

# CITY OF LONG BEACH

The City Planning Commission

# H-1

333 W. Ocean Boulevard - Long Beach, CA 90802 - (562) 570-6321 - FAX (526) 570-6068

October 23, 2007

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Receive supporting documentation into the record, conclude the hearing, adopt the resolution amending the Land Use Map of the General Plan from Traditional Retail Strip Commercial District (Land Use Designation 8A) and Moderate Density Residential District (Land Use Designation 3B) to Pedestrian-Oriented Retail Strip District (Land Use Designation 8A), and declare the ordinance rezoning from the Commercial Community Automobile-Oriented (CCA) zoning district to the Commercial Neighborhood Pedestrian-Oriented (CNP) zoning district for the areas of Long Beach Boulevard from 53<sup>rd</sup> Street to 55<sup>th</sup> Street and Atlantic Avenue from 56<sup>th</sup> Street to South Street, read the first time and laid over to the next regular meeting of the City Council for the final reading (Case No. 0708-07). (District 8)

## DISCUSSION

This item is a City-initiated request to change the Zoning and General Plan land use designations in two areas of North Long Beach. This item was referred to the Planning Commission by the City Council on May 15, 2007. Planning Staff conducted outreach through a noticed community meeting and distribution of information to properties in affected areas.

Both areas on Long Beach Boulevard and Atlantic Avenue are identified as key pedestrian-oriented commercial nodes through the North Long Beach Strategic Guide for Redevelopment. The requested actions would help implement this goal as the CNP zoning district allows small scale, neighborhood compatible uses. The CNP district also encourages pedestrian orientation through active storefronts, with buildings located at the front setback and parking behind the buildings. The current CCA zoning is automobile-oriented, allowing parking in the front of the lot and buildings towards the rear. An Amendment to the Land Use Map of the General Plan is requested, as the proposed CNP zoning district fulfills the objectives of Land Use District 8P (Pedestrian-Oriented Retail Strip District), as opposed to the current Land Use District 8A (Traditional Retail Strip Commercial District).

On September 20, 2007, the Planning Commission approved a recommendation for a General Plan Amendment to the Land Use Map and the Rezoning of the areas of Long Beach Boulevard from 53<sup>rd</sup> Street to 55<sup>th</sup> Street and Atlantic Avenue from 56<sup>th</sup> Street to

South Street (Attachment A). No individuals spoke against the recommendation. No letters or telephone calls were received in opposition to the recommendation. Commissioner Saumur moved to recommend that the City Council amend the General Plan Land Use Map and recommend that the City Council rezone the affected properties. Commissioner Smith seconded the motion, which passed 5-0 (Commissioner Jenkins was absent). No appeals were filed.

This report was reviewed by Assistant City Attorney Heather A. Mahood on October 11, 2007, and by Budget Management Officer Victoria Bell on October 11, 2007.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that within sixty (60) days following positive Planning Commission action for a rezoning, the Commission's recommendation shall be transmitted by the Department of Planning and Building to the City Clerk for presentation to the City Council.

A 14-day public notice of hearing and a published newspaper notice are required.

FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

LESLIE GENTILE, CHAIR  
CITY PLANNING COMMISSION

BY:   
\_\_\_\_\_  
SUZANNE FRICK  
DIRECTOR OF PLANNING AND BUILDING

Attachments:

- A. Planning Commission staff report and minutes of September 20, 2007  
General Plan Amendment Resolution  
Zoning Amendment Ordinance

**CITY OF LONG BEACH**

ATTACHMENT A

DEPARTMENT OF PLANNING &amp; BUILDING

333 W. Ocean Boulevard

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

September 20, 2007

**CHAIRMAN AND PLANNING COMMISSIONERS**City of Long Beach  
California

**SUBJECT:** Request for approval of a General Plan Amendment to the Land Use Map from Traditional Retail Strip Commercial District (Land Use Designation 8A) and Moderate Density Residential District (Land Use Designation 3B) to Pedestrian-Oriented Retail Strip District (Land Use Designation 8A), and a Rezoning from the Commercial Community Automobile-Oriented (CCA) zoning district to the Commercial Community Pedestrian-Oriented (CNP) zoning district (Council District 8).

**LOCATION:** Long Beach Boulevard from 53<sup>rd</sup> Street to 55<sup>th</sup> Street and Atlantic Avenue from 56<sup>th</sup> Street to South Street (see map attachment 1).

**APPLICANT:** City of Long Beach  
Suzanne Frick, Director of Planning & Building  
333 W. Ocean Boulevard  
Long Beach CA, 90802

**RECOMMENDATION**

1. Planning Commission recommend that the City Council amend the General Plan Land Use Map; and
2. Planning Commission recommend that the City Council rezone the affected properties.

**REASON FOR RECOMMENDATION**

1. The proposed changes are consistent with and would help advance the goals of the North Long Beach Strategic Guide for Redevelopment.
2. Positive findings can be made to support the Rezoning.
3. The proposed Land Use Element Map change would provide consistency with the proposed zoning.

**BACKGROUND**

On May 15 City Council referred this item to the Planning Commission for a recommendation of a **Rezoning for Atlantic Avenue** from 56<sup>th</sup> Street to South Street, and Long Beach Boulevard between 53<sup>rd</sup> Street and 55<sup>th</sup> Street to the CNP zoning district. The

City Council also requested that the Planning and Building Department host a community meeting to receive feedback regarding the possibility of rezoning commercial properties on Long Beach Boulevard and Atlantic Avenue from CCA (Commercial Community Automobile-Oriented) to CNP (Commercial Community Pedestrian-Oriented).

Approximately 45 people attended the June 26, 2007 community meeting regarding the potential rezoning. The attendees consisted of a mix of residents, residential property owners, and several business and commercial property owners. Staff from the Redevelopment Agency, Police Department, and the 8th District Council Office was also in attendance. Planning staff presented a summary of the differences (see attachment 2) between the current CCA zoning district and the CNP zoning district, described the hearing process for a rezoning, and responded to questions regarding nonconforming rights, churches, and restaurant uses. Comment cards (see attachment 3) were distributed to all attendees.

Meeting notification was mailed to all property owners and occupants within a 300-foot radius of affected properties. Additional outreach was conducted on Tuesday July 3, 2007 as planning staff personally distributed information and comments cards to each property affected. As of September 10, 2007 nine comment cards were returned: four in favor of CNP, five in favor of CCA (or no change). Staff has also received two telephone inquiries from commercial property owners; neither expressed a zoning district preference.

### **Description of Areas**

The requested action is to rezone and change the general plan land use designation for two commercially zoned areas.

#### **Area 1 Characteristics**

Properties in Area 1 are located along the East and West sides of a four-block area along Long Beach Boulevard from 53<sup>rd</sup> Street to 55<sup>th</sup> Street. Area 1 is primarily developed with one and two story commercial uses. Most of the commercial uses consist of small-scale retail. There are also a number of personal services and two restaurants located in the area. Several mixed-use buildings are developed with residential units on the second or third floors. The typical lot depth along Long Beach Boulevard is 105-125', however, lot width varies from 25' to 130' wide. Six of the seven block faces are served by 15'-wide North-South alleys. However, an alley is not present to East of Long Beach Boulevard between 53<sup>rd</sup> Street and Plymouth Street. Forty-Two property owners have been identified in this area.

If rezoned to CNP, some existing uses that are legally permitted in the CCA zoning district, but are not allowed in the CNP zoning district would become legal nonconforming. These uses would be able to continue as long as they are not abandoned for a period of 12 months or longer, however, the right to expand would be restricted based on the CNP zoning. Nonconforming businesses in this area include a pawn shop, a mortuary, a recycling collection center for cans and bottles, and an auto parts store.

The physical characteristics of the area are generally in line with the intent of the CNP development standards, with most of the existing structures being built towards the street. There are two nonconforming major auto repair businesses with parking in the front and the auto repair buildings at the rear. There is one traditional commercial strip shopping center with parking in the front at the Southwest corner of Long Beach Boulevard and Market Street.

**Area 2 Characteristics**

Area 2 is located along East and West sides of one block of Atlantic Avenue from 56<sup>th</sup> Street to South Street. Area 2 is primarily developed with one story commercial uses. Most of the commercial uses consist of small-scale retail. There are also several personal services and two restaurants located in the area. One mixed-use building is developed with residential units on the second floor. The block is approximately 650' feet long, with a typical lot size of 40' by 103'. The block is served by approximately 15'-wide North-South alleys on both sides of Atlantic Avenue. Twenty-eight property owners have been identified in this area.

If rezoned to CNP, some existing uses that are legally permitted in the CCA zoning district, but are not allowed in the CNP zoning district would become legal nonconforming. Nonconforming businesses in this area include a gas station, an institutional use, and a repair shop.

The physical characteristics of the area are generally consistent with the intent of the CNP development standards. Most of the existing structures are built at or near the front property line. The properties that deviate from this pattern include a rental-center with parking in front on the west side of Atlantic and a gas station and three parking lots on the east side of Atlantic.

The following table summarizes the zoning designation, General Plan land use designation, and land uses surrounding the areas.

	<b>Zone</b>	<b>General Plan</b>	<b>Existing Use</b>
Subject Areas	CCA	LUD #8A (Traditional Retail Strip Commercial District)	Predominately small-scale Commercial Retail
North	CCA/CNA	LUD #8A (Traditional Retail Strip Commercial District)	Predominately small-scale Commercial Retail
South	CCA	LUDs #8A (Traditional Retail Strip Commercial District)	Predominately small-scale Commercial Retail
East	R-1-N/R-3-4/R-3-S/CNR	LUD #1/3B/8R (Single Family/ Moderate Density Residential/Mixed Retail Residential)	Single and Multi-Family Residential/Commercial
West	R-1-N/R-2-N/R-3-T/CNR	LUD #1/2/3A/8R (Single Family/ Mixed Style Homes/Townhomes/Mixed Retail Residential)	Single and Multi-Family Residential/Commercial

### **Right of Way Dedications**

There is a 10' required right-of-way dedication for potential future right-of-way widening on both Long Beach Boulevard and Atlantic Avenue. This dedication requirement means that property owners would not be able to construct buildings at the existing property line, but would instead be required to move the existing property line back 10' and then would be allowed to build at the new property line. On Long Beach Boulevard almost all buildings are currently constructed at or behind the 10' dedication line, whereas, on Atlantic Avenue, most structure are built over the current dedication line. This right-of-way dedication is referenced in the Transportation Element of the General Plan, (Table 11 - Functional Classification of Streets). Right-of-way requirements will likely be evaluated in the Long Beach 2030 update of the General Plan.

### **General Plan Land Use Districts**

The General Plan sets forth the goals, policies, and directions the City will take in managing its future. The General Plan is the City's "blueprint" for development: the guide to achieving our vision. California law requires each local government to adopt a local General Plan, which must contain at least seven elements: Land Use, Transportation, Housing, Conservation, Noise, Open Space and Safety. The proposed rezoning requires an amendment to the Land Use District Map of the Land Use Element of the City's General Plan to ensure that the General Plan and Zoning designations are consistent.

Both areas currently have a land use designations of predominately 8A (Traditional Retail Strip Commercial District). This land use district is established to recognize the continuing need to provide commercial uses along the frontages of certain streets for the service and convenience of person traveling by car, and needing local services. The proposed CNP zoning district would not be consistent with the objectives of Land Use District 8A.

The proposed land use district, 8P (Pedestrian-Oriented Retail Strip District), is a special category to be implemented where strip retail uses catering to pedestrian trade are located or may be developed. Pedestrian-Oriented means that shopper arrive by foot (or arrive by car and park once) and then stroll to a number of shops, services, and restaurants. These districts may have less parking and the location of parking may be behind stores instead of in front of them. The proposed CNP zoning district would implement the objectives of the 8P Land Use District.

### **Comparison of CCA and CNP Zoning Districts**

The key differences between the two zoning categories are the list of allowable uses and the development standards.

Land Uses

As a Neighborhood Commercial Zoning District, the CNP district provides small scale, neighborhood compatible uses. The CNP District is oriented towards serving pedestrians with buildings located at the front setback and parking behind the buildings. Whereas the Community Commercial Zoning Districts, including CCA, provide medium scale uses that may require buffering to ensure compatibility with adjacent neighborhood uses. The CCA District permits retail and service uses for an entire community including convenience and comparison-shopping goods and associated services.

The CNP zoning district is generally more restrictive regarding allowable land uses than the CCA zoning district. There are a number of commercial uses (see attachment 2) that are legally permitted in the CCA zoning district, but either are not allowed in the CNP zoning district or require a Use Permit.

Additionally, there is a pending prohibition of churches in the CNP district. The Planning Commission recommended amendments to the CNP zone that would prohibit churches to the City Council in February of 2007. The City Council is scheduled to consider the zoning ordinance amendments on September 18, 2007.

Development Standards

The development standards differ between the two zoning districts because of the alternate goals and objectives of automobile-oriented versus pedestrian-oriented development. As demonstrated in the table below, the CNP zoning district requires parking to be set back 30' from the front property line and allows buildings at the front property line without a setback, while the CCA zone allows parking within 10' from the street property line and requires a 10' building setback. The intent of the CNP development standards is to encourage an active pedestrian-oriented street frontage.

	CNP	CCA
Building Setback from Street (a)	0 feet	10 feet
Parking Setback from front street (a)	30 feet	10 feet
Parking Setback from side street (a)	6 feet	6 feet
Minimum Lot Size	5,000	10,000

(a) In all cases, minimum setback of 10 ft. from curb face.

With the goal of developing an active and attractive street frontage, the following Special Development Standards also apply to CNP district: (excerpted from Section 21.32.230)

**D. Special Development Standards For CNP, CNA And CNR Districts.** All new and remodeled commercial buildings in the Neighborhood Commercial zoning districts shall comply with the following design standards. Alternative designs may be approved through Site Plan Review. Site Plan Review is required for exterior remodeling of fifty feet (50') or more of building frontage.

1. **Exterior Design.** Exterior elevations should be designed with extensive articulation to

create visual interest and enhance pedestrian activity along the site. Three dimensional (3-D) elements such as cornices, pilasters and structural bays should be used to break up the facade planes. Ground floor facades should be distinguished from upper floors by cornices, changes of material and/or other architectural devices. Facades wider than fifty feet (50') should be designed with a modular expression that breaks the facade scale to a width of fifty feet (50') or less.

2. **Street Wall.** At least two-thirds (2/3) of the front building facade should be located at the front property line. This does not apply in the CNA and CNR districts.

3. **Windows.** Ground floor windows should comprise at least two-thirds (2/3) of the area of the ground floor front facade. Such glass should be clear with an exterior daylight reflectance of not more than eight percent (8%). Ground floor wall sections without windows should be not more than five feet (5') in width.

4. **Entrances.** Entrances should comprise no more than one-third (1/3) of the width of the ground floor facade. Entrances should be recessed no more than five feet (5') in depth and should be located no more than fifty feet (50') apart.

5. **Awnings.** Storefront awnings are encouraged. Awnings should be placed below the ground floor cornice (or below the sills of the second story windows if no cornice exists). Awnings should be divided into sections to reflect the major vertical divisions of the facade.

Further information about the zoning districts can be found in Tables 32-1 and 32-2 of the Commercial Districts Chapter (21.32) of the Municipal Code.

### **North Long Beach Strategic Guide for Redevelopment**

The North Long Beach Strategic Guide for Redevelopment, completed in 2002 with public involvement from the community, identifies both areas as Commercial Nodes. The intersection of Atlantic Avenue and South Street (Area 2) is identified as "The North Long Beach Village Center" and is envisioned as a "Pedestrian-Oriented Village Center Node" that acts as the principal center for North Long Beach. The area around the intersection of Long Beach Boulevard and Market Street (Area 1), also known as the Historic Node or Virginia Village, is identified as a "Neighborhood Convenience Node" and is also envisioned to be pedestrian-oriented. The Redevelopment Agency has recently completed façade improvement projects in both areas and has plans for additional façade improvements in Area 1. The Agency has also completed a street median improvement project in Area 2 and has plans for roadway and streetscape improvements in Area 1. The proposed rezoning and General Plan Amendment would help to fulfill the North Long Beach Strategic Guide for Development vision for pedestrian-oriented commercial areas.

### **CURRENT ACTION REQUESTED**

The action requested is the approval of a Zone Change and General Plan Amendment to the Land Use Map. Requests for the Zone Change may be granted only when the Planning Commission and City Council make positive findings pursuant to Section 21.25.106 of the Long Beach Municipal Code. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of the proceedings.



### **ZONE CHANGE FINDINGS**

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

The proposed zone change will not adversely affect the character, livability, or appropriate development of the surrounding area. The North Long Beach Strategic Guide for Redevelopment, completed in 2002 with public involvement from the community, calls for both areas to be developed as pedestrian-oriented commercial nodes. The proposed change in zoning would aid in creating and improving the character and livability of the areas by developing and enhancing pedestrian-friendly commercial areas. Further, the development standards in the CNP zoning district are either similar or smaller in scale than those in the CCA zoning district. The CNP zoning district is also more restrictive in uses that may be incompatible with the surrounding neighborhoods.

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

The subject areas are currently located within Traditional Retail Strip Commercial District (Land Use Designation 8A) and Moderate Density Residential District (Land Use Designation 3B). As a part of this action the Planning Commission is requested to recommend that the City Council amend the General Plan land use designation for these properties to Pedestrian-Oriented Retail Strip District (Land Use Designation 8A), which would ensure consistency between the proposed zoning and land use designations as the CNP zoning district implements the goals, objectives, and provisions of the Pedestrian-Oriented Retail Strip District.

**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. (ORD. C-6533 § 1 (PART), 1988).**

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

### **PUBLIC HEARING NOTICE**

As per the requirements of Section 21.22.302 of the Long Beach Municipal Code, a legal notice was sent to all 394 owners of real property as shown on the latest equalized assessment roll within three-hundred feet of the project area on September 6, 2007. Notices were also sent to the Eighth District Councilperson, and local community groups that have requested such notice. Notices were also posted at City Hall and at the North Village Annex at 5641 Atlantic Avenue.

**REDEVELOPMENT REVIEW**

The project site is located within the North Long Beach Redevelopment Project Area. The recommended action is consistent with the North Long Beach Redevelopment Strategic Guide for Redevelopment.

**ENVIRONMENTAL REVIEW**

A Categorical Exemption (CE 203-07) was prepared in accordance with the Guidelines for implementation of the California Environmental Quality Act (CEQA) and is attached for your review.

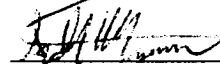
**IT IS RECOMMENDED THAT THE PLANNING COMMISSION:**

1. Planning Commission recommend that the City Council amend the General Plan Land Use Map; and
2. Planning Commission recommend that the City Council rezone the affected properties.

Respectfully submitted,

SUZANNE M FRICK  
DIRECTOR OF PLANNING AND BUILDING

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



SCOTT MANGUM  
PLANNER

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

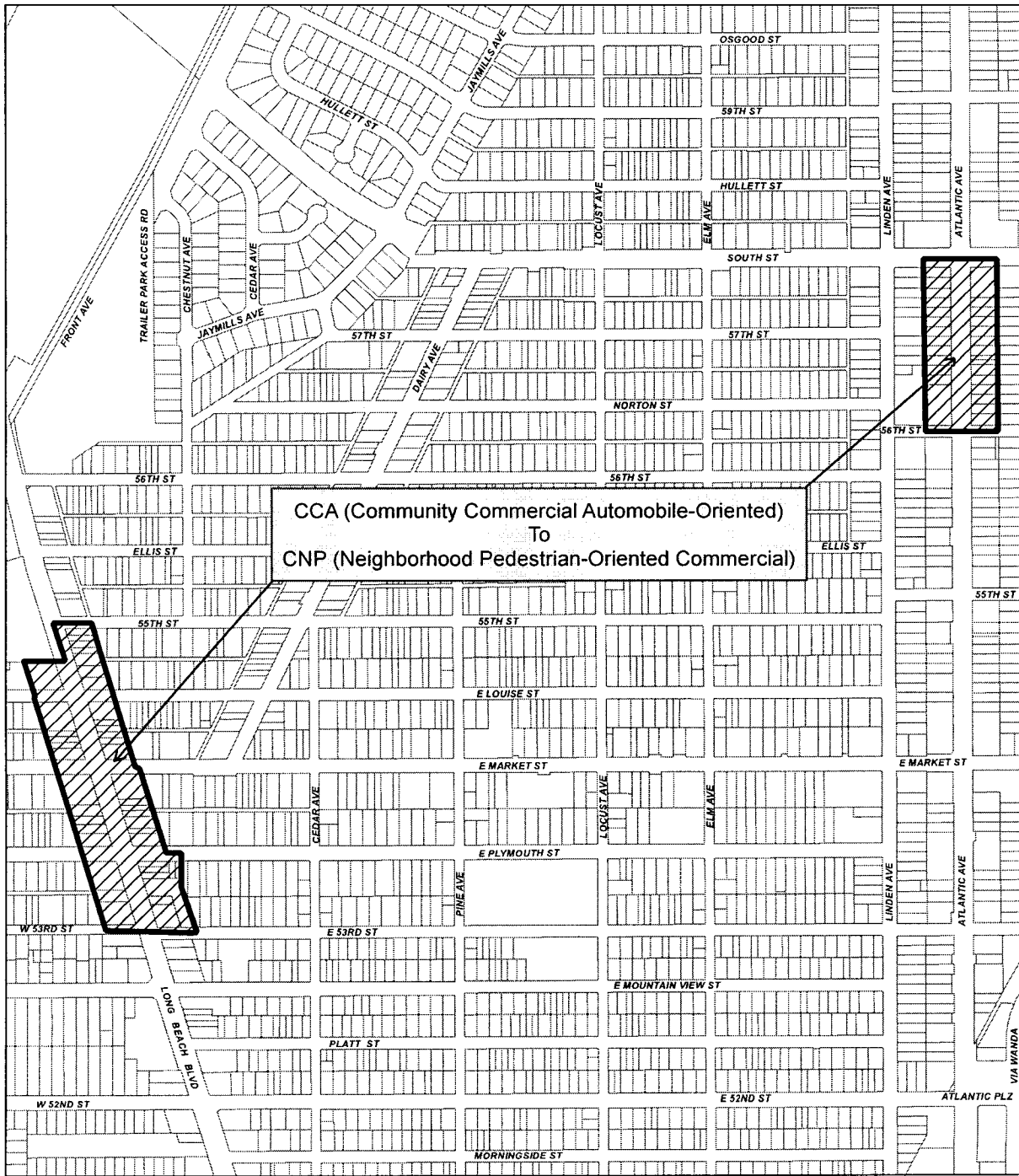


GREG CARPENTER  
PLANNING BUREAU MANAGER

GC:SM

Attachments:

1. Rezoning and Land Use District Maps
2. Letter and Zoning Comparison handout
3. Comment Card Responses
4. Categorical Exemption



CCA (Community Commercial Automobile-Oriented)  
 To  
 CNP (Neighborhood Pedestrian-Oriented Commercial)



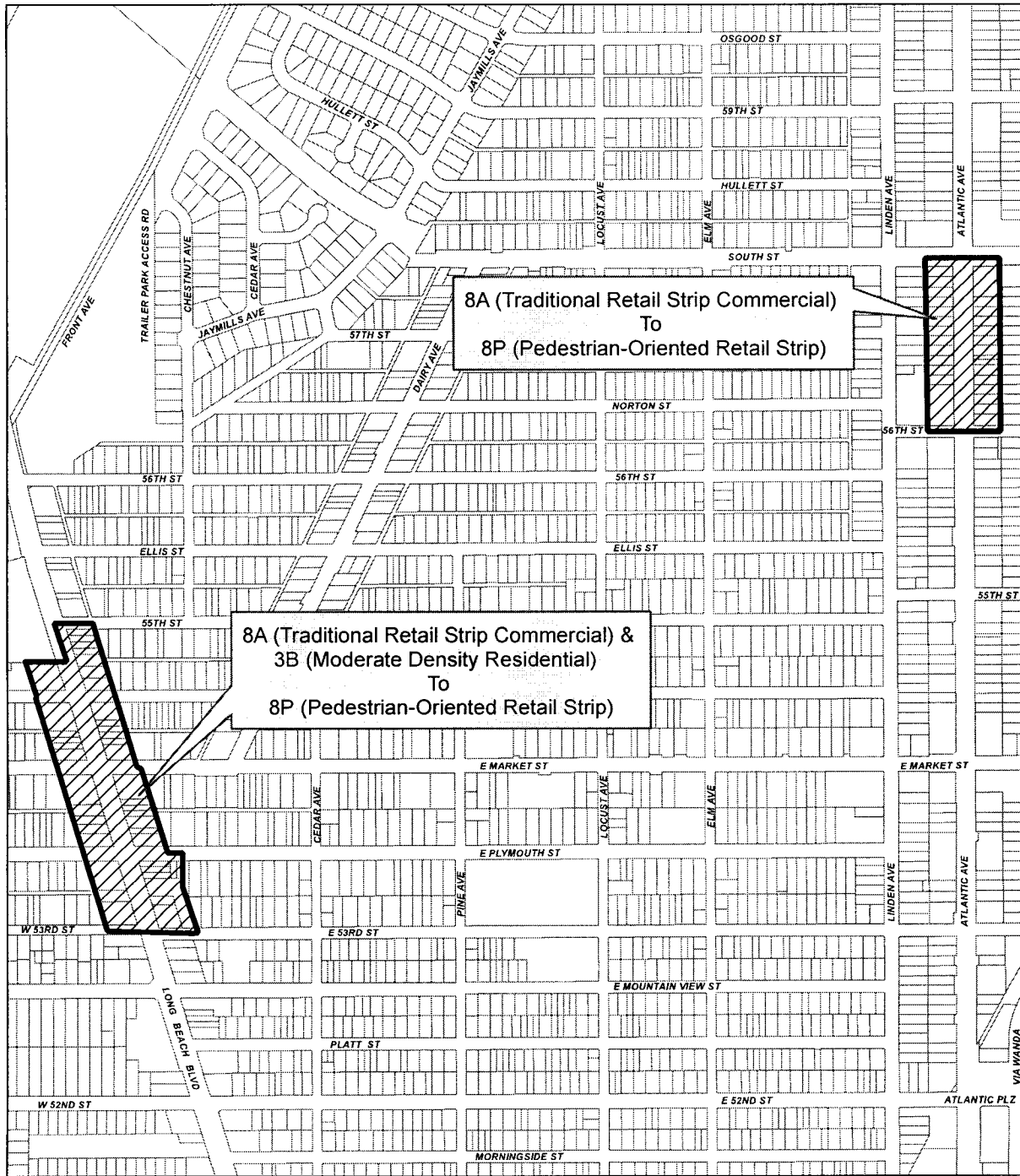
Area to be changed from CCA to CNP



**PROPOSED  
 AMENDMENT TO A PORTION OF PART 22, 28, 29  
 OF THE USE DISTRICT MAP**

Rezoning Case #  
 0708-07

**EXHIBIT "A"**



Area to be changed from 8A & 3B to 8P

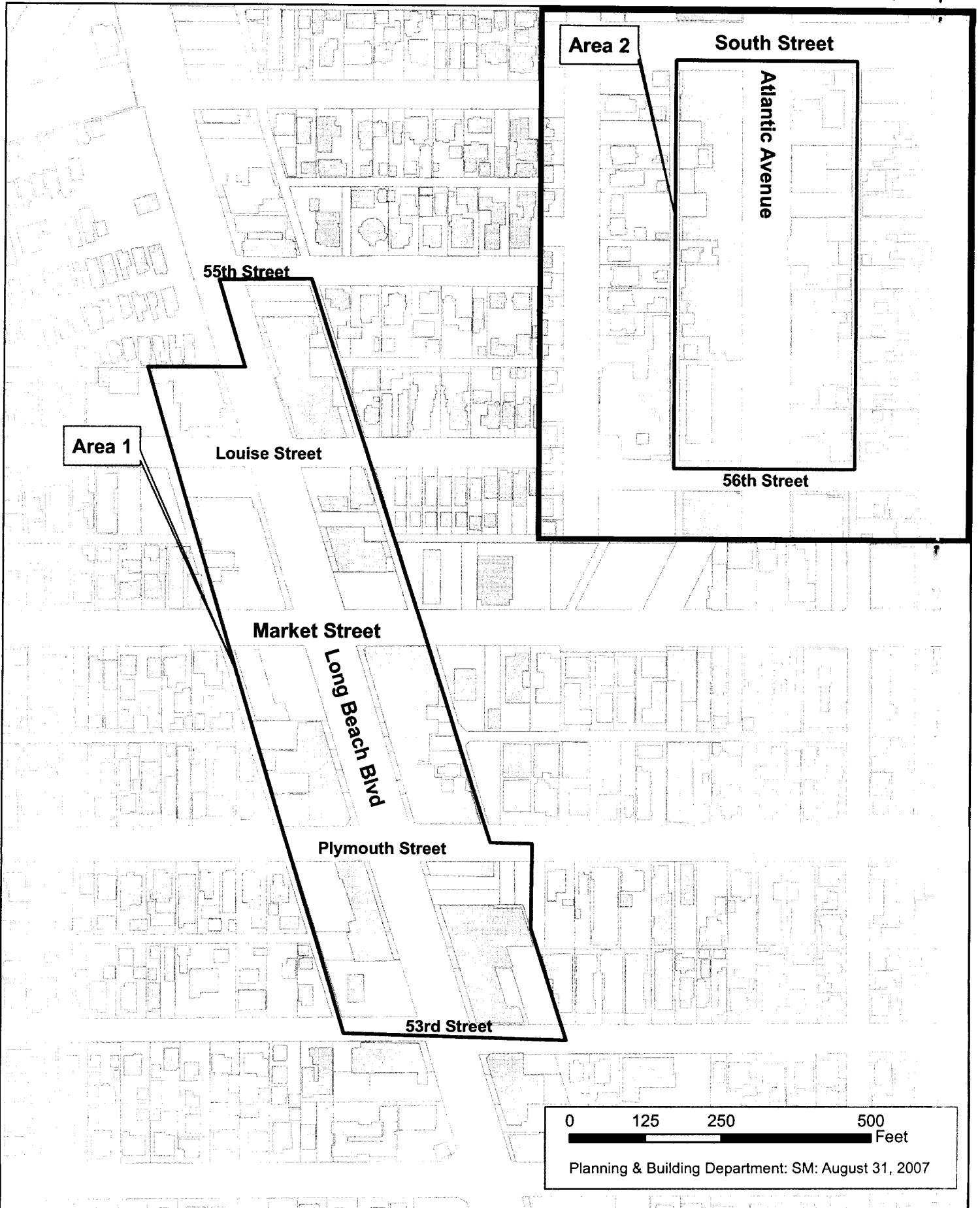


**PROPOSED  
AMENDMENT TO A PORTION OF PART 22, 28, 29  
OF THE LANDUSE DISTRICT MAP**

LU Amendment #  
1-07

EXHIBIT "A"

**Proposed Rezoning (from CCA to CNP) and General Plan Amendment (from 8A and 3B to 8P) Areas**





# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6435 FAX (562) 570-6068

COMPREHENSIVE PLANNING

July 3, 2007

Dear Business and/or Commercial Property Owner:

The City of Long Beach recently mailed an invitation to a Community Meeting that was held on Tuesday June 26<sup>th</sup> regarding the possibility of rezoning a portion of Long Beach Boulevard and Atlantic Avenue from CCA (Commercial Community Automobile-Oriented) zoning district to CNP (Commercial Community Pedestrian-Oriented) zoning district.

Comment cards were distributed to meeting attendees allowing the opportunity to offer input on the potential zone change. We understand that some business or property owners were not able to attend because of business hours or other obligations, however, we would still like to hear your input via the attached comment card.

Please see the attached information about the differences between the two zoning districts and return the attached comment card (mailing address on the reverse side of comment card) by Friday July 13<sup>th</sup>.

Please feel free to contact me at (562) 570-6435 if you have questions or would like any additional information.

Sincerely,

Scott Mangum  
Community Planner

SM

## Summary of Differences Between CNP and CCA Zoning Districts

### Allowable Uses

There are a number of land uses, which are either permitted or conditionally permitted in the CCA zone that are either not permitted or conditionally permitted in the CNP zone (see attached excerpt from Table 32-1). Examples include: automobile uses, entertainment uses, financial services, and institutional uses. There are also many uses that are permitted in both zones, such as basic personal services, professional uses, restaurants without drive-thru, and basic retail sales.

Further information can be found in Tables 32-1 and 32-2 of the Municipal Code.  
[http://municipalcodes.lexisnexis.com/codes/longbeach/ DATA/TITLE21/Chapter 21 32 COMMERCIAL\\_DISTR.html](http://municipalcodes.lexisnexis.com/codes/longbeach/ DATA/TITLE21/Chapter 21 32 COMMERCIAL_DISTR.html).

Additionally, amendments to the CNP zone that would prohibit churches have been recommended to the City Council.

### Development Standards

	CNP	CCA
Building Setback from Street (a)	0 feet	10 feet
Parking Setback from front street (a)	30 feet	10 feet
Parking Setback from side street (a)	6 feet	6 feet
Minimum Lot Size	5,000	10,000

(a) In all cases, minimum setback of 10 ft. from curb face.

Special Development Standards for CNP, CNA, and CNR Districts: All new and remodeled commercial buildings in the Neighborhood Commercial zoning districts, shall comply with design standards. Site Plan Review is required for exterior remodeling of fifty feet (50') or more of building frontage.

### Nonconformities

If rezoned to CNP, some existing uses that are not allowed in the CNP would become legal nonconforming. These uses would be able to continue as long as they are not abandoned for a period of 12 months or longer, however, the right to expand would be restricted based on the CNP zoning.

### Process if City Council directs Planning to consider rezoning

Planning Commission Public Hearing – At a Publicly Noticed Hearing the Planning Commission would make a recommendation to the City Council.

City Council Public Hearing – At a Publicly Noticed Hearing the City Council would consider the Planning Commission's recommendation and could act on the zone change.

**Table 32-1, Differences Between CNP and CCA Commercial Zoning Districts**

			Note: All outdoor display, storage, service and repair of vehicles is subject to special standards (see chapter 21.45).
<b>Automobile (Vehicle) Uses</b>	<b>CNP</b>	<b>CCA</b>	
Auto detailing (with hand held machines only)	AP	Y	Mobile businesses prohibited.
Car wash	N	C	
Diesel fuel sales	N	AP	See section 21.52.222.
Gasoline sales	N	Y	
Limousine service (does not include auto repair)	N	Y	Nonconforming parking rights do not apply (see section 21.27.070).
Minor auto repair, tune up and lube, smog test	N	C	
Motorcycle/jet ski sales and repair	N	C	See also industrial zones, table 33-1.
Parking service-principal use	C	Y	
Rental agency (does not include repair)	N	Y	Permitted near airport, hotels, etc. See applicable PD zones.
Towing	N	A	Accessory to general and minor auto repair.
Vehicle parts (with installation); tire store	N	C	
Vehicle parts (without installation)	N	AP	
<b>Business Office Support</b>	<b>CNP</b>	<b>CCA</b>	
Offset printing	N	AP	
<b>Entertainment</b>	<b>CNP</b>	<b>CCA</b>	
Dancing (accessory use)	N	Y	Accessory to restaurant, tavern, club. City council hearing is required for new and transferred business licenses.
Movie theater (or live theater w/100+ seats)	N	C	
Private club, social club, nightclub, pool hall or hall rental within 500 ft. of district allowing residential uses	N	C	City council hearing is required for new and transferred business licenses.
Other entertainment uses (arcade, bowling alley, computer arcade, miniature golf, tennis club, skating rink)	N	C	See section 21.52.203 (arcades) and section 21.52.220.5 (computer arcades).
<b>Financial Services</b>	<b>CNP</b>	<b>CCA</b>	
3. Drive-thru machine	N	AP	3. For drive-thru machine see standards for drive-thru lane in Section 21.45.130.



Bank, credit union, savings and loan	AP	Y	Bank, credit union, and savings and loan in the CNP zone subject to standards in Section 21.52.208.
<b>Institutional</b>	<b>CNP</b>	<b>CCA</b>	
Crematorium	N	A	Accessory to mortuary.
Industrial arts trade school or rehabilitation workshop	N	C	
Mortuary	N	Y	
Private elementary or secondary school	N	C	Special conditions apply (see Section 21.52.263).
Professional school/business school	N	Y	
Social service office (without food distribution)	N	AP	
Other institutional uses	N	AP	
<b>Personal Services</b>	<b>CNP</b>	<b>CCA</b>	
Recycling collection center for cans and bottles (staff attended)	N	AP	
Repair shop (stove, refrigerator, upholstery, lawn mowers, etc.)	N	C	For small appliance repair, see "basic personal services".
Veterinary clinic with boarding	N	C	See also "basic personal services".
<b>Restaurants And Ready-To-Eat Foods</b>	<b>CNP</b>	<b>CCA</b>	
Restaurants and ready-to-eat foods with drive-thru lanes	N	C	Special standards apply (see Section 21.45.130).
<b>Retail Sales</b>	<b>CNP</b>	<b>CCA</b>	
Building supply or hardware store with lumber, drywall, or masonry	N	Y	For hardware store without lumber, drywall, or masonry, see "Basic Retail Sales."
Major household appliances (refrig./stove/ etc.)	N	Y	
Merchandise mall, indoor swap meet	N	C	
Outdoor sales events (flea mkts./swap meet)	N	C	
Pawn shop	N	C	
<b>Temporary Lodging</b>	<b>CNP</b>	<b>CCA</b>	
Hotel	N	C	
Inn	N	AP	

Y = Yes (permitted use).

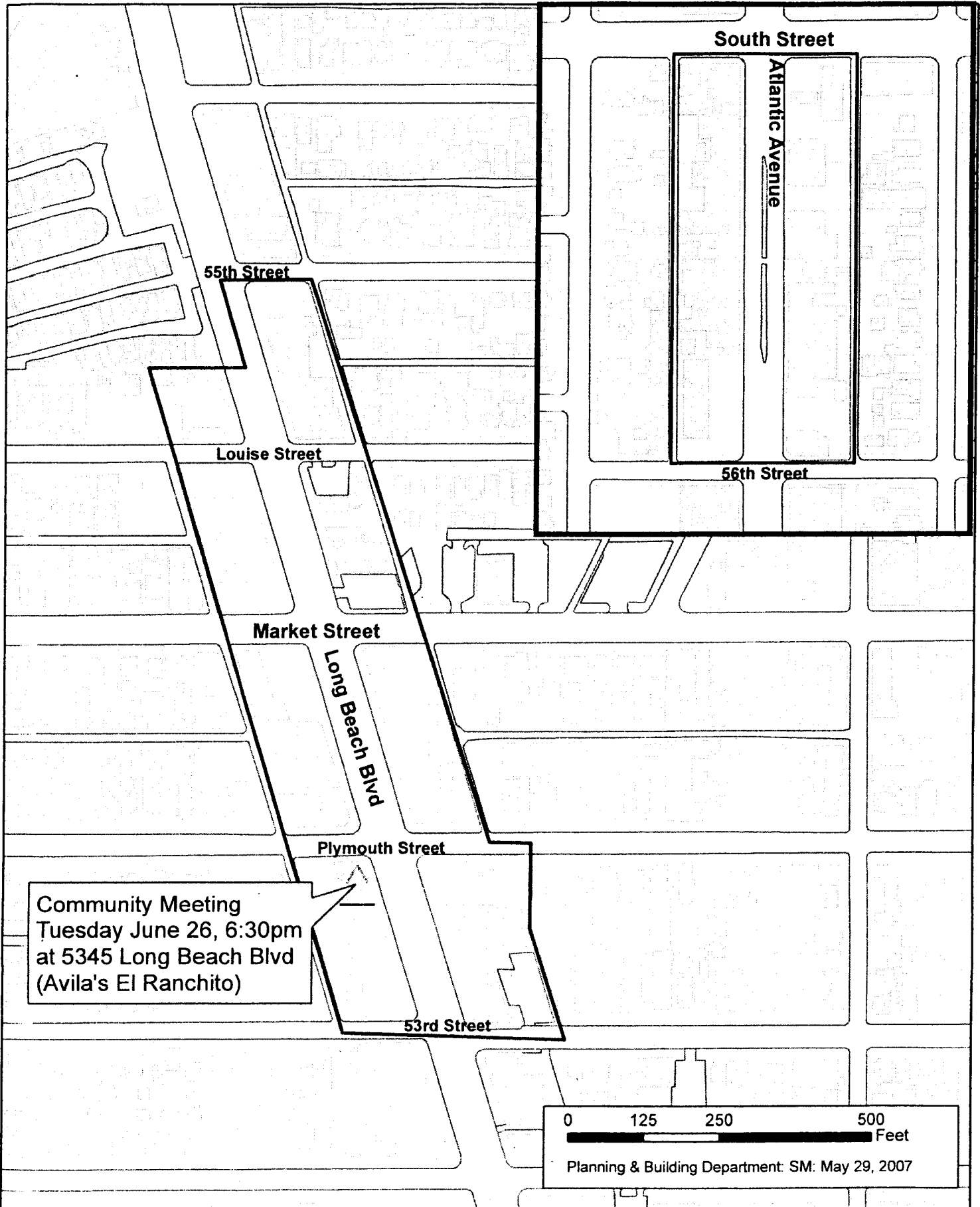
N = Not permitted.

C = Conditional use permit required. For special conditions, see Chapter 21.52.

A = Accessory use. For special development standards, see Chapter 21.51.

AP = Administrative use permit required. For special conditions, see Chapter 21.52.

# Potential Rezone Area (from CCA to CNP)





**Potential CCA to CNP Rezoning:**

LB Blvd. & Market St.,  
Atlantic Ave. & South St.  
Comment Card

Please fill out a brief survey.

Check all that apply:

- Area Resident
- Area Commercial Tenant
- Area Residential Property Owner
- Area Commercial Property Owner

Additional comments:

Preferred zoning:

- CCA (Community Commercial Automobile-Oriented)
- CNP (Neighborhood Pedestrian-Oriented Commercial)



**Potential CCA to CNP Rezoning:**

LB Blvd. & Market St.,  
Atlantic Ave. & South St.  
Comment Card

Please fill out a brief survey.

Check all that apply:

- Area Resident
- Area Commercial Tenant
- Area Residential Property Owner
- Area Commercial Property Owner

Additional comments:

Preferred zoning:

- CCA (Community Commercial Automobile-Oriented)
- CNP (Neighborhood Pedestrian-Oriented Commercial)



**Potential CCA to CNP Rezoning:**

LB Blvd. & Market St.,  
Atlantic Ave. & South St.  
Comment Card

Please fill out a brief survey.

Check all that apply:

- Area Resident
- Area Commercial Tenant
- Area Residential Property Owner
- Area Commercial Property Owner

Additional comments:

Preferred zoning:

- CCA (Community Commercial Automobile-Oriented)
- CNP (Neighborhood Pedestrian-Oriented Commercial)



**Potential CCA to CNP Rezoning:**

LB Blvd. & Market St.,  
Atlantic Ave. & South St.  
Comment Card

Please fill out a brief survey.

Check all that apply:

- Area Resident
- Area Commercial Tenant
- Area Residential Property Owner
- Area Commercial Property Owner

Additional comments:

*THIS IS BEHALF OF,  
OWNERSHIP 5400 ATLANTIC AVE*

Preferred zoning:

- CCA (Community Commercial Automobile-Oriented)
- CNP (Neighborhood Pedestrian-Oriented Commercial)



**Potential CCA to CNP Rezoning:**

LB Blvd. & Market St.,  
Atlantic Ave. & South St.  
Comment Card

Please fill out a brief survey.

Check all that apply:

- Area Resident
- Area Commercial Tenant
- Area Residential Property Owner
- Area Commercial Property Owner

Preferred zoning:

- CCA (Community Commercial Automobile-Oriented)
- CNP (Neighborhood Pedestrian-Oriented Commercial)

Additional comments:

*Pratt C.H.  
Highway corridor*



**Potential CCA to CNP Rezoning:**

LB Blvd. & Market St.,  
Atlantic Ave. & South St.  
Comment Card

Please fill out a brief survey.

Check all that apply:

- Area Resident
- Area Commercial Tenant
- Area Residential Property Owner
- Area Commercial Property Owner

Preferred zoning:

- CCA (Community Commercial Automobile-Oriented)
- CNP (Neighborhood Pedestrian-Oriented Commercial)

Additional comments:

*Didn't see any mention of adult book stores. Are they prohibited?  
Any way to pressure existing businesses to better conform to higher property standards (paint, signage, maintenance)  
What about existing businesses that are attractive businesses? (e. recycling)*



**Potential CCA to CNP Rezoning:**

LB Blvd. & Market St.,  
Atlantic Ave. & South St.  
Comment Card

Please fill out a brief survey.

Check all that apply:

- Area Resident
- Area Commercial Tenant
- Area Residential Property Owner
- Area Commercial Property Owner

Preferred zoning:

- CCA (Community Commercial Automobile-Oriented)
- CNP (Neighborhood Pedestrian-Oriented Commercial)

Additional comments:



**Potential CCA to CNP Rezoning:**

LB Blvd. & Market St.,  
Atlantic Ave. & South St.  
Comment Card

Please fill out a brief survey.

Check all that apply:

- Area Resident
- Area Commercial Tenant
- Area Residential Property Owner
- Area Commercial Property Owner

Preferred zoning:

- CCA (Community Commercial Automobile-Oriented)
- CNP (Neighborhood Pedestrian-Oriented Commercial)

Additional comments:

*I hope this change will benefit our neighborhood.*



**Potential CCA to CNP Rezoning:**

LB Blvd. & Market St.,  
Atlantic Ave. & South St.  
Comment Card

Please fill out a brief survey.

Check all that apply:

Area Resident

Area Commercial Tenant

Area Residential Property Owner

Area Commercial Property Owner

Preferred zoning:

CCA (Community Commercial  
Automobile-Oriented)

CNP (Neighborhood Pedestrian  
-Oriented Commercial)

Additional comments:



**Potential CCA to CNP Rezoning:**

LB Blvd. & Market St.,  
Atlantic Ave. & South St.  
Comment Card

Please fill out a brief survey.

Check all that apply:

Area Resident

Area Commercial Tenant

Area Residential Property Owner

Area Commercial Property Owner

Preferred zoning:

CCA (Community Commercial  
Automobile-Oriented)

CNP (Neighborhood Pedestrian  
-Oriented Commercial)

Additional comments:

DEEPER REVELATION MINISTRIES  
5358 LONG BEACH BLVD.  
LONG BEACH, CA 90805



# CITY OF LONG BEACH NOTICE OF EXEMPTION

Department of Planning & Building  
 333 W. Ocean Blvd., 5<sup>th</sup> Floor, Long Beach, CA 90802  
 Information: (562) 570-6194 Fax: (562) 570-6068  
 www.longbeach.gov/plan

TO:      Office of Planning & Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

FROM: Department of Planning & Building  
 333 W. Ocean Blvd, 5<sup>th</sup> Floor  
 Long Beach, CA 90802

XX L.A. County Clerk  
 Environmental Fillings  
 12400 E. Imperial Hwy. 2<sup>nd</sup> Floor, Room 2001  
 Norwalk, CA 90650

Project Location/Address: Long Beach Blvd. from 53rd St. to 55th St. and Atlantic Ave. from 56th St. to South St. (see attached map)

Project/Activity Description: The proposed General Plan Amendment is from Traditional Retail Strip Commercial District (Land Use Designation 8A) and Moderate Density Residential District (Land Use Designation 3B) to Pedestrian-Oriented Retail Strip District (Land Use Designation 8A), and the proposed Zone Change is from the Commercial Community Automobile-Oriented (CCA) zoning district to the Commercial Community Pedestrian-Oriented (CNP) zoning district.

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: City of Long Beach, Department of Planning & Building

Mailing Address: 333 W. Ocean Blvd.

Phone Number: 562-570-6435

Date: 8/30/07

Applicant Signature: *[Handwritten Signature]*

(TO BE COMPLETED BY CITY STAFF ONLY)

Case Number: 0708-07

Planner's Initials: SM

Required Permits: General Plan Amendment; Zone Change

THE ABOVE PROJECT HAD BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15305. Minor Alterations in

Land Use Limitations

Statement of support for this finding: The proposed General Plan Amendment and Rezoning would support the development goals of the immediate neighborhood and surrounding area.

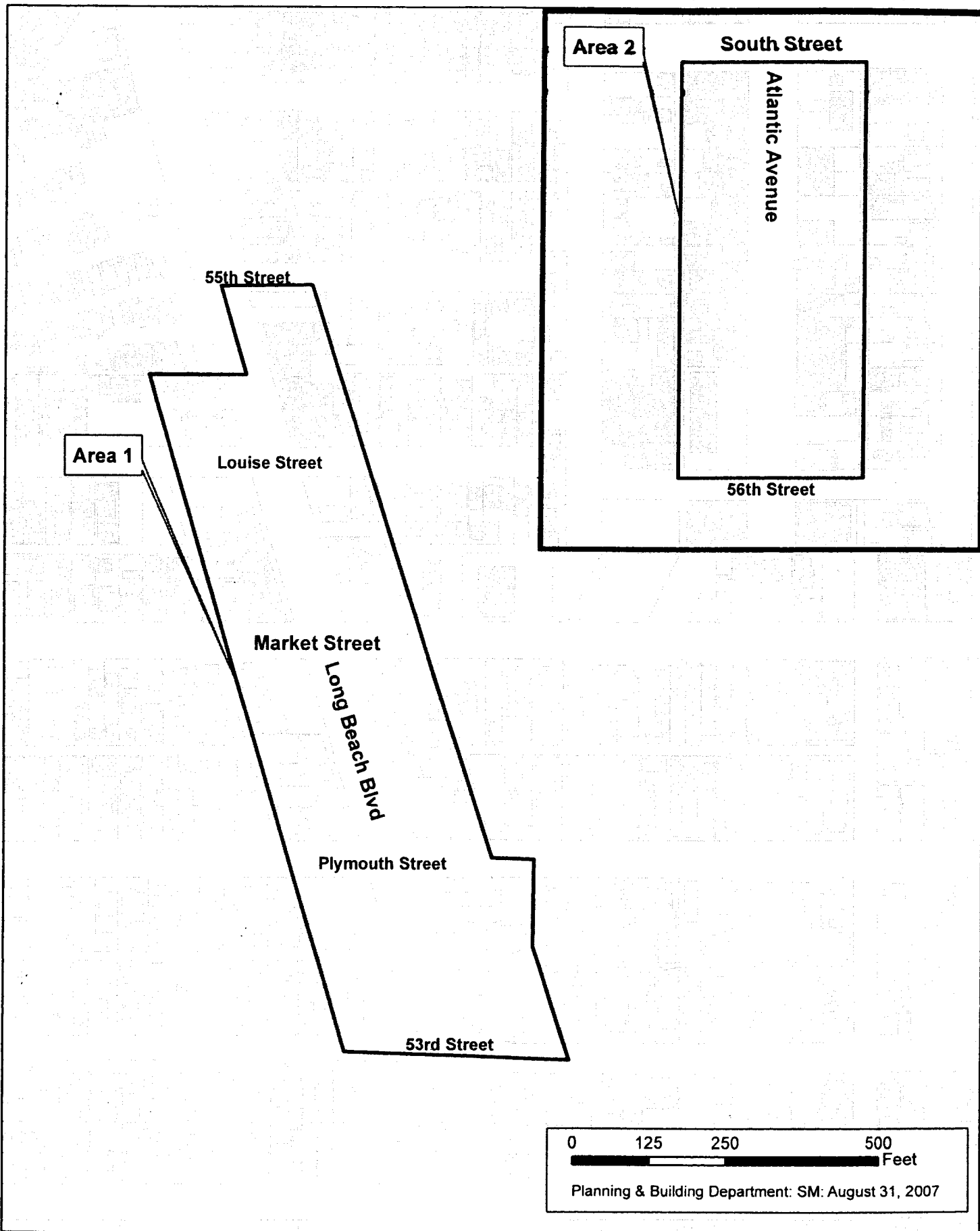
Contact Person: Jill Griffiths

Contact Phone: 562.570.6191

Signature: *[Handwritten Signature]*

Date: September 10, 2007

Proposed Rezoning (from CCA to CNP) and General Plan Amendment (from 8A and 3B to 8P) Areas



Area 1

55th Street

Louise Street

Market Street

Long Beach Blvd

Plymouth Street

53rd Street

Area 2

South Street

Atlantic Avenue

56th Street

0 125 250 500 Feet

Planning & Building Department: SM: August 31, 2007

**C I T Y   P L A N N I N G   C O M M I S S I O N   M I N U T E S****S E P T E M B E R   2 0 ,   2 0 0 7**

The regular meeting of the City Planning Commission and public hearing convened on September 20, 2007, at 5:00pm in the City Council Chambers, 333 W. Ocean Boulevard, Long Beach, CA.

**PRESENT:   COMMISSIONERS:** Leslie Gentile, Charles Greenberg,  
Phil Saumur, Melani Smith,  
Charles Durnin

**ABSENT:   EXCUSED:**            Matthew Jenkins

**CHAIRMAN:**                        Leslie Gentile

**STAFF MEMBERS PRESENT:**    Suzanne Frick, Director  
Greg Carpenter, Planning Manager  
Angela Reynolds, Advance Planning  
Carolyn Bihn, Zoning Officer  
Jeff Winklepleck, Planner  
Scott Mangum, Planner  
Mark Hungerford, Planner  
Jaime Ustin, Planner  
Jan Ostashay, Historic Preservation  
Officer

**OTHERS PRESENT:**                Mike Mais, Deputy City Attorney  
Craig Beck, Redevelopment Bureau Mgr.  
Marcia Gold, Minutes Clerk (arrived  
5:15pm)

**P L E D G E   O F   A L L E G I A N C E**

The pledge of allegiance was led by Commissioner \_\_\_\_\_.

**S W E A R I N G   O F   W I T N E S S E S****C O N S E N T   C A L E N D A R**

Items 1A and 1C were removed from the consent calendar for discussion.

Item 1B was approved as presented by staff on a motion by Commissioner Saumur, seconded by Commissioner Durnin and passed 5-0. Commissioner Jenkins was absent.



**1A. Case No. 0708-04, Alley Naming, CE 07-012**

Applicant: Suzanne Frick, Director of Planning  
and Building  
Subject Site: 4221 Livingston Drive (Council District 3)  
Description: Request for the naming of the alley ('Lois  
Lane') paralleling Livingston Drive between 2<sup>nd</sup> Street and  
Division Street).

Removed to the Regular Agenda.

**1B. Case No. 0610-36, Condominium Conversion, CE 06-250**

Applicant: David Williams  
Subject Site: 2314 E. 3<sup>rd</sup> Street (Council District 2)  
Description: Request for approval of Tentative Parcel Map  
No. 67042 to convert three apartment units into  
condominiums.

Approved Tentative Tract Map No. 67042 subject to conditions.

**1C. Case No. 0705-23, Conditional Use Permit, CE 07-075**

Applicant: 7-Eleven, Inc.  
Subject Site: 6598 Cherry Avenue (Council District 9)  
Description: A Conditional Use Permit request to  
establish the sale of beer and wine for off-site  
consumption at a proposed convenience store.

Removed to the Regular Agenda.

**R E G U L A R   A G E N D A**

**1A. Case No. 0708-04, Alley Naming, CE 07-012**

Applicant: Suzanne Frick, Director of Planning  
and Building  
Subject Site: 4221 Livingston Drive (Council District 3)  
Description: Request for the naming of the alley ('Lois  
Lane') paralleling Livingston Drive between 2<sup>nd</sup> Street and  
Division Street).

Mark Hungerford presented the staff report recommending approval of the name since it is consistent with the code and will allow for improved police and fire services.

Commissioner Greenberg moved to recommend that the City Council approve the name 'Lois Lane' for the presently-unnamed alley paralleling Livingston Drive between 2<sup>nd</sup> Street and Division Street. Commissioner Smith seconded the motion, which passed 5-0. Commissioner Jenkins was absent.

**1C. Case No. 0705-23, Conditional Use Permit, CE 07-075**

Applicant: 7-Eleven, Inc.  
Subject Site: 6598 Cherry Avenue (Council District 9)  
Description: A Conditional Use Permit request to establish the sale of beer and wine for off-site consumption at a proposed convenience store.

Jaime Ustin presented the staff report recommending approval of the project since operational conditions of approval would address issues of maintenance, loitering, hours of operation and security.

John Bush, 7-Eleven Stores, 330 E. Lambert Road, Brea, 92821, applicant, detailed their neighborhood meetings and presented a letter in support from the area homeowners association and neighbors.

Dave San Jose, 202 E. Bart Street, President, Future Generation Youth Center, said his group was in support of the plan.

Reza Hebayat, 7541 Alondra Blvd., objected to the project due to its proximity to other area liquor stores.

Thor Carlsen, 1054 E. 46<sup>th</sup> Street, also objected to the project saying there were already too many liquor licenses in the tract.

Mark Kelishadi, 1965 E. Artesia Blvd., spoke against the project because due to its location in a high-crime area with many similar stores nearby.

Applicant Bush noted that their store would be much more upscale than other area liquor stores, and that liquor was only a small part of overall sales. Mr. Bush added that to his knowledge, two other liquor licenses in the tract were about to be retired, and that the Long Beach Police Department was in support of his project as conditioned.

Commissioner Saumur moved to approve the Conditional Use Permit subject to conditions. Commissioner Durnin seconded the motion which passed 5-0. Commissioner Jenkins was absent.

2. **Case No. 0411-18, Site Plan Review, Tract Map,  
Administrative Use Permit, General Plan Conformity  
Finding, FEIR 09-04**

Applicant: Lyon Realty Advisors c/o Peter Zak  
Subject Site: 421 W. Broadway (Council District 1)  
Description: Request for approval of a Site Plan Review,  
a Finding of General Plan Conformity for a proposed alley  
vacation, an Administrative Use Permit for shared  
guest/retail parking and a Vesting Tentative Tract Map to  
construct a four-story development with 291 apartments  
(includes a density bonus for 26 units) and 16,000 square  
feet of retail space.

Jeff Winklepleck presented the staff report recommending approval of the project since it is attractively designed and conforms to PD-30 development standards; will add quality dwelling units to the housing stock; and because the project and accompanying EIR were approved conditionally by the RDA.

Craig Beck, Redevelopment Bureau Manager, outlined public outreach on the issue.

Commissioner Greenberg expressed concern about the lack of a master plan and development control for the entire site and stated that he would not vote for a mixed-use project again without a staff report on how these types of uses are faring locally.

Peter Zak, Senior Development Director, Lyon Homes, 4901 Bush Street, Newport Beach, 92660, explained that the project CC&Rs had been developed by attorneys specifically to protect lower use renters and owners.

Mr. Beck added that the City was imposing affordable standards with management regulations on the project.

Commissioner Greenberg pointed out that this project will be a template for other inclusionary housing models and projects so it was necessary to anticipate and mitigate any problems presented. Mr. Greenberg asked that a condition be added to assure discretionary authority, which Mr. Zak accepted.

Chairman Gentile stated that she had met with Lyon representatives to review the project, but did not find the final design inspiring, and she agreed that it would have been

preferable to examine a master plan for the other parcels as well.

Commissioner Smith commented that the original sketch had conveyed the project's character better than the current renderings, making it harder to evaluate.

Commissioner Greenberg moved to review and consider the Final Environmental Impact Report, and to approve the Site Plan Review, General Plan Conformity Finding, Administrative Use Permit and Vesting Tentative Tract Map, subject to revised conditions of approval. Commissioner Saumur seconded the motion.

Commissioner Saumur agreed that there were both positive and negative aspects to the project but expressed appreciation for the cooperative attitude of the developer, and he also asked to see master plans for the site in advance of the next project.

Chairman Gentile urged the applicant to have their architects give the building more articulation.

The question was called and the motion passed 5-0. Chairman Jenkins was absent.

### **3. Appeal of Cultural Heritage Commission Decision**

Appellant: Johnston Moore  
Subject Site: 3753 Gardenia Avenue (Council Dist. 7)  
Description: Appeal of the partial approval of a Certificate of Appropriateness for the installation of vinyl windows and approve a small addition.

Jan Ostashay presented the staff report recommending upholding the Cultural Heritage Commission's decision to partially approve a Certificate of Appropriateness that denied the installation of vinyl windows since they found that it would not be an appropriate modification to the historically contributing dwelling.

Paula Tripp, 2774 Maine Avenue, appellant's lawyer, documented the history of the project and claimed that the City had approved the original vinyl windows, but not the newer ones they had used instead.

Tom Wilson, 1057 E. Ridgewood Street, project contractor, claimed that the City had verbally okayed the use of vinyl

windows as long as they were identical to the original wood ones.

Johnston Moore, 3753 Gardenia Avenue, appellant, admitted he understood the need for a Certificate of Appropriateness, but stressed that they had an urgent need to replace the old windows, and he presented a petition he claimed was signed by a majority of adjacent neighbors in support of his project.

Mr. Moore also read a section of the Cal Heights Neighborhood Association ordinance which he claimed allowed his window material substitution.

Kenneth Freedman, 3749 Gardenia Avenue, next door neighbor, expressed support for the appellant, and expressed concern that this issue would impede public acceptance of historical designations. Mr. Freedman said he felt the vinyl windows were indistinguishable from wooden ones and claimed that their block was not of premier historical importance.

Frank Czopek, 3229 Gardenia Avenue, expressed support for the staff recommendation, saying he could tell the windows were vinyl.

John Royce, President, Cal Heights Neighborhood Association, 3601 Olive Avenue, stated he supported protection of the historic ordinance and its value to homeowners, and said he felt that unpermitted windows visible from the street should be replaced with wood ones.

Katherine Costantino, 3475 Falcon Street, Board Member, Cal Heights Neighborhood Association, agreed that non-compliant windows facing the street should be replaced, and stated that vinyl windows looked much different than wooden ones.

Layne Johnson, 251 Juniper Avenue, Chair, Cultural Heritage Commission, noted that allowable substitute window materials do not include vinyl, which are never approved on historical structures.

Earl Breeze, 3756 Gardenia, spoke in favor of the appeal, and said he felt vinyl windows looked good on the homes.

Johnston Moore, appellant, added that the vinyl windows were more energy efficient and reduced outside noise.

Commissioner Saumur pointed out that ignorance of regulations was no excuse but said he understood the hardship of replacing all the windows.

Commissioner Saumur moved to allow the appellant to retain vinyl windows throughout the house except for those visible from the street. Commissioner Greenberg seconded the motion.

Commissioner Greenberg stated that he knew the appellant did not knowingly violate the rules, yet he also understood the neighborhood opposition to vinyl windows and its precedent-setting aspect. Mr. Greenberg said he felt there was a significant visibility difference between front, side and back windows, and expressed concern that the existing ordinance did not allow the Cultural Heritage Commission to take each aspect of each case into consideration. Mr. Greenberg said he found the Secretary of the Interior guidelines to be flexible, and thought that wood substitute materials should be acceptable.

Chairman Gentile added that she felt the biggest problem with vinyl windows was the internal mullions which meant homeowners could not achieve the articulation of original wood windows no matter how dimensional the vinyl was.

The question was called, and the motion passed 5-0.

**4. Case No. 0708-07, General Plan Amendment, Zone Change, LUE 1-07, CE 203-07**

Applicant: City of Long Beach  
Suzanne Frick, Director of Planning and Building

Subject Site: Long Beach Boulevard between 53<sup>rd</sup> Street to 55<sup>th</sup> Street and Atlantic Avenue from 56<sup>th</sup> Street to South Street (Council District 8)

Description: Request for approval of a General Plan Amendment to the Land Use Map from Traditional Retail Commercial (Land Use Designation 8A) and Moderate Density Residential District (Land Use Designation 3B) to Pedestrian-Oriented Retail (Land Use Designation 8A) and a Rezoning from Commercial Community Automobile Oriented (CCA) to Commercial Community Pedestrian Oriented (CNP).

Scott Mangum presented the staff report.

Thor Carlsen, 1054 E. 46<sup>th</sup> Street, Chairman, Economic Redevelopment Subcommittee, stated that the designation would be immensely valuable in their efforts to revitalize these areas, and would bring in important foot traffic.

Commissioner Saumur moved to recommend that the City Council amend the General Plan Land Use Map and rezone the affected properties.

Commissioner Smith seconded the motion, which passed 5-0. Commissioner Jenkins was absent.

**5. Case No. 0707-11, Code Amendment, ND 28-07**

Applicant: Boeing Realty c/o Marilyn Pauley  
Subject Site: 4501 Conant Street (Council District 5)  
Description: Request for certification of a Mitigated Negative Declaration (ND 28-07) and a recommendation to the City Council for a proposed Amendment to PD-19 (Douglas Aircraft Planned Development District) to permit interim uses on the former Boeing 717 commercial aircraft site for a period of up to ten years.

Chairman Gentile moved to continue the item to the October 4, 2007 meeting. Commissioner Durnin seconded the motion, which passed 5-0. Commissioner Jenkins was absent.

**6. Planning Commission Training Session**

Traffic Studies

The training session was postponed due to the lateness of the meeting.

**M A T T E R S F R O M T H E A U D I E N C E**

There were no matters from the audience.

**M A T T E R S F R O M T H E D E P A R T M E N T O F  
P L A N N I N G A N D B U I L D I N G**

Mr. Carpenter announced that Commissioner Stuhlbarg had resigned from the Commission.

**M A T T E R S F R O M T H E P L A N N I N G  
C O M M I S S I O N**

**Election of Chair and Vice Chair**

Commissioner Saumur nominated Chairman Gentile to continue as Chairman for a second year. The nomination passed 4-0-1, with Chairman Gentile abstaining. Commissioner Jenkins was absent.

Chairman Gentile nominated Commissioner Saumur as Vice Chairman for the coming year. The nomination passed 4-0-1, with Commissioner Saumur abstaining. Commissioner Jenkins was absent.

**A D J O U R N**

The meeting adjourned at 8:01pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk





OFFICE OF THE CITY ATTORNEY  
ROBERT E. SHANNON, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

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Section 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 \_\_\_\_\_, 2007, by the following vote:

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

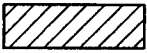
Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor

HAM:KJM 10/10/07



CCA (Community Commercial Automobile-Oriented)  
To  
CNP (Neighborhood Pedestrian-Oriented Commercial)



Area to be changed from CCA to CNP



**PROPOSED  
AMENDMENT TO A PORTION OF PART 22, 28, 29  
OF THE USE DISTRICT MAP**

Rezoning Case #  
0708-07

EXHIBIT "A"

TSD09/2007 rezoningcase.mxd