



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

H-1

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-7713 FAX (562) 570-6068

August 24, 2004

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Hearing Regarding the Adoption of Resolution Amending the Land Use
Element of the General Plan (Citywide)

DISCUSSION

California State law [§65357 (b)] limits the frequency of amendments to each mandatory element of the General Plan to four times per calendar year. However, the City of Long Beach Land Use Element imposes a three-amendment limit to the Land Use Element per calendar year. This policy has served the City well during periods of slow economic growth. With the current development activity within the City, this policy of batching amendments three times a year is becoming unfeasible for meeting the zoning entitlement timing requirements.

At its July 15, 2004 meeting, the Planning Commission unanimously recommended that the City Council approve the resolution repealing this three-amendment limitation in the Land Use Element and allowing four amendments per calendar year. The Planning Commission Staff Report is included for your reference (Attachment A). The text changes are shown in Attachment B.

Assistant City Attorney Michael J. Mais reviewed this letter and prepared the attached resolution on August 12, 2004

TIMING CONSIDERATIONS

The repeal of the three-amendment limitation in the Land Use Element of the General Plan is needed on August 24, 2004 to allow the entitlement of anticipated large-development proposals towards the end of this year.

FISCAL IMPACT

None.

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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) Adopt the attached resolution amending the Land Use Element of the General Plan.

Respectfully submitted,

CHARLES GREENBERG, CHAIR
CITY PLANNING COMMISSION

By:


FADY MATTAR

ACTING DIRECTOR OF PLANNING AND BUILDING

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Attachments:

- A. Planning Commission Staff Report
- B. Land Use Element Text Changes
Resolution