



CITY OF LONG BEACH

H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Boulevard

Long Beach, California 90802

562-570-6194

FAX 562-570-6068

July 8, 2008

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Conduct a public hearing on the proposed amendment to the General Plan and re-zoning of 21 parcels located at 1401 Chestnut Avenue for the purpose of allowing the development of a new public park; and

1. Receive the supporting documentation into the record, conclude the public hearing and adopt the Resolution amending the General Plan from Land Use District #10 (High Density Residential) to Land Use District # 11 (Open Space/Parks); and
2. Receive the supporting documentation into the record, conclude the public hearing and declare the Ordinance changing the Zones from R-4-N (High Density Residential) and I (Institutional) to P (Park), read the first time and laid over to the next regular meeting of the City Council for final reading. (District 1)

DISCUSSION

The project calls for the construction of a new neighborhood park in an area of the city that currently lacks open space. The project includes the consolidation of 21 parcels totaling 1.92 acres, the vacation of an alley directly in the middle of the property, the demolition of three 3-unit apartment buildings, and the construction of a new neighborhood serving park. Park amenities will include a small playground, a soccer field, a large open turf area, picnic tables, shade canopies and a paved walking path. Fencing is proposed around the perimeter of the park at the request of the community to prevent loitering and vandalism, and the fencing will allow the park to be closed to the public after dark (Exhibit A – Plans).

With respect to parking, the plan proposes to utilize eight existing on-site parking spaces. In addition, a lease or agreement will be made with the County of Los Angeles for shared use parking of the adjacent health department lot. A total of 23 on-street parking spaces may also be available to visitors. Staff believes this arrangement is appropriate since the park is designed to serve nearby residents.

July 8, 2008

Page 2

On March 20, 2008, the Planning Commission approved the general plan amendment, rezoning, site plan review, general plan conformity finding, standards variance, lot merger and certified Negative Declaration 08-03.

This letter was reviewed by Assistant City Attorney Michael Mais on April 18, 2008 and by Budget Management Officer Victoria Bell on April 23, 2008.

TIMING CONSIDERATIONS

Council action is requested on July 8, 2008 so that construction of the project can move forward.

FISCAL IMPACT

The Department of Parks, Recreation, and Marine Bureau will finance the construction of Seaside Park with Federal Land and Water Conservation Fund Grant money, Open Space Bonds, a State Parks and Recreation Youth Soccer Grant, and with Park Impact Fees. All money is available at this time and no impact to the General Fund is expected.

SUGGESTED ACTION:

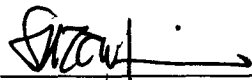
Approve recommendation.

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:


fn PATRICK H. WEST
CITY MANAGER

CB:GC:CB:sv

Attachments: Exhibit A - Plans
City Council General Plan Resolution
City Council Rezoning Resolution

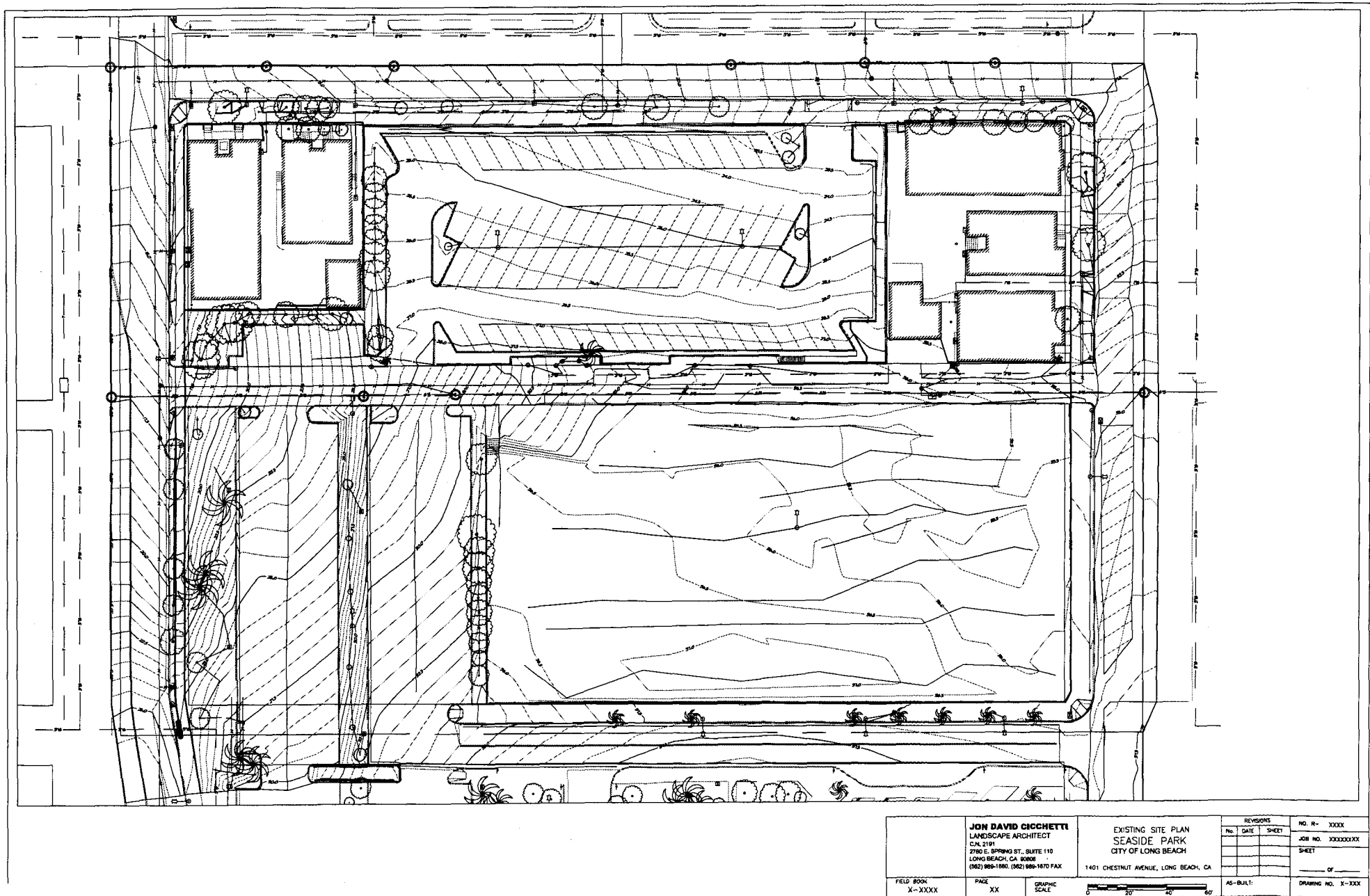
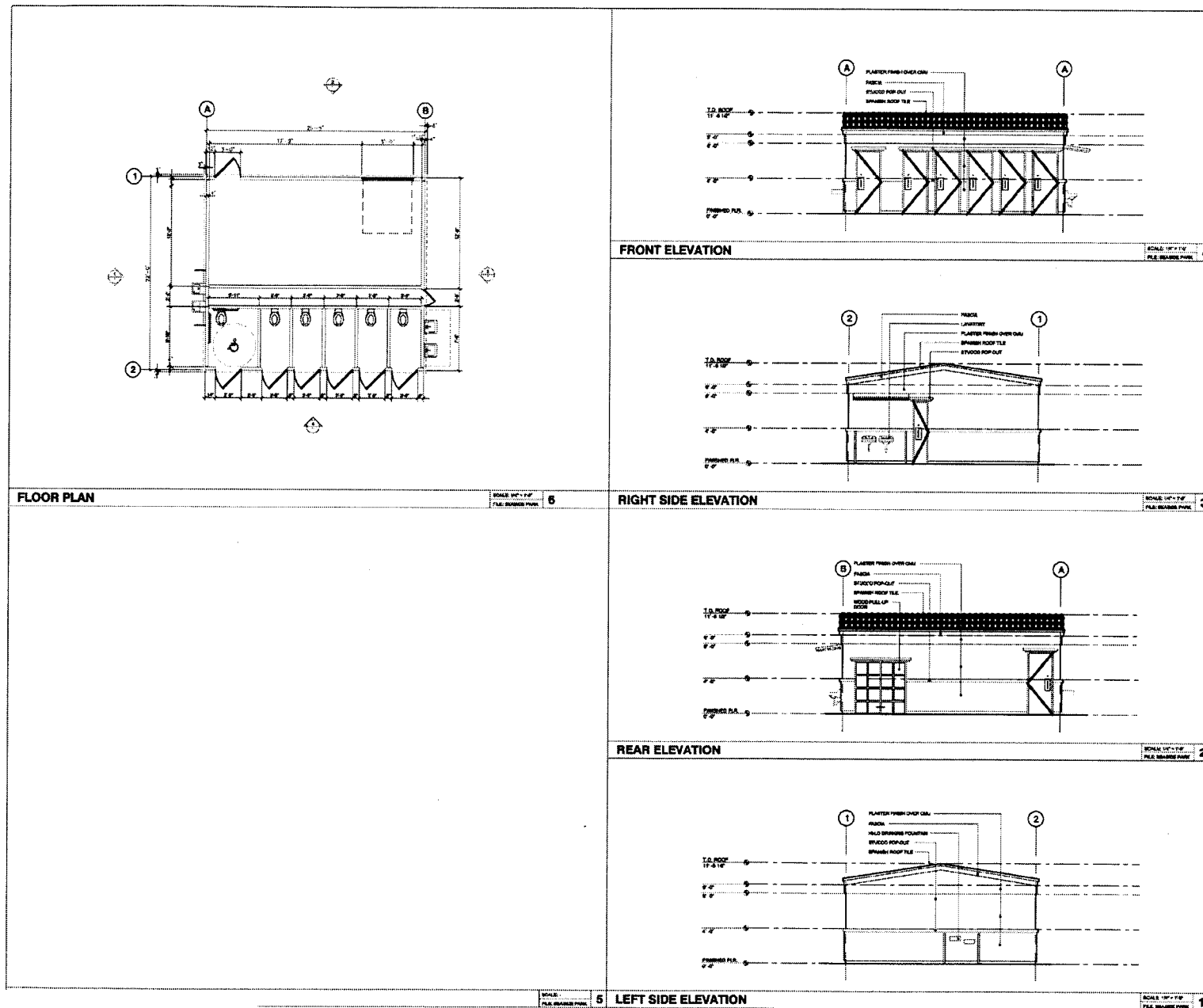


Exhibit A



SEASIDE PARK
 IMPROVEMENTS
 PHASE ONE
 14th and Chestnut
 Long Beach, CA

DEPARTMENT OF PARK,
 RECREATION,
 AND MARINE
 2780 Sludobaker Rd.
 Long Beach, CA
 90815-1697

MSP
 ARCHITECTS
 CONSULTANT - ARCHITECT

MERIT
 Mark C. Merit, Inc.
 2700 W. Chapman Ave., Suite 110
 Orange, CA 92668
 (714) 952-0200
 (714) 952-0200
 CONSULTANT - CIVIL ENGINEER

JON DAVID CIOCHETTI
 LANDSCAPE ARCHITECT
 C.A. 295
 2780 S. SPRING ST., SUITE 110
 LONG BEACH, CA 90805
 (562) 599-1850
 (562) 599-1870 FAX



REVISIONS / SUBMITTALS

NO.	DATE	DESCRIPTION
1	07/10/08	PLANNING DEPT SUBMITTAL - 07/10/08
2	07/16/08	PLANNING DEPT SUBMITTAL - 07/16/08
3	08/06/08	PLANNING DEPT SUBMITTAL - 08/06/08

SHEET TITLE

NORTH

SCALE

1" = 10' - 0"

JOB NO.

104

DATE

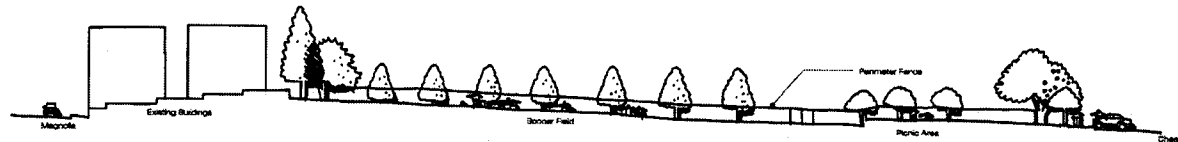
8/25/08

SHEET NO.

A1

OF 3 SHEETS

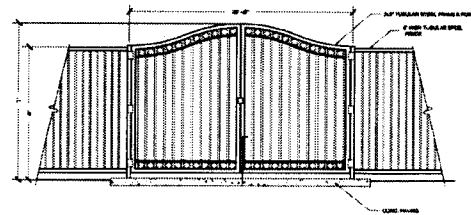
Exhibit A



SECTION A
1" = 20'



SECTION B
1" = 20'



GATE DETAIL BASED ON SPANISH COLONIAL REVIVAL DESIGN VOCABULARY
1/4" = 1'-0"

SEASIDE PARK
IMPROVEMENTS
PHASE ONE
14th and Chestnut
Long Beach, CA

DEPARTMENT OF PARK,
RECREATION,
AND MARINE
2760 Studebaker Rd.
Long Beach, CA
90815-1697



Consultant - Architect

NOT TO SCALE
NOT TO BE USED FOR CONSTRUCTION

Mark Chell Engineering, Inc.
2750 W. Chapman Ave., Suite 110
Orange, CA 92667
P: 714.252.0238
F: 714.892.1858

Consultant - Civil Engineer

JON DAVID CICCHETTI
LANDSCAPE ARCHITECT
C.A. 1591

2760 E. SPRING ST., SUITE 10
LONG BEACH, CA 90805
(857) 890-1850
(857) 890-1870 FAX



REVISIONS / SUBMITTALS

PLANNING DEPT SUBMITTAL - 5/18/08
PLANNING DEPT SUBMITTAL - 5/18/08
PLANNING DEPT SUBMITTAL - 5/18/08

SHEET TITLE

SECTIONS

NORTH

SCALE
1" = 50' - 0"

JOB NO.
100

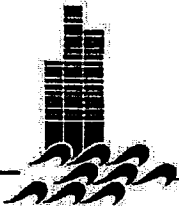
DATE
5/28/08

SHEET NO.

L-2

OF 3 SHEETS

Exhibit A



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

STREET/ ALLEY VACATION APPLICATION

Right-of-Way to be Vacated (attach legal description or sketch)

Street _____ adjacent to _____ (address), or,

Alley East of MAGNOLIA STREET and North of FOURTEENTH STREET

Applicants name: MERIT CIVIL ENGINEERING, INC. FOR THE CITY OF LONG BEACH

Legal description of land applicant owns in the vicinity of the street or alley to be vacated (or attach sketch):

SEE ATTACHED ALLEY VACATION EXHIBIT

Regarding this application, contact:

Name: ROBERT MERRELL, P.E., MERIT CIVIL ENGINEERING, INC.

Address: 2100 W. ORANGEWOOD AVENUE, SUITE 110, ORANGE, CA 92868

Telephone and Fax number: OFFICE: (714) 935-0238, X-221, FAX: (714) 935-1928

Reason for request and proposed use of street or alley area to be vacated:

SEASIDE PARK DEVELOPMENT BY THE DEPARTMENT OF PARK, RECREATION, AND MARINE

Area (in square feet) to be vacated: 8,963 SF

TENTATIVE FEE \$ _____ is due with this application (see attached schedule).

I hereby request the vacation of this right-of-way and acknowledge the following conditions:

1. When a street or alley right-of-way is vacated, the City only releases its easement rights. The City makes no warranty or guarantee as to the underlying fee title. This is the responsibility of the vacation petitioner.
2. Payment of the FINAL FEE of \$ _____ (see Fee Schedule) must be made after the Public Hearing and prior to the resolution of the City Council to vacate.
3. The Department of Public Works makes no guarantee that any vacation request will be approved by the City Council. This department does not refund any portion of the processing fee if the vacation request is not approved.

Signature of Applicant

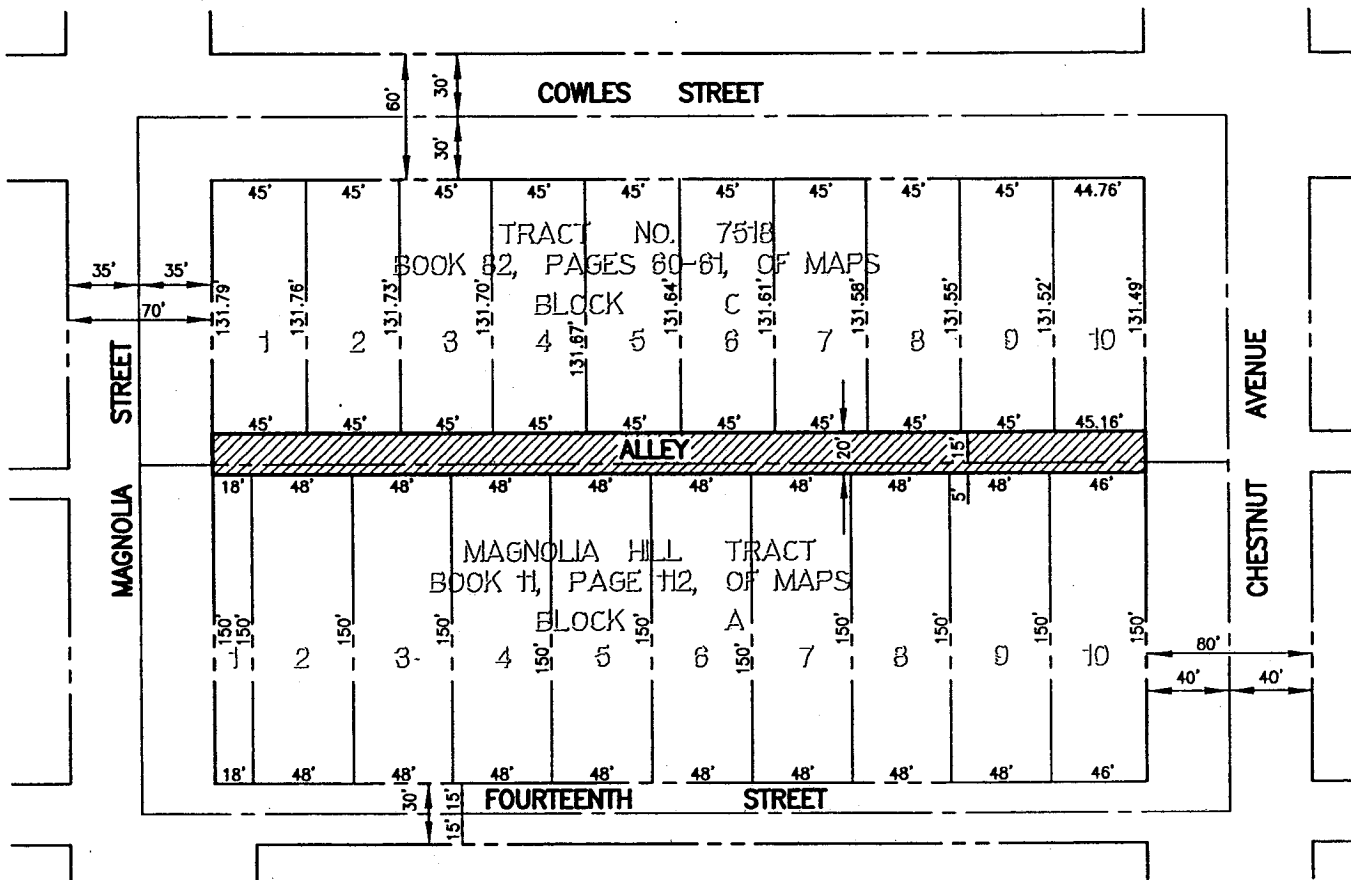
ROBERT MERRELL, P.E.

Print name of applicant

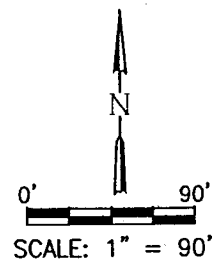
ENGINEERING BUREAU, CONSTRUCTION MANAGEMENT DIVISION

333 WEST OCEAN BOULEVARD, 10TH FLOOR, LONG BEACH CA 90802

(562) 570-6996 • FAX (562) 570-7161



ALLEY VACATION EXHIBIT



LEGEND:



PROPOSED ALLEY VACATION

DIMENSIONS ARE TAKEN FROM RECORD MAPS

ORDINANCE NO.

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 9 OF SAID MAP FROM I
(INSTITUTIONAL) AND R-4-N (HIGH DENSITY,
MULTIFAMILY RESIDENTIAL) TO P (PARK)

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 area 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
portions of Part 9 of said Map to rezone the subject property from I (Institutional) and
R-4-N (High Density, Multifamily Residential) to P (Park). Those portions of Part 9 of said
map that are amended by this ordinance are depicted on Exhibit "A" which is attached
hereto and by this reference made a part of this ordinance and the official Use District
Map.

Section 2. All ordinances and parts of ordinances in conflict herewith are
hereby repealed.

Section 3. The City Clerk shall certify to the passage of this ordinance by
the City Council and cause it to be posted in three conspicuous places in the City of Long
Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

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I hereby certify that the foregoing ordinance was adopted by the City
Council of the City of Long Beach at its meeting of _____, 2008,
by the following vote:

Ayes: Councilmembers: _____

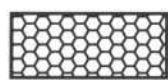
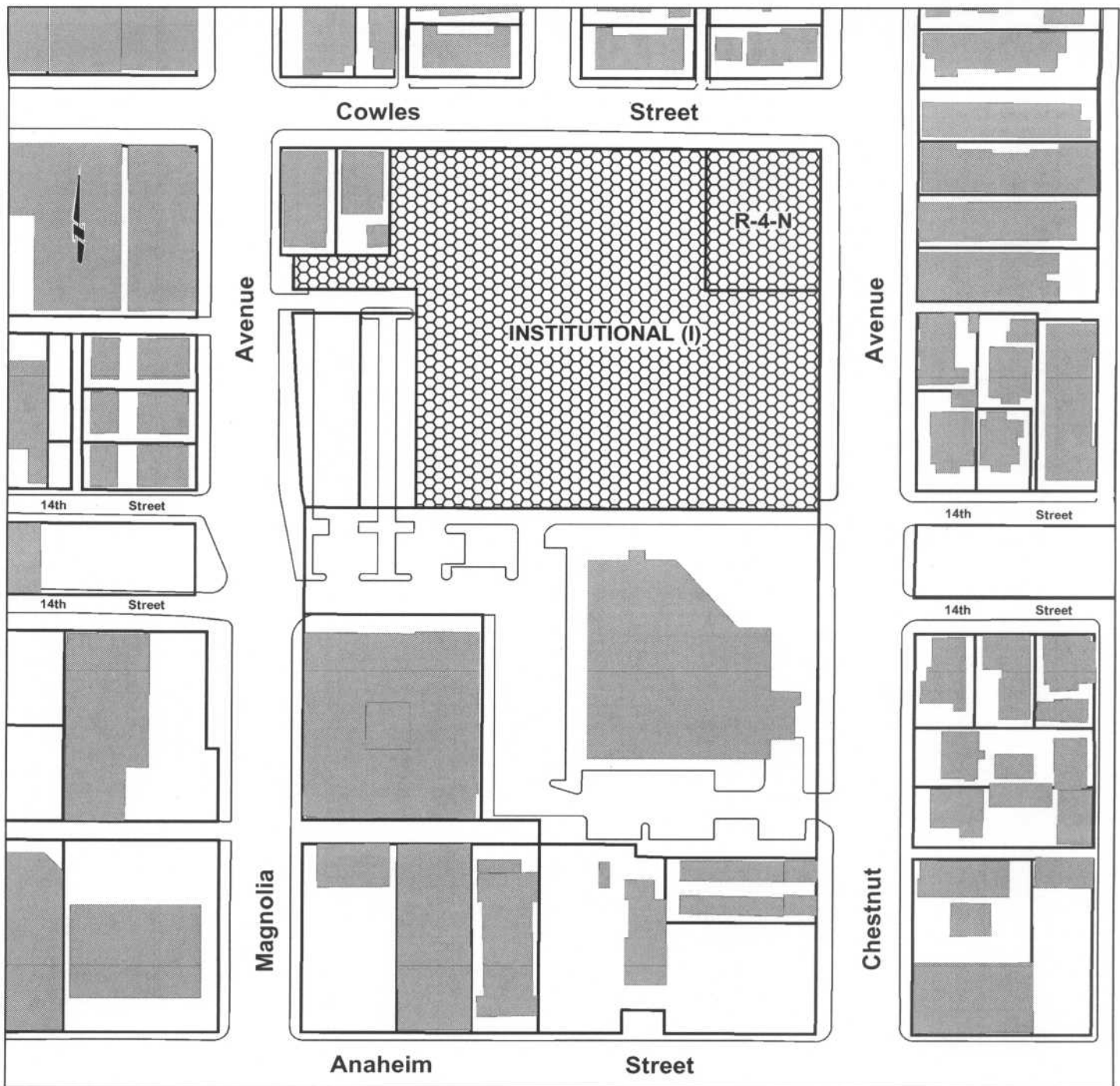
Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____

Mayor



Park (P)

PROPOSED
AMENDMENT TO A PORTION OF PART 9
OF THE USE DISTRICT MAP.

REZONING CASE
 RZ-0712-03

Exhibit "A"