



Legislation Text

File #: 17-0337, Version: 2

Recommendation to declare ordinance amending the Land Use District Map of the City of Long Beach as said map has been established and amended by amending portions of Parts 10, 16, 29 and 30 of said map, read and adopted as read. (Districts 6,8)

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

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

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

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

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

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

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

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

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

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

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

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

City Council action is requested on May 9, 2017, to update the existing Zoning Map to ensure

consistency with the current and future use of the subject properties.

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

Approve recommendation.

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

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DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

PATRICK H. WEST
CITY MANAGER