



# 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.

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:

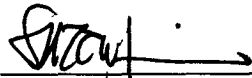
Approve recommendation.

Respectfully submitted,



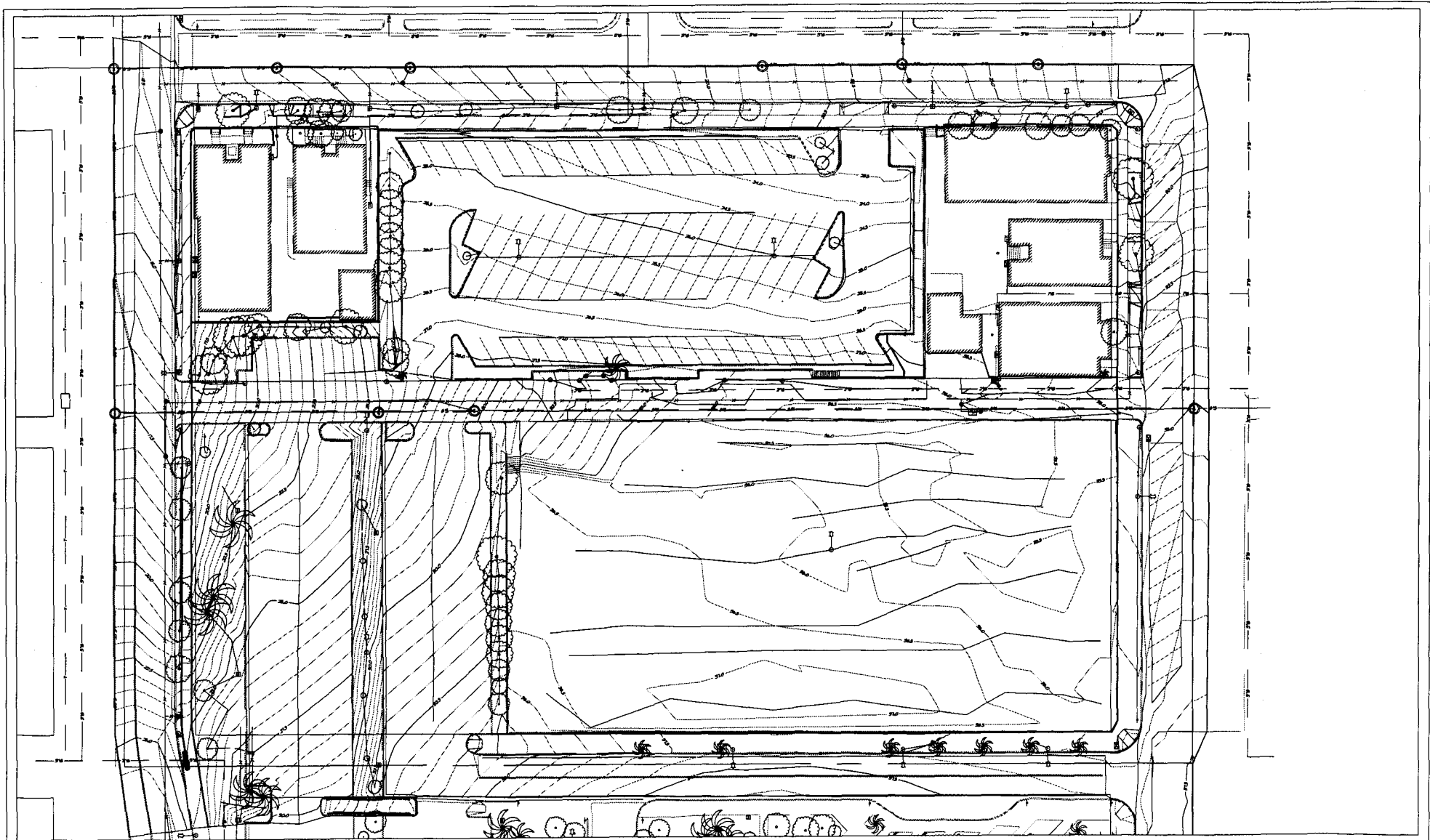
CRAIG BECK  
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

  
fn PATRICK H. WEST  
CITY MANAGER

CB:GC:CB:sv

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



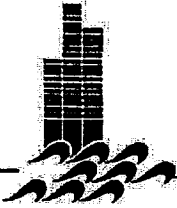
<b>JON DAVID CICCHETTI</b> LANDSCAPE ARCHITECT CA 2191 2780 E. SPRING ST., SUITE 110 LONG BEACH, CA 90806 (562) 986-1860, (562) 986-1870 FAX		EXISTING SITE PLAN SEASIDE PARK CITY OF LONG BEACH 1401 CHESTNUT AVENUE, LONG BEACH, CA		NO. R- XXXX JOB NO. XXXXXXXXX SHEET OF
REVISIONS No.   DATE   SHEET	AS-BUILT:			DRAWING NO. X-XXX
FIELD BOOK X-XXXX	PAGE XX	GRAPHIC SCALE 0 20 40 60		

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

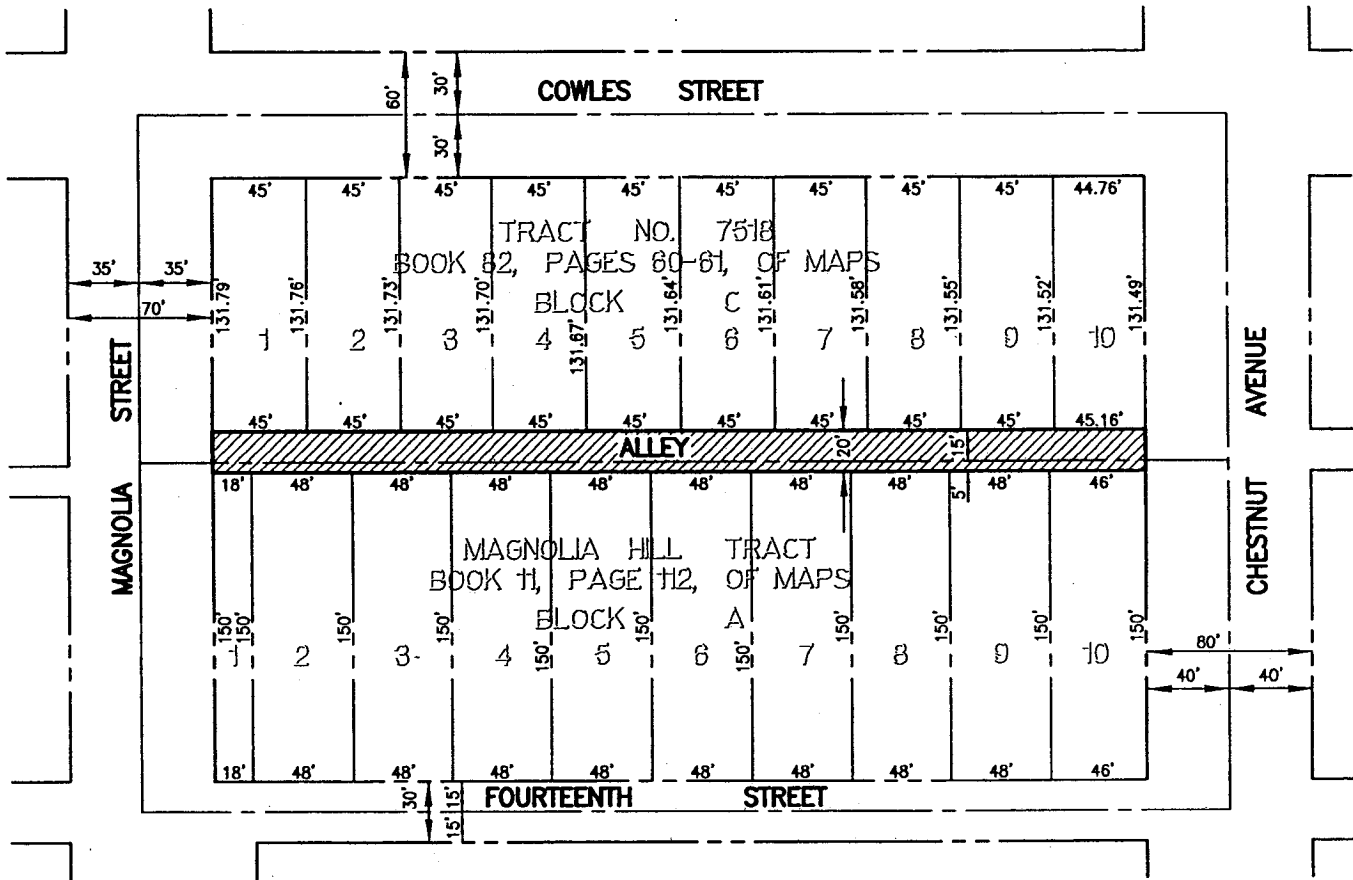
ROBERT MERRELL, P.E.

Print name of applicant

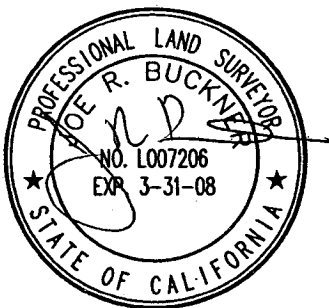
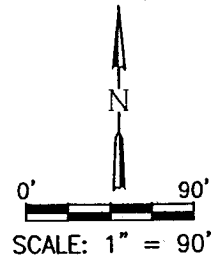
**ENGINEERING BUREAU, CONSTRUCTION MANAGEMENT DIVISION**

333 WEST OCEAN BOULEVARD, 10<sup>TH</sup> 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



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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH ADOPTING, AFTER PUBLIC  
HEARING, AMENDMENTS TO THE LAND USE ELEMENT  
OF THE GENERAL PLAN OF THE CITY OF LONG BEACH

The City Council of the City of Long Beach resolves as follows:

Section 1. The City Council does hereby find, determine and declare:

A. The City Council of the City of Long Beach has adopted, pursuant to Section 65302 of the California Government Code, a Land Use Element as part of the City's General Plan.

B. The City Council desires to amend the Land Use Element of the General Plan of the City of Long Beach as set forth in this resolution.

C. The Planning Commission held a public hearing on March 20, 2008, on an amendment to the Land Use Element of the General Plan of the City of Long Beach.

D. At that hearing, the Planning Commission gave full consideration to all pertinent facts, information, proposals, environmental documentation and recommendations respecting all parts of the amendments to the General Plan of the City of Long Beach as to the amendments to the map of the Land Use Element and to the views expressed at the public hearing, and afforded full opportunity for public input and participation.

E. A Negative Declaration (08-03) was prepared in accordance with the Guidelines for Implementation of the California Environmental

1 Quality Act (CEQA) that there is no substantial evidence that the project will  
2 have a significant effect on the environment.

3 F. Following receipt of all appropriate environmental  
4 documentation, full hearings and deliberation, the City Planning  
5 Commission recommended approval of the amendments to the Land Use  
6 Element of the City of Long Beach General Plan and further directed that  
7 said recommendation be forwarded to the City Council for consideration.

8 G. That on \_\_\_\_\_, 2008, the City Council  
9 conducted a duly noticed public hearing at which it gave full consideration  
10 to all pertinent facts, information, proposals, environmental documentation  
11 and recommendations respecting all parts of the amendments to the Land  
12 Use Element of the General Plan and the views expressed at the public  
13 hearing and afforded full opportunity for public input and participation.

14 H. Following receipt of all appropriate environmental  
15 documentation, full hearings and deliberation, the City Council did concur  
16 with the recommendations of the Planning Commission and did approve  
17 and adopt the environmental documentation and the amendment to the  
18 Land Use Element of the General Plan from LUD 10 (Institutional/School) to  
19 LUD 11 (Open Space and Park) uses for those certain properties as  
20 indicated on Exhibit "A", which is attached hereto and incorporated herein  
21 by this reference.

22 Section 2. The City Council of the City of Long Beach hereby formally  
23 approves and adopts the amendment to the map of the Land Use Element of the General  
24 Plan of the City of Long Beach relating to those certain properties located in the City of  
25 Long Beach, as certified and recommended by the Planning Commission of the City of  
26 Long Beach as depicted in Exhibit "A", which is attached hereto and incorporated herein  
27 by this reference.

28 Section 3. This resolution shall take effect immediately upon its adoption

OFFICE OF THE CITY ATTORNEY  
ROBERT E. SHANNON, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

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by the City Council, and the City Clerk shall certify the vote adopting this resolution.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 20\_\_ by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

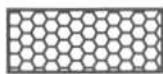
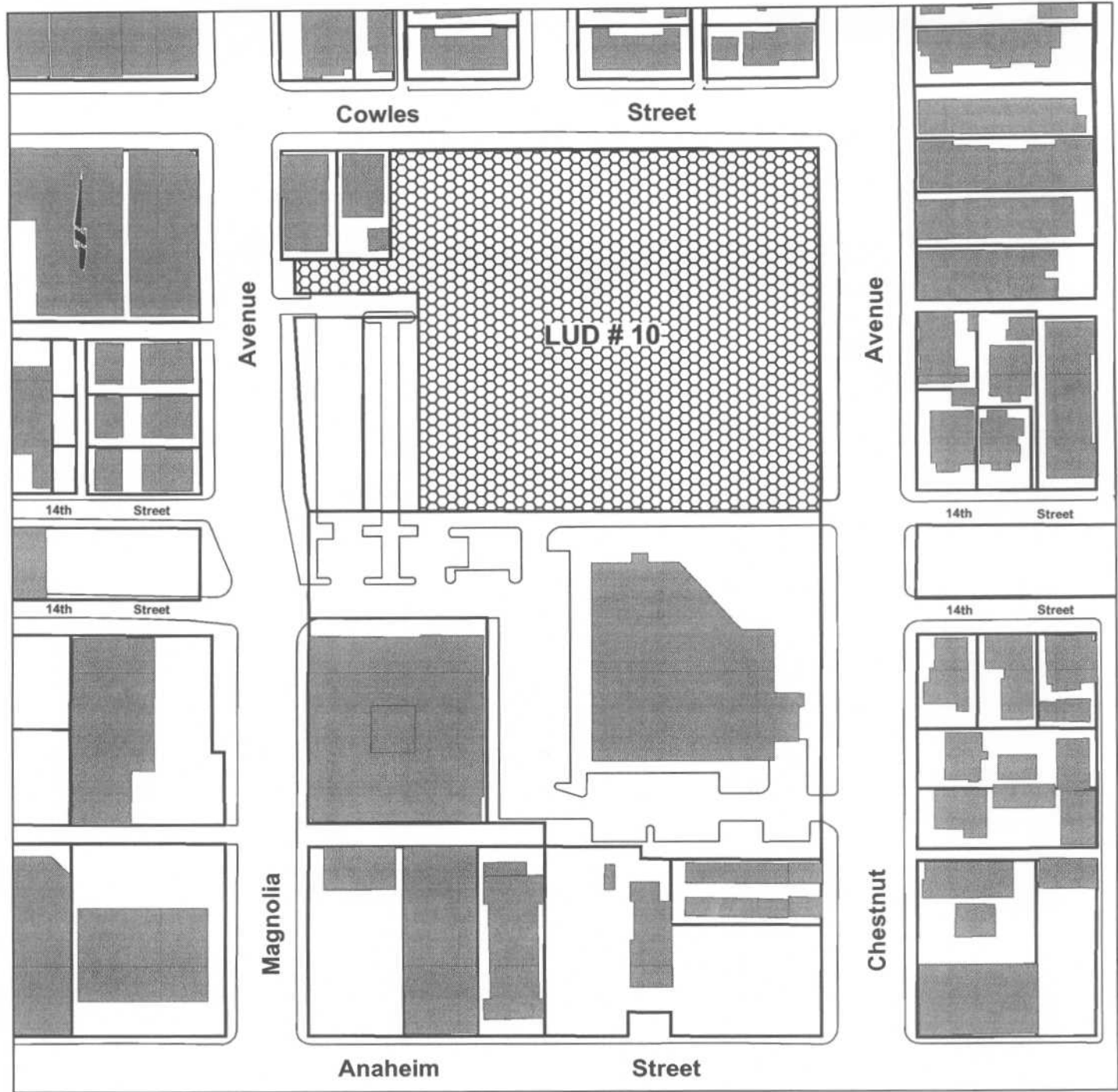
Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Clerk



Area to be changed from LUD #10 to LUD #11

# PROPOSED

AMENDMENT TO A PORTION OF PART 9  
OF THE LAND USE DISTRICT MAP

Exhibit "A"

LAND USE AMENDMENT No.
1-08