



Legislation Text

File #: 07-0484, **Version:** 1

Recommendation to receive supporting documentation into the record, conclude the public hearing on the proposed amendments to the Long Beach Boulevard Planned Development District (PD-29) to establish development standards for automobile sales businesses; and

At the October 4, 2005, meeting, the City Council requested the City Attorney's office to prepare an urgency ordinance (moratorium) that would place limitations upon the establishment of automobile sales businesses on Long Beach Boulevard between Willow Street and Anaheim Street. This area is contained in PD-29, the Long Beach Boulevard Planned Development District.

The City Council adopted the one (1) year moratorium on November 1, 2005, and extended it for an additional year until November 1, 2007, or until an ordinance amendment is implemented. The purpose of this moratorium was to address concerns regarding the proliferation of automobile sales businesses, poor appearance, lack of property maintenance along the Long Beach Boulevard corridor, and the need for a uniform set of standards to regulate future uses.

There are 19 existing automobile sales businesses on Long Beach Boulevard between Anaheim Street and Willow Street.

Amendment to the Long Beach Boulevard Planned Development District (PD-29)

PD-29 serves as the zoning regulations for those properties along Long Beach Boulevard from Wardlow Road on the north and ih Street to the south. PD-29 is divided into six (6) subareas to reflect the different desired land uses and development standards along Long Beach Boulevard. Currently, PD-29 does not require any type of discretionary permit for the operation of an automobile sales business in subarea 4, and requires an Administrative Use Permit in subareas 1 and 3. PD-29 does not currently contain development or performance standards for automobile sales businesses. The intent of the proposed amendments is to address the problems arising from the establishment of businesses that sell automobiles (new and used), as well as improving the appearance and operational characteristics of existing facilities. The proposed amendments would apply to persons wishing to establish new automobile sales businesses in subareas 1, 3 and 4 of the Long Beach Boulevard Planned Development District (PD-29) (subareas 1 a, 2 and 5 already prohibit automobile sales). The specific requirements include:

- Landscape buffers
- Screening
- Lighting
- A 1,000 square foot minimum size showroom/business office
- Location of vehicle storage
- Repair areas
- Loading and unloading of vehicles

- Use of sustainable materials.

The requirement for a Conditional Use Permit and Site Plan Review approval will allow staff the opportunity to review the appropriateness of the location and the design characteristics of the proposed structures while also insuring that the subject property is in compliance with all performance standards.

Also included is an amortization provision that will affect existing automobile sales uses. Existing auto sales businesses that do not comply with the proposed ordinance shall be deemed nonconforming uses that may be continued for a period of two (2) years after the effective date of this ordinance. Prior to expiration of the two (2) year period, all non-conforming automobile sales businesses shall be required to apply for and obtain a Conditional Use Permit in accordance with Chapter 21.25 of the Long Beach Municipal Code. Through this process, the business must be brought into compliance with the proposed performance standards.

Planning Commission Action

Staff notified the property owners of the existing cars sales uses, and the Planning Commission conducted public hearings on June 15, 2006, and March 15, 2007. Following the June 15, 2006 hearing, the Planning Commission asked for the addition of the amortization requirement.

During the hearing, no individuals or business owners spoke on this proposal. During the second hearing on March 15, 2007, a motion was made to recommend that the City Council approve the amendments to the Long Beach Boulevard Planned Development District (PD-29) to establish development standards for automobile sales businesses. The motion was passed 4-0.

ENVIRONMENTAL ANALYSIS

A Categorical Exemption (CE 06-54) was prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act.

This report was reviewed by Assistant City Attorney Michael J. Mais on April 20, 2007.

The Long Beach Municipal Code requires that Planning Commission decisions be transmitted by the Department of Planning and Building to the City Clerk for presentation to the City Council within 60 days following Planning Commission final action. A 14-day public notice of the hearing is required.

None.

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