

August 23, 2022

**H-16**

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Accept Categorical Exemption (CE 22-093);

Declare an Ordinance amending Table 35-2 (Park Dedications/Designations) of the Long Beach Municipal Code (LBMC) (ZCA22-001), to include Tanaka Park located at 1400 West Wardlow Road; read the first time and laid over to the next regular meeting of the City Council for final reading;

Declare an Ordinance setting aside and approving for dedication in perpetuity, Tanaka Park located at 1400 West Wardlow Road for public park purposes and uses; read the first time and laid over to the next regular meeting of the City Council for final reading; and,

Declare an Ordinance amending the Use District Map (Zoning Map) to change the zoning district (ZCHG22-001) of Tanaka Park from Single-Family Residential (R-1-N) to the Park (P) Zoning District; read the first time and laid over to the next regular meeting of the City Council for final reading. (District 7)

**DISCUSSION**

The Development Services and Parks, Recreation and Marine Departments have been working collaboratively for more than five years to assure land records, Zoning, dedications, and General Plan references of the parks within the City of Long Beach (City) are all accurate and up-to-date across multiple regulatory instruments and documents. This is an important effort toward updating and modernizing appropriate protections for all of the City's parks.

Dedication is the process that applies to City-owned parkland, to protect it in perpetuity for public open space use. The City Charter states that the Parks and Recreation Commission (Commission) shall have exclusive authority over all leisure activities in public parks and recreational facilities, controlled or operated by the City; and shall recommend to the City Manager and the City Council the dedication of public land for public parks. On November 18, 2021, the Commission recommended the dedication or designation of Tanaka Park, including any other land use actions needed, such as General Plan Amendments, Zoning Code Amendments, and Zone Changes (Attachment A).

## HONORABLE MAYOR AND CITY COUNCIL

August 23, 2022

Page 2 of 4

The actions before the City Council for Tanaka Park are related to a broader effort which began more than five years ago to dedicate and ensure the appropriate Land Use and Zoning designations for parks throughout Long Beach. In June 2019, several months before Tanaka Park was acquired by the City, the Commission recommended the dedication/designation of 28 City-owned parks. Several parks recommended as part of the original 28 are still being analyzed due to more complex property boundary or land survey requirements that must be addressed before they can be dedicated or designated; however, 11 of the 28 parks were approved for dedication and appropriate Land Use designation changes by the City Council on June 21, 2022. The other 17 parks, including Willow Springs Park, will return to the City Council in late 2022. Since Tanaka Park was not owned by the City when it began the process for dedication/designation of the 28 parks, it was not included in that effort. Subsequent to the purchase of the park, the City began efforts to identify all required actions to ensure Tanaka Park's dedication in perpetuity, including appropriate Land Use and Zoning actions and environmental review.

Tanaka Park is a 1.4-acre park, developed with a playground, picnic area, benches, walking trail and half-court for basketball in 2004 (Attachment B). The park is a remnant of the former Tanaka Farm which was leased to the City by the Tanaka Family for park space from the early 2000's until 2019.

The proposed changes to Tanaka Park consist of a change in Zoning Designation from Single-Family Residential (R-1-N) to Park (P) in order to ensure the appropriate District is applied, and a Zoning Code Text Amendment prepared to add Tanaka Park to the list of dedicated parks found in Table 35-2, within "Parks Chapter" of the Zoning Code (21-35). These changes will protect Tanaka Park in perpetuity for public open space use. Tanaka Park already has the appropriate General Plan Land Use Element (LUE) of Open Space, so no General Plan Amendment is needed. This action is consistent not only with Tanaka Parks' General Plan "PlaceType" designation but is also consistent with the goals and policies of both the Open Space and Recreation Element (OSRE), and the LUE, for equitably increasing access to park space in communities with the greatest need. The ongoing program (of which this action is a part) to change the Zoning and Land Use Designations of existing parks to P zoning and to the Open Space LUE "PlaceType" are needed to reflect and memorialize the existing park use, and to protect the parks by ensuring development regulations are aligned with park uses. Overall, the proposed project formally dedicates Tanaka Park, and protects it in perpetuity for open space uses.

### **Zone Change**

The proposed zone change has been reviewed and recommended by the Planning Commission to the City Council for final approval, subject to the Findings contained in the City's Code (Attachment C). The proposed Zone change from R-1-N to P will provide for consistency with the Open Space PlaceType. No physical construction or change is proposed in this action; rather, the Planning Commission is requested to forward the recommendation to the City Council to change the Zoning to reflect the current conditions and operations of this property as a park (Attachment D).

## **Dedication**

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

Consistent with the City Charter and the OSRE, the proposed project includes an action to dedicate Tanaka Park and protect it in perpetuity for public open space use. The action includes a Zoning Text Amendment to list Tanaka Park as a dedicated park in the Zoning Code in Table 35-2 (Attachment E).

This matter was reviewed by Assistant City Attorney Dawn McIntosh on July 20, 2022 and by Revenue Management Officer, Geraldine Alejo on July 27, 2022.

## **Public Hearing Notice**

In accordance with public hearing notification requirements, in LBMC Section 21.21.302, notice of this public hearing was posted at Tanaka Park, and published in the Long Beach Press-Telegram. On August 4, 2022 notices were also mailed out to the property owners and tenants within 1,000 feet of the subject property. Additionally, notice of the proposed project was distributed through the City's LinkLB e-mail blast system. As of the date of preparation of this report, no written comments have been received.

## **Environmental Review**

Pursuant to the California Environmental Quality Act (CEQA) this project is eligible for a Categorical Exemption per Section 15307 (Actions by Regulatory Agencies for the Protection of Natural Resources and Section 15061 (b) (3) ) the 'Common Sense' Exemption of the CEQA Guidelines (CE-22-093).

TIMING CONSIDERATIONS

Section 21.25.103 of the Zoning Regulations requires that for Zone Changes and Zoning Code Amendments, within 60 days following positive Planning Commission action, the Commission's recommendation shall be transmitted by the Development Services Department to the City Clerk for presentation to the City Council. The Planning Commission acted on July 7, 2022. Per this Code Section, City Council action is requested on August 23, 2022 to meet the September 6, 2022 deadline.

FISCAL IMPACT

This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with City Council priorities. There is no fiscal or local job impact associated with this recommendation.

SUGGESTED ACTION:

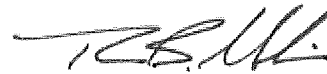
Approve recommendation.

Respectfully submitted,



CHRISTOPHER KOONTZ  
ACTING DIRECTOR  
DEVELOPMENT SERVICES

APPROVED:



THOMAS B. MODICA  
CITY MANAGER

ATTACHMENTS: ORDINANCES

- ATTACHMENT A - PARKS, RECREATION AND MARINE COMMISSION STAFF REPORT DATED NOVEMBER 18, 2021
- ATTACHMENT B – SITE VICINITY MAP
- ATTACHMENT C - FINDINGS
- ATTACHMENT D – ZONE CHANGE MAP
- ATTACHMENT E – DEDICATION MAP

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING THE LONG BEACH  
MUNICIPAL CODE BY AMENDING AND RESTATING TABLE  
35-2 IN CHAPTER 21.35 REGARDING PARK  
DEDICATIONS/DESIGNATIONS

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

Section 1. The Long Beach Municipal Code is amended by amending and restating Table 35-2 of Chapter 21.35 to read as follows:

Table 35-2  
Park Dedications/Designations

Park Name	Type	Dedication Type	Zoning Classification
Admiral Kidd	N	Dedicated	P
Alamitos at 72nd	M	Designated	P
Alamitos Bay Marina	SU	Designated	PD-4
Arbor Street	M	Dedicated	P
Atlantic Plaza	N	Dedicated	P
Bayshore Playground	M	Designated	P
Beach	R	Designated and Dedicated	P
Belmont Pier and Plaza	SU	Designated	PD-2 and R-4-R & P
Belmont Pool Complex	SU	Designated	PD-2 and P
Birdcage	M	Dedicated	P

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Bixby	C	Dedicated	P
Bixby Knolls	N	Dedicated	P
Bouton Creek	M	Dedicated	P
Bluff	G	Dedicated	P
Burton Chace	M	Dedicated	P
California Recreation Center	N	Dedicated	P
Carroll	M	Dedicated	P
Cesar Chavez	C	Dedicated	PD-30 and PR
C. David Molina	N	Dedicated	P
Channel View	G	Dedicated	PD-1
Cherry	C	Dedicated	P
Chittick Field	SU	County owned	P
College Estates	N	Dedicated	P
Colonnade	M	Dedicated	R-1-S
Colorado Lagoon	SU	Designated	P
Coolidge	N	Dedicated	P
Craftsman Village	M	Dedicated	P
Crocker Plaza (Victory)	G	Dedicated	PD-6
Daisy Avenue	G	Dedicated	P
Davies Launch Ramp	SU	Designated	P
Deforest	N	Dedicated	P
Deforest Nature Trail	SU	County owned	P
Donald Douglas Plaza	M	Dedicated	P
Douglas	M	Dedicated	P
Downtown Marina Mole	SU	Designated	PD-6
Drake	N	Dedicated	PD-10

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East Village Arts	M	Dedicated	PD-30
El Dorado Park West	C	Dedicated	P
El Dorado Park Golf Course	GC	Dedicated	P
El Dorado Regional Park	R	Dedicated	P
El Dorado - Nature/Community Gardens	SU	Dedicated	P
Fellowship	M	Dedicated	PD-22
Fourteenth Street	M	Dedicated	PD-29 and P
Golden Shore Marine Reserve	SU	Designated	PD-6 and PD-21
Golden Shore RV	SU	Designated	PD-6 and PD-21
Grace	N	Dedicated	P
Heartwell	C	Dedicated	P
Heartwell (Campfire)	SU	Dedicated	Institutional
Heartwell Park Golf Course	GC	Dedicated	P
Houghton	C	Dedicated	P
Hudson	N	Dedicated	P
Jack Dunster Marine Reserve	SU	Dedicated	PD-1
Jack Nichol	G	Dedicated	PD-1
Jackson Street	M	Dedicated	R-1-N and P
Jenni Rivera Memorial	G	Dedicated	P
La Bella Fontana di Napoli	SU	Dedicated	P
Leeway Sailing Center	SU	Designated	P
Lilly	M	Dedicated	P
Lincoln	SU	Dedicated	PD-30
Livingston Drive	M	Dedicated	P
LB Aquarium of the Pacific	SU	Designated	PD-6
LB Museum of Art	SU	Dedicated	P

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Locust Tot Lot	M	Dedicated	P
Lookout	M	Dedicated	P
Los Altos	N	Dedicated	P
Los Altos Plaza	M	Dedicated	P
Los Cerritos	N	Dedicated	P
MacArthur	N	Dedicated	P
Marina Green	SU	Designated	PD-6 and P
Marina Vista	N	Designated	PD-1
Marine Park (Mother's Beach)	SU	Designated	P
Marine Stadium	SU	Designated	PD-1 and P
Martin Luther King Jr.	C	Dedicated	P
Mary Molina Community Garden	M	Dedicated	P
Maurice "Mossy" Kent	M	Designated	PD-4
Miracle on 4th Street	M	Dedicated	P
Naples Plaza (Overlook Park)	N	Dedicated	P
Orizaba	N	Dedicated	P
Pacific & 6th Community Garden	M	Dedicated	P
Pacific Electric Right-of-Way	G	Dedicated	P
Pan American	N	Dedicated	P
Peace	M	Dedicated	P
Plaza Zaferia	M	Dedicated	P
Queen Mary Events	SU	Designated	PD-21
Rainbow Harbor Esplanade	SU	Designated	PD-6
Rainbow Lagoon	SU	Designated	PD-6
Ramona	N	Dedicated	P
Recreation	C	Dedicated	P



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Recreation Park Golf Course	GC	Dedicated	P
Recreation - 9 Hole (North of 6th Street)	GC	Dedicated	P
Recreation - 9 Hole (South of 6th Street)	GC	Designated	P
Rose	M	Dedicated	P
Rotary Centennial	M	Dedicated	PD-22
Santa Cruz (Victory)	M	Dedicated	PD-6
Scherer	C	Dedicated	P
Shoreline Aquatic	SU	Designated	PD-6
Silverado	C	Dedicated	P
Sims Pond	SU	Dedicated	PD-1
Skylinks	GC	Dedicated	P
Sleepy Hollow	G	Dedicated	P
Somerset	N	Dedicated	P
South Shore Launch Ramp	SU	Designated	PD-21
South Street Parkway	G	Dedicated	P
Stearns Champions	C	Dedicated	P
Tanaka Park	M	Dedicated	P
Treasure Island	M	Dedicated	P
Veterans	C	Dedicated	P
Victory	G	Dedicated	PD-6
Wardlow	N	Dedicated	P
Whaley	N	Dedicated	P
Will Rogers	M	Dedicated	Institutional/PD-1
Wrigley	G	County owned	P

N = Neighborhood; C = Community; M = Mini; SU = Special Use; GC = Golf Course; G = Greenway

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Section 2. 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 \_\_\_\_\_, 2022, by the following vote:

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

Recusal(s): Councilmembers: \_\_\_\_\_

\_\_\_\_\_

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

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

\_\_\_\_\_  
Mayor

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 West Ocean Boulevard, 9th Floor  
Long Beach, CA 90802-4664

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH SETTING ASIDE AND DEDICATING  
IN PERPETUITY CERTAIN LANDS OWNED BY THE CITY OF  
LONG BEACH FOR PUBLIC PARK PURPOSES AND USES

WHEREAS, on November 18, 2021, the Parks and Recreation Commission  
recommended the designation or dedication of Tanaka Park.

WHEREAS, the Planning Commission, at its hearing on July 8, 2022,  
recommended to the City Council the approval of the dedication in perpetuity and  
associated land use actions of Tanaka Park.

WHEREAS, the City Council hereby finds this action is categorically exempt  
under the California Environmental Quality Act (CEQA) and finds that the proposed  
dedication in perpetuity of Tanaka Park will not categorically affect the character,  
livability or appropriate development of the surrounding properties and that the proposed  
amendments are consistent with the goals, objectives and provisions of the General Plan,  
including the Land Use Element, and the Open Space and Recreation Element thereof.

NOW, THEREFORE, The City Council of the City of Long Beach ordains as  
follows:

Section 1. Park Dedication.

In accordance with the goals, objectives, policies and programs of the Land  
Use Element, and the Open Space and Recreation Element of the General Plan of the  
City of Long Beach, the following areas of the City are hereby set aside and dedicated in  
perpetuity for public park purposes:

Park Name

Tanaka Park.

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CHARLES PARKIN, City Attorney  
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Section 2. The boundaries of said parks are outlined on the maps attached hereto and incorporated herein as Exhibit "A".

Section 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 \_\_\_\_\_, 2022, by the following vote:

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

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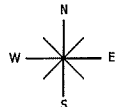
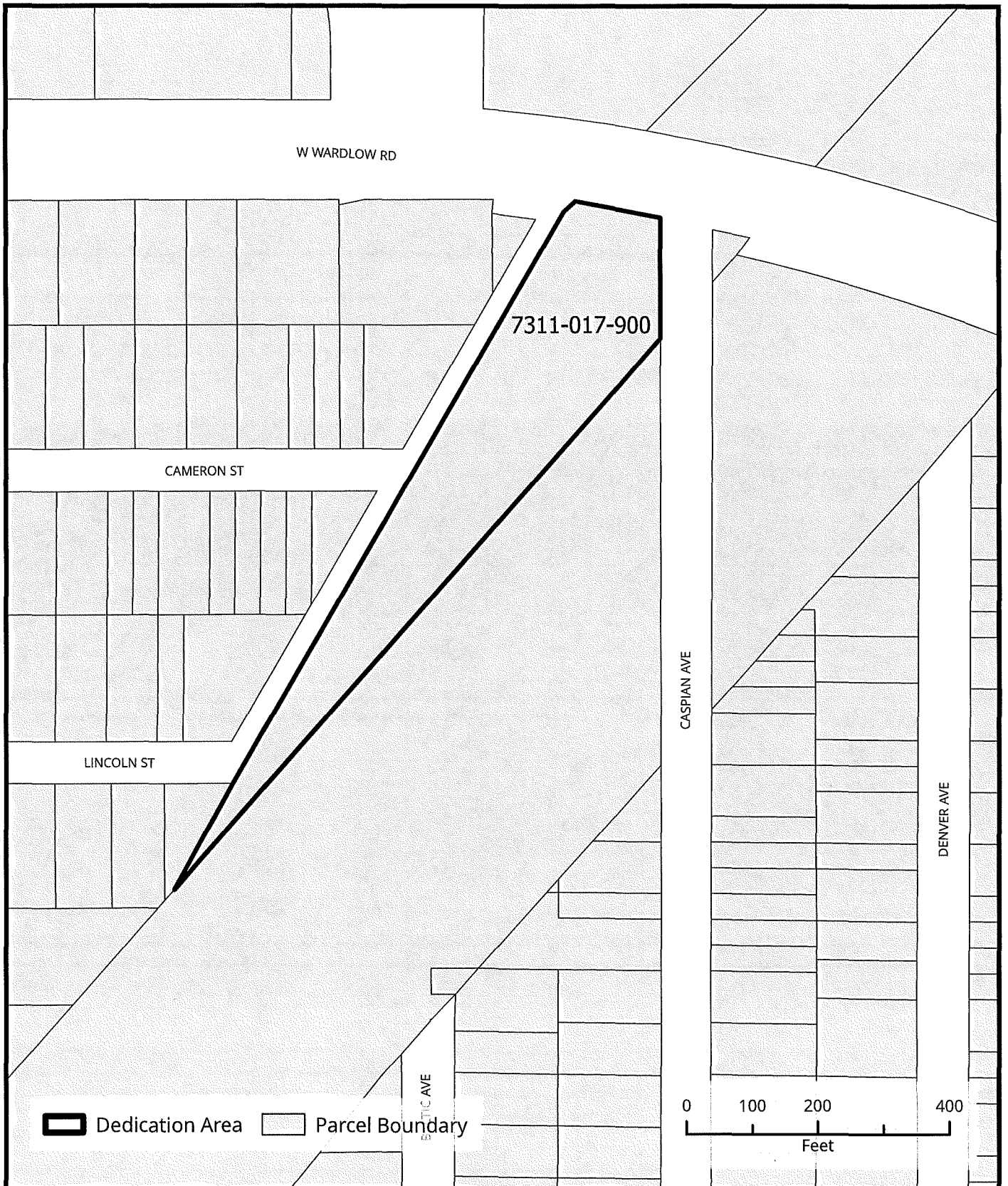
Recusal(s): Councilmembers: \_\_\_\_\_

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\_\_\_\_\_

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

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

\_\_\_\_\_  
Mayor



# PROPOSED PARK DEDICATION

## Tanaka Park

App No. 2205-42  
(ZCA22-001)



OFFICE OF THE CITY ATTORNEY  
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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE USE DISTRICT MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS BEEN ESTABLISHED AND AMENDED BY AMENDING PORTIONS OF PART 14 OF SAID MAP FOR PARK REZONING

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

Section 1. The City Council hereby finds this action is categorically exempt under the California Environmental Quality Act (CEQA) and finds that the proposed change will not categorically affect the character, livability or appropriate development of the surrounding area and that the proposed change is consistent with the goals, objectives and provisions of the General Plan, the official Use District Map of the City of Long Beach, as established and amended, is further amended by amending portions of Part 14 to change the zoning district to the following park from its existing zoning district to the Park (P) zoning district:

Tanaka Park	Rezone from Single Family Residential (R-1-N) to Park (P)
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Section 2. The portion of Part 14 of said Map that is amended by this ordinance is depicted on Exhibit "A" which map is attached hereto and by this reference made a part of this ordinance and the official Use District Map of the City.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
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Long Beach, CA 90802-4664

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Section 4. 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 \_\_\_\_\_, 2022, by the following vote:

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

\_\_\_\_\_

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

\_\_\_\_\_

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

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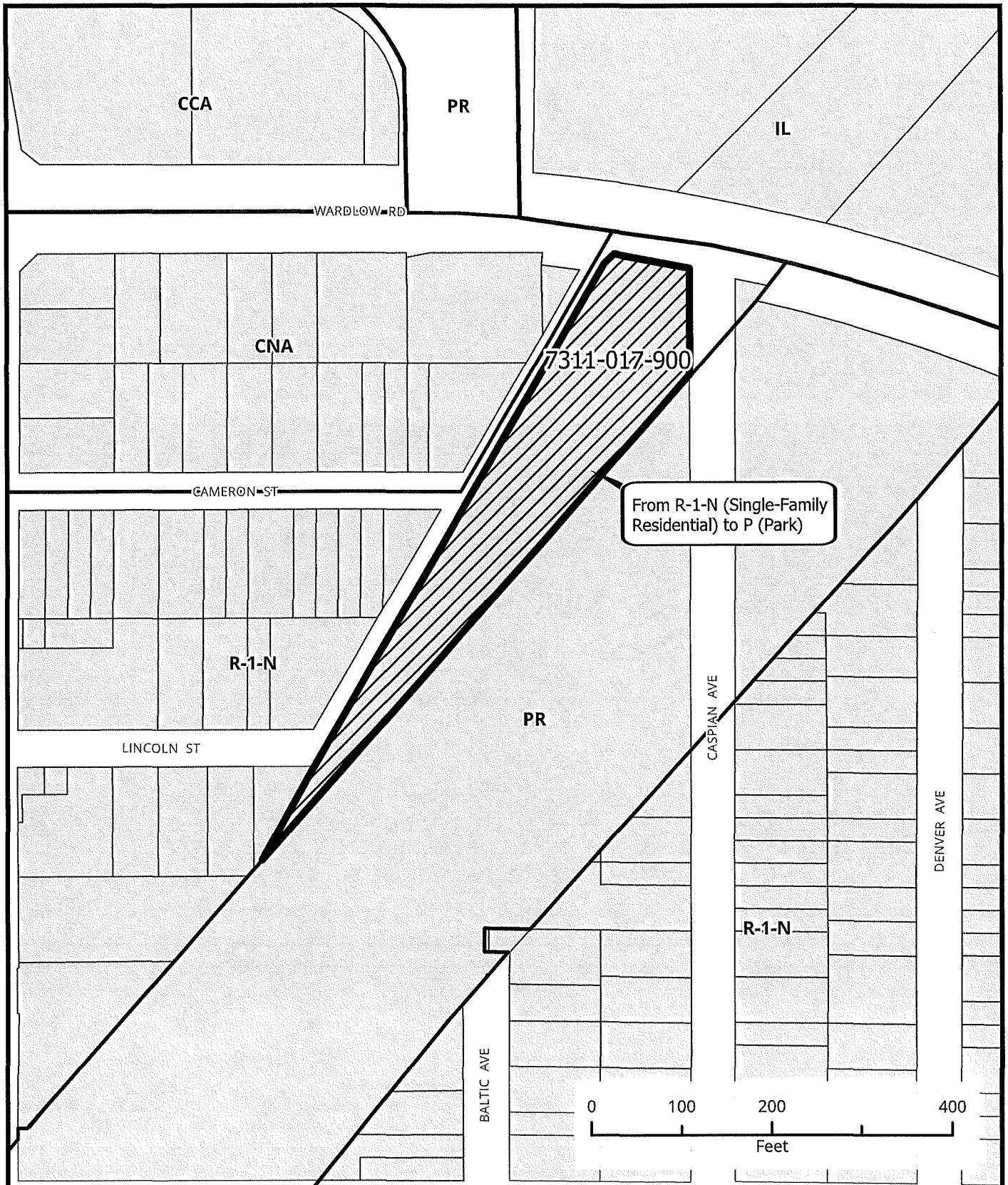
Recusal(s): Councilmembers: \_\_\_\_\_

\_\_\_\_\_

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

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

\_\_\_\_\_  
Mayor



**PROPOSED ZONING CHANGE**  
AMENDMENT TO PAGE 14 OF THE ZONING MAP  
Tanaka Park

App No. 2205-42  
(ZCA22-001)





November 18, 2021

MEMBERS OF THE PARKS AND RECREATION COMMISSION  
City of Long Beach  
California

**RECOMMENDATION:**

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

**DISCUSSION**

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

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

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

## MEMBERS OF THE PARKS AND RECREATION COMMISSION

November 18, 2021

Page 2

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

### Park Dedication

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

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

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

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

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

4.5 Require that any conversion of parkland be replaced amenity-for-amenity and acre-for-acre at a 2:1 ratio. One acre of replacement land shall be located in the park service area where the land was converted, and an additional acre of replacement land shall be located in a park service area needing parkland – as determined by the Recreation Commission.

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

### FISCAL IMPACT

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

SUGGESTED ACTION

Approve recommendation.

Respectfully submitted,



NANCY VILLASEÑOR  
MANAGER  
PARK PLANNING & PARTNERSHIPS

APPROVED:



BRENT DENNIS  
DIRECTOR

BD:SS:NV  
ATTACHMENT A: PLANNING COMMISSION STAFF REPORT – JULY 15, 2021  
ATTACHMENT B: TANAKA PARK SITE MAP

ATTACHMENT A

AGENDA ITEM No. 4



Development Services

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

July 15, 2021

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**RECOMMENDATION:**

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

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

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



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

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

## **BACKGROUND**

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

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

Brief descriptions of the parks are provided below:

### **Mini-Park**

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

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

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<sup>1</sup> Long Beach General Plan Open Space and Recreation Element, 2002.

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

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

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

**Mary Molina Community Garden** – This community garden was created through a family donation of undeveloped land in 2005 to commemorate avid gardener Mary Molina. The Mary Molina Community Garden is managed by Long Beach Organic<sup>2</sup>, which provides garden plots available for community use. (District 1)

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

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

**Park**

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

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

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

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

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

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

### **Greenway Park**

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

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

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

### **Natural Resource Open Space**

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

### **Willow Springs Park**

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



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

### **DISCUSSION**

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

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

### **General Plan Amendments**

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

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

**Table 1. General Plan Amendments**

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

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

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

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

### **Zone Changes**

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

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

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<sup>3</sup> Globemaster Corridor-Zoning Map. Adopted by City Council on May 18, 2021.  
<https://longbeach.legistar.com/LegislationDetail.aspx?ID=4942570&GUID=FF232427-DEF2-47DC-AA59-A67E32E34615&Options=&Search=>

**Table 2. Zone Changes**

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

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

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

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

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

The majority of Orizaba Park was previously dedicated on December 23, 2003 and is appropriately zoned Park (P). Since 2003, Orizaba Park was expanded through acquisition of blighted industrial properties and developed with various park amenities. The area of Orizaba Park where the basketball court and a portion of an open field were developed is zoned Light Industrial (IL) and is proposed to be rezoned to Park (P) to reflect this expansion and the existing park uses. Adjacent to the west, the area of Orizaba Park which includes the remainder of the field and a community garden currently leased and managed by Long Beach Organic is currently zoned R-2-N and is similarly proposed to be rezoned to Park (P) to reflect existing uses and to bring cohesive zoning across the entirety of the park. Orizaba Park includes a 456 SF, noncontiguous remnant parcel of the former Pacific Electric Right-of-Way located in the southwest corner of E. 14th Street and N. Orizaba Ave. This contiguous remnant parcel was dedicated in 2003.<sup>5</sup> A community organization had received grant funding from the Housing and Neighborhood Services Bureau for the improvement and future maintenance of the remnant parcel.<sup>6</sup> Over time, this zoning became a barrier to the proper oversight and maintenance of this corner of the property by the Parks, Recreation, and Marine Department. In light of the challenging conditions associated with this remnant, Economic Development Department staff has been exploring the possible sale of the parcel to the abutting industrial property owner. As a result this area is proposed to be rezoned from Park (P) to Light Industrial (IL) bring consistent zoning across the subject parcel and the abutting privately owned property. The proposed zone change and removing the area from the dedicated park area reflect future anticipated use and private ownership of the parcel. The City will then complete lot mergers of the remaining parcels that comprise Orizaba Park. Further discussion is included in the Dedication section of the staff report.

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

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

<sup>6</sup> Parks, Recreation, and Marine Commission. September 4, 2012 Agenda Item:  
<http://longbeach.legistar.com/View.ashx?M=F&ID=2093568&GUID=65AA0266-8A22-4AE0-BE14-F14C8ABBE5EF>

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

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

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

### Dedication

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

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

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

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

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

**PUBLIC HEARING NOTICE**

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

**ENVIRONMENTAL REVIEW**

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

Respectfully submitted,

CHAIR AND PLANNING COMMISSIONERS

July 15, 2021

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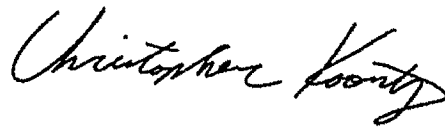
JENNIFER LY  
PROJECT PLANNER



ALISON SPINDLER-RUIZ, AICP  
ADVANCE PLANNING OFFICER



PATRICIA DIEFENDERFER, AICP  
PLANNING BUREAU MANAGER



CHRISTOPHER KOONTZ, AICP  
DEPUTY DIRECTOR OF DEVELOPMENT  
SERVICES

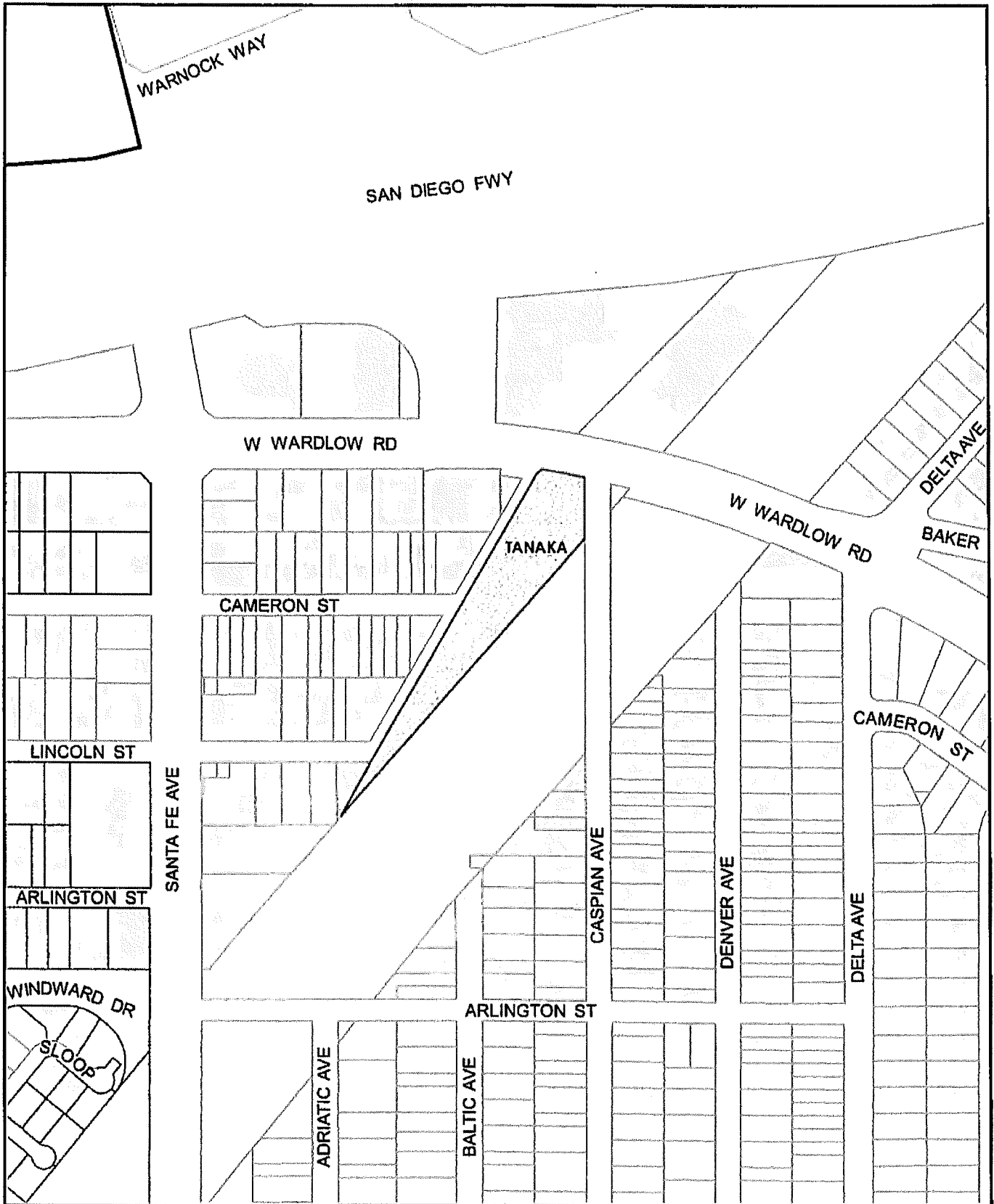


OSCAR W. ORCI  
DIRECTOR OF DEVELOPMENT  
SERVICES

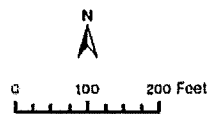
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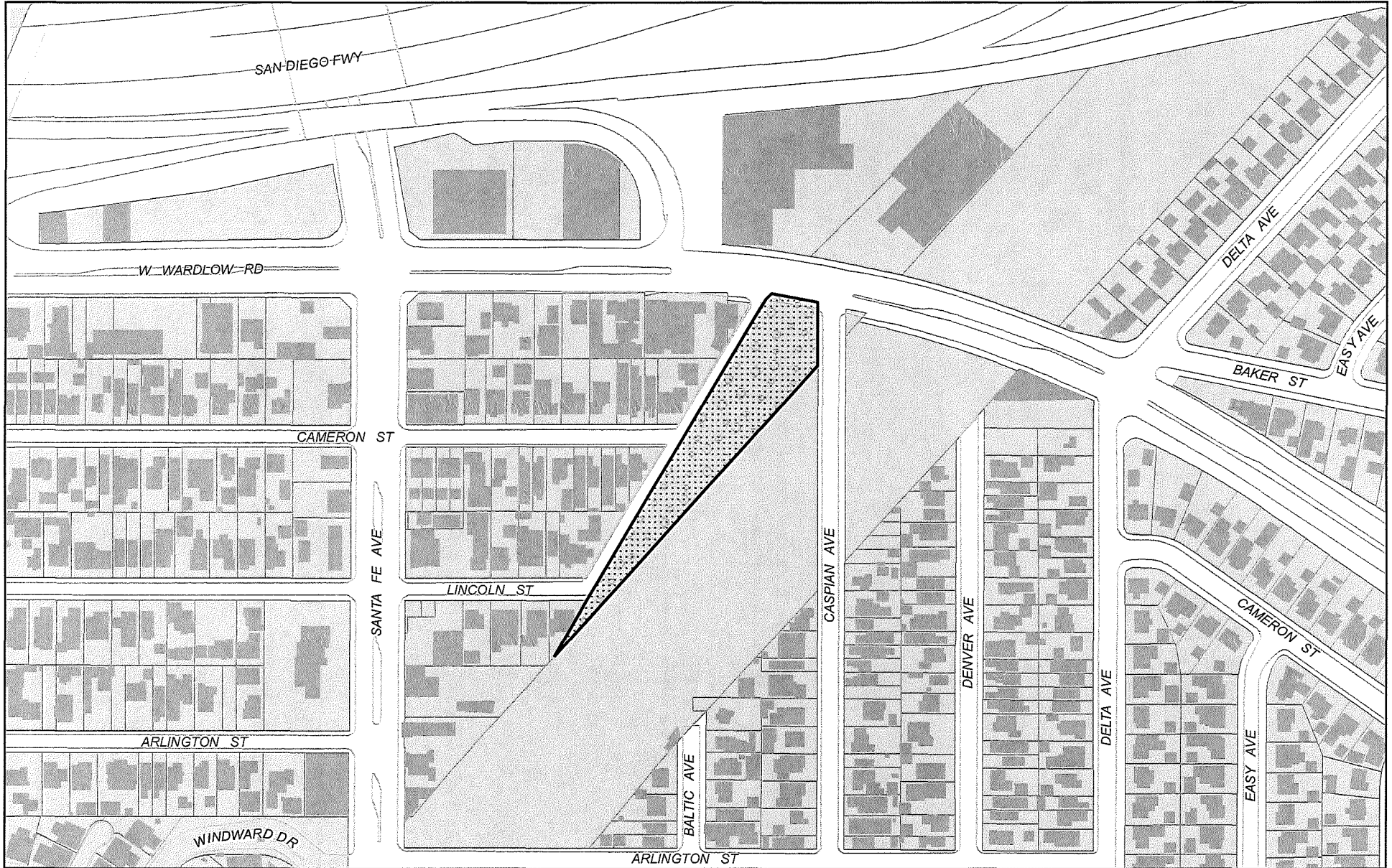
Attachments:      Attachment A - Parks, Recreation, and Marine Commission Staff Report,  
June 20, 2019  
Attachment B - Site Vicinity Map  
Attachment C - Parks Dedication List  
Attachment D - General Plan Amendment Maps  
Attachment E - Zone Change Maps  
Attachment F - Dedication Maps  
Attachment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





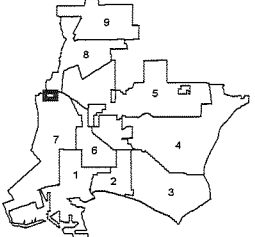
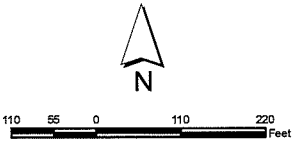
**Tanaka Park**  
1400 W. Wardlow Road  
Total area: **1.4 acres**





**Subject Property:**  
 1400 W Wardlow Rd  
 Application No. 2205-42  
 Council District 7  
 Zoning Code: R-1-N

**Attachment B**



**ZONING CODE AMENDMENT FINDINGS**  
**1400 W. Wardlow Road**  
**Application No. 2205-42 (ZCA22-001)**  
**July 7, 2022 (Planning Commission)**

Pursuant to Government Code Sections 65853 and 65855, the Planning Commission shall render a decision on any proposed Zoning Code Amendment and transmit the reasons for the recommendation, and the relationship of the proposed amendment to the applicable general and specific plans, to the City Council. The proposed Zoning Code Amendment (ZCA) modifies Title 21 of the Long Beach Municipal Code to add Tanaka Park to Table 35-2 (Park Dedications/Designations) which is dedicated and by virtue of that dedication a park that is protected in perpetuity for public open space uses. These findings and analysis are presented for consideration, adoption and incorporation into the record of proceedings.

1. THE AMENDMENT IS CONSISTENT WITH OBJECTIVES, PRINCIPLES, AND STANDARDS OF THE GENERAL PLAN; AND

Positive Finding: The General Plan Open Space and Recreation Element (OSRE), adopted by the City Council in 2002, calls for formal dedication or designation of parkland so the acreage is preserved as parkland in perpetuity. Relevant policies of the OSRE include:

- 4.1 Inventory and analyze City-owned lands, blighted properties, and former oil drilling sites to identify parcels that can be converted to open space or parks and recreation uses.
- 4.2 Adopt a citywide ratio of eight (8) acres of parkland for each 1,000 residents.
- 4.4 Formally dedicate all City owned parks and designate them to be preserved in perpetuity
- 4.5 Require that any conversion of parkland be replaced amenity-for-amenity and acre-for-acre at a 2:1 ratio. One acre of replacement land shall be located in the park service area where the land was converted, and an additional acre of replacement land shall be located in a park service area needing parkland - as determined by the Parks and Recreation Commission.

Additionally, the General Plan Land Use Element (LUE), adopted by City Council in December 2019, calls for increasing access to, amount of and distribution of green space (Goal No. 8), and particularly in urban areas (Strategy No. 18). Relevant policies of the LUE include:

- LUE Policy 18-10: Prioritize vacant and underutilized land for the development of new green space, including parks, community gardens and local urban farms in park-poor communities.

- LUE Policy 19-1: Develop and maintain a high-quality network of natural and urban parks and open spaces that meet the needs of families, young adults, seniors, children and disabled individuals.
- LUE Policy 19-2: Explore opportunities to create mini-parks and parklets within urbanized and growth areas of the City.
- LUE Policy 19-3: Provide a balanced level of parks and recreational facilities to all areas of the City.

Staff's inventory of parkland has found that several parks and open spaces have inconsistent PlaceType, zoning designations and boundaries, and that they need to be dedicated to be protected in perpetuity, for public open space use. The proposed project will add Tanaka Park to the list of dedicated parks within the City as listed in Table 35-2 of the Zoning Code. This will allow greater adherence to the relevant policies of the OSRE above, which establishes a goal of eight acres of parkland per resident, calls for dedication of City-owned parks to be preserved in perpetuity, and requires that any parkland conversion be replaced at a 2:1 ratio thereby helping ensure the maintenance of parks and open space acreage. Additionally, the Project will implement the above LUE policies that aim to increase access to, the amount of and distribution of green space throughout the City as Tanaka Park, located in West Long Beach, is an important park space resource in West Long Beach, an area of the City with insufficient access to park space.

2. THE AMENDMENT WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE CITY, AND IS IN CONFORMITY WITH PUBLIC NECESSITY, CONVENIENCE, GENERAL WELFARE, AND GOOD PLANNING PRACTICE.

Positive Finding: This project formally recognizes and dedicates Tanaka Park and ensures the appropriate development standards are applicable to it through the zoning code text. Tanaka Park has been developed consistent with the character of the surrounding neighborhood and promotes livability through increased neighborhood access to parks and quality park amenities. This project is in conformance with public necessity, convenience, and general welfare by supporting City efforts to increase the amount of parkland per resident citywide, and by neighborhood, particularly in areas that are park poor such as West Long Beach, by helping ensure that development standards are aligned with park uses and that the parks are protected in perpetuity for public open space uses. Studies show that access to parks and open space has a positive impact on human health, but that low income and communities of color often experience a disproportionate lack of access to green space. Additionally, this project is in conformance with good planning practice because it corrects and clarifies Tanaka Park's zoning designation so that it is consistent with the General Plan Land Use PlaceType, and reflective of the existing park use. The proposed Zoning Code Amendment memorializes dedication of Tanaka Park thereby protecting it in perpetuity for public open space use.

**ZONE CHANGE FINDINGS**  
**1400 West Wardlow Road**  
**Application No. 2205-42 (ZCHG22-001)**  
**July 7, 2022 (Planning Commission)**

The project proposes a zone change to the zoning map for Tanaka Park, in order to establish the appropriate Park (P) zoning district as a means to protect in perpetuity the existing open space for public use, and to ensure use and development standards appropriate to the use. Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVEABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND

Positive Finding: The proposed project will facilitate the cleanup of the existing zoning designation of Tanaka Park (Single-Family Residential, R-1-N), so that it will have the appropriate Park (P) zoning district. This change will appropriately reflect the existing land use, ensure that development regulations are aligned with park uses, and protect the respective park uses in perpetuity for public open space use. The subject project proposes the land use action that will facilitate the dedication of Tanaka Park and protect it in perpetuity for public open space use. This supports General Plan Land Use Element (LUE) and Open Space and Recreation Element (OSRE) policies and general City efforts to increase the amount of parkland per resident citywide and by neighborhood, particularly in areas that are park poor such as in West Long Beach where Tanaka Park is located, by helping ensure that development standards provided by the zoning code are aligned with park uses, and that the parks are not only preserved for public open space use in perpetuity but that parks and opens spaces are protected from inappropriate development; the P zoning district both allows only a limited range of uses and has restrictive development standards intended to limit site coverage of designated parkland, in order to maximize open and natural space for the health and enjoyment of City residents. Studies show that access to parks and open space has a positive impact on human health, but that low income and communities of color often have disproportionately low access to green space. This project implements LUE policies that increase access to, amount of and distribution of green space throughout the City. Tanaka Park enhances the character and livability of the surrounding area.

2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.

Positive Finding: The proposed Zone Change rezones Tanaka Park from the Single-Family Residential, R-1-N zoning district to the Parks (P) zoning district.

This land use cleanup facilitates Tanaka Park being formally dedicated to help protect it in perpetuity for public open space uses. The General Plan Open Space and Recreation Element (OSRE), adopted by the City Council on October 15, 2002, calls for formal dedication or designation of parkland so the acreage is preserved as parkland in perpetuity. Relevant policies of the OSRE include:

- 4.1 Inventory and analyze City-owned lands, blighted properties, and former oil drilling sites to identify parcels that can be converted to open space or parks and recreation uses.
- 4.2. Adopt a citywide ratio of eight acres of parkland for each 1,000 residents.
- 4.4. Formally dedicate all City owned parks and designate them to be preserved in perpetuity
- 4.5. Require that any conversion of parkland be replaced amenity-for-amenity and acre-for-acre at a 2:1 ratio. One acre of replacement land shall be located in the park service area where the land was converted, and an additional acre of replacement land shall be located in a park service area needing parkland - as determined by the Parks and Recreation Commission.

Additionally, the General Plan Land Use Element (LUE), adopted by City Council in December 2019, calls for increasing access to, amount of and distribution of green space (Goal No. 8), and particularly in urban areas (Strategy No. 18). Relevant policies of the LUE include:

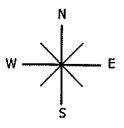
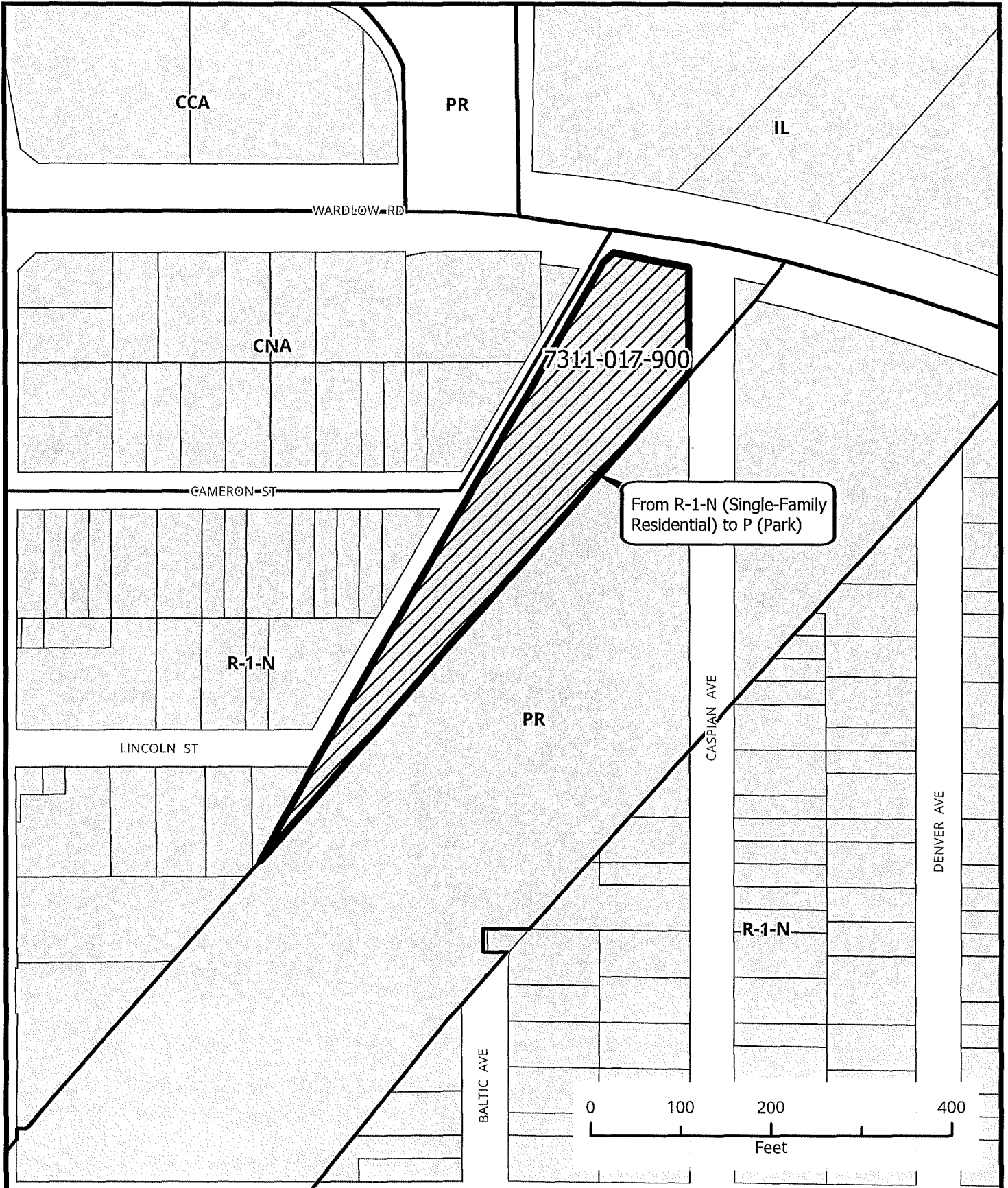
- LUE Policy 18-10: Prioritize vacant and underutilized land for the development of new green space, including parks, community gardens and local urban farms in park-poor communities.
- LUE Policy 18-11: Identify and inventory potential community garden or urban farm sites within existing parks, public easements, rights-of-way and schoolyards, and prioritize site use as community gardens in appropriate locations.
- LUE Policy 19-1: Develop and maintain a high-quality network of natural and urban parks and open spaces that meet the needs of families, young adults, seniors, children and disabled individuals.
- LUE Policy 19-2: Explore opportunities to create mini-parks and parklets within urbanized and growth areas of the City.
- LUE Policy 19-3: Provide a balanced level of parks and recreational facilities to all areas of the City.

Staff's inventory of parkland citywide has found several parks and open spaces with inconsistent PlaceTypes, zoning designations, and boundaries, and that they need to be dedicated to for protection in perpetuity for public open space use. This Project will correct Tanaka Park's zoning designation consistent with the General Plan land use, PlaceType, and reflective of the existing park use. This will allow greater adherence to the relevant policies of the OSRE above, which establishes a goal of eight acres of parkland per resident, calls for dedication of

City-owned parks to be preserved in perpetuity, and requires that any parkland conversion be replaced at a 2:1 ratio thereby helping ensure the maintenance of parks and open space acreage. Additionally, the Project will implement the above LUE policies that increase access to, amount of and distribution of green space throughout the City as Tanaka Park, located in West Long Beach, is an important park space resource in West Long Beach, an area of the City with insufficient access to park space.

3. 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 rezoning does not involve an existing mobile home park, therefore this finding does not apply to this action.

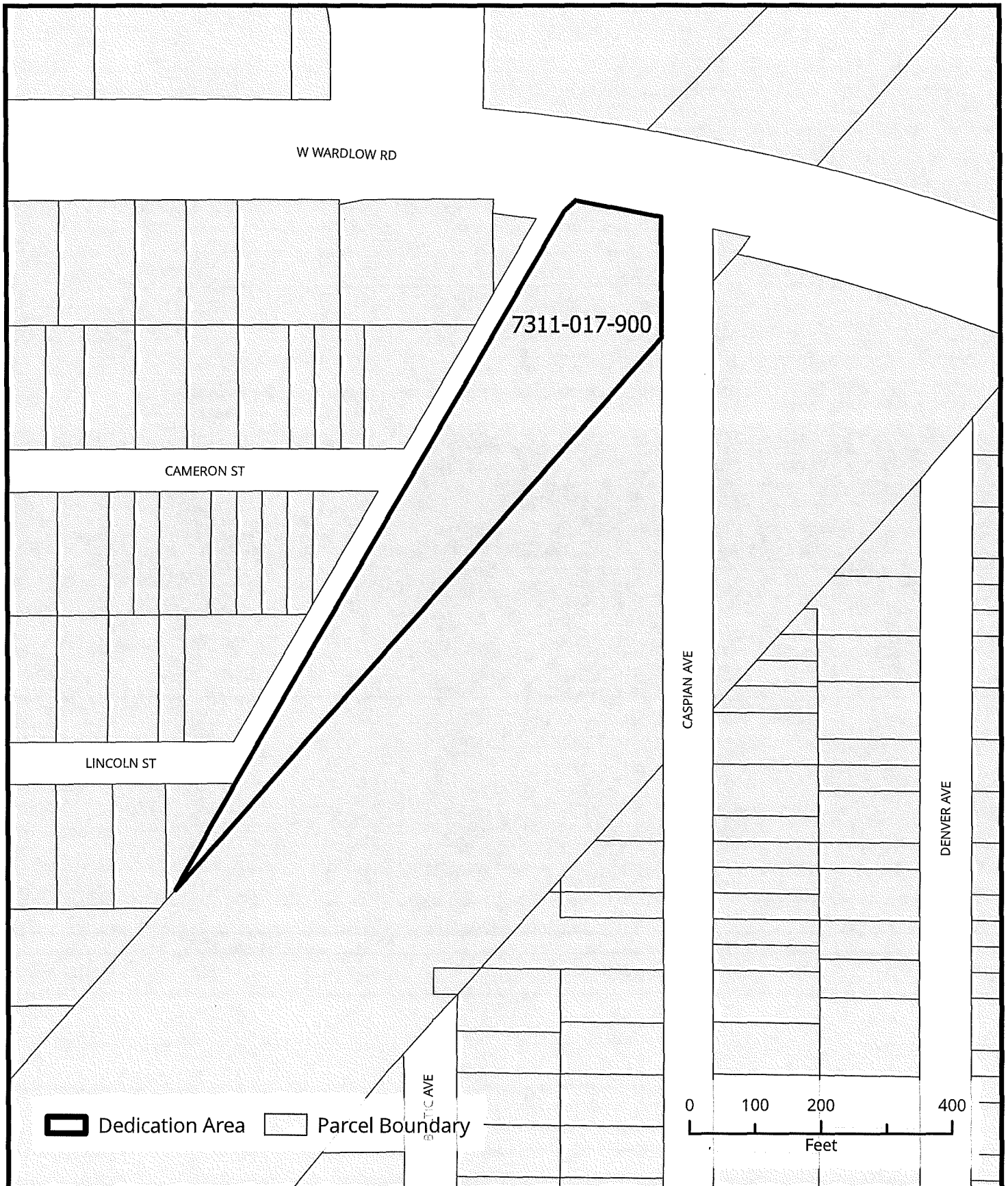


**PROPOSED ZONING CHANGE**  
 AMENDMENT TO PAGE 14 OF THE ZONING MAP  
 Tanaka Park

App No. 2205-42  
 (ZCA22-001)







**PROPOSED PARK DEDICATION**  
Tanaka Park

App No. 2205-42  
(ZCA22-001)

