



CITY OF LONG BEACH

H-1

OFFICE OF THE CITY MANAGER

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PATRICK H. WEST
CITY MANAGER

November 8, 2011

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing and declare the Ordinance pre-zoning three areas at the east Long Beach city limit along the San Gabriel River to be annexed as part of the proposed boundary adjustment between the Cities of Long Beach, Seal Beach and Los Alamitos and Los Angeles and Orange Counties, read the first time and laid over to the next regular meeting of the City Council for final reading (Case No. 1109-05). (Districts 3 and 5)

DISCUSSION

The cities of Long Beach, Seal Beach and Los Alamitos have been working cooperatively over the last few years to adjust the county and city limit lines along the San Gabriel River and the Los Coyotes flood control channel to better align them with service delivery boundaries and physical barriers. Originally, there were a total of seven areas included in the proposed adjustment. However, as the process progressed, one of the areas was dropped from consideration by the City Council due to concerns regarding potential land use issues. The other two areas are progressing under a different timeframe. For the remaining four areas, no residential neighborhoods are impacted, and the adjustment will effectively clean up the inconsistencies (Exhibit A – Adjustment Areas).

On April 5, 2011, the City Council adopted a resolution to make formal application and request the Local Agency Formation Commission (LAFCO) of Los Angeles County to initiate annexation/detachment proceedings for the adjustment. One of the last steps required in the process is to pre-zone areas 1, 2 and 3 that will be annexed to Long Beach from Seal Beach. Since Area 4 will be detached from Long Beach to Los Alamitos, no additional action is required.

The proposed pre-zoning for the areas to be annexed to Long Beach is as follows:

Area 1- A 10.54-acre area south of Marina Drive, east of Ocean Boulevard located in the San Gabriel River Channel water area with a small portion of the Alamitos Bay Marina and Khoury's parking lot. The parking lot will be zoned PD-4 (Planned Development for Long Beach Marina) Subarea 1, to be consistent with the adjacent property. The channel area will not have a zoning designation, which is consistent with the other waterways in the City.

Area 2- A 4.97-acre area north of Pacific Coast Highway between the San Gabriel River Channel and 1st Street. This area will take the adjacent zoning designation of PD-1 (SEADIP), Subarea 27.

Area 3- A 19.58-acre area north of 7th Street located in the San Gabriel River Channel. The park portion of the area has a zoning designation of P (Park). The channel area will not have a zoning designation, which is consistent with other waterways in the City.

At its meeting of October 20, 2011, the Planning Commission unanimously recommended that the City Council approve the pre-zoning.

Once the City adopts the pre-zoning, the annexation/detachment process will continue with LAFCO of Los Angeles County and the years of cooperative work between the Cities of Long Beach, Seal Beach, Los Alamitos, Los Angeles County and Orange County will result in a better defined and more functional city/county boundary.

This letter was reviewed by Assistant City Attorney Michael Mais and by Budget Management Officer Victoria Bell on October 25, 2011.

TIMING CONSIDERATIONS

City Council action on this matter is requested on November 8, 2011, as LAFCO is scheduled to take action on the previously submitted application on November 9, 2011.

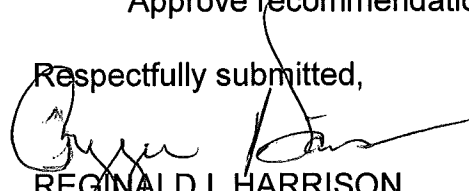
FISCAL IMPACT

There is no fiscal impact and no known jobs impact associated with the recommended action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

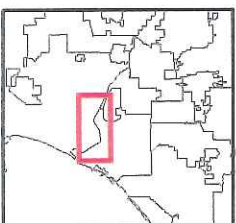
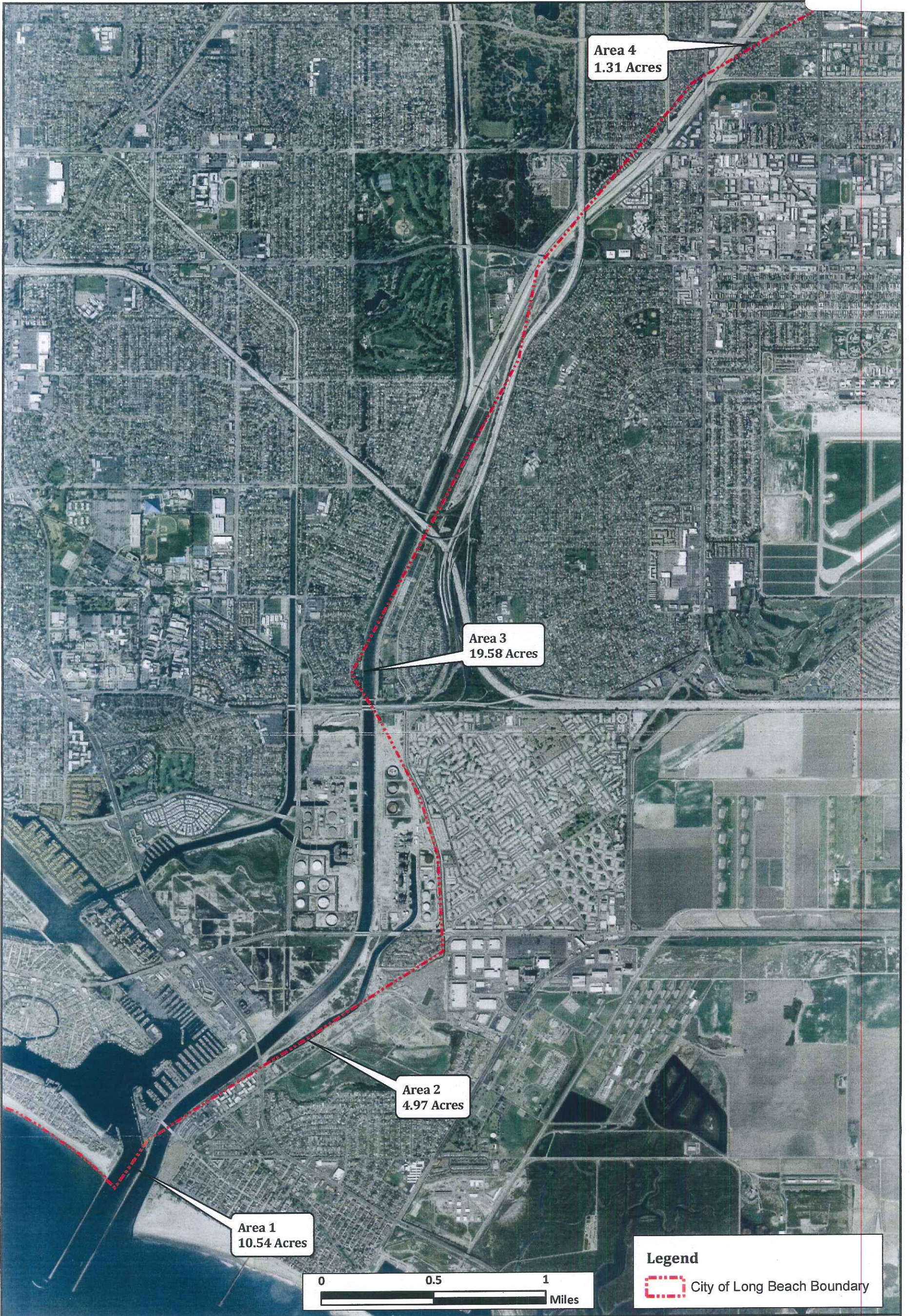


REGINALD I. HARRISON
DEPUTY CITY MANAGER

APPROVED:



PATRICK H. WEST
CITY MANAGER



Los Angeles & Orange County
Potential Boundary Adjustments
Cities of Long Beach, Seal Beach & Los Alamitos

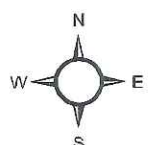
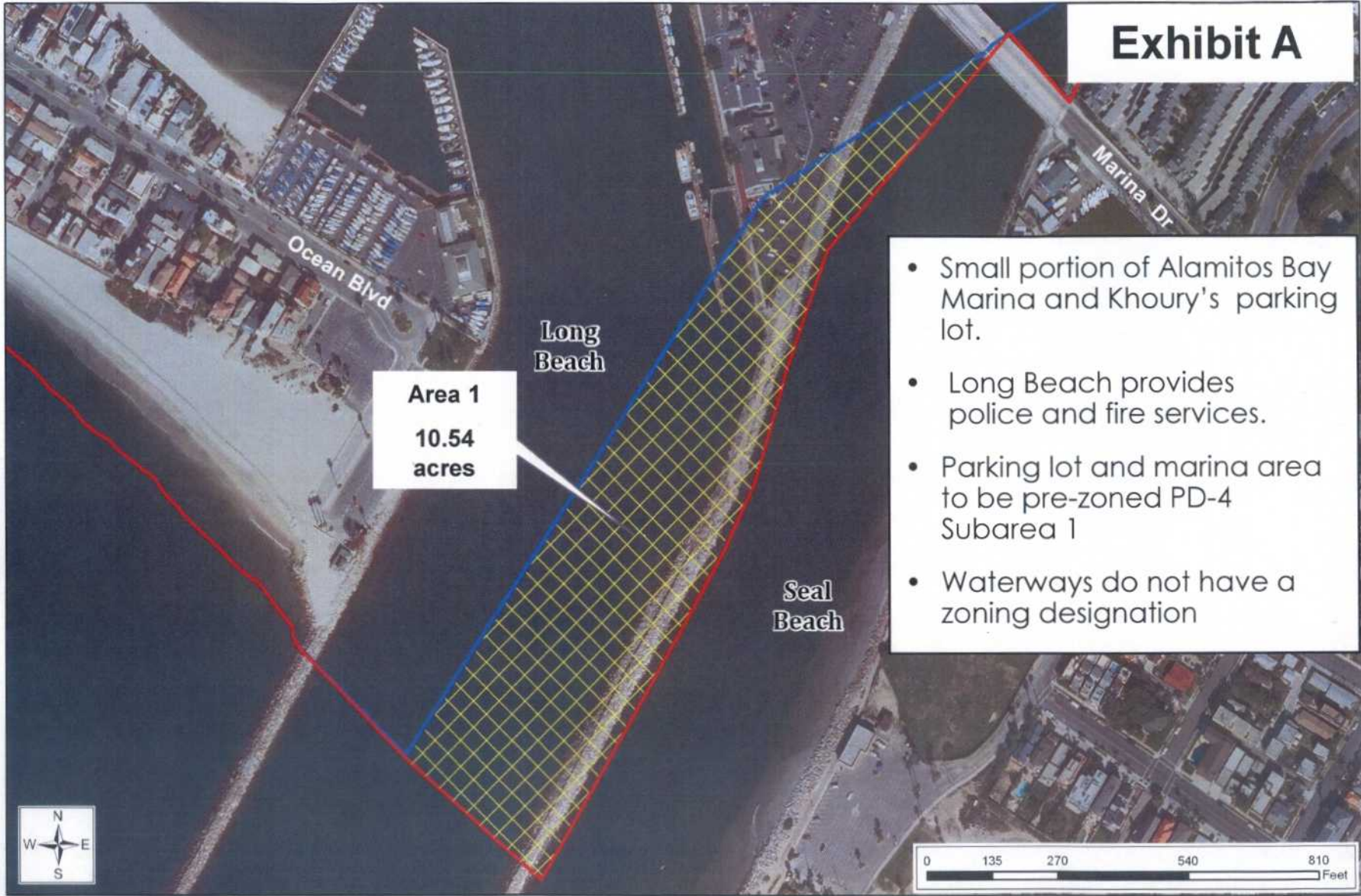


Exhibit A



- Small portion of Alamitos Bay Marina and Khoury's parking lot.
- Long Beach provides police and fire services.
- Parking lot and marina area to be pre-zoned PD-4 Subarea 1
- Waterways do not have a zoning designation

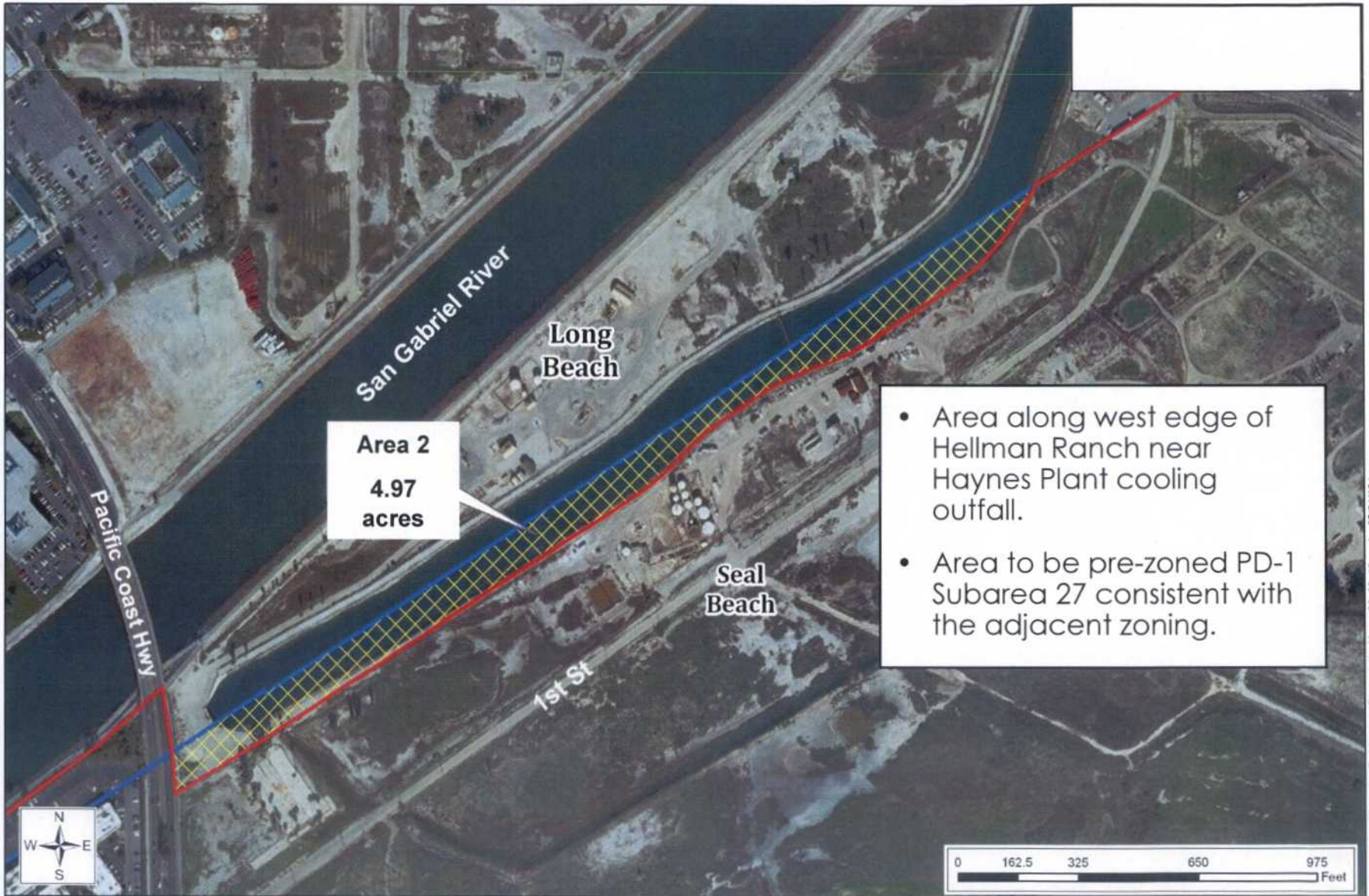


Aerial Imagery courtesy of ESRI Maps

Los Angeles & Orange Counties Boundary Adjustment Areas Area 1

Legend

- Revised Proposed Boundary
- Existing Boundary
- Boundary Adjustment Area



- Area along west edge of Hellman Ranch near Haynes Plant cooling outfall.
- Area to be pre-zoned PD-1 Subarea 27 consistent with the adjacent zoning.

Area 2
4.97
acres



Aerial imagery courtesy of ESRI Maps

Los Angeles & Orange Counties Boundary Adjustment Areas Area 2

Legend

- Revised Proposed Boundary
- Existing Boundary
- Boundary Adjustment Area

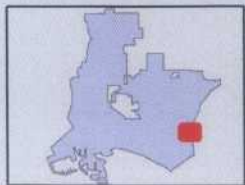


- Long Beach maintains and operates College Estates Park.
- Long Beach provides gas, water, police, and fire services.
- Park area is already pre-zoned P (Park).
- Waterway does not have a zoning designation.

Area 3
19.58
acres

Los Angeles & Orange Counties Boundary Adjustment Areas

Area 3



Aerial Imagery courtesy of ESRI Maps

Legend

- Revised Proposed Boundary
- Existing Boundary
- Boundary Adjustment Area




This area to be detached from Long Beach to Los Alamitos.



Aerial imagery courtesy of ESRI Maps

Los Angeles & Orange Counties Boundary Adjustment Areas Area 4

Legend

-  Revised Proposed Boundary
-  Existing Boundary
-  Boundary Adjustment Area

OFFICE OF THE CITY ATTORNEY
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Long Beach, CA 90802-4664

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ORDINANCE NO.

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 PREZONING
PREVIOUSLY UNDESIGNATED LAND AREAS AS PD-4
AND PD-1, RESPECTIVELY

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 change will not adversely affect the character, livability or appropriate development of the surrounding area and that the proposed change is 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 6 and 7 of said Map to prezone the subject properties as PD-4 and PD-1, respectively. Those portions of Parts 6 and 7 of said map that are amended by this ordinance are depicted on Exhibits "A" and "B" which are attached hereto and by this reference made a part of this ordinance and the official Use District Map.

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

Section 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.

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OFFICE OF THE CITY ATTORNEY
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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2011, by the following vote:

Ayes: Councilmembers: _____

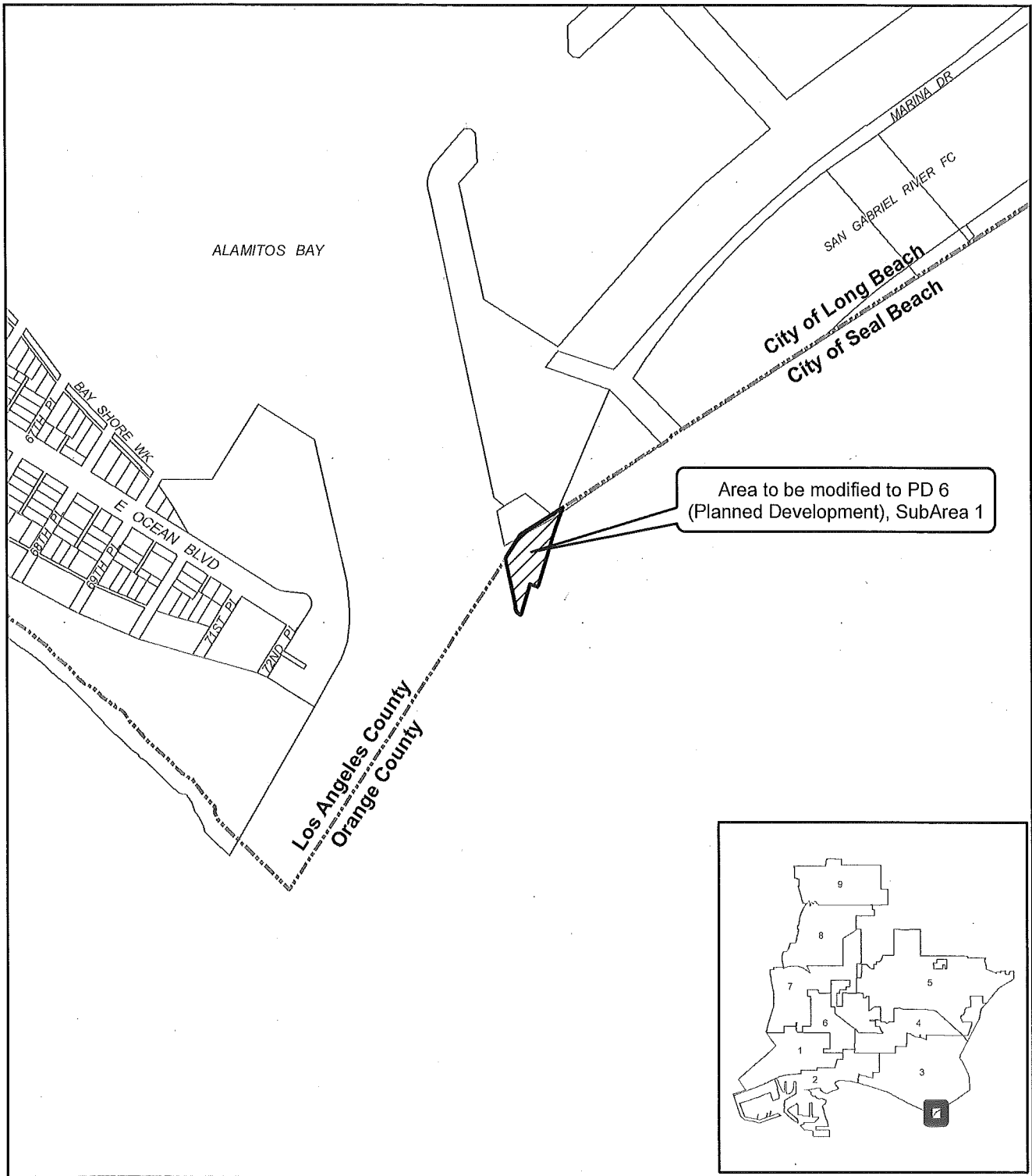
Noes: Councilmembers: _____

Absent: Councilmembers: _____

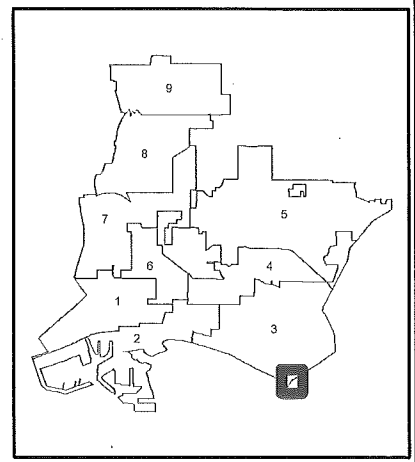
City Clerk

Approved: _____

Mayor

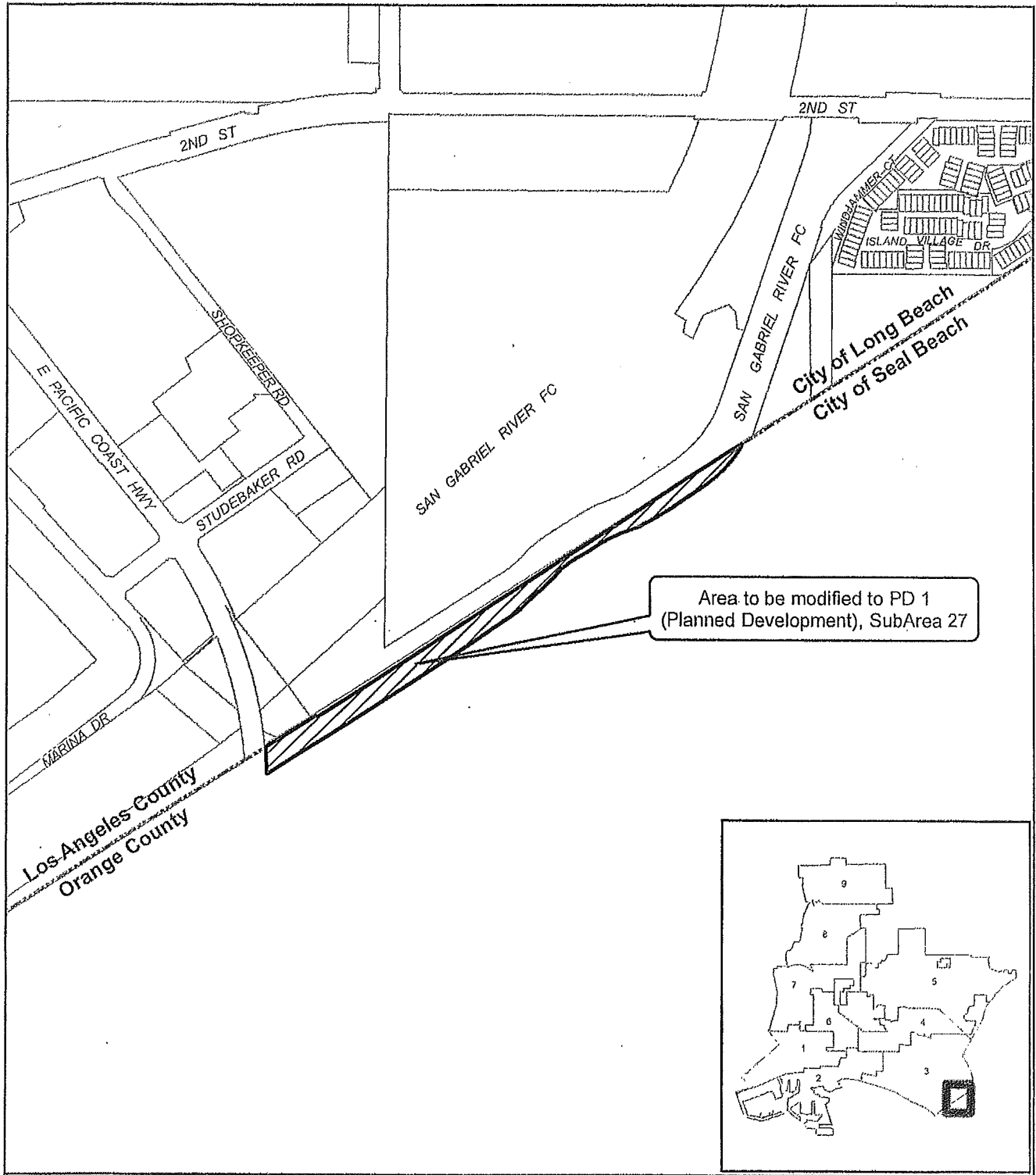


Area to be modified to PD 6
(Planned Development), SubArea 1



PROPOSED
AMENDMENT TO A PORTION OF PART 6
OF THE USE DISTRICT MAP

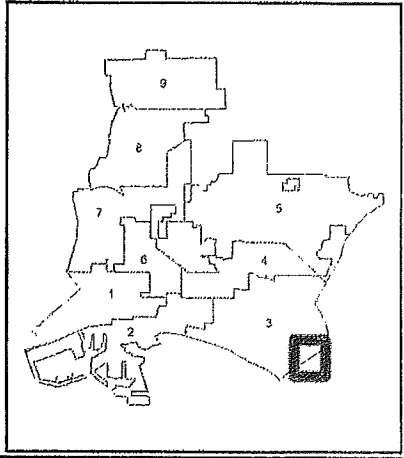
Rezoning Case #
1109-05



Area to be modified to PD 1
(Planned Development), SubArea 27



Area to be modified to PD 1
(Planned Development), SubArea 27



PROPOSED
AMENDMENT TO A PORTION OF PART 7
OF THE USE DISTRICT MAP

Rezoning Case #
1109-05