



# CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 W. Ocean Boulevard

Long Beach, California 90802

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May 9, 2006

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing and declare the Ordinance, changing the zoning designation of the property located at 1401 W. 34<sup>th</sup> Street from Residential, Single-Family District (R-1-N) to Institutional District (I), read the first time and laid over to the next regular meeting of the City Council for final reading (Case No. 0312-19). (District 7)

## DISCUSSION

The applicant, Pastor Nelson representing St. Luke's Baptist Church, is requesting a Zone Change from a Residential, Single-Family District (R-1-N) to an Institutional District (I) to allow for the remodel and expansion of this long established church. The subject site is 36,785 square feet and currently improved with a 7,700 square foot, one-story church. The remodeled church will be two stories with approximately 12,443 square feet. The improvements include an expanded sanctuary, Sunday school classrooms and social hall. The proposal also calls for an enlarged parking lot that will increase the number of parking spaces from 18 to 49. In order for this project to be built, the zoning designation of the site must be changed to Institutional (I).

The rezoning request was approved by the Planning Commission on February 2, 2006. At that meeting, the Planning Commission conducted a public hearing on the request (see Planning Commission staff report and minutes, Attachment 1). After consideration, the Planning Commission certified Negative Declaration 02-05 (Attachment 2), recommended that the City Council approve a Zone Change from R-1-N (Residential, Single-Family) to I (Institutional) and approved the Lot Merger, Site Plan Review, Conditional Use Permit, and Standards Variances (related to height of the spire, curb cut, the location of a driveway, and reduced parking), subject to conditions of approval.

Public comment was provided by several members of the audience including two individuals who expressed concerns about the proposed project. A motion was made to approve the request by Commissioner Sramek. Commissioner Stuhlbarg seconded the motion and it carried 5-0. Commissioner Gentile was absent from the meeting and Commissioner Greenberg arrived during the discussion but did not vote.

In making this recommendation, the Planning Commission found that the Zone Change would facilitate the expansion of an existing church, St. Luke's, which has occupied the site for almost 60 years. The expansion of the church would allow for more cars to be taken off the streets, thereby increasing neighborhood compatibility and increasing the functionality of the church.

Assistant City Attorney Michael J. Mais reviewed this report on April 27, 2006.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that zone change requests recommended for approval be transmitted to the City Council within sixty days following the Planning Commission hearing. In this instance, however, with the applicant's approval (Attachment 3), this item was permitted to exceed this time limit.

A 14-day public notice of the hearing is required.

FISCAL IMPACT

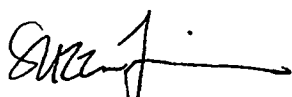
None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MATTHEW JENKINS, CHAIR  
CITY PLANNING COMMISSION

BY:   
SUZANNE FRICK  
DIRECTOR OF PLANNING AND BUILDING

SF:GC:JM

Attachments:

- 1) Planning Commission staff report and minutes dated February 2, 2006
- 2) Addendum to ND 02-05
- 3) Letter from Applicant  
Ordinance