



Legislation Text

File #: 07-1221, **Version:** 1

Recommendation to receive supporting documentation into the record, conclude the hearing, adopt resolution amending the Land Use Map of the General Plan from Traditional Retail Strip Commercial District (Land Use Designation 8A) and Moderate Density Residential District (Land Use Designation 3B) to Pedestrian-Oriented Retail Strip District (Land Use Designation 8A); and

This item is a City-initiated request to change the Zoning and General Plan land use designations in two areas of North Long Beach. This item was referred to the Planning Commission by the City Council on May 15, 2007. Planning Staff conducted outreach through a noticed community meeting and distribution of information to properties in affected areas.

Both areas on Long Beach Boulevard and Atlantic Avenue are identified as key pedestrian-oriented commercial nodes through the North Long Beach Strategic Guide for Redevelopment. The requested actions would help implement this goal as the CNP zoning district allows small scale, neighborhood compatible uses. The CNP district also encourages pedestrian orientation through active storefronts, with buildings located at the front setback and parking behind the buildings. The current CCA zoning is automobile-oriented, allowing parking in the front of the lot and buildings towards the rear. An Amendment to the Land Use Map of the General Plan is requested, as the proposed CNP zoning district fulfills the objectives of Land Use District 8P (Pedestrian-Oriented Retail Strip District), as opposed to the current Land Use District 8A (Traditional Retail Strip Commercial District).

On September 20, 2007, the Planning Commission approved a recommendation for a General Plan Amendment to the Land Use Map and the Rezoning of the areas of Long Beach Boulevard from 53rd Street to 55th Street and Atlantic Avenue from 56th Street to South Street (Attachment A). No individuals spoke against the recommendation. No letters or telephone calls were received in opposition to the recommendation. Commissioner Saumur moved to recommend that the City Council amend the General Plan Land Use Map and recommend that the City Council rezone the affected properties. Commissioner Smith seconded the motion, which passed 5-0 (Commissioner Jenkins was absent). No appeals were filed.

This report was reviewed by Assistant City Attorney Heather A. Mahood on October 11, 2007, and by Budget Management Officer Victoria Bell on October 11, 2007.

The Long Beach Municipal Code requires that within sixty (60) days following positive Planning Commission action for a rezoning, the Commission's recommendation shall be transmitted by the Department of Planning and Building to the City Clerk for presentation to the City Council.

A 14-day public notice of hearing and a published newspaper notice are required.

None.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ADOPTING, AFTER PUBLIC HEARING, AMENDMENTS TO THE LAND USE ELEMENT OF THE GENERAL PLAN OF THE CITY OF LONG BEACH

LESLIE GENTILE, CHAIR
CITY PLANNING COMMISSION

BY:
SUZANN FRICK
DIRECTOR OF PLANNING AND BUILDING