



**DOWNTOWN
LONG BEACH
ALLIANCE**

January 29, 2019

Long Beach City Council
Civic Center Plaza
333 West Ocean Blvd.
Long Beach, CA 90802

**RE: Support for The Breakers Hotel; February 5th City Council Meeting
Agenda #2**

Dear Members of the Long Beach City Council,

Please accept this correspondence on behalf of the Downtown Long Beach Alliance (DLBA) Board of Directors and enter into the public record for the City Council meeting scheduled for February 5, 2019, our request that the City Council uphold the Planning Commission's decision to approve a Site Plan Review, Conditional Use Permit, and Local Coastal Development Permit for The Breakers Hotel project located at 210 East Ocean Boulevard.

The DLBA is a non-profit organization that represents more than 1,600 businesses and 4,000 commercial and residential property owners within the two Business Improvement Districts (BIDs) in Downtown Long Beach. As one of the leading voices for the Downtown community, we want to express our support for this project because the project aligns with DLBA's Vision 2020: Strategic Plan, which supports economic growth and tourism in the Downtown area. Moreover, the Breakers Hotel project aligns with the goals set forth in the Downtown Plan, the planning document for Downtown, by maintaining historic architecture from the city's past while fostering future tourism and economic growth.

The Downtown Plan's Guiding Principles include preserving buildings of historic merit, developing a distinctive downtown skyline, and strengthening the area's backbone of convention and tourism – each of these principles are captured in The Breakers Hotel development. Originally constructed in 1925, the hotel redevelopment will maintain the building's distinctive Spanish Revival Style and elaborate ornamentation, with façade restoration helping to solidify the 13-story building as a standout example of 20th century Southern California architecture. The Breakers Hotel will also contain 185 standard rooms and suites, as well as multiple ballrooms and dining venues. Such amenities, when combined with the building's proximity to the Convention Center and Downtown Core, will strengthen the area as a destination for business and recreation alike.

Additionally, The Breakers Hotel will strengthen Long Beach's commitment to sustainability and environmental stewardship, a key feature that's supported in the Downtown Plan. This commitment includes adding native plants and drought resistant landscaping to the adjacent Victory Park, while preserving existing street trees. Furthermore, the hotel will be required to enforce a Transpiration Demand Management (TDM) Plan, which encourages vehicle trip reduction, bike infrastructure, and public transit use.

We appreciate the opportunity to share our support for the continued implementation of the Downtown Plan, and we encourage the City Council to support this proposed investment in our developing and diverse Downtown.

100 West Broadway, Ste 120
Long Beach, CA 90802
T: 562.436.4259
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Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kraig Kojian', with a stylized flourish at the end.

Kraig Kojian
President & CEO

cc: Mayor Robert Garcia
City Councilwoman Lena Gonzalez, 1st District
City Councilmember Jeannie Pearce, 2nd District
DLBA Board of Directors
Linda Tatum, Director of Development Services, City of Long Beach
Pacific6 Enterprises



February 1, 2019

Todd Lemmis
Pacific6 Enterprises
211 E. Ocean Blvd., Suite 550
Long Beach, CA 90802

Dear Todd,

The Long Beach Convention & Visitors Bureau supports and looks forward to the opening of the Breakers Hotel. With its close proximity to the Long Beach Convention & Entertainment Center and our downtown waterfront entertainment district, the new boutique hotel will have instant appeal to both conventioners and leisure travelers. Under Pacific 6's development plan, the new hotel will provide a unique style of accommodations and amenities to our downtown hotel inventory.

The Breakers will give Long Beach the opportunity to book additional room nights and generate revenue. Our CVB sales team is already selling the property to potential convention clients and the new hotel has stirred considerable interest among corporate and association meeting planners.

The Breakers, with its vintage architecture and restored interior, will become an iconic centerpiece in our booming downtown.

Sincerely,

A handwritten signature in black ink that reads "Steve Goodling". The signature is written in a cursive, flowing style.

Steve Goodling
President & CEO
Long Beach Convention and Visitors Bureau



OCEAN RESIDENTS COMMUNITY ASSOCIATION
Long Beach, California, 90802

January 31, 2019

RE: Letter in support of Pacific6's redevelopment of the historic Breaker's Hotel

To Whom It May Concern:

Please accept this letter as a sign of the Ocean Residents Community Association's support of Pacific6's redevelopment of the historic Breaker's Hotel, located at 201 E. Ocean Blvd in Downtown Long Beach.

The Breakers project will benefit Ocean Blvd and all of Downtown Long Beach. Downtown visitors and residents can look forward to enjoying various amenities - from a rooftop pool and full-service bar, to a luxury spa, coffee shop jazz club and the re-opening of the historic Sky Room.

ORCA is an organization of the residents that live in the high rises and condominiums along Ocean Blvd. They meet once each month to discuss issues of common interest. Todd Lemmis of Pacific6 gave a presentation to 41 Ocean Blvd residents on January 28, 2019 and received several rounds of applause. The residents very much would like to see The Breakers returned to its past glory.

Thank you for taking the time to consider this request. If you need further assistance, please contact James Goodin, ORCA President, (562) 435-7155, jimgoodin@aol.com.

Best regards,

A handwritten signature in black ink, appearing to read 'James Goodin', is written over a white background.

James Goodin
ORCA President

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January 31, 2019

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Long Beach City Council
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Re: Appeal from Item No. 18-082PL, Planning Commission Hearing 11/15/18;
Breakers Hotel Project (210 E. Ocean Blvd.); Categorical Exemption Case
No. CE-18-152; Site Plan Review Case No. SPR18-033; Local Coastal
Development Permit LCDP18-022
Our File No.: 7074-4

Dear Honorable City Council Members:

We are writing on behalf of the Applicant, Patrick Enrich and Nathan Morris, Arco Construction ("Applicant") in opposition to the appeal of the Planning Commission's decision that the Breakers Hotel Project ("Project") is entitled to a categorical exemption from the California Environmental Quality Act ("CEQA") pursuant to CEQA Section 15301, Class 1-(d)(f), CEQA Section 15332, Class 32, CEQA Section 15303, Class 3 and CEQA Section 14331 – Class 31 filed by UNITE HERE Local 11, Jeremy Arnold and José Nuñez Diaz ("Appellants").

The Project is being developed by Pacific6 Enterprises which is a Long Beach based company that is an employee-first company, committed to maintaining the highest quality work environment, through its dedication to individual personal and professional development

The Project will create significant benefits for Long Beach

The Project will provide an \$85,000,000 renovation and restoration of the Breakers Hotel which will transform the Breakers Hotel into a decidedly upscale hotel. Upon completion, the Project will fill a huge void in the Long Beach hospitality and entertainment landscape by:

1. Offering a high-end lodging experience to visitors designed to become the hotel of choice in Long Beach for the discerning traveler;
2. Providing local residents with several dining and entertaining options, including an upscale spa, where they can meet, play, eat, drink, dance, listen to live music, relax and enjoy a night of entertainment, with offerings fitting every budget;

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Re: Appeal from Item No. 18-082PL, Planning Commission Hearing 11/15/18;
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3. Generating new excitement, new markets and new revenue for the City, the Downtown, and the Convention Center;
4. Investing significant resources into the Project in order that it will be placed on the National Historic Register;
5. Improving Victory Park by providing landscaping consistent with the 2015 California Model Water Efficient Landscape Ordinance and Long Beach's 'Smartscape' initiative; and
6. Improving Victory Park by the reintroduction of multiple benches that provide ample seating but do not accommodate sleeping, including a drinking fountain that accommodates both humans and pets, including trash receptacles and adding more passive park use as compared to existing conditions.

The Project will create both temporary and permanent jobs

In addition to numerous benefits created after the Project is completed, the Project will create approximately 500 jobs during construction and approximately 250 jobs during its operation after completion.

A. CEQA Categorical Exemptions were correctly applied to the Project.

The Project is eligible for a CEQA Categorical Exemption for "Existing Facilities" and "In-Fill Development" pursuant to CEQA Section 15301, Class 1-(d)(f) and CEQA Section 15332, Class 32. The Project consists of internal alterations and minor exterior alterations to an existing structure and involves negligible or no expansion of an existing use or structure. The addition of the stairwell and service elevator is a necessary life safety improvement for the building that provides a gurney elevator and code compliant stairwell. The new stairwell would not provide usable square footage that presents an expansion of the structure.

The Project is eligible for a CEQA Categorical Exemption for "New construction or conversion of small structures" pursuant to CEQA Section 15303, Class 3. This exemption covers accessory (appurtenant) structures including patios and swimming pools. The minor addition of terrace and pool decks to the existing building would be consistent with this Categorical Exemption.

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The Project is eligible for a CEQA Categorical Exemption for “Historical Resource Restoration/Rehabilitation” pursuant to CEQA Section 15331, Class 31. As was determined by the City of Long Beach Historical Commission on August 13, 2018, the Project is consistent with the Secretary of the Interior’s Standards for Rehabilitating, Restoring, and Reconstructing Historic Buildings.

B. Based on the California Supreme Court’s Standard, the CEQA Categorical Exemptions were correctly applied to the Project.

The Appellant’s appeal should be denied for the reasons set forth above as well as because it cannot satisfy the standard of review established by the California Supreme Court in *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086 (“*Berkeley Hillside*”). With the proposed Project, there are no unusual circumstances which would constitute an exception from the Categorical Exemptions relied upon by the Planning Commission in rendering its decision. In *Berkeley Hillside*, the Supreme Court concluded that a potentially significant environmental effect is not itself sufficient to constitute unusual circumstances, but the significant impact on the environment must be due to unusual circumstances. As such, the Categorical Exemptions should apply unless it is demonstrated both that: (1) the Project presents an unusual circumstance (when compared to other projects typical of the exempt class); and (2) there is a reasonable possibility that the activity will have a significant effect on the environment due to such unusual circumstances. The renovation and repurposing of an existing structure in the downtown to its original use as a hotel is not an unusual circumstance.

Given the large number of hotels located on Ocean Boulevard, the proposed use of the Project as a hotel does not constitute an unusual circumstance. Given that no unusual circumstance exists, both prongs of the analysis as to whether an exception exists cannot be satisfied and reliance on the Categorical Exemptions is appropriate. In the present case based on substantial evidence, the City’s Department of Development Services and the City’s Planning Commission made a factual determination that the Categorical Exemptions should apply to the Project. In accordance with *Berkeley Hillside*, if there is substantial evidence to support an agency’s determination, the decision should be upheld.

In the present matter, the Appellants appear to ignore the current standard set forth in the 2015 *Berkeley Hillside* Supreme Court ruling and cite to a number of earlier decided appellate court decisions. Reliance on these prior cases is not appropriate. As is detailed below, the

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decision rendered by the Planning Commission is warranted based on the nature of the Project and the substantial evidence presented to the Planning Commission as part of its decision.

Based on the standard set forth by the California Supreme Court, the Project is not subject to one of the “exceptions-to-the exemptions” as argued by Appellant.

C. **The Project does qualify for several CEQA Categorical Exemptions.**

It is important to note, that if the Project qualifies for any one of the available CEQA Categorical exemptions, the Project is exempt from CEQA.

1. **The Project does qualify for a Class 1 Categorical Exemption.**

Appellants contend that the Project is not eligible for a Class 1 Categorical Exemption since converting the Project to a hotel is an expansion of the use due to the fact that the prior owner of the facility ceased operations. In other words, the City’s Planning Commission was supposed to compare the proposed use of the Project as against zero use which therefore makes the change “radical.” This argument is nonsensical. There is almost always a point in time when a current use will cease in order for the changes to be made which are necessary for the new use. Based on Appellants argument, there could not be a development project that qualifies for a Class 1 Categorical Exemption.

The correct analysis is the one followed by the Planning Commission and the City’s Department of Development Services. In the present case, a comparison was made to the prior approved use as compared to the Project’s proposed use. The prior approved use consisted of a 233-unit congregate care facility, a hall rental use (with off-site valet), on-site sale of general alcohol at an existing restaurant with a fixed bar (Sky Room) and a use permit to provide banquet room/hall rental in association with the Sky Room. The proposed Project would change the use to a 185-room hotel, with a restaurant and beverage venue essentially operating in the same location, banquet/meeting areas and amenity uses with a provision for off-site valet. The Planning Commission concluded that this was not an expansion of the use of the prior approved project.

Appellants further argue that the Project does not qualify for a Class 1 Categorical Exemption because the alterations to the structure are not “minor.” However, the addition of the stairwell and service elevator is a necessary life safety improvement for the building that provides a gurney elevator and code compliant stairwell. The new stairwell would not provide usable square footage that presents an expansion of the structure. Further, these elements do not materially change the appearance of the Project.

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CEQA Section 15301 expressly provides that the following examples are projects that will be considered a Class 1 Categorical Exemption:

- a. Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if: (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) The area in which the project is located is not environmentally sensitive; and
- b. Addition of safety or health protection devices in conjunction with existing structures, facilities, or mechanical equipment.

Based on the City's comparison analysis and the express provision of CEQA Section 15301, the Project is entitled to a CEQA Categorical Exemption for "Existing Facilities"

2. The Project does qualify for a Class 3 Categorical Exemption.

Appellants argue that the new stairwell and the gurney elevator are not new small facilities which would entitle the reliance of the Planning Commission on a Class 3 Categorical Exemption. Appellants attempt to suggest that the entire Hotel should be viewed as a new structure versus just proposed alterations. As pointed out by Appellants new structures of 10,000 square feet are Categorically Exempt. The proposed stairwell and elevator do not add any useable square feet to the Project. Further, the minor additions of the terrace and pool decks fall within the Class 3 Categorical Exemption.

Based on the minor nature of the alterations, the Project is entitled to a CEQA Categorical Exemption for "New construction or conversion of small structures".

3. The Project does qualify for a Class 31 Categorical Exemption.

The Class 31 Categorical Exemption is available for projects that are limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources. Appellants argue that this Categorical Exemption is not available because the Project is changes the use from a congregate care facility to a hotel. It is difficult to understand how restoring the Breakers Hotel to the use of a hotel which is the use for which it received its historical designation in 1989, does not fit squarely within the available Class 31 Categorical Exemption. The appropriateness of relying on this Categorical Exemption is further evidenced by City's Cultural Heritage Commission approval of a Certificate of Appropriateness for the building modifications to the Breakers Hotel, including restoration work,

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roof modifications and the addition of an enclosed stairwell, in conjunction with a change of the use to a hotel.

4. The Project does qualify for a Class 32 Categorical Exemption.

Notwithstanding Appellants' arguments, the Project is an in-fill development that is consistent with the applicable general plan and PD-6. Further, an appropriate traffic study was completed and a determination was made that the Project as approved will not result in a significant effect on traffic.

In response to the general arguments raised by Appellants, the Applicant responds as follows:

a. The City has a number of lower cost visitor serving accommodations. The Project enhances access to the coast by providing hotel accommodations in the Coastal Zone. Further, the improvements in Victory Park enhance pedestrian access in the park.

b. Notwithstanding that there is no requirement that the Project create a public benefit, the Project as approved will create significant public benefits to the downtown area by increasing tourism, restoring an iconic structure in Long Beach and providing a much needed resource for the citizens of Long Beach, among many other benefits.

c. As noted above, an appropriate traffic study was completed which compared traffic counts from 2009 and 2012. In addition, recent traffic counts were completed as appropriate

d. Already built projects were necessarily considered in the existing traffic study. A supplemental traffic study has been provided which analyzed an expanded cumulative projects list. The supplemental traffic study determined that there would be no significant traffic impacts.

e. Appellants provide no data to support their arguments with respect to noise impact. The City of Long Beach has noise ordinances in place which address such issues.

f. Appellants argue that there would be a negative impact on air quality due to radical intensification of use. Since the Project does not represent a radical intensification of use and is within the boundaries of the prior approved use, this argument has no merit. Further, Appellants provide no evidentiary support for their position.

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g. Appellants argue that there would be a negative impact on water quality. Appellants provide no evidentiary support for their position. It is anticipated that with new landscaping, improved infiltration, better grease traps, etc. that the Project will have a positive impact on water quality as compared to the current approved use.

h. As noted above, the Project as approved restores the Breakers Hotel to the use of a hotel which is the use for which it received its historical designation. The City's Cultural Heritage Commission approval of a Certificate of Appropriateness for the building modifications to the Breakers Hotel, including restoration work, roof modifications and the addition of an enclosed stairwell, in conjunction with a change of the use to a hotel evidences this fact.

D. The required findings for the Conditional Use Permit can be made

As noted in the City's Department of Development Services' staff report, the Project as approved is consistent with the General Plan and PD-6. As to Victory Park, the Project will significantly enhance Victory Park. As approved, the Project contains 13 separate Conditions of Approval all designed to enhance Victory Park. Specifically:

1. The redesign of the driveway through Victory Park brings back the building to its original use as a hotel and accommodates modern vehicles, hotel operations, and traffic safety. Exiting the driveway on to Collins Way will significantly reduce the likelihood of car vs. car and car vs. pedestrian collisions that would otherwise be much higher if the driveway were to exit on to a busy Ocean Blvd. To achieve these operational and safety ends, the absolute minimum adjustments were made to Victory Park's configuration and design;

2. The proposed environmentally responsible landscape plan beautifies the appearance of Victory Park while achieving considerable water conservation in conformance with the requirements of the 2015 California Model Water Efficient Landscape Ordinance (which was not in existence at the time the 1989 Victory Park Design Guidelines were adopted). The Project as approved creates a lush green-scape that enhances the park's passive linear aesthetic while conserving natural resources;

3. The approved Victory Park plan includes, at the City's request, reuse of all existing Victory Park signage;

4. Currently, there are no benches in Victory Park. The approved Project plan includes the reintroduction of multiple benches that provide ample seating in a communal configuration that encourages relaxation and interaction but does not accommodate sleeping. The custom-designed benches complement the overall landscape design plan;

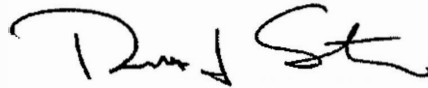
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5. The approved design plan includes a drinking fountain that accommodates both humans and pets, and trash receptacles; and

6. The approved plan includes an approximately 8-foot path through the park that is consistent with the aesthetic of the overall design plan.

For the reasons set forth above, we respectfully request that the Appeal filed by the Appellants be denied and that the Project be permitted to proceed as approved.

Sincerely,



Robert J. Stemler
robert.stemler@kyl.com

RJS:ktm (KYL4833-7943-7446.1)

Long Beach City Council
333 W. Ocean Blvd.
Long Beach, CA 90802

Jan. 28, 2019

**Re: MY PROPOSED BREAKERS HOTEL - VICTORY PARK
HIGH-VALUE TRADE**

Dear Mayor Garcia and members of the City Council,

Pursuant to Local Coastal Development Permit 18-022 and the Victory Park Design Guidelines, I want the Long Beach City Council to amend wording in the Nov. 15, 2018 Planning Commission's decision to reduce Victory Park in size; adding wording that includes a trade between the Breakers' developer and park advocates.

ONE: THIS TRADE COULD RESULT IN A SIGNIFICANT NET GAIN OF RECOGNIZABLE AND PUBLIC ACCESSIBLE PARKLAND IN THE HEART OF DOWNTOWN - WHERE PUBLIC GREEN SPACE IS SORELY NEEDED!

TWO: IT WOULD TAKE THE DEVELOPER OFF THE HOOK FOR BUYING PROPERTY IN THE LOCAL COASTAL ZONE TO REPLACE, ON A 1:1 RATIO, LOST PARKLAND IN FRONT OF THE BREAKERS.

HOWEVER, PER THE LCP, WE ALSO EXPECT THE DEVELOPER TO REPLACE LOST PARKLAND ON A 1: 1 RATIO, NORTH OF OCEAN BLVD. - SUCH AS ON THE WESTSIDE OR IN NORTH LONG BEACH!

This small, beleaguered section of Victory Park at 210 E. Ocean Blvd. was reduced in size by the widening of Ocean Blvd. Over 20 years ago, park benches were removed.

John Molina and his development team want to expand an existing driveway through OUR PARK as part of the conversion of the adjacent Breakers' building to a 4-star hotel. In a Nov. 20 email, Development Services' Christopher Koontz indicated that "1398" square feet would be removed from the park, "related to required safety realignment of the driveway."

But, the Certified LCP (Local Coastal Plan) states: "Require that any conversion of parkland be replaced amenity - for - amenity and acre - for - acre at a 2:1 ratio. One acre of replacement land shall be located in a park service area where the land was converted and an additional acre of replacement land shall be located in a park service area needing parkland as determined by the Recreation Commission."

The larger context: Most of it dating from 1889, Victory Park, along with the connected Santa Cruz Park to the west, is a linear park located on the south side of Ocean Blvd. between Shoreline Dr. on the east and Golden Shore on the west (about one mile long). These parks were created for "ornamentation and recreation". The parks "reinforce the character of Ocean Boulevard as a grand boulevard." The name Victory Park honors WWI veterans.

Unfortunately, the two parks have been reduced in size by Ocean Blvd. widening, and in some places, excessive paving that benefits adjacent property owners-not the general public. Without benches and park identification signage, some swaths of park lawn have been turned into de facto front yards for bordering property owners- such as the Union Bank building at Ocean and Golden Shore. Part of the bank actually sits on a former section of Santa Cruz Park.

More recently, park benches were removed from Santa Cruz park in front of Molina Center, located next to Union Bank. This is in violation of the original development agreement with the City! A 12 - foot long Santa Cruz Park sign is still there; installed in 1983, after a guard from the then called Arco Towers ejected me from the park - saying "This is not a park. I have orders to run people out." (A drinking fountain is also missing.)

Public pressure: Starting in 1977, when 3 majestic trees in Santa Cruz Park were threatened by redevelopment, citizens successfully pushed City officials to preserve, enlarge and enhance Santa Cruz and Victory parks. The 3 trees were saved. In 1980, the two parks were dedicated in perpetuity. In 1989, the Victory Park Design Guidelines were certified. The guidelines support the mandate of the LCP to preserve these coastal zone parks. Now, citizens, if they testify at public hearings, have the leverage to demand that developers include park signage and amenities - and keep the two parks from being over-paved for non - park purposes!

PER THE VICTORY PARK DESIGN GUIDELINES, in front of the Breakers Hotel, I want and expect the following: Real lawn, not ground cover; on the grass install comfortable wood and steel benches (not concrete) BENCHES TO FACE NORTH; and locate a drinking fountain next to the Ocean Blvd. sidewalk. Also locate a park identification sign next to that sidewalk, that can be easily read by people passing by; monument style, 5 feet long and 2 feet high; that states:

**VICTORY PARK
Est. 1889 - City of Long Beach**

MY PROPOSED HIGH-VALUE TRADE: THE BREAKERS HOTEL DEVELOPER WOULD GET THE REALIGNED DRIVEWAY, THAT WOULD DISPLACE PRECIOUS PARKLAND. IN LIEU OF THE DEVELOPER NOT HAVING TO BUY AND DEVELOP REPLACEMENT PARKLAND IN THE LOCAL COASTAL ZONE PER THE LCP (HIGHLY EXPENSIVE!), THE DEVELOPER WOULD UPGRADE EXISTING SECTIONS OF VICTORY AND SANTA CRUZ PARKS.

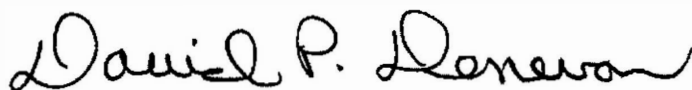
For the developer and the City, here is a smorgasbord of OPTIONS.

- 1. Install park benches on the lawn in front of Molina Center. Add a drinking fountain next to the Ocean Blvd. sidewalk. Keep in natural turf.**
- 2. IN THE SMALL SECTION OF PARK in front of the Ocean Center Building, install a wood and steel park bench. Keep lawn in natural turf. Save in place "CITY PROPERTY" plaque. PER THE OPTION IN THE GUIDELINES, ADD A PARK IDENTIFICATION PLAQUE.**
- 3. Reclaim as a public park Union Bank's de facto front yard - with park identification signage, wood and steel benches, trash receptacle, and a drinking fountain next to the city sidewalk, Keep all the existing lawn in natural turf.**
- 4. Reclaim other de facto front yards elsewhere in the two parks - with park signage, benches, trash receptacles and drinking fountains.**
- 5. Remove the "180 East Ocean Boulevard" private address signage from Victory Park, and replace with a plaque telling the history of Victory Park and its connection to the WWI veterans; size 18 inches by 18 inches.**
- 6. Replace missing plaque that marked the boundary (and terminus) of the historic ranchos Los Cerritos and Los**

**Alamitos. The plaque had been affixed to a boulder in
Victory Park near Shoreline Drive**

**Recently, for two hours, Ann Cantrell and I met with John
Molina, Todd Lemmis, and other members of their highly
creative team. I'm optimistic that we can work out a high-
value trade that benefits the whole community.**

Sincerely,

A handwritten signature in cursive script that reads "David P. Denevan".

**David P. Denevan
4322 Charlemagne Ave.
Long Beach, CA 90808-1409
(562)425-9910**

**Note: Use Marathon grass. "Drought resistant grass sod
that's naturally dark green...Excellent wear resistance.
Ideal for Southern Calif. Tolerant to high heat. Uses less
water." Source: Google. To conserve water, install moisture
sensors.**

**Note: To keep people from sleeping on benches, use a steel
divider on each bench.**

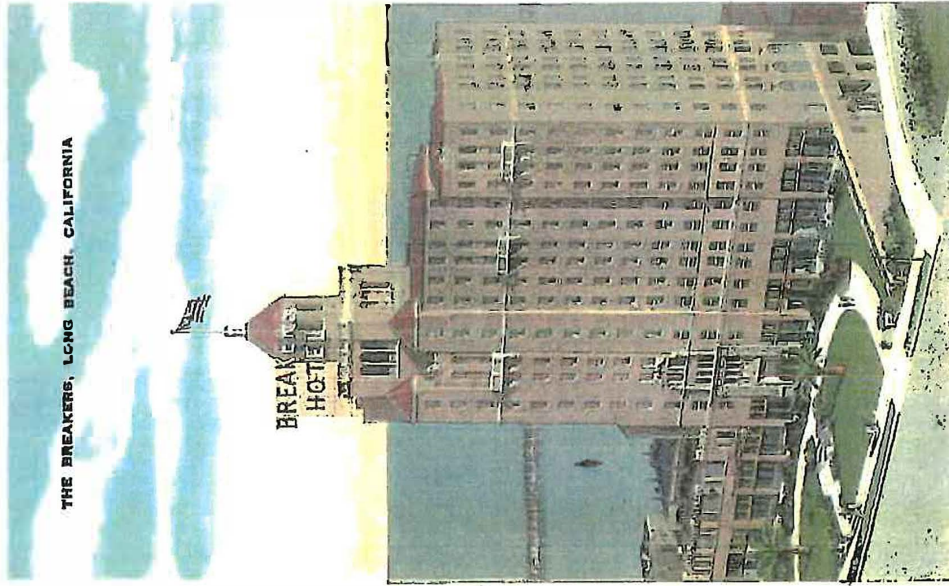
Enclosures: 16 pages of documentation.

PlaceType and Height Map

Long Beach Council District 2



BREAKERS HOTEL



POST CARD

MADE IN U.S.A. BY E. C. KROPP CO., MILWAUKEE

The magnificent BREAKERS HOTEL, towering 265 feet into the sky, overlooks the Pacific Ocean at Long Beach, California. Here indeed the tonic sea air of Southern California's ideal climate can be enjoyed to the full. Facing the great Horse Shoe Pier and Auditorium at Long Beach, the BREAKERS HOTEL commands an unparalleled panorama of sea, island and mountains, curving coast line, with the progressive city of Long Beach in foreground.

PER THE VICTORY PARK DESIGN GUIDELINES, in front of the Breakers Hotel, I want and expect the following: Real lawn, not ground cover; on the grass install comfortable wood and steel benches (not concrete) BENCHES TO FACE NORTH; and locate a drinking fountain next to the Ocean Blvd. sidewalk. Also locate a park identification sign next to that sidewalk, that can be easily read by people passing by; monument style, 5 feet long and 2 feet high; that states:

VICTORY PARK
Est. 1889 - City of Long Beach

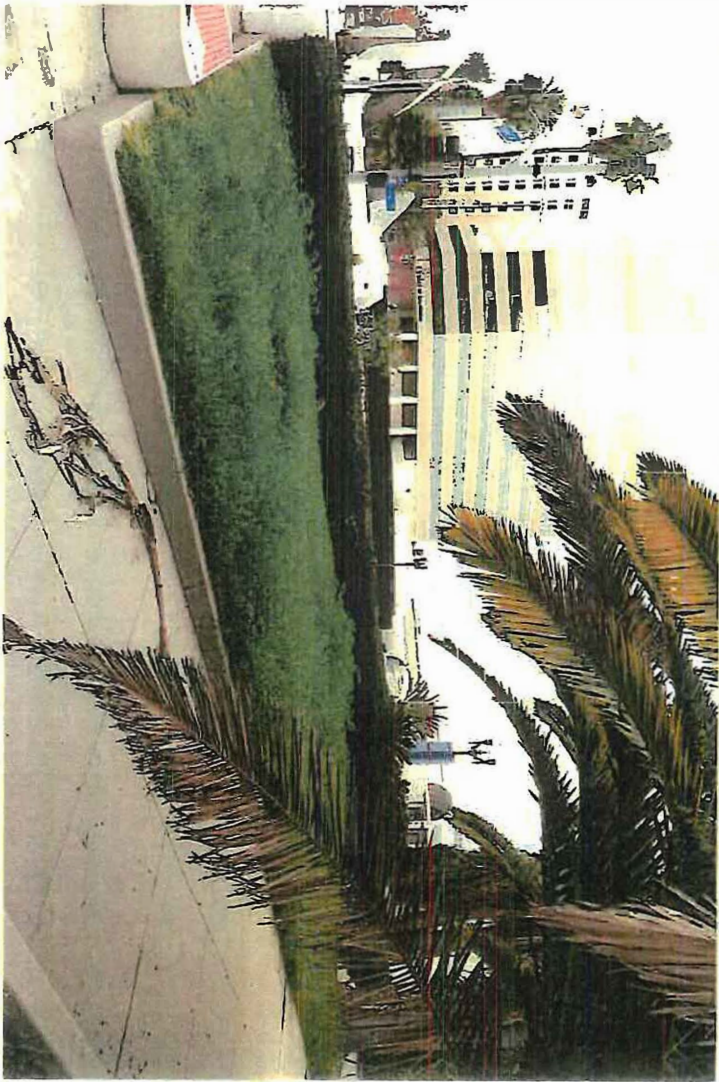
This small, beleaguered section of Victory Park at 210 E. Ocean Blvd., in Downtown has already been reduced in size by the widening of Ocean Blvd. (Over 20 years ago, park benches were removed.)



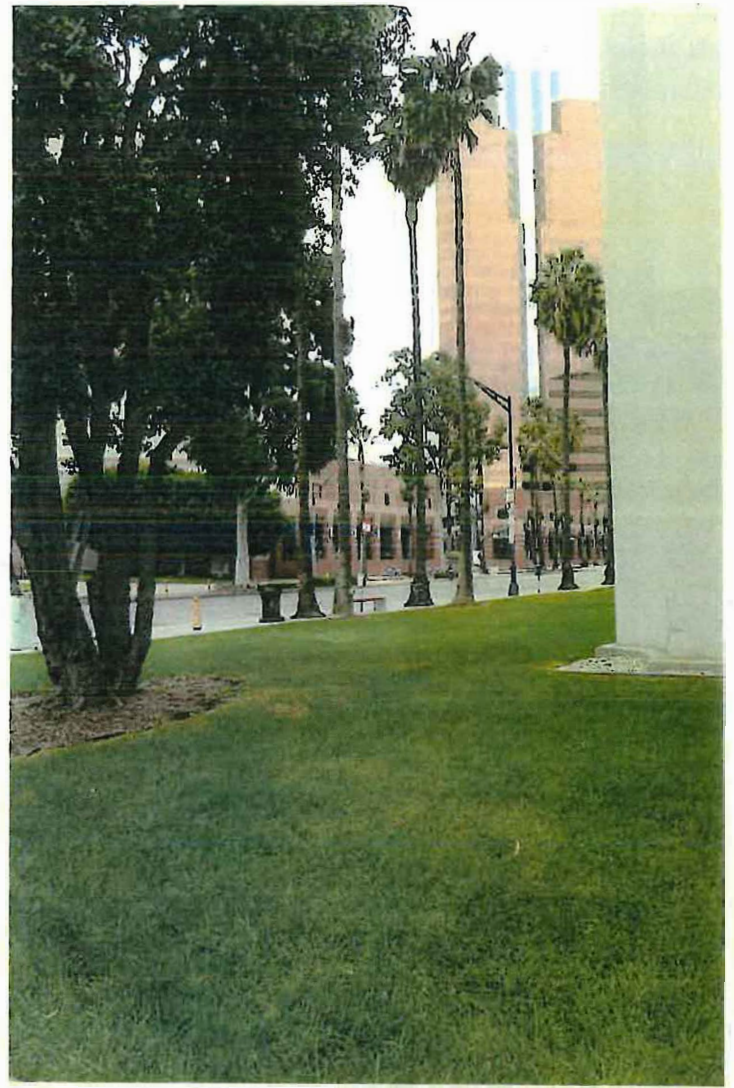
MY PROPOSED HIGH-VALUE TRADE: THE BREAKERS HOTEL DEVELOPER WOULD GET THE REALIGNED DRIVEWAY, THAT WOULD DISPLACE PRECIOUS PARKLAND. IN LIEU OF THE DEVELOPER NOT HAVING TO BUY AND DEVELOP REPLACEMENT PARKLAND IN THE LOCAL COASTAL ZONE PER THE LCP (HIGHLY EXPENSIVE!), THE DEVELOPER WOULD UPGRADE EXISTING SECTIONS OF VICTORY AND SANTA CRUZ PARKS.

For the developer and the City, here is a smorgasbord of OPTIONS.

- 1. Install park benches on the lawn in front of Molina Center. Add a drinking fountain next to the Ocean Blvd. sidewalk. Keep in natural turf.**



- 2. IN THE SMALL SECTION OF PARK in front of the Ocean Center Building, place ONE wood and steel park bench. Keep lawn in natural turf. Save in place "CITY PROPERTY" plaque. PER THE OPTION IN THE GUIDELINES, ADD A PARK IDENTIFICATION PLAQUE.**

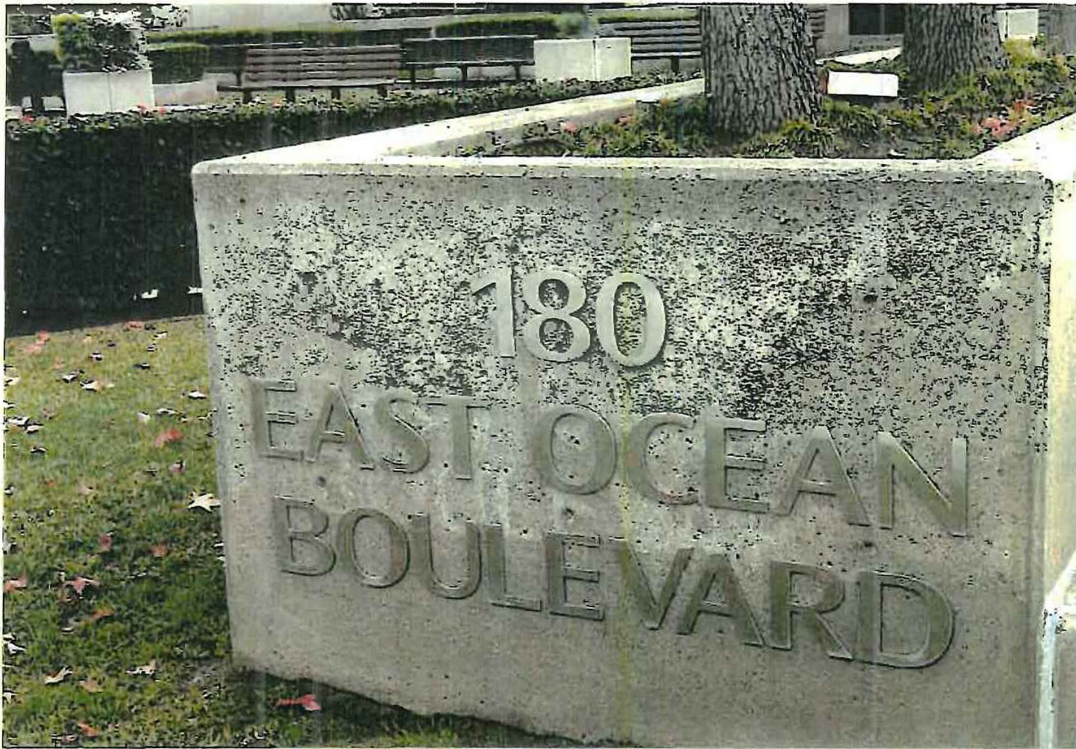


3. Reclaim as a public park Union Bank's de facto front yard - with park identification signage, wood and steel benches, trash receptacle and a drinking fountain next to the city sidewalk, Keep all the existing lawn in natural turf.





4. Reclaim other de facto front yards elsewhere in the two parks - with park signage, benches, trash receptacles and drinking fountains.



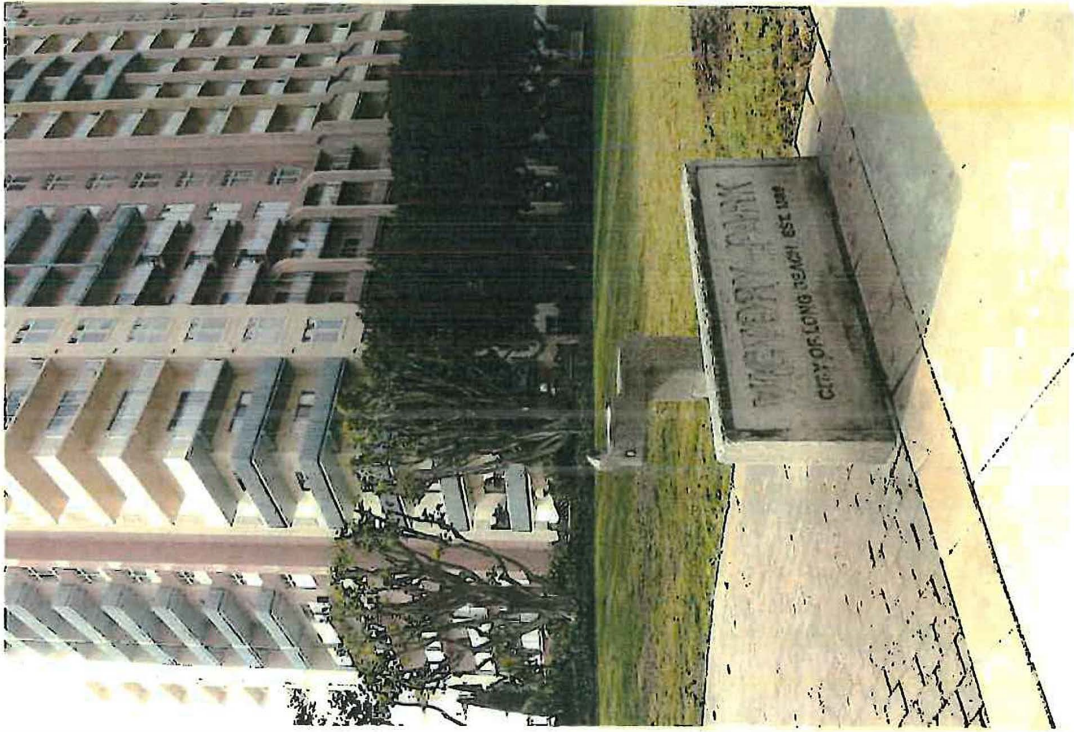
5. Remove the “180 East Ocean Boulevard” private address signage from Victory Park, and replace with a plaque telling the history of Victory Park and its connection to the WWI veterans; size 18 inches by 18 inches.



6. Replace missing plaque that marked the boundary (and terminus) of the historic ranchos Los Cerritos and Los Alamitos. The plaque had been affixed to a boulder in Victory Park near Shoreline Drive



Unfortunately, the two parks have been reduced in size by Ocean Blvd. widening, and in some places, excessive paving that benefits adjacent property owners-not the general public.



Pursuant to the Victory Park Design Guidelines,



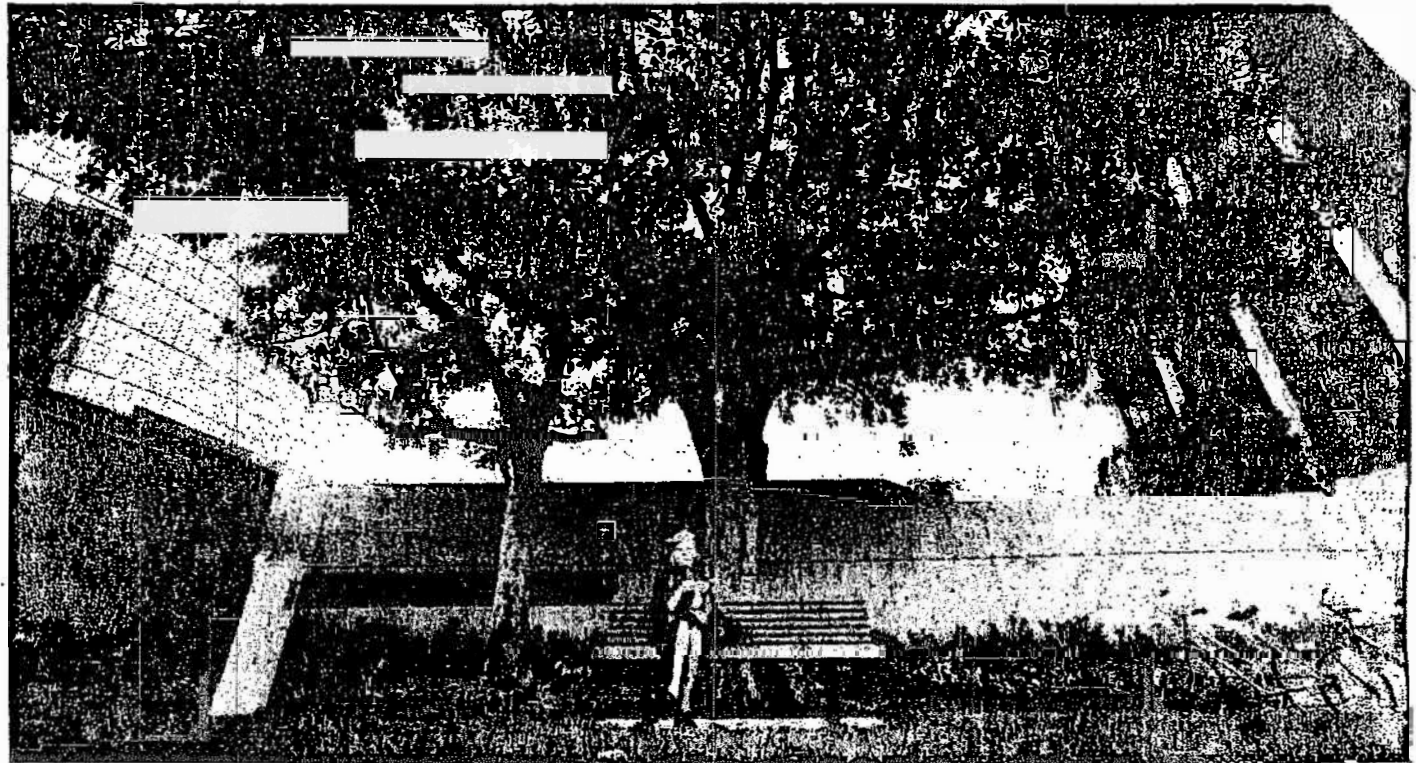
Long Beach

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.

LOS ANGELES TIMES



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

TUESDAY, FEBRUARY 13, 2001

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.

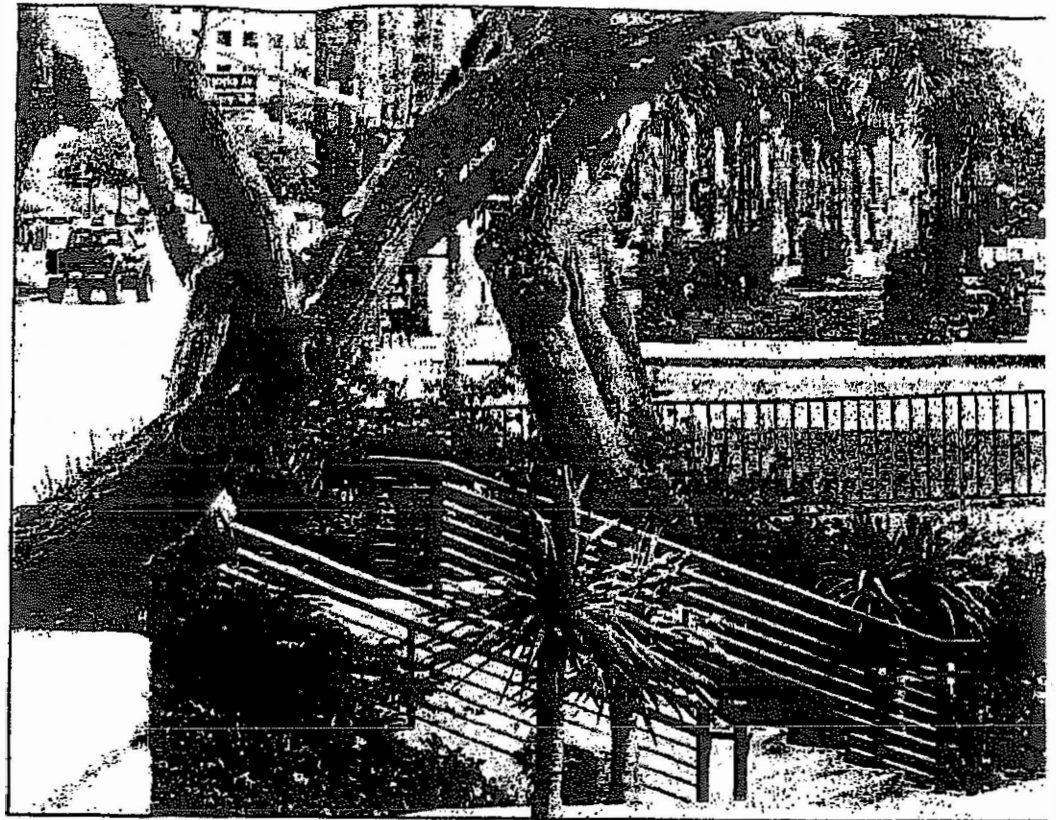
More Space in Affluent Areas

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. Five



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."

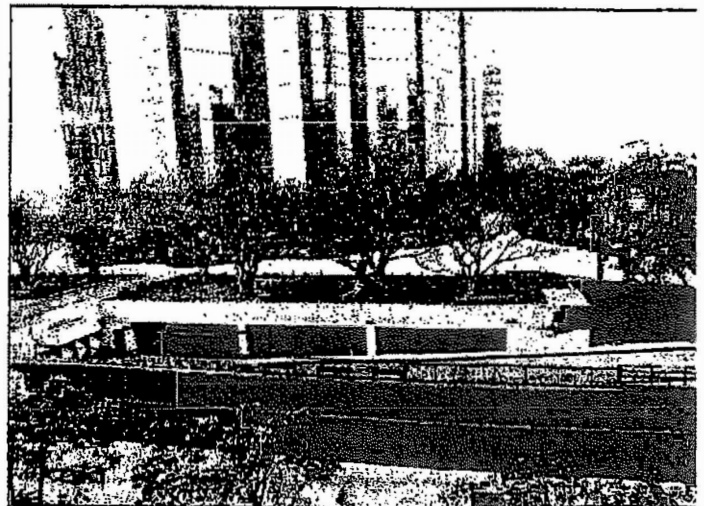
But park advocates and neighborhood leaders contend that vague laws aren't the only culprits. In some cases, they say, city officials have viewed building in parks as a way to hold down the cost of municipal projects and prevent private property from being removed from the tax rolls.

"Parks should not be looked

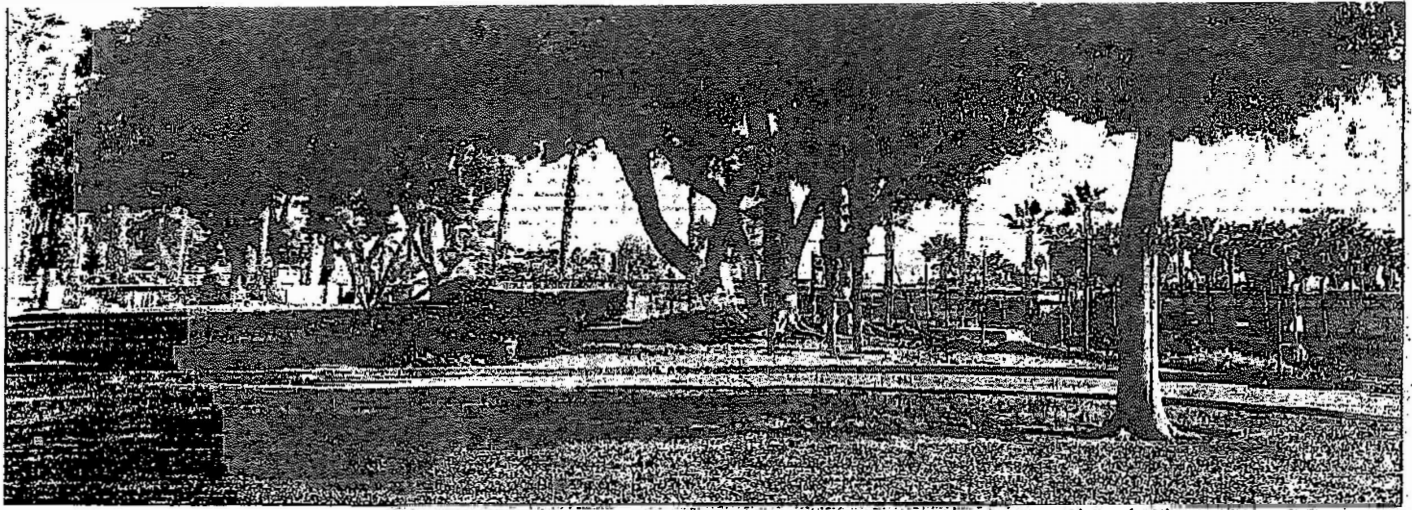
upon as building pads," said David A. Sundstrom, a member of an environmental task force that helped develop the city's strategic plan. "We can't afford to burn park space whenever someone's project comes up."

Sundstrom and others, including some city officials, say using parkland 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



A section of Victory Park, on Ocean Boulevard at Elm Avenue, is the proposed site for a 21-story condominium project. Two volunteers are fighting the project and trying to save old-growth trees on the land.

Photos by Diandra Jay/For Beachweek

Activists fight condo plan

By Jason Gewirtz
STAFF WRITER

The land in front of a planned Ocean Boulevard high-rise apartment complex will feature more benches, an extra drinking fountain and signs identifying the area as a park.

The City Council approved those changes Dec. 11, after hearing objections from two residents who questioned the landscaping plan for the building. The downtown project, which will feature two 21-story towers, includes 556 residential units on Ocean Boulevard from Linden Avenue to Hart Place.

While council approval means construction can proceed, a lawsuit filed Dec. 11 may stall the project.

Still, the landscaping plan was the last procedural hurdle in the long-planned Genesis Realty project.

The plans approved this week



Gary Shelton is leading a fight to keep the fully grown trees in Victory Park alive. A portion of the park is slated for a 21-story condominium project.

drew added community attention because, like other downtown high-rises, the project's front lawn is actually a city park.

Victory Park, named for veterans of World War I, extends from Alamos Avenue to Cedar Avenue along the south side of

Ocean Boulevard.

Community activists said the park has been ignored because most residents consider the grassy areas in front of the buildings as private property.

Plans for the proposed building call for removing 20 mature trees

on the property to make way for construction. The park would later be relandscaped, using about 40 trees on the property that would be removed and replanted.

The Recreation Commission approved that landscaping plan in November. But residents Gary Shelton and David Denevan appealed the decision to the City Council.

Shelton argued that past deeds on the property prevented a high-rise from being built on the land.

But Denevan said his concern was that the landscaping plan hid benches in the park behind a 5-foot berm. The park, he said, should include benches visible to the public to encourage use.

In addition, he asked for a drinking fountain at Elm Avenue and Ocean Boulevard. Lastly, Denevan requested the city put clearly marked signs designating the area as Victory Park.

PLEASE SEE PARK/BW7

beachweek

PARK: Condos raise ire

CONTINUED FROM BW1

"These are all symbols of public parks," Denevan said. "If the public doesn't perceive this as a park, they're not going to use it as a park."

The council agreed, telling the developer to include benches in front of the berm where people can see them, add the fountain and erect the signs.

While the landscaping plan is complete, the project has at least one more hurdle to overcome before construction can begin.

Community activist James Sturm filed a petition for a restraining order preventing construction from commencing.

Sturm asserts in his petition that the city is giving away

public land to a private developer.

And he asserts the city is destroying a public park — an area where "many healthy, mature, irreplaceable shade trees (provide shelter for) many kinds of birds, including the endangered migrating spotted-white owl, squirrels and other park creatures."

City Attorney Bob Shannon said he was aware of the filing but had not had an opportunity to review it.

The filing is expected to be heard Dec. 13 in Presiding Judge Tracy Moreno's courtroom.

"We will appear," Shannon said. "We will oppose."

Staff Writer Joe Segura contributed to this report.

Press-Telegram

L.B. approves Bicycle Master Plan

Council: Proposal sets upgrade timing, location to raise bike ridership.

By Jason Gewirtz
Staff writer

LONG BEACH — The city has talked for years about adding new bicycle lanes, paths and routes to its existing network.

On Tuesday, the City Council approved a plan that spells out how, where and when those new routes will be built.

The city's first Bicycle Master Plan offers city planners ways to encourage more people to use pedal power as their mode of transportation.

"A lot of people are going to ride safer because of it," Councilman Ray Grabinski said.

The plan will also allow the city to go after state and federal funding for bicycle improvements, said Tim Price, executive director of Long Beach Cyclists, a bicycle advocacy group.

The plan has a goal of increasing city bicycle ridership by 5 percent over the next 20 years. Included in the plan are short- and long-term goals for where bike paths, lanes and routes should be placed throughout the city.

Also, the plan encourages bicycle education to remind drivers and bike riders of the rules of the road.

New lanes won't appear overnight. Rather, the new plan encourages city officials to make roads more bicycle friendly by adding bicycle lanes or wide shoulders when roads are repaired and re-striped, Price said.

Mariposa dancing

Mariposa restaurant will be able to offer dancing on two more days — Wednesdays and Sundays — as the council approved a new permit Tuesday.

The Police Department had originally opposed the application, citing excessive noise and rowdiness during dancing hours Thurs-

day to Saturday at the 135 Pine Ave. restaurant.

But Tuesday, Police Chief Jerome Lance said the department has been working with Mariposa's owner since then and those problems have been addressed.

The permit approval comes with several conditions, including that the restaurant close its doors and windows when music is played.

Victory Park

Several mature trees will be removed from a grassy area near Ocean Boulevard to make way for a new apartment complex. But the redeveloped park will include new trees, more benches, an extra drinking fountain and signs identifying the area as a park.

The council on Tuesday approved a landscaping plan for the 21-story, 556-unit Genesis Realty project, which will be built between Linden Avenue and Hart Place.

About 20 of the 58 mature trees will be destroyed: 38 will be

removed and replanted in the park. The area is part of Victory Park, which extends along the south end of Ocean Boulevard from Alamitos Avenue to Cedar Avenue. The park includes the grassy areas in front of most high-rises on the south side of Ocean Boulevard.

Resident David Denevan argued for the benches, fountains and signs saying people should be encouraged to use the park.

Fast food

Plans for a Taco Bell at the northeast corner of Long Beach Boulevard and Wardlow Road won approval Tuesday, but the City Council denied a drive-through lane and window for the project.

Several residents argued that the lane would attract too much traffic and trash to the area. Grabinski, whose 7th District includes the site, agreed.

"I don't think this is a good thing for the community," he said

LAST MINUTE COMPROMISE DEAL

Additional Signs, Benches Lead To Approval For Victory Park Plan

By Kurt Helin
Editor

After a couple of last-minute changes, the City Council became the latest — and last — body to approve a plan to tear up and rebuild a portion of Victory Park downtown as part of construction of a new condominium complex.

The council backed the plan with a unanimous vote, after concerns about the size of signs in the park and other amenities that will make the redone area look and feel more like a park.

While that was a victory for some park activists, others that were looking to stop the adjacent condominium project or to save some of the larger trees currently on the site fell short of their goals. One activist on the issue — Jim Sturm — said he had filed a lawsuit aimed at blocking both the changes to the park and the condo project.

That condominium project and the plans for the park have stirred the ire of some activists since they were announced more than a year ago. Called the Ocean Villas condominiums, the two 18-story towers will be built by Dallas-based developer Genesis Realty. The \$75 million project is located on the south side of Ocean Boulevard bisected by Elm Avenue. Last week, the Redevelopment Agency granted the developer three more months to start work, pushing a start date back to March of next year.

Fronting the property — as with other recently-built condominium projects along the south side of Ocean Boulevard east of Alamos — is Victory Park. Called for in 1898, re-dedicated by the council in 1980, the park is supposed to honor the nation's veterans.

Park activists have said that instead, the park has been ignored by city officials and has been taken over by the owners of the large condominium and office owners that have gone up along Ocean Boulevard. Some council members agreed that the park has not always been thought of as a park.

"What has happened in the last 30 years is we forgot this was a park for the people and we have to put in amenities for the people," said Seventh District Councilman Ray Grabinski.

Genesis proposes an underground parking structure for its project that would extend under Victory Park, something that is permitted in the Local Coastal Plan, city staff told the council members (although some activists questioned that). However, to do that will involve tearing up part of the park and rebuild-

ing it afterward.

Of the 58 trees on the site, 38 would be taken out then replanted after the work, according to the plans. However, the largest and most recognizable trees on the site would be removed permanently and destroyed, something that park activist Ann Cantrell and others said should not happen. City officials said the trees are diseased and would not survive a move to another location. When the park is replanted, there will be 25 new coral trees, 21 rusty fig leaf trees and an assortment of other new plants.

Where activists earned a victory was a push to have the park look and feel like a park. In the design presented to the council, following the park guidelines, the first two-thirds of the park is

flat and at the level of Ocean Boulevard. Behind that is a berm where most of the plants would be, and behind that berm were the benches and fountains.

"All I'm asking for today is (park) signs large enough to be seen from Ocean Boulevard, another drinking fountain and park benches in front of the berm," said David Denevan, one of the people who appealed the ap-

proval of the landscaping to the council.

Denevan and the project developers talked at the meeting while council members and other members of the public spoke, and in the end came to a compromise deal that includes Denevan's demands.

With that compromise, the council members had no problem supporting the park plan.

VICTORY PARK DESIGN GUIDELINES

October 26, 1989

Victory Park was deeded 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

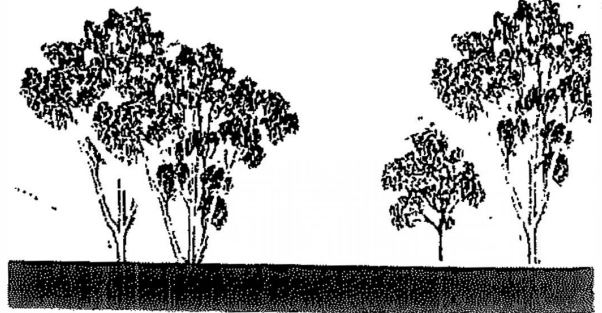
- A 6" wide concrete mowing strip shall be installed to separate lawn areas from groundcover and shrub beds. The strip shall be of natural color and shall be flush with lawn grade.

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 same 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 tubular steel welded directly to formed contour bar. All steel shall have "Publiscote", 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 · 2" x 3" wood slats attached to "Publiscote", powder-coated, treated, welded steel frame. Wood shall be "IPE". Each frame to consist of three (3) steel rings (1/2" x 4" flat steel), welded to eight (8) vertical rods, with eight rods across the base. Lid shall be fiberglass 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.

PLANTING

- ✓ • 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.

Shall be evergreen and may consist of Star Jasmine (*Trachelospermum jasminoides*), Lily-of-the-Nite (*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 caffera*) and Eucalyptus, sideroxylon, 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 nesophila*, *Metrosideros tomentosa*, *Ficus Rubiginosa*, *Pinus hallpensis* 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

