

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Single-Lot Rezoning from CNR to R-2-1 at 2 61st Place ND-03-16

Lead Agency: City of Long Beach, Department of Development Services Contact Person: Scott Kinsey, Planner IV  
Mailing Address: 333 W. Ocean Blvd., 5th Floor Phone: (562) 570-6194  
City: Long Beach Zip: 90802 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Long Beach  
Cross Streets: Ocean Blvd./61st Place Zip Code: 90803  
Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ' 53 " N / 118 ° 07 ' 25 " W Total Acres: 0.073  
Assessor's Parcel No.: 7245-024-029 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
Within 2 Miles: State Hwy #: 1 Waterways: Pacific Ocean/San Pedro Bay, Alamitos Bay  
Airports: No Railways: No Schools: Yes

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Local Coastal Plan

**Development Type:**

Residential: Units 1 Acres 0.073  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Single-family residential/CNR/LUD No. 2—Mixed Style Homes

**Project Description:** (please use a separate page if necessary)  
See attached project description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

-----

### Local Public Review Period (to be filled in by lead agency)

Starting Date 9/21/16 Ending Date 10/20/16

-----

### Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>Lance Vander Zanden</u>
Address: _____	Address: <u>1500 E. Ocean Blvd., #303</u>
City/State/Zip: _____	City/State/Zip: <u>Long Beach, CA 90803</u>
Contact: _____	Phone: <u>(562) 303-2783</u>
Phone: _____	

-----

Signature of Lead Agency Representative:  Date: 9/20/16

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **Description of project:**

The applicant requests a Zone Change from CNR to R-2-I, which would apply to the subject site only, for the purposes of demolishing the existing single-family dwelling and garage, and constructing a new three-story single-family dwelling and garage conforming to the R-2-I development standards. For the purposes of this Initial Study, this project is analyzed as consisting of both the Zone Change, and the demolition of existing improvements and construction of the new single-family dwelling and garage. Throughout this Initial Study, reference to “the project” means the entire scope of the project, including both the Zone Change, and the demolition and construction activities, as described in this section.

The applicant requests this Zone Change from CNR to R-2-I so that the subject residential property would match the zoning of the vast majority of residential properties on The Peninsula, and therefore would enjoy the same residential development rights as the other R-2-I-zoned properties.

The Zone Change request is based upon the differences in the ways the CNR and R-2-I zoning districts allow residential-only development. Table 1 (see below) compares the differences in development standards for the CNR and R-2-I zoning districts for this specific site. On this site, the R-2-I zone would allow the development of a three-story structure containing up to two dwelling units, while the CNR zone allows the development of a two-story structure containing one dwelling unit, with commercial tenant spaces also allowed. For CNR zoning, the number and size of commercial tenant spaces would be limited only by the site’s ability to provide parking spaces in accordance with Chapter 21.41 (Off-Street Parking and Loading) of the Zoning Regulations.

The Zone Change would result in removal of the option for commercial uses. One additional dwelling unit would potentially be allowed (for a total of two), and the effective building height allowed would be four feet higher (see Table 1) than currently allowed. However, the applicant intends to build only one dwelling unit for this project, and construction will be carried out in a way that precludes development of a second dwelling unit (a second unit would require an additional two-car garage, which would not be possible to fit into the proposed site plan). Ultimately, the land use on the site—a single-family dwelling—will not change as a result of the project.

Also, since the project consists of removal of one single-family dwelling, followed by construction of a new single-family dwelling, the affordable housing replacement policy specified in the Local Coastal Program is not applicable to the project (see pages 11-6 and 11-7 of the LCP).

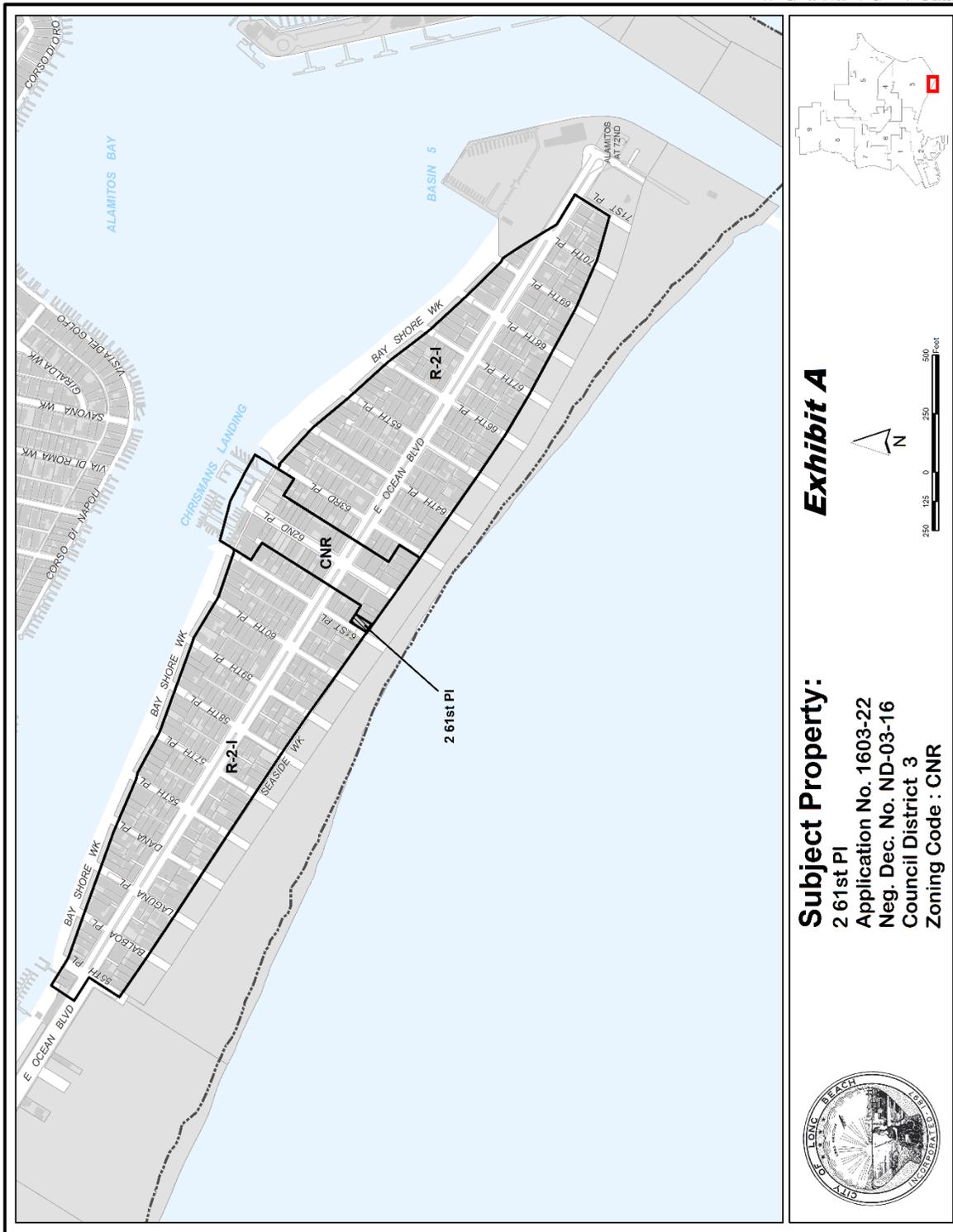
Table 1. Comparison of CNR and R-2-I development standards.

	<b>CNR (Com.)*</b>	<b>CNR (Res.)**</b>	<b>R-2-I</b>
Front yard:	0 ft.	8 ft.	3 ft.
Street side yard (on 61 <sup>st</sup> Place):	0 ft.	5 ft.	3 ft.
Interior side yard:	5 ft.	5 ft.	3 ft.
Rear yard:	10 ft.	10 ft.	8 ft.
Height limit	2 stories	2 stories	3 stories
To top of flat roof or midpoint of sloped roof	28 ft.	28 ft.	32 ft.
To top of ridge of sloped roof	N/A	N/A	35 ft.
Lot coverage	N/A	N/A	N/A
Required usable open space	250 sq. ft. per unit	250 sq. ft. per unit	2% of lot area per unit (64 sq. ft. for this lot)
Floor area ratio limit	N/A	N/A	N/A
Allowable density (for this site)	1 dwelling unit	1 dwelling unit	2 dwelling units
Amount of commercial space allowed	Limited only by parking provided	N/A	None

Notes:

- \* Ground floor commercial, and residential over ground floor commercial development
- \*\* Ground floor residential, and residential over ground floor residential development
- N/A: Not Applicable

Figure 1. Project Vicinity Map.



**Exhibit A**

**Subject Property:**  
 2 61st PI  
 Application No. 1603-22  
 Neg. Dec. No. ND-03-16  
 Council District 3  
 Zoning Code : CNR

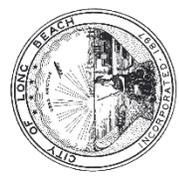


Figure 2. Page 6 of the Zoning Map. Note the lateral extensions of the CNR zoning district on the northern and southern ends of 62<sup>nd</sup> Street.

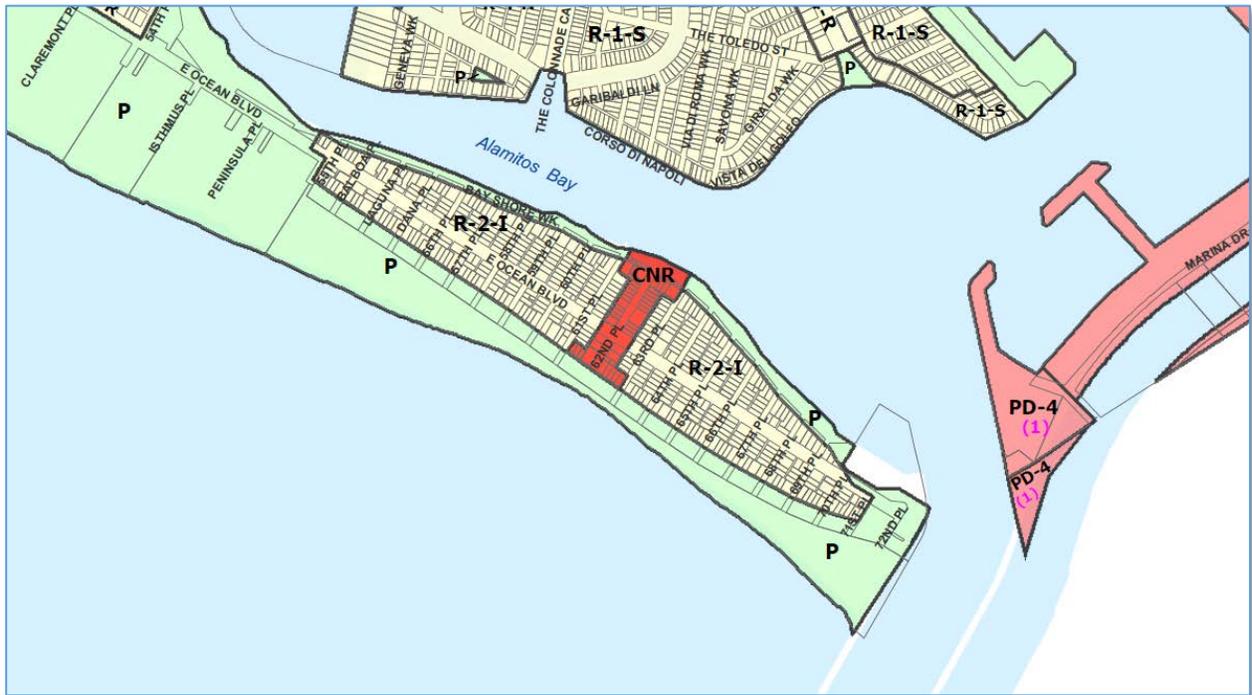


Figure 3. Page 6 of General Plan Land Use District Map. Note the lack of a southern extension of LUD No. 7 along Seaside Walk as in the CNR zone above.

