



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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February 16, 2017

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

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

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

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

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

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

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

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

DISCUSSION

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC HEARING NOTICE

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

ENVIRONMENTAL REVIEW

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

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

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

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