



Willow Springs Park

City Council Hearing – December 10, 2024

Project Location – Orange Avenue



- The project site is bounded on three sides by California Avenue to the west, Spring Street to the north, and Orange Avenue to the east.
- Sunnyside Cemetery borders the site to the south.
- The City of Signal Hill almost completely surrounds the project site.



Willow Springs Park

- Willow Springs Park came about as a native restoration project managed by the Office of Sustainability and exhibits many of the priorities of the City's Climate Action Plan and Citywide Strategic Vision by restoring former oil fields into park space in a park-poor community of Long Beach.
- The park hosts free community events, educational workshops, and is home to a diversity of native species.
- Willow Springs Park features three loop trails and the highest accessible peak in Long Beach, Longview Point.
- The park has a unique history that goes back nearly 200 years.



Background

- **Dedication** is the process that applies to City-owned parkland to protect a park in perpetuity for public Open Space use.
 - Article IX, Sec.905 of the City Charter provides that the City Council shall by Ordinance **adopt zoning and other regulations** for the proper use and protection of parks, beaches and open space areas.
 - Those areas that have been dedicated or designated as public park or recreation areas of the City are **protected in perpetuity**.
 - If sold or used for a non-park use, **must 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).

Background: Park Dedication Continued

Protections provided through dedications help implement the goals and policies of the **Open Space and Recreation Element (OSRE)** and advance the **General Plan Land Use Element (LUE)** policies of prioritizing new green space in park-poor communities.



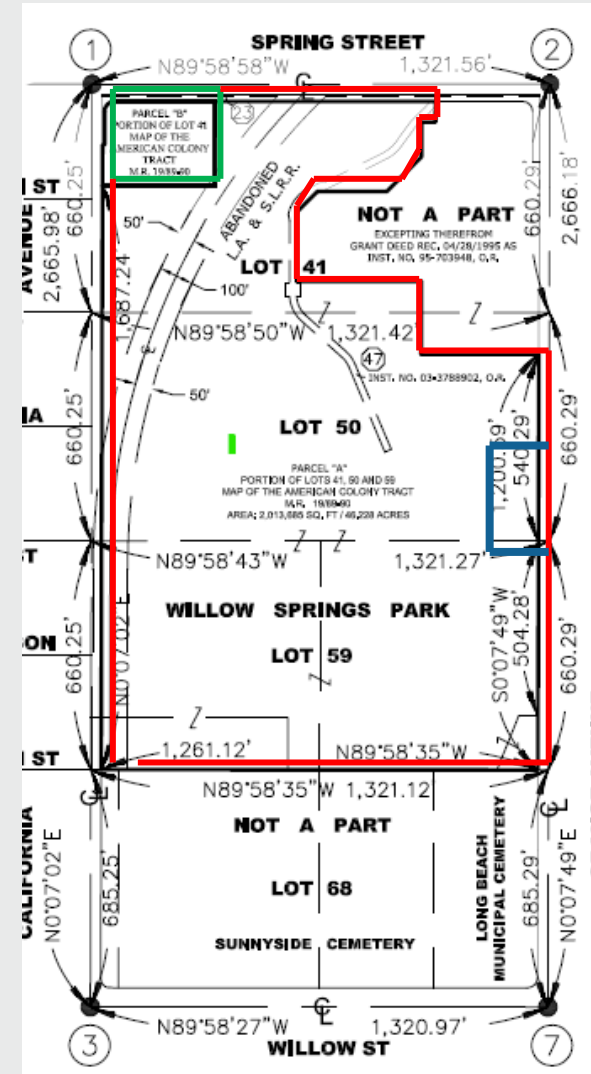
Previous Actions

- City Charter provides powers and duties to the Parks and Recreation Commission, including the dedication of parkland for public parks.
- November 18, 2021, the Parks and Recreation Commission recommended that actions be taken to formalize several parks throughout the City as park space in perpetuity.
- On July 15, 2021, The Planning Commission recommended that the City Council adopt a variety of actions on different parks which would update General Plan PlaceTypes, Zoning, and dedicate parks in perpetuity.



Previous Actions

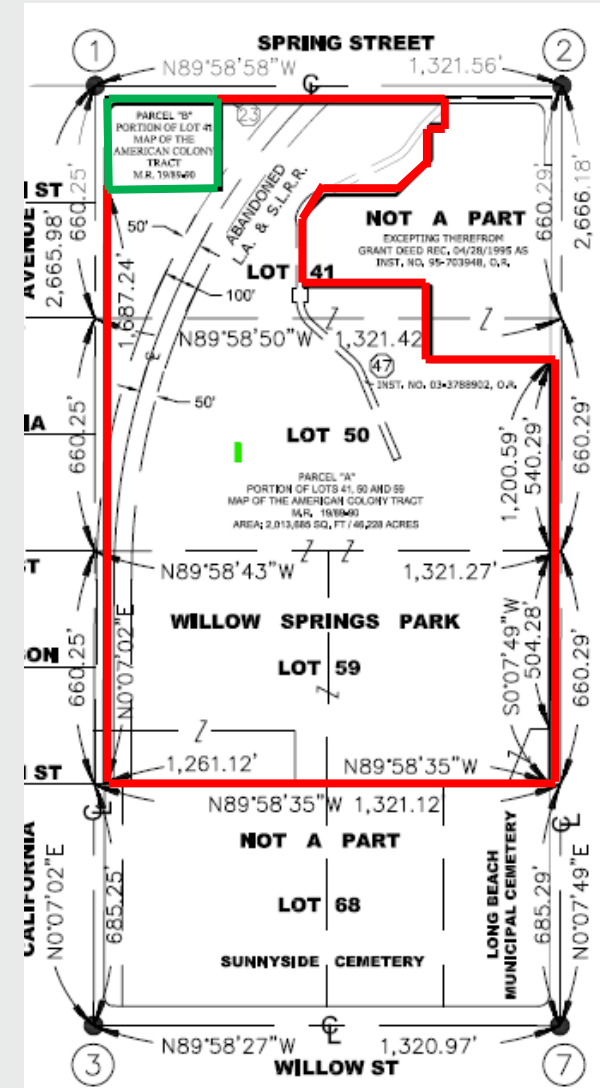
- On June 21, 2022, the Council considered the Planning Commission's recommendation for the parks listed.
- However, Willow Springs Park was removed from consideration because of boundary issues, and staff was directed to resolve the boundary issues.
- Staff has resolved the boundary issues and is proposing the creation of **Parcel A** (approximately 46 acres) and **Parcel B** (approximately) 1.8 acres.
- On August 13, 2024, the Council directed staff to prepare and bring back an ordinance relating to a zone change on that portion of **Parcel A** from IM to P, zoning code amendment to add Willow Springs Park to Table 35-2 and park space dedication in perpetuity for Parcel A.
- A resolution was also requested that would set for the future dedication of Parcel B as park replacement.



Willow Springs Park– Recommended Actions

Recommendation to move forward with finalizing the process of creating Parcels A (red) and B (green).

This involves Public Works and recordation of the maps and legal descriptions with Los Angeles County Department of Public Works.



Willow Springs Park– Recommended Actions

ZONE CHANGE

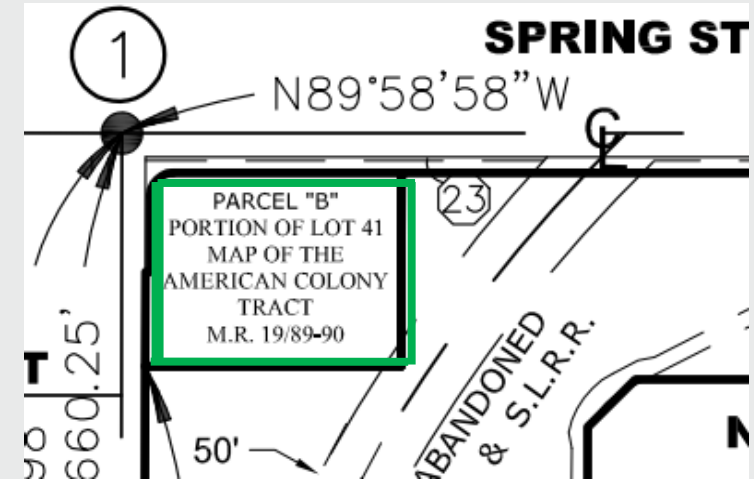
IM, Medium Industrial  P, Park

TABLE 35-2 – PARK DEDICATIONS/DESIGNATIONS

- Inclusion of Willow Springs Park on Table 35-2 which contains the following information:
 1. Park Name = Willow Springs Park
 2. Type of Park = M (Mini) and SU (Special Use)
 3. Dedication Type = Dedicated
 4. Zoning Classification = P, if approved
- Pursuant to Chapter 21.27, existing legal non-conforming uses can remain; change and development of the park will take place over time

Land Bank of Future Park Space

- Future establishment of a mechanism to bank future park space, Parcel B, Northwest corner of Willow Springs Park.
 - Land banks are established by Council resolution.
 - Allows City to effectively manage and repurpose an inventory of underused properties.
 - Land banks are implemented differently to best address the needs of the city in the context of its creation.
 - This land bank would be created specifically for park space.
 - Must meet requirements of Long Beach City Charter including establishing criteria for Park Service Areas.
- Parcel B is approximately 1.79 acres, and vacant except for an oil well.
- This future park space dedication would be in connection with the needed open space of-set for three Downtown Projects:
 - Shoemaker Bridge
 - Shoreline Drive Realignment
 - Westside Gateway Entrada Projects



Recommendation

Recommendation to receive the supporting documentation into the record, conclude the public hearing, review and determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to 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-24-022);

Accept Categorical Exemption (CE 24-022);

Adopt a resolution changing the General Plan Land Use PlaceType for Parcel B in Willow Springs Park from Community Commercial (CC) PlaceType to Open Space (OS) PlaceType (GPA20-002); and

Adopt an ordinance changing that portion of Parcel A in Willow Springs Park that is zoned Medium Industrial (IM) to Park (P) zone (ZCHG20-008), to set aside and dedicate in perpetuity Parcel A in Willow Springs Park and amend Table 35-2 (Park Dedications/Designations) of the Long Beach Municipal Code (LBMC) (ZCA20-016), to include the entirety of Parcel A of Willow Springs Park located at 2745 Orange Avenue. (District 5)

Adopt a Resolution setting forth the City Council's recommendation for the future dedication of Parcel B as Willow Springs Park located at 1040 Spring Street in connection with park replacements for three Downtown Projects. (Districts 1 and 5)



Thank you

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