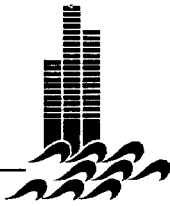


**Agenda No.**

**Case No. 0207-22**  
**LUE Amend 5-04**



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

August 5, 2004

CHAIRMAN AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**SUBJECT:** Request for General Plan Amendment and Zone Change from R-2-N and CCP to I in Order to Construct a Neighborhood Library (MacArthur Park Library).  
(Council District 6)

---

**LOCATION:** 1401 Anaheim Avenue

**APPLICANT:** City of Long Beach Redevelopment Agency  
333 West Ocean Boulevard  
Long Beach, CA 90802

## **RECOMMENDATION**

Recommend that the City Council Approve the General Plan Amendment and Zone Change Request.

## **REASON FOR RECOMMENDATION**

1. The proposal is consistent with the goals, objectives and provisions of the General Plan.
2. A library is an asset to the community and will provide service to a community that is currently underserved by public library facilities.

## **BACKGROUND**

The project area is located along the Anaheim Street corridor and is bounded by Gundry Avenue on the west, Peterson Avenue on the east, Anaheim Street on the south, and a residential area on the north. The project site includes a total of seven parcels (five commercially zoned lots and two residential). These lots (see attached map) are to be consolidated into one lot through the lot merger process. The purpose of this application is to allow the future construction of one neighborhood library. The review of the project plans will occur at a future date. However, the rezoning and General Plan Amendment are being

requested at this time in order to facilitate the project schedule and the city's limitation on the number of times each year that the General Plan can be amended.

The site is located in the Central Long Beach Redevelopment Area and is owned by the Redevelopment Agency. A library is not permitted in the currently zoned lots. Conceptual Site Plan Review was conducted for this proposal in November 2002. The proposal will also require, Site Plan Review, a Lot Merger and a Standards Variance to park their buses in a nearby school. An Environmental Impact Report was prepared in September 2002. After modifications to the proposal a Negative Declaration (ND 01-03) was prepared for this project and certified by the Planning Commission on February 10, 2003.

The Mac Arthur Park Library will replace the existing Mark Twain Library which is located across Gundry Avenue from the subject site. Funds from the Public Library Construction and Renovation Bond Act of 2000 (Proposition 14) will be used for this proposal. The subject area was determined to be one of two communities in Long Beach that is underserved by library facilities. The average neighborhood library in Long Beach is 7,000 square feet and serves a community of 25,000 to 40,000 residents. In the case of this community, the Mark Twain library is only 2,100 square feet and serves a population of 35,000. The proposed MacArthur Park library would be 16,075 square feet.

The new library will house readers, books, computers, and multi-media collections of videos, CD's, DVD's, and Books-on-Tape. There will be an expanded Family Learning Center, teen space, a parenting collection, class visit space, children's computers, audio/visual listening stations, group study room, tutoring room, self check-out facilities, a large community room to host groups of up to 125 people with kitchen facilities and wireless computer access.

Seven parcels were acquired to assemble the site. The majority of buildings have been demolished. The parcels included a 9-unit apartment building, two single-family residences, a commercial building fronting on Anaheim with two businesses, one office, and one apartment, and a portion of the facilities used by Community Rehabilitation Industries (CRI), including its off-street parking lot and combination warehouse/training facility.

The Department has not received any opposition to the proposal. The Redevelopment Agency mailed notices to the neighborhood and conducted community outreach meetings regarding the park on the following dates.

<u>Date</u>	<u>Location</u>
June 5, 2002	Committee Meeting at St.Mary Hospital
June 20, 2002	Mark Twain Library
August 15, 2002	Mark Twain Library
September 19, 2002	Lincoln Elementary School
September 26, 2002	Gaviota Community Policing site

A summary of the Zoning, General Plan, and land uses of surrounding properties are as follows:

	ZONING	GENERAL PLAN	LAND USE
SITE	R-2-N and CCP	LUD #2 – MIXED STYLE HOMES AND LUD #8P – PEDESTRIAN- ORIENTED RETAIL	COMMERCIAL and VACANT
NORTH	R-2-N	LUD #2 – MIXED STYLE HOMES	RESIDENTIAL
SOUTH	CCP	LUD #8P – PEDESTRIAN-ORIENTED RETAIL	COMMERCIAL
EAST	CCP	LUD #8P – PEDESTRIAN-ORIENTED RETAIL	RESIDENTIAL
WEST	P	LUD #11 – OPEN SPACE & PARKS	PARK

**CURRENT ACTION REQUESTED**

The current action requested by the applicant is the approval of a General Plan Amendment and Zone Amendment to change the zoning designation (map) of the subject sites from R-2-N (Two-Family Residential) and CCP (Community Commercial Pedestrian Oriented) to I (Institutional).

In order to approve the General Plan Amendment and Zone Amendment request, the Planning Commission and City Council are required to make certain findings in support of an approval decision. These findings along with staff analysis are presented below for consideration, adoption and incorporation into the record of proceedings.

**ZONE CHANGE FINDINGS**

- A. The proposed change will not adversely affect the character, livability or appropriate development of the surrounding area;**

A positive finding can be made for this item.

The proposed library will be an asset to the surrounding community as this is an area that is currently underserved by library facilities. The livability of the area will be enhanced with the proposed library as it will provide a community center for information, education, recreation, and technology.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Environmental Impact Report was prepared in September 2002. After modifications to the proposal a Negative Declaration (ND 01-03) was prepared for this project and certified by the Planning Commission on February 10, 2003.

**B. The proposed change is consistent with the goals, objectives and provisions of the General Plan;**

A positive finding can be made for this item.

Rezoning this site for a library would help provide a neighborhood-serving land use in Long Beach. The Land-Use Element of the General Plan acknowledges that a library is a necessary neighborhood-serving land use.

**General Plan Policies**

The **Land Use Element** of the Long Beach General Plan contains the following relevant Goals and Objectives:

Neighborhood Emphasis: Long Beach recognizes the strong neighborhood to be the essential building block of a City-wide quality living environment, and will assist and support the efforts of residents to maintain and strengthen their neighborhoods.

Quality Services: Long Beach will emphasize quality in the provision of services to its residents and businesses, and will strive to make public services readily accessible to all citizens.

Quality Education: Long Beach recognizes that quality education is a key ingredient in building a successful community through the Year 2000, and it will foster community-wide support of education of all levels and for all ages.

The proposal is consistent with the Land Use Element of the General Plan, in that the proposal enhances services in an area underserved by public libraries. The library will provide an educational resource to the community.

**PUBLIC HEARING NOTICE**

A total of 175 Public Hearing Notices were mailed on July 20, 2004 to all owners of properties within a 300 foot radius of the project site, as well as to the Craftsman Historic District, Centro Shalom, and the elected representative of the 6th Council District.

Chairman and Planning Commissioners  
Case No. 0207-22  
August 5, 2004  
Page 5

**REDEVELOPMENT REVIEW**

The project site is located in the Central Long Beach Redevelopment Project Area. The Redevelopment Agency has requested the proposed Zone Change and General Plan Amendment as the applicant for this proposal.

**ENVIRONMENTAL REVIEW**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Environmental Impact Report was prepared in September 2002. After modifications to the proposal a Negative Declaration (ND 01-03) was prepared for this project and certified by the Planning Commission on February 10, 2003.

**IT IS RECOMMENDED THAT THE PLANNING COMMISSION:**

Recommend that the City Council Approve the General Plan Amendment and Zone Change Request.

Respectfully submitted,

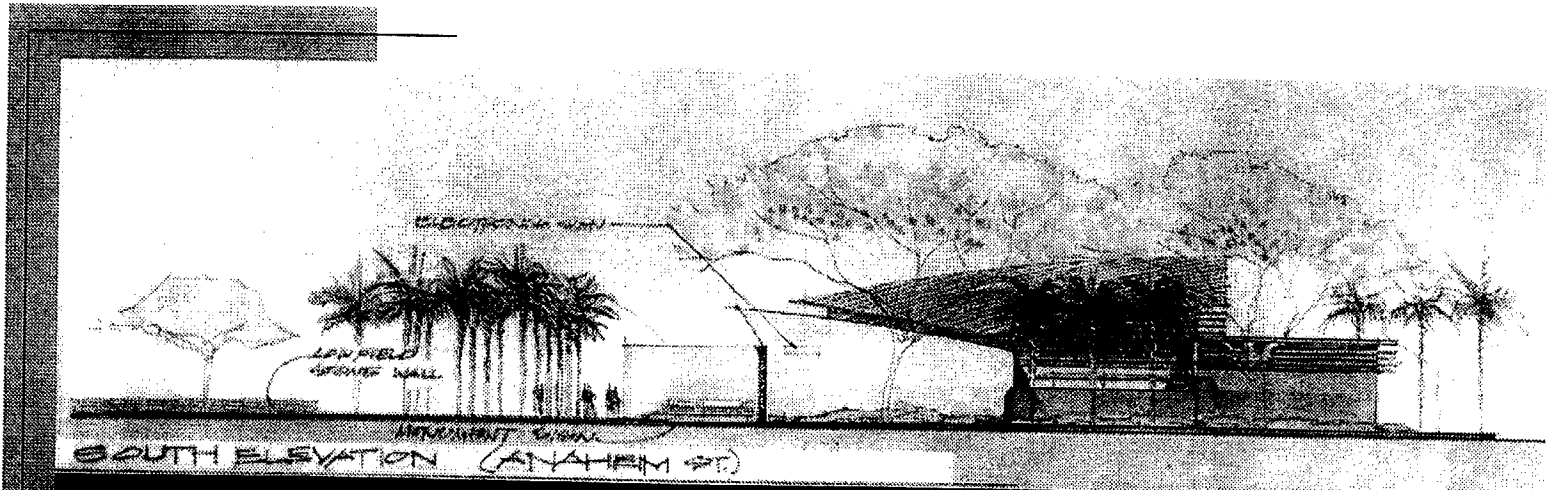
FADY MATTAR  
ACTING DIRECTOR OF PLANNING AND BUILDING

By:   
JAMILLA VOLLMANN  
PROJECT PLANNER

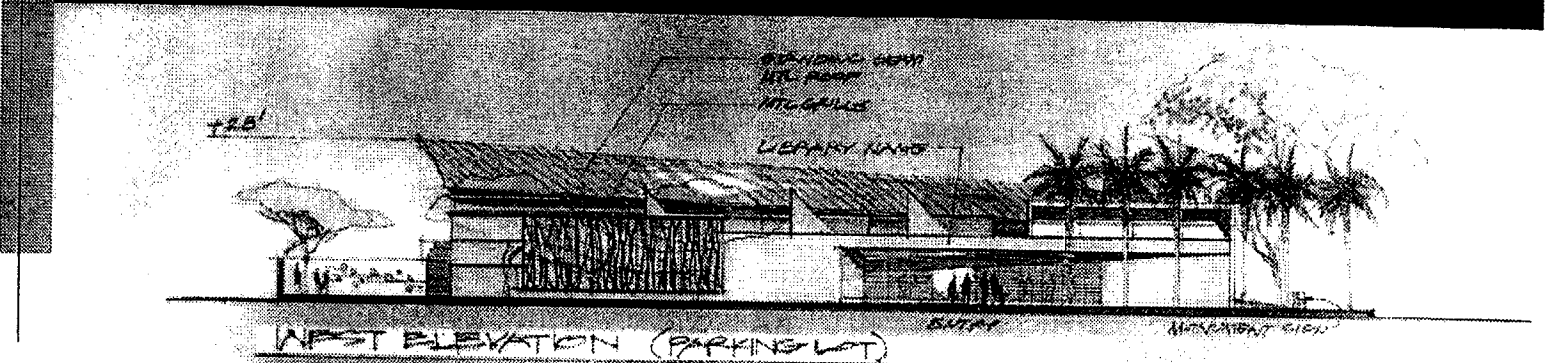
Approved:   
GREG CARPENTER  
ZONING ADMINISTRATOR

Attachments:

1. Location Maps
2. Project Plans

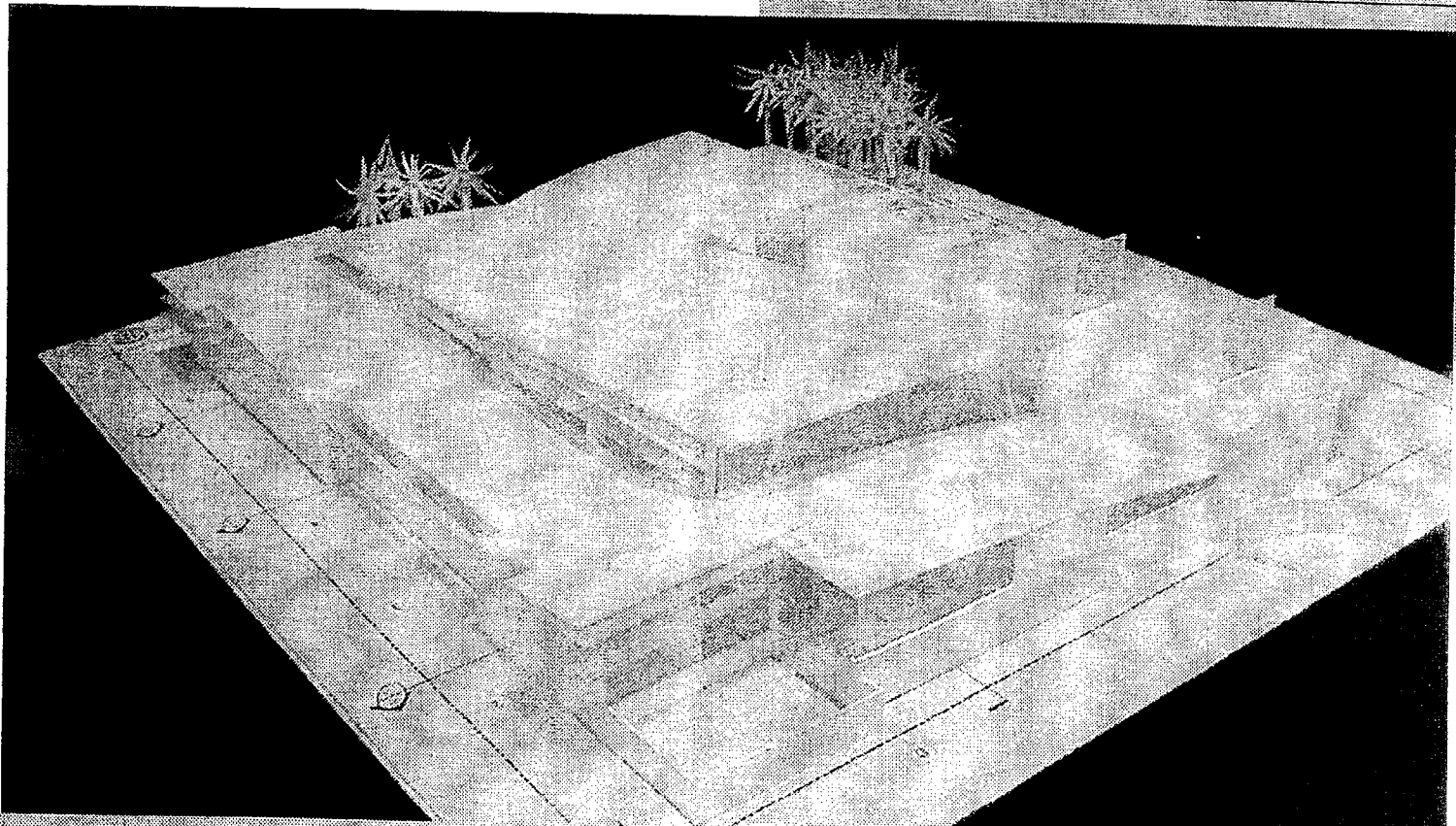


SOUTH ELEVATION (ANAHEIM ST.)

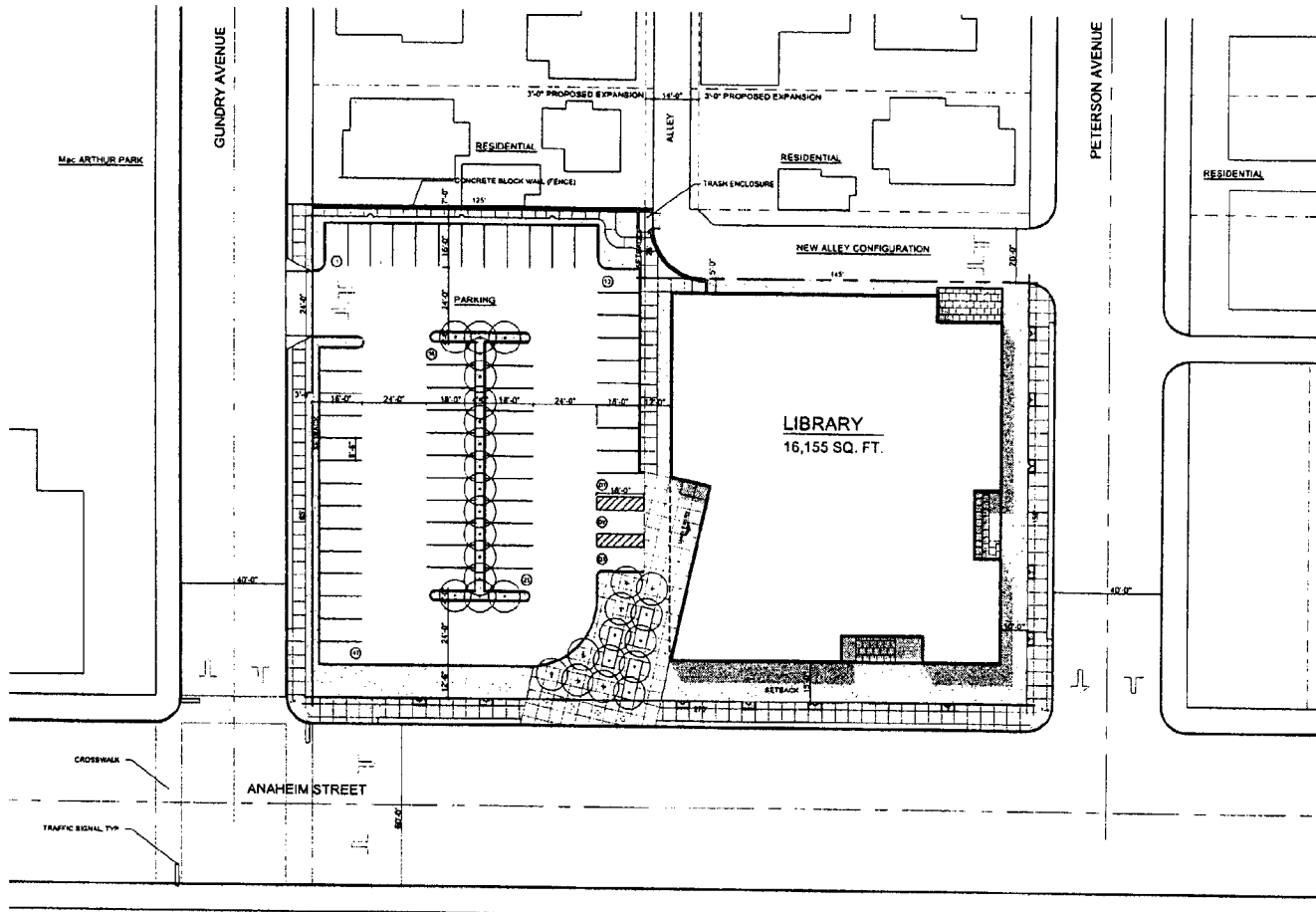


WEST ELEVATION (PARKING LOT)

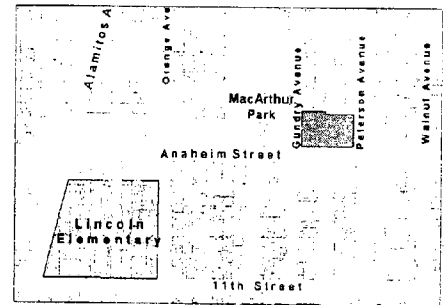
NEW LIBRARY FOR THE McARTHUR PARK COMMUNITY



A LANDMARK OF CIVIC PRIDE



PARKING		
Ⓧ	DISABLED PARKING SPACES (8' x 18' W/ 5' SPACE BETWEEN)	3
Ⓛ	STANDARD PARKING SPACES (8 1/2' x 18' TYP.)	57
TOTAL PARKING SPACES		60



CONCEPT E.4  
**MARK TWAIN LIBRARY**  
 CITY OF LONG BEACH  
 SITE PLAN

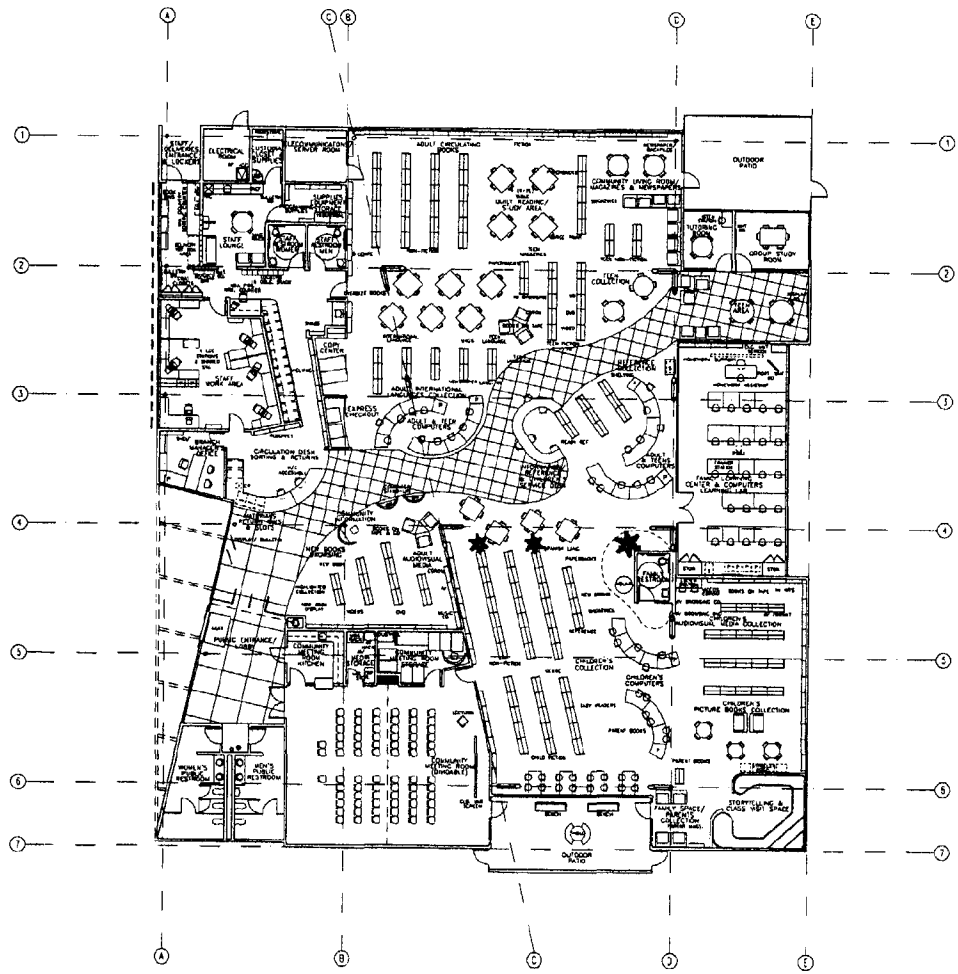
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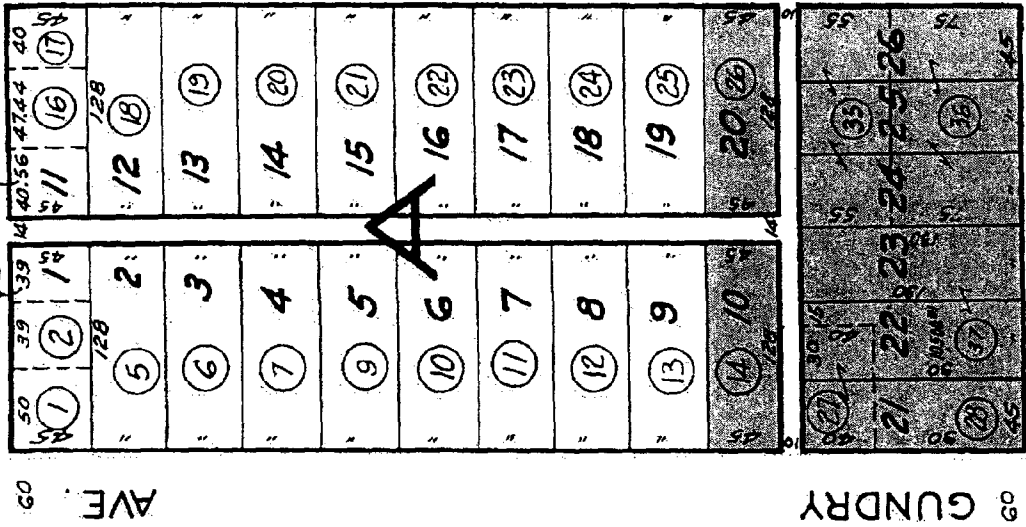
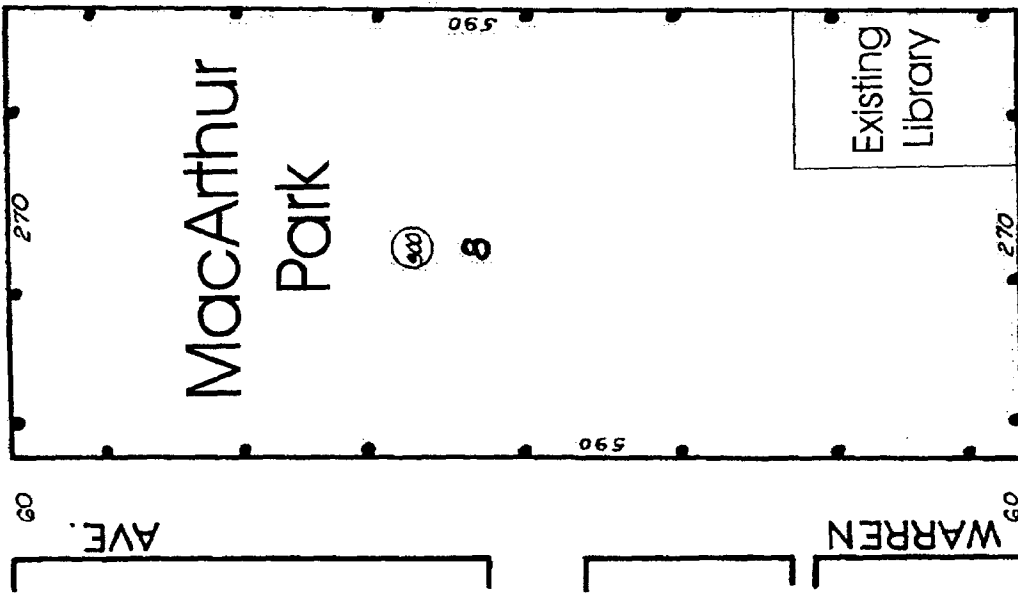
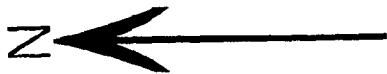
<b>CWA AIA, INCORPORATED</b> Architecture - Planning - Interior Design <small>330 Alhambra Avenue, Suite 210, Long Beach, California 90802 Phone: (562) 596-3628 Fax: (562) 596-8995</small>			<b>MAC ARTHUR PARK BRANCH LIBRARY</b> BOND ACT GRANT RECIPIENT SCHEMATIC DESIGN	CONTA, INC. No. 1 - DATE 07-21-04																				
<b>SECTION HEAD</b> PROJECT MANAGER ARCHITECT SURVEY CONTROL PROPERTY LINES CIVIL MECHANICAL ELECTRICAL STRUCTURES	<b>APPROVALS</b> PROJECT MANAGEMENT OFFICER _____ DATE _____ ARCHITECT _____ DATE _____ CITY ENGINEER _____ DATE _____ FIRE, REGULATION & INSURE _____ DATE _____	<b>CITY OF LONG BEACH</b> DEPARTMENT OF PUBLIC WORKS <small>330 W. OCEAN BLVD. LONG BEACH, CA 90802</small>	DESIGNED BY: _____ DRAWN BY: _____ DESIGN CHECK BY: _____ QUALITY CHECK BY: _____ FIELD REPRESENTATIVE: _____ PROJECT NO.: _____ DATE: _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISIONS</th> <th>NO.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		NO.	DATE																
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<b>SCHEMATIC FURNITURE FLOOR PLAN</b>			SHEET NO. CWA21150.00 <b>ASD-2.1</b> DRAWING NO. _____																					

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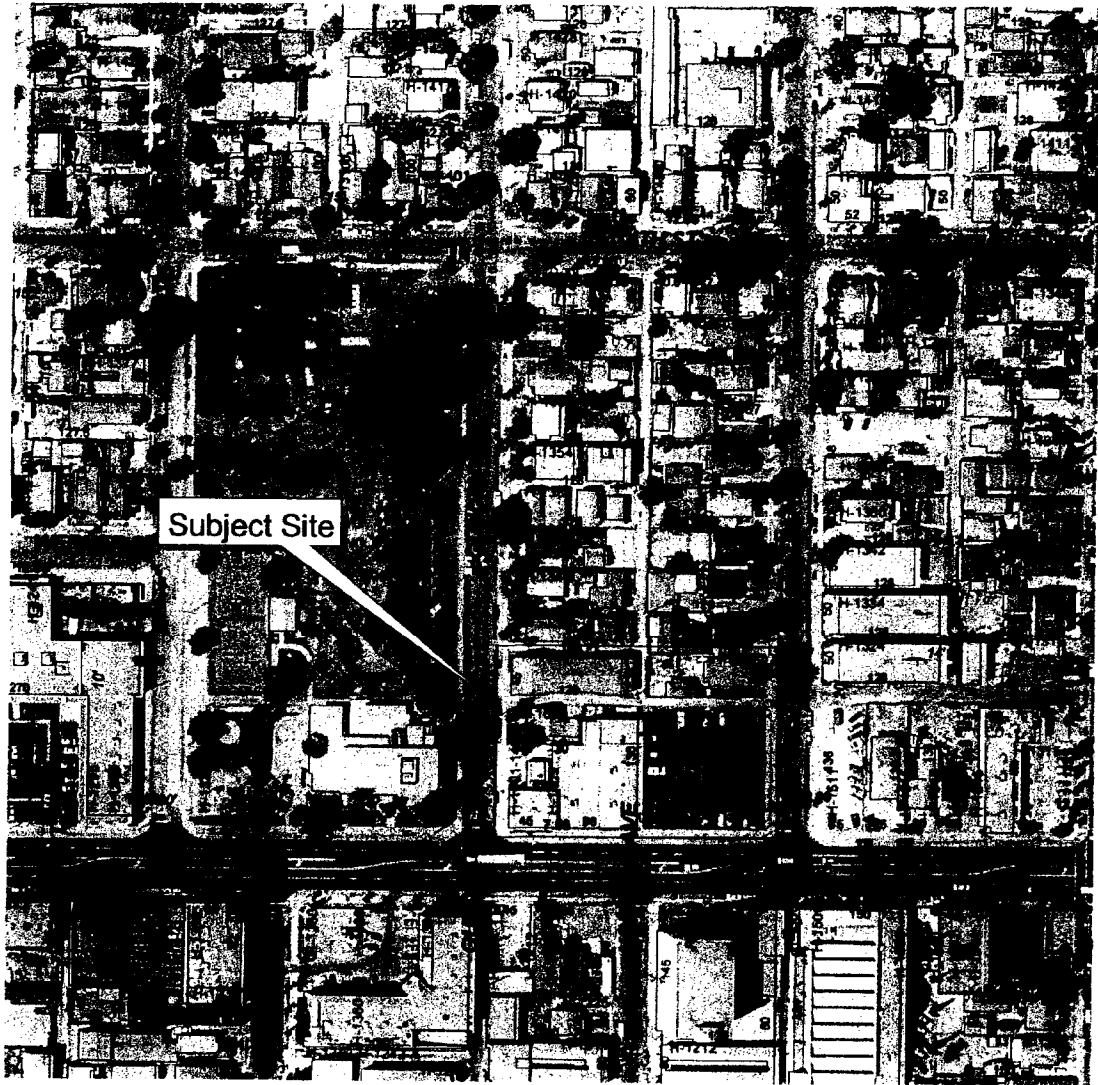


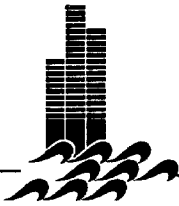
ANAHEIM

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# Location Map

Proposed MacArthur Park Library  
1401 E. Anaheim Street





# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6357 FAX (562) 570-6068

## ADVANCE PLANNING

August 5, 2004

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**SUBJECT:** Amendment to the Land Use Element of the *General Plan* changing the land use designation from Land Use District No. 1 (Single Family) and Land Use District No. 8A (Traditional Retail Strip Commercial) to Land Use District No. 10 (Institutional/School) relating to new Mark Twain Library (6<sup>th</sup> Council District)

**LOCATION:** 1401 East Anaheim Street

**APPLICANT:** Long Beach Redevelopment Agency

### **RECOMMENDATION**

Recommend that the City Council adopt a resolution amending the Land Use Element of the *General Plan* re-designating Land Use District No. 1 (Single Family) and Land Use District No. 8A (Traditional Retail Strip Commercial) to Land Use District No. 10 (Institutional/School), as depicted in Exhibit A.

### **BACKGROUND**

#### **Project Description**

The current Mark Twain Neighborhood Library shares a building with the Department of Parks, Recreation and Marine at the northwest corner of Anaheim Street and Gundry Avenue in MacArthur Park. The Building was constructed in 1958 and the library uses 2,130 square feet of space at that facility. It is open five days a week and services 35,000 residents and five severely over-crowded schools.

The proposed 16,155 square foot Mark Twain Library will be a state of the art community center for information, education, recreation and technology on the north side of Anaheim Street between Gundry Avenue and Peterson Avenue. This location keeps the new library in the heart of the Anaheim corridor adjacent to MacArthur Park and maintains an important connection with parks programs.

### Statutory Requirements

California state law requires each city to adopt a general plan for the long-term physical development of the City consisting of a series of development policies and objectives. Planning law declares that amending the General Plan is a legislative act in formulating basic land use policy. Once a general plan is adopted, each element may be amended by the City Council up to four times a year. However, proposed amendments to the *General Plan* must conform to population, design/architecture and neighborhood preservation/ enhancement goals of the *General Plan*. In other words, the amendment must be internally consistent with existing policies and objectives.

### LAND USE ANALYSIS

#### Population

The primary goal of the Land Use Element is managed growth: "Long Beach accepts the population and economic growth anticipated through the Year 2000 and intends to guide that growth to have an overall beneficial impact upon the City's quality of life." Long Beach as a built out city, growth will require recycling of blight areas and guiding new growth in a way that maintains neighborhoods. The planning and development of public facilities, like schools and parks, is a necessary ingredient for "managed growth." The reuse of this proposed site and the relocation of the Mark Twain Library will allow for the expansion of the park, which represents an efficient use of available land.

#### Neighborhoods Plans

The Land Use Element discusses each of the 57 neighborhoods in the City. The project site is located in the Central Area Neighborhood Plan, where public facilities are needed in terms of schools, parks and other recreational uses. As envisioned in the Neighborhood Plan, this proposed library represents a needed public resource for this community.

#### Land Use Districts

The *General Plan* divides the City into various land use districts, which provide general guidance as to the type and density of land uses considered appropriate. The proposed amendment would change the Land Use District 1 (Single-Family) and Land Use District No. 8A (Traditional Retail Strip Commercial) to Land Use District No. 10 (Institutional/School). The intent of LUD No. 10 is the proper citywide distribution of public services. The amendment is necessary to maintain consistency between the zoning and the General Plan designations.

### PUBLIC HEARING NOTICE

Notice of this hearing was published in the *Press Telegram* on July 22, 2004. Notices were also posted at City Hall and mailed to interested parties.

**ENVIRONMENTAL REVIEW**

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), an Environmental Impact Report was prepared in September 2002. After modification to the project description, a Negative Declaration (ND 01-03) was prepared and certified by the Planning Commission on February 10, 2003.

**IT IS RECOMMENDED THAT THE PLANNING COMMISSION**

Recommend that the City Council adopt a resolution amending the Land Use Element of the *General Plan* re-designating Land Use District No. 1 (Single Family) and Land Use District No. 8A (Traditional Retail Strip Commercial) to Land Use District No. 10 (Institutional/School), as depicted in Exhibit A.

Respectfully submitted,

FADY MATTAR  
ACTING DIRECTOR OF PLANNING AND BUILDING

By: 

Ira Brown  
Planner

Approved: 

Angela Reynolds  
Advance Planning Officer

FM: AR: IB  
Macarthur library.doc

Attachments:

1. Proposed and Existing Land Use Designation

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

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ORDINANCE NO. C-

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 A PORTION OF PART 10 OF SAID MAP FROM R-2-N (TWO-FAMILY RESIDENTIAL) AND CCP (COMMUNITY COMMERCIAL-PEDESTRIAN ORIENTED) TO I (INSTITUTIONAL) FOR PROPERTIES LOCATED AT 1401, 1409 AND 1427 E. ANAHEIM, 1315 AND 1327 PETERSON, AND 1320 AND 1324 GUNDRY AVENUE, IN THE CITY OF LONG BEACH (0207-22)

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 properties 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 a portion of Part 10 of said Map to rezone the subject property from R-2-N (Two-Family Residential) CCP (Community Commercial-Pedestrian Oriented) to I (Institutional). That portion of Part 10 of said map which is amended by this ordinance is depicted on Exhibit "A" which is attached hereto and by this reference made a part of this ordinance and the official Use District Map.

