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**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST AREA  
245 W. BROADWAY, STE. 380  
P.O. BOX 1450  
LONG BEACH, CA 90802-4416  
(310) 590-5071

**RECORD PACKET COPY**



September 9, 1996

**TO:** Commissioners and Interested Persons

**FROM:** Charles Damm, South Coast District Director  
Pam Emerson, Los Angeles County Area Supervisor  
Charles Posner, Coastal Program Analyst

**SUBJECT:** Major Amendment Request No. 5-96 to the City of Long Beach Certified Local Coastal Program (For Public Hearing and Commission Action at the October 8-11, 1996 meeting in Santa Monica).

**SYNOPSIS**

The City of Long Beach Local Coastal Program (LCP) was certified by the Coastal Commission on July 22, 1980. The current proposal is the City's second major LCP amendment request for 1996. The proposed amendment affects only the implementing ordinances (LIP) of the City's certified LCP. The certified Land Use Plan (LUP) is not affected. The proposed amendment involves the rezoning of several coastal zone properties located on the south side of Broadway between Redondo Avenue and Belmont Avenue, and several properties located near the intersection of Ocean Boulevard and 62nd Place (Exhibit #4).

The proposed changes to the certified LCP are contained in Ordinance No. C-7405 (Exhibit #3). Resolution No. C-25993 submits the LCP amendment request for certification by the Commission (Exhibit #2). The City Planning Commission held a public hearing for the proposed LCP amendment on December 7, 1995. The City Council held a public hearing for the proposed LCP amendment on May 14, 1996. The Long Beach City Council adopted Ordinance No. C-7405 on May 21, 1996.

This LCP amendment request is consistent with the submittal requirements of the Coastal Act and the LCP regulations which govern such proposals (Sections 30501, 30510, 30514 and 30605 of the Coastal Act, and Sections 13551, 13552 and 13553 of the California Code of Regulations). City of Long Beach LCP Amendment No. 5-96 was deemed submitted on August 15, 1996.

**SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending that the Commission, after public hearing, approve the amendment request to the LCP Implementing Ordinances as submitted. The proposed amendment is in conformance with, and adequate to carry out, the provisions of the certified Land Use Plan (LUP). The motion to accomplish this recommendation is on page two.

### STANDARD OF REVIEW

The standard of review for the proposed amendment to the LCP Implementing Ordinances, pursuant to Sections 30513 and 30514 of the Coastal Act, is that the proposed amendment is in conformance with, and adequate to carry out, the provisions of the certified Land Use Plan (LUP).

### ADDITIONAL INFORMATION

Copies of the staff report are available at the South Coast District office located in the State Veterans Building, 245 West Broadway, Suite 380, Long Beach, 90802. To obtain copies of the staff report by mail, or for additional information, contact Charles Posner in the Long Beach office at (310) 590-5071.

### I. STAFF RECOMMENDATION

Staff recommends adoption of the following motion and resolution:

### APPROVAL OF THE AMENDMENT TO THE LCP IMPLEMENTING ORDINANCES AS SUBMITTED

#### MOTION

"I move that the Commission reject amendment request No. 5-96 to the City of Long Beach LCP Implementing Ordinances as submitted."

Staff recommends a NO vote which would result in the adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

### Resolution to certify the amendment to the Implementing Ordinances as submitted

The Commission hereby approves the certification of the amendment to the Implementing Ordinances of the City of Long Beach Local Coastal Program, for the reasons discussed below on the grounds that the amended ordinances, maps, and other implementing actions are consistent with, and adequate to carry out, the provisions of the certified Land Use Plan, as provided in Section 30513 of the Coastal Act. This amendment is consistent with applicable decisions of the Commission that guide local government actions pursuant to Section 30625(c) of the Coastal Act, and approval of the amendment will not have significant environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.

## II. FINDINGS

The following findings support the Commission's approval of the amendment to the LCP Implementing Ordinances as submitted. The Commission hereby finds and declares as follows:

### A. Amendment Description

Ordinance No. C-7405 (Exhibit #3), which modifies the City's zoning maps, rezones hundreds of properties in several areas located throughout the entire City of Long Beach. Only two of the areas rezoned by Ordinance No. C-7405, Areas 14 and 15, are located within the City's coastal zone (Exhibit #4). The proposed rezoning of the properties located in Areas 14 and 15 is the subject of this LCP amendment request. The rezoning of properties located outside of the City's coastal zone is outside of the jurisdiction of the Commission and the certified LCP. Therefore, the Commission will review only the proposed rezonings which are located within the coastal zone (Exhibit #4).

The City's zoning ordinance and zoning maps contain the implementing ordinances (LIP) of the certified Local Coastal Program (LCP). The implementing ordinances (LIP) carry out the provisions of the certified Land Use Plan (LUP). In order to be certified by the Commission pursuant to Section 30513 of the Coastal Act, the proposed changes to the City's zoning maps (which affect properties within the coastal zone) must conform to the certified LUP and be adequate to carry out the provisions of the certified LUP. The proposed rezonings of properties located within the coastal zone will not be effective until they are certified by the Commission.

As previously stated, rezoned Areas 14 and 15 are located within the City's coastal zone and have been submitted for certification by the Commission. Area 14 is comprised of several properties located on the south side of Broadway between Redondo Avenue and Belmont Avenue in the Belmont Heights community (Exhibit #4). The zoning of the Area 14 properties is proposed to be changed from the City's old CP (Pedestrian Commercial) and CN (Neighborhood Commercial) zoning designations to CNR (Neighborhood Commercial & Residential), the City's new neighborhood serving, pedestrian oriented, mixed commercial and residential zone.

Area 15 is comprised of several properties located near the intersection of Ocean Boulevard and 62nd Place in the peninsula neighborhood (Exhibit #4). The Area 15 properties are also proposed to be zoned as a CNR district. The Area 15 properties are currently the PD-3 planned development district. With the proposed substitution of the CNR zoning designation, the PD-3 planned development district will be eliminated by this LCP amendment.

The proposed rezonings continue the City's effort to update its land use regulations by implementing the City's recently adopted set of new commercial zoning designations. The Commission certified the City's new commercial zoning designations on August 12, 1993 as part of LCP Amendment No. 2-92. As part of the City's effort to update its land use regulations, the City plans to rezone all commercially zoned properties using the new commercial zoning designations. During this massive rezoning effort, many other rezonings will

be presented to the Commission for certification. Eventually, when the rezoning process is completed throughout the City, the unused old commercial zoning designations will be deleted from the City's zoning ordinance.

The City's new commercial zoning designations are divided into three groups which are based on the permitted scale of development: regional, community and neighborhood. The three scale groups are further divided into pedestrian and automobile oriented districts. In developing the new zoning designations, the City declared that business scale is more important than land use in achieving compatibility between businesses in the district and the surrounding residential neighborhoods. Using this rationale, the City developed eleven commercial zoning designations (including two existing commercial zones) to be phased in throughout the City. The first rezonings using the new commercial designations began in 1993.

This LCP amendment involves one of the new commercial zoning designations, the CNR zone (Neighborhood Commercial & Residential). This neighborhood scale mixed use zoning designation is a pedestrian oriented district which allows both limited commercial and residential uses. Automobile oriented uses such as gasoline stations, drive-thru windows, and auto parts sales are not permitted. Buildings are sited at the front property line and parking is located behind the buildings. The height limit in the CNR zone is thirty feet.

This LCP amendment request affects two separate LCP planning areas: the Belmont Heights community (LCP Area C), and the peninsula neighborhood (LCP Area E). The certified LCP contains specific LUP policies which apply to each LCP planning area.

The LUP policies for LCP Planning Area C generally state that the Broadway corridor should contain a mix of residential uses and neighborhood serving, pedestrian oriented commercial uses. The LUP also states that development with commercial uses on the ground floor, and residential uses on the upper floors, should be encouraged along Broadway in LCP Planning Area C. In addition, the LUP states that a shortage of public parking in LCP Planning Area C has limited the public's ability to access the areas' adjacent beaches.

The LUP policies for LCP Planning Area E identify Area 15 of the proposed rezoning package as a neighborhood scale commercial node with a mix of residential uses and limited commercial uses. The densely populated peninsula neighborhood, according to the LUP, is unique and special because it is surrounded by sandy beaches and typifies the California beach towns of the 1920's and 30's. The LUP protects public access to the Alamitos Bay beaches and ocean beaches located on either side of the peninsula, but states that there is a shortage of public parking in the area.

#### B. STANDARD OF REVIEW

The standard of review for the proposed amendment to the LCP Implementing Ordinances, pursuant to Sections 30513 and 30514 of the Coastal Act, is that the proposed amendment is in conformance with, and adequate to carry out, the provisions of the certified Land Use Plan (LUP).

Section 30513 of the Coastal Act states, in part:

...The Commission may only reject zoning ordinances, zoning district maps, or other implementing actions on the grounds that they do not conform with, or are inadequate to carry out, the policies of the certified Land Use Plan...

The certified LUP contains policies and land use designations. The proposed amendment to the LCP Implementing Ordinances must be evaluated for its consistency with, and adequacy to carry out, the LUP policies and land use designations. As indicated below, the proposed amendment to the LCP Implementing Ordinances is consistent with, and is adequate to carry out, the policies and land use designations of the certified LUP. Therefore, the LCP amendment is approved as submitted.

### C. LAND USE DESIGNATIONS

As previously stated, the proposed rezonings must be consistent with, and adequate to carry out, the policies and land use designations contained in the certified LUP. This LCP amendment request affects two separate LCP planning areas: the Belmont Heights community (LCP Area C), and the peninsula neighborhood (LCP Area E). The certified LCP contains specific LUP policies which apply to each LCP planning area. The relevant LUP policies for each LCP Planning area are discussed below.

#### LCP Planning Area C

The Belmont Heights community (LCP Planning Area C) is a primarily residential neighborhood located along the coast between Redondo Avenue and Belmont Shore. The Broadway corridor, with its mixture of commercial and residential uses, runs east-west along the northern edge of Area C and delineates the inland edge of the coastal zone.

The south side of Broadway between the western edge of LCP Planning Area C (Redondo Avenue) and the eastern limit of the rezoned area is almost all commercially zoned. The surrounding residential neighborhood, and a few lots on the south side of Broadway, and are currently zoned R-2-N (Two-Family Residential).

The City proposes to rezone several properties on the south side of Broadway. The proposed rezoned properties are identified as Area 14 (Exhibit #4). The zoning of the Area 14 properties is proposed to be changed from the City's old CP (Pedestrian Commercial) and CN (Neighborhood Commercial) zoning designations to CNR (Neighborhood Commercial & Residential), the City's new neighborhood serving, pedestrian oriented, mixed commercial and residential zone.

The City's proposal to designate the Area 14 properties as a CNR (Neighborhood Commercial & Residential) zone actually carries out the Commission's suggested modification made during the Commission's conditional approval of LCP Amendment Request No. 2-93 on December 16, 1993 (Exhibit #5). City of Long

Beach LCP Amendment Request No. 2-93 involved the rezonings of several coastal zone properties, including the properties now identified as Area 14 in Exhibit #4. In its action to conditionally approve LCP Amendment Request No. 2-93 on December 16, 1993, the Commission adopted a suggested modification to zone the Area 14 properties as CNR instead of CNP as the City had proposed (the CNR zone allows residential uses and has a higher parking standard than the CNP zone). The City did not accept the Commission's suggested modifications adopted as part of LCP Amendment Request No. 2-93 within the required six month period after the Commission's action. As a result, the conditional approval of LCP Amendment Request No. 2-93 lapsed and the rezonings proposed in that LCP amendment never received final certification by the Commission. The City's current proposal to designate the Area 14 to properties as a CNR zone effectively carries out the Commission's 1993 suggested modification for those properties. The other rezonings which were part of LCP Amendment Request No. 2-93 must be submitted to the Commission in order to be effectively certified for use in the City's coastal zone.

The certified LUP map identifies the Broadway Strip in LCP Area C as a mixed retail residential street (Exhibit #6). The certified LUP policies for LCP Planning Area C state that the primary emphasis is on the preservation of the existing neighborhoods. The LUP also contains a specific policy which addresses the types of commercial development which should be developed on the south side of Broadway in LCP Planning Area C. The proposed rezoning of the existing CN and CP zoned areas to the CNR zoning designation is in conformance with, and is adequate to carry out, the provisions of the certified LUP for LCP Planning Area C (Belmont Heights).

The certified LUP policy, on page III-C-14 of the LCP, states that:

"Commercial development with residential units above should be encouraged along Broadway. The sites proposed to be zoned for commercial uses (C-N) are: from Redondo to the alley east of Euclid; from Belmont to the alley west of Termino. These are one lot deep."

The old CN zone permitted both residential and commercial uses along Broadway as required by the above stated LUP policy. The proposed CNR zone permits both limited pedestrian oriented commercial uses and residential uses. In addition, the CNR zone will not allow an increase in the residential density of the community. Residential density in the CNR zone is limited to one unit per lot for lots 3,200 sq. ft. or smaller, one unit per 3,000 sq. ft. for lots between 3,201 and 15,000 sq. ft., and one unit per 2,400 sq. ft. of lot area for sites larger than 15,000 sq. ft.

Therefore, the proposed CNR zone encourages mixed residential and commercial uses as required by the above stated LUP policy and as previously allowed in the CN zone, and it also will preserve the character of the existing community.

#### LCP Planning Area E

The peninsula neighborhood (LCP Planning Area E) is a primarily residential neighborhood located on the peninsula which separates Alamitos Bay from the Pacific Ocean (Exhibit #7). Ocean Boulevard is the only street which provides vehicular access to the peninsula. Ocean Boulevard ends at the end of the

peninsula, there is only one way in and one way out: Ocean Boulevard.

Dense residential development lines both sides of Ocean Boulevard on the peninsula. The majority of peninsula lots are 3,000 to 5,000 sq. ft. in size and contain either single family residences or duplexes. The one commercial area on the peninsula, located at the intersection of Ocean Boulevard and 62nd Place, provides the residents and visitors with limited neighborhood pedestrian oriented commercial uses. The multiple-unit residential uses which mix in with these commercial uses are larger and more dense than the typical peninsula development.

The mixed-use commercial node located at the intersection of Ocean Boulevard and 62nd Place is currently designated in the certified LCP as planned development district PD-3. In this amendment request, it is identified as Area 15 (Exhibit #4). PD-3 allows a mixture of residential and neighborhood oriented commercial uses. Residential density in PD-3 is currently limited to one unit per 800 sq. ft. of lot area.

The Area 15 properties are proposed to be rezoned as a CNR district. The City states that the proposed CNR zoning will simplify land use planning for the rezoned area while preserving the limited mix of residential and commercial uses in the area. With the proposed substitution of the CNR zoning designation, the PD-3 planned development district will be eliminated by this LCP amendment.

The certified LUP map identifies Area 15 as a mixed use area (Exhibit #7). The LUP policies for LCP Planning Area E identify Area 15 of the proposed rezoning package as a neighborhood scale commercial node with a mix of residential uses and limited commercial uses. The CNR zone carries out the LUP policies.

The CNR zone permits both limited pedestrian oriented commercial uses and residential uses. The CNR zone will not allow an increase in the residential density of the neighborhood over that allowed under the limitations of the PD-3 ordinance. Residential density in the CNR zone is limited to one unit per lot for lots 3,200 sq. ft. or smaller, one unit per 3,000 sq. ft. for lots between 3,201 and 15,000 sq. ft., and one unit per 2,400 sq. ft. of lot area for sites larger than 15,000 sq. ft. Under the proposed CNR zoning designation, a duplex density will prevail.

The proposed CNR zone encourages mixed residential and commercial uses as required by the above stated LUP policies, and it will preserve the existing character of the peninsula neighborhood. Therefore, the proposed designation of Area 15 as a CNR zone is in conformance with, and is adequate to carry out, the provisions of the certified LUP for LCP Planning Area E.

#### D. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City has certified Catagorical Exemption No. CE-657-95 in order to satisfy the CEQA requirements for the proposed amendment to the LCP. The City found that the proposed amendment will not cause significant adverse environmental impacts.

Pursuant to SB 1873, which amended the California Environmental Quality Act (CEQA), the Coastal Commission is the lead agency in terms of meeting CEQA requirements for Local Coastal Programs. In addition to making a finding that the implementation plan amendment is in full compliance with CEQA, the Commission must make a finding consistent with Section 21080.5 of the Public Resources Code. Section 21080.5(d)(2)(i) of the Public Resources Code requires that the Commission not approve or adopt an LCP:

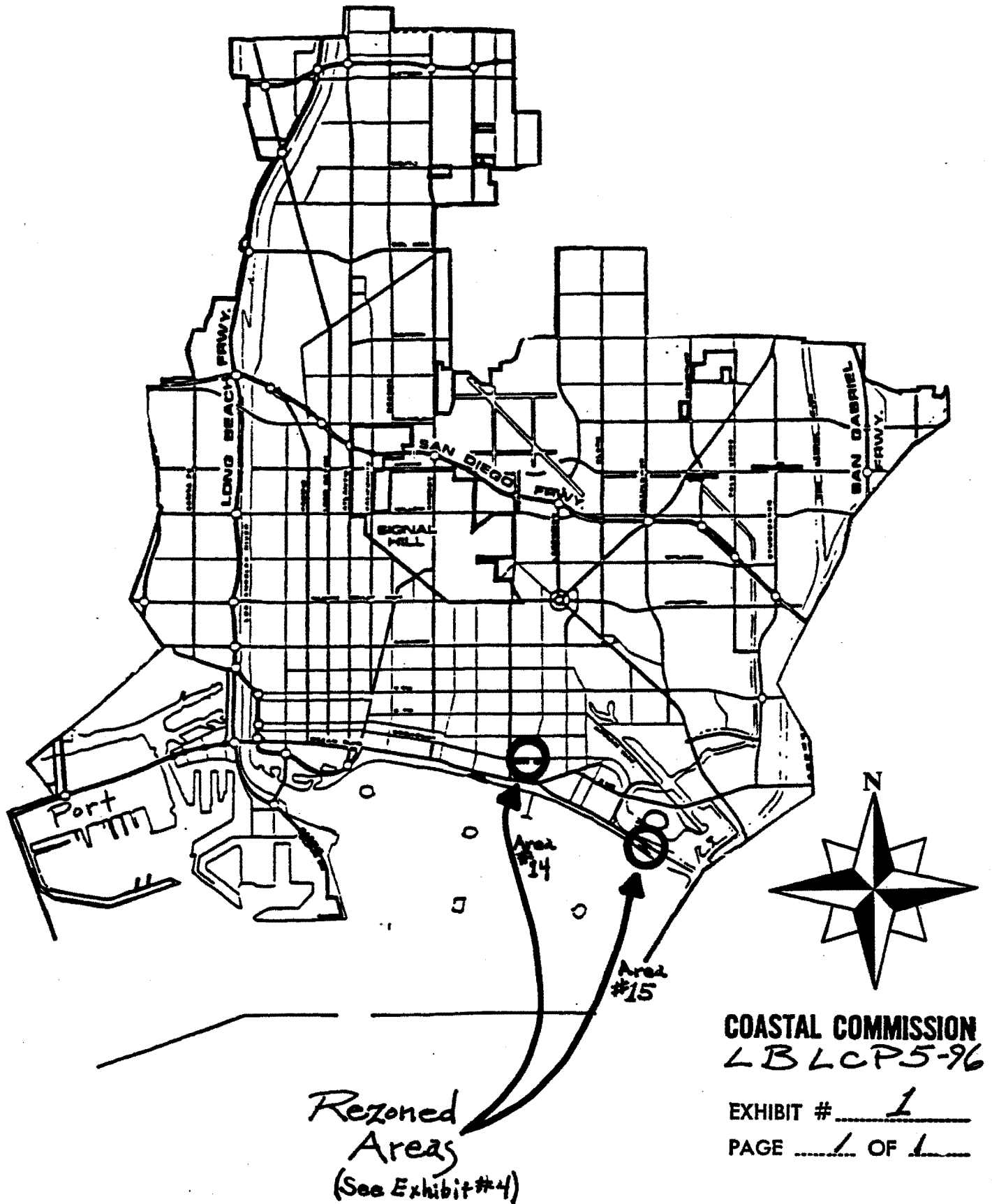
...if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The Commission finds that for the reasons discussed in this report, there are no feasible alternatives or feasible mitigation measures available that could substantially reduce any adverse environmental impacts. The Commission further finds that the proposed LIP amendment is consistent with Section 21080.5(d)(2)(i) of the Public Resources Code.

7596F:CP



# City of Long Beach



A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH SUBMITTING AN AMENDMENT TO  
THE USE DISTRICT MAP OF THE CITY OF LONG BEACH  
TO THE CALIFORNIA COASTAL COMMISSION AS A LOCAL  
COASTAL PROGRAM AMENDMENT (RZ-9510-6)

The City Council of the City of Long Beach resolves as  
follows:

WHEREAS, the City Council of the City of Long Beach has  
recently amended the Use District Map as set forth in Ordinance No.  
C- 7405 of the City of Long Beach. It is the desire of the City  
Council to submit the amendment to the California Coastal Commission  
for its review as implementing ordinances of the Long Beach Local  
Coastal Program (LCP); and

WHEREAS, the Planning Commission and City Council gave  
full consideration to all facts and the proposal respecting the  
amendment to the Use District Map at properly noticed and advertised  
public hearings. The City Council approved the proposed changes to  
the LCP by adopting the amendment. The proposed Use District Map  
amendment is to be carried out in a manner fully consistent with the  
Coastal Act and become effective in the Coastal Zone immediately  
upon Coastal Commission certification; and

WHEREAS, environmental documentation has been prepared,  
certified, received and considered as required by law, and the City  
Council hereby finds that the proposed amendment will not adversely  
affect the character, livability or appropriate development of the

COASTAL COMMISSION

LB LCP 5-96

EXHIBIT # 2

PAGE 1 OF 3

John R. Calhoun  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
(310) 570-2200

1 surrounding properties and that the amendment is consistent with the  
2 goals, objectives and provisions of the general plan;

3 NOW THEREFORE, the City Council of the City of Long Beach  
4 resolves as follows:

5 Section 1. The amendment to the Use District Map of Long  
6 Beach as adopted by Ordinance No. C- 7405 of the Long Beach City  
7 Council on May 21, a copy of which is attached to and  
8 incorporated in this resolution as Exhibit "A", is hereby submitted  
9 to the California Coastal Commission for its review.

10 Sec. 2. The Director of Planning and Building of the City  
11 of Long Beach is hereby directed to submit a certified copy of this  
12 resolution, together with appropriate supporting materials, to the  
13 California Coastal Commission with a request for its earliest  
14 action.

15 Sec. 3. This resolution shall take effect immediately  
16 upon its adoption by the City Council, and the City Clerk shall  
17 certify the vote adopting this resolution.

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COASTAL COMMISSION  
LB LCP 5-96

EXHIBIT # 2

PAGE 2 OF 3

1 I certify that this resolution was adopted by the City  
2 Council of the City of Long Beach at its meeting of  
3 May 14, 1996, by the following vote:

4 Ayes: Councilmembers: Oropeza, Lowenthal, Drummond,

5 Clark, Robbins, Donelon,

6 Kellogg, Shultz.

7 Noes: Councilmembers: None.

8  
9 Absent: Councilmembers: Topsy-Elvord.

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11 *Shelba Powell*

12 City Clerk

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CERTIFIED AS A TRUE AND CORRECT COPY

*Shelba Powell*  
CITY CLERK OF THE CITY OF LONG BEACH

BY *[Signature]*

DATE: May 24, 1996

COASTAL COMMISSION

LB LCP 5-96

EXHIBIT # 2

PAGE 3 OF 3

John R. Calhoun  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
(310) 570-2200

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING THE USE DISTRICT  
MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS  
BEEN ESTABLISHED AND AMENDED BY AMENDING  
PORTIONS OF PARTS OF SAID MAP (RZ-9510-6)

The City Council of the City of Long Beach ordains as  
follows:

Section 1. Environmental documentation having been  
prepared, certified, received and considered as required by law, and  
the City Council hereby finding that the proposed changes will not  
adversely affect the character, livability or appropriate  
development of the surrounding properties and that the proposed  
changes are consistent with the goals, objectives and provisions of  
the General Plan, the official Use District Map of the City of Long  
Beach, as established and amended, is further amended by amending  
portions of Parts 5, 6, 9, 10, 11, 12, 14, 15, 18, 22, 23, 24, 28  
and 29 of said Map. Those portions of Parts 5, 6, 9, 10, 11, 12,  
14, 15, 18, 22, 23, 24, 28 and 29 which are amended by this  
ordinance are hereto attached as Exhibit "A" and by this reference  
made a part of this ordinance and the official Use District Map.

Sec. 2. All ordinances and parts of ordinances in  
conflict herewith are hereby repealed.

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COASTAL COMMISSION  
LB LCP 5-96

EXHIBIT # 3

PAGE 1 OF 2

John R. Calhoun  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4684  
(310) 570-2200

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Sec. 3. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I certify that this ordinance was adopted by the City Council of the City of Long Beach at its meeting of May 21, 1996, by the following vote:

Ayes: Councilmembers: Oropeza, Lowenthal, Clark, Robbins,  
Topsy-Elvord, Donelon, Kellogg,  
Shultz, Drummond.

Noes: Councilmembers: None.

Absent: Councilmembers: None.

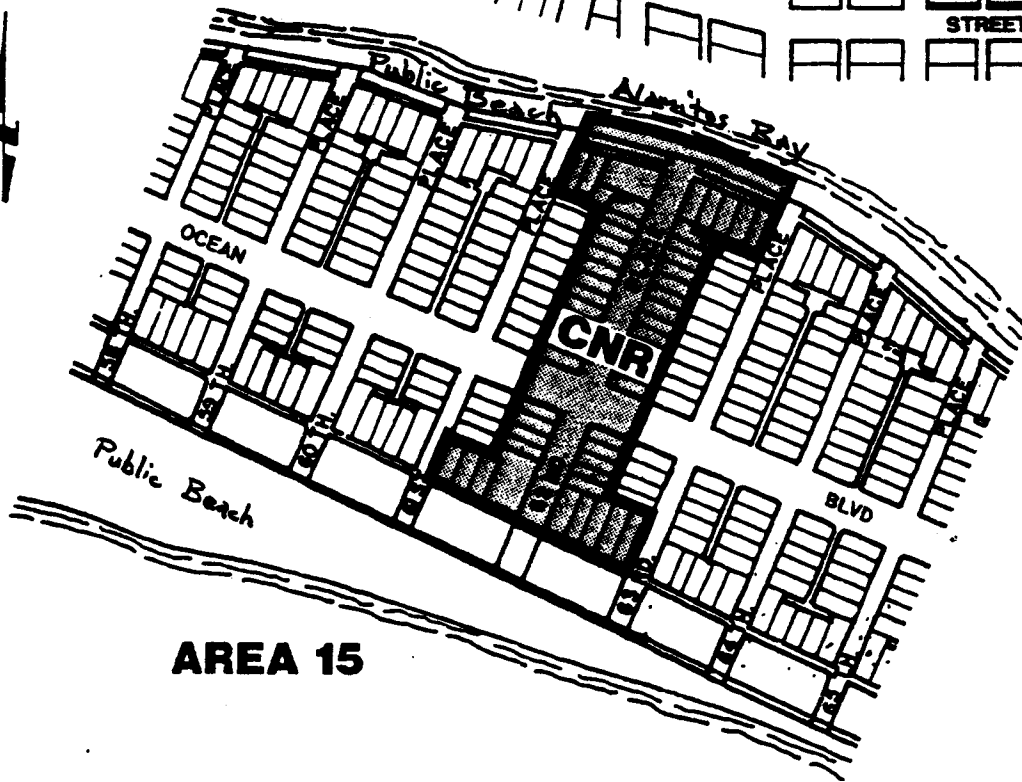
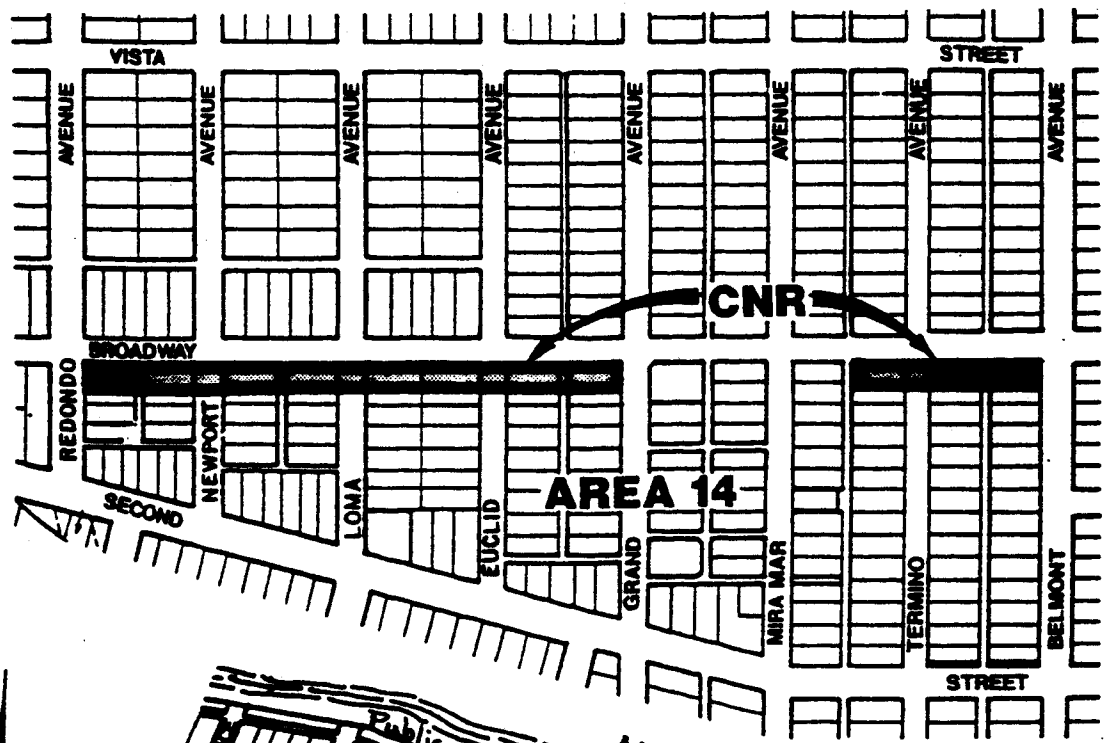
Shelba Powell  
City Clerk

Approved: 5-23-96  
(Date)

Henry C. Neill  
Mayor

TBM:kjm  
3/5/96  
[09]9510-6.amd

COASTAL COMMISSION  
LB LCP 5-96  
EXHIBIT # 3  
PAGE 2 OF 2



**AREA 15**

**PROPOSED**  
**AMENDMENT TO A PORTION OF PART 5.6**  
**OF THE USE DISTRICT MAP.**

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**REZONING CASE**  
**RZ-9510-6**

**COASTAL COMMISSION**  
**LB LCP 5-96**

EXHIBIT # 4  
 PAGE 1 OF 1

CONTINUED FROM ABOVE PAGE

**LB LCP 2-93**  
**COASTAL COMMISSION**  
 Existing Zone: CNP  
 Proposed Zone: CNR

EXHIBIT # 2  
 PAGE 7 OF 7

**PROPOSED** BY Lee Huskey; Cheryl Waples  
 DATE: AUG 12 1997

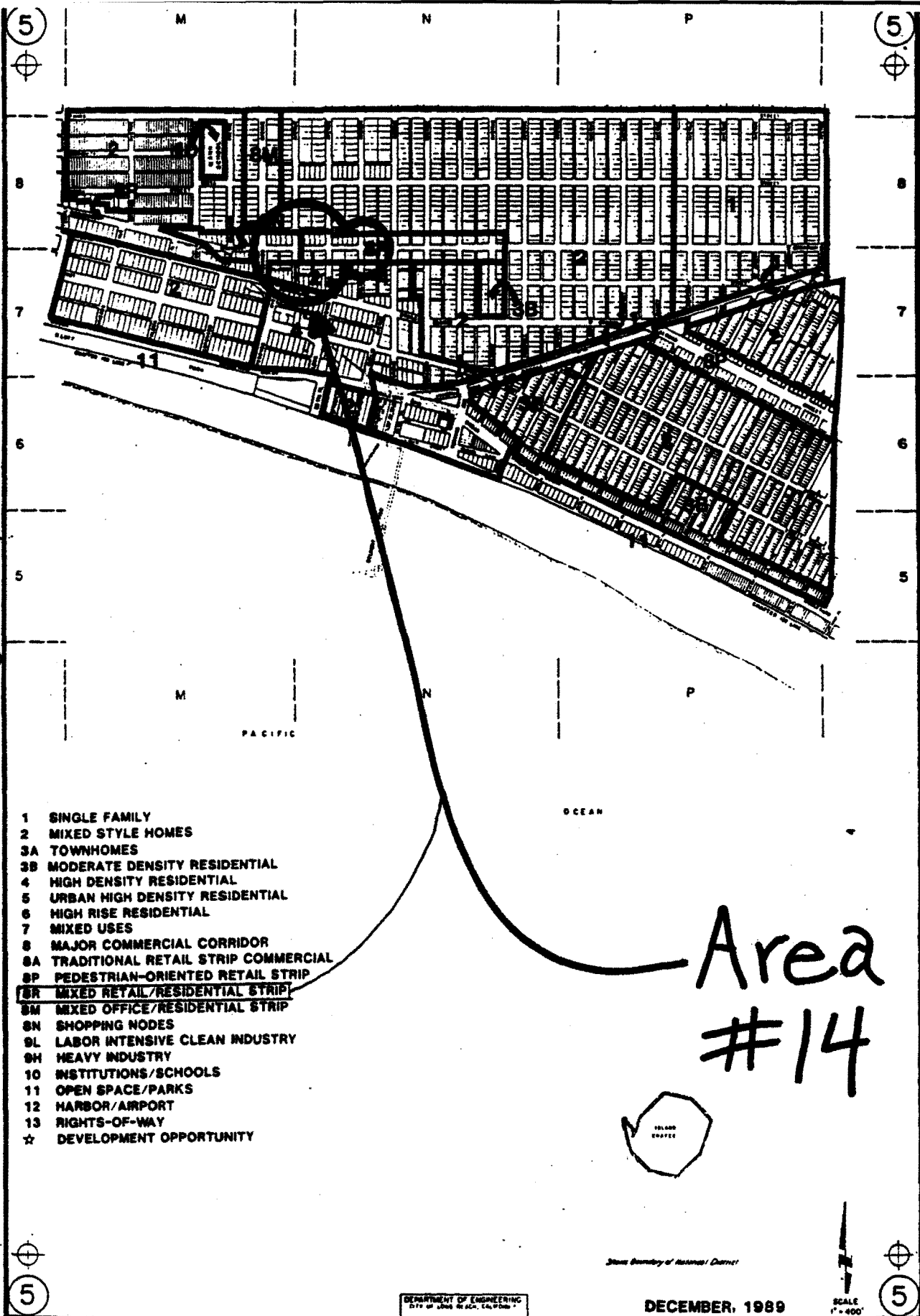
**AMENDMENT TO A PORTION OF PART 5  
 OF THE USE DISTRICT MAP.**

REZONING CASE  
**RZ 9211-17**

- Blocks suggested to be zoned as CNR by Commission in LCP amendment 2-93. Rezoned as CNR in amendment 5-96.

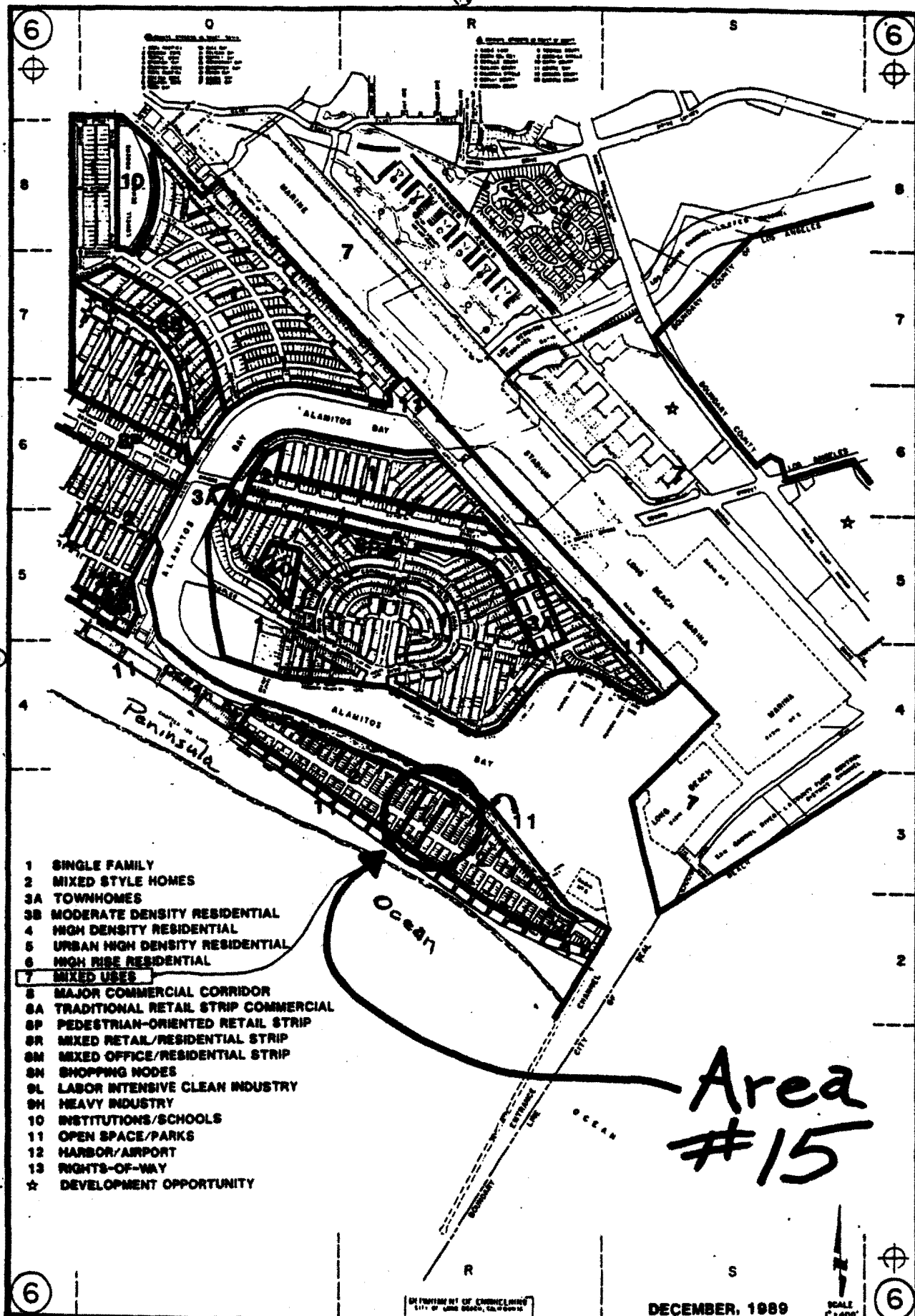
**COASTAL COMMISSION**  
**LB LCP 5-96**  
 EXHIBIT # 5  
 PAGE 1 OF 1





Land Use Designations (LUP)

COASTAL COMMISSION  
LB LCP 5-96  
EXHIBIT # 6  
PAGE 1 OF 1



Land Use Designations (LUP)