



AGENDA ITEM

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

August 5, 2010

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Certify a Negative Declaration of Environmental Impact; recommend approval of a General Plan Amendment from Single Family (LUD#1) to Open Space and Park District (LUD#11) and a Zone Change from Institutional (I) to Park (P) and approve a Site Plan Review to allow construction of a 3.3-acre neighborhood park at 4951 Oregon Avenue. (District 8)

APPLICANT:

City of Long Beach
Department of Development Services
333 W. Ocean Boulevard
Long Beach, CA 90802
(Application No. 1002-28)

DISCUSSION

The 3.3-acre project site is located at the southwest corner of Del Amo Boulevard and Oregon Avenue. The property was previously developed with a church facility but is currently vacant (Exhibit A – Location Map).

The City of Long Beach is requesting approval of a General Plan Amendment from Single Family (LUD#1) to Open Space and Park District (LUD#11), a Zone Change from Institutional (I) to Park (P) and a Site Plan Review to allow the development of a neighborhood park. The park will be developed with amenities that include a lighted soccer field, tot lot, picnic areas, prefabricated restroom, parking lot and other similar park amenities (Exhibit B – Park Plan).

There is currently a connection to the adjacent Dominguez Gap wetland area to the west for pedestrian, bicycle, and maintenance vehicle access that will be maintained. In addition, the project is proposing to landscape the Los Angeles Flood Control District slope along the west side of the park as well as the right-of-way area along the north side of the park along Del Amo Boulevard.

The proposed park consists of both passive and active areas. The soccer field is considered active park space while the remaining areas, including walking paths, tot lot, restroom and landscape areas, are considered passive park space. The soccer field

CHAIR AND PLANNING COMMISSIONERS

Application No. 1002-28

August 5, 2010

Page 2 of 2

encompasses 48,600 square feet and requires 49 parking spaces based on one parking space per 1,000 square feet. The remaining passive park area encompasses approximately 1.4 acres and requires three spaces based on two parking spaces per acre. The parking requirement for the proposed project is 52 spaces and 52 on-site spaces are provided.

Staff conducted a number of community meetings on the proposed park including a meeting with the Del Amo Mobile Home Park that is adjacent south of the subject site. As a result, the park design was revised to help minimize the impacts to the area residents. These changes include locating the parking lot to the north side of the site adjacent to Del Amo Boulevard instead of next to the mobile home park and requiring an 8-foot-high block wall along the south property line. In addition to the design modifications, staff is requiring that the soccer field lights be turned off no later than 9:00 p.m. due to the proximity of the nearby residents. This is an hour earlier than the standard shutdown time of 10:00 p.m. at other city parks.

The proposed project is intended to provide additional recreational opportunities in an area that is currently underserved by parks. Staff has prepared findings in support of the proposal and conditions of approval for Planning Commission consideration (Exhibit C – Findings and Conditions).

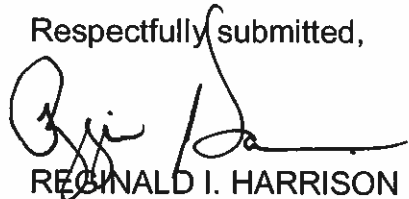
PUBLIC HEARING NOTICE

Public hearing notices were distributed on July 19, 2010, as required by the Long Beach Municipal Code. As of the preparation of this report, no responses have been received.

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementation of the California Environmental Quality Act (CEQA) a Negative Declaration (Exhibit D – Negative Declaration) was prepared for concurrent review by the Planning Commission.

Respectfully submitted,



REGINALD I. HARRISON

INTERIM DIRECTOR OF DEVELOPMENT SERVICES

RH:DB:JW

Exhibits

- A. Location Map
- B. Park Plan
- C. Findings and Conditions
- D. Negative Declaration

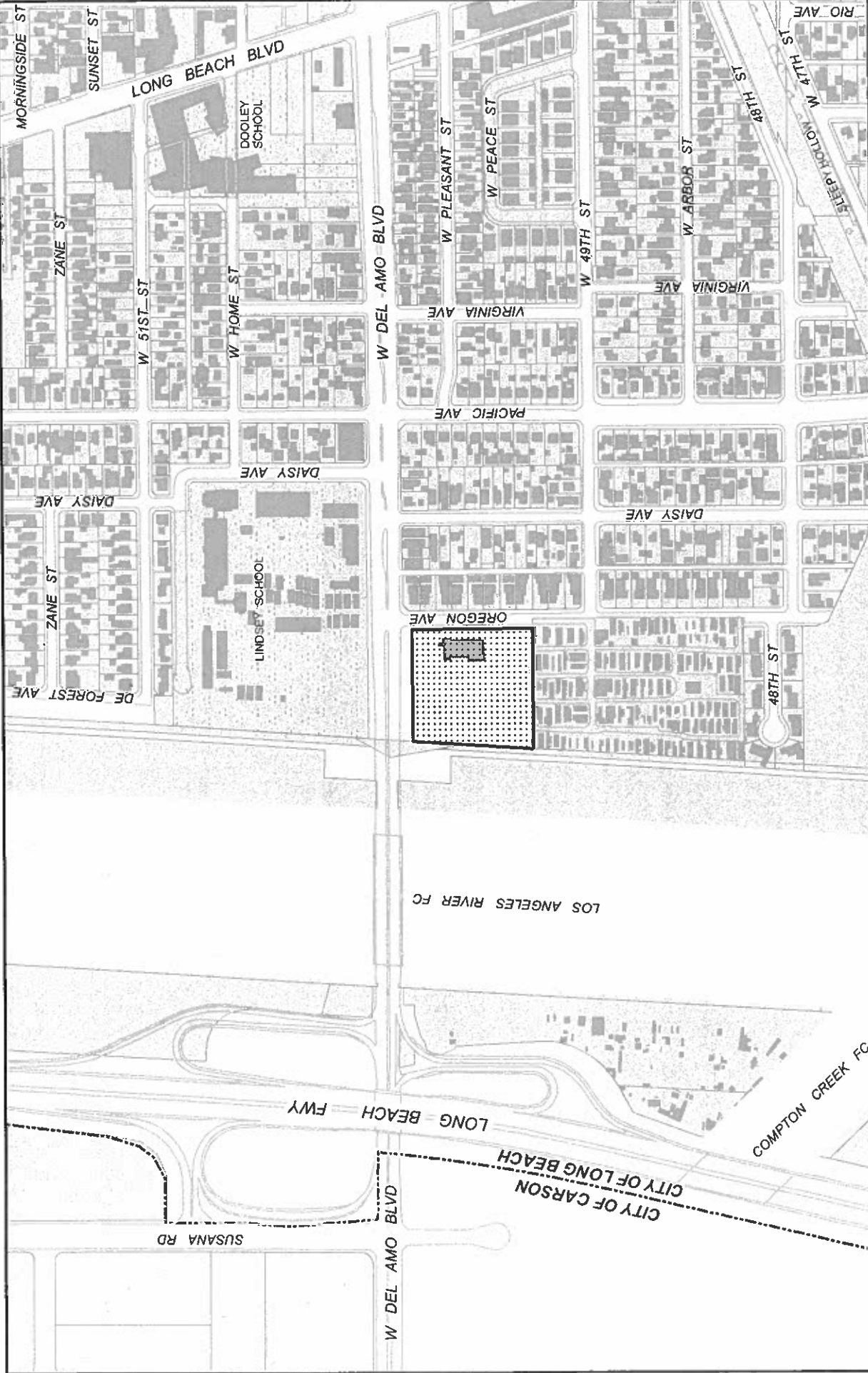
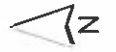
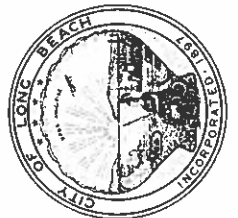


Exhibit A



Subject Property:
4951 Oregon Ave
Application No. 1002-28
Council District 8
Zoning Code : I



Findings

Case No. 1002-28

Date: August 5, 2010

ZONE CHANGE FINDINGS

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

The proposed rezoning of the property from Institutional (I) to Park (P) will allow construction of a neighborhood park will help to contribute additional open recreation, soccer fields and parking to an area that is lacking in such recreational opportunities.

Mitigated Negative Declaration No. 04-10 was prepared to identify the impacts of the project and is forwarded to the Planning Commission for concurrent consideration. The analysis concluded that with mitigation no adverse environmental effects are anticipated to occur as a result of the project.

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

The current land use designation of the site in the Land Use Element of the General Plan is Single Family (LUD#1). The rezoning of the site to (P) Park and change in General Plan Designation to Open Space and Park District (LUD #11) to provide park facilities for an area that is currently underserved is consistent with the goals, objectives and provisions of the General Plan as amended.

- C. If the proposed change is a rezoning of an existing mobile home park, that the requirements of Section 21.25.109 have been or will be fully met.**

The proposed change is not the rezoning of an existing mobile home park.

SITE PLAN REVIEW FINDINGS

- A. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED; AND**

The proposed park will allow for the placement of a new soccer field, tot lot, picnic areas, prefabricated restroom, parking lot and other similar park amenities on a vacant parcel. The design is consistent with the scale and character of the neighborhood and will compliment surrounding uses and upgrade the visual appearance of the area.

- B. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES OR SPECIFIC PLAN REQUIREMENTS, PD GUIDELINES OR THE GENERAL PLAN; AND**

The proposed park complies with Policy No. 4.1 of the Open Space and Recreation Element of the General Plan (October 2002) by providing much needed recreational opportunities in an underserved area.

C. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS POSSIBLE; AND

The design will not remove significant mature trees. However, approximately five street trees will be removed as a result of the project but will be replaced at a two to one ratio at a minimum.

D. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THE ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND

There is an essential nexus between the required public improvement requirements including installation of a street light at Del Amo Boulevard and Oregon Avenue and the likely impacts of the proposed park development.

E. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT).

Not applicable.

CONDITIONS OF APPROVAL

Application No. 1002-28

Date: August 5, 2010

1. The project approved is a General Plan Amendment from LUD #1 (Single Family) to LUD #11 (Open Space/Park), a rezoning from Institutional (I) to Park (P) and a Site Plan Review to allow construction of a 3.3-acre neighborhood park.
2. This permit and all development rights hereunder shall terminate two years from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced, a business license establishing the use is obtained or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).

Special Conditions of Approval

4. The developer will be responsible for the following site improvements, prior to the issuance of building permits and to the satisfaction of the Director of Development Services:
 - a. The applicant shall obtain approval for lighting and security requirements to the satisfaction of the Long Beach Chief of Police.
 - b. No payphones shall be installed on site.
 - c. Post "park hours" sign on site, with Long Beach Municipal Code Section.
 - d. The soccer field lighting shall be turned off no later than 9:00 p.m.
 - e. Landscaping shall not exceed 2 feet from the ground and 6 feet overhang from any tree.
 - f. All parking areas serving the site shall provide appropriate security lighting with light and glare shields to avoid any light intrusion onto adjacent or abutting residential buildings or neighborhoods pursuant to Section 21.41.259. Other security measures may be required to be provided to the satisfaction of the Chief of Police.
 - g. Any graffiti found on site must be removed within 24 hours of its appearance.
 - h. An 8-foot high block wall shall be installed along the south property line.
5. The following conditions shall be met to the satisfaction of the Director of Public Works:

GENERAL REQUIREMENTS

- a. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

PUBLIC RIGHT-OF-WAY

- b. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.

ENGINEERING BUREAU

- c. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.
- d. The Developer shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- e. The Developer shall provide for a 5-foot-wide sidewalk on Oregon Avenue between Del Amo Boulevard and the southerly property line. Deteriorated, uplifted, or depressed sections of sidewalk on Oregon Avenue shall be reconstructed to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- f. The Developer shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- g. The Developer shall provide for new ground cover and irrigation on Oregon Avenue adjacent to the project site. The Developer and/or successors shall privately maintain all landscaping and sprinkler systems required in connection with this project.
- h. The Developer shall provide for landscaping and irrigation along the adjacent side slope of Del Amo Boulevard and maintain these improvements. Turf or a drought-tolerant groundcover shall be provided and maintained within the parkway between the existing sidewalk along Del Amo Boulevard and the roadway curb. The Developer shall also maintain the landscaping on the south side parkway of Del Amo Boulevard adjacent to this project site.
- i. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the landscaping, and irrigation system work. The Street Tree Division will assist with landscaping installation issues.
- j. The Developer shall construct full height curb and gutter along Oregon Avenue adjacent to the project site to the satisfaction of the Director of Public Works.
- k. The Developer shall submit grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Planning and Building Services and the Director of Public Works prior to approval of the map and/or release of any building permit.
- l. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the developer or

engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 266-7500 or visit their website for complete instructions at www.waterboards.ca.gov/stormwtr/construction.html Left-click on the Construction General Permit 99-08-DWQ link.

- m. The Developer shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.
- n. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

TRAFFIC & TRANSPORTATION BUREAU

- o. The Developer shall design and construct a new traffic signal at the intersection of Del Amo Boulevard and Oregon Avenue to the satisfaction of the City Traffic Engineer. Detailed installation plans and specifications shall be provided to the City's traffic Department for review and approval.
- p. The Developer shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- q. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- r. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- s. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2003 edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- t. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.

MITIGATION MEASURES

- 6. Prior to the issuance of any building permits, the applicant shall demonstrate on the final project plans that all exterior lighting fixtures and light standards shall be shielded and shall be located and installed to prevent spillover of light onto the surrounding properties and roadways.
- 7. Prior to the release of the grading permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.
- 8. Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The

project architect or engineer of record, or authorized qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities."(Source: Section 18.95.050 of the Long Beach Municipal Code).

9. Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

Weekdays	7:00am to 7:00pm	Sundays	No work permitted
Saturdays	9:00am to 6:00pm	Holidays	No work permitted.

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

Standard Conditions

10. All operational conditions of approval of this permit must be posted in a location visible to the public, in such a manner as to be readable when the use is open for business.
11. This permit shall be invalid if the owner(s) and applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days form the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
12. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
13. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions, which are a part

thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.

14. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
15. The Director of Long Beach Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Administrator or Planning Commission shall review any major modifications, respectively.
16. Site development, including landscaping, shall conform to the approved plans on file in the Department of Long Beach Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
17. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the discretionary approval of the Director of Long Beach Development Services. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees.
18. All landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
19. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations.
20. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).

21. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
22. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
23. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
24. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
25. All unused curb-cuts must be replaced with full height curb, gutter, and sidewalk, and any proposed curb-cuts shall be reviewed, approved and constructed to the specifications of the Director of Public Works.