

# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Boulevard Long Beach,

Long Beach, California 90802

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H-2

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.

HONORABLE MAYOR AND CITY COUNCIL September 16. 2008 Page 2

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:If 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

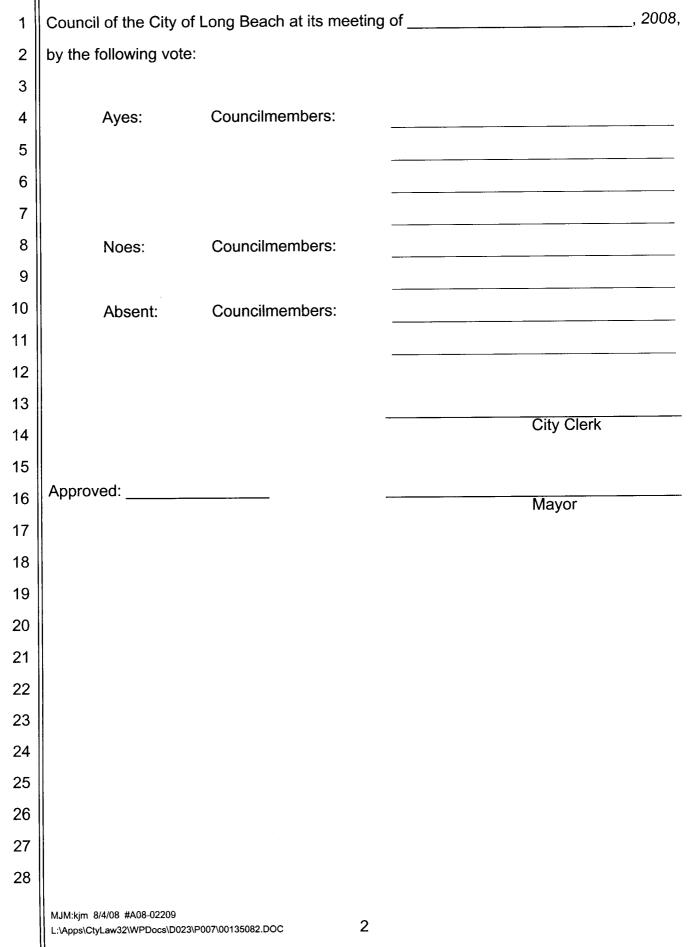
APPROVED:

ORDINANCE NO. 1 2 AN ORDINANCE OF THE CITY COUNCIL OF THE 3 4 CITY OF LONG BEACH AMENDING THE USE DISTRICT MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS 5 BEEN ESTABLISHED AND AMENDED BY AMENDING 6 PORTIONS OF PART 10 OF SAID MAP FROM FOUR-7 8 FAMILY RESIDENTIAL (R-3-4) TO P (PARK) 9 The City Council of the City of Long Beach ordains as follows: 10 11 12 Section 1. Environmental documentation having been prepared, 13 certified, received and considered as required by law, and the City Council hereby finding 14 that the proposed change will not adversely affect the character, livability or appropriate 15 development of the surrounding area and that the proposed change is consistent with the 16 goals, objectives and provisions of the General Plan, the official Use District Map of the 17 City of Long Beach, as established and amended, is further amended by amending 18 portions of Part 10 of said Map to rezone the subject property from Four-Family 19 Residential (R-3-4) to P (Park). 20 Section 2. Those portions of Part 10 of said map that are amended by 21 this ordinance are depicted on Exhibit "A" which is attached hereto and by this reference 22 made a part of this ordinance and the official Use District Map. 23 Section 3. All ordinances and parts of ordinances in conflict herewith are 24 hereby repealed. 25 Section 4. The City Clerk shall certify to the passage of this ordinance by 26 the City Council and cause it to be posted in three conspicuous places in the City of Long 27 Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor. 28 I hereby certify that the foregoing ordinance was adopted by the City

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