

GENERAL PLAN AMENDMENT FINDINGS
Twelve parks at various location citywide
Application No. 2011-21 (GPA20-002)
July 15, 2021 (Planning Commission)

Pursuant to California Government Code Section 65358, the City Council shall not approve a General Plan Amendment unless the following findings are made. The General Plan amendments being proposed are amendments to the General Plan Land Use Element Map to change the PlaceType designation of seven City-owned parks from their current PlaceType designation to the Open Space (OS) PlaceType, as shown on Attachment D of the Staff Report corresponding to Application No. 2011-21 (GPA20-002). These findings and analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE PROPOSED CHANGE WILL BENEFIT THE PUBLIC INTEREST; AND

Positive Finding: The proposed project will facilitate the cleanup of land use and zoning designations for existing, City owned parks so that they have the appropriate General Plan Open Space PlaceType and Park zoning designation. These changes 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 City Charter and General Plan Open Space and Recreation Element (OSRE) provide guidance on dedication and parkland replacement requirements that help protect parks in perpetuity for public open space uses. The City Charter and OSRE require that dedicated parkland that is converted to other uses be replaced at a ratio of at least two to one (2:1) with 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. In total, the subject project proposes to dedicate 12 parks to protect them in perpetuity for public open space use, seven of which also require a General Plan Amendment to designate the properties as Open Space PlaceType, which was established for the express purpose of ensuring land in the City is devoted to parks, open space and recreational which is deemed an important land use that is necessary for the purpose of promoting the emotional and physical health of urban residents through contact with natural environments. This also implements the General Plan Land Use Element (LUE) and general City efforts to increase the amount of parkland per resident, including the conversion of vacant and underutilized land and particularly in areas that are park poor, by helping ensure that General Plan land use designations and development standards are aligned with park uses and that the parks are protected in perpetuity for public open space uses.

2. THE PROPOSED CHANGE IS CONSISTENT WITH THE ZONING DESIGNATIONS.

Positive Finding: General Plan Amendments are needed for the seven parks listed in Table 1 (Attachment D). The parks that are a part of this project that do not already have the Open Space PlaceType designation are proposed for General Plan Amendment to change from their existing PlaceType to the Open Space PlaceType to reflect the current conditions and operations of these properties as parks and open spaces.

Zone Changes are proposed to change parks from existing zoning districts to the Park (P) zoning district to bring consistency among the General Plan PlaceType designation, the zoning and the existing park uses. These Zone Changes necessitate General Plan Amendments from existing PlaceTypes to the Open Space (OS) PlaceType. This will allow General Plan Land Use Element PlaceTypes and Zoning Districts to be consistent with each other and with existing park uses.

Table 1. General Plan Amendments

Name	Current PlaceType	Proposed PlaceType	Proposed Zoning
Craftsman Village Park	Founding & Contemporary Neighborhood (N)	Open Space (OS)	Park (P)
Donald Douglas Plaza	Regional Serving Facility (RSF)	Open Space (OS)	Park (P)
Grace Park	Founding & Contemporary Neighborhood (N)	Open Space (OS)	Park (P)
Locust Tot Lot	Founding & Contemporary Neighborhood (N)	Open Space (OS)	Park (P)
Mary Molina Community Garden	Founding & Contemporary Neighborhood (N)	Open Space (OS)	Park (P)
Orizaba Park	Neighborhood Serving Center or Corridor Low Density (NSC-L)	Open Space (OS)	Park (P)
Willow Springs Park	Open Space (OS) and Community Commercial (CC)	Open Space (OS)	SP-3-OS

ZONING CODE AMENDMENT FINDINGS
Twelve parks at various location citywide
Application No. 2011-21 (ZCA20-016)
July 15, 2021 (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 12 parks to Table 35-2 (Park Dedications/Designations) which are dedicated and by virtue of that dedication parks that are 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 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 has found that several parks and open spaces have inconsistent PlaceTypes, 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 correct park and open space PlaceTypes, zoning designations and boundaries so that they are consistent with each other and reflective of existing park uses. 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.

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 existing parks and open spaces and ensures the appropriate development standards are applicable to the subject parks and open space uses through the zoning code text and corresponding amendments to the General Plan Land Use Element Map. Many of these parks, such as Orizaba Park and Craftsman Village Park, have been developed consistent with character of the surrounding neighborhood and promote livability through increased neighborhood access to parks and quality park amenities. This project is in conformity 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, 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 conformity with good planning practice because it corrects and clarifies park and open space boundaries, PlaceTypes, and zoning designations so that they are consistent with each other and reflective of existing park uses. The proposed Zoning Code Amendment

memorializes dedication of the subject parks, thereby helping protect them in perpetuity for public open space use.

ZONE CHANGE FINDINGS
Twelve parks at various location citywide
Application No. 2011-21 (ZCHG20-008)
July 15, 2021 (Planning Commission)

The project proposes zone changes to the zoning map for twelve City-owned parks citywide, in order to establish the appropriate Park (P) zoning district as a means to protect in perpetuity the existing the mini-parks, parks, greenway parks and natural open spaces for public open space 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 land use and zoning designations for existing parks so that they have the appropriate Park (P) zoning district. These changes 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 actions that will facilitate the dedication of 12 parks to protect them 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, 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 disproportionate access to green space. This project implements LUE policies that increase access to, amount of and distribution of green space throughout the City. Existing parks were developed considering and enhancing character, livability, and contribution to appropriate development 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 ten existing parks from their respective, existing zoning districts to the Parks (P) zoning district and rezones a

0.1-acre, noncontiguous remnant parcel of Orizaba Park from Park (P) to Light Industrial (IL). This land use cleanup facilitates the parks being formally dedicated to help protect them in perpetuity for public open space uses. The Orizaba Park rezoning of the remnant parcel facilitates appropriate oversight and better maintenance. 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 has found that several parks and open spaces have inconsistent PlaceTypes, zoning designations and boundaries, and that they need to be dedicated to be protected in perpetuity for public open space use. This Project will correct park and open space PlaceTypes, zoning designations and

boundaries so that they are consistent with each other and reflective of existing park uses. 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. Table 2 shows the proposed PlaceType and Zone Changes for the parks for which Zone Changes to the Park (P) zoning district are proposed (Exhibit E), with exception of the noncontiguous, remnant Orizaba parcel for which a zone change from Park (P) to Light Industrial (L) is proposed.

In the dedication of Orizaba Park in 2003, a 0.1-acre noncontiguous, remnant parcel of the former Pacific Electric Railway located at the southwest corner of E. 14th Street and N. Orizaba Ave. was dedicated. Over time, various factors, including City ownership and Parks (P) zoning became a barrier to the proper oversight and maintenance of this small, noncontiguous and irregularly shaped corner of the property, which is not functional for park purposes and has posed operational and maintenance challenges. As a result. The City is exploring the sale of the remnant property to an adjacent property (adjacent parcel (APN: 7259021500). This area must be rezoned from Park (P) to Light Industrial (IL) and removed from the dedicated park area in order to be joined with the adjacent parcel and to accurately reflect existing operations. This aligns with General Plan policies for ensuring proper maintenance and upkeep of public land and LUE policies to reduce blight.

Table 2. Zone Changes

Name	Current Zoning	Proposed PlaceType	Proposed Zoning
Craftsman Village Park	Two-family residential (R-2-N)	Open Space (OS)	Park (P)
Donald Douglas Plaza	Douglas Park (PD-32)	Open Space (OS)	Park (P)
Jenni Rivera Memorial Park	Commercial Storage (CS)	Open Space (OS)	Park (P)
Locust Tot Lot	Two-family residential (R-2-N)	Open Space (OS)	Park (P)
Mary Molina Community Garden	Two-family residential (R-2-N), Community automobile-oriented (CCA)	Open Space (OS)	Park (P)
Miracle on 4th Street Park	Neighborhood commercial and residential (CNR)	Open Space (OS)	Park (P)
Orizaba Park	Two-family residential (R-2-N) and Light Industrial (IL)	Open Space (OS)	Park (P)
Orizaba Park (APN: 7259024902)	Park (P)	Neo Industrial (NI) (no change)	Light Industrial (IL)
Pacific & 6th Community Garden	Downtown (PD-30)	Open Space (OS)	Park (P)
P.E. Railway Greenbelt	Two-family residential (R-2-N), Pacific Railway (PD-22)	Open Space (OS)	Park (P)
Willow Springs Park	Medium industrial (IM)	Open Space (OS)	SP-3-OS