

CALIFORNIA COASTAL COMMISSION

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RECORD PACKET COPY



May 12, 1998

W76

TO: Commissioners and Interested Persons

FROM: Charles Damm, Senior Deputy Director
Pam Emerson, Los Angeles County Area Supervisor
Charles Posner, Coastal Program Analyst

SUBJECT: Major Amendment Request No. 1-98 to the City of Long Beach Certified Local Coastal Program (For Public Hearing and Commission Action at the June 9-12, 1998 meeting in Santa Barbara).

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 first major LCP amendment request for 1998. The proposed LCP amendment affects both the Land Use Plan (LUP) and the implementing ordinances (LIP) portions of the certified LCP.

The proposed LCP amendment, contained in City Council Resolution Nos. C-27294 and C-27295 and Ordinance No. C-7524, would change the land use designation and the residential zoning designation in the Belmont Heights neighborhood from R-2 (two family) to R-1-N (single family) [See Exhibit #2, p.3]. The rezoned area falls partially within the coastal zone, and partially outside the coastal zone. Only the portion within the coastal zone is subject to Commission certification.

The City Planning Commission held seven public meetings in which the proposed LCP amendment was discussed. The final Planning Commission approval was adopted at a public hearing on December 18, 1997. The City Council held two public hearings for the proposed LCP amendment on November 4, 1997 and January 27, 1998. The Long Beach City Council adopted Ordinance No. C-7524 on February 3, 1998.

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. 1-98 was deemed submitted on March 23, 1998.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing, approve the LCP amendment request as submitted. The proposed amendment is in conformance with the Chapter 3 policies of the Coastal Act and is adequate to carry out the provisions of the certified Land Use Plan (LUP). The motions to accomplish this recommendation start on page two of this report.

STANDARD OF REVIEW

The standard of review for the proposed amendment to the LUP, pursuant to Section 30512 of the Coastal Act, is that the proposed amendment meets the requirements of, and is in conformity with, the Chapter 3 policies of the Coastal Act. The standard of review for the proposed amendment to the LCP Implementing Ordinances (LIP), pursuant to Sections 30513 and 30514 of the Coastal Act, is that the proposed LIP amendment is in conformance with, and adequate to carry out, the provisions of the certified LUP.

ADDITIONAL INFORMATION

Copies of the staff report are available at the South Coast District office located in the ARCO Center Towers, 200 Oceangate, Suite 1000, 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 (562) 590-5071.

I. STAFF RECOMMENDATION

Staff recommends adoption of the following motions and resolutions:

CERTIFY THE AMENDMENT TO THE LAND USE PLAN AS SUBMITTED

MOTION: "I move that the Commission certify amendment request No. 1-98 to the City of Long Beach Land Use Plan as submitted."

Staff recommends a YES 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 Land Use Plan as submitted

The Commission hereby certifies amendment request No. 1-98 to the City of Long Beach Land Use Plan for the reasons discussed below on the grounds that the amended Land Use Plan meets the requirements of and conforms to the Chapter 3 policies of the Coastal Act. The Land Use Plan 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.

APPROVAL OF THE AMENDMENT TO THE LCP IMPLEMENTING ORDINANCES AS SUBMITTED

MOTION: "I move that the Commission reject amendment request No. 1-98 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 certified LUP and Implementing Ordinances as submitted. The Commission hereby finds and declares as follows:

A. Amendment Description

City of Long Beach Ordinance No. C-7524 (Exhibit #2) and Resolution No. C-27294 (Exhibit #3) modify the City's Land Use Plan and zoning map to rezone the Belmont Heights neighborhood from R-2 (two family) to R-1-N (single family). Resolution No. C-27295 submits the LCP amendment request for Commission certification. Only the southern portion of the rezoned neighborhood is located within the City's coastal zone [See Exhibit #2, p.3]. 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 rezoned area located within the coastal zone.

In order to downzone the neighborhood from R-2 to R-1-N, the City first had to change the underlying land use designation in the certified LUP from Land Use District (LUD) 2 to LUD 1. This is an amendment to the LUP portion of the certified LCP. LUD 2, the originally certified land use designation, is the "mixed style homes" district defined as an area with low density residential uses such as single-family homes, duplexes and triplexes, usually mixed together on the same blocks. This mixture of density usually occurs as a result of variations in past zoning designations which allowed various levels of low density residential uses. This is, in fact, the situation in Belmont Heights. The purpose of LUD 2 is to maintain the present situation, and not an attempt to convert the district to solely single-family density. Many lots in Belmont Heights with older single-family homes, however, have been redeveloped with new duplexes and triplexes under the current zoning designations.

According to the City, the redesignation of the Belmont Heights neighborhood from LUD 2 to LUD 1, the "single-family" district, is an attempt to preserve the remaining single-family homes in the area to protect the neighborhood's overall low density, single-family character. The proposed LUP change reflects the majority public preference for a predominately single-family neighborhood. The City also states that overcrowding of lots is not a problem now, but it could become one unless the area is protected from additional development (Exhibit #3, p.8). Residential lots in the area that currently have two or more units will not be affected by the proposed land use designation and rezoning as they will be allowed to retain their current status as non-conforming uses.

Following the redesignation of the LUD to a single-family home district, the City changed the zoning designation of the area from R-2 (two family) to R-1-N (single family) in order to carry out the new LUD. This is a change to the City's zoning map (Exhibit #3, p.6). The City's zoning ordinance and zoning maps contain the implementing ordinances (LIP) of the certified LCP. Therefore, the proposed rezoning constitutes an amendment to the LIP portion of the certified 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, the proposed LCP amendment would change the Belmont Heights neighborhood zoning designation from R-2 (two family) to R-1-N (single family). The R-2 zoning district, which implements LUD 2 of the certified LUP, is a two-family residential district (two residential units per lot).

The R-1-N zoning district implements LUD 1 of the certified LUP and allows only for single-family homes (one residential unit per lot). The R-1-N zone does allow for secondary housing units, sometimes called "granny flats", as an accessory use on lots larger than 4,800 square feet with an existing single-family residence. Such units are limited to one bedroom and a maximum of 640 square feet of floor area and require the provision of an additional parking space.

This LCP amendment request affects the LCP planning area of the Belmont Heights community: LCP Planning Area C (Exhibit #4). The area of the proposed rezoning falls within a half-mile of the beach at its closest point (Exhibit #3, p.7).

B. Standard Of Review

The standard of review for the proposed amendment to the LUP, pursuant to Section 30512 of the Coastal Act, is that the proposed amendment meets the requirements of, and is in conformity with, the Chapter 3 policies of the Coastal Act. 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 LIP amendment is in conformance with, and adequate to carry out, the provisions of the certified 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 LUP must be evaluated for its consistency with the Chapter 3 policies of the Coastal Act, including the access and recreation policies. As indicated below, the proposed LUP amendment is in conformity with all of the Chapter 3 policies of the Coastal Act.

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 as amended herein. Therefore, the LCP amendment is approved as submitted.

C. Land Use Designation

As stated above, the proposed amendment to the LUP must be evaluated for its consistency with the Chapter 3 policies of the Coastal Act, including the access and recreation policies. The City proposes to change the underlying land use designation of the Belmont Heights neighborhood from LUD 2 (mixed style homes) to LUD 1 (single-family) [See Exhibit #3, p.7]. This proposed land use change constitutes an amendment to the LUP portion of the certified LCP.

The proposed redesignation of the Belmont Heights neighborhood to LUD 1, the "single-family" district, is an attempt to preserve the remaining single-family homes in the area in order to protect the neighborhood's overall low density, single-family character. The proposed LUP change would protect the predominately single-family neighborhood from new developments that demolish single-family homes to build duplexes.

The proposed change in land use designation is consistent with Section 30251 of the Coastal Act which calls for the protection of the scenic and visual qualities of coastal areas. Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas....

In order to protect the character and visual quality of coastal communities, the Commission has consistently limited residential density and structural height. The proposed LUP amendment would limit residential density in order to protect the unique character of the Belmont Heights neighborhood. The currently certified LCP states that:

"The Belmont Heights and Belmont Park neighborhoods have very distinctive characters and great cohesion. Many fine, old homes grace Belmont Heights" [LCP p.III-C-6].

This LCP amendment request affects the LCP planning area of the Belmont Heights community (LCP Area C). The certified LCP contains specific LUP policies which apply to each LCP planning area. The LCP description of Planning Area C states that the area is primarily residential in character.

The emphasis in the LCP is on the preservation of existing neighborhoods. The certified LUP Policy Plan for LCP Planning Area C specifically states that the residential character of the area should be preserved (Exhibit #4). In order to carry out the LCP policy of neighborhood preservation, the LCP calls for new zones which will hold the neighborhoods to their existing densities [LCP p.III-C-13]. Specifically, the certified LCP calls for the R-2 zoned areas to be rezoned to the single-family zoning designation as currently proposed by the City [LCP p.III-C-16]. The change in zoning called for in the certified LCP would accommodate the existing residential densities, but would prevent further densification of this special neighborhood. The proposed LUP amendment is necessary in order to downzone the area as called for in the certified LCP.

The proposed LUP amendment would carry out the intent of the certified LUP by protecting the existing character of the Belmont Heights neighborhood. Therefore, the proposed LUP amendment is consistent with Section 30251 of the Coastal Act.

The proposed change in land use designation from mixed style homes to single-family will have no negative effect on coastal access or coastal resources. The proposed LUP amendment is in conformity with all of the Chapter 3 policies of the Coastal Act, including the public access, recreation and marine resource policies. Therefore, the the proposed LUP amendment is approved as submitted.

D. Zoning Designation

As previously stated, the proposed rezoning in an amendment to the LUP portion of the certified LCP. Therefore, the proposed rezoning must be consistent with, and adequate to carry out, the policies and land use designations contained in the certified LUP as amended herein.

The certified LCP contains specific LUP policies which apply to each LCP planning area. This LCP amendment request affects the LCP planning area of the Belmont Heights community (LCP Planning Area C). The LCP description of Planning Area C states that the Belmont Heights neighborhood is primarily

residential in character. The area of the proposed rezoning, which falls within a half-mile of the beach, is identified as a mix of single-family and duplex residential uses which reflects the previous R-2 zoning designation. The certified LUP also states that:

"The Belmont Heights and Belmont Park neighborhoods have very distinctive characters and great cohesion. Many fine, old homes grace Belmont Heights" [LCP p.III-C-6].

The certified LUP Policy Plan for LCP Planning Area C specifically states that the residential character of the area should be preserved [LCP p.III-C-10]. In order to carry out the LCP policy of neighborhood preservation, the LCP calls for new zones which will hold the neighborhoods to their existing densities [LCP p.III-C-13]. Specifically, the certified LCP calls for the R-2 zoned areas to be rezoned to the single-family zoning designation as currently proposed by the City [LCP p.III-C-16]. The change in zoning called for in the certified LCP would accommodate the existing residential densities, but would prevent further densification of this special neighborhood.

The certified LUP neighborhood protection policies will be carried out by the rezoning of the area to the R-1 zone (single-family) as proposed by the City. The proposed zoning designation will preserve the existing character of the neighborhood. Therefore, the proposed LIP amendment is in conformance with, and is adequate to carry out, the provisions of the certified LUP for LCP Planning Area C.

E. California Environmental Quality Act (CEQA)

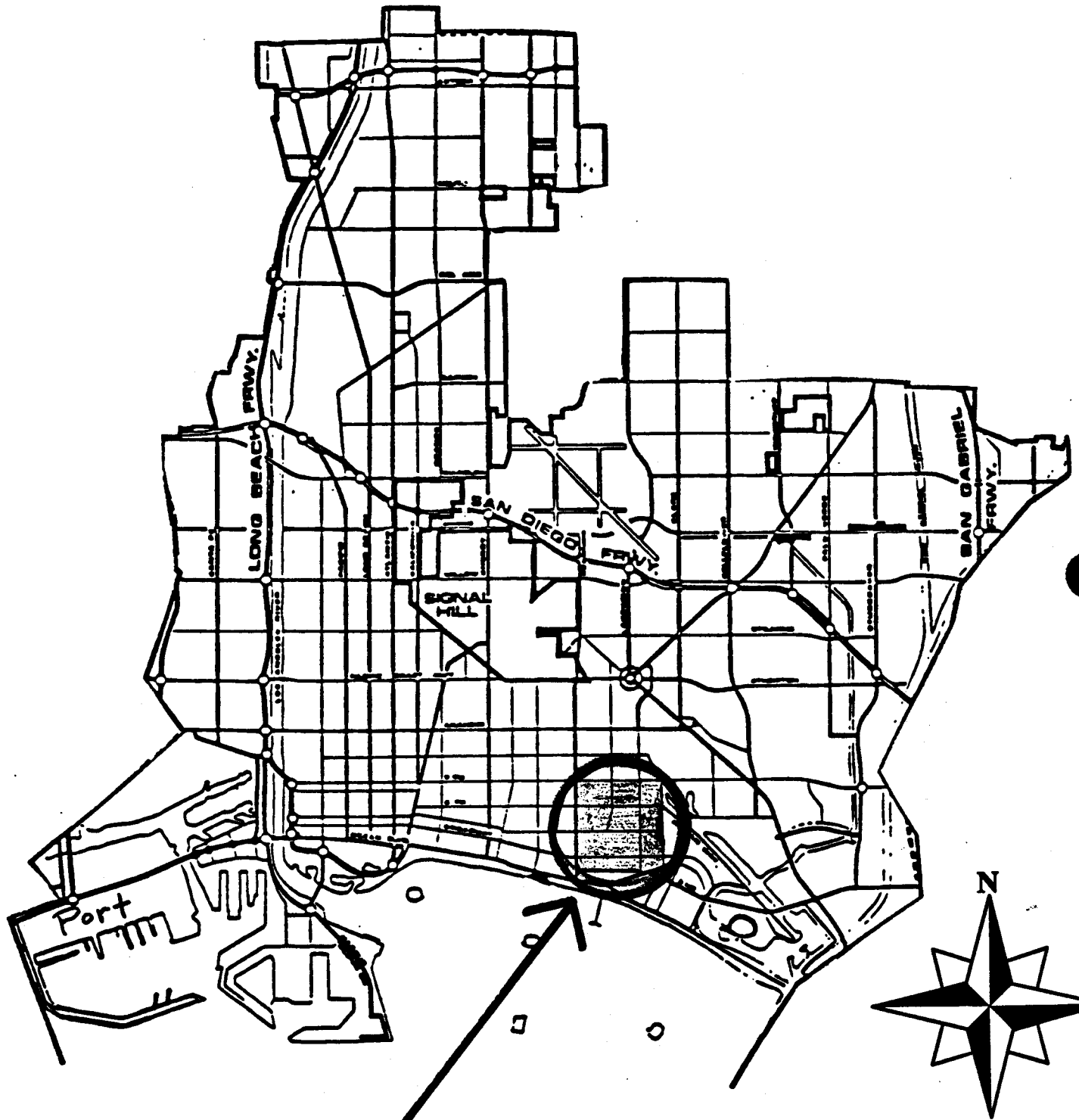
The City has certified Negative Declaration No. ND-38-97 in order to comply with the CEQA requirements for the proposed amendment to the LCP. The City found that the proposed amendment will not cause significant adverse environmental impacts.

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)(A) 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 effect 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 LCP amendment is consistent with Section 21080.5(d)(2)(A) of the Public Resources Code.

City of Long Beach



Area of Rezone

COASTAL COMMISSION
LCP 1-98

EXHIBIT # 1
PAGE 1 OF 1

ORDINANCE NO. C-7524

1
2
3 AN ORDINANCE OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH AMENDING THE USE DISTRICT
5 MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS
6 BEEN ESTABLISHED AND AMENDED BY AMENDING A
7 PORTION OF PARTS 5 AND 11 OF SAID MAP
8 (RZ-9612-10)
9

10 The City Council of the City of Long Beach ordains as
11 follows:
12

13 Section 1. Environmental documentation having been
14 prepared, certified, received and considered as required by law, and
15 the City Council hereby finding that the proposed change will not
16 adversely affect the character, livability or appropriate
17 development of the surrounding properties and that the proposed
18 change is consistent with the goals, objectives and provisions of
19 the General Plan, the official Use District Map of the City of Long
20 Beach, as established and amended, is further amended by amending
21 Parts 5 and 11 of said Map. Those portions of Parts 5 and 11 of
22 said map which are amended by this ordinance are depicted on the map
23 which is attached hereto as Exhibit "A" and by this reference made
24 a part of this ordinance and the official Use District Map of the
25 City of Long Beach.
26

27 Sec. 2. This amendment shall not affect any project which
28 was permitted by the zoning regulations of the City of Long Beach

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1 on or before November 4, 1997, and which received, at a minimum,
2 plot plan approval from the Planning Bureau and stamped approval
3 from at least one other City approving department, prior to the close
4 of business on November 4, 1997.

5
6 Sec. 3. All ordinances and parts of ordinances in
7 conflict herewith are hereby repealed.

8
9 Sec. 4. The City Clerk shall certify to the passage of
10 this ordinance by the City Council and cause it to be posted in
11 three conspicuous places in the City of Long Beach, and it shall
12 take effect on the thirty-first day after it is approved by the
13 Mayor.

14 I hereby certify that this ordinance was adopted by the
15 City Council of the City of Long Beach at its meeting of
16 February 3, 1998, by the following vote:

17 Ayes: Councilmembers: Oropeza, Lowenthal, Drummond,
18 Roosevelt, Robbins, Donelon,
19 Kellogg, Shultz.
20 Noes: Councilmembers: None.
21 _____
22 Absent: Councilmembers: Topsy-Elvord.
23 _____

24
25 Shelba Powell
City Clerk

26
27 Bruce Speer
Mayor

27 Approved: 2-5-98
(Date)

28 MJM/kjm; 1/22/98
[010]BELMONT.ORD

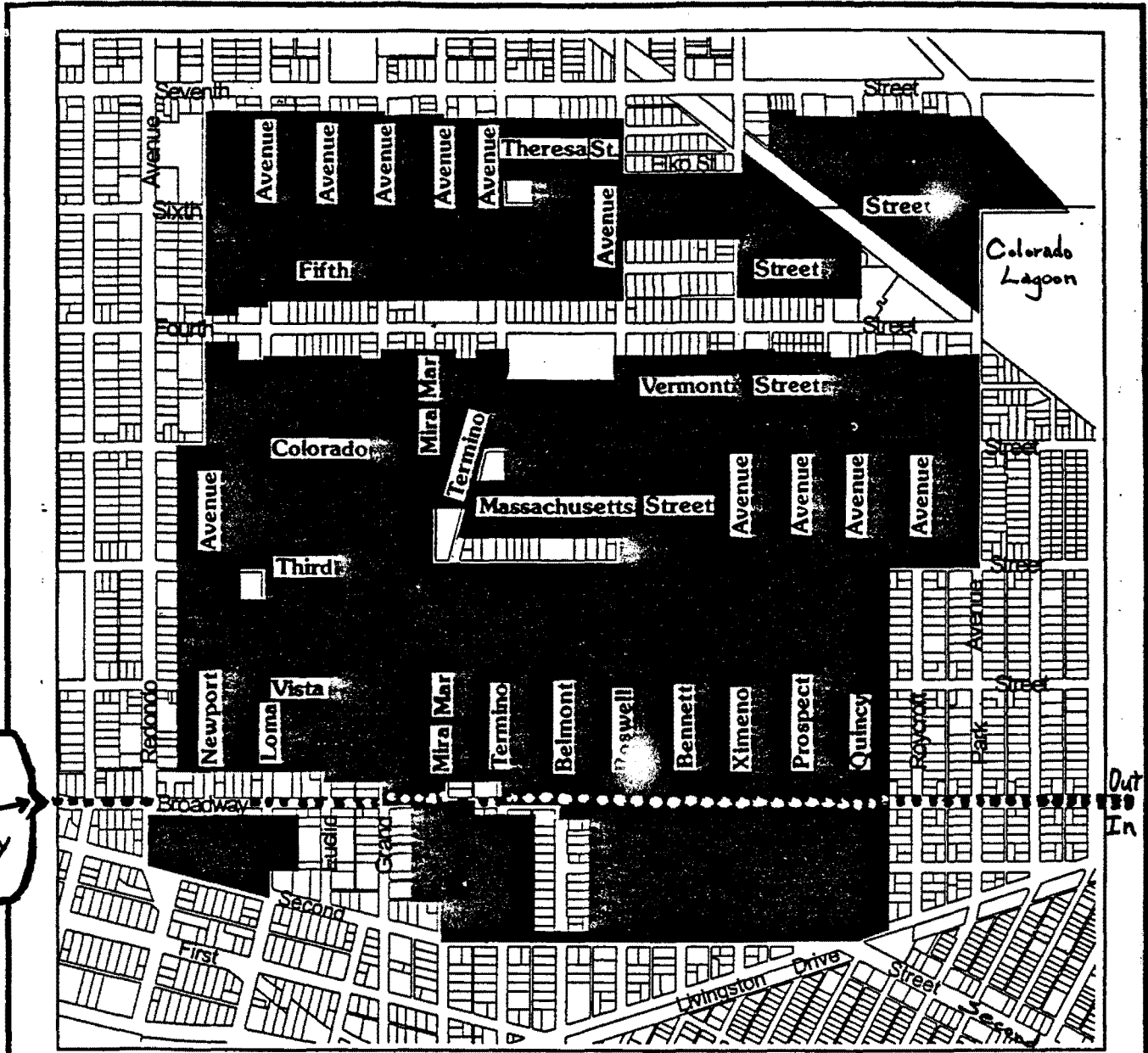
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COASTAL COMMISSION

LCP 1-98

EXHIBIT # 2

PAGE 2 OF 3



Coastal Boundary

Out In

■ Rezoned to R-1-N



Department of Public Works GIS

PROPOSED
 AMENDMENT TO A PORTION OF PART 5.11
 OF THE USE DISTRICT MAP.

Exhibit "A"

REZONING CASE
RZ-9612-10
 COASTAL COMMISSION
 LCP 1-98

EXHIBIT "B"

RESOLUTION NO. C-27294

1
2
3 A RESOLUTION OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH ADOPTING, AFTER PUBLIC
5 HEARING, AMENDMENTS TO THE AREA "C" ZONING MAP
6 OF THE LOCAL COASTAL PROGRAM AND THE TEXT AND
7 MAP OF THE LAND USE ELEMENT OF THE GENERAL PLAN
8 OF THE CITY OF LONG BEACH RELATING TO THE
9 REZONING OF PROPERTY LOCATED IN AN AREA
10 COMMONLY REFERRED TO AS BELMONT HEIGHTS
11

12 Section 1. The City Council of the City of Long Beach
13 does hereby find, determine and declare:

14 WHEREAS, pursuant to the California Coastal Act of 1976,
15 the City Council approved the Local Coastal Program for the City of
16 Long Beach on April 29, 1980; and

17 WHEREAS, the California Coastal Commission certified the
18 Long Beach Local Coastal Program on July 22, 1980; and

19 WHEREAS, the California Coastal Act, at Public Resources
20 Code Section 30514, provides a procedure for amending the Local
21 Coastal Program; and

22 WHEREAS, following a duly noticed public hearing and with
23 full environmental documentation and the recommendation of the
24 Planning Commission made at its meeting of December 18, 1997, the
25 City Council of the City of Long Beach desires to amend the Area "C"
26 Zoning Map of the City's Local Coastal Program; and

27 WHEREAS, that on January 27, 1998, after due certification
28 and consideration of appropriate environmental documents and after

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COASTAL COMMISSION

LCP 1-98

EXHIBIT # 3

PAGE 1 OF 8

LIP

1 a public hearing duly noticed and conducted, the City Council
2 considered and approved a revision to the Area "C" Zoning Map of the
3 Local Coastal Program relating to the rezoning of real property
4 commonly referred to as "Belmont Heights", which area is generally
5 bounded by Seventh Street on the north, by Second Street on the
6 south, by the properties on the west side of Newport Avenue on the
7 west, and on the east, south of Third Street, by the alley east of
8 Quincy Avenue, and on the east, north of Third Street, by Park
9 Avenue; and

10 WHEREAS, this amendment to the Local Coastal Program is
11 intended to be carried out in a manner fully in conformity with the
12 California Coastal Act; and

13 WHEREAS, this amendment to the Local Coastal Program shall
14 be effective upon certification by the California Coastal
15 Commission.

16 NOW, THEREFORE, the City Council of the City of Long Beach
17 resolves as follows:

18 The City Council of the City of Long Beach does hereby
19 amend the Area "C" Zoning Map of the Local Coastal Program, as set
20 forth on the map which is attached hereto as Exhibit "A" and
21 incorporated herein by this reference as though set forth in full
22 herein.

23 Sec. 2. The City Council does hereby further find,
24 determine and declare:

25 WHEREAS, the City Council of the City of Long Beach has
26 adopted, pursuant to Section 65302 of the California Government
27 Code, a Land Use Element as part of the City's General Plan; and

28 WHEREAS, the City Council desires to amend the Land Use

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COASTAL COMMISSION

1-98

EXHIBIT # 3

PAGE 2 OF 8

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1 Element of the General Plan of the City of Long Beach as set forth
2 in this resolution; and

3 WHEREAS, the City Planning Commission held a public
4 hearing on December 18, 1997, on an amendment to the text and map
5 of the Land Use Element of the General Plan of the City of Long
6 Beach; and

7 WHEREAS, at that hearing, the Planning Commission gave
8 full consideration to all pertinent facts, information, proposals,
9 environmental documentation, and recommendations respecting all
10 parts of the amendment to the text and map of the Land Use Element
11 of General Plan and the views expressed at the public hearing and
12 afforded full opportunity for public input and participation; and

13 WHEREAS, on December 18, 1997, following the public
14 hearing, the Planning Commission certified Negative Declaration 38-
15 97 on the basis of the Initial Study and any comments received, that
16 there is no substantial evidence that the project will have a
17 significant effect on the environment; and

18 WHEREAS, following receipt of all appropriate
19 environmental documentation, full hearings and deliberation, the
20 City Planning Commission recommended approval of an amendment to the
21 text and map of the Land Use Element of the General Plan of the City
22 of Long Beach and further directed that said recommendation be
23 forwarded to the City Council for consideration; and

24 WHEREAS, that on January 27, 1998, the City Council
25 conducted a duly noticed public hearing at which it gave full
26 consideration to all pertinent facts, information, proposals,
27 environmental documentation and recommendations respecting all parts
28 of the amendment to the text and map of the Land Use Element of the

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1 General Plan and the views expressed at the public hearing and
2 afforded full opportunity for public input and participation;
3 WHEREAS, following receipt and consideration of all
4 appropriate environmental documentation, full hearings and
5 deliberation, the City Council did concur with the recommendations
6 of the Planning Commission and did approve and adopt the
7 environmental documentation and the amendment to the Land Use
8 Element of the General Plan from LUD 2 - "Mixed Style Homes" to LUD
9 1 - "Single Family" for that certain area depicted on the map which
10 is attached hereto as Exhibit "B" and incorporated herein by this
11 reference as though set forth in full herein. The City Council did
12 further concur with the recommendations of the Planning Commission
13 and did approve and adopt an amendment to the text of the Land Use
14 Element of the General Plan of the City of Long Beach as said
15 amendment is set forth on Exhibit "C" which is attached hereto, and
16 incorporated herein by this reference as though set forth in full
17 herein.

18 NOW, THEREFORE, the City Council of the City of Long Beach
19 hereby formally approves and adopts the amendments to the text and
20 map of the Land Use Element of the General Plan of the City of Long
21 Beach relating to that certain area commonly referred to as "Belmont
22 Heights", which area is generally bounded by Seventh Street on the
23 north, by Second Street on the south, by the properties on the west
24 side of Newport Avenue on the west, and on the east, south of Third
25 Street, by the alley east of Quincy Avenue, and on the east, north
26 of Third Street, by Park Avenue. Such text and map amendments are
27 depicted in Exhibits "B" and "C" which are attached hereto and
28 incorporated herein by this reference as though set forth in full

LUP

COASTAL COMMISSION

1-98

1 herein.

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

5 I hereby certify that the foregoing resolution was adopted
6 by the City Council of the City of Long Beach at its meeting of
7 January 27, 1998, by the following vote:

8 Ayes: Councilmembers: Lowenthal, Drummond, Topsy-Elvord,
9 Donelon, Shultz.

10

11 Noes: Councilmembers: None.

12

13 Absent: Councilmembers: Oropeza, Roosevelt, Robbins, Kellogg.

14

15

16 Shelba Powell
17 City Clerk

18

19

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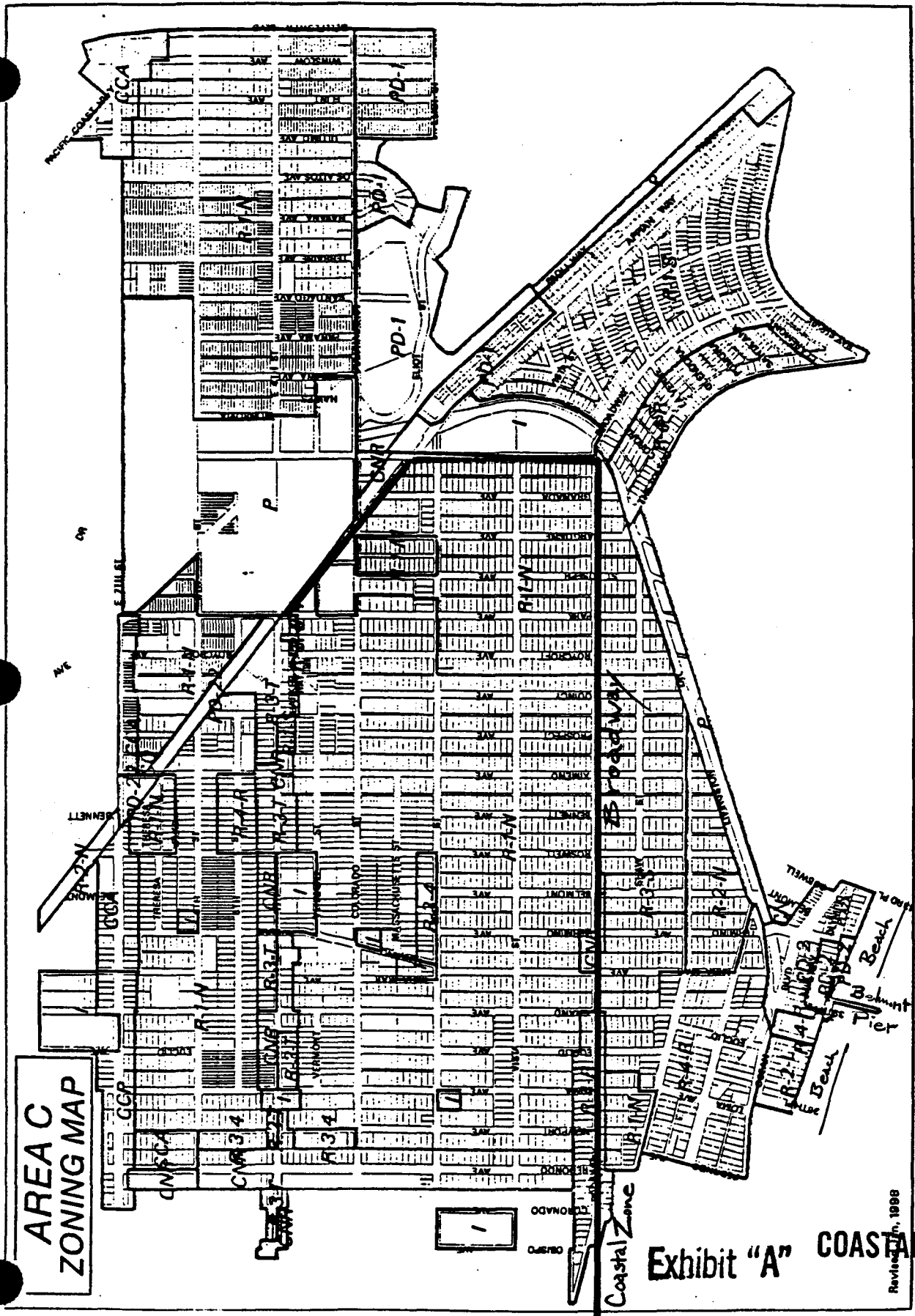
26

27

28

MJM:kjm
1/22/98
[R9]BELMONT1.RES

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Zoning Map

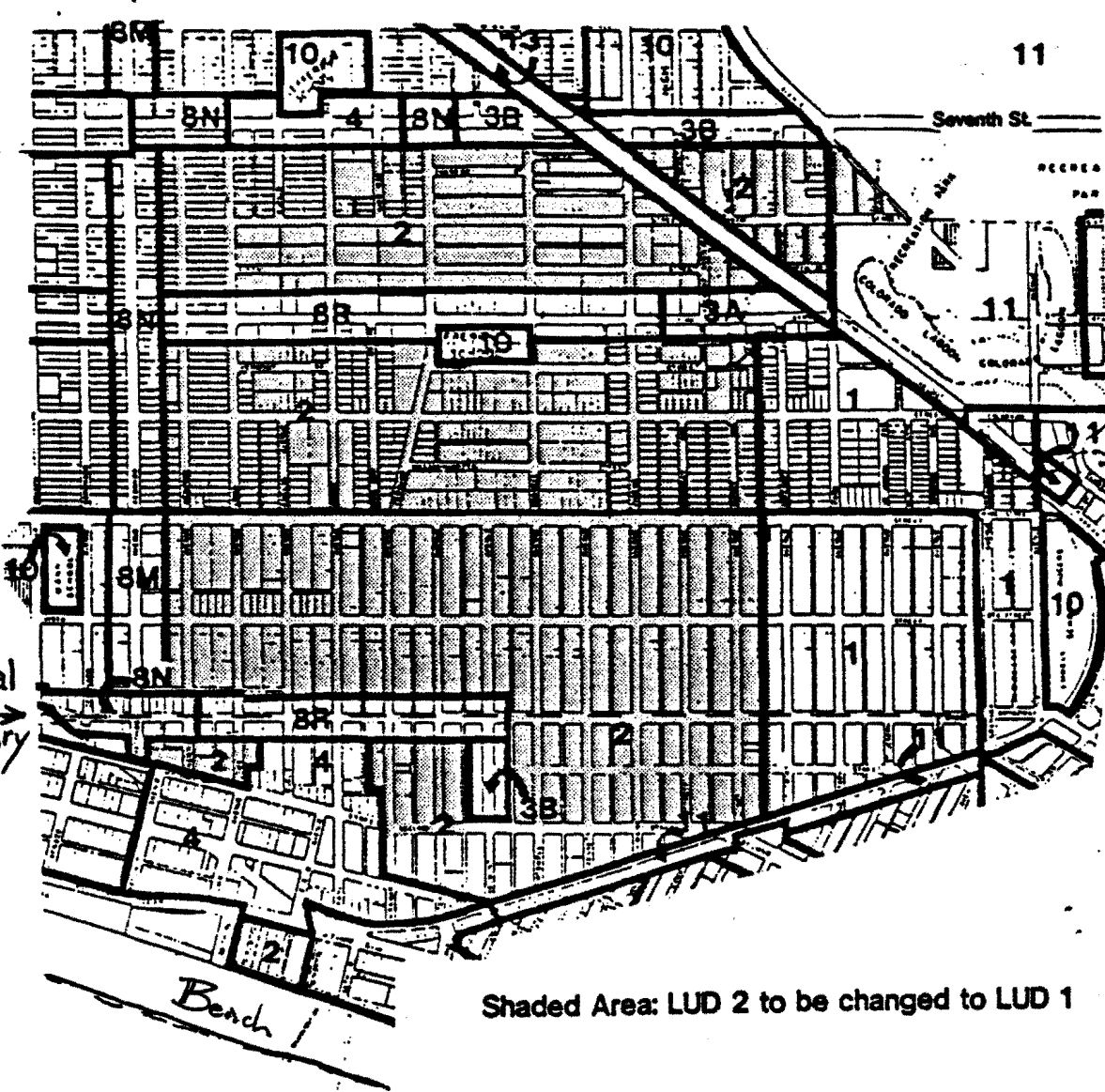
AREA C
ZONING MAP

Exhibit "A" COASTAL COMMISSION
1-98

Revised, 1998

Out
In
Coastal Zone

EXHIBIT # 3
PAGE 6 OF 8



Shaded Area: LUD 2 to be changed to LUD 1

- 1 SINGLE FAMILY
- 2 MIXED STYLE HOMES
- 3A TOWNHOMES
- 3B MODERATE DENSITY RESIDENTIAL
- 4 HIGH DENSITY RESIDENTIAL
- 5 URBAN HIGH DENSITY RESIDENTIAL
- 6 HIGH RISE RESIDENTIAL
- 7 MIXED USES
- 8 MAJOR COMMERCIAL CORRIDOR
- 8A TRADITIONAL RETAIL STRIP COMMERCIAL
- 8P PEDESTRIAN-ORIENTED RETAIL STRIP
- 8R MIXED RETAIL/RESIDENTIAL STRIP
- 8M MIXED OFFICE/RESIDENTIAL STRIP
- 8N SHOPPING NODES
- 9R RESTRICTED INDUSTRY
- 9G GENERAL INDUSTRY
- 10 INSTITUTIONS/SCHOOLS
- 11 OPEN SPACE/PARKS
- 12 HARBOR/AIRPORT
- 13 RIGHTS-OF-WAY
- 14 DEVELOPMENT OPPORTUNITY

BELMONT HEIGHTS

Exhibit "B" COASTAL COMMISSION
LCP 1-98

EXHIBIT # 3
PAGE 4 OF 8

BELMONT HEIGHTS

SUMMARY OF NEIGHBORHOOD DESCRIPTION AND ANALYSIS

This neighborhood is bounded by 7th Street on the north and Redondo Avenue, a busy commercial corridor, on the west. Livingston Drive is the strong south and southeastern boundary, and Recreation Park and the diagonal Pacific electric Right-of-way define the northeast boundary.

As an older residential area, Belmont Heights is developed with single-family, duplex, and mid-density (2-5 units) apartment structures. The majority of homes are well maintained, evidence of rehabilitation work exists, and lots are well groomed and landscaped. Some properties needing rehabilitation are occupied by longtime elderly residents who have insufficient income for maintenance purposes. Some denser apartment buildings exist along Ximeno Avenue between 4th and 6th Streets and in the area to the east of Ximeno Avenue and south of the Pacific Electric Right-of-way. Neighborhood commercial and retail nodes are located along 4th Street, Redondo and Broadway. Problems associated with the future development of the Pacific Electric Right-of-way are concerns for the neighborhood. Since the Heights are on a slight hill, views of the ocean along the north-south streets provide a rare and valuable amenity.

Many of the single-family homes, duplexes and small apartment buildings were constructed in Belmont Heights more than forty years ago. This older housing stock is rich in quality and design and creates a unique sense of place for Belmont Heights residents. This unique character must be preserved. The chief architectural styles are variations of the California bungalow, Older Mission and Mediterranean styles.

SUMMARY OF NEIGHBORHOOD POLICES

LAND USE. The overall low density, single-family character of the area should be preserved. Structurally sound homes, duplexes and mid-density (2-5 units) apartments should be maintained and preserved. The attractiveness of this low density, unique, housing stock should be recognized for its valuable contribution to the "liveability" of Long Beach. Overall densities should remain low. The rezoning approved in 1998 to R-1-N supports the low density, low scale, character of the neighborhood and streetscape. Overcrowding of lots is not a problem now, but could become one unless the area is protected from additional development. More recreation space would be appropriate if suitable sites could be found without the need to remove housing units.

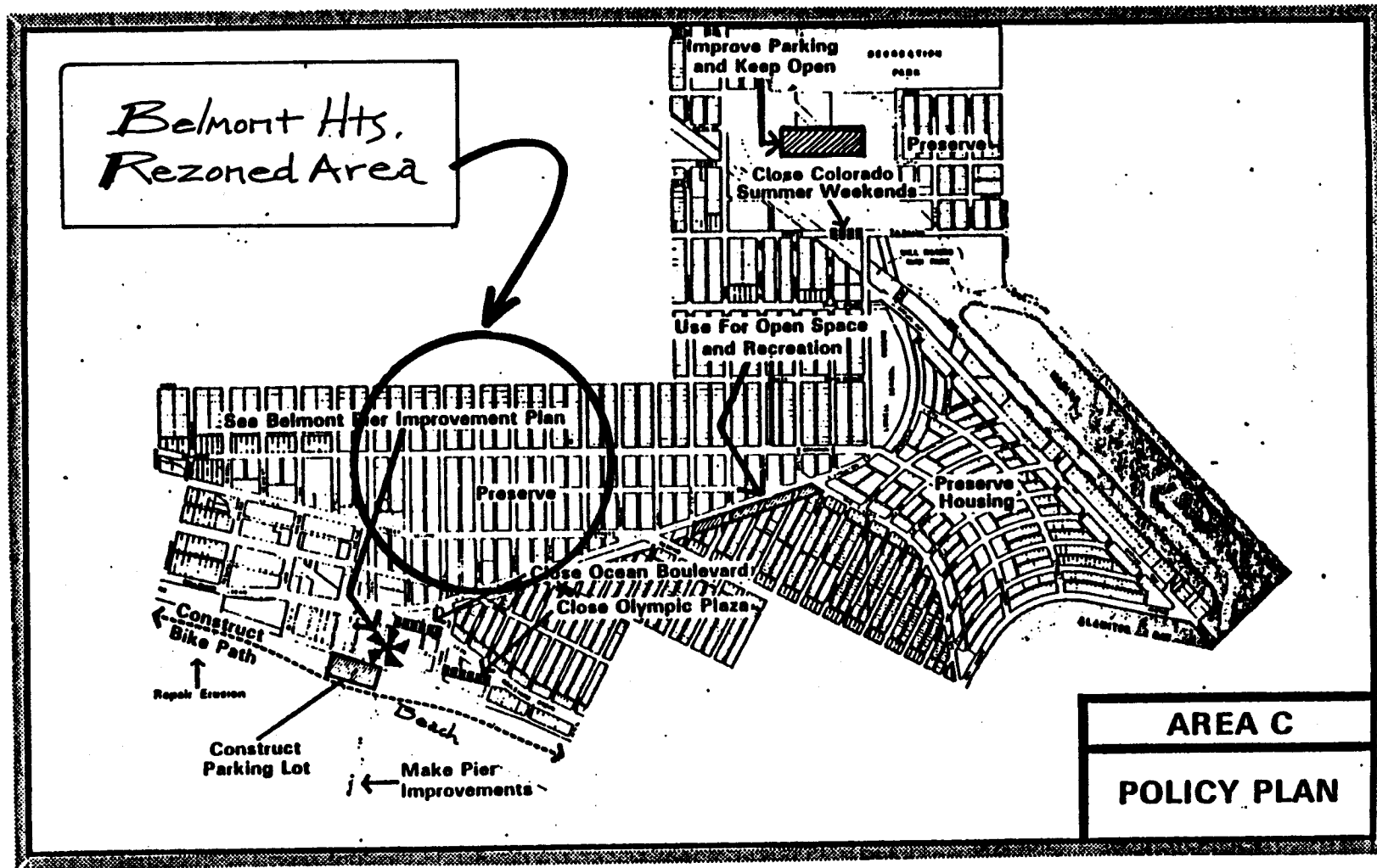
DESIGN CONTROLS/ARCHITECTURAL COMPATIBILITY. Any infill development must respect the low scale, design, materials, and color characteristics of the existing housing stock. Some avenues east of Roycroft may be considered for historic district designation.

NEIGHBORHOOD SERVICES, FACILITIES AND AMENITIES. This neighborhood has adjacent recreation opportunities; namely Belmont Pier and the Pacific Ocean to the south, and Recreation Park on the northeast side. Community retail services are also abundant. All school services are conveniently located for the residents' children.

Exhibit "C" COASTAL COMMISSION
LCP 1-98

EXHIBIT # 3

PAGE 8 OF 8



COASTAL COMMISSION
LCP 1-98

EXHIBIT # 4
PAGE 1 OF 1