



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

H-6

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

August 8, 2006

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive and file the supporting documentation into the record, conduct the public hearing and adopt the ordinance to change the Zoning District for the property at 4565 California Avenue from Three-Family Residential (R-3-S) District to Commercial Automobile-Oriented (CCA) District, read the first time and laid over to the next regular meeting of the City Council for final reading (Case No. 0605-06). (District 8)

DISCUSSION

For the Child, Inc., a social service provider, owns the subject property and desires to expand the facility to accommodate their present and future needs. For the Child provides counseling services related to child abuse. The site plan approved by the Planning Commission allows a 2,921 square-foot expansion of the existing 4,695 building. Because the existing use is non-conforming, expansion of any additional square footage would not be permitted within the existing residential zoning designation. Therefore, the expansion is contingent upon the zone change.

The expansion will occur in two phases. The first phase will be within the footprint of the existing roofline by enclosing existing patios, and includes internal reorganization to more efficiently use the existing space. The second phase will be completed when funds become available to add 2,318 square-feet to the western side of the existing building.

This item was referred to the Planning Commission by the City Council at its April 4, 2006 meeting at the request of Councilmember Gabelich. Please refer to the attached staff report to the City Council (Attachment 1).

On July 6, 2006, the Planning Commission made a unanimous decision to recommend that the City Council approve a Rezoning of the property at 4565 California Avenue in conjunction with a Site Plan Review approval for the expansion of existing use. In taking their action, the Planning Commission found that the proposed Zone Change is consistent with the required findings for a Zone Change, including determining that the change would not adversely affect the character, livability, or appropriate development of the surrounding area, and that the changes are consistent with the goals, objectives and provisions of the General Plan. Please see the Planning Commission staff report and attachments dated July 6, 2006, for staff analysis of the proposed Zoning Code amendment (Attachment 2).

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption 06-89 was considered by the Planning Commission and is herewith forwarded to the City Council as an attachment to the July 6, 2006, Planning Commission staff report.

Assistant City Attorney Michael J. Mais reviewed this report on July 28, 2006.

TIMING CONSIDERATIONS

The Long Beach Municipal Code (Section 21.25.103) requires that within sixty (60) days following positive Planning Commission action on July 6, 2006, the Commission's recommendation shall be transmitted by the Department of Planning and Building to the City Clerk for presentation to the City Council.

FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MATTHEW JENKINS, CHAIR
CITY PLANNING COMMISSION

BY:



SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:GC:slg

Attachments:

- 1) City Council staff report dated April 4, 2006
- 2) Planning Commission staff report dated July 6, 2006 (including attachments)
Ordinance to Rezone the Property