



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

# H-2

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

September 16, 2008

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Conduct a public hearing on the proposed rezoning at 1044 East 16<sup>th</sup> Street for the Ernest S. McBride Recreation Center expansion and construction of a new teen center; and receive the supporting documentation into the record, conclude the public hearing and declare the Ordinance changing the zone from R-3-4 (Four-Family Residential District) to P (Park), read the first time and laid over to the next regular meeting of the City Council for final reading. (District 6)

## DISCUSSION

The project calls for the expansion and remodel of the existing Ernest S. McBride Center in an area of the city that currently lacks sufficient open space. The goal of the project is to improve the overall function of the park, enhance security and create a separate space for teen activities that cannot take place in the existing joint-use facility that is shared with seniors. The project will add 6,750 square feet to the existing park, making the total area of the park 108,180 square feet (2.48 acres). The improvements to the park include:

- Construction of a new teen center with a study room, tutoring/counseling office, computer lab, game area, and multipurpose room. (The proposed plans are provided as exhibit A).
- Relocation of the parking lot from 16<sup>th</sup> Street to Martin Luther King Jr. Avenue and the addition of 17 new on-site parking spaces.
- New perimeter fencing which will help to prevent loitering and vandalism, and allow a portion of the park located to the rear of the senior center to be closed to the public after dark.
- Landscaped passive park areas, open turf areas, and a walking path.
- Outdoor basketball court and playground.
- Screened outdoor activity area for seniors.

The project will add 17 parking spaces to the park; however, it is still below the required number of spaces (23 required and 17 provided). Due to the proximity of the park to Polytechnic High School and surrounding residential areas, staff believes the majority of users will walk to the park and therefore supports the reduced number of parking spaces. Additionally, the park is served by public transit through an adjacent bus route and designed to serve nearby residents.

On July 17, 2008, the Planning Commission approved Application No. 0710-13 for a Site Plan Review, Standards Variances, Lot Merger, and recommended that City Council approve the rezoning.

This letter was reviewed by Assistant City Attorney Michael Mais on August 26, 2008, and Budget Management Officer Victoria Bell on August 27, 2008.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires a hearing within 60 days following positive Planning Commission action.

FISCAL IMPACT

The Department of Parks, Recreation, and Marine will finance the expansion of Ernest S. McBride Recreation Center with Murray Hayden Urban Parks and Youth Services Grant Program, Open Space Bonds, and Park Impact Fees. All money is available at this time and there will be no impact to the General Fund.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK  
DIRECTOR OF DEVELOPMENT SERVICES

CB:GC:DB:lf  
P:\Planning\CDD (Zoning)\City Council Reports\Council letter 071013.ccltr

Attachments: Exhibit A - Plans and Photographs App. No. 0710-13  
City Council Zoning Ordinance Amendment

APPROVED:

  
PATRICK H. WEST  
CITY MANAGER



OFFICE OF THE CITY ATTORNEY  
ROBERT E. SHANNON, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

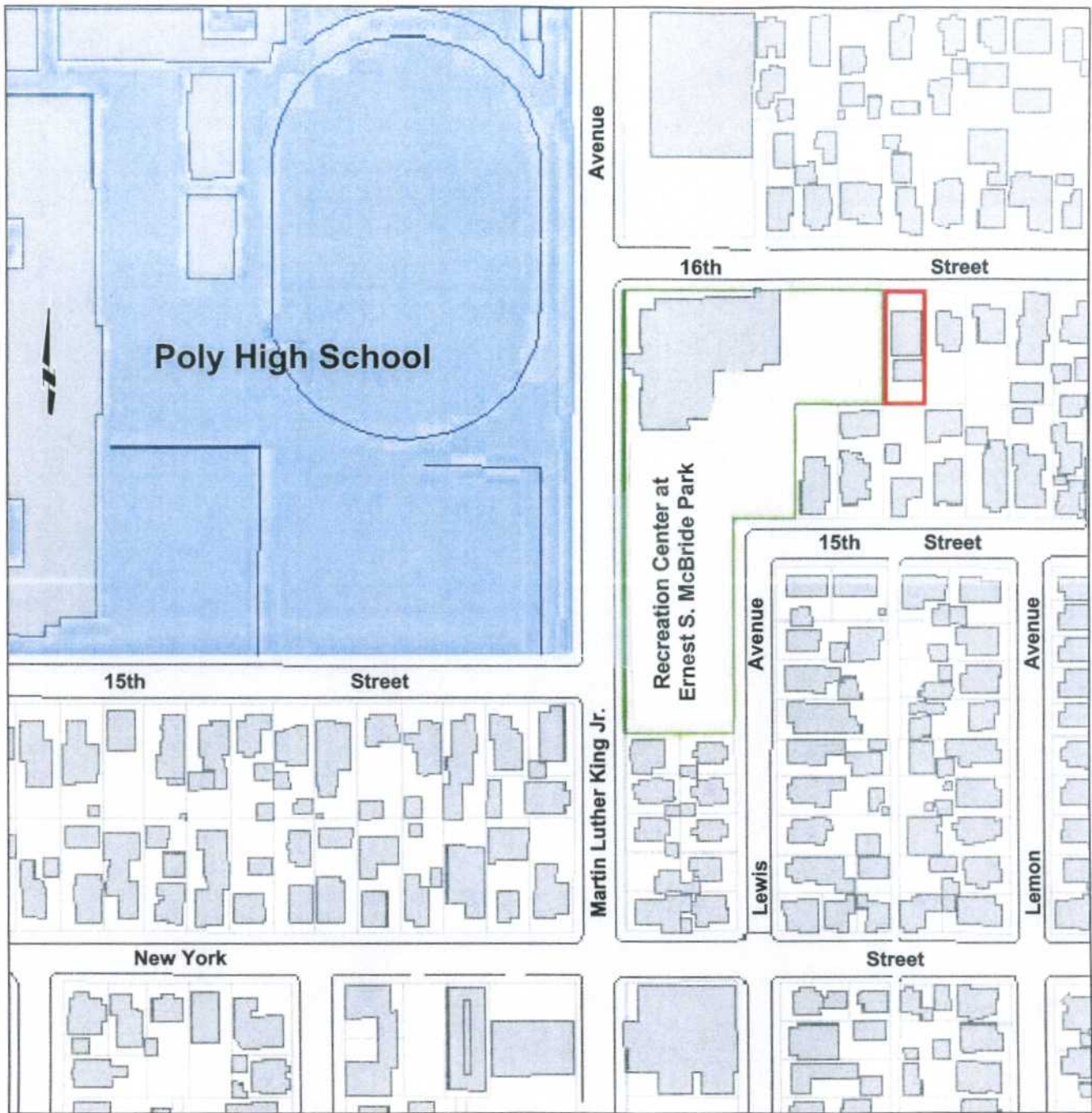
1 Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2008,  
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Noes: Councilmembers: \_\_\_\_\_  
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Absent: Councilmembers: \_\_\_\_\_  
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City Clerk

Approved: \_\_\_\_\_  
\_\_\_\_\_  
Mayor



Zoning Change: from R-3-4 to Park (P)

**PROPOSED**  
**AMENDMENT TO A PORTION OF PART 10**  
**OF THE USE DISTRICT MAP.**

Exhibit "A"

REZONING CASE
<b>RZ-0710-13</b>