



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

H-2

333 West Ocean Boulevard • Long Beach, California 90802 • (562) 570-6194 FAX (562) 570-6068

August 24, 2004

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Hearing on an Amendment to the Land Use Element of the General Plan and Amendment to The Alamitos Land Planned Development District (PD-17) to allow a 106-Unit Single-Family Residential Development at 2080 Obispo Avenue (District 4)

DISCUSSION

The applicant is requesting approval of entitlements for the development of 106 detached single-family homes in a gated community. The Planning Commission's approval of the tentative map allows individual ownership of the detached homes. The subject site is a vacant 24-acre parcel bordered by Redondo Avenue to the east, 20th Street to the south, Orizaba Avenue to the west, and Hill Street to the north. The proposed development is located on the southern 14 acres of the block. The northern portion of the block will be used by the Long Beach Unified School District as a future K-8 facility. Surrounding uses include various commercial uses to the south, residential uses to the east and west, and light industrial uses to the north. Several new housing developments are located in the immediate area.

The subject parcel is currently designated as subarea 2 of the Alamitos Land Planned Development District (PD-17). PD-17 is comprised of four subareas and initially allowed a mixture of uses and development intensities specified in each subarea. Subarea 2 currently allows office, retail, and light industrial uses. Since adoption, the Planned Development Plan has been amended twice to allow two recently constructed residential developments. Those two single-family projects are located at Stearns Street and Redondo Avenue (subarea 3) and at the southwest corner of Hill Street and Obispo Avenue (subarea 4). The Hill/Obispo site is integrated into a much larger housing development located in the City of Signal Hill. Subareas 1, 1A, 3, and 4 of the Planned Development Plan currently allow residential use.

A summary of the project entitlements include:

- General Plan Amendment

The General Plan divides the City into various land use districts, which provide general guidance as to the type and density of land uses considered appropriate. The site is located in Land Use District No. 7, which is the standard land use

district for areas that are regulated by the Planned Development (PD) plans (i.e., specific plans). Planned Development 17 (Alamitos Land) implements the Land Use District of the site. To accommodate the housing development, an amendment to Land Use District #1 (Single Family) is required. Additionally, a secondary component of the amendment is to reclassify the northern portion of the site to Land Use District #10 (Institutions/Schools). Although it is school district property and does not require City Council approval; the amendment will provide land use consistency for the school site.

- **Planned Development Amendment**

A Planned Development Amendment is required for PD-17 to divide the existing 24-acre parcel into two subareas for the residential development, subarea 2, and the future school site (subarea 2a). Subarea 2 will be amended to include the residential use and contain a set of development standards tailored to the proposal. Subarea 2A will be created exclusively for institutions/schools.

On June 3, 2004 the Planning Commission conducted a public hearing on these requests (see Planning Commission staff report, Attachment 1, and minutes, Attachment 2). After consideration, the Planning Commission certified Environmental Impact Report EIR 35-01 and adopted a Statement of Overriding Considerations, approved the Site Plan Review and Vesting Tentative Tract Map No. 52702 for a 106-unit subdivision and recommended that City Council adopt a Resolution to amend the General Plan Amendment from LUD #7-Mixed Uses to LUD #1 (Single-Family) and LUD #10 (Institutional/Schools) and adopt an Ordinance to amend the Alamitos Land Planned Development District (PD-17). The applicant and applicant's consultants were the only individuals who provided testimony at the hearing. The motion was made by Commissioner Winn, seconded by Commissioner Sramek and passed 4-0 (Commissioners Moyer and Stuhlberg were absent).

In making this recommendation, the Planning Commission found that the General Plan amendment and zone change are consistent with new housing developments in the vicinity, both in Long Beach and Signal Hill, and that the proposal is well suited for the site.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Environmental Impact Report EIR 35-01 was certified by the Planning Commission and is herewith forwarded to City Council (Attachment 3).

This report was reviewed by Assistant City Attorney, Michael J. Mais, on August 11, 2004.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that the Planning Commission's decision to rezone the property be transmitted to the City Council within sixty (60) days (by August 3, 2004) following positive Planning Commission action. This item has been

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unavoidably delayed due to the limitation on the number of General Plan amendments permitted each year.

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

FISCAL IMPACT

None.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

- 1) Receive the supporting documentation into the record and conclude the public hearing;
- 2) Review and consider the Environmental Impact Report EIR 35-01 and Statement of Overriding Considerations as certified by the Planning Commission on June 3, 2004;
- 3) Adopt a Resolution amending the Land Use Element of the General Plan from Land Use District #7-Mixed Uses to Land Use District #1-Single-Family and Land Use District #10- Institutions/Schools; and
- 4) Declare the Ordinance changing the Alamos Land Planned Development District (PD-17) District by amending subarea 2 and adding subarea 2A read for 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

NS:FM:LF:0208-18.CC3

Attachments:

- 1) Planning Commission staff report from June 3, 2004
- 2) Minutes from Planning Commission meeting of June 3, 2004
- 3) EIR 35-01
Resolution
Ordinance