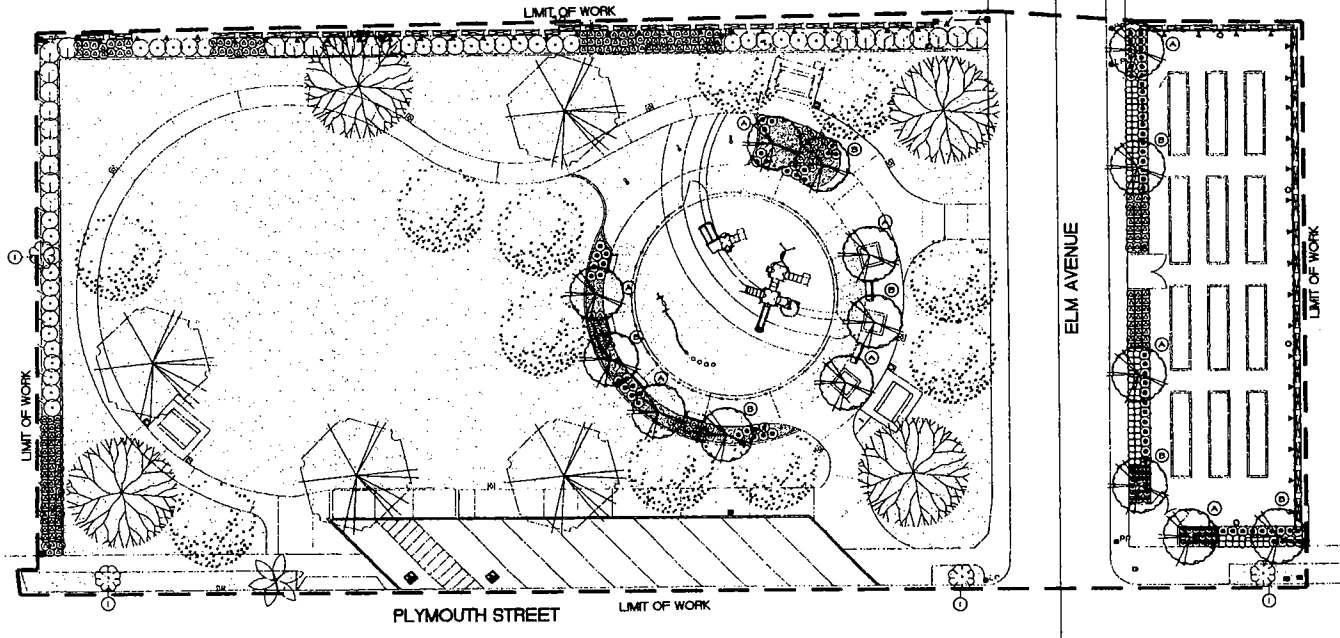


**PLANTING NOTES:**

- CONTRACTOR SHALL NOTIFY THE CITY OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE LIABLE FOR REMOVING AND REINSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
- IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS.
- TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST HAS BEEN APPROVED PER SPECIFICATIONS.
- PLACE TREES BETWEEN IRRIGATION HEADS IN HOWEVER POSSIBLE.
- SHREDDED MULCH INSTALLATION. INSTALL SHREDDED MULCH IN ALL SHRUB AND GROUND COVER AREAS AT A DEPTH OF 2" UNLESS OTHERWISE INDICATED ON PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION AND/OR HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATES OF ORIGINAL WORK ON PLANS, UNLESS OTHERWISE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CLEANUP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE PLANTING PLANS ARE ONLY ACCURATE FOR PLANTING LOCATION AND QUANTITIES. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK. THE PLANTING LEGEND IS ACCURATE ONLY FOR PLANT SIZE.



**PLANTING LEGEND:**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>									
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	PER PLAN		HEMEROCALLIS HYBRIDS	DAYLILY	9 GAL.	PER PLAN
	ULMUS PARVIFOLIA SEMPERVIRENS	CHINESE EVERGREEN ELM	24" BOX	PER PLAN		PHORUHUM TENAX BRONZE BABY	NEW ZEALAND FLAX	9 GAL.	PER PLAN
	LAGERSTROEMIA INDICA	GRAPE HYDRLE	24" BOX	PER PLAN		PHORUHUM TENAX ATROPURPUREUM	NEW ZEALAND FLAX	9 GAL.	PER PLAN
	QUERCUS LAEVIS	WHITE OAK	24" BOX	PER PLAN		PITTOSPORUM TOBIRA VARIEGATA	TOBIRA	9 GAL.	PER PLAN
	KOELERIA PANICULATA	GOLDENRAIN TREE	24" BOX	PER PLAN		PITTOSPORUM TOBIRA 'HESLER'S DWARF'	TOBIRA	9 GAL.	PER PLAN
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	PER PLAN		DIANTHUS BARBATUS	INDIA HAWTHORN	9 GAL.	PER PLAN
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	15" D.T.H.	PER PLAN		BALLFIELD #2A MIX	AVAILABLE THROUGH AGRONO-TEC, (800) 543-4104	500	
	EXISTING TREE					GAZANIA RIGENS LEUCOLABNA WHITE	GAZANIA	FLATS	12" O.C.
	EXISTING TREE (PROTECT IN PLACE UNLESS OTHERWISE INDICATED)					PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL.	PER PLAN
<b>SHRUBS</b>									
<b>GROUND COVER</b>									
<b>VINE</b>									

**purkiss-rose-rsi**  
 Landscape Architecture  
 Recreation and Park Planning  
 40 North Harbor Boulevard  
 Fullerton, California 92633  
 TEL: 714/875-1148  
 FAX: 714/875-1148

**DIGALERT**  
  
 DIAL TOLL FREE  
 1-800-422-4133  
 AT LEAST TWO DAYS  
 BEFORE YOU DIG  
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SECTION HEAD	
DESIGNER	
CLIENT	
DATE	
SCALE	
PROJECT NO.	
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT ZIP	

**APPROVALS**

DESIGNER	DATE	
CONSTRUCTION SUPERVISOR	DATE	
CITY ENGINEER	DATE	

**CITY OF LONG BEACH**  
 DEPARTMENT OF PARKS, RECREATION & MARINE  
 3780 STUDEBAKER RD. LONG BEACH, CA. 90815-1897

DESIGNED BY	O.J.
DRAWN BY	OLY
REVIEWED BY	O.J.
DATE	

**PLYMOUTH & ELM PARK**  
 PLANTING PLAN

NO.	DATE	SHEET	APPROVAL	NO. 8-1000
				JOB NO. 02-130
				SHEET 8
				TOTAL SHEETS



# CITY OF LONG BEACH

## DEPARTMENT OF PLANNING & BUILDING

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (562) 570-6194 FAX (562) 570-6068

June 17, 2004

CHAIRMAN AND PLANNING COMMISSIONERS  
City of Long Beach  
California

SUBJECT: Request for Approval of a Rezoning From R-1-N (Single Family Residential) and I (Institutional) to P (Park) For the Development of a Public Park With A Children's Playground and a Community Garden, With the Provision of Less Than Code-Required Off-Street Parking Spaces (Council District 8)

LOCATION: 325 E. Plymouth Street and 5346 Elm Avenue

APPLICANTS: City of Long Beach  
Department of Parks, Recreation, and Marine  
2760 Studebaker Road  
Long Beach, CA 90815

### RECOMMENDATION

- 1) Certify Mitigated Negative Declaration No. 02-04; and
- 2) Approve the Standards Variance for provision of less than code-required off-street parking spaces; and
- 3) Recommend that the City Council Approve the Rezoning from R-1-N (Single Family Residential) and I (Institutional) to P (Park).

### REASON FOR RECOMMENDATION

- 1) The Rezoning will allow the two sites to be permanently established as parks.
- 2) Development of a park and a community garden on the currently vacant and blighted properties will be a dramatic and positive improvement to the neighborhood.
- 3) A Mitigated Negative Declaration was prepared that addresses the environmental impacts of the proposal and concluded that with mitigation no significant negative impacts will occur.



# CITY OF LONG BEACH

## DEPARTMENT OF PLANNING & BUILDING

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- 3) A Mitigated Negative Declaration was prepared that addresses the environmental impacts of the proposal and concluded that with mitigation no significant negative impacts will occur.

- 4) Convenient new diagonal parking spaces on Plymouth Street will be provided to augment the existing on-street parallel spaces in an amount satisfactory for the proposed uses.

**BACKGROUND**

The proposed project consists of two sites: a 50' X 150' lot at the northeast corner of Plymouth Street and Elm Avenue and 275' X 150' parcel at the northwest corner of Plymouth Street and Elm Avenue. Both properties are vacant but had been developed at one time with a church and related facilities.

The following is a summary of the zoning, general plan, and land uses in the vicinity:

	ZONING	GENERAL PLAN	LAND USE
SITE	R-1-N, I	LUD # 1 - Single Family Residential	Vacant
NORTH	I, CNR	LUD # 8R - Mixed Retail Residential	Commercial, Residential
SOUTH	R-1-N	LUD # 1 - Single Family Residential	Residential
EAST	R-1-N	LUD # 1 - Single Family Residential	Residential
WEST	R-1-N	LUD # 1 - Single Family Residential	Residential

**PROJECT DESCRIPTION**

The City of Long Beach is requesting approval of a Zone Change and Standards Variance from off-street parking requirements to develop a community garden and a neighborhood park on two adjacent properties at the intersection of Plymouth Street and Elm Avenue. The community garden is proposed on the northeast corner and will be improved with raised ADA accessible planters, decomposed granite paths, and a drinking fountain. The site will be fenced and locked, and users will be issued access keys so that they can enter and exit the garden during regular park hours. The garden contains twelve raised planting beds/plots and each user is assigned a plot, so theoretically a total of twelve persons will be sharing the garden.

Across Elm Avenue on the northwest corner, a neighborhood park is proposed. Improvements include a small playground with play structures for children between the ages of 5 and 12, benches, a drinking fountain, three picnic tables with barbeques, security lighting, a 6' paved path, and a large open turf area. The site would be fully open along Elm Avenue and Plymouth Street. Along the north (rear) and west (side), staff is requesting that existing block walls be augmented or new block walls constructed to provide a buffer for the abutting residential uses.

Off-street parking is required by the Long Beach Municipal Code based on the activity levels of the parks. Two classifications are identified in the parking regulations contained in the Code: passive park and open recreation. Passive park requires 2 parking spaces per acre, and open recreation requires 1 space for every 1,000 square feet.

A passive park is defined as a plot of land that is landscaped, maintained as open spaces, serves a neighborhood, and is used as an informal gathering place for relaxation and play. Permitted improvements include walking paths and sitting areas with bench and chairs only. (Accessory buildings and or structures such as but not limited to play equipment, tables, and public restrooms are *not* permitted.) A Community Garden is also considered a passive park. A recreational park, on the other hand, is used for formal and informal recreational activities such as playgrounds, playfield, and athletic courts.

The subject site consists of approximately 40% recreational (or active) park, and 60% passive park. Twenty off-street parking spaces would be required based on this formulation. Instead of developing a parking lot within the park to meet this requirement and thereby utilizing valuable park acreage, and in view of the relatively small size of the park and the expectation that it will be primarily neighborhood-serving, additional parking spaces will be provided by constructing diagonal parking along Plymouth Avenue. This will increase the total number of spaces on the park perimeter and will result in parking spaces that are more efficient than the existing unstriped parallel curbside spaces. In combination with the existing curbside spaces on Elm Avenue and Plymouth Street, and the closure of driveways and replacement with full-height curb, staff is of the opinion that sufficient parking well in excess of twenty spaces will be provided to serve visitors arriving by vehicle.

### **CURRENT ACTION REQUESTED**

In order for the Planning Commission to approve the requested entitlements, it must be found that the subject request complies with the required findings set forth by the Zoning Regulations, as follows:

### **REZONING**

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

The proposed rezoning to (P) Park, and the development of the proposed park and community garden will be a positive and permanent public amenity for the neighborhood.

Mitigated Negative Declaration No. 02-04 was prepared to identify the impacts of the project and is forwarded to the Planning Commission for concurrent consideration. The analysis concluded that with mitigation no adverse environmental effects are anticipated to occur as a result of the project.

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

The current land use designation of the two sites in the Land Use Element of the General Plan is LUD #1, Single Family. Since the sites constitute less than an entire block face no amendment to the land use designation is deemed necessary. However, it is the intention of the Advance Planning Division to bring forward at the same time on an annual basis all new park designations for inclusion in the General Plan in order to bring the General Plan's land use map into consistency with the zoning. This site will be included in this group of Citywide amendments that will occur at a later date.

In general, development of new parks in North Long Beach will provide much needed recreational opportunities in an area of the City that is currently underserved. This complies with Policy No. 4.1 of the Open Space and Recreation Element of the General Plan (October 2002). Development of the community garden complies with Policy No. 2.1 that encourages the creation of more open space for community gardens. Provision of parking along the perimeter of the park complies with Policy No. 4.3, which directs that parkland be kept open, and green by limited the amount of parking lot and building coverage within parks.

**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.**

The proposed change is not the rezoning of an existing mobile home park.

**STANDARDS VARIANCES FINDINGS**

**A. The site or the improvements on the site are physically unique when compared to other sites in the same zone;**

The applicant is requesting relief from the provisions of the parking regulations regarding provision of off-street parking. This request is due to the unique characteristics of these two parks, such as the limited size of the parcels (the community garden is only 7,500 square feet in area and the park is slightly less than an acre in size), and the expectation that the park and community garden will be primarily neighborhood-serving and that many users will arrive on foot rather than by vehicle.

- B. The unique situation causes the applicant to experience hardship that deprives the applicant of a substantial right to use of the property as other properties in the same zone are used and will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purpose of the zoning regulations;**

If the proposed park were to provide off-street parking to meet the requirement contained in the Zoning Code, valuable parkland would be lost. Thus, when developing a new park an evaluation must be made of the functional parking demand expected to occur, the overall size of the park, its configuration, the presence of existing on-street parking, adjacent uses, and the unique mix of park uses that are proposed. Taking these factors into consideration, a parking plan can be arrived at that is consistent with the purpose of the Zoning Regulations. In this case, on-street parallel parking spaces will be provided that will be augmented by the closure of open driveways and the construction of diagonal spaces along Plymouth Street.

- C. The variances will not cause substantial adverse effects upon the community; and**

Mitigated Negative Declaration No. 02-04 was prepared and circulated for the proposed project. No negative environmental impacts were identified that could not be fully mitigated.

- D. In the coastal zone, the variance will carry out the local coastal program and will not interfere with physical, visual and psychological aspects of access to or along the coast.**

The project is not located in the Coastal Zone.

### **PUBLIC HEARING NOTICE**

One hundred and seventy-three Notices of Public Hearing were mailed on May 25, 2004, to those property owners within the three hundred foot mailing radius provided by the applicant. In addition, the elected representative of the Eighth District was notified as well as the North Long Beach Community Action Group and the North Long Beach Neighborhood Association Executive Committee. The project was also discussed at numerous community meetings beginning in 2002, including the regular meetings of the aforementioned two groups, the Good Neighbors of North Long Beach, the Hamilton-Artesia CCE, and the Grant School, Coolidge Triangle, and Deforest Park Chapters of the NLB Neighborhood Associations. Community input provided throughout this process helped determine the final designs of the parks, especially the development of the community garden on the northeast site. After the notices were mailed, staff

Chairman and Planning Commissioners  
Case No. 0401-14, ND 02-04  
June 17, 2004  
Page 6

received one telephone call from a resident in the area who expressed enthusiastic support for the project.

**ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Negative Declaration (ND 02-04) was prepared and has been scheduled for concurrent review by the Planning Commission.

**REDEVELOPMENT REVIEW**

The project is located in the North Long Beach Redevelopment project area. The staff of the Redevelopment Agency fully supports development of the parks.

**RECOMMENDATION**

It is recommended that the Planning Commission:

- 1) Certify Mitigated Negative Declaration No. 02-04; and
- 2) Approve the Standards Variance for provision of less than code-required off-street parking spaces; and
- 3) Recommend that the City Council Approve the Rezoning from R-1-N (Single Family Residential) and I (Institutional) to P (Park).

Respectfully submitted,

FADY MATTAR  
ACTING DIRECTOR OF PLANNING AND BUILDING

By:

  
CAROLYNE C. BIHN  
SENIOR PLANNER

Approved:

  
GREG CARPENTER  
ZONING ADMINISTRATOR

Attachments:

1. Conditions of Approval;
2. Location Map;
3. Plans;
4. Site Photos.



**CONDITIONS OF APPROVAL  
CASE NO. 0401-14, ND 02-04  
June 17, 2004**

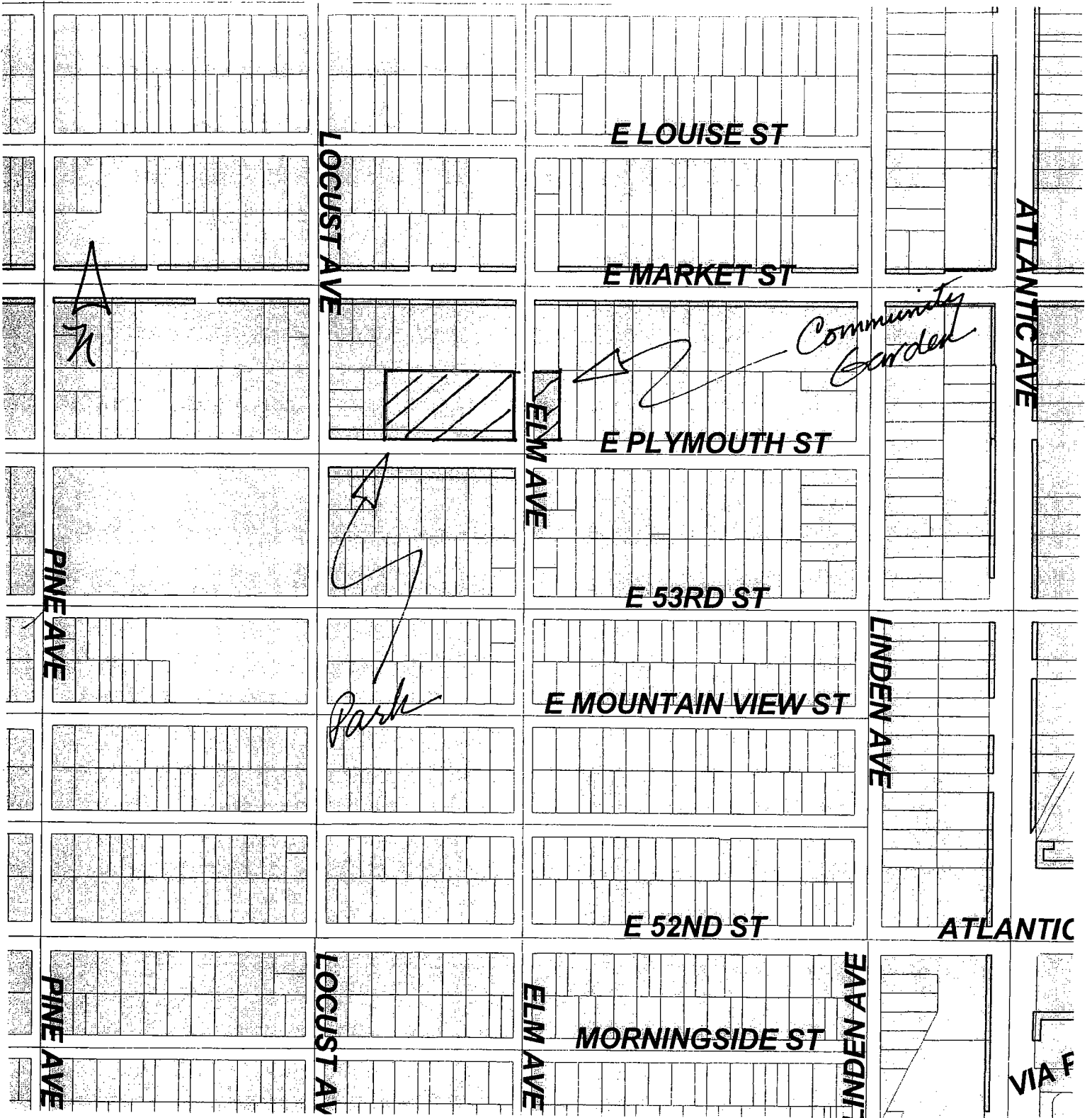
1. The use permitted hereby on the sites, in addition to other uses permitted in the P zone shall be a park and a community garden.
2. The applicant shall comply with all mitigation measures of Mitigated Negative Declaration No. 02-04. These mitigation measures **must be printed** on all plans submitted for plan review.
3. The code exception approved for this project is the provision of a minimum of 10 diagonal parking spaces, including two assigned as handicapped parking spaces, adjacent to the site instead of a parking lot containing a minimum of 20 parking spaces within the park.
4. This permit and all development rights hereunder shall **terminate one year** from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced, a business license establishing the use is obtained or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
5. This permit shall be invalid if the owner(s) and applicant(s) have failed to return **written acknowledgment** of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
6. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
7. The Director of Planning and Building is authorized to make **minor modifications** to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.

8. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least **one set of approved plans** containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps **shall be maintained at the job site**, at all times for reference purposes during construction and final inspection.
9. Prior to the issuance of a building permit, the applicant must depict all **utility apparatus**, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Planning and Building.
10. Prior to the issuance of a building permit, the applicant must submit **complete landscape and irrigation plans** for the discretionary approval of the Director of Planning and Building. Any mature trees removed as a result of construction will be replaced on a 2-for-1 basis. Vines shall be planted next to solid walls to discourage graffiti.
11. Where feasible, all landscaped areas shall be planted with **drought tolerant plant materials**. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
12. Any graffiti found on site must be removed within 24 hours of its appearance.
13. Appropriate security lighting shall be provided, with light and glare shields so as to avoid any light intrusion onto adjacent or abutting residential buildings or neighborhoods pursuant to Section 21.41.259. Other security measures may be required to be provided to the satisfaction of the Chief of Police, as further outlined in their memorandum dated May 12, 2004, as follows:
  - a. Entire site should be well lit. Avoid sodium lighting to limit yellowness which casts shadows and distorts colors. Lighting should exceed minimum requirements. We recommend at least 3 foot candles on site, shielding light from near-by residents.
  - b. No payphones should be installed on site.
  - c. Post "park hours" sign on site, with Long Beach Municipal Code Section.

- d. Landscaping should not exceed 2 feet from the ground and 6 feet overhang from any trees.
  - e. Public art or "vine" type plant material is recommended on existing or newly built concrete walls, to prevent graffiti.
14. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
  15. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
  16. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
  17. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
    - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
    - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
    - c. Sundays: not allowed
  18. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works permit. Contact the Public Works counter on the 4th floor of City Hall, at (562) 570-6651, for additional information regarding building permits.
  19. Any off-site improvements found damaged as a result of construction activities shall be reconstructed by the developer to the satisfaction of the Director of Public Works.
  20. The public sidewalk adjacent to the site must meet ADA minimum standards. The developer shall verify that the existing curb ramp and surrounding public sidewalk meets those standards, and make any modifications and dedications necessary.

21. The developer shall provide for street trees with root barriers on park property, adjacent to the sidewalk on both sides of Elm Avenue. The developer shall also provide for two additional street trees with root barriers in the grassy public parkway on East Plymouth Street, between the proposed diagonal parkway and the westerly boundary of the proposed park. The Developer and/or successors shall maintain all required street trees, and any landscaping and sprinkler systems required in connection with this project. Contact the Street Maintenance Division of the Department of Public Works, at (562) 570-2770 to request a "Permit To Plant Street Tree(s)" form.
22. The Developer shall submit grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Planning and Building Services and the Director of Public Works prior to approval of the map and/or release of any building permit.
23. The Developer shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.
24. The Developer shall remove unused driveways and replace with standard full height curb.
25. The location of any proposed driveway shall be approved by the Director of Public Works.
26. The Developer shall remove the existing driveway on East Plymouth Street next to the proposed angle parking stalls.
27. The Developer shall install additional angle parking stalls along the south side of the proposed park. The standard angle parking stalls should begin approximately 40 feet east of westerly property line on the north side of East Plymouth Street. The disabled-accessible angle parking (2) should be relocated and placed near walkway to play surface area near Elm Avenue.
28. The proposed angle parking stalls shall be constructed 5 feet south of existing curb on the north side of East Plymouth Street to create smoother transition from the existing public sidewalk to the proposed sidewalk along the edge of angle parking spaces.
29. The proposed angle parking stalls shall not be assigned to any individual or organization.
30. New perimeter walls and fences shall be installed as follows:

- a. West property line of park - Construct new masonry wall not less than 6'0" in height.
  - b. North property line of park - Construct new masonry wall not less than 6'0" in height where gaps in existing perimeter block wall occur. Extend existing block wall if feasible with additional block or other opaque material to a minimum height of 6'0". Paint and repair existing block wall as necessary.
  - c. West property line of community gardens - Construct tubular steel fence not less than 6'0" in height.
  - d. North property line of community gardens - Paint and repair existing block wall as necessary.
  - e. East property line of community gardens - Paint and repair existing block wall as necessary.
  - f. South property line of community gardens - Construct tubular steel fence not less than 6'0" in height.
  - g. South and east property line of park - Remove existing chain link fence.
31. The mid-block opening at the community gardens shall be eliminated to prevent unsafe pedestrian crossings of Elm Avenue.
  32. The curb shall be moved forward into the diagonal parking stalls to serve as a wheel stop (in lieu of individual wheel stops).
  33. A lot merger shall be filed prior to issuance of building permits and shall be recorded prior to final inspection.



Case No. 0401-14 5346 Elm Avenue  
 325 E Plymouth Street

Commissioner Winn opined that the code should be enforced area-wide, not just on one resident.

Commissioner Moyer suggested that rather than seeking a variance, the homeowner should seek legal recourse against the contractor who built the fence, since they should have known it was illegal, and she added that allowing this fence to remain would be precedent-setting.

Commissioner Sramek suggested that perhaps many of the seemingly over-height fences in the applicant's photos were actually in compliance with code because of the level of the sidewalk.

Mr. Porter claimed that his client also was on a higher grade level than the sidewalk in front.

Commissioner Moyer moved to deny the appeal and to uphold the Zoning Administrator's decision to partially approve a Standards Variance, subject to conditions. Commissioner Sramek seconded the motion, which passed 5-0. Commissioner Greenberg was absent.

## REGULAR AGENDA

### 3. Case No. 0401-14, Rezoning, Standards Variance, ND 02-04

Applicant: City of Long Beach, Department of Parks, Recreation and Marine

Subject Site: 325 E. Plymouth and 5346 Elm Avenue  
(Council Dist. 8)

Description: Request for approval of a rezoning from R-1-N (Single Family Residential) and I (Institutional) to P (Park) for the development of a public park with a children's playground and a community garden, with the provision of less than code-required off-street parking spaces.

Greg Carpenter presented the staff report recommending approval of the request since the rezoning would allow the two sites to be permanently established as parks on a currently vacant and blighted property, creating a dramatic and positive improvement to the neighborhood.

Angela Reynolds noted that a minor change had been made in the language of the conditions of approval regarding Land Use.

Dennis Eschen, Manager, Planning and Development Department of Parks, Recreation and Marine, 2760 Studebaker, gave an overview of the park, its landscaping, and the benefit to the community.

In response to a query from Commissioner Sramek, Mr. Eschen explained that the sidewalks will be wide enough to be used as a walking path.

Commissioner Jenkins said he felt this was a great idea, providing outdoor activities for the area.

Commissioner Jenkins moved to certify Mitigated Negative Declaration 02-04, with the minor language changes; to approve the Standards Variance for provision of less than code-required off-street parking spaces; and to recommend that the City Council approve the rezoning from R-1-N (Single Family Residential) and I (Institutional) to P (Park). Commissioner Sramek seconded the motion, which passed 5-0. Commissioner Greenberg was absent.

#### 4. **Case No. 0403-31, Standards Variance, Local Coastal Development Permit**

Applicant: Paul Chandler c/o Brent Sears  
Subject Site: 233 Nieto Avenue (Council Dist. 8)  
Description: Appeal of the Zoning Administrator's decision to deny variance requests for a garage turning radius of 18 feet (instead of not less than 23 feet), and to maintain nonconforming rights to an existing driveway approach.

Derek Burnham presented the staff report recommending denial of the appeal since the site had adequate lot depth and alley width to provide for the code-required turning radius, and that granting a variance to maintain non-conforming rights would be inconsistent with the code and prevent an additional public parking space from being available in a parking-impacted area.

Paul Chandler, 233 Nieto Avenue, applicant, said he thought his property was unique because he could only fit one car in the garage due to the small turning radius, and the larger space would increase airflow to his backyard. Mr. Chandler also claimed there were similar situations in his neighborhood with hard-to-access garages, and he added that closing the curb cut would not add public parking because it was too short, and denial of this request would negatively impact his property value.



**MITIGATED NEGATIVE DECLARATION**

Planning and Building Department  
Community and Environmental Planning Division  
333 W. Ocean Boulevard, 5th Floor  
Long Beach, CA 90802

In accordance with the California Environmental Quality Act, the Long Beach City Planning Commission has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the Planning Commission hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because either the proposed project:

- a. has or creates no significant environmental impacts requiring mitigation; or
- b. will not create a significant adverse effect, because the Mitigation Measures described in the initial study have been added to the project.

The environmental documents which constitute the Initial Study and provide the basis and reasons for this determination are attached and hereby made a part of this document.

**PROJECT:**

Title: Plymouth & Elm Park

Location: 325 East Plymouth Street

Description: Construction of a new City Park and Community Garden on existing vacant lots.

Project Proponent or Applicant: Anna Mendiola, Long Beach Parks, Recreation and Marine, 2760 Studebaker Road, Long Beach, CA 90815

Hearing Date: June 17, 2004 Hearing Time: 1:30 p.m.

Location: City Hall Council Chambers, 333 W. Ocean Boulevard, Long Beach

Project Contact Person: Carolyn Bihn Telephone: (562) 570-6223

CEQA Contact Person: Jerome C. Olivera Telephone: (562) 570-5081

**NOTICE:**

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

Date: May 25, 2004 \_\_\_\_\_

**NOTE:** This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision making body will review this document and potentially many other sources of information before considering the proposed project.

## ENVIRONMENTAL CHECKLIST FORM

**1. Project title:**

Plymouth and Elm Park

**2. Lead agency name and address:**

City of Long Beach Planning Commission  
333 West Ocean Boulevard, Fourth Floor  
Long Beach, CA 90802

**3. CEQA contact person and phone number:**

Jerome C. Olivera, Environmental Planner  
Community and Environmental Planning Division  
(562) 570-5081

**4. Project location:**

325 East Plymouth Street

**5. Project sponsor's name and address:**

Long Beach Parks, Recreation and Marine

**6. General plan designation:**

LUD – 1: Single Family Residential;

**7. Zoning:**

I - Institutional  
R-1-N – Single Family Residential, standard lot.

**8. Description of project:**

Construction of a park and community garden on existing vacant lots. Park improvements to include landscaping, a 'tot lot', benches, picnic tables, lighting, turf, drinking fountain, and a small community garden.

**9. Surrounding land uses and setting:**

The project site is currently undeveloped and was the former site of the Church of Jesus Christ of Latter Day Saints (Mormon). To the north of the project site is a

church and commercial corridor (Market Street) and the remainder of the project site is surrounded by a mix of single- and multi-family residential dwellings.

10. **Other public agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement.)

Parks and Recreation Commission  
City Council on Appeal

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology /Soils
Hazards & Hazardous Materials	Hydrology / Water Quality	<b>X</b> Land Use / Planning
Mineral Resources	Noise	Population / Housing
Public Services	Recreation	<b>X</b> Transportation/Traffic
Utilities / Service Systems	Mandatory Findings of Significance	

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. \_\_\_\_\_

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.     **X**    

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. \_\_\_\_\_

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. \_\_\_\_\_

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Jerome C. Olivera  
Printed Name

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less than Significant with "Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the score of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**I. AESTHETICS --** Would the project:

- a) Have a substantial adverse effect on a scenic vista? X
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? X
- c) Substantially degrade the existing visual character or quality of the site and its surroundings? X
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? X

**II. AGRICULTURE RESOURCES --** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? X
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? X
- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? X

**III. AIR QUALITY --** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

- a) Conflict with or obstruct implementation of the applicable Air Quality Attainment Plan? X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

**IV. BIOLOGICAL RESOURCES -- Would the project:**

a) Have an adverse impact, either directly or through habitat modifications, any endangered, rare, or threatened species, as listed in Title 14 of the California Code of Regulations (sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (sections 17.11 or 17.12)?				X
b) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
d) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X



Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? **X**
- f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? **X**
- g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan? **X**

**V. CULTURAL RESOURCES -- Would the project:**

- a) Cause a substantial adverse change in the significance of a historical resource? **X**
- b) Cause a substantial adverse change in the significance of a unique archaeological resources (i.e., an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it contains information needed to answer important scientific research questions, has a special and particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized important prehistoric or historic event or person)? **X**
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **X**
- d) Disturb any human remains, including those interred outside of formal cemeteries? **X**

**VI. GEOLOGY AND SOILS -- Would the project:**

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42)?				X
2) Strong seismic ground shaking?				X
3) Seismic-related ground failure, including liquefaction?			X	
4) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code, creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?				X

**VII. HAZARDS AND HAZARDOUS MATERIALS --**

Would the project:

- |   |  |  |  |   |
|---|--|--|--|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?   |  |  |  | X |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? |  |  |  | X |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<b>VIII. HYDROLOGY AND WATER QUALITY -- Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?				X
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
i) Inundation by seiche, tsunami, or mudflow?				X

**IX. LAND USE AND PLANNING -- Would the project:**

a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		X		
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**X. MINERAL RESOURCES -- Would the project:**

- a) Result in the loss of availability of a known mineral resource classified MRZ-2 by the State Geologist that would be of value to the region and the residents of the state? **X**
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **X**

**XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM**

<b>Yes</b>	<b>No</b>
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Is the site currently developed? **X**

Does the site currently discharge into the storm drain system? **X**

Would the project:

- a) Result in at least 5,000 square feet of impervious surface? **X**
- b) Discharge pollutants into the storm drain or waterway? **X**
- c) Does the proposal have the potential to violate The National Pollution Discharge Elimination System Permit? **X**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XII. NOISE -- Would the project result in:**

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **X**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

**XII. POPULATION AND HOUSING --** Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**XIII. PUBLIC SERVICES --** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

**XIV. RECREATION -- Would the project:**

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

**XV. TRANSPORTATION/TRAFFIC -- Would the project:**

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume or capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?		X		

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No impact
9) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				<b>X</b>

**XVII. UTILITIES AND SERVICE SYSTEMS --**

a) Would the project Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				<b>X</b>
b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				<b>X</b>
c) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				<b>X</b>
d) Are sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?				<b>X</b>
e) Has the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the projects projected demand in addition to the provider's existing commitments?				<b>X</b>
f) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				<b>X</b>
g) Comply with federal, state, and local statutes and regulations related to solid waste?				<b>X</b>



Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No impact
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**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? **X**
  
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? **X**
  
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? **X**

## DISCUSSION OF ENVIRONMENTAL IMPACTS

### I. AESTHETICS

**a.) Would the project have a substantial adverse effect on a scenic vista?**

No Impact:

The proposed project is located within a predominately residential setting, close to a mixed-use (commercial/residential) corridor. The proposed project will result in a more intensive use than that which presently exists, but this increase in intensity is not anticipated to have a substantial adverse impact on the project site or the immediate surrounding area. Rather, the development of the proposed project is anticipated to have a beneficial impact with respect to aesthetics in that it will convert a presently vacant, blighted lot to a productive park use.

**b.) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

No Impact:

The proposed project is located within a predominately residential neighborhood in a highly urbanized area. There are presently no scenic resources, trees, or rock outcroppings within the project site area. Moreover, the project site is not located on or near a designated State Scenic Highway.

**c.) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

No Impact:

The project site is presently vacant and undeveloped. Since the proposal is to develop a fully landscaped neighborhood park with amenities, the project is not anticipated to substantially degrade the existing visual character of the site or surroundings. Rather, it is anticipated that development of the project will improve the existing visual character of the site and its surroundings.

**d.) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Less than Significant Impact:

The proposed project is anticipated to introduce some additional light sources into project area. However, there is already some existing street lighting and other ambient light around the project site. The exterior light sources will be directed down and away from residential areas, where feasible. The incremental change in lighting associated with this project is not expected to have a significant adverse impact upon nighttime lighting levels in this area.

**II. AGRICULTURE RESOURCES**

The project site is not located within an agricultural zone, and there are no agricultural zones within the vicinity of the project. The proposed project is located within a section of the city that has been developed for over 50 years. Development of the proposed project will have no effect on agricultural resources within the City of Long Beach or any other neighboring city or county.

**III. AIR QUALITY**

The South Coast Air Basin is subject to possibly some of the worst air pollution in the country, attributable mainly to its topography, climate, meteorological conditions, a large population base, and highly dispersed urban land use patterns.

Air quality conditions are primarily affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, provide the links between air pollutant emissions and air quality.

The South Coast Air Basin generally has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants

northward and then eastward over Whittier, Covina, Pomona and Riverside.

The majority of pollutants normally found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust.

**a.) Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?**

No Impact:

The Southern California Association of Governments has determined that if a project is consistent with the growth forecasts for the sub region in which it is located, it is consistent with the Air Quality Management Plan (AQMP) and regional emissions are mitigated by the control strategy specified in the AQMP. The project is consistent with the goals of the City of Long Beach Air Quality Element that calls for achieving air quality improvements in a manner that continues economic growth.

**b.) Would the project violate any air quality standard or contribute to an existing or projected air quality violation?**

No Impact:

The California Air Resources Board regulates mobile emissions and oversees the activities of county Air Pollution Control Districts (APCDs) and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the regional agency empowered to regulate stationary and mobile sources in the South Coast Air Basin.

To determine whether a project generates sufficient quantities of air pollution to be considered significant, the SCAQMD adopted maximum thresholds of significance for mobile and stationary producers in the South Coast Air Basin (SCAB), (i.e., cars, trucks, buses and energy consumption). SCAQMD Conformity Procedures (Section 6.3 of the CEQA Air Quality Handbook, April 1993) states that all government actions that generate emission greater than the following thresholds are considered regionally significant (see Table 1).

**Table 1. SCAQMD Significance Thresholds**

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
ROC	75	55
NO <sub>x</sub>	100	55
CO	550	550
PM <sub>10</sub>	150	150
SO <sub>x</sub>	150	150

Construction emissions are also estimated to below threshold levels. The estimated emissions produced during the duration of the construction and represent a worst-case scenario. The sources of these estimates are based on URBEMIS 2002 Air Emissions from Land Development software. The table below indicates the results:

	ROC	NO <sub>x</sub>	CO	PM <sub>10</sub>
Project Emissions	6.75	55.04	49.20	2.59
AQMD Thresholds	75	100	550	150
Exceeds Thresholds	No	No	No	No

Estimated automobile emissions from the project are listed in the table below. The sources of these estimates are based on URBEMIS 2002 Air Emissions from Land Development software. The primary source of operational emissions is vehicle trips of which this project is unlikely to produce significant new vehicle trips. Please also see XV (a) and (b) supra for discussion. Based on these estimates the proposed project does not exceed threshold levels for mobile emissions. The table below indicates the results.

	ROC	NO <sub>x</sub>	CO	PM <sub>10</sub>
Project Emissions	0.52	0.67	7.31	0.52
AQMD Thresholds	55	55	550	150
Exceeds Thresholds	No	No	No	No

- c.) **Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

No Impact:

Please see III (b) and (a) supra for discussion.

- d.) **Would the project expose sensitive receptors to substantial pollutant concentrations?**

No Impact:

While the project site is located within a predominately residential area, the nature and scale of the project is such that it is not anticipated to produce significant levels of any emission that could affect sensitive receptors.

- e.) **Create objectionable odors affecting a substantial number of people?**

No Impacts:

Because of the type and nature of the project, the construction and operation of this project is not anticipated to create any objectionable odors that would affect residents or residential developments.

#### **IV. BIOLOGICAL RESOURCES**

The proposed project site is located within a residential area in a highly urbanized city. There is relatively little vegetation within the project area, consisting mostly of common grass species.

No trees within the project site are anticipated to be removed or impacted by the proposed project.

The proposed site is not located in a protected wetlands area. Also, the development of the site is not anticipated to interfere with the migratory movement of any wildlife species.

No significant adverse impacts are anticipated to biological resources.

## V. CULTURAL RESOURCES

There is some evidence to indicate that primitive people inhabited portions of the city as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient people have been destroyed as the city has been developed. Of the archaeological sites remaining, many of them seem to be located in the southeast sector of the city.

The proposed construction may require some excavation; however, due to previous development on the site, the required excavation is not anticipated to impact any unknown latent artifacts. In addition, the site is located outside the area of the city expected to have the higher probability of latent artifacts.

## VI. GEOLOGY AND SOILS

No faults are known to pass beneath the site, and the area is not in the Alquist-Priolo Special Studies Zone. The most significant fault system in the vicinity is the Newport-Inglewood fault zone. Other potentially active faults in the area are the Richfield Fault, the Marine Stadium Fault, the Palos Verdes Fault and the Los Alamitos Fault.

The project site is located in an area for a potential liquefaction based on Seismic Safety Element of the City's General Plan. The relative close proximity of the Newport-Inglewood Fault could create substantial ground shaking at the proposed site if a seismic event occurred along the fault, but there are numerous variables that determine the level of damage to a given location. It is not possible to precisely determine the level of damage that may occur on the site during a seismic event. Since the proposed project does not involve any permanent or residential structures, this is not anticipated to be a significant impact.

### **Would the project:**

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
  - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

No Impact:

The proposed project is not located within a delineated Alquist-Priolo Earthquake Fault Zone.

**ii) Strong seismic ground shaking?**

No Impact:

See discussion above.

**iii) Seismic-related ground failure, including Liquefaction?**

Less than Significant Impact:

While the project site is located within a designated potential liquefaction zone any new construction shall conform to all applicable building codes for construction within a potential liquefaction zone, which is the standard for acceptable risk. There are no plans for any permanent or residential structures, so this is not considered to be a significant impact.

**iv) Landslides?**

No Impact:

The project site is situated on flat, level ground, and is not susceptible to landslides.

**b) Result in substantial soil erosion or the loss of topsoil?**

No Impact:

Currently, the project site is unpaved but is not susceptible to significant soil erosion in its current state. Since the proposed project will require that some portions of the project site be paved and the remainder of the project site be fully landscaped, the project is not anticipated to cause any soil erosion or loss of topsoil.

**c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

Less than Significant Impact:

Please see VI (a) (iii) supra for discussion.



- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

No Impact:

The project is not located in an area of expansive soils as defined in Table 18-1 B of the Uniform Building Code.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

No Impact:

The project will not include any structures or facilities that will connect to the municipal sanitary sewer system.

## VII. HAZARDS AND HAZARDOUS MATERIALS

- a.) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

No Impact:

The proposed project will not transport, use, or dispose of any hazardous materials, therefore no adverse impact is anticipated with respect to this resource category.

- b.) **Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less Than Significant Impact:

Please see VII (a) supra for discussion.

- c.) **Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact:

Please see VII (a) supra for discussion.

- d.) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact:

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. Cortese List does not list the proposed development site as contaminated with hazardous materials.

- e.) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact:

The proposed project site is not located within the airport land use plan.

- f.) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact:

Please see VII (e) supra for discussion.

- g.) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact:

The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

- h.) Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?**

No Impact:

The proposed site is within a highly urbanized setting and is not anticipated to expose people or structures to a significant risk of loss, injury or death involving wild land fires.

## VIII. HYDROLOGY AND WATER QUALITY

The Flood Insurance Administration has prepared a new Flood Hazard Map designating potential flood zones, (Based on the projected inundation limits for breach of the Hansen Dam and that of the Whittier Narrows Dam, as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers) which was adopted in July 1998.

The site is not located within a FEMA designated flood zone (X zone designation). All storm and sanitary sewer drains are currently in place and the site is fully developed.

- a) **Would the project violate any water quality standards or waste discharge requirements?**

No Impact:

Development of the proposed project will not violate wastewater discharge standards. The proposed project would comply with all state and federal requirements pertaining to preservation of water quality.

- b) **Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

No Impact

The project construction would not be expected to involve any grading that would affect the groundwater table in the area. Project operations would not be expected to adversely affect groundwater supplies.

- c) **Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

No Impact:

The project sites are within an urbanized area with Stormwater drainage infrastructure in place. Runoff from the site is not expected to exceed the capacity of the local storm drain system.

- d) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

No Impact:

Please see VIII (b) supra for discussion.

- e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?**

No Impact:

Please see VIII (b) supra for discussion.

- f) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

No Impact:

The proposed project will not place housing within a 100-year flood hazard area.

- g) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

No Impact:

The proposed site is not within a 100-year flood hazard area.

- h) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

No Impact:

The proposed project is not within a zone influenced by the inundation of seiche, tsunami, or mudflow as shown in the Long Beach Seismic Element.

## IX. LAND USE AND PLANNING

### a) **Would the project physically divide an established community?**

#### No Impact:

The proposed development is located within an established residential area. The development of the proposed project site will not divide this established community.

### b) **Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

#### Less Than Significant Impact with Mitigation Incorporation:

The proposed project is not consistent with the City of Long Beach's General Plan Land Use District, Single Family (LUD-1). The City's General Plan will need to be amended to Land Use District-11 (Open Space/Parks) to accommodate this proposed development. ~~To ensure that proposed developments are compatible with specific land uses delineated within the City's General Plan, the following mitigation measure is proposed:~~

- ~~1.) The applicant shall apply for and be granted by the Planning Commission and City Council, a General Plan Amendment changing the existing Land Use Designation from Single Family (LUD-1) to Open Space/Parks (LUD-11).~~

Furthermore, The proposed project is also not consistent with the current Zoning designation of the project site. Presently, the site is zoned both 'I' (Institutional) and 'R-1-N' (Single-family Residential, standard lot). To ensure that the proposed project is compatible with the Zoning designation of the property, the following mitigation measure is proposed:

- 2.) The applicant shall apply for and be granted by the Planning Commission and City Council, a Zone Change from the existing I and R-1-N zoning to a P (Park) designation.

It is anticipated that any potential impacts will be reduced to a level of less than significant with mitigation incorporation.

**c) Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?**

No Impact:

There is no specific conservation plan adopted or proposed for the project site.

## **X. MINERAL RESOURCES**

The primary mineral resource within the City of Long Beach has been oil. From the beginning of this century, oil extraction operations within the city have diminished as this resource has become depleted due to extraction operations. Today oil extraction continues but on a much reduced scale in comparison to that which occurred in the past. The proposed site does not contain any oil extraction operations and development is not anticipated to have a negative impact on this resource.

No adverse impacts are anticipated to mineral resources.

## **XI. National Pollution Discharge Elimination System (NPDES)**

The scale of the project will not trigger conformance with the National Pollution Discharge Elimination System (NPDES) regulation of the Clean Water Act of 1972 as amended. The Act requires applicable projects to obtain an NPDES permit and comply with development standards. The intent of the Act is to reduce, to the maximum extent practical, water borne pollutants from entering storm water drainage systems and ultimately, receiving water bodies, i.e., oceans, lakes, and streams. The Los Angeles County Regional Water Quality Control Board (LACRWQCB) is the lead agency for promulgating these regulations. The City of Long Beach sought and received a separate NPDES permit in June 1999, with certain specified requirements, from the LACRWQCB to administer the NPDES regulations within its jurisdiction. The City of Long Beach Department of Planning and Building is charged with processing and enforcing NPDES regulations.

## **XII. NOISE**

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types

of noise descriptors are used to account for this variability. Measuring noise levels involves intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses, due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA CNEL for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70 dBA. The City of Long Beach has an adopted Noise Ordinance that sets exterior and interior noise standards.

The proposed project is not anticipated to exceed any noise standards as defined by the City of Long Beach Noise Ordinance.

**a) Would the project exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?**

No Impact:

Development of the proposed project is not expected to create noise levels in excess of those established by the Long Beach City Ordinance. During the period of construction, the development may cause temporary increases within the ambient noise levels but it is not expected to exceed established standards. Project construction must conform to Noise Ordinance. As stated in §8.80.202, "no person shall operate or permit the operation of any tools or equipment used for construction, alternation, repair, remodeling, drilling, demolition or any other related building activity which would produce loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the hours of seven p.m. and seven a.m.

**b) Would the project exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?**

No Impact:

During the construction phase of the proposed project, it is not anticipated that residents in the immediate vicinity will experience any ground borne vibration during grading or ground preparation.

- c) **Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

No Impact:

The project site is currently vacant, and while the proposed project will intensify the use on the project site, the project is not anticipated to create a substantial permanent increase in ambient noise levels.

- d) **Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less than Significant Impact:

Development of the proposed project is may create a temporary increase in the ambient noise level. Once the development phase of the project is complete the noise levels created by the proposed project should be consistent and non-disruptive.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact:

The proposed development is not located within the airport land use plan.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area excessive noise levels?**

No Impact:

See discussion XI (e) supra.

### **XIII. POPULATION AND HOUSING**

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. According to the 2000 Census, Long Beach has a population of 461,522, which presents a 7.5 percent increase from the 1990 Census.



Since the project will not result in the demolition or construction of housing, nor will it adversely impact any existing housing, no significant adverse impacts are anticipated to population and housing.

#### **XIV. PUBLIC SERVICES**

Fire protection is provided by the Long Beach Fire Department. The Department has 23 in-city stations. The Department is divided into Fire Prevention, Fire Suppression, Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for medical, paramedic, and other first aid rescue calls from the community. The proposed project is not anticipated to have any impact on Fire Services.

The Long Beach Police Department serves the project site. The Department is divided into Patrol, Traffic, Detective, Juvenile, Vice, Community, Jail, Records, and Administration Sections. The City has four Patrol Divisions: East, West, North and South. The proposed project is not anticipated to have any impact on Police Services

The City of Long Beach is primarily served by the Long Beach Unified School District (LBUSD), which also serves the Cities of Signal Hill, and most of Lakewood. The District has been operating at or over capacity in recent years. Since this project has no housing component, there is no impact anticipated to public schools.

#### **XV. RECREATION**

Public recreation and open space is provided by the City Department of Parks, Recreation and Marine. Since the proposed project is to improve an existing vacant lot and create a small neighborhood serving park as well as add to the existing City parkland inventory, the project is not anticipated to have an adverse impact upon park and recreational facilities. Rather, it is anticipated that the proposed project will have a beneficial impact on parks and recreational facilities within the City.

No adverse impacts are anticipated with respect to parks and recreational facilities.

#### **XV. TRANSPORTATION/TRAFFIC**

Since 1980; Long Beach has experienced significant growth. Continued growth is expected into the next decade. Inevitably, growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, this increase in travel demand, if

unmanaged, could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

- a.) **Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume or capacity ratio on roads, or congestion at intersections)?**

No Impact:

While the proposed project will result in a new neighborhood park facility, the project is not anticipated to create an increase in automobile traffic that would adversely affect the surrounding street system. The primary purpose of the project is to improve an existing vacant lot and provide park facilities to the immediate neighborhood. It is not anticipated that a substantial number of people would drive automobiles to the park.

- b.) **Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

No Impact:

See discussion XVI (a) supra.

- c.) **Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact:

The project will not result in a change in air traffic patterns or increase in traffic levels. The project is not located within or near an airport zone and will not result in any direct or indirect impacts to an airport zone.

- d.) **Would the project substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

No Impact:

The proposed project is not anticipated to have any adverse impact on roadway features, nor will it result in any incompatible uses with the existing neighborhood and roadways.

**e.) Would the project result in inadequate emergency access?**

No Impact:

The design and layout of the project is not anticipated to have an adverse impact on emergency access to the park or adjacent buildings.

**f.) Would the project result in inadequate parking capacity?**

Less Than Significant Impact with Mitigation Incorporation:

The proposed project will provide eight (8) standard parking stalls as well as two (2) handicapped accessible parking stalls. The amount of parking required by the Zoning Code, based on gross park land area is approximately 49 parking stalls. Being that the proposed project is intended to be a neighborhood serving park and it is not anticipated to attract patrons from outside the immediate neighborhood, as well as the fact that it would be infeasible to provide the Code required number of parking stalls on site, the project applicant has provided the aforementioned number of parking stalls. Since this number is considerably less than that which would be required by Code, the following mitigation measure is proposed:

- 3.) The project applicant shall either: a.) Redesign project plans to include additional parking per current Zoning regulations, or b.) Apply for and be granted a Standards Variance for relief from parking requirements.

It is anticipated that the proposed project will have a less than significant impact with respect to this resource category with mitigation incorporation.

**XVI. UTILITIES AND SERVICE SYSTEMS**

Since all utilities and service systems are currently in place and the proposed project will not require any expansion of any utility and service systems, no significant adverse impacts are anticipated to occur during the construction and operation of the proposed project.

**a.) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

No Impact:

The proposed project is not anticipated to generate any significant amount of wastewater.

- b.) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

No Impact:

See above for discussion.

- c.) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

No Impact:

While the project may be required to construct new storm water drainage infrastructure to tie into the existing storm water drainage system, no new facilities or expansion of existing facilities will be required as a result of the project.

- d.) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

No Impact:

The project has been reviewed by the Long Beach Water Department, and it has been concluded that available water supplies are sufficient to serve the project.

- e.) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

No Impact:

See discussion XIV (a) above.

- f.) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

No Impact:

Solid waste generated in the City of Long Beach is collected by the City's Integrated Resource Bureau – Refuse Collection Division, or by a private waste-removal company licensed by the City. It is the policy of the City to support a hierarchy of waste management preferences that give priority to source reduction, reuse of materials, and recycling in order to minimize the amount of waste to be managed. Refuse that is collected by the City is taken to the Southeast Resource Recoveries Facility (SERRF), a publicly owned solid waste management facility that employs 'mass burn' technology. Private waste removal companies either use the SERRF, or a refuse transfer station. The project is not anticipated to have a significant adverse impact on area landfills or transfer stations.

**g.) Would the project comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact:

The proposed project will be required to comply with any and all applicable federal, state, and local statutes and regulations related to solid waste.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

No Impact:

The proposed project is within a well-established urbanized setting; based on the size and scope of the project, there is no anticipated negative impact to any fish or wildlife habitat or species.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of**

**past projects, the effects of other current projects, and the effects of probable future projects)?**

No Impact:

The proposed project will not have a cumulative considerable effect on the environment.

**c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

No Impact:

There are no adverse environmental effects to human life either directly or indirectly related to the proposed project.

## MITIGATION MONITORING PLAN

**Measure:**

- 1.) ~~The applicant shall apply for and be granted by the Planning Commission and City Council, a General Plan Amendment changing the existing Land Use Designation from Single Family (LUD-1) to Open Space/Parks (LUD-11).~~

**Timing:**

~~Prior to issuance of Certificate of Occupancy~~

**Enforcement Agency:**

~~Department of Planning and Building~~

**Measure:**

- 2.) The applicant shall apply for and be granted by the Planning Commission and City Council, a Zone Change from the existing I and R-1-N zoning to a P (Park) designation.

**Timing:**

Prior to issuance of Certificate of Occupancy

**Enforcement Agency:**

Department of Planning and Building

**Measure:**

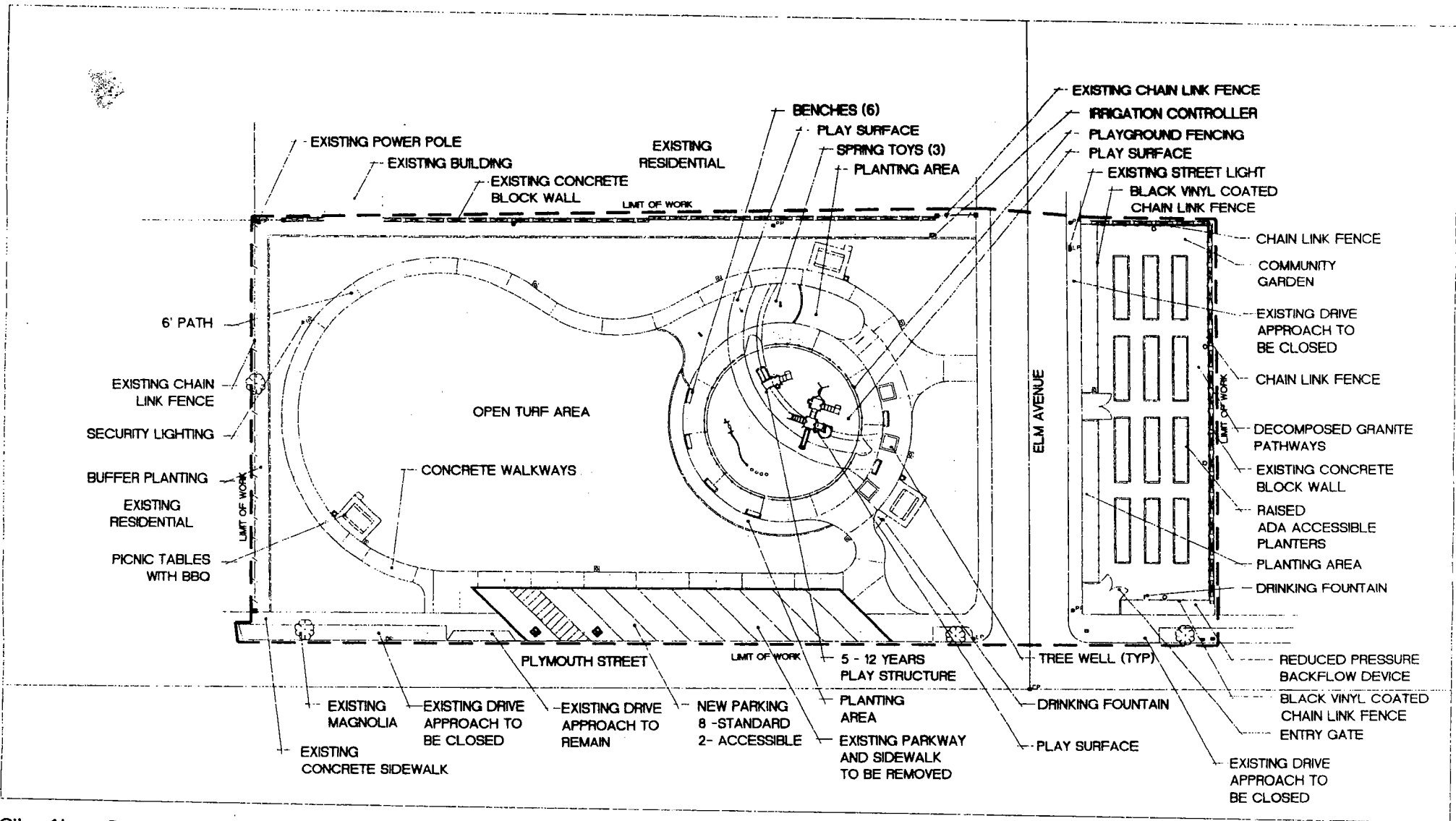
- 3.) The project applicant shall apply for and be granted a Standards Variance for relief from parking requirements.

**Timing:**

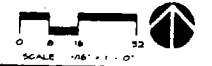
Prior to issuance of Certificate of Occupancy

**Enforcement Agency:**

Department of Planning and Building



City of Long Beach  
**PLYMOUTH & ELM MINI PARK**  
 Site Plan - Phase 1



Landscape Architecture  
 Recreation and Park Planning  
 800 North Harbor Boulevard  
 Fullerton, California 92630  
 FAX: 714/991-1100





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

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2004, by the following vote:

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

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

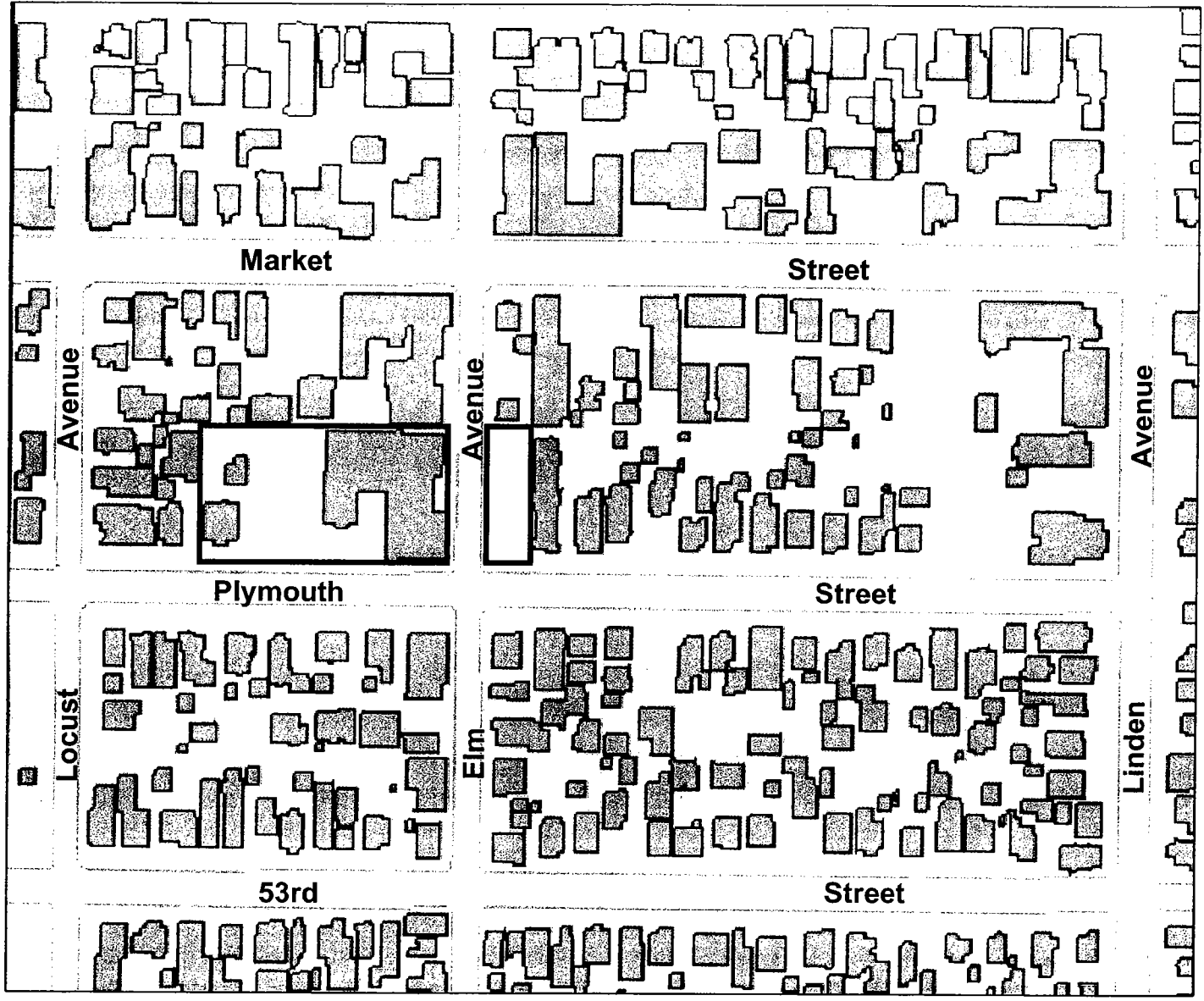
Absent: Councilmembers: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
City Clerk

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

\_\_\_\_\_  
Mayor

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200



 Rezone to: P (Parks)

# PROPOSED

AMENDMENT TO A PORTION OF PART 28  
OF THE USE DISTRICT MAP.

REZONING CASE
<b>RZ-0401-14</b>