



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

H-1

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September 13, 2005

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, adopt the attached Resolution amending the Local Coastal Program and Declare the Ordinance, amending Subarea 4 of the Downtown Shoreline Planned Development District (PD-6) Ordinance, read the first time and laid over to the next regular meeting of the City Council for final reading (Case No 0504-26). (District 2)

DISCUSSION

On July 7, 2005, the Planning Commission voted unanimously to recommend that the City Council adopt a resolution to amend the Local Coastal Program and an ordinance to amend Subarea 4 of the Downtown Shoreline Planned Development District (PD-6) (Attachment 1). The proposed amendments will increase the allowable new residential units by 500 units, to a maximum of 1,500 new residential units, and decrease the allowable commercial/office use area from the current maximum of 2,000,000 square feet to 1,800,000 square feet. The project area consists of all properties located in the area south of Ocean Boulevard between Magnolia Avenue and Pine Avenue and north of Seaside Way (see map attached to the proposed ordinance for detail of properties included).

The current residential unit cap of 1,000 new units was established by a 1989 master plan and has been reached with projects that have either been developed, are approved or are in the entitlement process. The 1989 master plan envisioned a much higher level of office development. However, market forces have changed drastically since that time and there is currently an opportunity to encourage high-quality housing development Downtown that will support existing businesses and allow for housing choices in close proximity to employment opportunities.

There has been interest in increasing the allowable residential units within Subarea 4. In February 2003, Albion Pacific Property Resources, LLC, applied for Conceptual Site Plan Review to convert the historic Ocean Center Building at 110 W. Ocean Boulevard to include retail, offices and 45 residential units. In April 2005, 444 W. Ocean, LLC, applied for Conceptual Site Plan Review for a proposed 28-story mixed-use project with 140 hotel rooms and 80 residential condominiums at 432-440 W. Ocean Boulevard. Neither of these projects can move forward without an amendment to PD-6.

In comparison, of the allowable 2,000,000 square feet of commercial use, only 30,000 square feet has been either constructed or approved within the subarea. This change will not prevent future commercial development, it simply provides the option for additional residential construction.

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Based on the interest and benefits of promoting additional housing development Downtown, the Department of Community Development has made this application for an amendment to the Planned Development ordinance. It was determined that it was more appropriate to process an amendment for the entire subarea to increase the current cap to 1,500 units rather than process a zoning code amendment for each individual site.

To address the total potential traffic generated by this subarea, staff is proposing to decrease the allowable commercial area by 200,000 square feet. Per the City's Traffic Division, this area is equitable with regards to trip generation to 500 residential units.

Staff held a noticed community meeting on May 25, 2005 to solicit public comments regarding the proposed amendment. One person from the public attended the meeting and did not oppose the proposal. To date, staff has not received any opposition to this amendment.

Assistant City Attorney Michael Mais reviewed this Council letter on August 30, 2005.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that the Planning Commission's decision be heard within sixty (60) days or no later than September 5, 2005. However, since the City is the applicant in this case, the requirement is not applicable.

FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MORTON STUHLBARG
CHAIRMAN, PLANNING COMMISSION

By: 

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

Attachments:

- 1) Planning Commission Staff report and minutes dated July 7, 2005
Resolution
Ordinance