



2200-2212 E. 7th St and 600-620 Dawson Avenue

Zone Change - Application Number 2004-04

City Council Public Hearing - April 6, 2021

Proposed Zone Change Area



Location – 2200-2212 E 7th St, 600-620 Dawson Ave., and 621 Dawson Ave.

Zoning – CCA and CNR

Site Area – 0.78 acres

Current Development – Parking Lot

General Plan PlaceType – Neighborhood-Serving Centers and Corridors - Moderate (NSC-M)

Context:

North – Dental office

South – Church, Multi-Family, Childcare facility

East – Retail Strip Center (DD's Discounts)

West – Two detached dwelling units and a vacant lot used for parking

Background

Planning Commission Review – January 21, 2021 Public Hearing

- Recommended that the City Council approve a Zone Change
- Approved Site Plan Review, Vesting Tentative Tract Map, and Administrative Use Permit associated with the project
- Final approval of project is contingent on Zone Change
- Total of 17 comments received on the proposal
 - 14 letters of support; 3 letters of concern
 - Concerns over crime, parking, displacement of current community

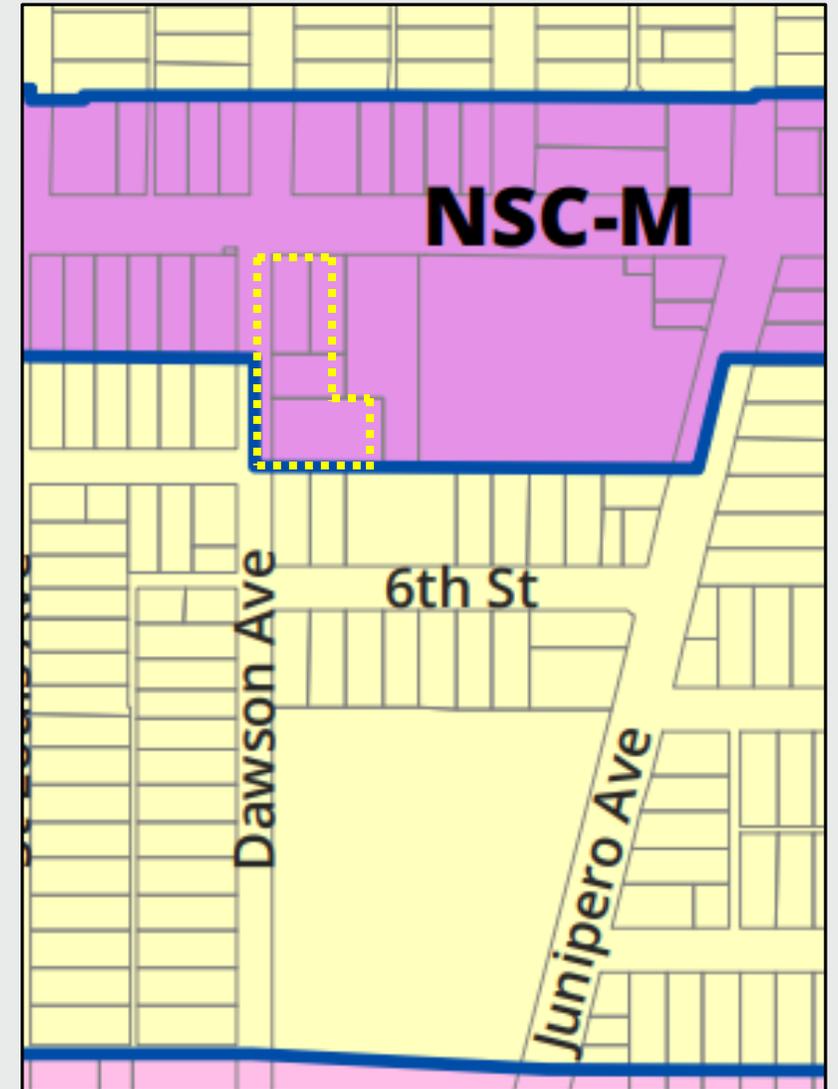
Zone Change

Current Zoning - CCA

- Community Commercial Automobile-Oriented (CCA) District is commercial only (does not allow residential uses); permits retail and service uses;
- Inconsistent with LUE PlaceType (NSC-M) for the project site

Proposed Zoning - CCN

- Community R-4-N, Medium Density (CCN) zoning district allows both commercial and residential uses and would facilitate the construction of the proposed townhomes;
- Consistent with LUE PlaceType - NSC-M PlaceType



Zone Change



Location – 2200-2212 E 7th St, 600-620 Dawson Ave., and 621 Dawson Ave.

Zoning – CCA and CNR

Site Area – 0.78 acres

1989 General Plan Designation – Shopping Nodes

General Plan PlaceType – Neighborhood-Serving Centers and Corridors - Moderate (NSC-M)

Project Proposal



Rendered View at 7th/Dawson Corner

- 23, for-sale, townhomes with two-car garages (46 parking stalls)
- Three stories in height (36' to rooftop deck railing)
- 6 guest parking stalls (4 offsite at 621 Dawson Avenue)
- 9,049 SF of open space, inclusive of a tot lot, shade structure, benches/tables, and BBQ area

Environmental Review & Public Noticing

- An Environmental Compliance Checklist to the Program Environmental Impact Report (EIR) for the Land Use and Urban Design Elements (LUE/UDE) was prepared in accordance with the California Environmental Quality Act (CEQA)
- The Checklist finds that the proposed project could not have a significant effect on the environment because all potentially significant effects:
 - a) have been analyzed adequately in an earlier EIR pursuant to applicable standards; and,
 - b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the project.

As such, no further action is required.

Recommendation

- Recommend that the City Council determine that the project is within the scope of the project previously analyzed as part of the General Plan LUE and UDE PEIR and warrants no further environmental review pursuant to CEQA; and,
- Declare an Ordinance approving a Zone Change from CCA to CCN at 2200-2212 E. 7th Street and 600-620 Dawson Avenue to facilitate the construction of the 23-unit townhome project.



Thank you

Patricia Diefenderfer, AICP

(562) 570 - 6261

Patricia.Diefenderfer@longbeach.gov