



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

H-3

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August 3, 2004

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Hearing on a Request for Rezoning From R-1-N (Single-Family Residential) and I (Institutional) to P (Park) For the Development of a Public Park With a Children's Playground and a Community Garden (District 8)

DISCUSSION

The Department of Parks, Recreation and Marine is seeking approval of a rezoning to develop a community garden and a neighborhood park on two adjacent properties at the intersection of Plymouth Street and Elm Avenue, as shown on the attached site plan (Attachment 1). The Planning Commission considered the request at their meeting on June 17, 2004 (see Planning Commission staff report, Attachment 2 and minutes, Attachment 3) and recommends approval of the rezoning.

The neighborhood park is proposed at 325 E. Plymouth Street. Improvements include a small playground with play structures for children between the ages of 5 and 12, benches, a drinking fountain, three picnic tables with barbeques, security lighting, a 6' paved path, and a large open turf area. The site would be fully open along Elm Avenue and Plymouth Street. This property is currently zoned R-1-N (Single-Family Residential) and I (Institutional) and the proposal is to rezone the property to P (Park).

Across the street at 5346 Elm Avenue, a community garden is proposed that will include raised ADA accessible planters, decomposed granite paths, and a drinking fountain. The site will be fenced and locked, and users will be issued access keys so that they can enter and exit the garden during regular park hours. The garden contains twelve raised planting beds/plots and each user will be assigned a plot. Theoretically, a total of twelve persons will be sharing the garden. This property is currently zoned R-1-N (Single-Family Residential) and the proposal is to rezone the property to P (Park).

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Negative Declaration (ND 02-04) was certified by the Planning Commission at the meeting of June 17, 2004 (Attachment 4).

Assistant City Attorney Michael J. Mais reviewed this report on July 19, 2004.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that the Planning Commission's recommendation on a proposal to rezone property be transmitted to the City Council within 60 days following positive Planning Commission action. Upon receipt of the recommendation of the Planning Commission, the City Clerk shall set a time for consideration of the matter by the City Council.

FISCAL IMPACT

Not applicable.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Receive the supporting documentation into the record and conclude the public hearing;
2. Review and consider the material contained in the Negative Declaration; and
3. Declare the Ordinance changing the zoning from R-1-N and I to P read the first time and laid over to the next regular meeting of City Council for final reading.

Respectfully submitted,

CHARLES GREENBERG, CHAIR
CITY PLANNING COMMISSION

By: 
FADY MATTAR
ACTING DIRECTOR OF PLANNING AND BUILDING

GC:FM:CCB

Attachments:

1. Park plan
2. Planning Commission staff report from June 17, 2004
3. Minutes from Planning Commission meeting of June 17, 2004
4. Negative Declaration No. 02-04
Ordinance