



R-25

Date: April 4, 2006
To: Honorable Mayor and Members of the City Council
From: Councilmember Rae Gabelich, Eighth District *RG*
Subject: AGENDA ITEM: Request for Zone Change for 4565 California Avenue

For the Child is a community social service organization that focuses on sexual and physical child abuse intervention and prevention. The organization has owned the property at 4565 California Avenue, and operated its headquarters at this location for more 12 years. Prior to that, the property was the former location of the American Automobile Association of Southern California (AAA).

When the property was acquired, it had a commercial zoning designation along with the shopping center located east of the property. During the intervening period, and apparently without the knowledge of the organization, the property was rezoned to R-3-S as part of several citywide zoning projects. This change was made to reflect the zoning of apartment buildings located immediately north of the property and across California Avenue.

For the Child would like to reconfigure and expand its facility to improve operating efficiency and provide more administrative and counseling capacity. As a non-conforming use within a residential zone, it would not be allowed to expand. The Planning Bureau and City Attorney's office considered several possible remedies and determined that a zone change provided the most agreeable solution. The Long Beach Municipal Code (Section 21.21.201.B.1) provides that the City Council may initiate a zone change.

I toured the facility and met with senior staff and members of the Board of Directors of the For the Child on January 12, 2006, to better understand their operational needs to expand. Therefore, I am requesting that the City Council refer this matter to the Planning Commission and request them to consider a rezoning of the property to Commercial. The zone change recommendation will accommodate the expansion plans of the current property owner and consider future compatibility with existing surrounding uses.

Recommended Action:

Refer to Planning Commission for recommendation of a zone change for property at 4565 California Avenue to Commercial.