance with the State Guidelines Section

15301

Statement of Support for this finding: negligible expansion of existing use

Lead Agency

Contact Person: ANGELA BENNETT, AICP

Area Code/Telephone: (52) 570-6357

Signature: [Signature]

Date: 9/30/04

Title: Acting Environmental Officer

Signed by Lead Agency

Signed by Applicant

Charge Point: \_\_\_\_\_

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

ORDINANCE NO. C-

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 A PORTION OF PART 10 OF SAID MAP FROM R-3-S (THREE-FAMILY RESIDENTIAL) TO CNR (NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL) FOR PROPERTY LOCATED AT 1780, 1760, 1750, 1746, 1738, 1728, 1716, AND 1700 MARTIN LUTHER KING JR. AVENUE, 1007 AND 1013 EAST 17TH STREET; AND FROM R-1-S (SINGLE-FAMILY RESIDENTIAL) TO I (INSTITUTIONAL) FOR PROPERTY LOCATED AT 1458, 1450, 1448, AND 1430 MYRTLE AVENUE, 908 AND 920 EAST NEW YORK AVENUE, AND 1471 MARTIN LUTHER KING JR. AVENUE, IN THE CITY OF LONG BEACH (REZONING NO. 0406-38)

The City Council of the City of Long Beach ordains as follows:

Section 1. Environmental documentation having been prepared, certified, received and considered as required by law, and the City Council hereby finding that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding properties and that the proposed change is consistent with the goals, objectives and provisions of the General Plan, the official Use District Map of the City of Long Beach, as established and amended, is further amended by amending a portion of Part 10 of said Map to rezone the property described as Subject Site #1 shown on Exhibit "A", from R-3-S (Three-Family Residential) to CNR

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

(Neighborhood Commercial and Residential); and rezone the property described as Subject Site #2 shown on Exhibit "A", from R-1-N (Single-Family Residential) to I (Institutional). Those portions of Part 10 of said maps which are amended by this ordinance are depicted on Exhibit "B" which is attached hereto and by this reference made a part of this ordinance and the official Use District Map.

Sec. 2. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Sec. 3. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2004, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
City Clerk

Approved: \_\_\_\_\_

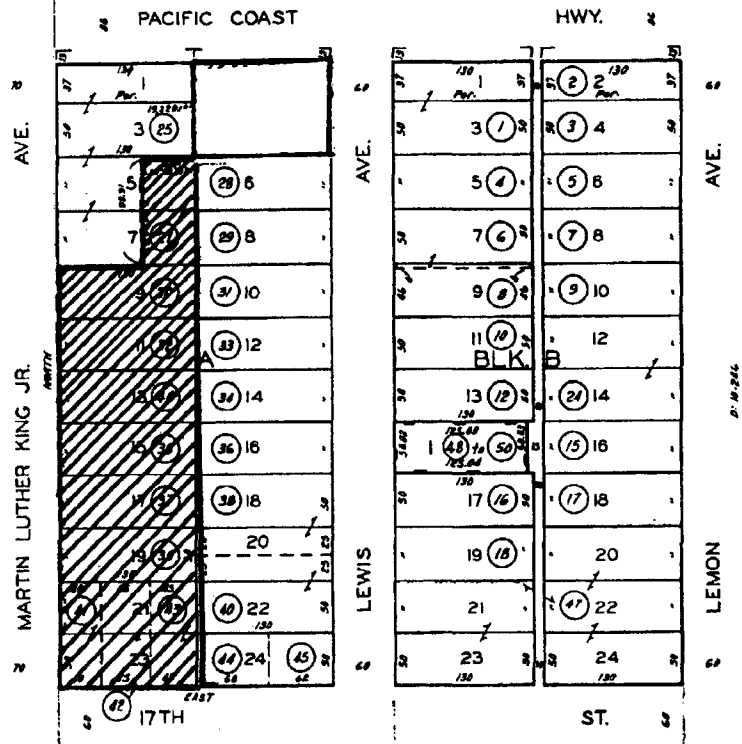
\_\_\_\_\_  
Mayor



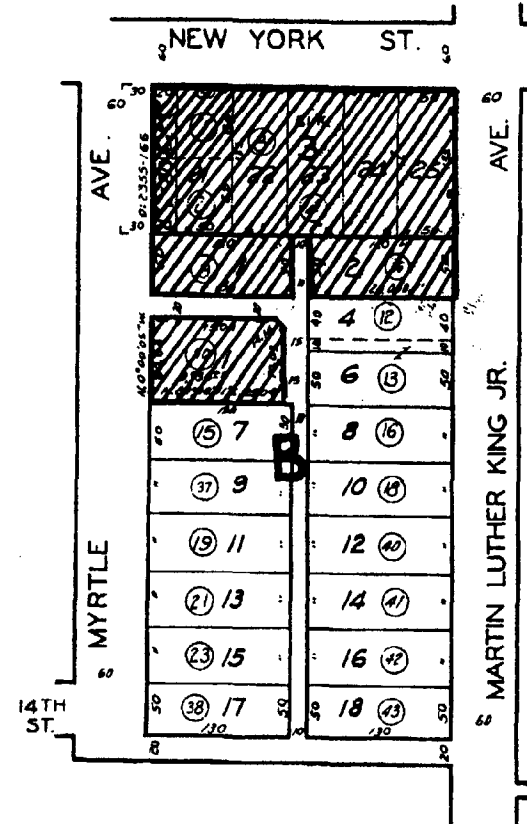
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Subject Site #1

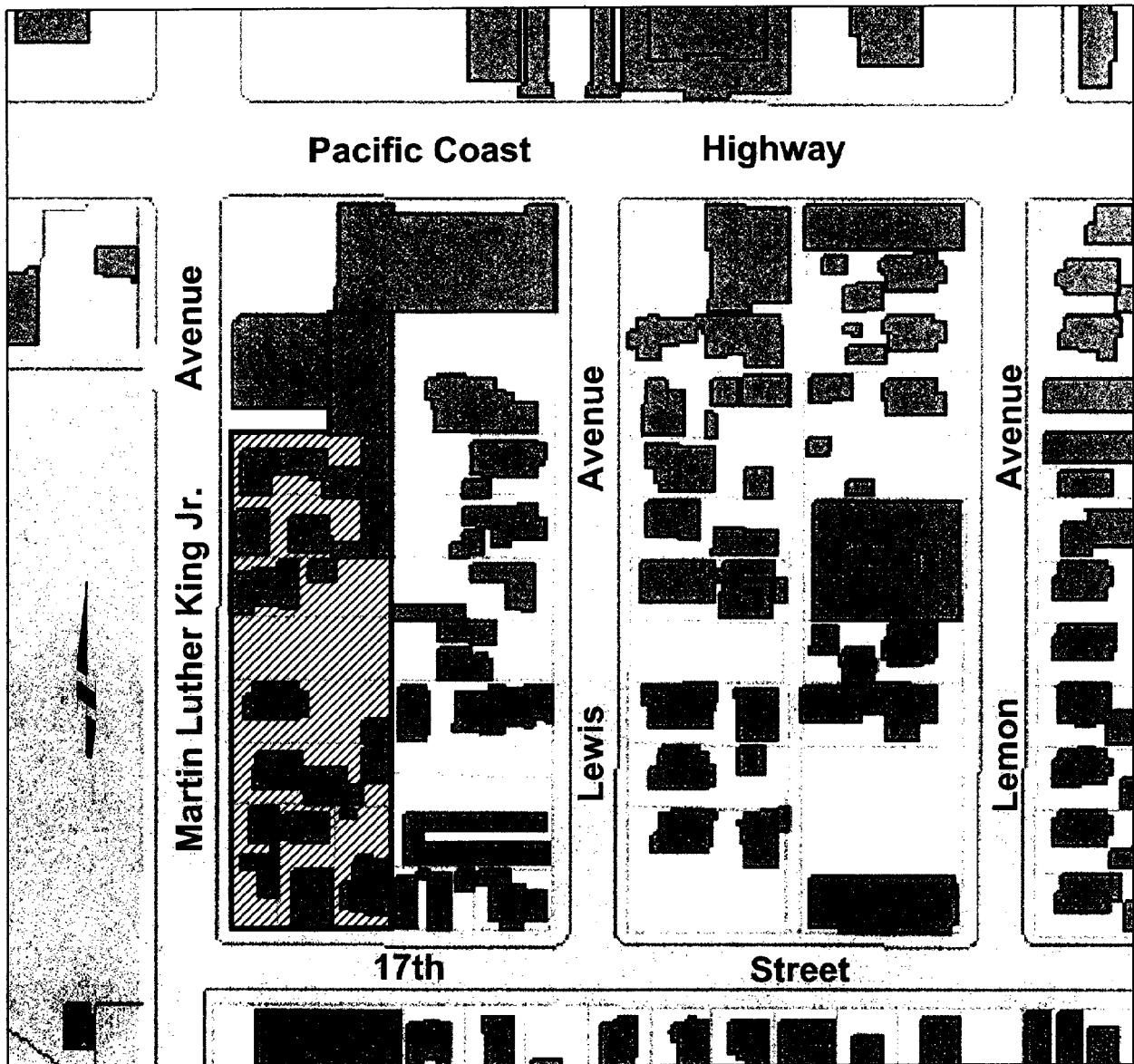


Subject Site #2



=

Proposed properties to be rezoned



from: R-3-S (Three-Family Residential)  
to: CNR (Neighborhood Commercial and Residential)

## PROPOSED

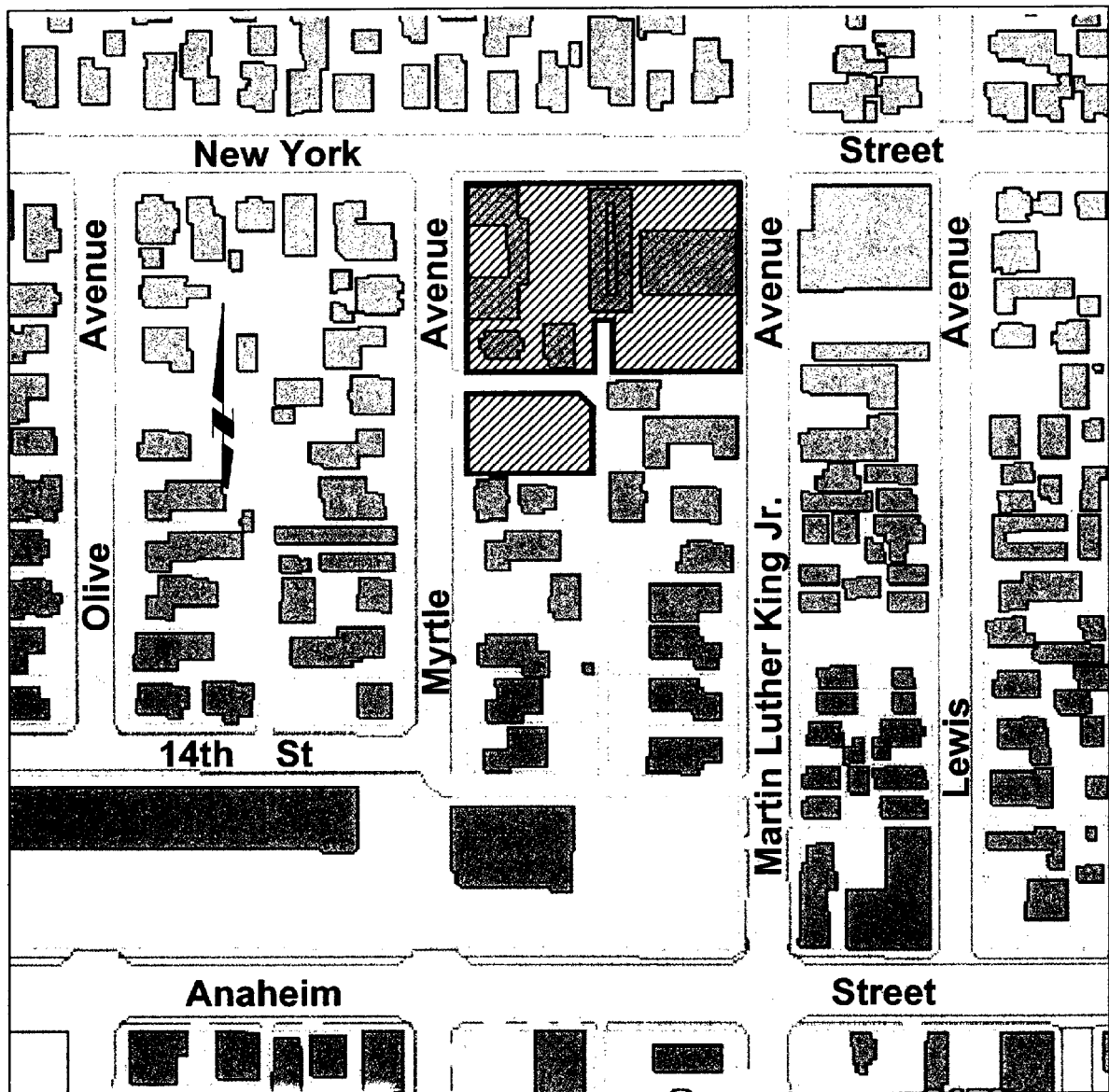
AMENDMENT TO A PORTION OF PART 10  
OF THE USE DISTRICT MAP.

sheet 1 of 2

REZONING CASE

**RZ-0406-38**

Exhibit "B"



from: R-1-N (Single-Family Residential)  
to: I (Institutional)

## PROPOSED

AMENDMENT TO A PORTION OF PART 10  
OF THE USE DISTRICT MAP.

sheet 2 of 2

REZONING CASE

RZ-0406-38

Exhibit "B"