

Item 3

Nov. 15, 2018

Dear Members of the Long Beach Planning Commission,

The landscape plan for Victory Park in front of The Breakers does not comply with the Victory Park Design Guidelines.

**NOT ENOUGH GRASS! TOO MUCH PAVING!
REDUCTION OF PRECIOUS PARK SPACE!**

Guidelines are not suggestions. They carry out the mandate of the California Coastal Commission's Local Coastal Plan (Program) for OUR park.

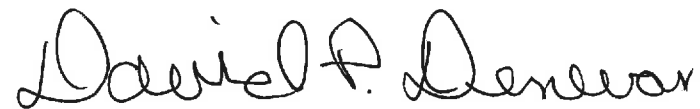
Twelve civic groups were successful in getting Victory and Santa Cruz Parks into the Local Coastal Plan that called for a consistent design for a grassy ribbon of lush green from Alamitos Ave. to Golden Ave. on Ocean Blvd.

This was after these parks had become venues for commercial signage; sections of park had been paved over, and some turned into sterile rarely used terraces. Large swaths of grass were turned into defacto front yards by adjacent property owners, without any indication that they were public parks

NOTE: Several decades ago, after the local Coastal Commission had put the guidelines in force, the THEN owners of The Breakers removed benches and light fixtures from Victory Park, not replacing them. So please stay alert, informed, and stand up for Victory Park.

For 41 years, with other park preservationists, we have successfully fought for park signage, benches, drinking fountains, trash containers and we saved 2 magnificent trees in Santa Cruz Park. There was always a fight against some developer, but we persevered.

Sincerely,

A handwritten signature in black ink that reads "David P. Denevan". The signature is written in a cursive style with a large, prominent 'D' at the beginning.

David P. Denevan

4322 Charlemagne Ave.

Long Beach, CA 90808

VICTORY PARK DESIGN GUIDELINES

October 26, 1989

Victory Park was dedicated to the City in 1889. Since that time the area has historically served as the front yard to the Long Beach Central Business District. Today, the area functions as the major passive linear park in the Greater Downtown.

PURPOSE

Victory Park was formally declared and dedicated for public park purposes in 1980. The purpose of these guidelines is to insure that the land is available for the enjoyment of the citizens and general public of Long Beach. At the same time, the guidelines serve to coordinate the design and renovation of the park to cause a design that is reminiscent of historic Long Beach and reinforces the character of Ocean Boulevard as a grand boulevard.

APPLICABILITY

These guidelines apply to all portions of Victory Park from Alamitos to Golden Avenue and shall govern for both new construction and renovation.

PRINCIPAL USE

The principal use of the park surface is passive and visual public open space.

The following uses and elements are prohibited:

- All private and commercial uses.
- All new driveways, ramps, parking at or above grade, porte cochere, bicycle paths, retaining and freestanding walls or architectural elements not listed as permitted.
- Directional, private and commercial signs. Between Pacific Avenue and Long Beach Boulevard, mobile commercial vendors and public information kiosks may be permitted, as determined appropriate by the City Planning Commission.

DESIGN CHARACTER

The design shall be developed as an informal landscaped public park.

TOPOGRAPHY

Grading and Drainage:

The northern 75% of the park width shall be graded to appear to be level with the top of curb and sidewalk. The maximum grade permitted is 3.0% starting from the top of curb at Ocean Boulevard and extending to the southern 75% of the park. Drainage shall be accomplished by area drains.

Low berms are permitted in the southern 25% of the park, provided the area is planted with groundcover, shrubs and/or seasonal color. Berms shall not be located in or interfere with required view corridors. Berms shall be informally shaped, with a maximum slope of 2:1 and shall not exceed five feet in height above the top of the Ocean Boulevard curb.

ARCHITECTURAL ELEMENTS Fountains and Sculptures

- Appropriately designed fountains, and sculptures are permitted in the southern 25% of park (only). It is intended that these features accentuate the park and public usage, while at the same time protect the continuity of the lawn. These features shall not be utilized to accent an entrance to the adjacent development.

Walkway

- One pedestrian walkway is permitted to connect the Ocean Boulevard sidewalk to each development south of the park. The intent is that the walkway be unobtrusive and does not "read" as a major entrance to the adjacent development, nor should the walk serve as a major design element in the park. The walk shall be no greater than 8' in width and shall be surfaced with dark brown iron stone pavers, running bond pattern parallel to the walk length. Pavers shall be as specified by the Public Works Department. One half inch mortar joints shall be provided. The walk shall be flush with the lawn.

- Entrances to the promenade and treatment of required view corridors shall be as specified in the Local Coastal Plan and subject to Site Plan Review.

Mowing Strip

- A 6" wide concrete mowing strip shall be installed to separate lawn areas from groundcover and shrub beds. The strip shall be of natural color and shall be flush with lawn grade.

Seating

- One bench shall be installed for each 60' of frontage. Benches shall be informally spaced and placed directly adjacent to the mowing strip. Benches shall be placed on a natural color concrete pad which shall be the scale dimension as the bench. The concrete pad shall be flush with the lawn. Benches shall be as manufactured by Victor Stanley or approved equal as follows:

Model UB 318-4

Specifications—Bench shall have eighteen (18) wood slats in a reverse contour design, six (6) foot in length. Wood shall be "IPE", 2" x 3" slats with leading edges of the top and bottom slat having large radius finish detail. Leg and center-brace contour bars shall be solid 3/4" thick x 3" wide steel bars. Legs shall be in-ground mount—high-tensile strength 2" square tabular steel welded directly to formed contour bar. All steel shall have "Publicote", powder-coated finish. Bench frame shall include "Unislat" bracket design complete with applicable hardware.



- Sculptural benches may be substituted for that specified, providing that the bench is executed or designed by a recognized artist and the bench is found to be appropriate to the parking design.

Trash Receptacles

- One trash receptacle shall be provided for each 150 linear feet of Ocean Boulevard frontage. Receptacles shall be placed adjacent to the Ocean Boulevard sidewalk upon a concrete pad the size of the container. Receptacles shall be as manufactured by Victor Stanley or approved, equal as follows:

Model HF-24

Specifications—Waste container to be 24 gallon capacity. There shall be 24" x 2" x 3" wood slats attached to "Publicote", powder-coated, treated, welded steel frame. Wood shall be "IPE". Each frame to consist of three (3) steel rings (1/2" x 1" flat steel), welded to eight (8) vertical rods, with eight rods across the base. Lid shall be fibreglass attached by stainless steel aircraft cable. A high density plastic liner shall be provided.

Drinking Fountain

- One drinking fountain shall be provided for each block face. Drinking fountains shall be adjacent to the Ocean Boulevard sidewalk. Drinking fountains shall be as manufactured by Haws, model number B176 concrete aggregate, with number 6610 sand trap or approved equal.

- Sculptural drinking fountains may be substituted for that specified providing that it is executed or designed by a recognized artist and is found to be appropriate to the park design.

Signage

- A sign shall be placed at the intersection of each north/south street and shall contain the following information:

Victory Park
Established in 1889
City of Long Beach

Such signs shall either be in the form of a bronze plaque, flush in the Ocean Boulevard sidewalk or as a monument sign not to exceed two feet in height (from grade) by five feet in length. Such signs shall be in concrete lettering size and styles shall be as specified by the Public Works Department.

PLANNING

- A double row of palm trees (*Washingtonia robusta*) spaced 30' on center shall be planted on either side of the Ocean Boulevard sidewalk. Palms shall be 20' in height when installed.
- The northern 75% of the park depth shall be planted in lawn. Sod is mandatory and shall consist of Hybrid Bermuda Hybrid "Marathon".
- The southern 25% of the park shall be planted and coordinated with groundcover and seasonal color beds, shrubs and trees as follows:

Groundcover perennials and seasonal color beds:

The purpose of these beds is to provide a lush, changing display of seasonal color. Although planting is to be informal, major emphasis shall be placed on coordinated mass.

Shrub Beds:
Shrub beds shall be evergreen and may consist of Star Jasmine (*Trachelospermum jasminoides*), Lily-of-the-Nile (*Agapanthus africanus*), Bird of Paradise (*Strelitzia*), Saxifraga, (*Saxifraga umbrosa*) as well as seasonal annual color.

The minimum size for groundcover shall be flats planted a maximum of 12" on center. Perennials shall be a minimum of 1 gallon size, planted a maximum of 18" on center. Seasonal color shall be a minimum of "quarts" and planted a maximum of 12" on center.

Shrub Beds:

It is intended that the shrub beds serve as the backdrop for the groundcover and seasonal color.

Low growing shrubs are encouraged, provided there is to be strong coordination with the groundcover and seasonal color. The minimum size for shrubs is 5 gallon, maximum spacing is 3', on center shrubs shall be grouped and planted informally.

The following species are permitted: *Azalea* sp. *Mirror Plant* (*Coprosma repens*), *Indian Hawthorn* (*Raphiolepis indica*), *Gardenia* (*Gardenia* sp.) *Hibiscus* (*Hibiscus* sp.)

Trees:

Trees will serve as a backdrop to the park. Primary trees shall be utilized to define the end of the park space. Secondary trees shall be utilized to accentuate and to provide interest. All trees shall be informally spaced. Groupings are preferred over individual plantings.

Primary trees shall consist of Coral trees (*Erythrina caffra*) and *Eucalyptus sideroxyon*, minimum size 60" box. A minimum of one tree shall be provided for each 35' linear feet of property line. Trees shall be informally planted in the southern 25% of the park per block.

Secondary trees shall be provided at the rate of one tree per 30' of linear frontage, informally spaced and shall be of 48" box size. Secondary trees shall consist of one or more of the following: *Albizia julibrissin*, *Melaleuca leucadendra* or *McLevey nesophilla*, *Metrosideros tomentosa*, *Ficus Rubiginosa*, *Pinus haipensis* and *Prunus* sp. flowering peach is strongly encouraged).

DECORATIVE LIGHTING

Uplighting on palm trees: Each of the palms in the double row of trees at the Ocean Boulevard sidewalk shall be uplighted. Single upright floodlights shall be strapped to the trunk 10 feet above grade to the specification of the Director of Public Works.

Floodlighting of shrubs: Shrubs groundcover, and seasonal color shall be lighted. All light sources shall be concealed.

REQUIRED PLANS

Prior to approval of site plan review, the applicant shall submit three sets of the following working drawings to the Director of Planning and Building:

- grading and drainage plans, which shall include the location of all architectural elements. Plans shall indicate by spot elevation, contours and drainage lines of the topography.
- complete planting plans, specify species, size and location.
- night illumination plans, specify the location and type of fixtures.
- complete irrigation plans.

MAINTENANCE

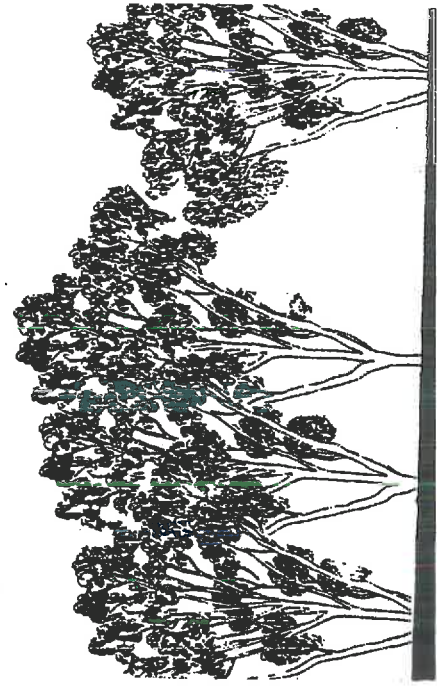
The landscaping shall be maintained to the standards as established by Public Works Department by the adjacent property owners.

These guidelines have been prepared in cooperation with the following Long Beach Departments:

City Manager's Office
Community Development
Parks and Recreation
Police
Public Works

VICTORY PARK DESIGN GUIDELINES

ADOPTED OCTOBER 26, 1989
LONG BEACH CITY PLANNING COMMISSION
CITY OF LONG BEACH



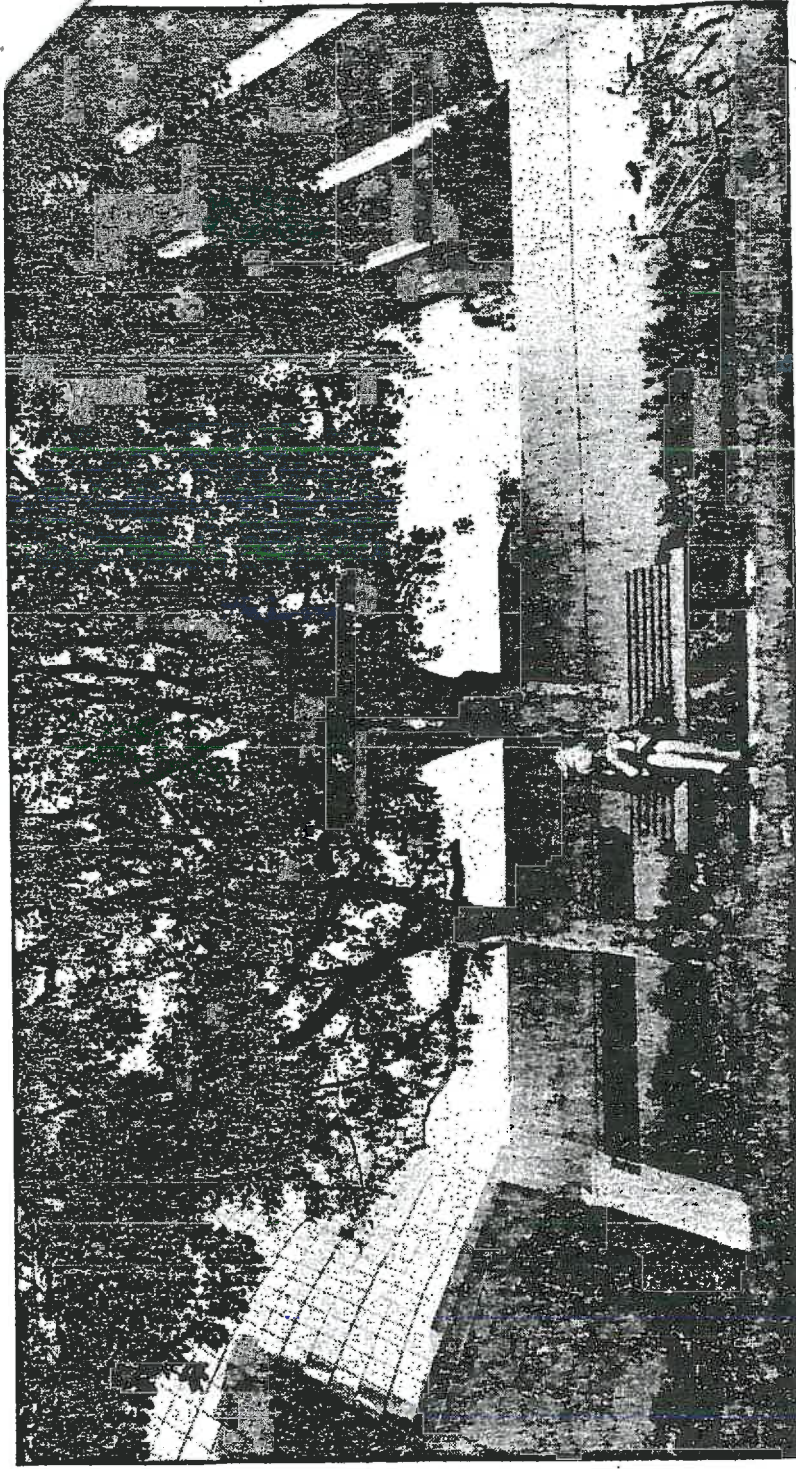
Long Beach

The City Council on Tuesday asked the city manager to investigate a resident's complaint that Atlantic Richfield Co. apparently was violating an agreement to retain public access to the remnants of an abandoned municipal park that forms part of the site of the oil firm's new downtown office building.

Resident David Denevan told the council in a letter that a security guard recently ejected him from the 40-foot-wide landscaped strip in front of the Arco Towers. The guard said the area was private property. Denevan wrote.

He asked the council to order Arco to place a sign identifying the area as public property. The blocklong strip was once a part of Santa Cruz Park, built in 1889 south of West Ocean Boulevard and later abandoned by the city.

The council acted unanimously and without debate.



PRESS-TELEGRAM/ROGER COAR

New look for old L.B. park

Santa Cruz Park, a 94-year-old downtown park that ranks as one of the city's oldest, was reopened Wednesday. And Emmeline Miller, a longtime Long Beach resident, made immediate use of one of its new

benches to pass some time knitting. The small park, noted for its towering old eucalyptus and Moreton Bay fig trees, is located on Ocean Boulevard between the new Arco Towers and the Union Bank building.

SECTION B/PRESS-TELEGRAM/THURSDAY, JUNE 30, 1983

Takeover of Long Beach Park Space Stirs Debate

By DAN WEIKEL
TIMES STAFF WRITER

In 1889, two public parks that formed a mile-long promenade of flower beds, eucalyptus and Moreton Bay fig trees on the coastal bluffs of downtown Long Beach were dedicated in perpetuity for recreation. Today, Santa Cruz and Victory parks along Ocean Boulevard don't seem so public anymore.

Modern office buildings, high-rise condos, walls, steps and driveways encroach on much of the land. Giant slabs of modern sculpture and 18 commercial real estate signs also intrude, most of them without permission.

Passersby who venture onto some of the remaining parcels risk being shooed away by security guards.



KEN LUBAS Los Angeles Times

Traci Wilson-Kleekamp and daughter Erin visit Stearns Champions Park, which she helped save.

Over the decades, downtown development decisions by City Hall have transformed Victory and Santa Cruz into little more than landscaping for private property. Such cannibalizing of parkland for

uses other than public recreation has been a regular occurrence in Long Beach, already affecting or threatening an estimated 20 sites.

Now, a public outcry is growing over those losses and ongoing at-

tempts by local government to take recreational areas for other uses. Consequently, elected officials are beginning to rethink guidelines for the city's 70 parks.

Please see PARKS, B2

PARKS: History of Takeovers Stirs Debate

Continued from B1

Last week, a City Council committee embarked on a plan to inventory recreational land, identify new park sites and give citizens more of a say in how their parks will be used. The panel also held the first in a series of public hearings on the issue.

"A lot of people have been waiting a long time for this," said City Councilman Ray Grabinski, who proposed the park meeting. "We need to make sure that no short-term gain takes away from the long-term gain of saving what we have and acquiring more land for parks and open space."

Long Beach, which is the state's fifth-largest city, has about 2,500 acres of parkland, including beaches, municipal golf courses and public school playgrounds. The parks vary in size from so-called pocket parks of less than half an acre to massive El Dorado Park with 650 acres.

The National Recreation and Parks Assn. recommends that cities have a minimum of 10 acres of parks per 1,000 residents. But Long Beach has about six acres per 1,000, less than many major metropolitan areas, including New York City.

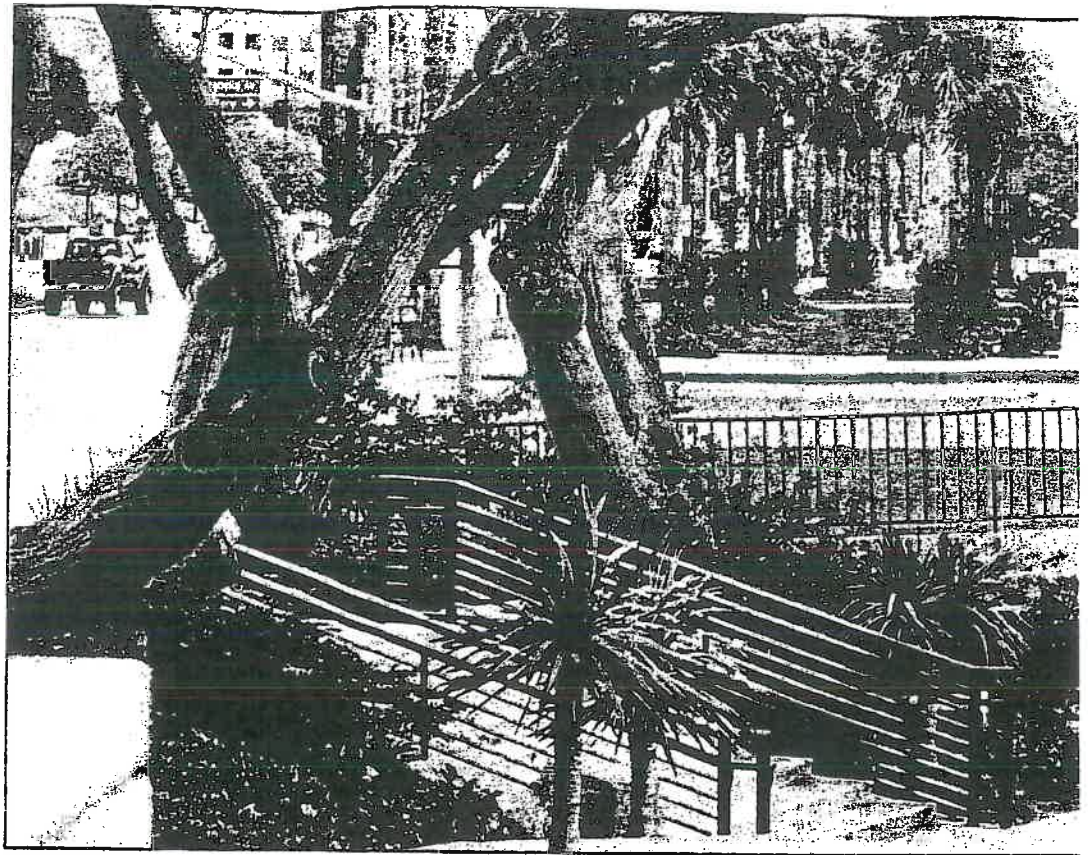
More Space in Affluent Areas

Most of the recreational land is concentrated on the city's affluent east side. The 3rd and 5th council districts, for example, have four acres and 18 acres of parks per 1,000 residents, respectively. The 1st Council District in downtown, among the poorest, has less than half an acre per 1,000 residents.

Preservationists say that demand for parks is growing with the population and that Long Beach should end its long history of trying to put private and non-recreational facilities on public parkland.

Much of Lincoln Park, the city's first and perhaps most famous, was taken in the 1970s for a massive expansion of the main library and construction of a concrete plaza in front of the new City Hall.

A temporary police station sits in Scherer Park. Heartwell Park contains a large day care center. Fire



Driveways and stairs have replaced grass in some parts of Santa Cruz Park in Long Beach

stations, government buildings, freeways and redevelopment projects now sit on what was once other parkland or public beaches.

Still other recreational lands have been lost due to subsidence from oil drilling, changes in the city master plan, and expansion of the Port of Long Beach, one of the busiest harbors in the nation.

Victory and Santa Cruz parks, which run from Golden Shore to Alamitos Boulevard, have practically been erased by commercial development approved by the city over the last three decades.

"It's been a giveaway and the slow privatization of public land," said Lester Denevan, a former city planner, whose complaints about illegal real estate signs in both parks are being reviewed by Long Beach park officials.

Preservationists and city officials partly blame the situation on a lack of clear guidelines designating what can be built on parkland. Long Beach, they say, has never formally differentiated its parks from other city property.

"We need direction for the future," said city Parks Director Phil Hester. "There needs to be a balance between open space, natural areas, recreational facilities and government uses."

Under current zoning, day-care centers, preschools, communication towers, parking lots, certain private clubs, community service organizations and school play

grounds, as well as government buildings, can be located in parks.

The ordinance is "too broad," said Pat Garrow, a Long Beach city planner. "There should be open space and recreational uses. As far as other structures [are concerned], I would like to see us draw a line somewhere."

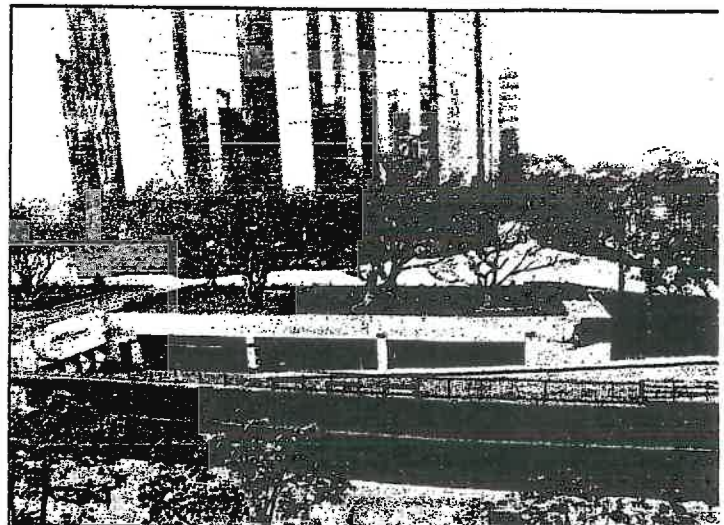
But park advocates and neighborhood leaders contend that vague laws aren't the only culprits. In some cases, they say, city officials have viewed building in parks as a way to hold down the cost of municipal projects and prevent private property from being removed from the tax rolls.

"Parks should not be looked

upon as building pads," said Davi A. Sundstrom, a member of an environmental task force that helps develop the city's strategic plan. "We can't afford to burn park space whenever someone's project comes up."

Sundstrom and others, including some city officials, say using park land for other projects is shortsighted, considering the high cost of acquiring urban parkland. The property for 12-acre Cesar Chavez Park, the city's newest, cost about \$1 million an acre.

To open-space advocates and city officials, the park meeting represents an important juncture after seven years of almost uninter-



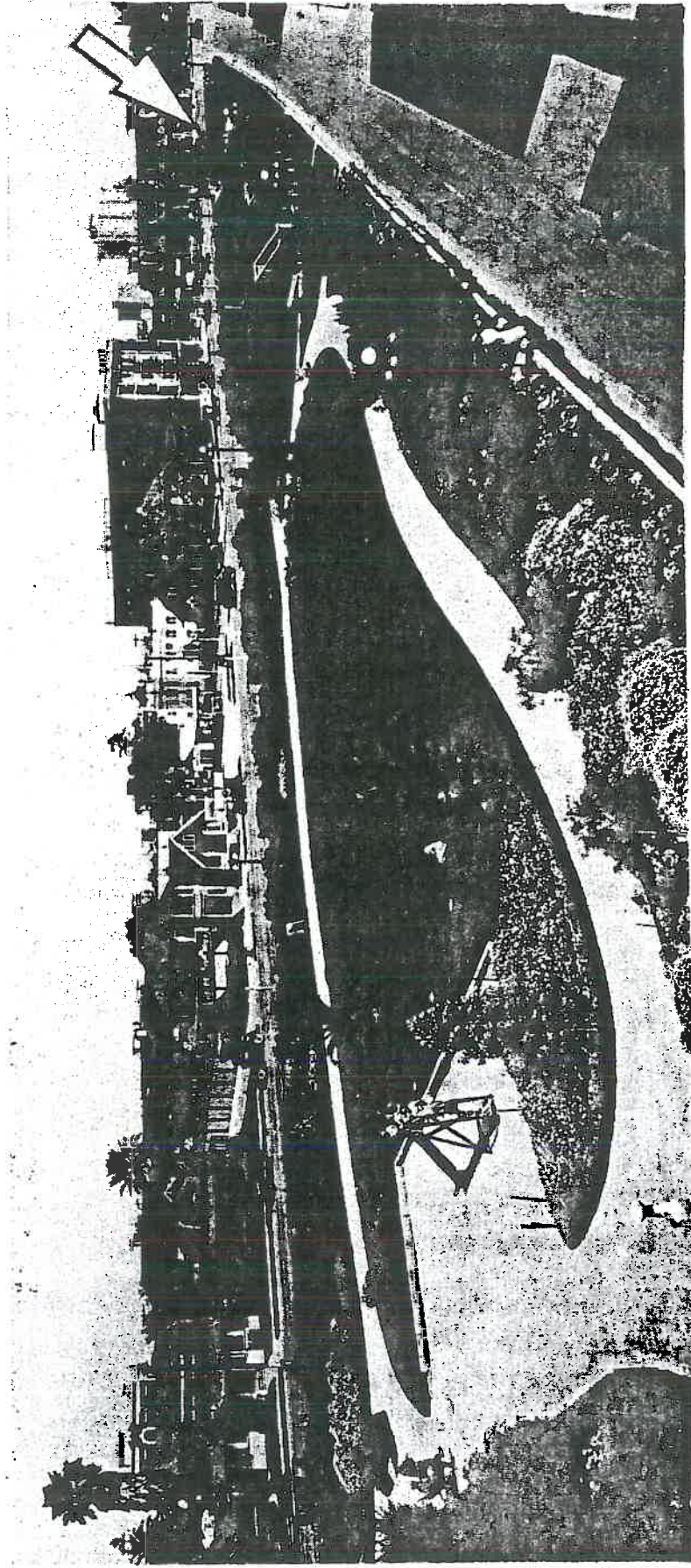
Photos by KEN LUBAS / Los Angeles Times

SANTIA CRUZ PARK PICNIC

YOU ARE CORDIALLY INVITED TO ENJOY A "BROWN BAG" PICNIC IN THE SHADE OF SANTA CRUZ PARK'S MAJESTIC MORETON BAY FIG TREES. HELP US CELEBRATE THE REOPENING OF ONE OF OUR CITY'S OLDEST PARKS (ESTABLISHED IN 1889). THERE WILL BE A RIBBON CUTTING CEREMONY.

NOON WEDNESDAY, JUNE 29th
700 WEST OCEAN BOULEVARD

(In Front of Arco Center)



Santa Cruz Park. Circa 1926. View looking north toward Ocean Boulevard. Photo was taken from a location that is presently occupied by the Union Bank Building. The Olmsted firm, which planned New York Central Park and the U.S. Capitol grounds, designed the Long Beach park in 1923. Arrow points to eucalyptus sapling, now one of the old park's three surviving trees. The trees are among the largest in the Downtown area.

In the 1970's the park was reduced in size by West Beach redevelopment and widening of Ocean Boulevard. At the request of a dozen citizen groups, the Redevelopment Agency, City Council and Planning Commission agreed to

preserve the remainder of the park for public use. New lawns, oak benches and a drinking fountain were recently installed. Santa Cruz Park's greenery and connection with the City's early history complements the adjacent glass and steel office towers.

Homeowners Downton Associates, sponsor of the picnic, will dedicate the vestpocket park to the memory of the late Grace Rose, Minta Springer and Admiral Lawrence Ruffi, three of the many people who worked to save the park and its stately trees.

