

November 18, 2021

MEMBERS OF THE PARKS AND RECREATION COMMISSION

City of Long Beach
California

RECOMMENDATION:

Recommend to the Planning Commission the dedication of Tanaka Park as parkland, along with any further land use actions required for the dedication. (District 7)

DISCUSSION

The Department of Parks, Recreation and Marine and the Department of Development Services have been working collaboratively for more than five years to assure land records, zoning, dedications and general plan references of the parks within the City are all accurate and up-to-date across multiple regulatory instruments and documents. This effort represents major progress toward updating and modernizing appropriate protections for all the City's parks. On June 20, 2019, the Parks and Recreation Commission recommended the dedication or designation of 28 existing City-owned parks, including any other land use actions needed such as General Plan Amendments, Zoning Code Amendments, and Zone Changes. Dedication is the process that applies to City-owned parkland to protect the park in perpetuity for public open space use.

The City Charter states that the Parks and Recreation Commission shall have exclusive authority over all leisure activities in public parks and recreational facilities, controlled or operated by the City; and shall recommend to the City Manager and the City the dedication of public land for public parks. The Planning Commission approved this Commission's recommendation for 12 of the 28 on July 15, 2021 (Attachment A). The remainder of the parks will be brought back to the Planning Commission for dedication and necessary land use actions at a future date, as they have been identified to have more complex boundary and land use issues that require additional research. City Council action is required for formal dedication and is pending for all properties.

The City has recently identified Tanaka Park as an existing park requiring dedication (Attachment B). Tanaka Park is a 1.4-acre park developed with a playground, picnic area, benches, walking trail and half-court basketball court in 2004. The park is a remnant of the former Tanaka farm and was leased to the City by the Tanaka family. The City is in the process of acquiring the park. Dedication of Tanaka Park will also entail a Zone Change from R-1-N to Park as a land use action that will accurately reflect existing park uses and help protect the park in perpetuity for public open space uses. Upon the Parks and Recreation Commission's approval of the recommended action to dedicate Tanaka Park and complete associated land

MEMBERS OF THE PARKS AND RECREATION COMMISSION

November 18, 2021

Page 2

use actions that are needed for dedication, Tanaka Park will be included with the other park properties requiring City Council action.

Park Dedication

The City Charter outlines that those areas that have been dedicated or designated as public park or recreation areas of the City shall not be sold or otherwise alienated unless ratified by an affirmative vote at an election for such purpose; or after a public hearing and the approval of the Parks and Recreation Commission whereby the City Council determines that said park or recreation areas will be replaced by other dedicated or designated park or recreation areas on substantially an amenity for amenity basis, and at a ratio of at least two to one (2:1) with approximately equal portion of the replacement land located in the park services area where the land was converted and an approximately equal portion of the replacement land located in a park service area needing parkland as determined by the Parks and Recreation Commission.

The Open Space and Recreation Element (OSRE) of the City's General Plan, adopted by the City Council on October 15, 2022, calls for formal dedication or designation of parkland so the acreage is preserved as parkland in perpetuity and requires that parkland that is removed from dedication is replaced on a 2:1 ratio. Supporting policies of the OSRE include:

4.1 Inventory and analyze City-owned lands, blighted properties, and former oil drilling sites to identify parcels that can be converted to open space or parks and recreation uses.

4.2 Adopt a citywide ratio of eight acres of parkland for each 1,000 residents.

4.4 Formally dedicate all City owned parks and designate them to be preserved in perpetuity.

4.5 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 the 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 Parks and Recreation Commission plays a critical role to ensure all parks are properly accounted for and are formally dedicated or designated so that park land is protected in perpetuity.

FISCAL IMPACT

This action is an administrative item intended to correct a land use inconsistency. As a result, there is no fiscal impact and no impact to local jobs from the recommended action.

MEMBERS OF THE PARKS AND RECREATION COMMISSION

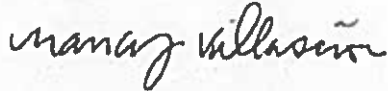
November 18, 2021

Page 3

SUGGESTED ACTION

Approve recommendation.

Respectfully submitted,



NANCY VILLASEÑOR
MANAGER
PARK PLANNING & PARTNERSHIPS

APPROVED:



BRENT DENNIS
DIRECTOR

BD:SS:NV

ATTACHMENT A: PLANNING COMMISSION STAFF REPORT – JULY 15, 2021

ATTACHMENT B: TANAKA PARK SITE MAP

ATTACHMENT A

AGENDA ITEM No. 4



Development Services

411 West Ocean Boulevard, 3rd Floor Long Beach, CA 90802
(562) 570-5237

July 15, 2021

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council adopt the following actions to establish land use (PlaceType) designations and zoning districts and to dedicate, as public open space and parkland 12 existing, City-owned mini-parks, parks, greenway parks and natural open spaces:

- 1) Accept Negative Declaration ND 01-20 for the Parks Zoning & Dedication Project (Round 1) - May 2021;
- 2) Approve a General Plan Amendment (GPA20-002) to the PlaceType map of the Land Use Element of the General Plan to change the PlaceTypes of the subject parks from their existing PlaceTypes to the Open Space (OS) PlaceType;
- 3) Approve a Zoning Code Amendment (ZCA20-016) modifying Title 21 of the Long Beach Municipal Code to add the 12 subject parks to Table 35-2 (Park Dedications/Designations);
- 4) Approve a Zone Change (ZCHG20-008) to change the zoning districts of the subject parks from their existing zoning districts to the Park (P) zoning district where necessary, and rezone a 0.1 acre, noncontiguous remnant parcel of Orizaba Park from Park (P) to Light Industrial (IL) so that it can have appropriate oversight and be better maintained; and
- 5) Approve dedication of the 12 subject parks in perpetuity for public open space use, and;
- 6) Remove the 0.1 acre, noncontiguous remnant parcel located at the southwest corner of E. 14th Street and N. Orizaba Ave. from the area dedicated as Orizaba Park.

Following are the recommended actions for each of the twelve mini-parks, parks, greenway parks and open spaces subject to this action:



CHAIR AND PLANNING COMMISSIONERS

July 15, 2021

Page 2 of 13

- Craftsman Village Park – General Plan Amendment to change the PlaceType designation from Founding & Contemporary Neighborhood (FCN) to the Open Space (OS) PlaceType; Rezone from two-family residential (R-2-N) to Park (P); and Dedicate.
- C. David Molina Park – Dedicate.
- Donald Douglas Plaza – General Plan Amendment to change the PlaceType designation from Regional Serving Facility (RSF) to the Open Space (OS) PlaceType; Rezone from Douglas Park (PD-32) Planned Development District to Park (P); and Dedicate.
- Grace Park – General Plan Amendment to change the PlaceType designation from Founding & Contemporary Neighborhood (FCN) to the Open Space (OS) PlaceType; Merge three (3) lots; and Dedicate.
- Jenni Rivera Memorial Park – Rezone from Commercial Storage (CS) to Park (P); and Dedicate.
- Locust Tot Lot – General Plan Amendment to change the PlaceType designation from Founding & Contemporary Neighborhood (FCN) to the Open Space (OS) PlaceType; Rezone from two-family residential (R-2-N) to Park (P); and Dedicate.
- Mary Molina Community Garden – General Plan Amendment to change the PlaceType designation from Founding & Contemporary Neighborhood (FCN) to the Open Space (OS) PlaceType; Rezone from two-family residential (R-2-N) to Park (P); and Dedicate.
- Miracle on 4th Street Park – Rezone from Neighborhood Commercial & Residential (CNR) to Park (P); and Dedicate.
- Orizaba Park – General Plan Amendment to change the PlaceType designation from Neighborhood Serving Center or Corridor Low Density (NSC-L) to the Open Space (OS) PlaceType; Rezone from Two-Family Residential (R-2-N) to Park (P); Rezone 0.1 acre, noncontiguous remnant parcel from Park (P) to Light Industrial (IL) and remove from dedication; Merge six (6) lots; and Dedicate.
- Pacific & 6th Community Garden – Rezone from Downtown Specific Plan (PD-30) to Park (P); and Dedicate.
- Pacific Electric Railway Greenbelt – Rezone from Two-Family Residential (R-2-N) to Park (P); and Dedicate.
- Willow Springs Park – General Plan Amendment to change the PlaceType designation from Community Commercial (CC) to the Open Space (OS) PlaceType; Rezone from Medium Industrial (IM) to Park (P) consistent with parcel boundary; and Dedicate.

APPLICANT: City of Long Beach, Development Services Department
411 West Ocean Boulevard, 3rd Floor
Long Beach, CA 90802
(Application No. 2011-21)

BACKGROUND

The Department of Development Services and the Department of Parks, Recreation and Marine have been working collaboratively for more than five years to assure land records, zoning, dedications and the general plan references of the parks within the City are all accurate and up-to-date across multiple regulatory instruments and documents. This current tranche of requests represents major progress toward updating and modernizing appropriate protections for all the City's parks. On June 20, 2019, the Parks and Recreation Commission recommended the dedication or designation of 28 existing City-owned parks, including any other land use actions needed such as General Plan Amendments, Zoning Code Amendments, and Zone Changes (Attachment A – Parks, Recreation and Marine Commission Staff Report, June 20, 2019). Dedication is the process that applies to City-owned parkland to protect the park in perpetuity for public open space use. The City Charter states that the Parks and Recreation Commission shall have exclusive authority over all leisure activities in public parks and recreational facilities, controlled or operated by the City; and shall recommend to the City Manager and the City the dedication of public land for public parks.

Since June 2019, further assessment of the properties has informed the process and land use actions necessary to give each of the parks the appropriate LUE PlaceType designation and zone and to dedicate as parkland each of the 28 park properties in order to ensure ongoing protection of the parks. The 28 parks are being grouped by the type of land uses actions required; the subject action represents the first batch that encompasses the required actions associated with 12 of the parks (Attachment B - Site Vicinity Map; Attachment C – Parks Dedication List; Attachment D – General Plan Amendment Maps; Attachment E - Zone Change Maps; and Attachment F – Dedication Maps), described in more detail below and include the requisite General Plan Amendments, Zone Changes, Zoning Code Amendments, and dedications for Planning Commission approval and recommendation to the City Council. The remainder of the parks will be brought forward for dedication and necessary land use actions at a future date, as they have been identified to have more complex boundary and land use issues that require additional research beforehand.

Brief descriptions of the parks are provided below:

Mini-Park

A mini-park is a small park serving neighbors within 1/8 mile, generally less than two acres in size¹. Land use actions are being proposed for the following six mini-parks:

Craftsman Village Park – This is a 0.34 acre park, opened in 2012, features craftsman style fencing, entry features and lighting, native landscape, walking paths and a playground. The park land was purchased by the former Long Beach Redevelopment Agency, and the park

¹ Long Beach General Plan Open Space and Recreation Element, 2002.

improvements were funded by the Statewide Park Development and Community Revitalization Program. (District 1)

Donald Douglas Plaza – This approximately 0.44 acre existing park is one of several publicly accessible open space amenities provided through the buildout of the Douglas Park Specific Plan (PD-32). The community open space was developed as part of the first phase of the Douglas Park Development and serves as the northeast entrance to the overall development (District 5).

Locust Tot Lot – This 0.09 acre park opened to the public in September 2016 and includes a play structure with climbing and exploratory features, benches, bike racks, picnic tables, and a walkway (District 6).

Mary Molina Community Garden – This community garden was created through a family donation of undeveloped land in 2005 to commemorate avid gardener Mary Molina. The Mary Molina Community Garden is managed by Long Beach Organic², which provides garden plots available for community use. (District 1)

Miracle on 4th St. Park – This approximately 0.14 acre park was the City's first mini-park in a new program of building parks on single lots in park deficient areas. Initially leased by the City from the adjoining property owner, the City bought the site in 2004 with Park Impact Fee funds. The park includes a playground, bench seating, turf, mural, and varied landscaping. (District 2)

Pacific & 6th Community Garden – This community garden was established in 2001 on a vacant City property acquired by the former Long Beach Redevelopment Agency and was renovated through a Neighborhood Improvement Project Grant in 2011. The community garden is operated by Long Beach Organic and provides garden plots to seniors and the greater public. (District 1)

Park

A park is a tract of land, most often publicly held, accessible to the general public, for purposes of preserving natural areas and/or promoting the mental and physical health of the community through recreational, cultural and relaxation pursuits. Land use actions are being proposed for the following three parks:

C. David Molina Park – Located in North Long Beach, this approximately 3.3 acre park opened in 2018 on land that the Long Beach Redevelopment Agency acquired over 10 years prior. The

² On March 16, 2021, the City Council approved a lease with Long Beach Organic for the management and operation of several community gardens including Molina Community Garden for five years from February 1, 2021 to January 31, 2026 with two, three-year options to renew:
<https://longbeach.legistar.com/LegislationDetail.aspx?ID=4819208&GUID=A1089843-256B-4598-9B53-805AC4B1CFA3&Options=&Search=>

CHAIR AND PLANNING COMMISSIONERS

July 15, 2021

Page 5 of 13

park includes a sports field, shaded playground including accessible swings, landscaping, fitness trail, parking, and restroom facility. (District 1)

Grace Park – Grace Park is a 1.12 acre park, opened in 2006, featuring a Picnic Area, Playground, barbecues, benches, a small community garden and pathways. The park was built with funding from the Redevelopment Agency; The California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002; and the City of Long Beach Park Impact Fees. The park was named after Grace Wiley, a nationally known herpetologist and the first woman in her field. (District 8)

Orizaba Park – This approximately 3.8 acre park features a LEED certified community center, playground, skate park, basketball court, and restrooms. Former Pacific Electric Right-of-Way is now part of Orizaba Park, and as such a replica of the Red Car that historically ran from Long Beach to Los Angeles is located at Orizaba Park. Land use actions associated with this park include removing from the park dedication area a small, 0.1 acre, noncontiguous remnant parcel of the former Pacific Electric Right-of-Way located at the southwest corner of E. 14th Street and N. Orizaba Ave. Given the size, location and irregular shape of this small parcel, it has limited functionality for park purposes and presents a maintenance and operational challenge. (District 4)

Greenway Park

Greenway Parks are characterized as large undeveloped green spaces, often a remnant or odd shaped piece of land left over from development, which can be used for casual recreation uses. Greenways can serve to connect or link recreation opportunities throughout a community. Land use actions are being proposed for the following two greenway parks:

Jenni Rivera Memorial Park – Located in Central Long Beach, this approximately 3.2 acre park acquired by the former Long Beach Redevelopment Agency provides open space along the Pacific Electric Railway and was funded with Measure A sales tax revenue. It features a mural, grass area, and walkway. (District 6)

Pacific Electric (P.E.) Railway Greenbelt – The Pacific Electric Railway Greenbelt site served historically as a portion of the Pacific Electric Railway Balboa Line, linking Orange County to downtown Los Angeles. The site provides a walking trail and native California plants. (Districts 3 and 4)

Natural Resource Open Space

Open space is any area of land or water that is essentially unimproved and largely devoted to an undeveloped or unconstructed type of use. Land use actions are being proposed for the following natural resource open space:

Willow Springs Park

Willow Springs Park is 48-acre site that preserves the history of the site as the first water source for Long Beach in 1882. The Willow Springs Wetlands Restoration Project, which opened in

CHAIR AND PLANNING COMMISSIONERS

July 15, 2021

Page 6 of 13

October 2017, restored 11 acres of the site which includes a walking loop through a series of water-capturing bio-swales that flow to one acre of restored seasonal wetlands and habitat with native plants and trees, a constructed spring that mimics the original spring that provided water to early Long Beach, a water retention basin that cleans and diverts water to be reused on-site, and serves as an outdoor environmental education classroom. (District 7)

DISCUSSION

The proposed project consists of the following land use actions being proposed in order to ensure the appropriate General Plan Land Use Element (LUE) PlaceType designation and zoning district are applied to each of the parks in order to protect them in perpetuity as existing, City-owned parks allocated for public open space use. The specific actions include: General Plan amendments to make land use designations (PlaceTypes) of specific City-owned parks consistent with their existing park uses, by changing them to the Open Space (OS) PlaceType; zone changes for existing City-owned parks to the Park (P) zoning district; lot mergers to consolidate parcels; rezone a noncontiguous, remnant parcel of Orizaba Park so it can have appropriate oversight and be better maintained; and dedications, as appropriate, for the purposes of the development of new green space particularly in park-poor communities.

Cumulatively, the proposed actions are necessary to formally dedicate existing parks and open space. These actions are consistent with the goals and policies of the Open Space and Recreation Element (OSRE) and the General Plan Land Use Element (LUE) to protect parkland for public open space uses and to equitably increase access to park space in communities with the greatest need. The ongoing program (of which this action is a part) to change the land use (PlaceType) designation and zoning district of existing parks to the appropriate Open Space (OS) PlaceType and Park (P) zoning designation is needed to reflect and memorialize the existing park use and to protect the parks by ensuring development regulations that are aligned with park uses. Properties needing lot mergers will be completed through Zoning Administrator hearing and approval.

General Plan Amendments

General Plan Amendments are required to be reviewed by the Planning Commission and recommended to the City Council for final approval. The existing and proposed PlaceTypes for each of the twelve parks that are part of this project are provided in Attachment C. No physical construction or change is proposed by this action; rather the Planning Commission is requested to approve the change of the General Plan PlaceType to reflect the current conditions and operations of these properties.

General Plan Amendments are needed for the seven parks listed below in Table 1. All proposed General Plan Amendments are for parks that do not already have the Open Space (OS) PlaceType designation to be changed from their existing PlaceType to the Open Space (OS) PlaceType. Maps depicting the boundaries of the of properties requiring General Plan Amendments to change the PlaceTypes for each respective park are provided in Attachment D. Positive findings have been made for the proposed General Plan Amendments, Zoning Code Amendments, and Zone Changes (Attachment G – Findings).

CHAIR AND PLANNING COMMISSIONERS

July 15, 2021

Page 7 of 13

Table 1. General Plan Amendments

Name	Current PlaceType	Proposed PlaceType
Craftsman Village Park	Founding & Contemporary Neighborhood (FCN)	Open Space (OS)
Donald Douglas Plaza	Regional Serving Facility (RSF)	Open Space (OS)
Grace Park	Founding & Contemporary Neighborhood (FCN)	Open Space (OS)
Locust Tot Lot	Founding & Contemporary Neighborhood (FCN)	Open Space (OS)
Mary Molina Community Garden	Founding & Contemporary Neighborhood (FCN)	Open Space (OS)
Orizaba Park	Founding & Contemporary Neighborhood (FCN)	Open Space (OS)
Willow Springs	Open Space (OS) and Community Commercial (CC)	Open Space (OS)

General Plan Amendments are proposed for Craftsman Village Park, Grace Park, Locust Tot Lot, and Mary Molina Community Garden to change their PlaceType from Founding & Contemporary Neighborhood (FCN) to the Open Space (OS) PlaceType. These are all developed parks or mini-parks that are proposed by this project to change their PlaceType to Open Space (OS) to better reflect the City's development of these properties as parks. PlaceType changes to Open Space (OS) will be accompanied by zone changes to the Park (P) zoning district and dedication to ensure they are maintained as public parks in perpetuity.

A General Plan Amendment is proposed for Douglas Plaza to change its PlaceType from Regional Serving Facility (RSF) to the Open Space (OS) PlaceType. Douglas Plaza is one of several publicly accessible open space amenities planned in PD-32. Changing the PlaceType of Douglas Plaza to Open Space (OS) will create consistency with the proposed Park (P) zoning and better reflect existing park uses. PlaceType changes to Open Space (OS) will be accompanied by zone changes to the Park (P) zoning district and dedication to help protect the park in perpetuity for public open space use. A General Plan Amendment is proposed for a portion of Orizaba Park to change its PlaceType from Founding & Contemporary Neighborhood (FCN) to Open Space (OS). Orizaba Park was expanded over time and changing the PlaceType of the remaining portion of the park which does not already have the Open Space (OS) PlaceType will reflect the existing park use. The Founding & Contemporary Neighborhood (FCN) PlaceType provides for single-family and low-density housing and neighborhood-serving low-intensity commercial uses and is inconsistent with existing park uses. PlaceType changes to Open Space (OS) will be accompanied by zone changes to the Park (P) zoning district and dedication to help protect the park in perpetuity for public open space use.

CHAIR AND PLANNING COMMISSIONERS

July 15, 2021

Page 8 of 13

A General Plan Amendment is proposed for Willow Springs Park to change the PlaceType of the northwest corner of the park from Community Commercial (CC) to Open Space (OS). The recently adopted Globemaster Specific Plan included a zone change of the area from Community Automobile-Oriented (CCA), Park (P) to Open Space (SP-3-OS).³ This General Plan Amendment will facilitate consistency between the PlaceType and zoning per the Globemaster Specific Plan.

Zone Changes

Zone Changes are required to be reviewed by the Planning Commission and recommended to the City Council for final approval. The existing and proposed zoning for each of the twelve parks that are part of this project are provided in Attachment C. No physical construction or change is proposed in this action, rather the Planning Commission is requested to forward the recommendation to City Council to change the zoning to reflect the current conditions and operations of these properties as parks.

Zone Changes are needed for ten of the twelve parks listed below in Table 2. Maps depicting the boundaries of the of properties requiring Zone Changes for each respective park are provided in Attachment E. General Plan Amendments are also being proposed for parks on this list that do not already have the Open Space PlaceType designation, to change from their existing PlaceType to the Open Space PlaceType to ensure consistency between the land use designation and zoning of the subject parcels. For each one of these ten parks, the proposed zone change from existing zoning district to the Park (P) zoning district will provide for consistency with the Open Space PlaceType. For one of these parks, the proposed zone change from Park (P) to Light Industrial (IL) cleans up the zoning so that the park can have the appropriate oversight and be better maintained, and is discussed further below.

³ Globemaster Corridor-Zoning Map. Adopted by City Council on May 18, 2021.

<https://longbeach.legistar.com/LegislationDetail.aspx?ID=4942570&GUID=FF232427-DEF2-47DC-AA59-A67E32E34615&Options=&Search=>

Table 2. Zone Changes

Name	Current Zoning	Proposed Zoning
Craftsman Village Park	Two-Family Residential (R-2-N)	Park (P)
Donald Douglas Plaza	Douglas Park (PD-32)	Park (P)
Jenni Rivera Memorial Park	Commercial Storage (CS)	Park (P)
Locust Tot Lot	Two-Family Residential (R-2-N)	Park (P)
Mary Molina Community Garden	Two-Family Residential (R-2-N), Community Automobile-Oriented (CCA)	Park (P)
Miracle on 4th Street Park	Neighborhood Commercial and Residential (CNR)	Park (P)
Orizaba Park	Two-Family Residential (R-2-N) and Light Industrial (IL)	Park (P)
Orizaba Park (APN: 7259024902)	Park (P)	Light Industrial (IL) ⁴
Pacific & 6th Community Garden	Downtown (PD-30)	Park (P)
P.E. Railway Greenbelt	Two-Family Residential (R-2-N), Pacific Railway (PD-22)	Park (P)
Willow Springs Park	Medium Industrial (IM)	Park (P)

All of the above parks will be rezoned from their respective zones to the Park (P) zoning district. Craftsman Village Park, Locust Tot Lot, and Mary Molina Community Garden are mini-parks (14,392 SF; 4,057 SF; and 7,699 SF respectively) currently zoned Two-Family Residential (R-2-N). Pacific and 6th Community Garden is a mini-park (2,750 SF) currently zoned Downtown Specific Plan (PD-30). Mary Molina Community Garden and Pacific and 6th Community Garden are operated by Long Beach Organic and provide garden plots that are available to the public. All are mini-parks created relatively recently in residential areas to serve the immediate surrounding community.

This project proposes zone changes for several parks from commercial zones to the Park (P) zone. These are Jenni Rivera Memorial Park [Commercial Storage (CS)], Donald Douglas Plaza [Douglas Park (PD-32)], Mary Molina Community Garden [Community Automobile-Oriented (CCA)], and Miracle on 4th Street Park [Neighborhood Commercial and Residential (CNR)]. Jenni Rivera Memorial Park was formerly RDA property that opened as a park in 2012. Donald Douglas Plaza (15,935 SF) is located in Douglas Park (PD-32) North, Subarea 1. This subarea, located in the northeast corner of Douglas Park, is intended as a mixed-use

⁴ This approximately 0.1 acre noncontiguous, remnant parcel to the former Pacific Electric Right-of-Way is zoned Park (P) and was previously dedicated. Over time, the Park (P) zoning became a barrier to appropriate oversight and maintenance of the parcel and is thus being recommended to be rezoned to Light Industrial (IL). Further discussion is included in the body of the staff report.

CHAIR AND PLANNING COMMISSIONERS

July 15, 2021

Page 10 of 13

commercial district of office, retail, entertainment, restaurant and hotel uses. Douglas Plaza is one of several publicly accessible open space amenities within PD-32. The community open space was developed as part of the first phase of the Douglas Park Development and serves as the northeast entrance to the overall development. A portion of Mary Molina Community Garden is currently zoned CCA. This community garden was created through a family donation of undeveloped land in 2005 and is currently operated by Long Beach Organic. Miracle on 4th Street Park was the City's first mini-park in a new program of building parks on single lots in park deficient areas. Miracle on 4th Street Park is developed with a playground, bench seating, turf, mural, and varied landscaping, and should be rezoned from Neighborhood Commercial and Residential (CNR) to Park (P) to be consistent with existing park uses.

The majority of Orizaba Park was previously dedicated on December 23, 2003 and is appropriately zoned Park (P). Since 2003, Orizaba Park was expanded through acquisition of blighted industrial properties and developed with various park amenities. The area of Orizaba Park where the basketball court and a portion of an open field were developed is zoned Light Industrial (IL) and is proposed to be rezoned to Park (P) to reflect this expansion and the existing park uses. Adjacent to the west, the area of Orizaba Park which includes the remainder of the field and a community garden currently leased and managed by Long Beach Organic is currently zoned R-2-N and is similarly proposed to be rezoned to Park (P) to reflect existing uses and to bring cohesive zoning across the entirety of the park. Orizaba Park includes a 456 SF, noncontiguous remnant parcel of the former Pacific Electric Right-of-Way located in the southwest corner of E. 14th Street and N. Orizaba Ave. This contiguous remnant parcel was dedicated in 2003.⁵ A community organization had received grant funding from the Housing and Neighborhood Services Bureau for the improvement and future maintenance of the remnant parcel.⁶ Over time, this zoning became a barrier to the proper oversight and maintenance of this corner of the property by the Parks, Recreation, and Marine Department. In light of the challenging conditions associated with this remnant, Economic Development Department staff has been exploring the possible sale of the parcel to the abutting industrial property owner. As a result this area is proposed to be rezoned from Park (P) to Light Industrial (IL) bring consistent zoning across the subject parcel and the abutting privately owned property. The proposed zone change and removing the area from the dedicated park area reflect future anticipated use and private ownership of the parcel. The City will then complete lot mergers of the remaining parcels that comprise Orizaba Park. Further discussion is included in the Dedication section of the staff report.

A portion of the P.E. Railway Greenbelt between Termino Avenue/8th Street and Bennett Avenue/7th Street was previously dedicated in 2003 and is appropriately zoned Park (P) or Pacific Railway (PD-22).⁷ The parcel that is zoned PD-22 includes a commercial building currently operated by Musical Theater West and will retain PD-22 zoning. The parcel at the

⁵ Ordinance No. C-7894. Adopted by City Council on December 23, 2003.

⁶ Parks, Recreation, and Marine Commission. September 4, 2012 Agenda Item:

<http://longbeach.legistar.com/View.ashx?M=F&ID=2093568&GUID=65AA0266-8A22-4AE0-BE14-F14C8ABBE5EF>

⁷ Ordinance No. C-7894. Adopted by City Council on December 23, 2003.

CHAIR AND PLANNING COMMISSIONERS

July 15, 2021

Page 11 of 13

upper northwest corner (APN: 7254013901) is already appropriately zoned Park (P). The subsequent parcel to the northwest (APN: 7254017901) continues the P.E. Railway Greenbelt, is existing park, and is proposed to be rezoned from R-2-N to Park (P) to reflect the expanded park use. The P.E. Railway Greenbelt from Bennett Avenue/7th Street Ximeno Ave to E. 4th Street/Park Avenue is comprised of two parcels (APNs: 7241015902, 7250018904) that are proposed to be rezoned from PD-22 (Subarea 12) to P for consistency with existing park uses. In PD-22, Subarea 12 was previously leased to the operator of a Christmas tree farm, however park space has since been developed in this area.

A 1.3 acre area on the eastern side of Willow Springs Park (APN: 7212009914) is currently zoned Medium Industrial (IM). The area (APN: 7212009021) to the northeast of Willow Springs Park where E. Spring Street and Orange Avenue meet is owned by Signal Hill Petroleum, Inc. and zoned Medium Industrial (IM). To the south of this privately owned parcel, the 1.3 acre area that is zoned Medium Industrial (IM) is within the City-owned parcel (APN: 7212009914) that is Willow Springs Park and zoned Park (P). The LUE PlaceType for this area is currently Open Space (OS), so the proposal to rezone from Medium Industrial (IM) to Park (P) bring the parcel's zoning into consistency with the existing Open Space (OS) PlaceType.

Dedication

The City Charter and General Plan Open Space and Recreation Element (OSRE) provide guidance on dedication and parkland replacement requirements that preserve and protect parks in perpetuity for public open space uses. The City Charter outlines that those areas that have been dedicated or designated as public park or recreation areas of the City shall not be sold or otherwise alienated unless ratified by an affirmative vote at a municipal election for such purpose; or after a recommendation by the Parks and Recreation Commission to the City Council and a public hearing whereby the City Council determines that said park or recreation areas will be replaced by other dedicated or designated park or recreation areas on substantially an amenity for amenity basis, and at a ratio of at least two to one (2:1) with an approximately equal portion of the replacement land located in the park service area where the land was converted and an approximately equal portion of the replacement land located in a park service area needing parkland as determined by the Parks and Recreation Commission (LBMC Sec. 905). The OSRE calls for formal dedication of all City owned parks (Policies 4.2, 4.4, 4.5, and 4.8) and requirement that any conversion of parkland be replaced amenity-for-amenity and acre-for-acre at a 2:1 ratio, with one acre of replacement land located in the park service area where the land was converted and an additional acre of replacement land located in a park service area needing parkland (Policy 4.5).

Consistent with the City Charter and the OSRE, the proposed project includes an action to dedicate the 12 parks listed in Attachment C to protect them in perpetuity for public open space use: Craftsman Village Park, C. David Molina Park, Donald Douglas Plaza, Grace Park, Jenni Rivera Memorial Park, Locust Tot Lot, Mary Molina Community Garden, Miracle on 4th Street Park, Orizaba Park, Pacific & 6th Community Garden, Pacific Electric Railway Greenbelt, and

CHAIR AND PLANNING COMMISSIONERS

July 15, 2021

Page 12 of 13

Willow Springs. Dedication maps for each of the respective parks are provided in Attachment F.

As discussed above, there is one exception wherein the proposed project includes a recommendation to rezone a 0.1 acre, noncontiguous remnant parcel at Orizaba Park, located at the southwest corner of E. 14th Street and N. Orizaba Ave., which was previously zoned Park (P) and dedicated. This area is proposed to be rezoned from Park (P) to Light Industrial (IL) and removed from the dedicated park area to accurately reflect existing use, given the constraints to its use as functional park space, and to facilitate future sale of this remnant parcel to the adjacent owner. While this removes the noncontiguous, remnant parcel from dedicated park area, the 1.2-acre area within Orizaba Park being proposed by this action to be rezoned from R-2-N and IL will be dedicated as park, complying with the 2:1 one replacement policy within the required park service area. Additionally, the Project dedicates Jenni Rivera Memorial Park (2.9 acres), as well as others within park poor neighborhoods, which provides dedicated park area substantially in excess of that required by the replacement policy and meeting the geographic requirements of the policy to locate replacement parkland in underserved areas.

In sum, the areas to be added to dedicated parkland area exceeds by more than double the remnant parcel area to be removed from dedication (0.1 acres) resulting in a net increase in dedicated park area per the OSRE by the required ratio of replacement area within the park service area where land was converted and within park service area needing parkland.

PUBLIC HEARING NOTICE

In accordance with public hearing notification requirements, in Long Beach Municipal Code Section 21.21.302, notice of this public hearing was published in the Long Beach Press-Telegram on June 30, 2021. Notices were also provided to City libraries that are currently open. Notice posting was provided at City Hall. Public hearing notice posters were posted at the entrance of each of the 12 parks. As of the date of preparation of this report, no comments have been received. Additionally, notice of the proposed project was distributed through the City's LinkLB e-mail blast system.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA), a Negative Declaration was prepared for the Parks Zoning and Dedication Project (Round 1) - May 2021. The environmental report and associated documents were posted on the City website and a notice was published in the Long Beach Press-Telegram on June 1, 2021. The Negative Declaration has been circulated for a 30-day review period until July 1, 2021 (Attachment H – Negative Declaration ND 01-20). As of the date of preparation of this report, one agency comment has been received from the California Department of Transportation indicating that some of the 12 parks are near but not expected to have a direct adverse impact to the State Highway System (Attachment I – ND Public Comments).

Respectfully submitted,

CHAIR AND PLANNING COMMISSIONERS

July 15, 2021

Page 13 of 13



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PROJECT PLANNER



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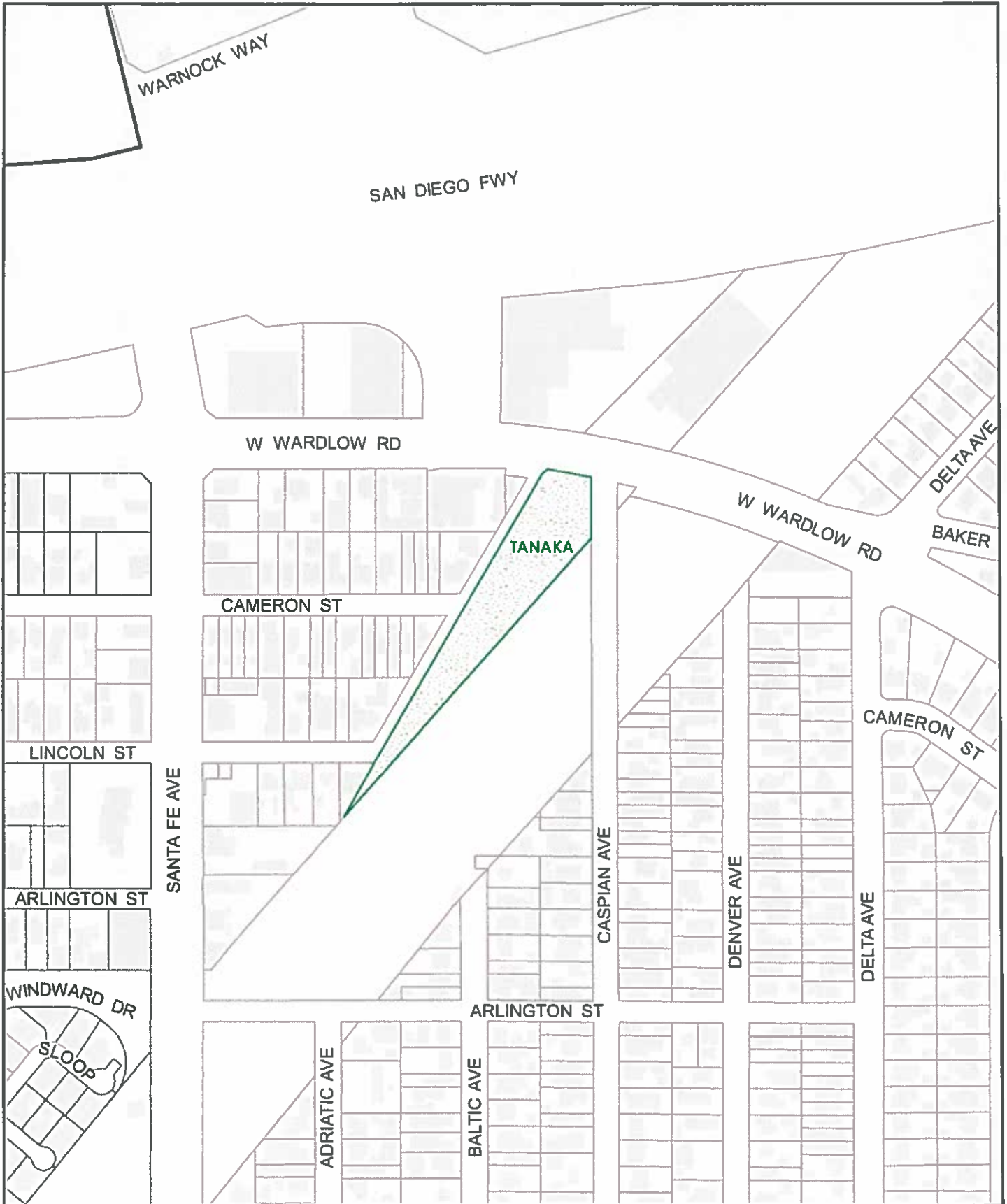


OSCAR W. ORCI
DIRECTOR OF DEVELOPMENT
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ASR:ah;jl

Attachments:

- Attachment A - Parks, Recreation, and Marine Commission Staff Report, June 20, 2019
- Attachment B - Site Vicinity Map
- Attachment C - Parks Dedication List
- Attachment D - General Plan Amendment Maps
- Attachment E - Zone Change Maps
- Attachment F - Dedication Maps
- Attachment G - Findings
- Attachment H - Negative Declaration ND 01-20
- Attachment I - ND Public Comments



Tanaka Park
1400 W. Wardlow Road
Total area: **1.4 acres**

