



Legislation Text

File #: 09-0056, **Version:** 2

Recommendation to declare ordinance amending the Use District Map of the City of Long Beach as said map has been established and amended by amending portions of Part 29 of said Map from CCA (Automobile-Oriented Commercial) and R-1-N (Single-Family Residential) to I (Institutional), read and adopted as read. (District 9)

On December 4, 2008, the City Planning Commission approved a request from the Long Beach Redevelopment Agency for entitlements needed to construct a new City fire station at 1199 E. Artesia Blvd. in north Long Beach, certified Negative Declaration NO 14-08, and recommended that the City Council approve a Zone Change from CCA and R-1-N to I (Institutional), and a General Plan Amendment to change the Land Use District No. 10 (Institutional and School District). This project will create a new City fire station consisting of an 11,080-square-foot station house and a 4,632-square-foot disaster support building, called the Emergency Resources Center. The station also will include a 100-foot-tall radio antenna that will be integral to the City's emergency communication systems (Exhibit A Plans). This project will require demolition of an existing retail commercial building and parking improvements on the site, and modification and under-grounding of utilities that cross the site. The Zone Change and General Plan Amendment are the final approvals needed to complete the entitlement phase of the Fire Station 12 project. The current zoning and General Plan Land Use designations on the site do not allow establishment of a fire station, so these amendments must be approved in order for the project to be carried out.

On December 15, 2008, two residents appealed the Planning Commission's approval of entitlements, based on concerns that the noise generated by the new fire station will decrease quality of life for those living in the surrounding area. Both appellants, Robert Rayhill and Shirley Rayhill, reside on Orange Avenue to the northeast of the project site (Exhibit B - Appeal Materials).

This letter was reviewed by City Attorney Michael Mais on January 2, 2009 and by Budget Management Officer Victoria Bell on December 29, 2008.

SUSTAINABILITY

This project will achieve LEED Gold status for environmentally friendly design. It will make use of construction techniques to reduce water consumption, optimize energy performance, utilize renewable and recycled materials and resources, increase indoor environmental quality, and other green building approaches. Awnings with solar photovoltaic panels will cover the staff parking spaces, and the roof and paving are designed to reduce the heat-island effect. The building will be constructed of materials that emit lower levels of volatile organic compounds (VOCs).

The Municipal Code requires a City Council hearing within 60 days of positive action by the Planning Commission. A City Council hearing also is required within 60 days of receipt of an appeal of Planning Commission action.

No fiscal impact will result from approval of the recommendation.

Approve recommendation.

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 PART 29 OF SAID MAP FROM CCA (AUTOMOBILE-ORIENTED COMMERCIAL) AND R-1-N (SINGLE-FAMILY RESIDENTIAL) TO I (INSTITUTIONAL)

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