

# CITY OF LONG BEACH

# H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

May 9, 2017

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing;

Accept Categorical Exemption CE17-012 and approve Zone Change No. ZCA17-002 to change the zoning designation from R-4-R (Moderate Density, Multi-family Residential) to P (Park) for property located at 1195 E. 15th Street (Rosa Parks Park) (Application No. 1701-07) (District 6);

Accept Categorical Exemption CE17-013 and approve Zone Change No. ZCA17-003 to change the zoning designation from CCP (Commercial Community Pedestrian-Oriented) to P (Park) for property located at 1501 E. Anaheim Street (Cambodian Killing Fields Memorial) (Application No. 1701-08) (District 6);

Accept Categorical Exemption CE17-014 and approve Zone Change No. ZCA17-004 to change the zoning designation from CS (Commercial Storage) to P (Park) for property located at 2300 Martin Luther King, Jr. Avenue (NAACP Freedom Park) (Application No. 1701-09) (District 6);

Accept Categorical Exemption CE17-016 and approve Zone Change No. ZCA17-006 to change the zoning designation from RM (Single-family for Mobile Home) to P (Park) for property located at 5550 N. Paramount Boulevard (Davenport Park Expansion) (Application No. 1701-11) (District 8); and,

Declare Ordinance amending the Use District Map by amending portions of Parts 10, 16, 29, and 30 read for the first time and laid over to the next regular meeting of the City Council for final reading. (Districts 6, 8)

## DISCUSSION

In 2015, the State Department of Finance approved the City of Long Beach Successor Agency's Long Range Management Plan (LRMP). This plan articulated the City's path for disposing of Successor Agency properties for sale, development, or public use. Several properties included on the LRMP had been acquired for the purpose of providing

additional parkland to the City's parks inventory. The four properties that are the subject of this zone change request will be subject to a State and City required process to designate the properties for use as City parks in perpetuity.

This proposal is a request for zone changes for four properties to reflect the current and future use as City parks. No physical construction or change is proposed with this action. On February 16, 2017, the Planning Commission considered the zone change requests and recommended City Council approval (Exhibit A – Planning Commission Staff Report). Exhibit B depicts the current zoning and General Plan land use designations. A summary of each property is provided below:

**Rosa Parks Park:** This property is located within Central Long Beach and was acquired by the former Redevelopment Agency to remove blight and provide open space. The park is developed with a walkway, native and water-conserving landscaping, and commemorative art with depictions of Rosa Parks and her legacy. "Roses for Rosa" by artist Pat Ward Williams uses a rose as a visual theme for the park. Nestled in the roots of a "Heritage Tree" is a portrait of Rosa Parks. Black granite tiles sandblasted with Rosa Parks motifs and biographic information are placed along the walkway.

**Cambodian Killing Fields Memorial Garden:** This property is located within Central Long Beach in an ethnically diverse area with one of the largest Cambodian communities in Southern California. The property was acquired by the former Redevelopment Agency as part of the larger MacArthur Park Library project and was identified as the location for the Killing Fields Memorial Garden to commemorate the victims of the Cambodian genocide.

**NAACP Freedom Park:** The City issued Open Space Revenue Bonds in 2006 for the expansion and development of parks and open space in underserved communities. The City loaned the former Redevelopment Agency bond proceeds to assist in acquiring property identified for open space development. This subject property was subsequently developed as open space adjacent to the Pacific Electric Right-of-Way Bike Trail.

**Davenport Park Expansion:** This property is located in North Long Beach and was acquired by the former Redevelopment Agency to add much needed open space in the area by expanding the existing Davenport Park. The park is located near an area with high population densities and is developed with recreational amenities.

Pursuant to Zoning Code Section 21.25.106, the City Council must make the following findings of fact prior to approval of a Zoning Code Amendment:

- A. The proposed change will not adversely affect the character, livability or appropriate development of the surrounding area.

B. The proposed change is consistent with the goals, objectives and provisions of the General Plan.

C. If the proposed change is a rezoning of an existing mobile home park, that the requirements of Section 21.25.109 have been or will be fully met.

As required by redevelopment law, the subject properties were acquired to help remove blight and improve the quality of life of residents by increasing open space, which will improve the livability of the surrounding areas. Amending the Zoning Map to designate the properties as P (Park) will provide consistency with the current and future use of the properties as open space. Furthermore, park use and the proposed amendments are consistent with the current land use designations and the designations within the Land Use Element of the General Plan that is currently in the approval process. None of the subject properties are developed with mobile home parks. Therefore, staff recommends approval of the Zoning Code Amendments, subject to the supporting findings of fact (Exhibit C – Findings).

A public hearing notice was published in the Long Beach Press-Telegram on April 25, 2017, and no responses were received as of the date of preparation of this report.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, these projects qualify for a categorical exemption pursuant to Section 15301 (Existing Facilities) and Section 15308 (Actions by Regulatory Agencies for Protection of the Environment). Furthermore, these projects are covered by the general rule that CEQA applies only to projects which have the potential for causing a significant impact on the environment (Section 15061(b)(3) of the CEQA Guidelines). It can be seen with certainty that the proposed Zoning Code Amendments will not have a significant effect on the environment as the use is not changing and no physical improvements are contemplated or approved as a part of this action.

This matter was reviewed by Assistant City Attorney Michael J. Mais on April 15, 2017 and by Revenue Management Officer Geraldine Alejo on April 19, 2017.

#### TIMING CONSIDERATIONS

City Council action is requested on May 9, 2017, to update the existing Zoning Map to ensure consistency with the current and future use of the subject properties.

#### FISCAL IMPACT

There is no fiscal or local job impact associated with this recommendation.

#### SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LT:CK:fn  
P:\Planning\City Council Items (Pending)\Council Letters\2017\2017-05-09\CL Park Zone Changes v3.docx

APPROVED:



PATRICK H. WEST  
CITY MANAGER

Attachments: Exhibit A – Planning Commission Staff Report from February 16, 2017  
Exhibit B - Current Zoning and Land Use  
Exhibit C - Findings  
City Council Ordinance



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

February 16, 2017

**CHAIR AND PLANNING COMMISSIONERS**City of Long Beach  
California**RECOMMENDATION:**

Recommend that the City Council accept Categorical Exemption No. CE17-011 and approve Zone Change No. ZCA17-001 to change the zoning designation from PD-25 (Atlantic Avenue Planned Development) to P (Park) for property located at 612 E. Sunrise Boulevard (Sunrise Neighborhood Gateway Entry) (District 6) (Application No. 1701-06);

Accept Categorical Exemption No. CE17-012 and approve Zone Change No. ZCA17-002 to change the zoning designation from R-4-R (Moderate Density, Multi-family Residential) to P (Park) for property located at 1195 E. 15th Street (Rosa Parks Park) (District 6) (Application No. 1701-07);

Accept Categorical Exemption No. CE17-013 and approve Zone Change No. ZCA17-003 to change the zoning designation from CCP (Commercial Community Pedestrian-Oriented) to P (Park) for property located at 1501 E. Anaheim Street (Cambodian Killing Fields Memorial) (District 6) (Application No. 1701-08);

Accept Categorical Exemption No. CE17-014 and approve Zone Change No. ZCA17-004 to change the zoning designation from CS (Commercial Storage) to P (Park) for property located at 2300 Martin Luther King Jr. Avenue (NAACP Freedom Park) (District 6) (Application No. 1701-09);

Accept Categorical Exemption No. CE17-015 and approve Zone Change No. ZCA17-005 to change the zoning designation from CHW (Commercial Regional Highway) to P (Park) for property located at 998 E. Pacific Coast Highway (Poly Gateway Project) (District 6) (Application No. 1701-10); and

Accept Categorical Exemption No. CE17-016 and approve Zone Change No. ZCA17-006 to change the zoning designation from RM (Single-family for Mobile Home) to P (Park) for property located at 5550 N. Paramount Boulevard (Davenport Park Expansion) (District 8) (Application No. 1701-11).

APPLICANT: City of Long Beach  
333 West Ocean Boulevard  
Long Beach, CA 90802

## **DISCUSSION**

In 2015, the State Department of Finance approved the City of Long Beach Successor Agency's Long Range Management Plan (LRMP). This plan articulated the City's path for disposing of Successor Agency properties for sale, development or public use. Several properties included on the LRMP had been acquired for the purpose of providing additional parkland to the City's parks inventory. The six properties that are the subject of this zone change request will be subject to a State and City-required process to designate the properties for use as City parks in perpetuity.

This proposal requests a zone change for six properties to reflect the current and future use as City parks. Zone changes are required to be reviewed by the Planning Commission with a recommendation forwarded to the City Council for final approval. The park use and P Zoning District are consistent with the current General Plan land use designations for each of the six properties. Exhibit A (Current Zoning and Land Use) depicts the current zoning and General Plan land use designations for each property. No physical construction or change is proposed in this action, rather the Planning Commission is requested to change the zoning to reflect the current conditions and operations of these properties.

The subject applications are part of initial work for Citywide park planning and implementation of the General Plan. In the next phase, the Planning Bureau and the Parks, Recreation and Marine Department will coordinate to develop a work plan to update the Open Space Element of the General Plan. Each of the properties, with the exception of the former Pacific Electric Railroad Right-of-Way (PEROW), were acquired by the former Redevelopment Agency to remove blight and provide open space with the goal of revitalizing neighborhoods and providing open space in underserved areas of the City. Four of the subject properties are located within the Central Long Beach area and the Central Long Beach Strategic Guide for Development identifies the importance of revitalizing neighborhood centers and highlighting the historic fabric of residential neighborhoods. Further details of each property are provided below.

**Sunrise Neighborhood Gateway Entry:** The property is located within Central Long Beach and was acquired for blight removal and development as a landscaped gateway entry project for the Sunrise Boulevard Historic District neighborhood.

**Rosa Parks Park:** The property is located within Central Long Beach and was acquired for development as a park with a walkway, native and water-friendly landscaping, and commemorative art of Rosa Parks. "Roses for Rosa" by artist Pat Ward Williams uses a rose as a visual theme for the Rosa Parks Park. Nestled in the roots of a "Heritage Tree" is a portrait of Rosa Parks. Black granite tiles sandblasted with Rosa Parks motifs and biographic information are placed along the walkway.

**Cambodian Killing Fields Memorial Garden:** The property is located within Central Long Beach in an ethnically diverse area with one of the largest concentrations of the

CHAIR AND PLANNING COMMISSIONERS

February 16, 2017

Page 3 of 4

Cambodian community in Southern California. The property was acquired by the former Redevelopment Agency as part of the larger MacArthur Park Library project and identified as the location for the Killing Fields Memorial Garden to commemorate the victims of the Cambodian genocide.

**NAACP Freedom Park:** The City issued Open Space Revenue Bonds in 2006 for the expansion and development of parks and open space in underserved communities. The City loaned the former Redevelopment Agency bond proceeds to assist in acquiring property identified for open space development. The subject property was subsequently developed as open space adjacent to the Pacific Electric Right-of-Way Bike Trail.

**Long Beach Poly High School Gateway:** The property is located within Central Long Beach and was acquired by the former Redevelopment Agency and developed as passive open space for Poly High School and the surrounding community. This public improvement served to facilitate the removal of blight and assist in creating a safe, more cohesive, and economically dynamic neighborhood.

**Davenport Park Expansion:** The property is located in North Long Beach and was acquired by the former Redevelopment Agency to add much needed open space in the area by expanding the existing Davenport Park. The park is located near an area with high population densities and is developed with recreational amenities.

Pursuant to Zoning Code Section 21.25.106, the Planning Commission must make the following findings of fact prior to approval of a Zoning Code Amendment:

- A. The proposed change will not adversely affect the character, livability or appropriate development of the surrounding area; and
- B. The proposed change is consistent with the goals, objectives and provisions of the General Plan; and
- C. If the proposed change is a rezoning of an existing mobile home park, that the requirements of Section 21.25.109 have been or will be fully met.

As required by redevelopment law, the subject properties were acquired to help remove blight and improve the quality of life of residents by increasing open space, which will improve the livability of the surrounding areas. Amending the Zoning Map to designate the properties as P (Park) will provide consistency with the General Plan and current and future use of the properties as open space. Furthermore, park use and the proposed amendments are consistent with the current land use designations and the designations within the Land Use Element of the General Plan, which is currently in the approval process. None of the subject properties are developed with mobile home parks. Therefore, staff recommends approval of the Zoning Code Amendments, subject to the supporting findings of fact (Exhibit B – Findings).

**PUBLIC HEARING NOTICE**

Public Hearing notices were distributed on January 30, 2017, in accordance with the provisions of the Zoning Ordinance. No comments have been received as of the preparation of this report.

**ENVIRONMENTAL REVIEW**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, this project qualifies for a categorical exemption pursuant to Section 15301 (Existing Facilities) and Section 15308 (Actions by Regulatory Agencies for Protection of the Environment). Furthermore, this project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant impact on the environment (Section 15061(b)(3) of the CEQA Guidelines). It can be seen with certainty that the proposed Zoning Code Amendments will not have a significant effect on the environment as the use is not changing and no physical improvements are contemplated or approved as a part of this action.

Staff recommends the Planning Commission recommend that the City Council accept the Categorical Exemptions for the proposed zone changes, and recommend approval of the requested zone changes.

Respectfully submitted,



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

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Attachments: Exhibit A – Current Zoning and Land Use  
Exhibit B – Findings



**Exhibit B**

<b>Application No.</b>	<b>Zone Change No.</b>	<b>Project Name</b>	<b>APN</b>	<b>Address</b>	<b>Current Zoning</b>	<b>Zoning Map No.</b>	<b>General Plan Land Use Designation</b>
1701-07	ZCA17-002	Rosa Parks Park	7268-022-910	1195 E. 15th St.	R-4-R	10	4 - High Density Residential
1701-08	ZCA17-003	Cambodian Killing Fields Memorial	7268-040-900	1501 E. Anaheim St.	CCP	10	8A - Traditional Retail Strip Commercial
1701-09	ZCA17-004	NAACP Freedom Park	7211-016-900, 7211-016-901, 7211-016-902	2300 Martin Luther King Jr. Ave.	CS	16	3B - Moderate Density Residential
1701-11	ZCA17-006	Davenport Park Expansion	7157-006-905	5550 N. Paramount Blvd.	RM	29 and 30	1 - Single Family

**ZONING CODE AMENDMENT  
FINDINGS**

**Application Nos. 1701-07, 1701-08,  
1701-09, and 1701-11  
May 9, 2017**

Pursuant to Section 21.25.106 of the Zoning Ordinance, the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

**A. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA;**

Amending the Zoning Map to designate the properties as P (Park) reflects the current and future use of the properties. No physical improvements are contemplated as a part of these Zoning Code Amendment applications. The properties were acquired to help remove blight and improve the quality of life of residents by increasing open space and access to parks. The sites were selected in part because they were suitable for park development and located in areas where additional open space was desirable and appropriate. The development of parks improves the livability of the surrounding areas. Parks are compatible with surrounding residential, commercial, and institutional uses and provide residents, visitors, students, and employees nearby with much needed open space.

**B. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN; AND**

Amending the Zoning Map to designate the properties as P (Park) will provide consistency with the General Plan and current and future use of the properties. The use of the properties is not changing and no physical improvements are contemplated as a part of these Zoning Code Amendment applications. Park use and the proposed amendments are consistent with the current land use designations for the subject properties of Traditional Retail Strip Commercial, High Density Residential, Moderate Density Residential, and Single Family Residential. These Land Use Districts and related policies offer no design specifications or requirements applicable to the Zoning Code Amendments. The current park use and planned improvements are consistent with the goals of the Land Use Element regarding neighborhood emphasis and facilities maintenance. Furthermore, the subject properties are designated as Open Space PlaceType within the draft Land Use Element of the General Plan, which is consistent with the P Zoning District. This action furthers the General Plan Open Space Element Goals #3 (Open Space for Public Health and Safety and #4 Open Space for Outdoor Recreation and Recreational Facilities.

**C. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.**

This finding is not applicable, as none of the subject properties are developed with mobile home parks. Section 21.25.109 of the Zoning Ordinance is not applicable.

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LAND USE DISTRICT MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS BEEN ESTABLISHED AND AMENDED BY AMENDING PORTIONS OF PARTS 10, 16, 29 AND 30 OF SAID MAP

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

Section 1. Environmental documentation having been prepared, certified, received and considered as required by law, and the City Council hereby finding that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding area and that the proposed change is consistent with the goals, objectives and provisions of the General Plan, the official Land Use District Map of the City of Long Beach, as established and amended, is further amended by amending:

A. A portion of Part 10 of said map to rezone the parcel located at 1195 E. 15th Street (Rosa Parks Park) from R-4-R (Moderate Density, Multi-family Residential) to P (Park) as depicted on Exhibit "A" which is attached hereto and by this reference made a part of this ordinance and the official Land Use District Map; and

B. A portion of Part 10 of said map to rezone the parcel at 1501 E. Anaheim Street (Cambodian Killing Fields Memorial) from CCP (Commercial Community Pedestrian-Oriented) to P (Park) as depicted on Exhibit "B" which is attached hereto and by this reference made a part of this ordinance and the official Land Use District Map; and

C. A portion of Part 16 of said map to rezone the parcel at 2300 Martin Luther King Jr. Avenue (NAACP Freedom Park) from CS (Commercial Storage) to P

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Lona Beach, CA 90802-4664

1 (Park) as depicted on Exhibit "C" which is attached hereto and by this reference made a  
2 part of this ordinance and the official Land Use District Map; and

3 D. A portion of Part 29 and Part 30 of said map to rezone the parcel at  
4 5550 N. Paramount Boulevard (Davenport Park Expansion) from RM (Single-family for  
5 Mobile Home) to P (Park) as depicted on Exhibit "D" which is attached hereto and by this  
6 reference made a part of this ordinance and the official Land Use District Map.

7 Section 2. All ordinances and parts of ordinances in conflict herewith are  
8 hereby repealed.

9 Section 3. The City Clerk shall certify to the passage of this ordinance by  
10 the City Council and cause it to be posted in three conspicuous places in the City of Long  
11 Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

12 I hereby certify that the foregoing ordinance was adopted by the City Council  
13 of the City of Long Beach at its meeting of \_\_\_\_\_, 2017, by the following  
14 vote:

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

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

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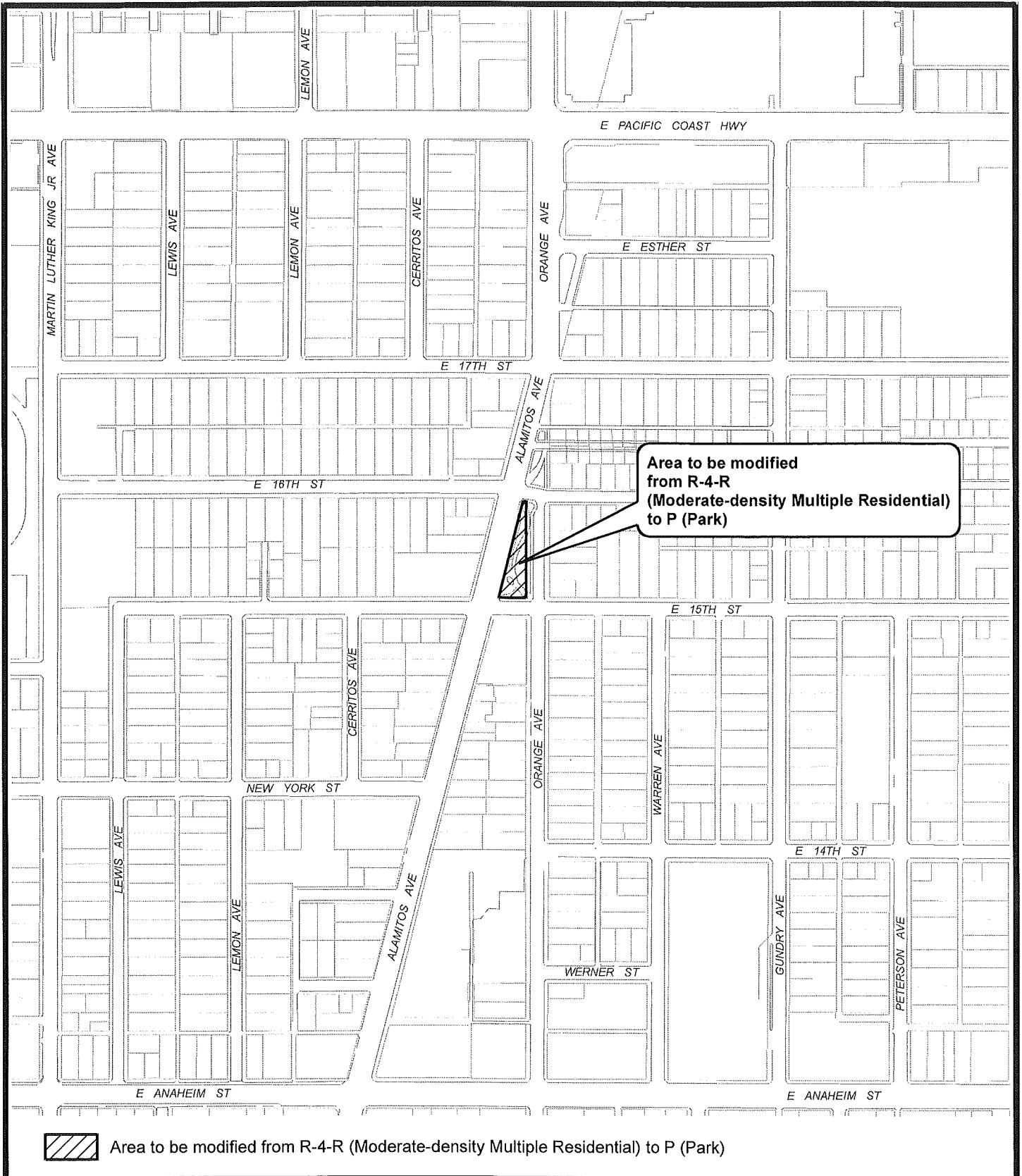
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City Clerk

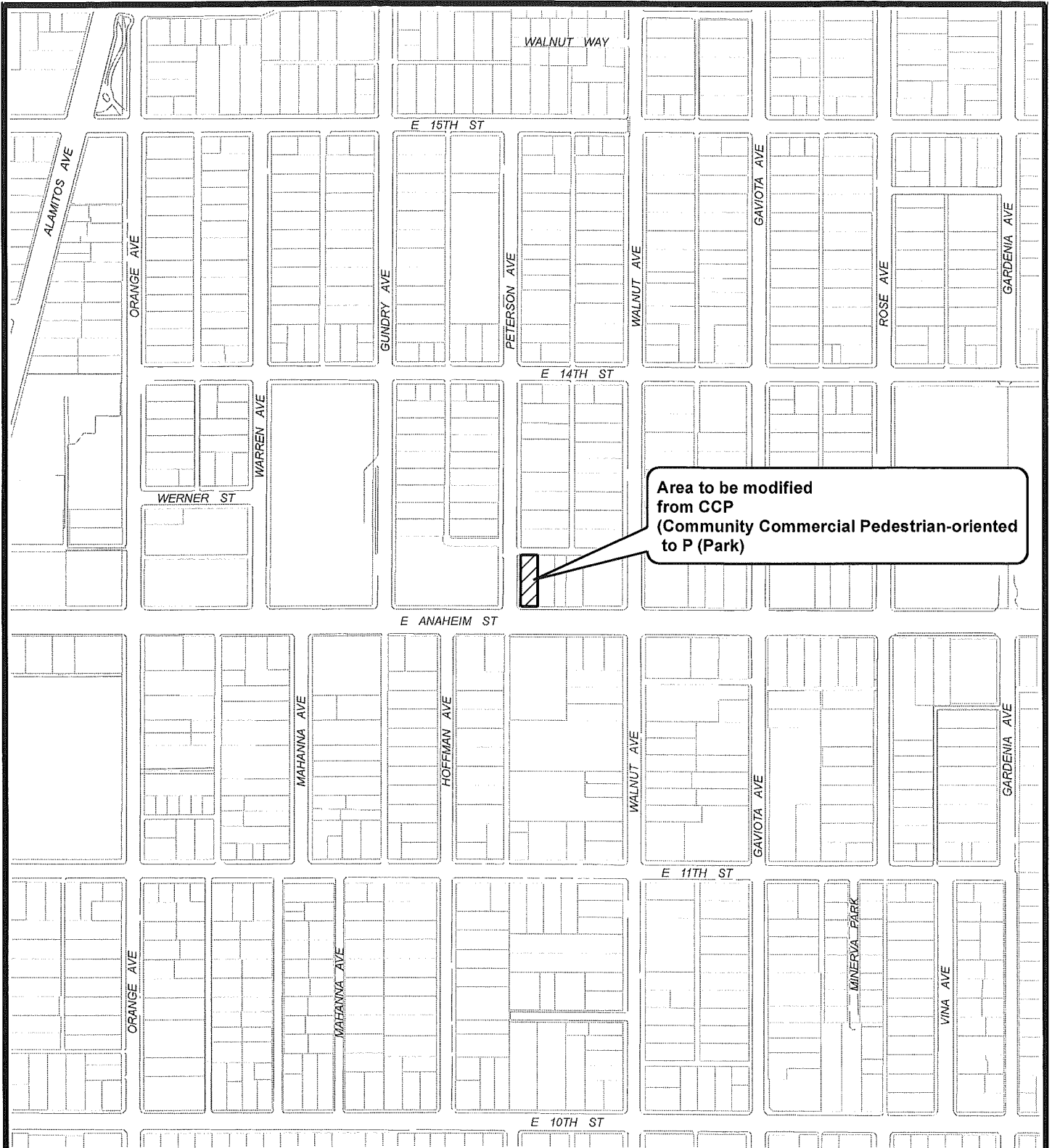
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27 Approved: \_\_\_\_\_

28 \_\_\_\_\_  
Mayor



**PROPOSED  
AMENDMENT TO A PORTION OF  
PART 10 OF THE USE DISTRICT MAP**

Zone Change No.  
ZCA17-002

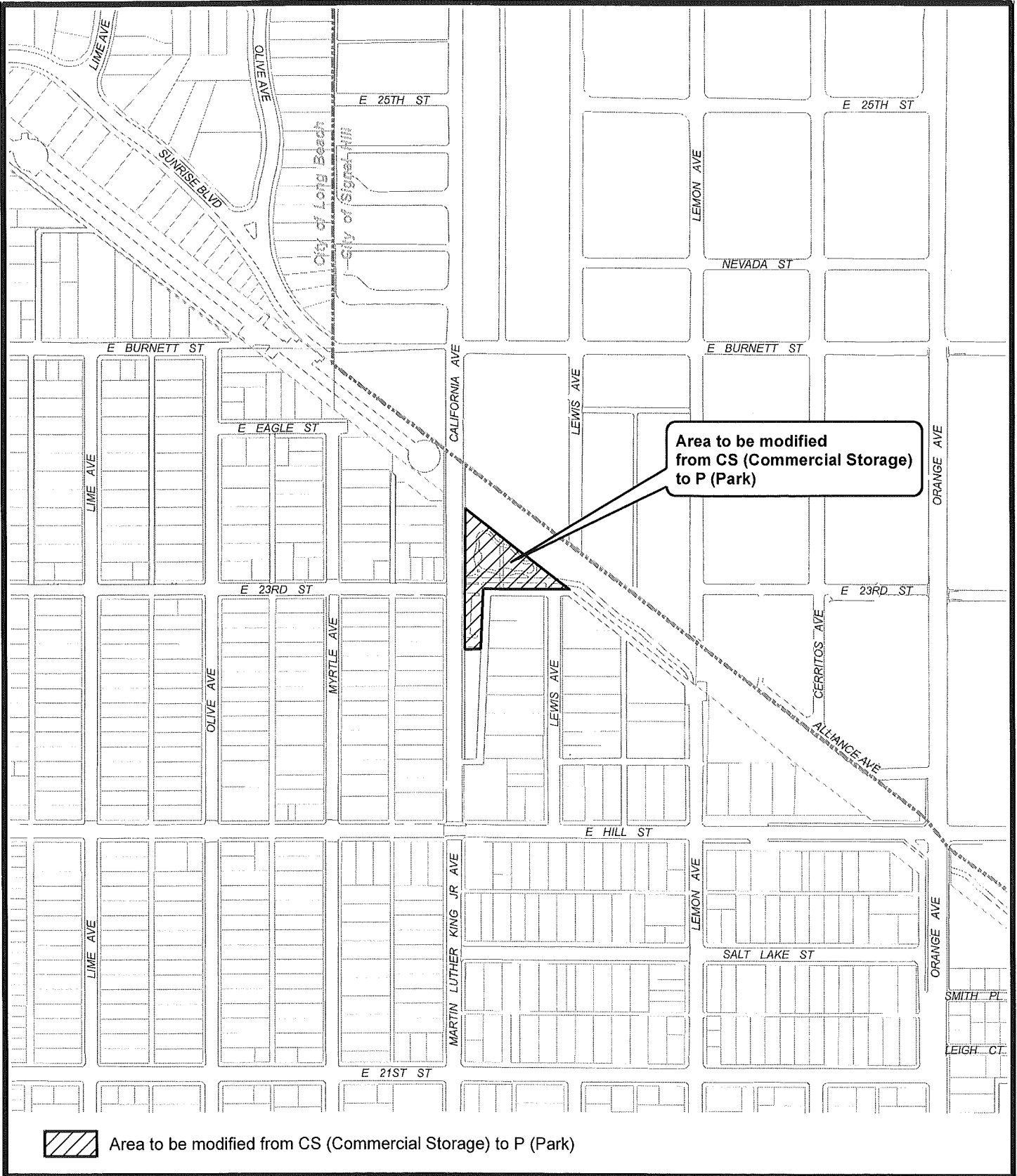



Area to be modified from CCP (Community Commercial Pedestrian-oriented) to P (Park)



**PROPOSED  
AMENDMENT TO A PORTION OF  
PART 10 OF THE USE DISTRICT MAP**

Zone Change No.  
ZCA17-003



 Area to be modified from CS (Commercial Storage) to P (Park)



**PROPOSED  
AMENDMENT TO A PORTION OF  
PART 16 OF THE USE DISTRICT MAP**

Zone Change No.  
ZCA17-004



