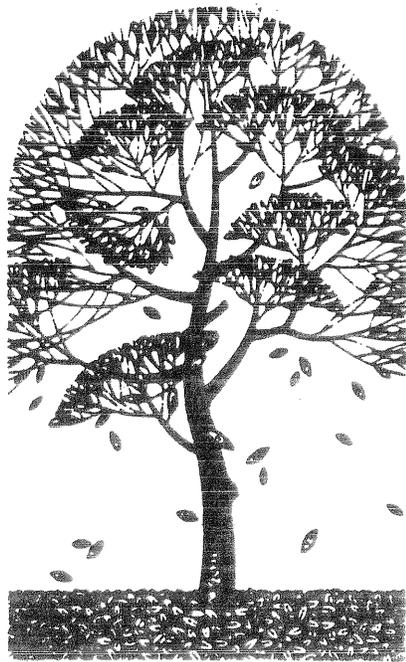


CITY OF SIGNAL HILL PARK AND RECREATION MASTER PLAN



**Prepared by:
POD, INC.**

CITY OF SIGNAL HILL
PARKS AND RECREATIONAL
MASTER PLAN

August 25, 1989

Prepared for:

THE CITY OF SIGNAL HILL
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SIGNAL HILL PARKS AND RECREATION MASTER PLAN

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Acknowledgements

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| | |
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CHAPTER ONE

EXECUTIVE SUMMARY

1.1 INTRODUCTION

The following executive summary will briefly describe the results of a year long process involving the City of Signal Hill, its citizens and the consultant team, in the development of a Parks and Recreation Master Plan. The plan is intended to guide the City of Signal Hill over the next twenty years. The Executive Summary briefly describes the projects goals, its findings, recommendations and funding options. The main body of the report describes these findings and recommendations in more detail and is intended to serve the city staff in implementing the plan.

1.2 GOALS AND OBJECTIVES

One of the first tasks for the project team was to clarify the goals and objectives of the city in undertaking the project. Based upon an initial workshop with the project steering committee, the City of Signal Hill City Council, Planning Commission, and Parks and Recreation Commission, the following goals and objectives were identified.

The Master Plan will:

- o Outline the recreation and open space needs and desires of Signal Hill residents.

- o Outline improvements to existing parks and recreational facilities.
- o Identify future recreation needs, sites, facilities and programs.
- o Organize and define funding mechanisms.
- o Be incorporated into the city's regulatory system.
- o Be realistic in meeting the needs of the community and relating to the community scale.
- o Outline a financing program that encourages the development of single family homes.
- o "Meet People Needs," for all age groups.
- o Promote the development of parks within walking distance of residential areas.

1.3 MAJOR ISSUES AND FINDINGS

1. Based on the city's General Plan goal of 4 acres/1,000 population, Signal Hill has a current deficit of 2.71 acres of park land. As the population grows to an estimated 12,000 people, the city will need an additional 17.5 acres of parkland to meet the 4 acre per 1,000 goal cited in the General Plan (Environmental Resources element, Section 2).
2. Particular areas of the city have been identified, most notably the medium and high density residential area at the city's Western edge, that are underserved by the current parks systems.

3. Existing active outdoor recreational facilities in Signal Hill Parks are limited to a half basketball court, one softball diamond and three tot lots. Long Beach Unified School District facilities include: 4 basketball courts, 2 ball diamonds with backstops (one of asphalt), one handball court and a variety of play equipment. Based on this inventory, it is evident that deficiencies exist in the provision of active recreation facilities as defined by National Recreation and Park Association standards.
4. Only 3% of the city's residents use the Long Beach Unified Schools located within Signal Hill for recreation purposes outside of attending classes.
5. There is a perceived imbalance in the city's current financial fees formula that seemingly penalizes builders and owners of single family housing.
6. Current recreation usage and stated desires for additional facilities are focused around running, strolling and bike riding. These are path systems, rather than facility elements.
7. There is a strong desire for the development of park facilities on the top of the hill to take advantage of the views.

8. Signal Hill's three existing parks are perceived as too small.

1.4 SUMMARY OF PLANNING RECOMMENDATIONS

The following is a summary of the major recommendations of the Signal Hill Parks and Recreation Master Plan.

1. Acquire And Develop Parks In Residential Areas Not Currently Served By The Parks System.

Specifically, develop new facilities along Burnett Street, Hathaway Avenue, the hilltop area, 21st Street, Hill Street and Gundry Avenue.

2. Develop A City Wide Walkway System

Using signs and maps, a city wide system of walkways is proposed linking various sections of the city, parks and the hilltop area.

3. Develop A Hilltop Park For All City Residents

Taking advantage of the spectacular views, this park will serve local residents and visitors, while serving as the major focal point of the walk and bikeway systems.

4. Upgrade Signal Hill Park

The focal point of the community's recreation and programmed activities, Signal Hill Park needs to be further upgraded and enlarged in order to meet its important role as a community park.

5. Utilize The Long Beach School District Facilities Located Within The City

The City of Signal Hill should participate in the upgrading of existing school facilities to take advantage of these underutilized assets.

6. Develop a Hilltop Reservoir Park

In conjunction with the development of the Hilltop Reservoir, the City should develop a Park on the top of the site.

7. Develop The Alamitos Well Site.

The Alamitos well site should be acquired, preserved and developed as a reminder of the city's history and as a key open space element.

8. Conduct Studies For The Development Of A Citywide Bike System

Connecting various sections of the City, the system would tie if possible into the extensive Long Beach and County Systems.

9. Do Not Develop Legion Park

The proposed Legion Park property should be reallocated into other, non-park uses.

(See Figures 1.0 and 1.1.)

1.5 SUMMARY OF FINANCIAL RECOMMENDATIONS

TABLE 1.0

Summary of Funding Recommendations

1. Source General Fund - Maintenance and Recreational Program Allocation

Use: Maintenance and upkeep of existing park facilities, recreation programming, staff.

Recommendations: Keep at current level, increase commensurate to increases in population, parkland area and facilities, inflation.

Estimated Revenue:
Yearly \$786,510 (1988)

2. Source General Fund - Capital Replacement Fund

Use: Replacement of capital improvements in parks and open space facilities as they become worn out or obsolete.

Recommendations: Establish replacement fund based upon estimated value of capital improvements divided by anticipated life expectancy.

Estimated Revenue:
Yearly \$111,800 (1989)

3. Source Development Fees - Quimby Act, AB 1600

Use: Acquisition and Development

Recommendations:

- A. Revise the subdivision ordinance park and recreation fee (Quimby Act) to \$7,700 for each single family dwelling or multi-family dwelling. (Assuming \$20 sf land value, the contribution would be revised to 385 sf per unit.)
- B. Adopt a new \$7,700 per dwelling unit developer fee for new residential units which are currently not subject to the subdivision ordinance park and recreation fee. (AB 1600 developer fee based on 385 sf per unit.)
- C. Adopt a new \$.35 per square foot developer fee for new commercial development.

Estimated Revenue:
20 Year Total \$10,000,000 to \$13,000,000

4. Source Redevelopment Agency Contribution

Use: Acquisition and Development

Recommendation: Pledge a portion of anticipated tax increment from new development within the project area to park acquisition and development.

Estimated Revenue:
20 Year Total \$2,789,606

5. Source: Grant Program

Use: Varies, dependent on conditions of grants.

Recommendations: Assign staff to coordinate all Signal Hill Grants, aggressively pursue all opportunities.

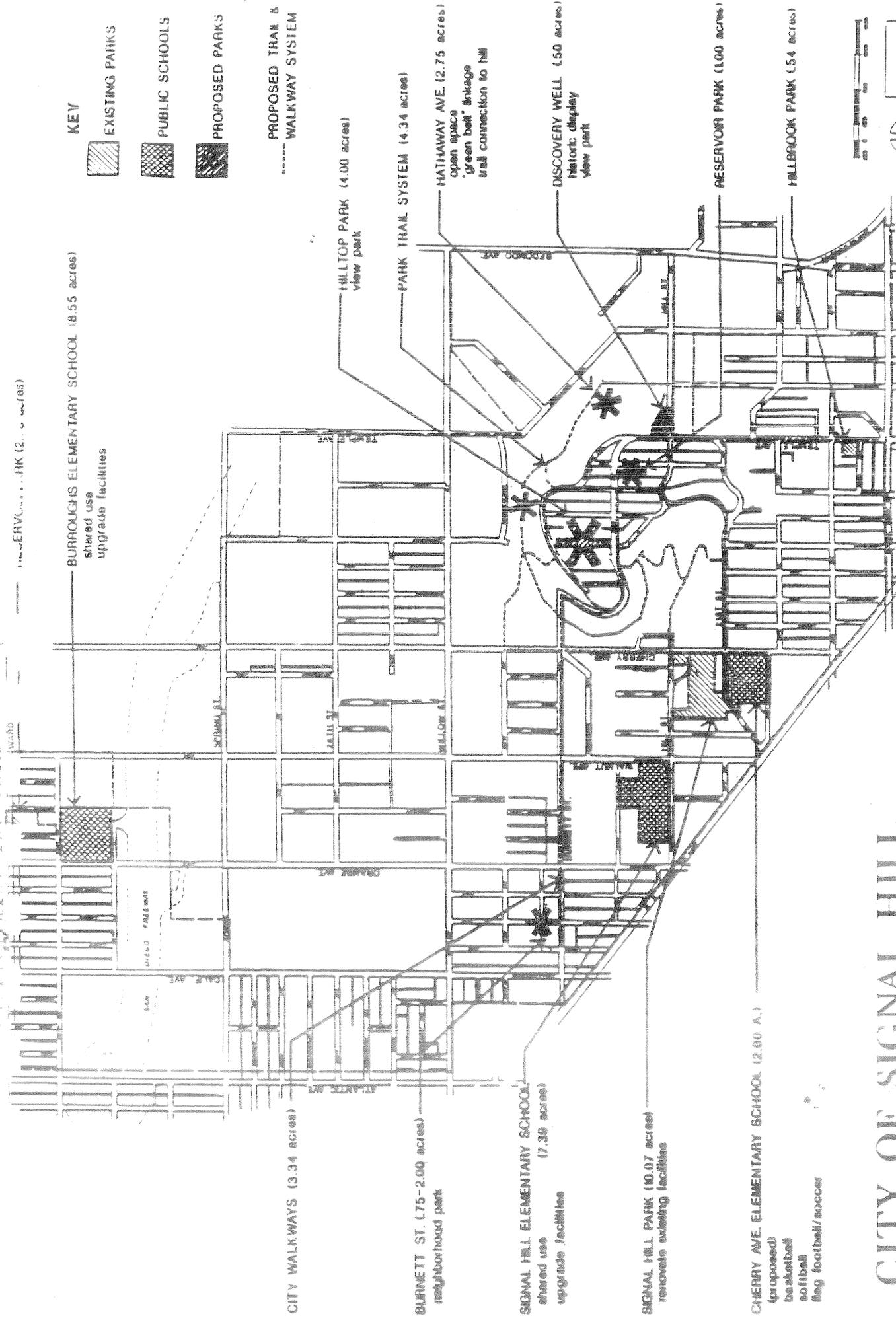
Estimated Revenue:
Yearly Establish yearly goal for Parks and Recreation.
\$30,000 (1989)

6. Source User Fees

Use: Maintenance and Operations

Recommendations: Establish modest fees to supplement operation costs of permit and specialized events.

Estimated Revenue:
Yearly Less than \$2,500



CITY OF SIGNAL HILL
PARKS & RECREATION MASTER PLAN
PROPOSED PARK & OPEN SPACE SYSTEM

Figure 1.0 3/17/80

City of Signal Hill, California

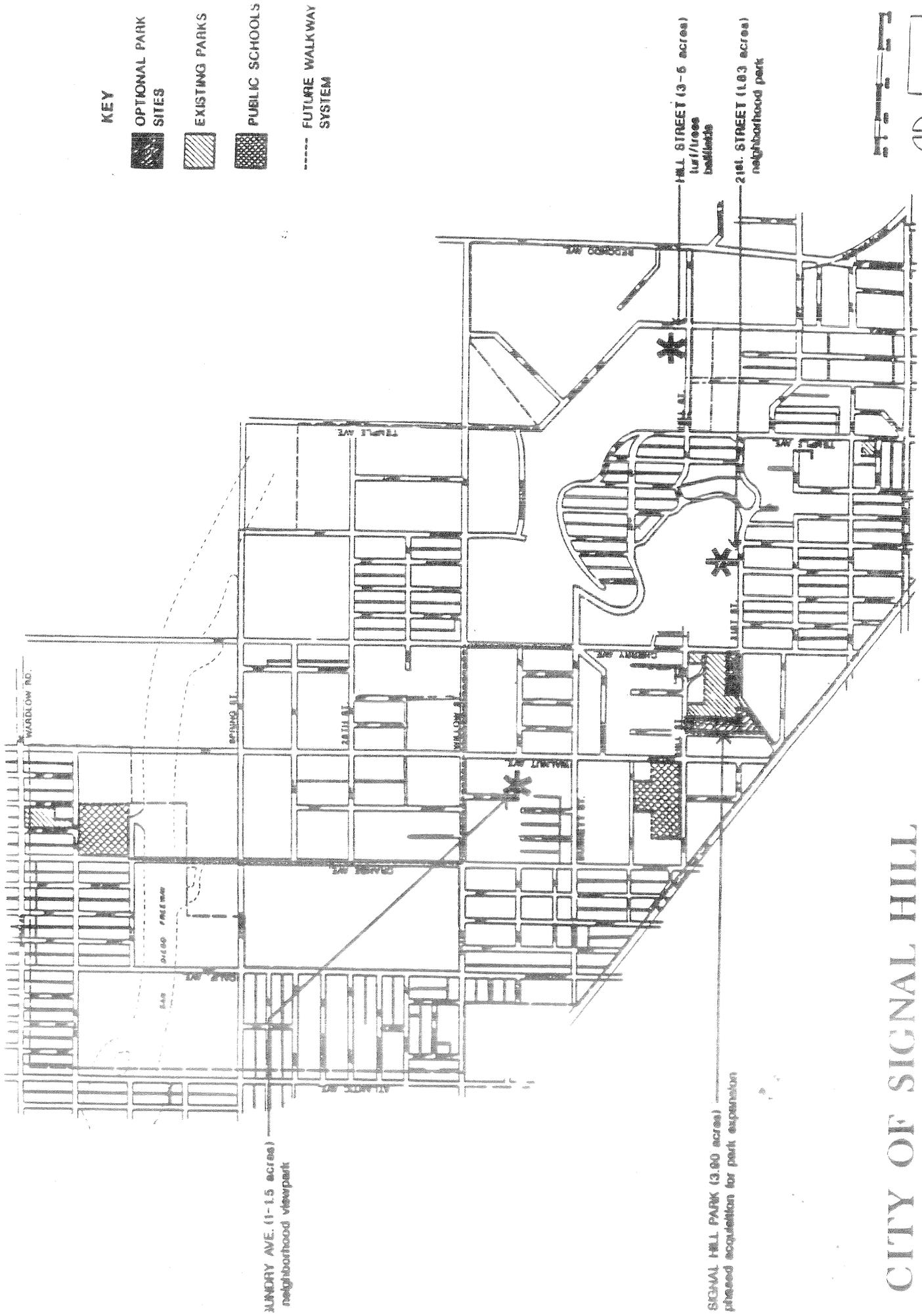


Figure 1.1

3/17/88

CITY OF SIGNAL HILL PARKS & RECREATION MASTER PLAN OPTIONAL PARK DEVELOPMENTS

SECTION I

CHAPTER TWO

INTRODUCTION

2.1 PROJECT BACKGROUND

As the 1980's draw to a close, the City of Signal Hill finds itself on the verge of a tremendous period of growth, expansion and transition. Historically known as an "Oil Town," the city is increasingly becoming an attractive setting for more service-oriented business and light industry. Its small town friendliness, magnificent views and close proximity to Long Beach and Los Angeles make the city an attractive place to live. Its population, currently about 8,500, has grown from 5,734 since 1980, and is ultimately expected to reach 12,000.

In response to this growth, the City of Signal Hill has been diligently planning for its future. In 1986, the city adopted its third General Plan, which sets out the planning and policy principals that will guide the City's growth in the future. A major component of the general plan is the Environmental Resources element, which includes sections on parks, recreation and open space. These sections set forth the policies and goals for the city's open space and recreation needs and requirements. The goals include the provision of 4 acres of open space per 1000 population.

To help finance the development of recreational facilities and open space, the City, in 1982, adopted an ordinance establishing Section 18.32.120 of the Municipal Zoning Code, which pursuant to the Quimby Act of 1965, allows for the collection of fees for the development of open space as a condition to the approval of a tentative map or parcel map for a residential subdivision. An additional condition of the Quimby Act is that prior to the enactment of a park fee ordinance, a city or county must first adopt a Recreation Element as part of its general plan.

The development of a Parks and Recreation Master Plan is intended to guide the city's future development of parks and open space by identifying the location, size and types of facilities required to meet both the city's current and future needs. Section II of this report will address these issues.

In addition to the development of the master plan component there is a need for the city to clearly establish and define the funding parameters, including rates and conditions of financing improvements and to have a strategy for phasing and implementation. Section III of the report will address these issues.

2.2 MASTER PLANNING PROCESS

In the spring of 1988, the City of Signal Hill released a Request for Proposals to select a consulting firm to undertake

a Parks and Recreation Master Plan for the City. The Landscape Architecture and Planning firm of POD, Inc./Los Angeles was selected and began undertaking the study.

The project team's planning process involved a number of major steps. The first was the clear identification of the city's goals and objectives for the study. This was accomplished by meetings with the project steering committee and a facilitated workshop with the Parks and Recreation Commission, Planning Commission and the City Council. A summary of the workshop results can be found in Appendix G. A second step was to gain a clear and thorough understanding of existing Signal Hill park facilities and the relationship of park facilities located nearby in the City of Long Beach. Finally, it was important to understand the resident's opinions, ideas and desires for parks and open space within the city. To accomplish this a mail survey was made of all Signal Hill households and supplemented by field surveys completed by the Parks and Recreation Commission. A copy of the survey and a summary of the findings can be found in Appendices D and E.

Based upon this data collection, the project team developed three alternative master planning options, ranging in level of development and cost. Presented at a second community workshop, and at a subsequent meeting with the Parks and Recreation Commission and Steering Committee, the project team

then refined the plans into the recommendations presented in this report.

2.3 REPORT ORGANIZATION

The report is divided into three sections. Section I describes the project background and documents existing park and recreation opportunities available to residents of Signal Hill. Section II assesses the City's recreational acreage and facility needs. Section III provides a detailed description of the project master plan, including the financing of improvements and recommended phasing for implementation.

CHAPTER THREE

PROJECT CONTEXT

Chapter Three will describe the project context and major planning efforts that proceeded the development of the Parks and Recreational Master Plan.

3.1 REGIONAL & LOCAL SETTING (Figure 3.1 and 3.2)

The City of Signal Hill is located in the Southeastern portion of Los Angeles County eighteen miles south of downtown Los Angeles and 2.5 miles north of the Pacific Ocean. Signal Hill (covers an area of 2.25 square miles.) and is surrounded by the City of Long Beach.

The city's "Hill" is a regional landmark which offers panoramic views of the Pacific Coast, the San Gabriel and Santa Ana Mountains, Long Beach, and much of the greater Los Angeles Basin. Regional access to the city is provided by the San Diego Freeway (Interstate 405) which crosses the city at its northern edge.

3.2 RELATIONSHIP TO OTHER PLANS

The Signal Hill Parks and Recreation Master Plan is closely related to a number of other plans for the city and in adjacent communities that involve recreation and land use planning. The most significant of these are listed as follows along with their relationships to this master plan.



Figure 3.1



City of Signal Hill Parks and Recreation Master Plan

Regional Location

SOURCE: SIGNAL HILL GENERAL PLAN



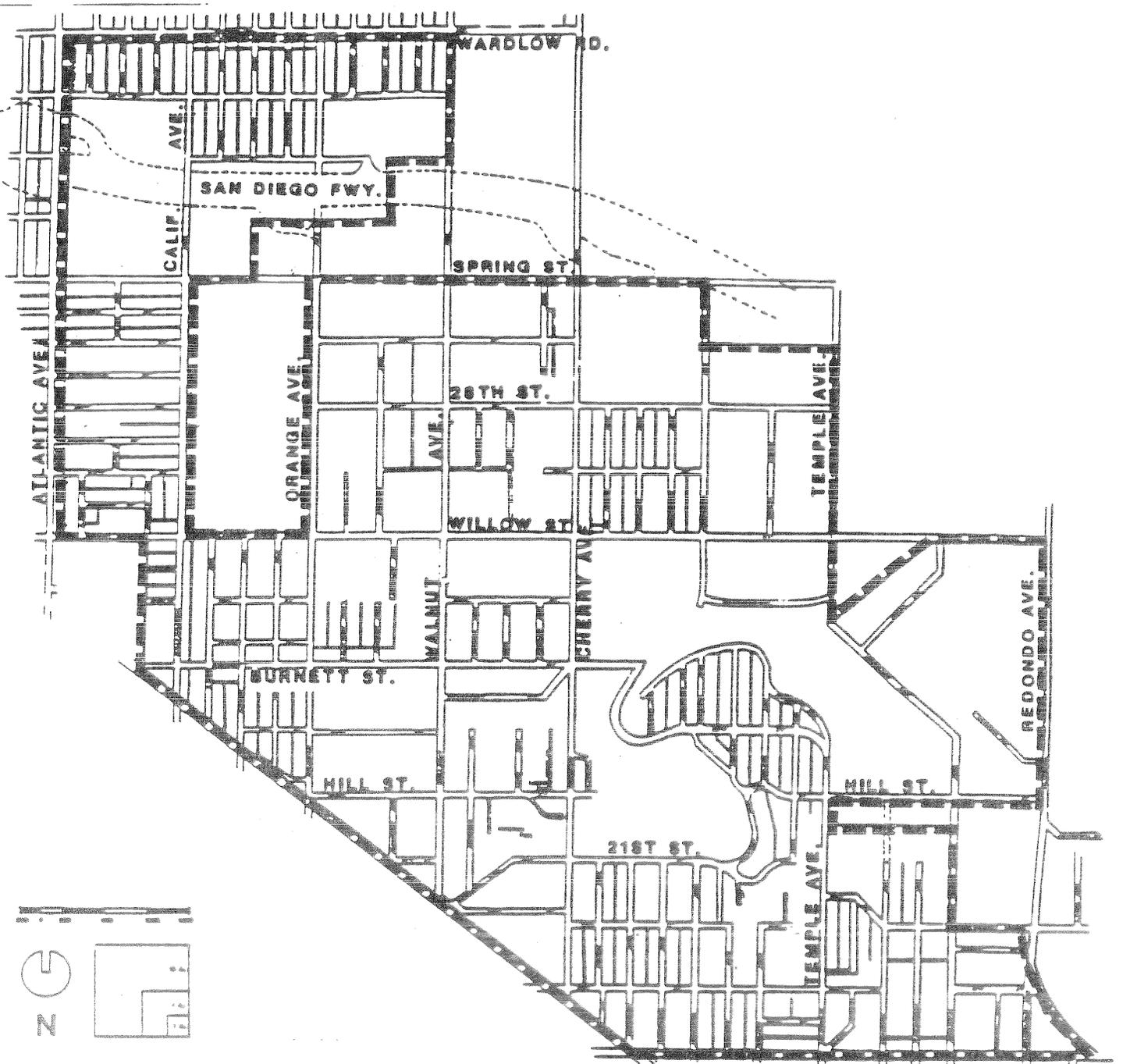


Figure 3.2

City of Signal Hill Parks and Recreation Master Plan

City Boundaries



3.2.1 Signal Hill General Plan Environmental Resources Element

As a major means of allocating and reserving land for future park uses, the General Plan-Environmental Resources Element, Section F and parts of Section G are closely linked to the contents of this master plan. In essence, this element should be a summary document that contains many of the major policies outlined in the Signal Hill Parks and Recreation Master Plan.

3.2.2 Capital Improvements Budget

Each year Signal Hill adopts a capital improvements program and budget. In this program, all major expenditures for capital facilities including park land and facilities are set forth for the following year. Adoption of the program authorizes the expenditure of public funds for new and existing recreation facilities, equipment and programming. The Signal Hill Parks and Recreation Master Plan is intended to provide the City with a clear picture of future funding needs.

3.2.3 Parkland Dedication/Fee Ordinance

The Signal Hill Park Dedication/Fee ordinance was enacted pursuant to Section 66477 of the Subdivisions Map Act, known as the Quimby Act. The intent of the Act, and of the city's ordinance, is to maintain appropriate levels of parkland and open space while accommodating new development. Section III of the Master Plan will address the current fee and dedication

structure with recommendations for modifications that will help the city fulfill its future park and open space needs.

3.2.4 Hilltop Specific Plan

The Hilltop Specific Plan Adopted in 1983 is a policy document which will guide the development of a 30 acre hilltop site. The site is one of the city's prime undeveloped parcels of land and offers unparalleled views of both Long Beach and inland areas. The plan calls for a maximum development of 452 units of medium to high density residential housing.

The Open Space and Natural Resources element of the Hilltop Specific Plan seeks to achieve, through planned development, a high level of resource conservation, open space, and recreational opportunities.

Facilities for outdoor recreation within the Hilltop Site are encouraged in the Specific Plan in order to:

- A. Provide recreational opportunities to benefit project residents.
- B. Provide alternatives to the use of public parks to minimize the impact of project-generated use of existing parks.
- C. Provide additional open space for aesthetic purposes.
- D. Open Space and Natural Resources are to be conserved through the sensitive siting of buildings and the use of appropriate design techniques.

3.3 SIGNIFICANT PARKS AND RECREATION INFLUENCES

In addition to the plans described in the previous section, two other factors that greatly influence Signal Hill Parks and Recreation planning are the Long Beach Parks and Recreation System and Long Beach Unified School District elementary schools located in Signal Hill.

3.3.1 Long Beach Parks and Recreation System

Surrounding Signal Hill, the City of Long Beach offers many facilities that are utilized by Signal Hill residents. With 4726.65 acres of park land and extensive programming, Long Beach provides facilities and opportunities from which Signal Hill can benefit. Special consideration should be given to the location of Long Beach regional parks and specialized facilities such as golf and swimming along with Long Beach's planning efforts for a regional bike path system.

3.3.2 Long Beach Unified School District

Two Long Beach Unified School District (LBUSD) schools (Burroughs and Signal Hill Elementary) currently are located within Signal Hill, with a third being planned at the former site of the Southern California Military Academy just south of Signal Hill Park. The Signal Hill General Plan, Item 17, notes that the City of Signal Hill should make every effort to reach a shared use agreement with the LBUSD. At present, public access and use of these sites for recreational purposes is limited.

Given the large amount of currently developed recreational acreage located in district schools in Signal Hill, a strong effort should be made to secure an agreement that can maximize the recreational benefits from the city's two public schools. With improvements to the schools recreational facilities provided by Signal Hill, a shared use arrangement could offer benefits to both the city and the school district.

CHAPTER FOUR

EXISTING PARK AND RECREATION FACILITIES AND PROGRAMS

This chapter will summarize the current mix of park and recreational facilities within and around the city.

4.1 EXISTING CITY PARKS & RECREATION FACILITIES (Figure 4.1)

The City of Signal Hill currently has 14.55 acres of developed and undeveloped park land in 4 sites.

A. Signal Hill Park (Figure 4.2)

The largest of the city's parks is Signal Hill Park (previously Hinshaw Park) with 10.07 acres. Located at Cherry Avenue and 21st Street, the park site is shared by the City Hall, a public library, a small community center building and the police department. Signal Hill Park contains the only active recreational facilities provided by the city. They include Spud Field; a lighted softball diamond used for tournament, league and informal play, a bandstand used for summer concerts; restrooms, a tot-lot and a half basketball court. Given the park's size and the facilities provided, it is not surprising that it is the most heavily used of the city's parks.

B. Reservoir Park (Figure 4.3)

Reservoir Park is 2.78 acres and is located between Wardlow Road and 33rd Street and Brayton and Gundry Avenues. A water reservoir and related facilities totaling 1.4 acres are located at the southern end of the site. The park provides for passive recreation with picnicking, a children's play area and limited open space for unstructured play. Restrooms are provided.

C. Hillbrook Park (Figure 4.4)

Hillbrook Park is .54 acres and is located at Wall Street and Temple Avenue. Hillbrook, a small "vest pocket" park, has a water feature as its focus and offers a covered picnic area, barbecue facilities, a tot lot and restrooms.

D. Legion Park (Undeveloped)

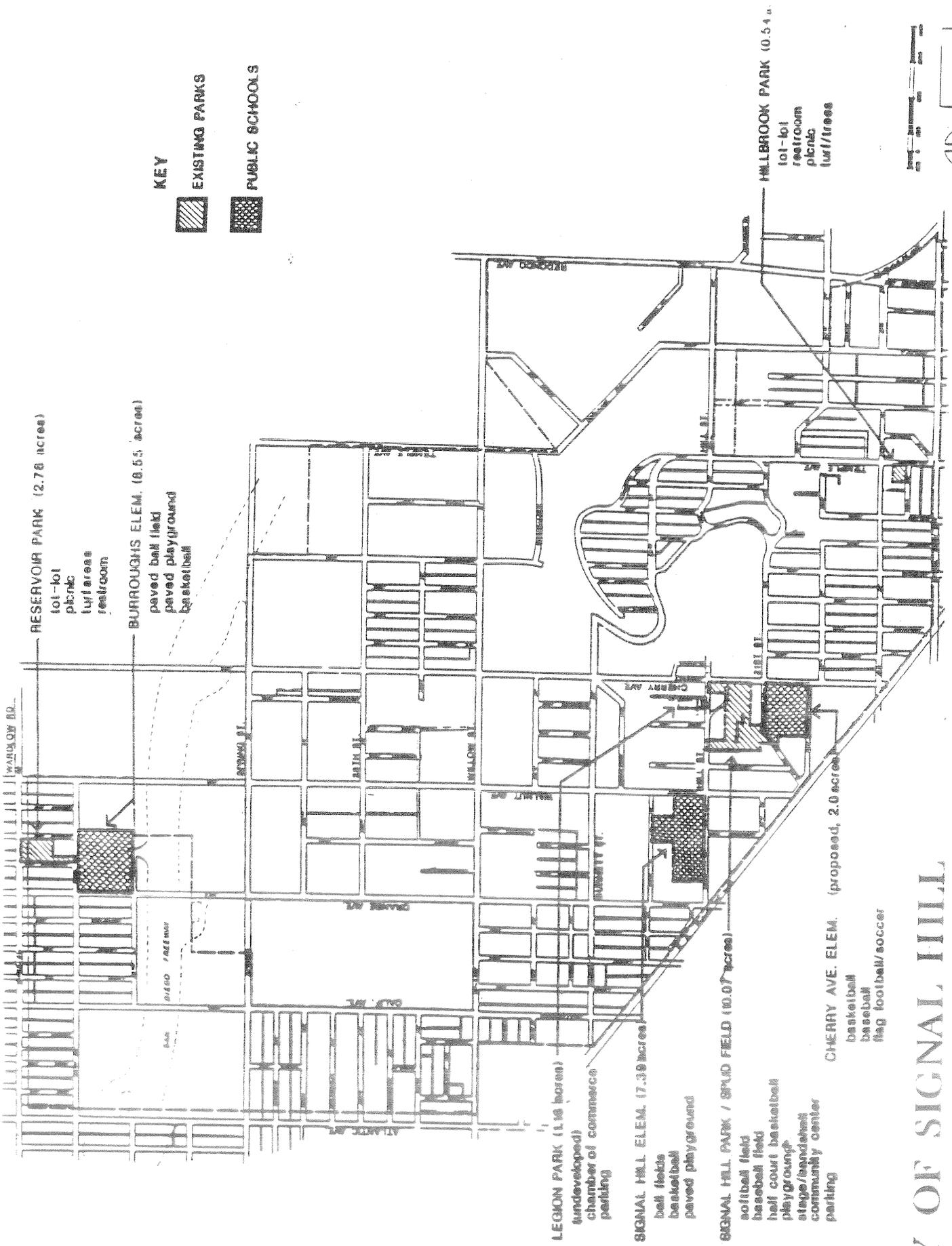
Legion Park, which is located directly across the street from City Hall is 1.16 acres, .35 of which is developed with a Chamber of Commerce building and a city parking lot. The remaining area is vacant with no immediate plans for development. Table 4.1 is a summary of Signal Hill's current parks and facilities.

TABLE 4.1

SUMMARY - EXISTING SIGNAL HILL PARKS

| <u>Name</u> | <u>Location</u> | <u>Acreage</u> | <u>Existing Facilities</u> |
|-----------------------------|--|----------------|---|
| Signal Hill Park | Cherry Avenue at 21st Street | 10.07 | Softball diamond, tot lot, half basketball court, outdoor stage, City Hall, public buildings. |
| Reservoir Park | Between Wardlow and 33rd, Brayton and Gundry | 2.78 | Water reservoir and related facilities, picnicking, a tot lot and passive recreation. |
| Hillbrook Park | Wall Street and Temple Avenue | 0.54 | Water feature, tot lot, picn. facilities and passive recreation |
| Sub Total, Developed Parks: | | 13.39 | |
| Legion Park (Undeveloped) | Hill Street at Legion Drive | 1.1 | Parking lot, Chamber of Commerce Building |
| TOTAL | | <u>14.55</u> | |

Source: Signal Hill General Plan



RESERVOIR PARK (2.78 acres)
 lot-tot
 picnic
 turf/area
 restroom

BURROUGHS ELEM. (0.55 acres)
 paved ball field
 paved playground
 basketball

LEGION PARK (1.16 acres)
 undeveloped
 chamber of commerce
 parking

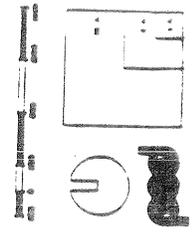
SIGNAL HILL ELEM. (7.39 acres)
 ball fields
 basketball
 paved playground

SIGNAL HILL PARK / SPUD FIELD (10.07 acres)
 softball field
 baseball field
 half court basketball
 playground
 stage/bandshell
 community center
 parking

CHERRY AVE. ELEM. (proposed, 2.0 acres)
 basketball
 baseball
 flag football/soccer

HILLBROOK PARK (0.54 a.)
 lot-tot
 restroom
 picnic
 turf/trees

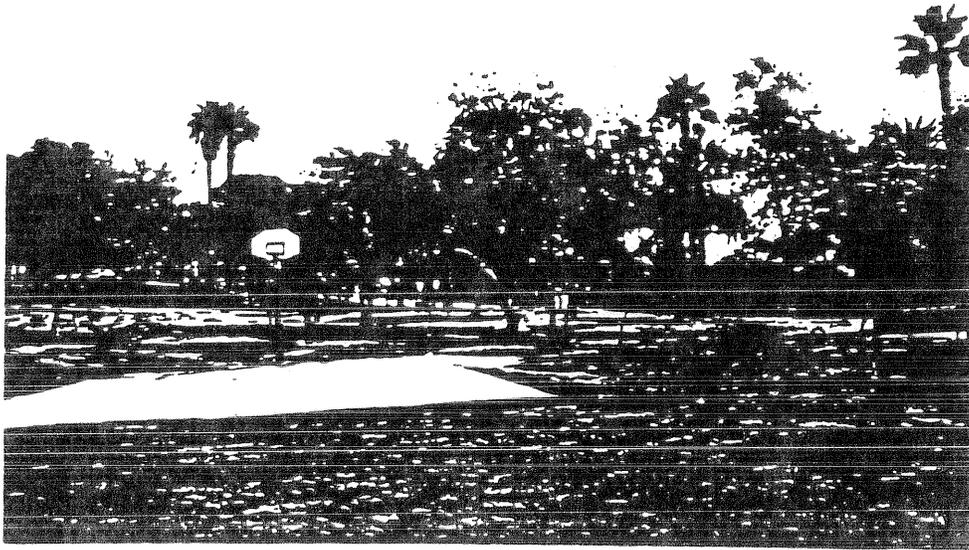
KEY
 EXISTING PARKS
 PUBLIC SCHOOLS



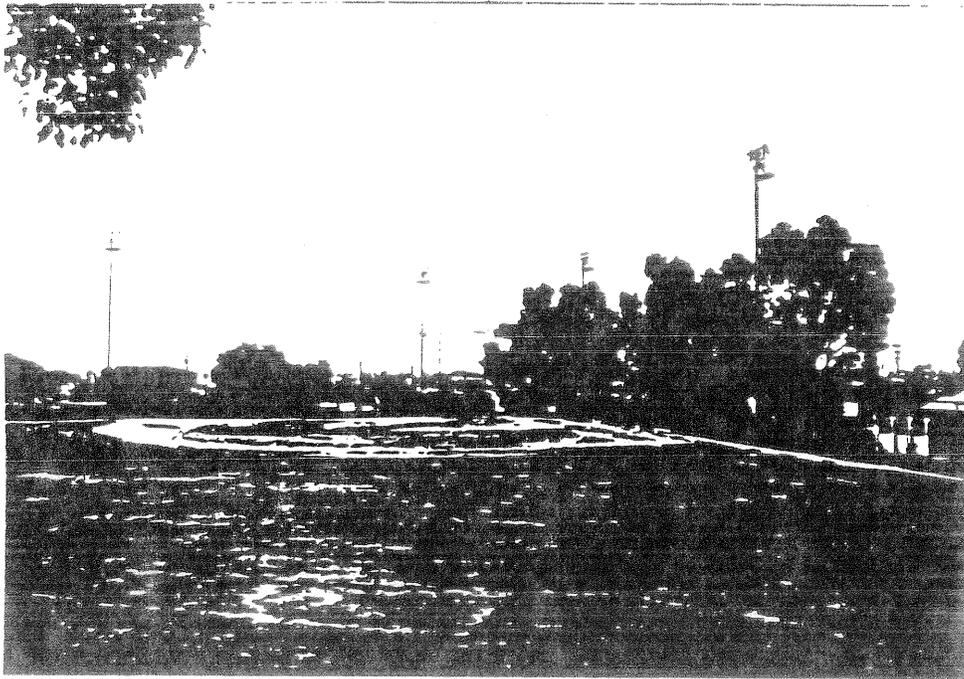
CITY OF SIGNAL HILL PARKS & RECREATION MASTER PLAN EXISTING PARKS & OPEN SPACE

Figure 4.1

3/17/88



Signal Hill Park

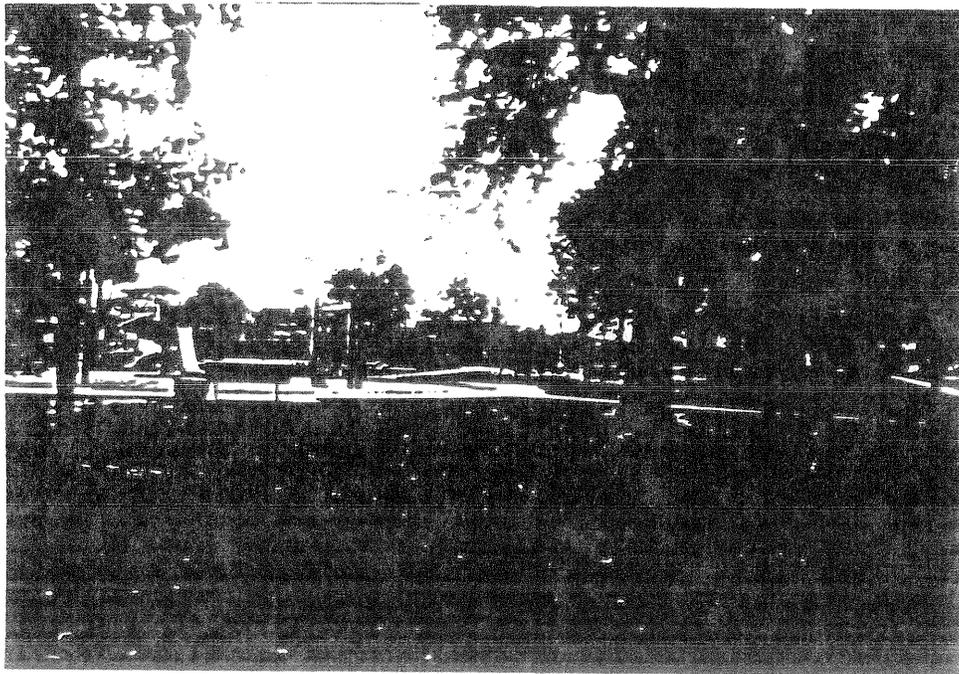


Spud Field

Figure 4.2

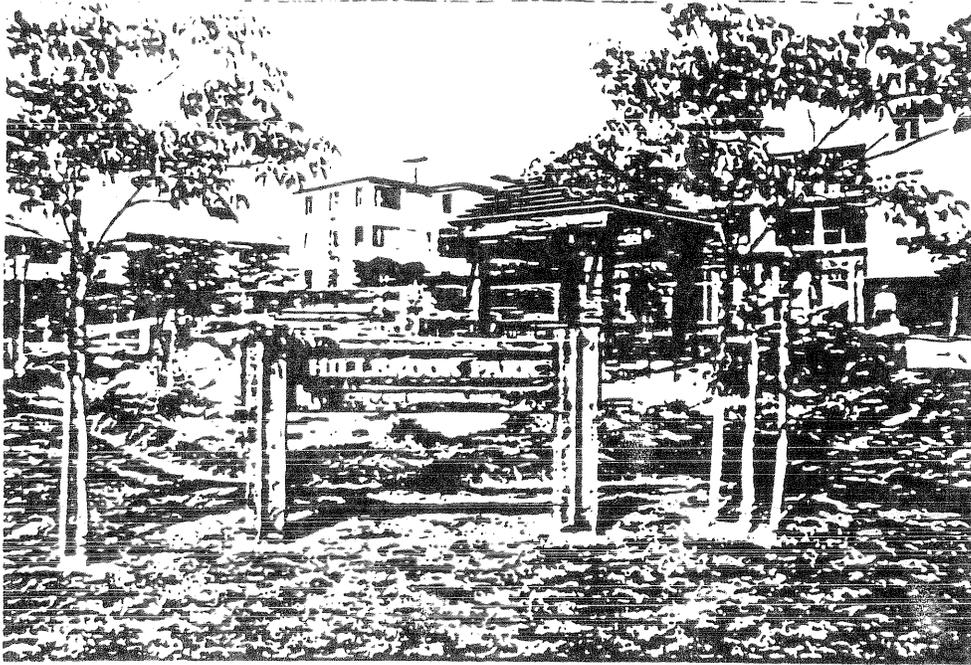


Reservoir Park



Reservoir Park

Figure 4.3



Hillbrook Park



Hillbrook Park

Figure 4.4



4.2 SCHOOL PLAYGROUNDS

There are two public schools located in Signal Hill, with a third being planned for development, all of which are under the jurisdiction of the Long Beach Unified School District.

A. Signal Hill Elementary School (Figure 4.5)

Signal Hill Elementary School is located at the corner of Walnut and Hill Street and has 7.39 acres available for recreational use during school hours. The majority of the site is paved asphalt. Facilities include a softball field, 4 youth basketball courts, a backstop for handball and play equipment. No night lighting is provided.

B. John Burroughs Elementary School (Figure 4.5)

Located at Orange Avenue and 32nd Street, this facility has 8.55 acres of open space available for recreational activities, all on asphalt. Facilities include a backstop and two youth basketball courts and play equipment. No night lighting is provided.

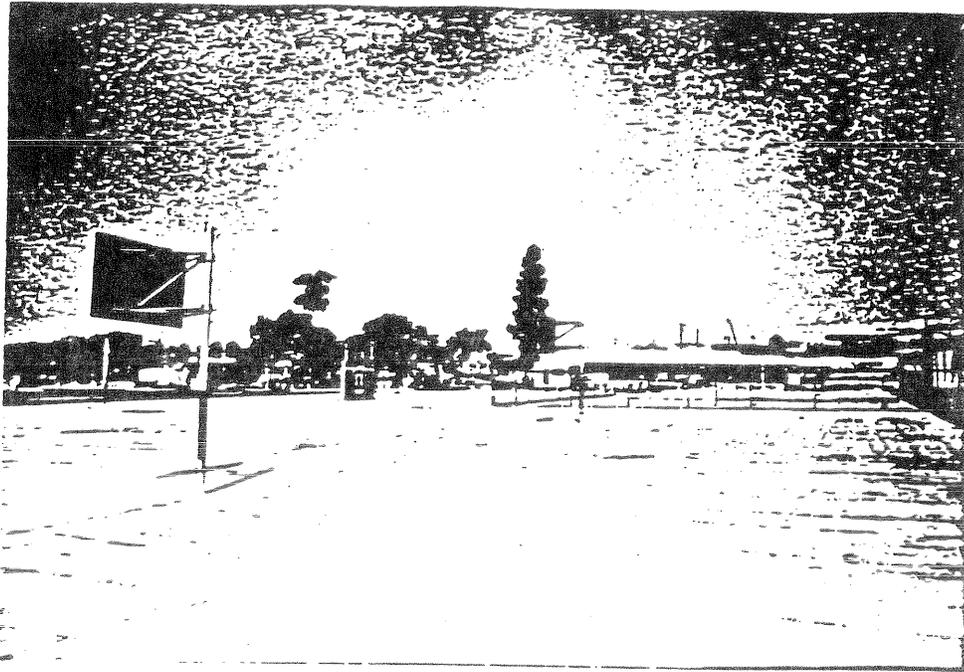
C. Cherry Avenue Elementary School (Proposed)

Plans are being completed for the development of an elementary school to be located adjacent to Signal Hill Park at the former Southern California Military

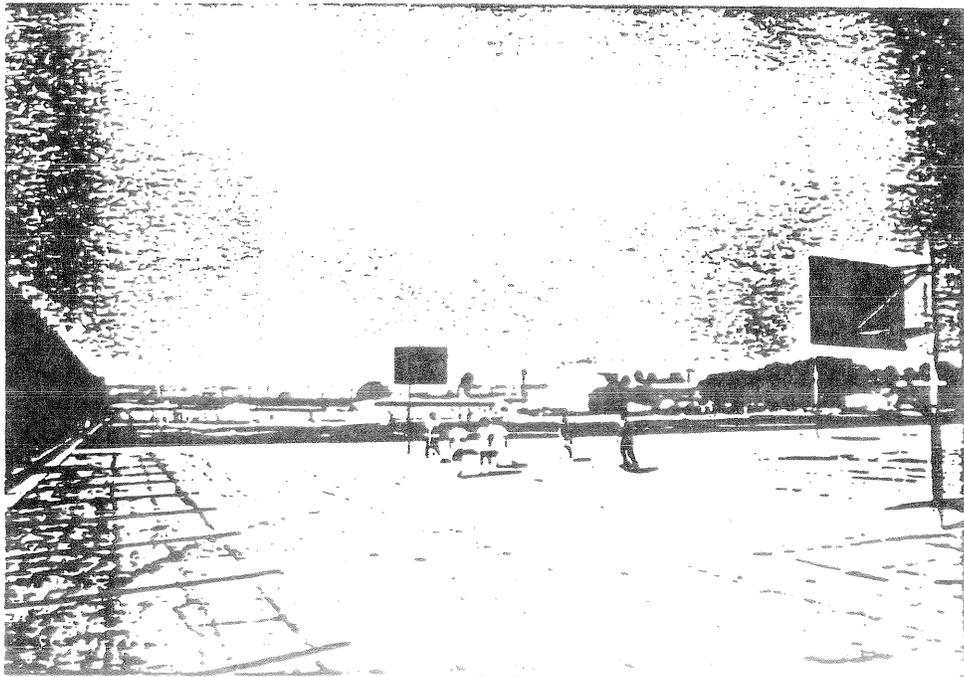
Academy site. Recreational facilities being planned comprise approximately 2 acres of the site and include a practice softball field and turf play area, 3 basketball courts, and an assortment of play equipment and game areas on asphalt and rubber matting.

The total existing and proposed recreational acreage, for all public schools in Signal Hill totals 17.94 acres. While this is a relatively large amount of acreage, both existing schools are only available for limited permit and supervised use after school hours. In addition to fencing in the schoolyard, limited access and restrictive signage discourage use. As a result, the schools offer few recreational opportunities for Signal Hill residents as they currently exist and operate.

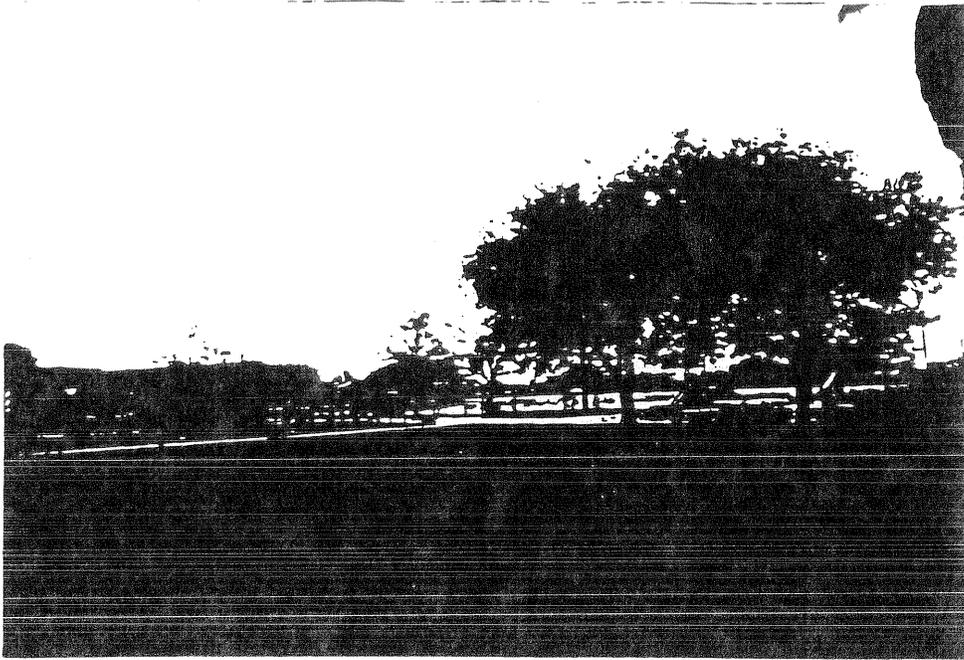
The city has set a priority to establish an agreement that will allow for greater public use of this existing recreational acreage. The Signal Hill General Plan, (Environmental Resources Element, Goal 3, Policy 3.4) states that the city should "coordinate with the Long Beach Unified School District to ensure the availability of school recreational facilities for public recreation after school hours." For a listing of public school recreation facilities in Signal Hill, See Table 4.2.



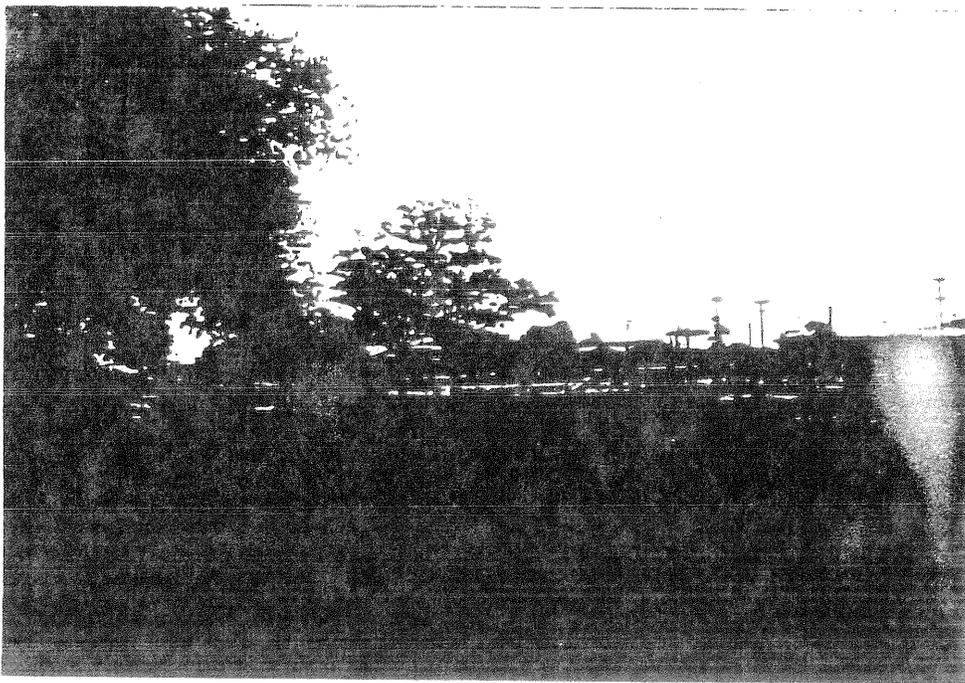
Signal Hill Elementary School



Signal Hill Elementary School Figure 4.5



Burroughs Elementary School



Burroughs Elementary School Figure 4.6



TABLE 4.2
PLAYGROUNDS

| <u>Schools</u> | <u>Recreational Acreage</u> |
|-------------------------------------|-----------------------------|
| Signal Hill Elementary School | 7.39 |
| Burroughs Elementary School | 8.55 |
| Cherry Avenue Elementary (Proposed) | 2.00 |
| | ----- |
| | 17.94 Acres |

4.3 LONG BEACH PARK AND RECREATION FACILITIES (Figure 4.7)

The consideration of recreational opportunities for residents of Signal Hill will include a review of adjacent Long Beach Parks and Recreation facilities. Three Long Beach parks are located within a 1/2 mile of the Signal Hill borders; they total 21.5 acres and offer a number of facilities including a community swimming pool, 2 tennis courts, basketball, and a softball/soccer field (see table 4.3). It is important to note that while these parks are within close proximity, they do not serve large residential areas of Signal Hill. In the case where a Long Beach park is within a 1/2 mile of a Signal Hill neighborhood, Signal Hill Park is typically the park of choice with the exception being for the use of facilities not found at Signal Hill Park.

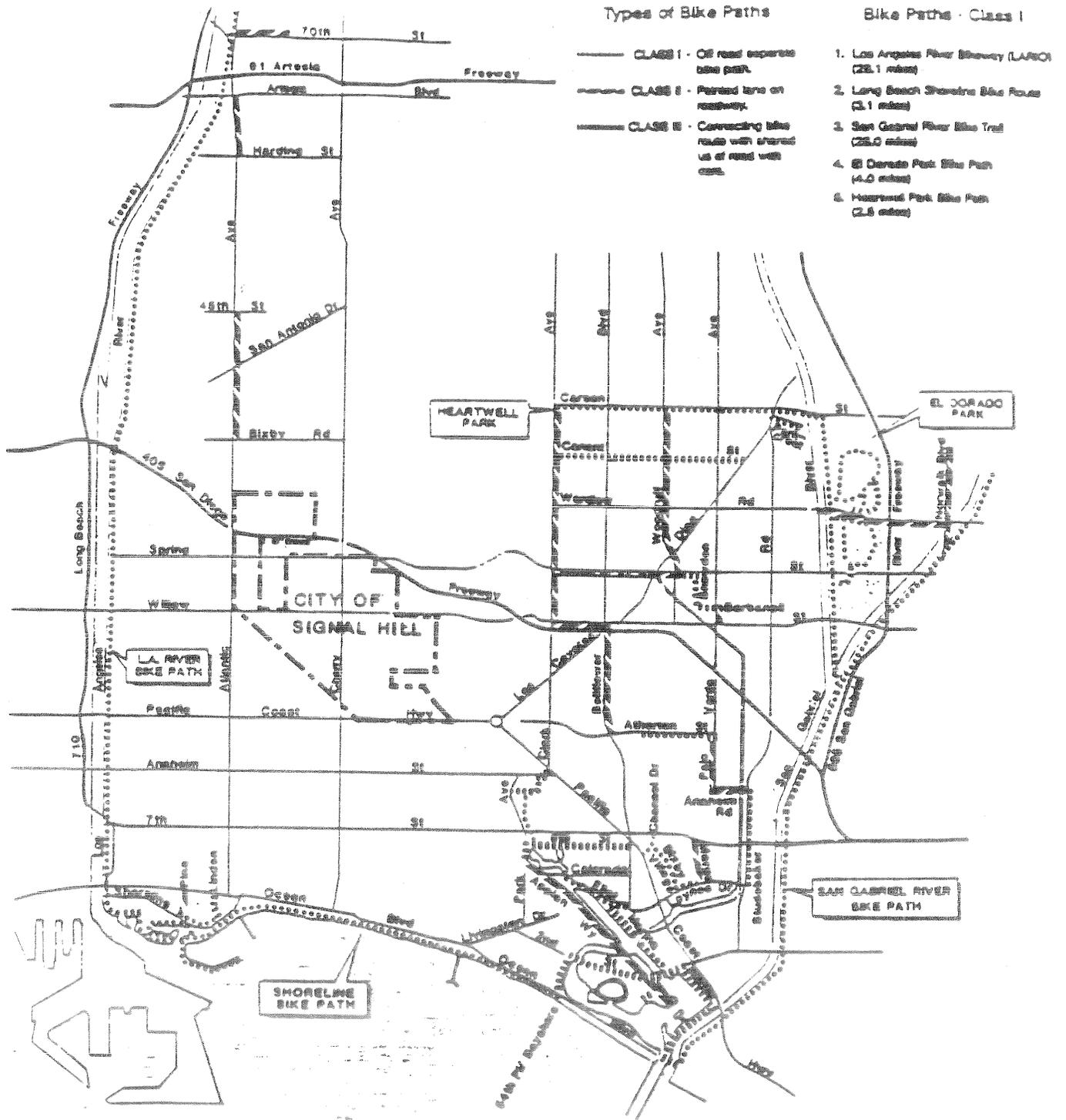
The most significant components of the Long Beach park system for Signal Hill residents are the regionally serving facilities. These include three regional parks totaling 870.8

acres all of which are within 4 miles of Signal Hill. With the recommended service radius for regional parks being one hour driving time, Signal Hill's regional park needs are satisfied. These regional parks provide a number of specialized facilities including archery, fishing, golf, an amphitheater, a nature center and large areas of landscaped open space. In addition, coastal beaches are located 20 blocks to the south of the city.

4.3.1 LONG BEACH AND REGIONAL BIKEWAY SYSTEMS

A final regional component is the county and Long Beach Bikeways Systems which will eventually connect the San Gabriel and Los Angeles River Bikeways and extend to the existing Marina and Shoreline Aquatic Park. This segment is a component of the larger Los Angeles River Bike Trail. Upon completion, the bikeway system will cover between 60 and 70 miles.³

Links being planned to complete this system include options that could cross the City of Signal Hill or extend along its borders. The Signal Hill general plan establishes the need to "encourage alternatives to the private automobile by increasing accessibility to public transit and developing a pedestrian and bicycle system." Coordination with the City of Long Beach in the development of a bikeway system is also emphasized in the City's general plan.⁴
(Circulation Element, Policy 1.14)



Long Beach and Regional Bike Systems

Figure 4.8

City of Signal Hill Parks and Recreation Master Plan

Existing Recreational Facilities

SOURCE: CITY OF LONG BEACH



TABLE 4.3

Long Beach Parks

| <u>A. Parks within 1/2 Mile</u> | <u>Size</u> | <u>Major Facilities</u> |
|--|--------------|--|
| <u>Name</u> | | |
| Martin Luther King Jr. Park Community Center | 6 Acres | Pool Softball, Basketball, Softbal |
| Orizaba Park | 1.20 Acres | Passive Recreation |
| Veterans Park | 14.30 Acres | Community Center, Tennis, Soccer, Basketball, Softbal |
| Chittic Field (L.A. County) | 18.00 Acres | Four Lighted Softball Fields |
| <u>B. Regional Parks</u> | | |
| <u>Name</u> | | |
| Colorado Lagoon/ Recreation Park | 261.00 Acres | Lagoon and Associated Facilities, Golf, Tennis, Basketball, Softball |
| El Dorado East | 185.00 Acres | Lake, Fishing, Nature Center |
| El Dorado West | 267.00 Acres | Tennis, Golf, Playfields, Soccer |
| Heartwell Park | 157.80 Acres | Golf, Basketball, Volleyball, Soccer |

4.4 COUNTY, COLLEGE AND PRIVATE FACILITIES

Other facilities in the Signal Hill area include county owned Chittic Field, Long Beach City College and the privately run American Gymnastics Academy. Chittic Field, located at the city's southern edge, has 4 lighted softball fields, maintained and operated by Long Beach City for adult softball league use. City College has 11.70 acres for recreation including a gym, soccer fields, tennis and a pool facility. These facilities are available for City College students only during the school year. During the summer, the facilities are open for limited public use. The American Gymnastics Academy is a privately operated indoor facility located in Signal Hill. The Academy offers a number of classes and activities for all age groups.

4.5 RECREATION PROGRAMS

4.5.1 Signal Hill Community Services Department Programming

The Signal Hill Community Services Department provides a variety of cultural, recreational, and educational programs for citizens of all ages. The majority of programs and classes offered by the department take place at Signal Hill Park, with other activities held at Burroughs Elementary School and the privately run American Gymnastics Academy. The following will summarize the various programs provided by the Community Services Department.

A. Youth Recreation Programs

The Summer Recreation Program at Signal Hill Park and Burroughs Elementary School offers supervised daily activities geared for youths from ages 6-13 years. The program is free with the exception of specially planned field trips and excursions.

The program is popular and well attended, with over a hundred children participating on a typical summer day. Hours for the summer program are from 10:00 a.m. - 6:00 p.m. Monday through Friday and from 12:00 noon - 4:00 p.m. Saturday. During the school year hours are from 2:30-5:00 p.m. Monday through Friday and on Saturday from 12:00 noon to 4:00 p.m.

A teen program is available for youths aged 13-18 years. The program is based on Teen Night which takes place every Friday evening from 7:00-9:00 p.m. in the Youth Center. In addition to the programs scheduled each evening, monthly excursions are also offered on evenings or weekend days.

B. Special Interest Classes

The Community Services Department offers a variety of special interest classes for youths and adults throughout the year. A sampling of the classes offered includes karate, jazzercise, gymnastics, ballet, dance, tiny tumbling and a variety of exercise classes. Classes are by registration with fees on a per class, or monthly basis.

C. Senior Citizens

Senior Citizens in Signal Hill are provided with a number of services and programs, including group excursions, free exercise classes, free transportation within the city for those 62 and over or disabled, and a number of nutrition programs for low income seniors.

D. Softball Leagues

From April to October, adult softball leagues are held at Spud Field in Signal Hill Park. There is a men's slow pitch league and a co-ed slow pitch league. All games are held on weekday evenings. Fees are charged to cover umpire fees, medical benefits, awards, balls and lighting.

E. Special Events

Throughout the year a number of special events are offered by the City of Signal Hill. The Concert in the Park series takes place between July and August. Held at the Signal Hill Park bandstand, the program features a series of evening concerts typically held Wednesdays between 6:30 and 8:30 p.m. The Concert in the Park series is a popular and successful program.

The RoughNeck Roundup is an annual celebration commemorating the city's rich history. The Roundup held in August is in its tenth year. Activities include a 5 and 10-k run, games, rides, displays, arts and crafts, music and food. Other special events are sponsored by the Community Services Department to celebrate major holidays including Halloween, Christmas and Easter. The facility locations for all of the classes and programs provided by the department are listed as follows:

- o American Gymnastic Academy, 2749 Temple Avenue, Signal Hill
- o Community Center, 1780 E. Hill Street (Signal Hill Park)

- o Youth Center, 1780 E. Hill Street (Signal Hill Park)
- o Burroughs Elementary School, 3315 Gundry Avenue, Signal Hill

4.5.2 Commercial Recreation

The American Gymnastics Academy is a large commercial recreational facility located in the city of Signal Hill. The 14,000 square foot facility houses a gym, dance room, and a learning center. Programming is very comprehensive and includes a summer day camp, foster care program, self-defense, senior exercise, gymnastics, body shaping and classes for the physically and mentally disabled. The Academy offers 90 hours of programming per week for up to 500 people. Users include a large percentage of senior citizens and small children, with a majority of users in the 6-13 year age group.

Many of the special interest classes provided by the Signal Hill Community Services Department are conducted by the Academy on a fee sharing basis. Hours at the Academy are weekdays from 7:30 to 9:00 p.m. and Saturdays from 8:30-6:00 p.m. Monthly memberships are available.

4.5.3 Private Recreation

There are three YMCA's within a convenient servicing distance to Signal Hill. The Downtown Long Beach YMCA located at Long Beach Boulevard and 6th Street, the Los Altos YMCA on the corner of Bellflower and Atherton and the Wiengart - Lakewood YMCA at the corner of Bellflower and Carson. All three facilities have pools, a variety of equipment and recreational programming opportunities. The pools can be used on a pay-per-visit basis. Classes are available to members and non-members with membership offering discounts for classes and access to the full array of available equipment.

4.5.4 Long Beach City College

Located at 4901 East Carson Street, Long Beach City College has a full variety of recreational fields and facilities on campus that are available for students. Classes, tournaments and intermural sports are offered throughout the school year. Summer programming is available for area youths ages 5-17. Summer recreation programming runs for seven weeks and includes use of the swimming pool and a number of sports camps for gymnastics, soccer, football, volleyball, basketball and cheerleading. All classes and use of facilities are on a fee basis.

4.5.5 Sierra Club

The Long Beach chapter of the Sierra Club holds an official Sierra Club hike in Signal Hill, Tuesday and Thursday evenings and Saturdays. Participants are broken into slow, medium, and fast groups for a 1-5 mile conditioning hike that tours the Hill area of the city. The number of attendants range from 30-70 per hike. The hikes are free and are open to the public.

4.5.6 Organized Youth and Adult Sports

A. Long Beach Youth Soccer (LBYSO)

The Long Beach Youth Soccer Organization serves the greater Long Beach area including Signal Hill. Available to boys and girls 5-18 years of age the organization runs its league from September through December including a 2-4 week tournament that is run in January. Fields used include Marshall, De Mille, Hughes Jr. Schools, and Lakewood High along with Long Beach City Colleges.

B. American Youth Soccer Association (AYSO)

The American Youth Soccer Association serves much of the same area as the Long Beach Youth Soccer Association which also includes Signal Hill. League divisions for Signal Hill youths are #114 and #177. AYSO is available to ages 5-20 years.

The league runs from the first of August to the end of January. Fields used by AYSO are located at Heartwell, Wardlow, El Dorado, Stearns, Marina Vista and Waley Parks as well as Milliken High School.

C. Kids Baseball Association

The Kids Baseball Association has both junior and senior leagues with ages from 10-13 and 14-15 years. The season runs from mid-June to August. Signal Hill participants play at the following locations; Cherry Park, Hamilton Bowl, Lakewood and Milliken High School and Spud field.

D. Kiwanis Tee Shirt League

This youth baseball league is for youths 8-11 years of age. The league runs from February to June. Games are played at Hughes Junior High School.

E. Long Beach Little League

Long Beach Little League is for ages 6-16 years and runs from January to June. Games are played weekday afternoons and weekends at Stearns Park.

F. Heartwell Bobby-Sox

Heartwell Bobby-Socks baseball league is for girls ages 5-16 years. Games are played primarily at Heartwell Park or weekday afternoons and weekends from April to June.

G. Long Beach Women's Soccer Association

The Long Beach Women's Soccer Association has three separate divisions for women 18 years of age and over. Games are held at Heartwell Park. The league runs from winter through spring.

H. Long Beach Men's Soccer Association

The Long Beach Men's Soccer Association also meets at Heartwell Park. Scheduling for the men's league also runs from winter through spring.

CHAPTER FIVE

FACILITY NEEDS ASSESSMENT

Chapter Five will analyze Signal Hills existing park and recreation components, identify parkland acreage needs along with locational and facility needs for current and projected populations based on national and regional recreational standards. Chapter Six will focus on the specific recreational patterns of Signal Hill residents, including their opinions and preferences regarding future plans for Parks and Recreation in the city.

5.1 PARK LAND ACREAGE NEEDS

Signal Hill's General Plan has a goal of 4 acres of parks per 1,000 city population. This figure is comparable with the standards provided by the National Recreation and Park Association and by the Los Angeles County Parks system. Table 5.1 lists the most recent standards available for communities adjacent to Signal Hill. Based on a goal of 4 acre/1,000 and a projected population at build-out of 12,000, Signal Hill's park acreage should eventually total 48 acres. Table 5.2, Summarizes Signal Hill Park Land Acreage Needs.

TABLE 5.1

PARKLAND ACREAGE STANDARDS

| | <u>Acres Per 1000 Population</u> |
|--|---|
| Signal Hill | 4/1000 |
| Anaheim | 2/1000 |
| Lakewood | 4/1000 |
| Long Beach | 10/1000 (4/1000 local parks, 6/1000 regional) |
| Los Alamitos | 4/1000 |
| Paramount | 1/1000 |
| Whittier | 4.5/1000 |
| L.A. County | 10/1000 (4/1000 local parks, 6/1000 regional) |
| Orange County | 4/1000 |
| National Recreation & Parks Association | 10/1000 (4/1000 local parks 6/1000 regional) |

SIGNAL HILL PARK LAND ACREAGE NEEDS

TABLE 5.2

General Plan: Requires 4 Acres/1000 population for parks and recreation and open space.

Current Park Acreage: 14.55 Acres

Signal Hill Schools: 17.94 Acres

Total Current Open Space: 30.49 Acres

Current Need: 4 x 8300 Population = 33.20 Acres

Projected Need: 4 Acres x 12,000 = 48.00 Acres

Current park and open space need: 2.71 Acres

Projected acreage need at buildout population of 12,000: 17.51 acres

5.2

DEFINITION OF PARK TYPES

The definition of park types is an important element of the master plan. The definitions of park types reflect public attitudes and policies towards the provision and development of park and recreation facilities. The classification of a park type is an expression of the function it is intended to provide. This function is often described in an hierarchal order, reflecting the extent of the intended service areas, from the most localized to the more distant.

A review of Table 5.3 reveals that the most appropriate park type for Signal Hill, due to its size and population are the mini park, neighborhood park, and community park. Regional park needs intended to serve greater areas and populations are currently provided within Long Beach. Table 5.3 summarizes the Park types appropriate to Signal Hill.

Table 5.3

Summary Definitions of Park Types

1. Mini Park

- Use: This facility functions best in areas of medium to high density housing or commercial uses where it becomes a substitute for a backyard or a retreat amid heavy vehicular congestion. Mini parks might take the form of children's play lot, a city's entry feature, a small downtown plaza, or a vest pocket park.
- Service Area: Less than 1/4 mile radius
- Size: One acre or less
- Characteristics: Located in close proximity to apartment complexes, townhouse development, or housing for the elderly.

2. Neighborhood Park

- Use: Neighborhood parks are intended to provide for daily recreation needs of residents in the immediate area of the park. Should provide a variety of passive and active recreation opportunities. Facilities might include: picnic areas, tot lots, court areas, a multipurpose ball field(s), and limited parking. Active recreation facilities are intended for informal "pick up" games as opposed to organized league play.
- Service Area: Less than 1/4 to 1/2 mile radius dependent upon population density.
- Size: Up to 10 acres

Table 5.3

Definitions of Park Types for the City of Signal Hill
(Continued)

Characteristics: Can be developed adjacent to or in joint agreement with a school. Located for easy access to the neighborhood it serves emphasizing walking and bike access.

3. Community Park

Use: A community park should provide areas of diverse activities and environmental quality to service an entire community. Provides either or both active and passive recreation opportunities. Active recreation opportunities include swimming pools, tennis, ballfields and community serving recreation building(s). Passive activities include the conservation of natural areas, picnicking, strolling, and jogging paths.

Service Area: Several neighborhoods; Service radius of 1 to 2 miles

Size: 15 to 25 acres

Characteristics: The service area of a community park includes the entire city. The park should be centrally located and provide adequate parking for the number and type of facilities located at the park.

4. Linear Park

Use: Areas developed for one or multiple methods of recreation travel including hiking, bicycling, and horseback riding. May contain active and passive recreation activities. Recreation pathways play an important role in the development of a well integrated park system.

Service Area: Not applicable

Table 5.3

Definitions of Park Types for the City of Signal Hill
(Continued)

Size: Of sufficient width to provide safe use and minimize impacts to adjacent land uses.

Characteristics: Physical characteristics vary dependent upon the intended uses and available corridors. Corridors often used include utility easements, railroad alignments, and natural drainage courses.

5. Regional Park

Use: Provides for a variety of active and passive recreation.

Service Area: Region wide.

Size: The population located within one hour driving time from the park facility. Parks can range in size from a few acres to over 1,000 acres.

Characteristics: Unique, varied recreational activities are offered with the goal of attracting a wide range of park users.

5.3 FACILITY NEEDS

Determining facility needs is a difficult and complex task. Local preferences, combined with regional and national standards provide a basis by which need can be determined. Table 5.4 shows the current need for facilities by type when the existing inventory of facilities is compared to National Recreation and Park Association Standards (NRPA) based on number of facilities per thousand population. The table indicates the "deficit" based upon the cities current population, and also at a projected build-out population of 12,000, assuming no new facilities are built. Deficit figures listed are meant to give a general indication of need based on NRPA Standards. For example, a .83 deficit for a soccer field suggests that the addition of a soccer field should be considered.

The table indicates that by these standards, the City of Signal Hill is largely operating at a "recreation facility" deficit. It is important to note that these standards are meant to serve as general guidelines and should be interpreted in the context of specialized locational needs and the opinions and desires of city residents. Signal Hill's location, as stated in the previous chapter leaves the city well served by regional parks, and facilities typically serving a wider area such as golf, swimming, racquetball, and archery.

Due to currently limited access, and the size and condition of school recreational facilities, Signal Hills schools have not been included in Table 5.4. What should be considered is that with renovations and changes in policy these school facilities would significantly contribute to the city's currently limited supply of courts and fields.

TABLE 3.4

SIGNAL HILL PARKS & RECREATIONAL MASTER PLAN
RECREATION FACILITY STANDARDS AND NEEDS

| <u>FACILITY</u> | <u>Radius</u> | (N.R.P.A) <u>Sig. Hill Sig. Hill</u> | <u>Standard</u> | <u>"Actual"</u> | <u>"Deficit"</u> | <u>"Per Build-Out"</u> |
|---|------------------------------|--------------------------------------|-----------------|-----------------|------------------|------------------------|
| Tennis | 1/4-1/2 mi. | 1 per 2,000 | | 0 | 4.15 | 6 courts |
| Soccer Fields | 1-2 mi | 1 per 10,000 | | 0 | 0.83 | 1.2 fields |
| Basketball courts | 1/4-1/2 mi. | 1 per 5,000 | | 1/2 ct. | 1.66 | 2.4 court |
| Softball | 1/4-1/2 mi | 1 per 5,000 min | | 1 | 1.66 | 2.4 fields |
| Volleyball | 1/4-1/2 mi. | 1 per 5,000 | | 0 | 1.66 | 2.4 courts |
| Swimming Pools .25 yard .50 meter | 15-30 min. travel time | 1 per 20,000 | | 0 | 0.41 | 0.60 Pools |
| Golf - 18 hole | 1/2-1 mi. | 1 per 25,000 | | 0 | 0.33 | 0.48 Courses |
| Baseball | 1/4-1/2 mi. | 1 per 5,000 | | 0 | 0.66 | 1.4 Fields |
| Trails | N.A. | 1 per region | | 0 | N.A. | 1 Trail |
| Racquetball/ Handball | 15-30 min. travel time | 1 per 20,000 | | 0 | 0.41 | 0.60 Courts |

Source: National Recreation and Parks Association

Note: The deficit indicates the mathematical calculated storage. In reality, a facility would either be fully built, or not built at all.

5.4 SUMMARY CONCLUSIONS AND RECOMMENDATIONS

Based upon our analysis of public, private or nearby park and recreational facilities, a number of conclusions can be drawn.

1. There is a need for park facilities in selected, under-served areas, particularly in the Burnett Avenue and future Hathaway Avenue areas.
2. Signal Hill is currently operating at a slight park and open space "deficit". In the future, given the 4 acre per 1,000 population requirement for parks and open space, this deficit or need will grow to almost 18 acres.
3. There is a basis of need for tennis, basketball, and volleyball courts, along with soccer, baseball and softball fields.

SECTION II

CHAPTER SIX

COMMUNITY NEEDS ASSESSMENT

Chapter 6 will describe the results of the community mail survey.

6.1 OVERVIEW

A major step in developing the Parks and Recreation Master Plan for the City of Signal Hill is understanding the current recreational patterns of the residents, their opinions of the current Signal Hill park system and their preferences for improvements. To facilitate securing this information the project team conducted a mail survey of Signal Hill residents. A mail survey was considered the most efficient method for soliciting the opinions of the citizens.

Based upon preliminary meetings with the City staff and public workshop #1, a survey instrument containing 20 closed and open ended questions was prepared by the project team. This preliminary survey was reviewed by the Steering Committee and the Parks and Recreation Commission, whose comments were integrated into the final survey instrument. See Appendix B.

At the request of the City Council, the original mailing target of 2,500 residents was expanded to over 3,500 to accommodate all residents of the city. A current mailing list of Signal Hill residents was obtained from Orange County

Mailing Lists, and the surveys were distributed during the week of July 18, 1988. A follow-up post card, requesting that residents respond to the survey, was sent out to all residents one week later.

6.2 SURVEY RESULTS

A total of 3,564 surveys were mailed out. Of these, 281 (7.8%) were returned as undeliverable, mostly because the residences were "vacant". One can speculate that these are largely from apartments and condominiums. Of the surveys delivered (3,283), 763 were returned completed, a return rate of 23.2%. This rate is considered above average, and results in a confidence level of 95% at 3.5%. This means the results of the survey are generalizable to within 3.5% for 95% of Signal Hills population. For example, if we state 80% of those surveyed liked green grass, we can assume that the responses of 95% of all Signal Hill residents would result in an answer of 76% to 83.5%. A summary of the survey results can be found in Appendix E. The complete survey results and computer analysis are found in Appendix H.

6.3 SURVEY RESPONDENTS

The demographic profile of survey respondents indicates that they are largely comparable to the profile developed from available 1980 census data. The percentage of survey respondents by area within the city is comparable to the population density of these areas.

It is worth noting that over fifty percent of the respondents had lived in Signal Hill four years or less. This corresponds to the fact that 37% of the survey respondents rented or leased their current home, while 63.3% owned their home. The latest information available from the Department of City Planning indicates that 55% of Signal Hill residents own their homes, while 45% rent or lease.

In terms of income, the survey respondents were slightly above the 1980 census data. Due to the number of apartment and condominiums that have been built in the city since 1980 this increase is not unexpected. The median family income for survey respondents was \$43,260, with 8.1% under \$15,000 per year and 14% over \$75,000.

In terms of age, the largest population represented was the 30-39 year old group. However, if we extrapolated the age in the survey and compared them to the current census data, we find that the survey respondents are remarkably similar to the census data.

6.4 CURRENT RECREATION PATTERNS

When asked what activities residents participated in during the last twelve months, the number one response was walking or hiking, with almost 82% undertaking these activities a few

times a year or more. Running and jogging was the second most frequent activity, followed by swimming, bicycling and attending fitness classes. Table 6.1 summarizes the findings. Note that column one (a few times a week), is the largest predictor of the true frequency that these activities are undertaken.

In reviewing these results it is interesting to note that the top two activities, recreational walking and running, do not require an actual facility, but are best accommodated by the provision of a system of paths and walks not requiring permanent structures. This also holds true for bicycling, the number four response.

TABLE 6.1

CURRENT RECREATION PARTICIPATION FREQUENCIES

| <u>ACTIVITY</u> | A Few Times a Week (1) | A Few Times a Month | A Few Times a Year | Seldom or Never |
|-----------------------------|------------------------------|------------------------|-----------------------|--------------------|
| Walking or Hiking | 31.7 | 27.6 | 17.0 | 27.7 |
| Running/Jogging | 20.5 | 15.7 | 8.9 | 54.9 |
| Swimming | 18.6 | 18.9 | 16.4 | 46.1 |
| Fitness Classes | 15.2 | 12.9 | 9.8 | 62.2 |
| Bicycling | 14.1 | 19.4 | 21.9 | 44.6 |
| Exercise Course | 11.8 | 12.7 | 14.1 | 61.4 |
| Tennis | 8.5 | 9.7 | 16.3 | 65.4 |
| Playgrounds | 8.2 | 11.2 | 18.4 | 72.2 |
| Classes for Children 1-9 | 4.5 | 4.1 | 3.8 | 87.7 |
| Youths 10-19 | 2.5 | 1.6 | 2.5 | 93.5 |
| Adults | 7.8 | 6.8 | 17.1 | 68.4 |
| Golf | 6.5 | 9.7 | 11.5 | 72.3 |
| Performing Arts | 5.7 | 12.2 | 20.6 | 61.4 |
| Basketball | 4.6 | 8.2 | 11.6 | 75.7 |
| Volleyball | 3.5 | 7.7 | 17.4 | 71.4 |
| Skateboarding | 3.3 | 3.5 | 4.4 | 88.8 |
| Roller Skating | 3.0 | 5.4 | 11.5 | 80.1 |
| Crafts Classes | 2.8 | 6.8 | 14.8 | 75.6 |
| Picnic | 2.6 | 10.3 | 44.1 | 92.9 |
| Softball | 2.4 | 8.5 | 17.3 | 71.7 |
| Baseball | 2.2 | 3.7 | 10.7 | 83.4 |
| Soccer | 1.6 | 1.6 | 5.8 | 91.1 |
| Football | 1.2 | 2.5 | 12.2 | 84.1 |

(1) Percent of Respondents, N = 650

6.5 USE OF SIGNAL HILL PARKS

Not surprisingly, Signal Hill Park was the most frequently visited park, with almost half the respondents having visited the park in the last year. Reservoir and Hillbrook Park were, in all likelihood, less frequented by residents from the other side of town as a result of their geographic isolation in relation to the larger population.

When asked specifically about the parks closest to their homes, over 30% of respondents noted that they visited their local park at least a few times a month, reaffirming the concept that neighborhood parks provide a localized benefit. This is further confirmed by respondents' replies to the "best thing" about their park. Location was the number one reply, cited by 34.5% followed by clean and well kept, 12.6% and the landscaping and playground equipment, 6.8%. The size of the parks was a major complaint, with almost twenty percent of respondents noting they felt the existing parks were too small. Security is rated as less important. Table 6.2 indicates respondents rating of the Signal Hill parks.

Park users were most likely to walk to their local park (49%), followed by driving (17%) and bicycling (a surprising low 3.1%).

TABLE 6.2
RATING SIGNAL HILLS PARKS

| | <u>Good</u> | <u>Fair</u> | <u>Poor</u> | <u>Don't Know</u> |
|-------------------------------------|-------------|-------------|-------------|-------------------|
| Convenience of Location | 59.5 | 17.5 | 5.6 | 17.5 |
| Types of Facilities Within the Park | 23.2 | 35.3 | 15.2 | 26.2 |
| Landscape Attractiveness | 37.4 | 34.2 | 10.2 | 18.2 |
| Security/Qual. of Maintenance | 34.2 | 35.7 | 7.0 | 23.1 |
| Programs Available | 19.4 | 21.2 | 13.0 | 46.3 |

Activities undertaken in Neighborhood Parks parallel overall recreation patterns, with strolling for enjoyment and jogging the number one and two responses. Picnicking was favored third, followed by participating in organized events or programs.

Table 6.2 indicates respondents' rating of the Signal Hill parks. Location is highly rated, as is the landscape attractiveness and general level of maintenance. Security is rated somewhat poorly.

6.6 SCHOOL FACILITIES

Almost 93 percent of the survey respondents (including their families) do not use either of the two school facilities in Signal Hill for recreational activities. Section 4.2 offers a discussion of the reasons for this low usage.

When they are used, Burroughs is more frequently used than Signal Hill Elementary (57.5 to 42.5 %). Basketball is the most frequently cited reason (36%, followed by running 10%). No other activities mentioned received over 3%.

6.7 FACILITIES OUTSIDE SIGNAL HILL

Almost one third of the respondents frequently utilized recreational facilities located outside of Signal Hill. Fifty four percent (54%) visited Long Beach's El Dorado Park (39.2%) and Recreation Park (10.4) were followed by the "beaches" (13%).

When visiting these facilities, picnicking was the most frequent activity. See table 6.3 for activities undertaken outside of Signal Hill.

TABLE 6.3
ACTIVITIES UNDERTAKEN OUTSIDE OF SIGNAL HILL

| <u>ACTIVITY</u> | <u>%</u> |
|-----------------|----------|
| Picnicking | 29.6 |
| Walking | 20.0 |
| Biking | 15.3 |
| Tennis | 11.1 |
| Swimming | 10.8 |
| Golfing | 9.2 |

Not surprisingly, 42% of those who left Signal Hill to participate in recreational activities did so because the Signal Hill facilities didn't offer the activity or programs they liked. Currently Signal Hill offers no large picnic areas, bike paths, tennis courts, pools or golf courses. Fortunately, these facilities, all expensive to build and maintain are available in nearby Long Beach.

6.8 NEW FACILITIES

Almost 50% of the survey respondents indicated Signal Hill needed more parks. 25% of the respondents believed the City did not need more parks while 25% were undecided. When asked what facilities would be most important to them, a viewing promenade on the top of the Hill was the first choice, followed by more landscaped open space/parks, strolling paths and bicycle paths. See Table 6.4 for a summary of new facilities desired.

TABLE 6.4
NEW FACILITIES DESIRED

| <u>FACILITY</u> | <u>PERCENT (1)</u> |
|---|--------------------|
| 1. Viewing promenade/overlook on the Hill | 43.6% |
| 2. Strolling/jogging path | 34.3 |
| 3. Bicycle paths | 34.0 |
| 4. Community swimming pool | 20.3 |
| 5. Tennis courts | 21.6 |
| 6. Picnic areas | 15.0 |
| 7. Exercise course | 13.6 |
| 8. Tot lot/children's play areas | 12.6 |
| 9. Baseball/softball fields | 8.1 |
| 10. Gymnasium | 7.5 |
| 11. Basketball courts | 7.2 |
| 12. Indoor recreation center | 6.7 |
| None | 3.4 |

(1) Multiple Answers Allowed, Respondents were asked to list their 3 top choices

The facilities desired by residents were consistent with residents current recreational patterns, (Table 6.1) where walking, jogging and bicycling were among the most favored activities.

Swimming was a highly frequented activity, and a community swimming pool was noted by 20% as a preferred new facility.

6.9 PROGRAMMING

When asked which type of educational and recreational programming they would like to see, residents selected entertainment, (mentioned by almost one third), and nature programs, (over 30%) as those they would most like to see. Sports, children's programs and arts and crafts programs followed in frequency of mentions.

6.10 SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

Based upon the survey results, the following summarizes the major findings and recommendations to be considered in the development of the Parks and Recreation Master Plan.

1. Develop a facility on the top of the Hill that offers a viewing and a promenade experience.

2. Develop a path system for both recreational walking and jogging, that connects separate parts of town and park facilities.
3. The LBUSD school facilities located within Signal Hill are seriously underutilized.
4. Location is the number one neighborhood asset of open space in the city. New facilities should be located in areas not currently served by existing facilities and in the future, areas anticipating growth.
5. At the current time, organized recreational activities, soccer, baseball, football are being met apparently satisfactorily, by existing facilities, largely located within Long Beach.
6. Security in existing parks is a concern and needs to be considered in the development and upgrading of existing and new facilities.
7. Entertainment and nature programs are desired by residents. Residents are willing to pay a modest fee for these activities.

8. Long Beach Facilities, especially the regional parks are satisfying a great degree of Signal Hills recreation needs. Efforts should be made to continue a good relationship with the Long Beach Department of Recreation.
9. Residents, by a two to one margin, feel there is a need for more parks within Signal Hill.
10. The traditional demographics of Signal Hill are changing from an oil industry related working class to a service oriented, commuter residential population base. This new population base is likely to be more stable in nature, buying homes, having families and staying within Signal Hill for longer periods of time. Current resident values and recreation desires will need close observation to stay attuned to future residents desires.

CHAPTER SEVEN

OPPORTUNITIES AND CONSTRAINTS

Based on the major issues identified and an analysis of our findings, the following summarizes the most significant opportunities and constraints identified.

7.1 MASTER PLAN OPPORTUNITIES

1. The Existing System of Parks

The City of Signal Hill's current park system, with Signal Hill Park as a central facility, and Reservoir and Hillbrook Parks, serving neighborhood needs, provides a good foundation for future expansion of the park and recreation system. There is considerable opportunity to maximize the role of these parks as the community evolves.

2. The Variety of Sites Potentially Available for Recreation

Signal Hill has a variety of opportunities for the expansion of its park system with many areas of the city just beginning to open up for development. While some areas on the hill have development constraints due to steep slopes, they hold great potential for use as park land and open space. The slopes could be landscaped in native

plant materials or with informal planting and include trail systems and sites for viewing and passive recreation. Vacant sites closer to the city's developed areas have fewer constraints and offer possibilities for actively oriented recreational facilities.

3. Potential for City and Bikeway and Walkway Systems

The city's adjacency to a regional bikeway system offers potential for the development of a city bikeway system. Development of such a system could link park and recreational facilities throughout the city and join with the regional system. Where feasible, efforts could combine the bikeway with a city walkway system. The plan recommends a study of potential bikeways in the City and presents a proposal for a city walkway system.

4. Potential Funding Sources

Signal Hill currently has a system for collecting funding for park development outside of its general fund. Using the Quimby Act, Signal Hill has a system, in place, that requires the developers of new housing (where subdivision is occurring) to provide open space or fund open

space improvements. Industrial and commercial development, while contributing to the need for additional parks, has not been a source of park funding.

5. Cooperative Relationship with Long Beach Unified School District

The City of Signal Hill and the Long Beach Unified School District have cooperated and shared recreation facilities on a limited basis in the past. With a spirit of cooperation a number of opportunities exist for joint development and use of facilities. Some benefits of cooperation include improving current school facilities in the city and increasing the availability of the facilities for recreational use for residents of the area.

7.2 MASTER PLAN CONSTRAINTS

1. Fiscal Limitations

Land acquisition expenditures for new parks, the development of new or renovated recreation facilities, and increased park maintenance costs, must compete for limited city dollars. To the extent feasible, reliable alternate funding sources should be

developed. Efforts should also be made to insure a fair allocation of city funds for ongoing park and recreation needs.

2. Limits on Development Fees

While the opportunity to require new development projects to provide their "fair share" of recreational facilities, there is a limit as to how much they can be required to provide. Future development cannot be seen as a savior to make up for past recreation "deficits".

3. Topography

The topography of "the Hill," with a number of areas containing slopes in excess of 20%, poses a serious constraint to development. While the topography of some sites are less severe, most of "the hill" is characterized by steep slopes which are associated with high development costs and erosion problems. Despite these constraints, opportunities exist to utilize some of these areas for open space, greenbelts, trail systems and passive view parks.

SECTION III

CHAPTER EIGHT

Chapter 8 summarizes and describes the Master Plan recommendations.

8.1 OVERVIEW OF MASTER PLAN CONCEPT

The development of a comprehensive Master Plan for the City of Signal Hill has considered a number of factors that include: existing park and recreation opportunities, the needs and desires of residents, and the possibilities presented by the city's location and unique geography and character. As a result, a generalized concept of the types, style and specifics for a recommended plan have emerged. Guiding the specific recommendations are a number of principles which can be summarized as follows:

1. The Master Plan achieves the goal of providing 4 acres of parks and open space per 1000 population, today and in the future.
2. The Master Plan provides a park system within reasonable walking distance of all Signal Hill residents.
3. The Master Plan responds to the current recreation demands and desires of the residents of Signal Hill. Future needs and desires have been projected where our experience and localized preferences have deemed appropriate.

4. The Master Plan is implementable. The plan comprehensively represents improvements for which future funding opportunities have been identified.
5. The Master Plan takes advantage of Signal Hill's proximity to available nearby recreation facilities to fulfill portions of its recreation demand.
6. The Master Plan calls for the use of the extremely underutilized open space opportunities available at the Long Beach Unified School District facilities located within Signal Hill.
7. The Master Plan identifies those elements with the highest level of priority for implementation.
8. While being fiscally responsive, the Master Plan also outlines improvements which are desirable and for which available funding is not currently foreseeable.

8.2 SUMMARY OF RECOMMENDATIONS

The following is a summary of the major recommendations of the Parks and Recreation Master Plan.

1. Acquire And Develop Parks in Residential Areas Not Currently Served By The Parks System.
Specifically, develop new facilities along Burnett Street, Hathaway Avenue, the hilltop area, 21st Street, Hill Street and Gundry Avenue.

2. Develop a City Wide Walkway System

Using signs and maps, a city wide system of walkways is proposed linking various sections of the city to the major components of the park system and the hilltop area.

3. Develop Hilltop Parks For All City Residents

Taking advantage of the spectacular views, the Hilltop and the Reservoir Parks will serve local residents and visitors while serving as the major focal point of the walk and bikeway systems.

4. Upgrade Signal Hill Park

The focal point of the community's recreation and programmed activities, Signal Hill Park needs to be further upgraded and enlarged in order to meet its important role as a community park.

5. Utilize The Long Beach School District Facilities Located Within The City

The City of Signal Hill should participate in upgrading existing school facilities to take advantage of these underutilized assets.

6. Develop The Alamitos Well Site.

The Alamitos well site should be acquired, preserved and developed as a reminder of the city's history and as a key open space element.

7. Conduct Studies For The Development Of A Citywide
Bike System

Connecting various sections of the City, the system would tie into the extensive Long Beach and County Systems.

8. Do Not Develop Legion Park

The proposed Legion Park property should be reallocated into other, non-park uses.

8.3 PRIORITIES FOR DEVELOPMENT AND ACQUISITION

The following section outlines a prioritized program for undertaking the implementation of the Master Plan. The order of improvements is based upon input from the project steering committee, the Parks and Recreational Commission and an evaluation of available funding along with consideration for the phasing of additions to the park system.

8.3.1 UTILIZE LONG BEACH SCHOOL FACILITIES LOCATED WITHIN THE CITY

Efforts should be made to arrange for a mutually beneficial shared use of school grounds for public recreation. These efforts should be aimed not only to open the sites up for greater use but also to explore the development and improvement of existing facilities, jointly, by the City of Signal Hill, or through a combined application for competitive state grants.

Signal Hill Elementary School currently has a partly developed softball field and a number of basketball courts that could be easily upgraded. Other improvements should include the removal of asphalt areas for replacement with turf, play facilities and other facilities determined most appropriate by the city, school district and nearby residents. Ultimately, a cooperatively developed comprehensive plan outlining improvements should be developed for both Burroughs Elementary and Signal Hill Elementary Schools sites.

Size: 90,000 square feet minimum turfed area per school.

Park Type: Equivalent to small neighborhood park with open play areas, tot lots and limited active recreation.

Facilities: Upgrade existing recreational facilities, basketball courts, ball fields.

Recommended Actions:

- o Negotiate for shared use of school facilities.

- o Explore funding sources for the renovation of existing recreation facilities.
- o Secure comprehensive plans for renovations of Signal Hill and Burroughs Elementary Schools. Plan to consider facility upgrades, programming, night lighting and funding.

8.3.2 Acquire and Develop Parks in Areas Not Currently Readily Served by the Parks System

1. Burnett Street

The area around Burnett Street, West of Walnut, is a high density, residential area with a lack of conveniently accessible park facilities and open space, make the Burnett Street sites a #1 priority for park land acquisition.

Size: .75 - 2.00 acres

Park Type: A small neighborhood park with a service radius of 1/4 mile.

Facilities : As a minimum, the park should provide a tot lot, an open play area and some form of active recreation. Rest rooms and picnic facilities should also be considered.

Recommended Actions:

As a high priority recommendation, the city should pursue the acquisition of a site in this area. A corner site visually open and easily monitored is recommended.

8.3.3 Develop Hilltop Park for all City Residents.

Develop a hilltop park for all city residents. A Hilltop Park and view promenade was the public's top choice for a park development as revealed by the Signal Hill Park and Recreation survey. The hill, with its panoramic views and currently undeveloped open space, provides a great opportunity for a park unique to the Los Angeles region. If views, open space and recreational opportunities are to be secured for the future, immediate and subsequent measures need to be taken for their conservation.

The Redevelopment Agency has previously acquired a site on the hilltop for a hilltop reservoir. This site is located on the north side of 23rd Street west of Davidson Avenue. Based on current studies, this site is not suitable for a reservoir and must be relocated or replaced elsewhere on the hilltop. The replacement site would be lower in elevation. There is still a need to build a hilltop reservoir.

A #1 priority should be to acquire, negotiate or trade for a prime hilltop site that can be developed in the city's near future. Steps should be taken to secure a publicly accessible right of way for a greenbelt/trail system that can be phased with the hill's development. Additionally, it is recommended that any street improvements on Panorama Drive and 23rd Street include provisions for a trail, and bikeway system.

Size: 4 acre minimum for site in addition to linear area for a greenbelt and trails.

Park Type: Passive view park with links to trail systems and greenbelt.

Facilities: Picnic tables, benches, information, trail maps, parking.

Recommended Actions

- o Secure a hilltop site for development.
- o Secure R.O.W. for trail system and open space in accord with Parks and Recreation Master Plan.
- o Because the City recognizes the benefit to be derived from comprehensive development of the "Hill", it is recommended that a Master Development Plan be proposed.

- o Comprehensive development of the Hill should encourage privately funded construction of the parks and trails prescribed by the Master Plan. When parks and trails are developed privately as part of a Master Development Plan, credit equivalent to the public cost of such construction should be given to the developer.

- o Recommended street improvements for Panorama Drive and 23rd Street should include consideration of a trail and bikeway system.

- o The city of Signal Hill is currently exploring options for the consolidation of the antennas on the hill to one site. Alternatives that include parking or additional open space facilities should be considered if this action is taken.

- o The City should consider the joint use of a site for a park and antenna farm as a secondary hilltop park.

8.3.4 Signal Hill Park

Signal Hill Park should be further developed and enlarged to provide the city with a viable community park. It should be a city goal to take advantage of opportunities to enlarge Signal Hill Park and to provide a greater variety of

facilities and an overall plan to improve the park's site design. Connections across Alamos Avenue to the newly planned Cherry Avenue School should be studied in order to provide for safe and convenient passage between the two sites. Opportunities to maximize the shared benefits of the neighboring school and park should also be explored. Long term goals for Signal Hill Park would be the acquisition of adjacent sites in order to enlarge the park acreage to provide for additional recreational facilities.

Size: 10 to 15 acres

Park Type: Community Park with active and passive recreation including the addition of specialized facilities.

Facilities: Improvement of existing facilities ultimately increasing open space and specialized facilities. Facilities could include tennis courts, a gymnasium with indoor basketball and volleyball options, and a pool facility. Other options to consider include basketball and tennis courts.

Recommended Actions

Short Term

- o Develop a specific and comprehensive plan for immediate and future site improvements including circulation.
- o Reconsider a new location for full court basketball.
- o Provide for safe passage between Signal Hill Park and Cherry Avenue Elementary School.
- o Upgrade overall landscaping including turf.
- o Upgrade play equipment.

Long Term

- o Monitor available sites adjacent to Signal Hill Park for acquisition.
- o With expansion, develop Signal Hill Park as a complete Community Park with the addition of specialized recreation facilities. Possibilities might include tennis courts, a pool facility and a multi-purpose gymnasium/auditorium.

8.3.5 Develop a Park Trails and City Walkway System

Policy 1.2 of the Environmental Resources Element of the Signal Hill General Plan states a priority for integrating the city's recreational components by developing a greenbelt system including both pedestrian and bike trail components.

The development of a park trails and city walkway system will help promote a city atmosphere where the needs of automobiles do not compromise the experience of people on the street. Signal Hill's undeveloped right of ways, streetscapes and hillside areas provide a unique opportunity for the planning and design of a park trails and city walkway system.

The park trails will consist of natural trails utilizing existing oilfields roads, trails in use by the Sierra Club, and other routes which would link park facilities to community facilities. Hillside areas not suitable for development would be preserved in a natural state. Trail rights of way up to 50 feet in width would protect existing flora and provide habitats for fauna.

Elements of a parks trails system should include:

- o Preservation of natural terrain, flora and fauna
- o Interpretive signage
- o Slope preservation/protection
- o Walking and hiking options

Size: 4.34 Acres

The city walkway system envisions use of signs, special sidewalk, street tree and landscape treatments to create an attractive pedestrian oriented greenbelt connecting the various elements of the city's park system.

Elements of a city walkway system should include:

- o Street furniture (Drinking fountains, benches)
- o Interpretive signage (Distance, point of interest)
- o Colored or Textured walkways
- o Wide sidewalks
- o Special Tree & Landscape Provisions

Size: 3.34 Acres

Recommended Action

Develop design guidelines and a draft ordinance considering: R.O.W., setback, street tree, landscape, building height and vehicle circulation requirements for a pedestrian zone.

8.3.6 Develop a Hilltop Reservoir Park

At the current time, the city of Signal Hill is planning to build a hilltop reservoir. The City should capitalize on the opportunity to create an additional Hilltop Park on top of the proposed park reservoir.

Size: +/- 1 acre

Park Type: Active park

Facilities: Dependent on structural considerations.

Recommended Actions

- o Include the provision of a park into all planning efforts for the proposed reservoir.
- o Consult with local residents to refine appropriate facilities and amenities to be included.

8.3.7 Develop the Discovery Well Site

The Alamitos well site should be enhanced as a historic site. Given the site's historic significance to the City of Signal Hill and the State of California, attempts should be made for its development as a passive park.

Possibilities might include the donation of the site, city acquisition, and/or development of the site through the use of private funding sources. City acquisition should be a secondary priority.

Size: .50 to 1 acre

Park Type: View and monument park with exhibits

Facilities: Passive viewing historical exhibits.

Recommended Actions

- o Retain the Discovery well site as a historic landmark.
- o Negotiate for parcel with existing property owner.
- o Explore acquisition and funding of site development through the private sector.
- o Explore acquisition and funding through the public sector as a state park or landmark location.

8.3.8 Hathaway Avenue Parks and Greenbelt System

The Hathaway Avenue parks and greenbelt system will serve the needs of planned residential development and add an important component to the proposed citywide walkway and park trail system. Areas not appropriate for residential or park development should be set aside and enhanced as open space with appropriate landscaping.

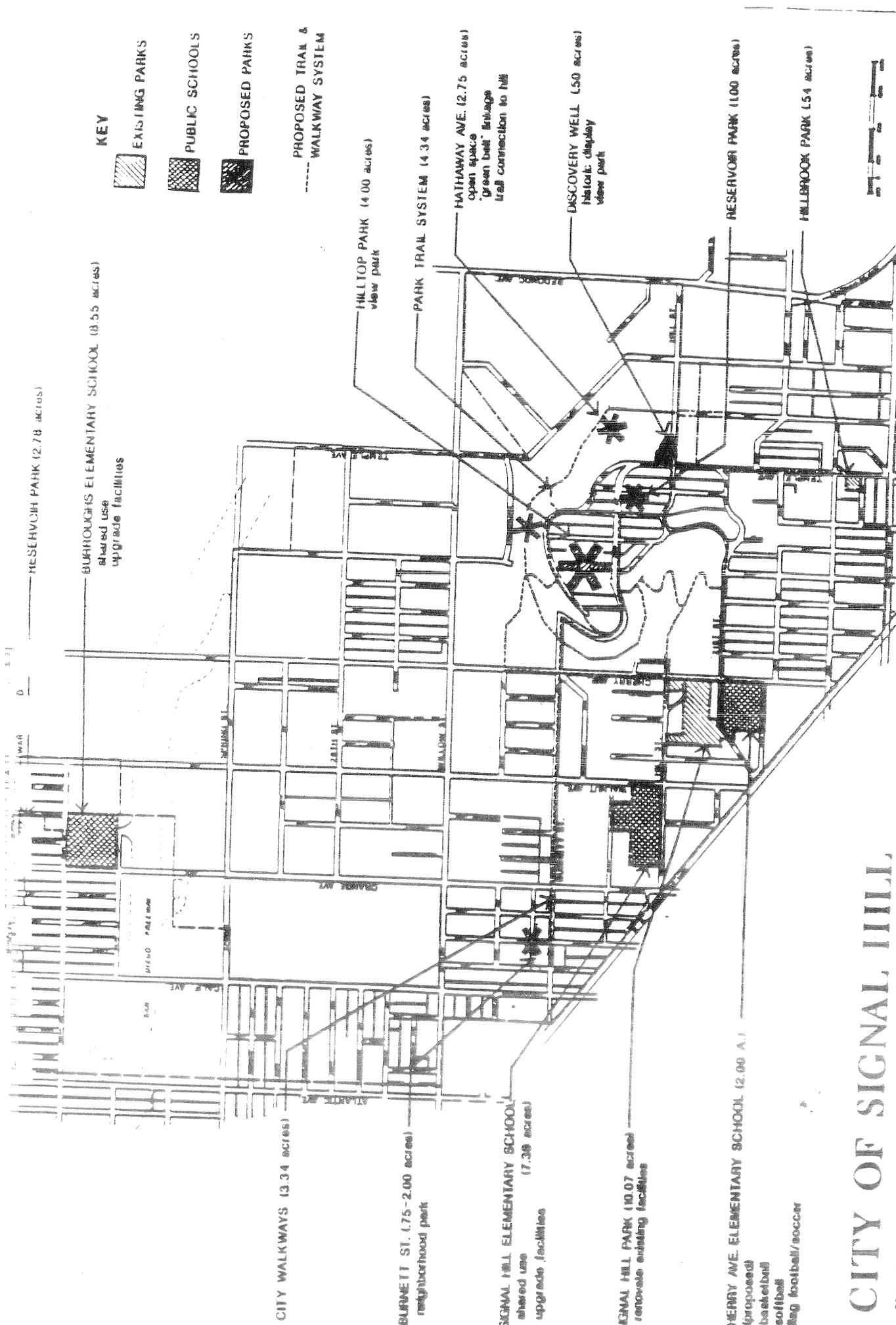
Size: 2.75 Acres

Park Type: Open space and greenbelt system with trails linking a series of small parks to the proposed Hilltop Park and City Walkway System.

Recommendations

- o Prior to residential development on the hill, designate sites and locations for parks, trails and open space.

- o Parks located along Hathaway Avenue should be located to jointly serve areas north of Combella Street and south of Hill Street.



MESEVUCHI PARK (2.70 acres)

BURHOUGH'S ELEMENTARY SCHOOL (8.55 acres)
shared use
upgrade facilities

CITY WALKWAYS (3.34 acres)

BURWETT ST. (.75-2.00 acres)
neighborhood park

SIGNAL HILL ELEMENTARY SCHOOL (17.39 acres)
shared use
upgrade facilities

SIGNAL HILL PARK (10.07 acres)
renovate existing facilities

JERRY AVE. ELEMENTARY SCHOOL (2.00 A.)
(proposed)
basketball
softball
flag football/soccer

HILLTOP PARK (4.00 acres)
view park

PARK TRAIL SYSTEM (4.34 acres)

HATHAWAY AVE. (2.75 acres)
open space
'green belt' linkage
trail connection to hill

DISCOVERY WELL (1.50 acres)
historic display
view park

RESERVOIR PARK (1.00 acres)

HILLBROOK PARK (1.54 acres)

KEY

EXISTING PARKS

PUBLIC SCHOOLS

PROPOSED PARKS

PROPOSED TRAIL &
WALKWAY SYSTEM

**CITY OF SIGNAL HILL,
PARKS & RECREATION MASTER PLAN
PROPOSED PARK & OPEN SPACE SYSTEM**

Figure 8.1

3/17/80

8.4 OPTIONAL PARK DEVELOPMENTS

Optional park developments are sites or general locations which have been identified and whose eventual or phased development will be the key in providing a full range of recreational opportunities for future residents.

1. Twenty First Street Park

The Twenty-first Street Park site would supplement recreational opportunities provided by future development on the hill. The 1.83 acre site is flat, providing a good size area for an open play field that can not be easily provided on the hill. Additionally, the site has excellent potential for a node within the trail system connecting to hilltop view sites and promenades.

Size: 1.83 Acres

Park Type: A neighborhood park with an open playfield, trees and a trail connection to the hill.

Recommended Actions

- o Consider site for secondary priority acquisition with future development.

- o Provide right-of-way for a trail connection to the hill with any development of the site.

2. Hill Street Park

The Hill Street Park site would serve a future need for play fields in this area. The site is relatively flat. This area of Hill Street also offers opportunities to create a "Gateway" to the city which would be furthered by a sensitive landscape treatment of the site.

Size: 3 to 5 Acres

Park Type: Open play fields and landscaping

Recommendations

- o Consider site for a secondary priority acquisition.
- o Develop part of the site to create a "Gateway" to the city.

3. Gundry Avenue Park

Development of the Gundry Avenue site as a park would be limited in size and facilities due to topographic constraints. Property owners also plan to develop residential uses on site in the very near future. The site does offer view opportunities and, if developed for recreation, could serve the need for a park in close proximity to the existing residential area. Some of this need is being satisfied by a condominium complex which provides its residents with a pool and paddle tennis courts.

The need for a park in this area may be questioned based on limited access, poor visibility (i.e., lack of security) and the limited number of neighborhood residents that it might serve.

Acreage: 1-1.5 acres
Park Type: Mini Park
Facilities: Benches, picnic tables, drinking fountain

Recommendations

- o Consider for secondary acquisition and development.

4. Signal Hill Park Acquisition

See Section 8.3.4 - Long Term Improvements.

8.5 FUTURE WALKWAY SYSTEM

As an addition to the park trails and city walkway system, this will serve as an integrated linkage between the north and south portions of the city. See Section 8.3.5.

8.6 DEVELOP A SIGNAL HILL BIKEWAY SYSTEM (FIGURE 8.3)

Despite the popularity of bicycling among survey respondents in Signal Hill, there are currently no formal bike paths in the city. Fortunately the city is situated in close proximity to five existing Class I bike paths that are being integrated to form a regional system that will eventually cover from 60-70 miles. Primary links being considered by the city of Long Beach to help complete the system include options that could cross the city of Signal Hill or extend along its borders.

In support of the city's General Plan, two major goals for the development of a citywide bike system are recommended;

- (1) Develop a series of bike paths that will provide linkages to the main components of the city's park system, most importantly Signal Hill Park and the hilltop sites.
- (2) Coordinate with the City of Long Beach to complete linkages that would connect a Signal Hill system with the adjacent Long Beach and regional bike systems.

While the exact location of the bike routes are dependent upon a careful analysis of such factors as feasibility for acquisition, topography, view lines, traffic analysis, engineering, and R.O.W. widths, Figure 8.3 identifies the major routes that should be studied.

8.6.1 Proposed Study Routes

Major N-S Streets: California Avenue and Cherry Ave., North of Burnett, Temple, Hathaway, Obispo

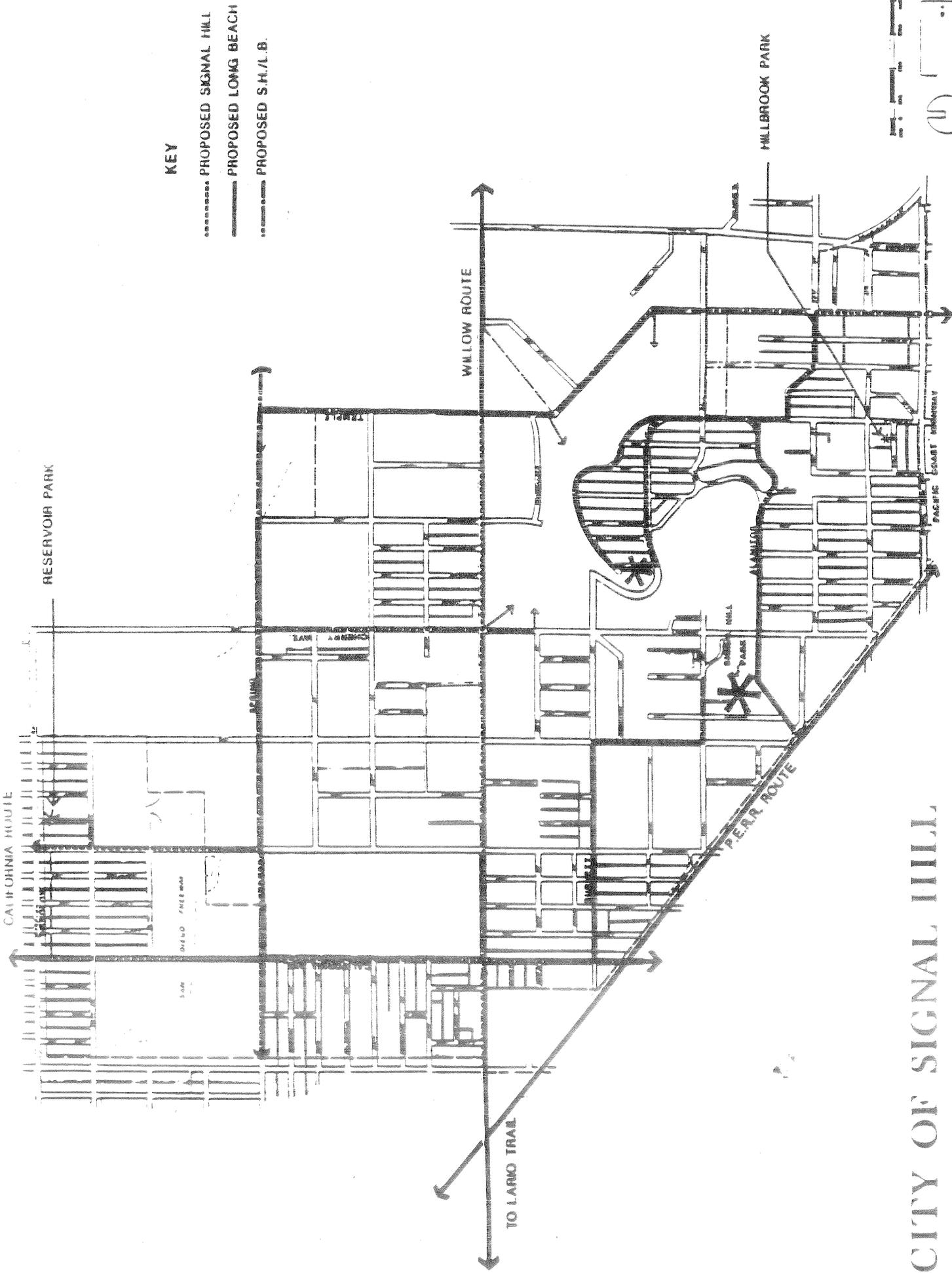
Major E-W Streets: Spring and Willow

Alamitos Ave.: Connection from Signal Hill Park to the proposed P.E.R.R. route and to the Hilltop Park.

21st and 20th: Connections from the Hilltop Park area to the proposed P.E.R.R. route

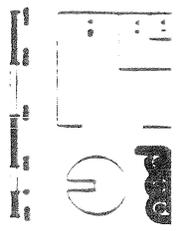
8.6.2 Recommended Action

1. The city should undertake a thorough engineering review of potential bikeway routes for technical appropriateness. The study should be also include preliminary cost estimates and identify potential funding sources and strategies.



CITY OF SIGNAL HILL
PARKS & RECREATION MASTER PLAN
 ADVISORY COMMISSION CITY OF SIGNAL HILL

Figure 8.3



8.7 PARK AND RECREATION FACILITY DEVELOPMENT AND MANAGEMENT ISSUES

In the course of examining the city of Signal Hills parks and recreational facilities, programs, and overall management, the master planning process identified areas pertinent to the development of the Master Plan. These observations are intended to guide improvements within existing parks and to help create programs for the development of new facilities. Situations will arise when the issues, needs and priorities of a given site will strongly influence what is appropriate.

8.7.1 Neighborhood and Community Park Uses:

As discussed earlier, each park type should serve distinct purposes. Mini parks of an acre or less can substitute for a backyard in areas of high density and should be limited to offering passive open space, play lots, and areas for picnicking and viewing. Active recreational facilities should be limited. Neighborhood parks provide for the day to day recreational needs of residents in close proximity to the park. Due to the

small size of these parks scheduled uses that draw large numbers of people, and the associated need for parking, are not appropriate. Conflicts with adjacent property owners can and often do arise when such parks are utilized by organized sports leagues.

It is therefore recommended that the development of neighborhood parks should provide for informal/pickup play and not be programmed for competitive practice or play. Conversely, the development of community parks often cater only to utilitarian needs of organized sports at the exclusion of nearby residents and users. These parks often lack the proper amenities of passive open space and children's play areas. The master planning of a community park in a city the size of Signal Hill must recognize and incorporate the previously noted neighborhood related recreation uses.

8.7.2 Centralized Community Facility

As identified in the needs assessment, the City of Signal Hill is deficient in its provision of sports facilities to support the current population. The only park currently providing sports facilities is Signal Hill Park. Given the City's size, and the focus of Signal Hill Park as a community park, it is recommended that it serve as a centralized facility providing a variety of specialized and active, recreational opportunities for

the whole community. A concentration of facilities at Signal Hill Park should not preclude its combined role as a neighborhood park with passive open space and other features to serve residents in close proximity.

8.7.3 Lack of Adequate Indoor Facilities

The current inventory of indoor facilities reveals a lack of a proper enclosed gymnasium. The existing community center building is undersized for most indoor recreational activities including Volleyball and basketball. There is a high demand for recreation programs which require indoor facilities and it is likely that this deficiency in the park system will increase as the community grows.

8.7.4 JOINT USE AGREEMENT WITH LONG BEACH UNIFIED SCHOOL DISTRICT

School facilities are a great resource to the community of Signal Hill. The Long Beach Unified School District and the City of Signal Hill currently, and in the past, have undertaken informal agreements for the use of school recreation facilities. The spirit, and actualization, of this cooperation should be encouraged and utilized.

School recreation facilities are important to the city and can help satisfy an acute need for large open play

fields while supplementing the provision of active recreation opportunities. Both Signal Hill Elementary and Burroughs Elementary Schools, if opened up for shared use, would also satisfy a deficiency of recreation facilities in these areas.

The improvement of these recreational facilities would also offer benefits to the Long Beach Unified School District. The addition of turf and trees, and the renovation of existing play facilities at school grounds would be an asset to all of those attending the school.

Afternoon programming provided by the Signal Hill Community Services Department would be a convenient service to parents of children attending these schools and a benefit to the community at large. For these reasons it is recommended that Signal Hill pursue an agreement with Long Beach Unified School District to coordinate the future use of school playgrounds for public recreational use.

8.7.5 Cost of Improvements and Acquisition

A summary of the costs for implementing the master plan are presented in Table 8.1 and 8.2. The summaries include the estimated cost of acquiring and developing new park facilities, improving or renovating existing properties, and estimated maintenance cost.

Table 8.1 describes the improvements outlined in Figure 8.1 and represents the most fiscally conservative and feasible approach. Table 8.2 and Figure 8.2 describe improvements and sites for which funding is not yet readily available, but represent future goals for the city to pursue.

Chapter Nine will discuss the Financing Options available for implementing the Master Plan recommendations.

TABLE 8.1

SIGNAL HILL PARKS & RECREATION MASTER PLAN
PRELIMINARY COST ESTIMATE
PROPOSED PARK SYSTEM

POD Inc
7/26/89

| Park | Acres | Cost to Acquire | Cost to Retrofit | Cost to Improvements | Capital Costs | Total | Current Yearly Maintenance | Estimated Yearly Maintenance | Total Yearly Costs |
|--------------------------------|--------------|--------------------|--------------------|----------------------|---------------------|---------------------|----------------------------|------------------------------|---------------------|
| Existing Parks | | | | | | | | | |
| Signal Hill Reservoir | 10.07 | \$0 | \$1,007,000 | \$0 | \$1,007,000 | \$1,007,000 | \$130,000 | \$299,884 | \$429,884 |
| Hillbrook | 2.78 | \$0 | \$0 | \$0 | \$0 | \$0 | \$52,000 | | \$52,000 |
| | 0.54 | \$0 | \$0 | \$0 | \$0 | \$0 | \$50,500 | | \$50,500 |
| New Park Facilities (1) | | | | | | | | | |
| Burnett Ave. | 0.74 | \$483,516 | | \$126,000 | | \$609,516 | | \$16,117 | \$625,633 |
| Discovery Mall | 0.50 | \$484,000 | | \$72,000 | | \$556,000 | | \$10,800 | \$566,800 |
| Lehighway Ave. | 2.75 | \$2,395,800 | | \$463,750 | | \$2,859,550 | | \$59,895 | \$2,919,445 |
| Hilltop Park | 4.00 | \$3,484,800 | | \$1,550,736 | | \$5,035,536 | | \$87,120 | \$5,122,656 |
| Park Treille | 4.34 | \$2,258,504 | | \$540,420 (5) | | \$2,798,924 | | \$94,526 | \$2,893,450 |
| City Walkway | 3.34 | \$0 | | \$280,980 (2) | | \$280,980 | | \$72,745 | \$353,725 |
| Hilltop Reservoir | 1.00 | \$0 | \$0 (6) | \$0 (6) | | \$0 (6) | | \$21,780 | \$21,780 |
| School Facilities | | | | | | | | | |
| Warraghs (2) | 8.55 | | \$270,000 | \$0 | | \$270,000 | | | \$270,000 |
| Signal Hill Elem (3) | 7.38 | | \$50,000 | \$0 | | \$50,000 | | | \$50,000 |
| Cherry Ave. s | 2.00 | | \$50,000 | \$0 | | \$50,000 | | | \$50,000 |
| Totals Proposed | 48.00 | \$8,116,720 | \$1,377,000 | \$3,033,886 | \$13,527,606 | \$13,527,606 | \$292,500 | \$682,957 (4) | \$14,210,563 |

- Acquisition costs based on City appraisal.
 - Assumes buildout on city R.O.W. @ \$2.00 square foot.
 - Assumes renovation of +/- 80,000 sq. ft. @ \$3.00 square foot cost.
 - Assumes \$50 square foot yearly maintenance cost.
 - Assumes \$3.00 square foot improvement cost.
 - Acquisition and improvements included in funding of the Reservoir.

TABLE 8.2

SIGNAL HILL PARKS & RECREATION MASTER PLAN
COST ESTIMATE
OPTIONAL PARK DEVELOPMENTS

POD Inc
7/26/89

| Park | Acres | Cost to Acquire | Cost to Retrofit | Cost of Improvements | Total Capital Costs | Current Yearly Maintenance | Estimated Yearly Maintenance | Total Yearly Costs |
|----------------------------|--------------|---------------------|------------------|----------------------|---------------------|----------------------------|------------------------------|--------------------|
| Signal Hill (1) Park | 3.90 | \$5,720,000 | | \$2,476,400 | \$8,196,400 | | \$169,884 | |
| New Park Facilities | | | | | | | | |
| Hill Street (1) | 3.16 | \$3,028,391 | | \$563,120 | \$3,591,511 | | \$68,825 | |
| 21st Street | 1.83 | \$1,596,296 | | \$332,900 | \$1,927,196 | | \$39,857 | |
| Gundry Ave. Walkways | 1.15 | \$1,140,400 | | \$230,000 | \$1,370,400 | | \$25,918 | |
| | 1.20 | \$0 | | \$105,600 | \$105,600 | | \$26,400 | |
| Totals | 11.24 | \$11,483,087 | \$0 | \$3,708,020 | \$15,191,107 | \$0 | \$330,884 (2) | \$0 |

1. Acquisition costs based on City appraisal.
2. Assumes \$.50 square feet yearly maintenance cost.

CHAPTER NINE

FINANCING IMPROVEMENTS

The preceding chapters reviewed existing parks and recreation facilities within the city, discussed current recreation patterns, and made recommendations for a comprehensive Parks and Recreation Master Plan. In addition, the anticipated costs for implementing the proposed improvements have been outlined.

Chapter 9 will discuss the options for funding the recommended program's \$13.5 million dollar budget over the next twenty years. The financial plan outlined is intended to serve as a blueprint for the city in determining how to fund desired improvements. It should be recognized that this is a flexible plan, intended to change as conditions, requirements and programs change and evolve.

This chapter begins with an overview of current spending for parks and recreation within Signal Hill, including a review of the current park dedication/fee ordinance. The chapter concludes with a review of available funding sources followed by recommendations for funding the proposed park improvements.

9.1 CURRENT PARKS AND RECREATION EXPENDITURES

For the fiscal 1988-89 year, the City of Signal Hill had \$869,110 budgeted for the operation and maintenance of existing park and recreation facilities and programs. Of this money, approximately \$505,360 (58%) is for maintenance, with \$363,750 budgeted for programming efforts. At this time, no funding is allocated within the City budget for the acquisition or development of new park facilities. The only ongoing source of funds for park development and acquisition is provided by the City's park dedication/fee ordinance. A more complete description of current funding sources follows.

9.1.2 Current Funding Sources

DEPARTMENT: PUBLIC WORKS

DIVISION: PARK MAINTENANCE

SOURCE OF FUNDING - GENERAL FUND

Activity Description

The Park Maintenance Division is responsible for the complete landscape and irrigation maintenance of city right-of-ways, parks, city buildings, green-belts, landscaped slopes, parkways, and median islands. This also includes clean-up and disposal of debris and litter and the maintenance of picnic facilities and playground equipment.⁵

| | | |
|---|--|-----------|
| o | Yearly Park Maintenance Division Funding | |
| | 1987-88 Budgeted | \$505,360 |
| | 1988-89 Budgeted | \$487,900 |
| | 1988-89 Estimated for Parks Only..... | \$250,000 |

DEPARTMENT: COMMUNITY SERVICES

SOURCE OF FUNDING - GENERAL FUND, COMMUNITY DEVELOPMENT BLOCK
GRANTS, PROPOSITION "A"

Activity Description

Community Services provides recreation and social services for citizens of all ages and for businesses in Signal Hill.

Current programs offered include:

1. Senior Citizens - Dial-A-Lift, Brown Bag Food Program, Informational Referral Services, weekly exercise and craft classes, blood pressure clinics, potluck luncheons, special events, day and overnight excursions.
2. Adult and Business - Variety of special events, excursions, classes and sports programs.
3. Youth - Weekly teen night and dances, excursions, summer sports programming, after-school and holiday supervised recreational activities such as cooking, drama, movies and a variety of outdoor games.

Community Services Funding

| | |
|----------------------|-----------|
| 1987-88 Budget | \$234,350 |
| 1988-89 " " | \$289,250 |
| A. Proposition "A" | \$ 74,000 |
| B. CDB Grant | \$ 8,600 |
| C. Program Income | NA |
| Total budget 1988/89 | \$371,850 |

Note: Budget figures include funding for salaries, supplies, programming, promotion, and animal control.

9.2 RECENT PARK DEVELOPMENT PROGRAMS

To help understand the process for funding park improvements, the following will briefly describe how two recent projects within Signal Hill, the Reservoir Park renovation and the development of Hillbrook Park, were financed.

9.2.1 Recent Park Development

A. Reservoir Park

Improvements to Reservoir Park were completed March 15, 1988, funding for improvements totalled \$149,000. 75% of the improvement costs were provided through a state park grant (Roberti - Z'berg Harris Urban Open Space and Recreation Grant Program) with the remaining 25% coming from the General Fund. Estimated annual maintenance for the park as of June 1988 was \$52,000.

- o Reservoir Park Improvements: \$149,000 Total
- o Yearly Maintenance Cost: \$52,000

Hillbrook Park

B. Hillbrook Park was purchased by the City on October 21, 1980 for \$225,400. Total funding for the park's acquisition, design and development was \$705,600. Financing for the park's development was through the city's general fund. Annual maintenance for the park is estimated at \$50,500.

- o Hillbrook Park Design & Development: \$705,600
- o Yearly Maintenance Cost: \$ 50,500

Signal Hill Park

Signal Hill Park is Signal Hill's largest park with almost 11 acres. Few major improvement programs have been undertaken in recent years.

- o Yearly Maintenance Cost: \$130,000

9.3 THE QUIMBY ACT

One of the largest potential contributors to the development of parks and recreation facilities outside of the General Fund tax role is the Quimby Act. The

Quimby Act was established by the California Legislature in 1965 in response to the state's increased rate of urbanization and the need to preserve open space and parks. In 1982, the City Council adopted an ordinance establishing Section 18.32.120 Park and Recreation Dedication and Fees. The Park dedication/fee ordinance applies to requests for residential subdivisions through either a parcel map or tract map. The fee, dedication or combination of both is made a condition of tentative map approval payable upon issuance of certificates of occupancy for new residential development.

These regulations apply to residential developments where tract subdivision is necessary. Apartments and isolated residential developments are not subject to the fee. Condominium and large scale single family tract developments are most impacted by the ordinance.

9.3.1

Current Financing Program

The City's current park dedication fee ordinance established under the Quimby Act, requires that a base goal of four acres per 1,000 people be used in establishing the amount of land per dwelling to be dedicated. The intent of the ordinance is for each project to dedicate or pay a fee for its proportionate share of achieving four acres per 1,000 people. A

standard of 3.2 persons per single family dwelling unit and 2.2 persons per multiple family dwelling unit is used in calculating the impacts of typical projects for Signal Hill. On file with the City of Signal Hill Planning Department is the complete analysis utilized in the establishment of the city's existing Quimby Act ordinance.

9.3.2 Calculation of Dedication or Fees

The current Signal Hill subdivision ordinance requires the following method to calculate dedications:

- a. 560 sq. ft. of land per single family dwelling
- b. 385 sq. ft. of land per multiple family dwelling

The subdivision ordinance requires the following method to calculate fees in lieu of dedication:

The fair market value of:

- a. 560 sq. ft. of land per single family dwelling
- b. 385 sq. ft. of land per multiple family dwelling

Assuming \$20/sq. ft. land value:

- a. \$20 X 560 sq. ft. = \$11,200 per single family dwelling
- b. \$20 X 385 sq. ft. = \$ 7,700 per multiple family dwelling

It should be noted that the major variable within this equation is the cost per square foot. For the purpose of this example, we have used \$20 per square foot. It is the intent of the ordinance that the cost per square foot is determined at "Fair Market Value" for the land to be acquired at the time of development.⁶

9.3.3 Comparing Signal Hill to Other Cities

A comparison of Signal Hill's Quimby formula with that of other cities revealed that each city's fee should be judged upon its own merits and unique factors. An analysis of a survey undertaken by the City of Burbank in 1986 reveals that, at face value the Signal Hill Quimby Act could be construed as more costly than most cities. However, a simple comparison of fees is misleading. For example, many cities which have a lower Quimby fee extract additional development fees that Signal Hill does not.

Among the key issues that arose during interviews with other cities:

- A. The formula must be simple and easy to compute. Many cities have, over the years, backed into a flat fee because of the difficulty computing complicated formulas. A common remark was that a simple system which collected less money was better than a complicated system which might yield higher total fees.

- B. Clarity in the regulations and a resolve to stand by them is paramount. Most parties interviewed in both the public and private sectors prefer adherence to established sectors, regulations rather than constant debate over "special considerations" for each project.

- C. Cities can and do organize their fees to address housing goals and the vagaries of the market place. For example, in Los Angeles, which applies a fee to all housing types, fees for moderately priced (and moderate density) apartments are much lower than those for high priced (and higher density) condominium units.

D. Adjust fees periodically. As land prices increase, the cost of acquiring and building parks in the future will in all likelihood cost more than today. With this in mind, the formula for setting fees needs to be adjusted to reflect current land prices, using for example, the consumer price index.

9.4 AVAILABLE PARK FINANCING PROGRAMS AND RECOMMENDATIONS

The following briefly describes a wide spectrum of funding sources for parkland acquisition and development within the City of Signal Hill. It is reasonable to conclude that no one source will be able to provide all of the monies required. However, creative use of the various alternatives available should create enough funding to allow for development of the park facilities projected in the Master Plan.

9.4.1 General Fund

Summary

The General Fund, financed by the city's property and sales tax remains the traditional funding source for park development, maintenance and programming. The city currently earmarks \$786,510 of its \$9,134,360 budget (8.6%), directly and indirectly for existing Parks and Recreation programs. At the current time, there is no provision for a capital improvement replacement fund

which would set aside monies to replace park improvements as they wear out.

Recommendations

1. Establish a Capital Improvement Replacement Fund.
Based on the estimated life of existing and future parks, a reserve fund for the replacement of facilities (buildings, landscape, lighting) should be established to provide for the orderly replacement of deteriorated and obsolete park features. As described in Table 9.1, the fund is to be based on a yearly evaluation of the current value of existing park improvements divided by their estimated life.
2. Maintenance and Programming. The Master Plan acknowledges that the yearly cost of maintaining the city's park system will increase due to inflationary costs and the addition of new facilities and programs. As new facilities are added, commensurate increases in the allocation for maintenance and programming will be required. An estimate of these increases is offered in Table 9.1, 9.2. In addition, in all likelihood, there will be an increase in the amount of police costs associated with an increased park system.

TABLE 9.1

SUMMARY - CAPITAL IMPROVEMENT COSTS
AND REPLACEMENT

| <u>FACILITY</u> | <u>ESTIMATED VALUE</u> |
|--|------------------------|
| <u>A. FIXED IMPROVEMENTS</u> | |
| Signal Hill Park | \$1,075,250 |
| Hillbrook | 172,500 |
| Reservoir | <u>143,750</u> |
| SUBTOTAL | \$1,391,500 |
| Estimate Yearly Replacement Allocation | \$ 27,830 |
| (50 Year Life = 2% Year) | |
| <u>B. LANDSCAPE/SITE IMPROVEMENTS</u> | |
| Signal Hill Park | \$1,412,315 |
| Hillbrook Park | 250,125 |
| Reservoir Park | <u>435,850</u> |
| SUBTOTAL | \$2,098,290 |
| Estimate Yearly Replacement Allocation | \$ 83,932 |
| (25 Year Life = 4% Year) | |
| TOTAL YEARLY REPLACEMENT ALLOCATION (1989) | \$ 111,762 |
| (A + B) | |

(NOTE: Fixed improvement: Buildings, structures, are assumed to have with a 50 year life expectancy; while landscape/site improvements, landscaping, fountains, lights, etc., are computed with a 25 year life expectancy.)

9.4.2 Funds Generated by Development Activities

Primary sources of capital investment funds for park site acquisition and development based on private sector development within the community may include:

A. QUIMBY ACT

Summary

The Quimby Act is described in Section 9.3.

Adopted and in place since 1982, the ordinance has been utilized twice, collecting a total of \$44,772 as of 6/30/88.

Recommendation

Maintain existing ordinance as adopted with the following exception. Reduce single family requirements to 385 sf/unit for all dwelling units. At an assumed cost per square foot of \$20, this would effectively lower a developer contribution from \$11,720 to \$7,700 per unit.

B. AB 1600

Summary

AB 1600 (Government Code 6600), which became effective January 1, 1989, is an act relating to development fees. The intent of the legislation is to balance development

interests against local government's concerns regarding the cost of capital facilities necessitated by new development. The legislation allows fees to be imposed at the time of a development project's approval once a relationship between the need for the facility and the project being developed is established.

All new development fees imposed by local government must:

- 1) identify the purpose of the fee and its use;
- 2) substantiate a reasonable relationship between the fee and the development on which the fee is imposed;
- 3) deposit, invest and account for such fees;
- 4) refund uncommitted funds on a prorated basis after five years.

Typical facilities funded through AB 1600 are likely to include streets, sewers and water mains as well as the acquisition and development of parks and recreational facilities, bike lanes and trail systems.

Two key provisions of the statute are, first, the need to establish an "essential nexus" or reasonable causal connection between the land use action and the application of the fees. Secondly, the fee must be commensurate with the impact.

Recommendations

Under enabling AB-1600 legislation, adopt the following development impact fees:

1) Commercial Developments

Based on the premise that new businesses benefit from being located in the vicinity of parks and recreational facilities and that new business employees will utilize available facilities, move into town, and impact the quality of life within the city, it is recommended that fee of \$.35 per square foot of new development be adopted.

2) Residential

For all units developed within the city not covered under the existing Quimby Act, including single family, multi-family, condominiums, apartments, (with hardship exceptions, as recommended by staff and approved by the City

Council), it is recommended that a blanket fee based upon a 385 sf/unit allocation be established. Fees collected would be based upon fair market value at the time of development. At an assumed value of \$20, the cost per unit would be \$7,700.

9.5 POTENTIAL FUNDING SOURCES

A. Conveyance Tax

Summary

The Conveyance Tax is a proportional tax based on a percentage of real property value conveyed or transferred. Established under the premise that an equal "fair share" is a primary goal in funding improvement programs, a conveyance tax is based on percentage of real property value being transferred. Both residential and commercial properties are included. The City of San Jose has used a percentage of this tax to fund its citywide park system since 1973. Voter approval is not required.

Recommendations

A conveyance tax is not recommended at this time, however, it should be considered in the future if funding requirements or programs shift significantly.

B. **Excise Tax**

Summary

The State of California gives local governments the power to impose excise taxes on the basis of new construction. The advantages of an excise tax over the use of exactions and impact fees is that the tax is currently not subject to a "reasonable relationship" or "needs nexus". The monies collected do not have to be earmarked and need not relate specifically as a need or benefit accruing to a particular development. The purpose of the tax is to raise revenues and it cannot be used to regulate land or development.⁷ However, the possibility exists of the city being required to obtain voter approval.

Recommendation

An excise tax is not recommended at this time, as new development is to be addressed under the proposed AB-1600 regulations.

C. **Benefit Assessment Districts**

Summary

Benefit assessment districts are a well tested means of financing public improvements through a tax on individual parcels of property which benefit from the improvements. Assessments can be initiated by a

petition of property owners or by a direct action of the City Council.

The costs and expense of projects should be apportioned to benefited properties within the district. Projects are usually financed by the issuance of bonds which are repaid over time by the assessments. Improvements for landscaping and parks are commonly authorized for construction under provisions for special assessment districts.

Two critical criteria in assessing fees are: (1) that the benefit must be clearly identified, and (2) that it be considered specific and direct. These points emphasize that only special benefits, not more general benefits for the community as a whole, be applied.

The advantage of a benefit assessment district is that monies for parks are received up front, in a steady and predictable cash flow, and that the park's development would proceed immediately.

Disadvantages include the 2/3 vote approval of affected properties is required. Recent experience in California indicates few votes are successful.

The Mello-Roos and Landscape Lighting Act are both variations of a Benefit Assessment District.

Recommendations

See Mello-Roos and Landscape and Lighting Act below.

D. Mello-Roos Act of 1982

Summary

Indirectly, Mello-Roos Districts represent a source of capital funds for park development that are related to private sector real estate development in the community. As new development occurs within a designated district, a levy or tax can be applied to fund increased service requirements resulting from that development.

The tax or levy is typically a flat fee or a formula based on land use or footage. Formulation of a district requires an action by the City Council or a petition signed by a minimum of 10 percent of the registered voters or land owners in the area. A two thirds vote within the district is required to levy a special tax or to incur bonded debt. For these reasons, Mello-Roos Districts are typically established where land is undeveloped, and property owners are interested in development.

The district must establish an appropriations limit (Proposition 4 - the Gann limit) submitted to and approved by the voters. The tax can be based on benefit received by the parcel or the cost of providing facilities or services to each parcel. The tax cannot be based on estimated property value. Annual hearings to determine the assessments are needed.

Advantages of Mello-Roos versus Special Assessments are as follows:

- o Can provide financing for general benefits
- o Can be used for any type of capital facility
- o Authorizes ongoing operation costs
- o Lowers borrowing costs/interest rates based on tax
- o Tax is deductible from federal income tax for property owners

The major disadvantage when compared to special assessments is the requirement of two thirds voter approval, which is often difficult to achieve. A recent survey of 17 cities indicated a 35% rate of voter approval (Long Beach Study). In cities with Mello-Roos assessments, several have been asked by homeowners to take over the payment of Mello-Roos debt.

Recommendations

Not recommended at this time, reconsider at a later date should funding conditions change.

E: Landscaping and Lighting Act of 1972

Summary

The Act allows for formation of an assessment district which can provide funding for park and recreation improvements including equipment purchases, maintenance and administration of the District. Assessments are collected with the property tax and must be fairly distributed in proportion to the benefit received. Districts are initiated by council resolution. Advantages are that voter approval is not required, zones do not have to be contiguous, and that the legal authority of the Act has been tested in court. The disadvantage is that public hearings are required to set the annual levy.

Two cities in the Los Angeles area which currently operate assessment districts using the Landscape and Lighting Act are Rancho Cucamonga and San Dimas. Both cities have districts that are citywide.

Rancho Cucamonga's Parks and Recreation Assessment District provides funding for the installation and

construction of park and recreation improvements, and for park maintenance fees covering residential, commercial and industrial development. Current fees for the district are \$33.00 per year for single family residential parcels with fees for industrial and commercial based on a fee per acre basis.⁷

The San Dimas district primarily funds street lighting with a small percentage for median strips. Fees per residential unit are \$35.00 with commercial and industrial fee based on a charge per frontage foot.⁸

Recommendations

Not recommended at this time, reconsider at a later date should funding conditions change.

F. Redevelopment Tax Increment

Summary

Redevelopment Agency tax increment revenues are in some cases used to finance development of park and recreation facilities. These revenues are derived from development, which creates tax increment, which can be pledged to support bond financing for acquisition and development of park sites or other types of recreation facilities such as theaters or swimming pools. Within Signal Hill, approximately 61% of the city is currently included within the redevelopment jurisdiction.

The city has used tax increment for public works improvements and economic development. The city is also required to begin using 20% of its increment for low and moderate housing. At this time no funds are allocated directly to Parks and Recreation improvements and programs.

Recommendations

1. The city should consider the use of tax increment funding to finance park improvements as needed to effectively balance the cost of all park improvements.
2. Bonding. No specific recommendations for using Redevelopment Agency bonding capabilities at this time. However, the City should be alert to bonding opportunities coupled with other bond programs, which would result in reducing underwriting costs.

G. General Obligation Bonds

Summary

General Obligation Bonds are tax exempt securities secured by the "full faith and credit" of the city.

Requirements pertaining to General Obligation Bonds are two-thirds voter approval and that the total amount of bonds cannot exceed a specified percentage of the assessed value of the real and personal property in the city's domain. The advantages are that the bonds cost the taxpayer less due to lower interest rates, legal fees, and underwriting costs. The primary disadvantage to issuing General Obligation Bonds is potential difficulty in obtaining voter approval.

Recommendations

Not recommended this time, consider as appropriate in the future.

H. Lease Back

Summary

Longer term, non-traditional uses of excess land associated with park development can generate revenue to service the debt or at least part of the debt to acquire not only the site used for non-traditional land lease but also portions of the site used for park and recreation activities. Precedents for these types of land uses include:

- o Some residential uses
- o Highway-oriented retail uses
- o Lease of key sites within a park environment for a restaurant operation
- o Hotel and motel land leases
- o Long-term use for office or industrial purposes

In these situations the rent from the land lease exceeds the debt service required from the land lease itself making a contribution to debt service on the cost of acquiring those portions of the site used for recreation purposes.

Recommendations

The city should look for lease back opportunities. The Hilltop site offers the potential for the development of hotel or restaurant facilities which might offer a lease back opportunity.

I. Joint Development

In some cases, municipal parks are developed in conjunction with school districts' capital improvement programs through the shared use of recreation facilities.

Recommendations:

Chapter 8 outlined a program for the renovation and shared use of existing and proposed school property. No new school development (beyond the Cherry Avenue school) is anticipated at this time. A good working relationship with the LBUSD will insure that should a new school be considered in the future, a shared facility arrangement could be pursued.

9.6 REVENUES FROM OTHER AGENCIES

9.6.1 Grant Programs

Many park development improvement projects reviewed have been financed by grants from State Park Bond funds. Recently with the implementation of the California Wildlife Coastal and Park Land Conservation Bond Act of 1988, a number of programs have funds available. A summary of current programs of special interest are listed below.

- A. Per Capita Grant Program: \$120 million to cities, counties, park and recreation districts, regional park districts, open space districts, and other qualifying districts to acquire, develop, rehabilitate or restore park and recreation lands or facilities. Funds may be appropriated over a three-year period beginning July, 1989. Signal

Hills allocation based upon population is approximately \$24,000.

- B. Roberti-Z'Berg-Harris Urban Open Space Grant Program: \$20 million to cities, counties and qualifying special districts on a 70% State and 30% local matching basis. This program provides funds for acquisition, development, special maintenance and innovative programs based on competitive needs and block grant allocation. Applications are due October 1989, with Signal Hills block grant allocation of (\$4,037) due in June 1990.
- C. Trails Grant Program: \$5 million for competitive grants to public agencies and non-profit organizations to acquire and develop trails.
- D. Historical Preservation Grant Program: \$11 million for competitive grants to public agencies and non-profit organizations to acquire, develop, rehabilitate or restore historical or archeological resources.
- E. Urban Forestry Program: \$5 million in competitive grants to public agencies and non-profit organizations for urban tree-planting programs.

F. Community Development Block Grants: In recent years the City has obtained an average of \$65,000 annually from CDBG funds. Designated to assist low and moderate income areas and families, Signal Hill's CDBG money currently supports the brown bag and housing rehabilitation programs. Funds have been earmarked for improvements to the Community Center and could be designated for parks and recreation programs.

G. Bicycle and Pedestrian Facilities (SB821): SB821 provides that 2% of Transportation Development Act sales tax funds be used for pedestrian and bicycle facilities including showers and lockers. 60% of the funds available yearly go to local governments upon application with the amount based on population. 40% of the funds are available yearly on a competitive basis. Requirements and considerations in the competitive process are as follows:

- 1) The Facility must have a regional component.
- 2) Funding is primarily for Class I and II bike paths.
- 3) Use of matching funds is looked on favorably.
- 4) Clear demonstration of demand or intended use.

- 5) Readiness and ability to implement.
- 6) Cost effectiveness of plan.

The administrative agency is the California State Department of Transportation. Application is through the Los Angeles County Transportation Commission. Yearly funding deadlines are in late August.

Recommendations

Because grant availability varies, it is difficult to rely on their funding. However, a few steps can help the city position itself to maximize grant opportunities.

- 1) Adopt a position of aggressively pursuing all grants, under the broadest range of opportunities. Understand that applying for grants is a time consuming process and may require additional manpower.
- 2) Assign one city staff member to coordinate all grants related to Parks and Recreation. Assign one staff member for each of the city agencies to forward potential funding opportunities to the lead person who will coordinate applications.

- 3) Consider retaining a part-time consultant who specializes in obtaining and securing grants. These professionals usually work on a percentage of grants fee received and may identify and collect from unrecognized and nontraditional sources.

- 4) Aggressively pursue multi-jurisdictional grants, with the LBUSD, the City of Long Beach, County Parks and Recreation, and others.

9.7 ONGOING REVENUE SOURCES

Despite budget stringencies implied by Proposition 13 and the Gann limitations, many cities finance acquisition and development of park sites and programming from General Fund revenues above and beyond the revenue required to provide ongoing city services.

A. User Fees

Summary

Park and recreation fees generate revenues from recreation activities (user fees, etc.) which permits diversion of some General Fund revenues that would otherwise be allocated to park and recreation operations to support capital improvements.⁴ The potential for enhancing revenue flows from park and recreation activities related to more aggressive fees

and concessionaire policies are described in the following recommendations.

Recommendations

Ongoing and new facilities must aggressively pursue a pay-as-you-go philosophy to a reasonable extent. No longer can the general population support facilities used exclusively by one group. The following is a outline of general parameters:

- 1) Review all existing permit systems.
- 2) Verify that fees charged are in line with the cost of providing the special service.
- 3) Weigh the benefits of subsidizing versus assessing the end users.
- 4) Consider a pay as you play metering system for lighted facilities.

B. Acquisition through Donation

Acquisition through donation has been a significant source of park and recreation land for a number of cities in the Los Angeles area. The City of Long Beach has received over a hundred acres of park land through donations. While this source is declining as development increases and open space dwindles, possibilities do exist particularly when the land in question has severe development constraints.

C. Adopt-A-Park

One County park department has encouraged service clubs to "adopt a park" and provide revenues for the park's operation and maintenance as well as contributing funds for capital improvements. The Signal Hill Rotary funded the construction of the bandstand in Signal Hill Park.

D. Corporate Donations

Historically, corporations have donated portions of sites being developed for other uses for development and operation of a park or have financed facilities within parks such as little league fields as gestures of good will. Even such recreation facilities as major league stadiums have been financed in part by donations generally in return for identifying the donor's name with the facility.³

Recommendations

The city should aggressively pursue opportunities to obtain alternative funding. Specifically, one staff member should be delegated to cover donations and administer these programs. A public awareness program in conjunction with the development of guidelines for those administering and eligibility should be developed.

9.8 Public-Private Cooperation

In some cases, public-private partnerships had been effective in providing recreation facilities.

A. Concession Revenue

The most effective concessions are sources that generate revenue to support bond issues for acquisition and development of other "recreation" activity. Some types of traditional recreation activities can produce revenues in excess of operating costs and contribute, at least partially to debt service for acquisition and development of a recreation facility. Recreation activities which are likely to generate revenues in excess of operating costs and, therefore, contribute to debt service include: baseball or softball diamonds, handball courts, tennis courts, bicycle rental, batting cages, equestrian facilities, polo grounds, swap meet grounds and food and beverage concessions.⁶

B. Facilities and Park User Fees

Physical amenities associated with public parks can provide sites for non-traditional recreation activities which imply revenue potential from

usage fees. Among the more financially effective of these are swap meets (which can produce revenues up to \$1.5 million a year for some types of public recreation/public assembly facilities such as the Rose Bowl and Long Beach Flea Market, etc.). Providing facilities (i.e. community centers, conference facilities) for meetings of special interest groups such as schools or churches is a potential revenue source. Fees for weddings, concerts, consumer shows, bazaars, auto shows, antique shows, etc., are another revenue source for parks as are group picnics, Christmas tree sales and provision of carnival sites. The operating revenue potential derived from an aggressive park management operation can provide income to augment other capital funds for the development of needed facilities.⁶

C. Easements/Tax Incentives

Acquisition of open space easements by donation or purchase can give the city opportunities for the use of quasi-public or private land. These easements are specifically suited for the development of trail systems and bikeways where the use of private property can be facilitated through the provision of incentives to the land owner or developer. Tax incentives are one means

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by which private open space can be used to the benefit of the public. By preferential assessment or tax deferral land can be retained or used for parks or open space.⁴

D. Turnkey Facilities

In other cases, because of the public sector's ability to employ tax exempt financing, turnkey facilities have been developed by the public sector and provided to the private sector to operate on a long-term lease basis in which the lease revenues are more than adequate to recover the development cost of the facility eventually providing the public sector with a fully amortized public recreation facility.⁴

Recommendations:

The city should aggressively pursue opportunities for public-private cooperation. Specifically, one staff member should be delegated to administer the programs and a public awareness program should be developed in conjunction with the development of guidelines for defining program requirements.

NON-TRADITIONAL REVENUE SOURCES

A. Land Banking

The cost of land banking sites for future park development can be minimized by interim land uses that generate revenue. For example interim use of park sites include: park and ride facilities, interim use of park sites for agriculture and landscape growing areas, use of park sites for low-intensity storage (lumber, building materials, machinery, etc.). These types of interim uses can generate revenue from the land pending its eventual development for recreation uses.⁴

B. Development Approvals

The city should be mindful of proposed development projects requiring variances or special approvals, such as density bonuses which might offer the opportunity to negotiate for park and open space improvements. However, the city should not "trade" density for open space, as the two are separate issues, each with its own consideration.

C. Lease Back

Longer term non-traditional uses of excess land associated with park development can generate revenue to service the debt or at least part of

the debt to acquire not only the site used for non-traditional land lease but also portions of the site used for park and recreation activities. Precedents for these types of land uses include some residential uses (mobile home parks, etc.), highway-oriented retail uses, lease of key sites within a park environment for a restaurant operation, hotel and motel land leases, and possible long-term use for office or industrial purposes in which the rent from the land lease exceeds the debt service required from the land lease itself making a contribution to debt service on the cost of acquiring those portions of the site used for recreation purposes.⁴

RECOMMENDATIONS:

The city should aggressively pursue opportunities for non traditional revenue sources. One staff member should be delegated to coordinate and administer the programs. A public awareness program in conjunction with the development of guidelines defining eligibility requirements should be developed.

9.10 SUMMARY OF RECOMMENDATIONS

Table 9.2 summarizes the recommended financial mechanisms available to the City of Signal Hill at this time. Table 9.2 also includes an estimate of the potential revenues anticipated from each program.

TABLE 9.2

Summary of Funding Recommendations

1. Source General Fund - Maintenance and Recreational Program Allocation

Use: Maintenance and upkeep of existing park facilities, recreation programming, staff.

Recommendations: Keep at current level, increase commensurate to increases in parkland area and facilities, inflation.

Estimated Revenue:
Yearly \$786,510 (1988)

2. Source General Fund - Capital Replacement Fund

Use: Replacement of capital improvements in parks and open space facilities as they become worn out or obsolete.

Recommendations: Establish replacement fund based upon estimated value of capital improvements divided by anticipated life expectancy.

Estimated Revenue:
Yearly \$111,800 (1989)

3. Source Development Fees

Use: Acquisition and Development

Recommendations:

- A. Revise the subdivision ordinance park and recreation fee (Quimby Act) to \$7,700 for each single family dwelling or multi-family dwelling. (Assuming \$20 sf land value, the contribution would be revised to 385 sf per unit.)
- B. Adopt a new \$7,700 per dwelling unit developer fee for new residential units which are currently not subject to the subdivision ordinance park and recreation fee. (AB 1600 developer fee based on 385 sf per unit.)
- C. Adopt a new \$3.35 per square foot developer fee for new commercial development.

Estimated Revenue:
20 Year Total \$10,000,000 to \$13,000,000

4. Source Redevelopment Agency Contribution

Use: Acquisition and Development

Recommendation: Pledge a portion of anticipated tax increment from new development within the project area to park acquisition and development.

Estimated Revenue:
20 Year Total \$2,789,606

5. Source: Grant Program

Use: Varies, dependent on conditions of grants.

Recommendations: Assign staff to coordinate all Signal Hill Grants, aggressively pursue all opportunities.

Estimated Revenue:
Yearly Establish yearly goal for Parks and Recreation.

\$30,000 (1989)

6. Source User Fees

Use: Maintenance and Operations

Recommendations: Establish modest fees to supplement operation costs of permit and specialized events.

Estimated Revenue:
Yearly: Less than \$2,500

TABLE 9.3

FUNDING SOURCES

| SOURCES | AMOUNT | |
|---|---------------|-----------------|
| | <u>Yearly</u> | <u>20 Years</u> |
| 1. <u>General Fund</u> | | |
| A. Maintenance Recreation Program Allocation | \$ 786,510 | |
| B. Capital Replacement | \$ 111,800 | |
| 2. <u>Development Fees</u> | | |
| A. Quimby | | \$ 9,394,000 |
| B. AB1600 | | \$ 1,344,000 |
| 3. <u>Agency Contribution</u> | | \$ 2,789,606 |
| 4. <u>Grants (Goal)</u> | \$ 30,000 | |
| 5. <u>User Fee</u> | \$ 2,500 | |
| TOTALS | \$ 930,810 | \$13,527,606 |

CHAPTER TEN

PHASING AND IMPLEMENTATION STRATEGY

10.1 PHASING AND IMPLEMENTING RECOMMENDATIONS

One of the major challenges in implementing a comprehensive Master Plan is the phasing of improvements. Recreation demand and desires, combined with the resources available from the city's staffing and financial concerns make this a complex task. Further complicating the issue is the reliance on development-related funding to support improvements (eg. Quimby or AB1600 fees). To summarize, there are two fundamental issues to consider; 1) what improvements to do first, and 2) how to fund these improvements.

10.2 PRIORITY OF IMPROVEMENTS

Chapter 8 outlined the priorities for recreation improvements to be undertaken. These can be summarized as follows:

- A. Upgrade and better utilize the LBUSD school sites,
- B. Develop a park in the underserved west side of town,
- C. Develop a Hilltop Park,
- D. Upgrade Signal Hill Park,
- E. Develop park trails and city walkway system,
- F. Develop the Discovery Well site,
- G. Develop a Hilltop Reservoir Park in conjunction with the new reservoir,

- H. Expand the city wide walkway system,
- I. Study feasibility of a Citywide Bikeway System.

The rationale behind this ordering of improvements lies in the belief that improvements that best serve the city's recreation needs for the most modest financial commitment should be addressed first. Projects requiring extensive acquisition and development costs, with a potential reliance on future development funds, should be implemented as funding becomes available.

The development of a city wide walkway and bikeway system is tied to both existing and future development projects. As such, it can be built in segments and put together over time to form the entire system, once a commitment to implement it is made.

10.3 FINANCING IMPROVEMENTS

Although the Master Plan does not fully rely on development fees, they do constitute a major portion of the recommended funding. This is particularly true with regards to new facilities that require the consideration of acquisition and development costs, along with increased maintenance expenditures.

When considering the funding available from development fees, it is important to realize that potential fees generated are; 1) primarily intended to serve the residential population that will occupy the new housing, and 2) the cash flow is unpredictable and dependent on when development takes place.

Because of this uncertainty in cash flow, it is recommended that the city consider the issuance of general obligation bonds to allow for the acquisition of priority sites and or upgrading of other facilities in the near term, with the intent that future funds collected will be applied (in part) to the repayment of these debts.

Because the City recognizes the benefit to be derived from comprehensive development of the "Hill", it is recommended that a Master Development Plan be proposed.

Comprehensive development of the "Hill" should encourage privately funded construction of the parks and trails prescribed by the Master Plan. When parks and trails are developed privately as part of a Master Development Plan, credit equivalent to the public cost of such construction should be given to the developer.

Another factor to consider is that the funds made available from the proposed broad based funding strategy in themselves may never be adequate to undertake more costly improvements;

eg. the \$44,000 from Quimby monies collected will not fund the \$3,000,000 to develop a Hilltop Park. However, putting money "in the bank" until a sizable fund is accrued seems equally nonproductive.

10.4 IMPLEMENTING THE MASTER PLAN

With the previous funding strategies in mind, and the priorities established for new and improved recreational facilities and programs, the following is a summary of the major steps the City needs to undertake to assure funding and implementation of the Master Plan recommendations.

- A. Formally adopt the Parks and Recreation Master Plan, as prescribed by the General Plan Land Use and Environmental Resources Elements.
- B. Adopt an AB1600 Development Fee Ordinance. As described in Chapter Nine, the city will need to adopt a new development fee ordinance, supplementing the existing Quimby ordinance.
- C. Increase General Fund Commitments, as outlined in Chapter 9.
- D. Actively Pursue Grant Programs.

E. Set Aside Funds For Future Acquisition And Development.

Establish a policy whereby monies for all recreation facility improvements not specifically allocated, be divided, with 50% going towards short term improvements (such as the LBUSD school upgrades, and 50% being set aside for future acquisition and park development.

10.5 CLOSING STATEMENT

The comprehensive Parks and Recreation Master Plan outlined in this report offers an exciting vision for the City of Signal Hill. With the adoption of this plan the city will commit to the improvement of the quality of life for its residents and those who work and visit the city. Future generations will most appreciate the foresight of today's decisions as they stand on the top of the Hill, and marvel at the view.

To achieve this will require a dedication and commitment to this plan, and numerous difficult decisions. However, once undertaken, we are confident the results will more than outweigh the difficulties in achieving the programs outlined.

Pod Inc. is pleased to have participated with the City in the development of this Plan and stands ready to assist in any way possible to see its successful undertaking.

APPENDIX A

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2. _____ . Hilltop Specific Plan. Prepared by Donald A. Cotton Associates, Pasadena, California. July, 1983.
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4. City of Corona. Parks, Recreation and Open Space Master Plan. Prepared by POD, Inc., Santa Ana, California, July, 1988
5. City of Signal Hill. 1987/1988 Annual Operating Budget. Signal Hill, California, July 1987.
6. Inter-City Memorandum. Park and Recreation Dedication Fees. To the Honorable Mayor and Members of the City Council, from the City Manager, February 2, 1988.
7. City of San Jose. Parks and Recreation Department. Parks and Recreation Planning Study, Phase III-A. San Jose, California, March, 1987.
8. Phone Interview with Bonnie L. Cabrinha, Assessment Revenue Analyst, City of Rancho Cucamonga.
9. Phone Interview with Frank Basile, Director of Public Services, City of San Dimas.

Appendix B

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The California Consortium. The New Quimby Act: Parkland Dedication
and Fees Handbook. Sacramento, California, June, 1983.

Appendix C

Organizations, Agencies and Persons Consulted During Preparation
of Master Plan

Public Agencies

California State Department of Forestry
Jim Gieger, Staff Forester, Urban Forestry Program

City of San Dimas, Public Services Department
Frank Basile, Director Public Services

City of Long Beach, Department of Financing
Tony Walstrum

City of Rancho Cucamonga, Assessment & Revenue Department
Bonnie L. Cabrinha, Assessment Revenue Analyst

City of Signal Hill
Vicki Baker, Financing

City of Los Angeles, Parks & Recreation Department
Joel Breitbart

Long Beach Parks & Recreation Department
Ralph Scryder, Director Parks and Recreation

Long Beach Unified School District
Mary Ann Mays

State of California, Parks and Recreation, Grants Section
Shirley Willd Wagner, Local Project Director

State of California Recreation & Technical Services Division

State of California Office of Historical Preservation
Marian Mitchell Wilson

San Jose Parks and Recreation Department
John Guisto, Chief of Park Planning

Private Organizations/Individuals

American Youth Soccer Association
Gerry Knight

Heartwell Bobby-Sox
Karon Allison

Long Beach Adult Soccer Association
Chester Holt

American Youth Soccer Association
Jeff Rowe

Long Beach Little League
Bob Skidmore

Long Beach Women's Soccer Association
Bertha Velasco

Alamitos Land Company
Gene Smith, Llewellyn Bixby, Dave Anderson

R. P. Lavrain & Associates
Ron Lavrain, Appraiser/Consultant

Signal Hill Petroleum

Craig Barto

American Gymnastics Academy

Cynthia Saari, Owner

Sierra Club

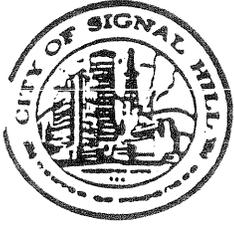
Bob Yinger, Chairman Long Beach Section

Long Beach YMCA

Lakewood YMCA

Bellflower YMCA

Los Altos YMCA



2175 CHERRY AVENUE • SIGNAL HILL, CALIFORNIA 90806 • (213) 426-7333

CITY OF SIGNAL HILL

CENTER OF PROGRESS

Dear Signal Hill Resident:

The City of Signal Hill is preparing a Master Plan for development of recreation and parks in Signal Hill. The Plan will recommend what additional parks and recreation facilities will be needed in the future, as well as what improvements are needed to existing facilities.

A team of consultants with experience in park planning have been hired to assist us. They are working with the Parks and Recreation Commission, City Council, Planning Commission, and residents to develop the Master Plan.

We want to be sure to plan for those activities that you would most like to see in our community. We ask that you consider your entire family's needs when answering each question. Please complete the survey and return it in the enclosed envelope by July 30, 1988.

Your responses will remain completely anonymous. Your survey will play an important part in the recreation and parks planning process. We look forward to receiving your response.

If you have any questions regarding this project, please contact Genise Homan, Director of Community Services, at (213) 426-7333, ext. 306. Thank you for assisting us in planning for your future recreation and parks needs.

Sincerely,

Sara Hanlon
Mayor

Please take a few moments to help us by completing the following survey and returning it in the enclosed pre-stamped envelope by July 30, 1988.

The survey will take about ten minutes to complete. We ask that you carefully read each question and then answer by circling or filling in the appropriate response.

Please consider both you and your family's use of the recreation facilities available to Signal Hill's residents. (See the enclosed map and list of Signal Hill's recreation facilities for assistance.)

1) How frequently have you or your family participated in the following activities during the past twelve months (including outside of Signal Hill)?

| | A few times a week | A few times a month | A few times a year | Seldom or never |
|-------------------|-----------------------|------------------------|-----------------------|--------------------|
| Picnic | 1 | 2 | 3 | 4 |
| Playgrounds | 1 | 2 | 3 | 4 |
| Tot lots | 1 | 2 | 3 | 4 |
| Softball | 1 | 2 | 3 | 4 |
| Baseball | 1 | 2 | 3 | 4 |
| Football | 1 | 2 | 3 | 4 |
| Soccer | 1 | 2 | 3 | 4 |
| Bicycling | 1 | 2 | 3 | 4 |
| Roller skating | 1 | 2 | 3 | 4 |
| Golf | 1 | 2 | 3 | 4 |
| Skateboarding | 1 | 2 | 3 | 4 |
| Tennis | 1 | 2 | 3 | 4 |
| Volleyball | 1 | 2 | 3 | 4 |
| Basketball | 1 | 2 | 3 | 4 |
| Exercise course | 1 | 2 | 3 | 4 |
| Classes | | | | |
| For children 1-9 | 1 | 2 | 3 | 4 |
| For youths 10-18 | 1 | 2 | 3 | 4 |
| For adults | 1 | 2 | 3 | 4 |
| Swimming | 1 | 2 | 3 | 4 |
| Walking or hiking | 1 | 2 | 3 | 4 |
| Running/jogging | 1 | 2 | 3 | 4 |
| Performing arts | 1 | 2 | 3 | 4 |
| Crafts classes | 1 | 2 | 3 | 4 |
| Fitness classes | 1 | 2 | 3 | 4 |
| Other: _____ | 1 | 2 | 3 | 4 |

2) During the past year, how often have you or your family visited the following: (Please refer to enclosed map/list)

| | A few times a week | A few times a month | A few times a year | Seldom or never |
|------------------------------------|-----------------------|------------------------|-----------------------|--------------------|
| Hinshaw Park (Cherry/21st) | 1 | 2 | 3 | 4 |
| Reservoir Park (Wardlow/Gundry) | 1 | 2 | 3 | 4 |
| Hillbrook Park (Temple/Wall) | 1 | 2 | 3 | 4 |

3) How do you or your family typically travel to Signal Hill's parks?

- 1 Walk 2 Bicycle 3 Car 4 Don't Use

4) We would like to know a little more about your use of Signal Hill's parks:

a. Which one of the following parks is closest to your home?

- 1 Hinshaw 2 Reservoir 3 Hillbrook

b. How frequently do you use it?

- 1 Every day
2 A few times a week
3 A few times a month
4 A few times a year
5 Special events only
6 Never use

c. What are you or your family's favorite activities in the park? (Circle all that apply.)

- 1 Strolling for enjoyment
2 Jogging or walking for exercise
3 Picnicking
4 Field sports (specify) _____
5 Children's playground
6 Organized event or program (specify) _____
7 Other (specify) _____

d. What is the best thing about your neighborhood park? (describe)

e. What is the worst thing about your neighborhood park? (describe)

f. What one improvement would you make to your neighborhood park?

5) Overall, how would you rate Signal Hill's Parks for each of the following:

| | Good | Fair | Poor | Don't Know | |
|-------------------------------------|------|------|------|------------|-----|
| Convenience of location | 1 | 2 | 3 | 4 | CS1 |
| Types of facilities within the Park | 1 | 2 | 3 | 4 | |
| Landscape attractiveness | 1 | 2 | 3 | 4 | |
| Security | 1 | 2 | 3 | 4 | |
| Quality of maintenance | 1 | 2 | 3 | 4 | |
| Programs available | 1 | 2 | 3 | 4 | |

6) Please tell us about your family's recreational use of the School Facilities in Signal Hill.

a. Do you or your family use any school facilities for recreational activities?

1 Yes 2 No CS7

b. If "yes," which school do you usually visit?

c. What was the primary recreational purpose for your last visit to the school listed above? (Describe) _____

7) Please indicate if you feel the recreational needs of the following groups are being met adequately or not adequately by the recreational facilities in Signal Hill.

| | More than adequate | Adequate | Not Adequate | |
|-----------------------|--------------------|----------|--------------|-----|
| Tots (0-4 yrs.) | 1 | 2 | 3 | CS2 |
| Children (5-9) | 1 | 2 | 3 | |
| Preteens (10-12) | 1 | 2 | 3 | |
| Teenagers (13-17) | 1 | 2 | 3 | |
| Young adults (18-23) | 1 | 2 | 3 | |
| Adults (24-55) | 1 | 2 | 3 | |
| Seniors (56 and over) | 1 | 2 | 3 | |
| Handicapped/Disabled | 1 | 2 | 3 | CS8 |

8) Do you ever use recreation facilities and parks located outside of Signal Hill?

1 Almost always CS9
 2 Sometimes
 3 Seldom or not at all

9) a. Please tell us the names of the facilities you frequently use outside of Signal Hill:

b. What activities do you participate in there? (Describe) _____

10) What is your primary reason for using recreation facilities located outside of Signal Hill? (Circle one).

The Signal Hill facilities ...

- 1 are not conveniently located.
 - 2 don't offer the activities or programs I like.
 - 3 are too crowded.
 - 4 are in poor physical condition.
 - 5 staff is not always as helpful as I would like.
 - 6 are not available to my friends or relatives.
 - 7 Other (describe) _____
- _____
- _____

11) Do you think Signal Hill needs more parks?

1 Yes 2 No 3 Don't Know

12) If Signal Hill were to add new recreational facilities, which three would be most important to you? (Please circle your three top choices. Feel free to add your own recommendations).

- 1 Baseball/softball fields
- 2 Basketball courts
- 3 Tennis courts
- 4 Community swimming pool
- 5 Bicycle paths
- 6 Strolling/jogging path
- 7 Exercise course
- 8 Tot lot/children's play areas
- 9 Indoor recreation center
- 10 Gymnasium
- 11 More landscaped open space/parks
- 12 Picnic areas
- 13 Viewing promenade/overlook on the Hill
- 14 Other (describe) _____
- 15 Other (describe) _____
- 16 None

13) a. If Signal Hill were to add new educational and supervised recreation programs, which two would be most important to you? (Please circle your two top choices. Feel free to add your own recommendations).

- 1 Nature
- 2 Sports
- 3 Entertainment
- 4 Civic/historic
- 5 Children's programs
- 6 After-school child care
- 7 Arts and crafts
- 8 Other (describe) _____
- 9 None/would not be interested

CS

b. Would you be willing to pay a modest fee to have these programs available?

- 1 Yes
- 2 No

CS

Past research has shown that people with different family compositions, income, and educations have differing ideas about recreation. We want to know if this is true for Signal Hill. All information is strictly confidential.

14) Using the attached map, please indicate the number of the area where you live.

- #1
- #2
- #3
- #4
- #5

CS

15) How long have you lived in Signal Hill?

_____ year(s)

16) Do you own or rent/lease your present home?

- 1 Own
- 2 Rent/Lease

CS

17) How many people in each age group are presently living in your household?

| No. persons | Age |
|-------------|---------|
| _____ | Under 5 |
| _____ | 5-9 |
| _____ | 10-19 |
| _____ | 20-29 |
| _____ | 30-39 |
| _____ | 40-49 |
| _____ | 50-64 |
| _____ | 65+ |

equals _____ total in household

18) Please circle the category below which best describes your total household income in 1987.

- 1 Under \$ 15,000
- 2 \$ 15,001-\$ 30,000
- 3 \$ 30,001-\$ 50,000
- 4 \$ 50,001-\$ 75,000
- 5 \$ 75,001-\$100,000
- 6 Over \$100,000

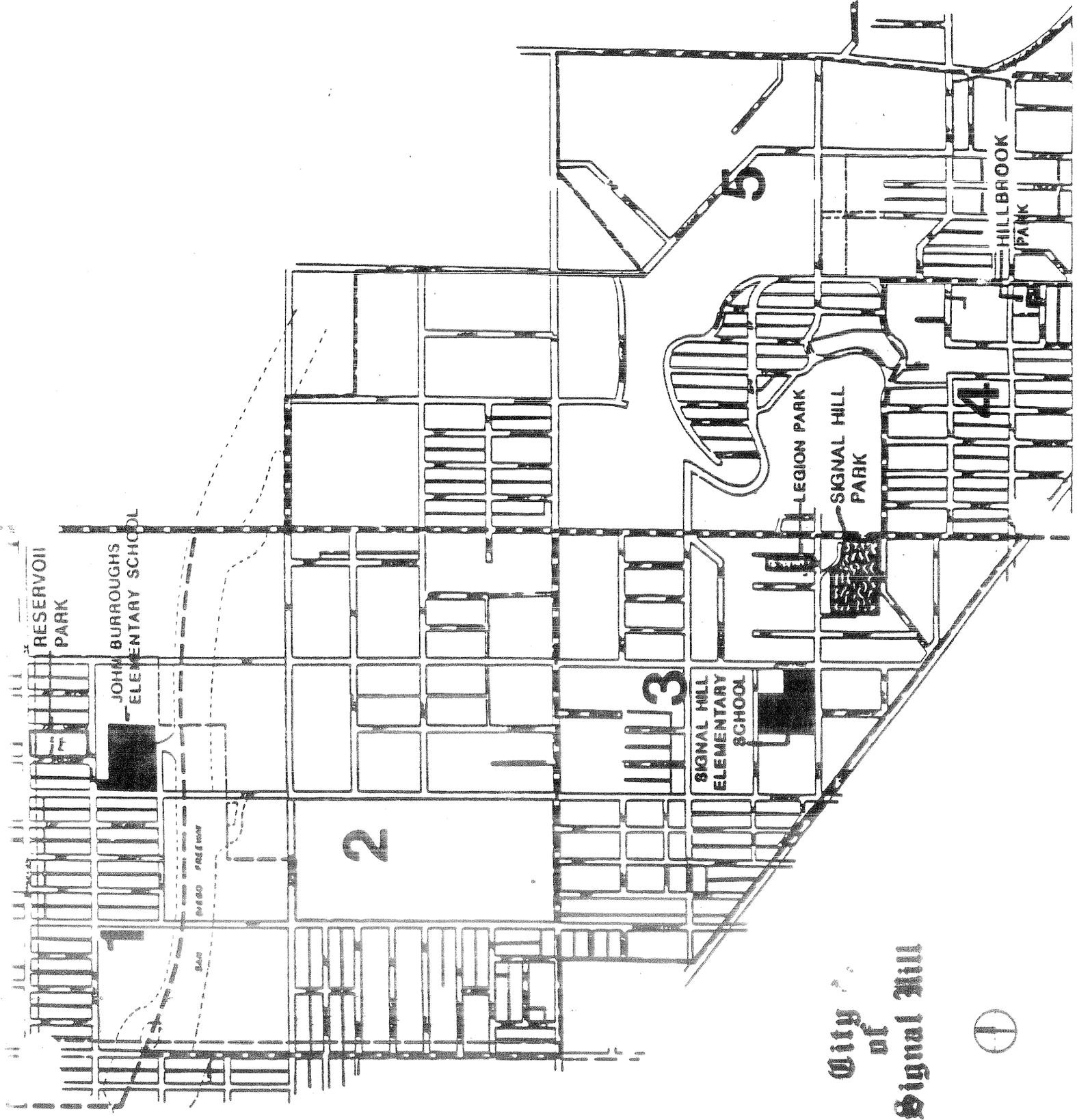
19) Do you have any health limitations or handicaps which restrict your mobility or use of any Signal Hill Recreation Facilities?

- 1 Yes
- 2 No

20) Is there anything you would like to add? _____

THANK YOU!

Please return the survey by July 30, 1988 using the enclosed pre-stamped envelope.



RESERVOIR PARK

JOHN BURROUGHS ELEMENTARY SCHOOL

BAND FREEWAY

2

3

SIGNAL HILL ELEMENTARY SCHOOL

LEGION PARK

SIGNAL HILL PARK

4

HILL BROOK PARK

5

City of Signal Hill



APPENDIX E

SIGNAL HILL SURVEY INCLUDING RESULTS

Please take a few moments to help us by completing the following survey and returning it in the enclosed pre-stamped envelope by July 30, 1988.

The survey will take about ten minutes to complete. We ask that you carefully read each question and then answer by circling or filling in the appropriate response.

Please consider both you and your family's use of the recreation facilities available to Signal Hill's residents. (See the enclosed map and list of Signal Hill's recreation facilities for assistance.)

- 1) How frequently have you or your family participated in the following activities during the past twelve months (including outside of Signal Hill)?

| | A FEW TIMES A WEEK | A FEW TIMES A WEEK | A FEW TIMES A WEEK | SELDOM OR NEVER |
|-------------------|-----------------------|-----------------------|-----------------------|--------------------|
| Picnic | 2.6 | 10.3 | 44.1 | 92.9 |
| Playgrounds | 8.2 | 11.2 | 18.4 | 62.9 |
| Tot lots | 4.0 | 5.6 | 7.8 | 82.6 |
| Softball | 2.4 | 6.5 | 17.3 | 71.7 |
| Baseball | 2.2 | 3.7 | 10.7 | 83.4 |
| Football | 1.2 | 2.5 | 12.2 | 84.1 |
| Soccer | 1.6 | 1.6 | 5.8 | 91.1 |
| Bicycling | 14.1 | 19.4 | 21.9 | 44.6 |
| Roller Skating | 3.0 | 5.4 | 11.5 | 80.1 |
| Golf | 6.5 | 9.7 | 11.5 | 72.3 |
| Skateboarding | 3.3 | 3.5 | 4.4 | 88.8 |
| Tennis | 8.5 | 9.7 | 16.3 | 65.4 |
| Volleyball | 3.5 | 7.7 | 17.4 | 71.4 |
| Basketball | 4.6 | 8.2 | 11.6 | 75.7 |
| Exercise course | 11.8 | 12.7 | 14.1 | 61.4 |
| Classes | | | | |
| For children 1-9 | 4.5 | 4.1 | 3.8 | 87.7 |
| For youths 10-19 | 2.5 | 1.6 | 2.5 | 93.5 |
| For adults | 7.8 | 6.8 | 17.1 | 68.4 |
| Swimming | 18.6 | 18.9 | 16.4 | 46.1 |
| Walking or hiking | 31.7 | 27.6 | 17.0 | 27.7 |
| Running/jogging | 20.5 | 15.7 | 8.9 | 54.9 |

| | | | | |
|-----------------|------|------|------|------|
| Performing arts | 5.7 | 12.2 | 20.6 | 64.4 |
| Crafts classes | 2.8 | 6.8 | 14.8 | 75.6 |
| Fitness classes | 15.2 | 12.9 | 9.8 | 62.2 |
| Other: _____ | 1 | 2 | 3 | 4 |

2) During the past year, how often have you or your family visited the following: (Please refer to enclosed map/list)

| | A FEW TIMES A WEEK | A FEW TIMES A WEEK | A FEW TIMES A WEEK | SELDOM OR NEVER |
|------------------------------------|-----------------------|-----------------------|-----------------------|--------------------|
| Hinshaw Park (Cherry/21st) | 7.0 | 13.9 | 25.5 | 53.6 |
| Reservoir Park (Wardlow/Gundry) | 3.4 | 5.5 | 9.2 | 81.8 |
| Hillbrook Park (Temple/Wall) | 4.3 | 8.1 | 10.0 | 77.5 |

3) How do you or your family typically travel to Signal Hill's parks?

| | |
|-------------|------|
| 1 Walk | 39.1 |
| 2 Bicycle | 3.1 |
| 3 Car | 17.8 |
| 4 Don't Use | 40.0 |

4) We would like to know a little more about your use of Signal Hill's parks:

a. Which one of the following parks is closest to your home?

| | |
|-------------|------|
| 1 Hinshaw | 65.6 |
| 2 Reservoir | 13.8 |
| 3 Hillbrook | 20.6 |

b. How frequently do you use it?

| | |
|-----------------------|------|
| 1 Every day | 3.2 |
| 2 A few times a week | 10.3 |
| 3 A few times a month | 19.5 |
| 4 A few times a year | 18.3 |
| 5 Special events only | 11.0 |
| 6 Never use | 37.8 |

c. What are you or your family's favorite activities in the park? (Circle all that apply.)

| | | |
|---|--------------------------------------|------|
| 1 | Strolling for enjoyment | 53.1 |
| 2 | Jogging or walking for exercise | 38.5 |
| 3 | Picnicking | 37.1 |
| 4 | Field sports (specify) | 9.5 |
| 5 | Children's playground | 3.1 |
| 6 | Organized event or program (specify) | 20.8 |

d. What is the best thing about your neighborhood park? (describe)

See attachment.

e. What is the worst thing about your neighborhood park?

See attachment.

f. What one improvement would you make to your neighborhood park?

See attachment.

5) Overall, how would you rate Signal Hill's Parks for each of the following:

| | Good | Fair | Poor | Don't Know |
|-------------------------------------|------|------|------|------------|
| Convenience of location | 59.5 | 17.5 | 5.6 | 17.5 |
| Types of Facilities within the Park | 23.2 | 35.3 | 15.2 | 26.5 |
| Landscape attractiveness | 37.4 | 34.2 | 10.2 | 18.2 |
| Security | 22.5 | 24.7 | 19.4 | 33.4 |
| Quality of maintenance | 34.2 | 35.7 | 7.0 | 23.1 |
| Programs available | 19.4 | 21.2 | 13.0 | 46.3 |

6) Please tell us about your family's recreational use of the School Facilities in Signal Hill.

a. Do you or your family use any school facilities for recreational activities?

1 Yes 7.3
2 No 92.7

b. If "yes," which school do you usually visit?

| | | | |
|-----------|------|--------|------|
| Burroughs | 57.5 | S.H.E. | 42.5 |
|-----------|------|--------|------|

c. What was the primary recreational purpose for your last visit to the school listed above?

| | | |
|------------|------------|------|
| (Describe) | Basketball | 36.0 |
| | Running | 10.0 |
| | Other | 73.0 |

7) Please indicate if you feel the recreational needs of the following groups are being met adequately or not adequately by the recreational facilities in Signal Hill.

| | More than adequate | Adequate | Not Adequate |
|-----------------------|--------------------|----------|--------------|
| Tots (0-4 yrs.) | 19.3 | 56.0 | 24.7 |
| Children (5-9) | 23.3 | 59.1 | 17.6 |
| Preteens (10-12) | 16.5 | 50.5 | 33.0 |
| Teenagers (13-17) | 11.8 | 44.8 | 44.8 |
| Young adults (18-23) | 9.3 | 47.2 | 43.8 |
| Adults (24-55) | 8.8 | 46.2 | 45.0 |
| Seniors (56 and over) | 20.6 | 49.7 | 29.7 |
| Handicapped/Disabled | 11.5 | 49.4 | 39.0 |

8) Do you ever use recreation facilities and parks located outside of Signal Hill?

1 Almost always 31.7
2 Sometimes 45.3
3 Seldom or not at all 23.0

- 9) a. Please tell us the names of the facilities you frequently use outside of Signal Hill:

See attachment.

b. What activities do you participate in there?

| | | | | |
|------------|--------|------|-----------|------|
| | Picnic | 29.6 | Swim | 10.8 |
| (Describe) | Walk | 20.0 | Golf | 9.2 |
| | Bike | 15.3 | Baseball/ | |
| | Tennis | 11.1 | Softball | 7.7 |

- 10) What is your primary reason for using recreation facilities outside of Signal Hill ? (Circle one.)

The Signal Hill facilities ...

| | | |
|---|---|------|
| 1 | are not conveniently located. | 5.2 |
| 2 | don't offer the activities or programs I like. | 41.9 |
| 3 | are too crowded. | 3.0 |
| 4 | are in poor physical condition. | 5.2 |
| 5 | staff is not always as helpful as I would like. | .7 |
| 6 | are not available to my friends or relatives. | 7.1 |
| 7 | Other (Describe) | 34.0 |

- 11) Do you think that Signal Hill needs more parks?

| | | |
|---|------------|------|
| 1 | Yes | 46.6 |
| 2 | No | 32.1 |
| 3 | Don't Know | 31.3 |

- 12) If Signal Hill were to add new recreational facilities, which three would be most important to you? (Please circle your three top choices. Feel free to add your own recommendations.)

| Rank | | |
|------|---|------------------------------------|
| 10 | 1 | Baseball/softball fields 8.1 |
| 12 | 2 | Basketball courts 7.2 |
| 6 | 3 | Tennis courts 21.6 |
| 5 | 4 | Community swimming pool 28.3 |
| 4 | 5 | Bicycle paths 34.0 |
| 3 | 6 | Strolling/jogging path 34.3 |
| 8 | 7 | Exercise course 13.6 |
| 9 | 8 | Tot lot/children's play areas 12.6 |

| | | | |
|----|----|--|------|
| 13 | 9 | Indoor recreation center | 6.7 |
| 11 | 10 | Gymnasium | 7.5 |
| 2 | 11 | More landscaped open space/parks | 34.8 |
| 7 | 12 | Picnic areas | 15.0 |
| 1 | 13 | Viewing promenade/overlook on the Hill | 43.6 |
| 14 | 14 | Other (describe) | 3.8 |
| 15 | 15 | Other (describe) | 3.4 |
| | 16 | None | |

- 13) a. If Signal Hill were to add new educational and supervised recreation programs, which two would be most important to you? (Please circle your two top choices. Feel free to add your own recommendations.)

Rank

| | | | |
|---|---|------------------------------|------|
| 2 | 1 | Nature | 90 |
| 3 | 2 | Sports | 30.4 |
| 1 | 3 | Entertainment | 23.8 |
| 7 | 4 | Civic/historic | 31.0 |
| 4 | 5 | Children's programs | 11.2 |
| 6 | 6 | After-school child care | 20.3 |
| 5 | 7 | Arts and crafts | 14.5 |
| | 8 | Other (describe) | 18.9 |
| | 9 | None/would not be interested | |

- b. Would you be willing to pay a modest fee to have these programs available?

| | | |
|---|-----|------|
| 1 | Yes | 71.0 |
| 2 | No | 29.0 |

Past research has shown that people with different family compositions, income and educations have differing ideas about recreation. We want to know if this is true for Signal Hill. All information is strictly confidential.

- 14) Using the attached map, please indicate the number of the area where you live.

| | |
|----|------|
| #1 | 12.4 |
| #2 | 2.1 |
| #3 | 24.8 |
| #4 | 34.4 |
| #5 | 26.4 |

15) How long have you lived in Signal Hill?

Years

| | |
|-------|------|
| 1-2 | 32.5 |
| 3-4 | 20.0 |
| 5-6 | 9.8 |
| 9-10 | 9.8 |
| 11-15 | 7.5 |
| 16-20 | 3.2 |
| 20+ | 10.5 |

16) Do you own or rent/lease your present home?

| | |
|--------------|------|
| 1 Own | 63.3 |
| 2 Rent/Lease | 37.6 |

17) How many people in each age group are presently living in your household?

| <u>No. of Persons</u> | <u>Age</u> |
|-----------------------|------------|
| <u>8.3</u> | Under 5 |
| <u>5.4</u> | 5-9 |
| <u>6.7</u> | 10-19 |
| <u>18.5</u> | 20-29 |
| <u>23.5</u> | 30-39 |
| <u>14.2</u> | 40-49 |
| <u>13.5</u> | 50-64 |
| <u>9.3</u> | 65+ |

18) Please circle the category below which best describes your total household income in 1987.

| | |
|------------------------|------|
| 1 Under \$15,000 | 8.1 |
| 2 \$15,001 - \$30,000 | 20.8 |
| 3 \$30,001 - \$50,000 | 31.8 |
| 4 \$50,000 - \$75,000 | 25.2 |
| 5 \$75,001 - \$100,000 | 8.9 |
| 6 Over \$100,000 | 5.6 |

19)

Do you have any health limitations or handicaps which restrict your mobility or use of any Signal Hill Recreation Facilities?

| | | |
|---|-----|------|
| 1 | Yes | 8.4 |
| 2 | No | 91.6 |

20)

Is there anything you would like to add? _____

See attachment.

THANK YOU

Please return the survey by July 30, 1988
using the enclosed pre-stamped envelope.



FILE COPY

CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90806 • (213) 426-7333 • FAX (213) 427-3276

November 14, 1989

MEMORANDUM

Staff Report No. 5

TO: HONORABLE CHAIRMAN
AND MEMBERS OF THE PLANNING COMMISSION

FROM: PLANNING DIRECTOR

SUBJECT: Parks and Recreation Master Plan

Recommendation

1. Motion to adopt Resolution No. 822-89 recommending adoption of Negative Declaration No. 11/7/89(1); and
2. Motion to adopt Resolution No. 823-89 recommending approval of General Plan Amendment 89-03; Parks and Recreation Master Plan; and
3. Motion to adopt Resolution No. 824-89 recommending adoption of Zoning Ordinance Amendment 89-16 adding Chapter 20.90 to the Municipal Code entitled "Park Development Fees" and establishing fees for new residential, commercial and industrial development.

Background

Approximately one year ago, the City Council authorized preparation of the Parks and Recreation Master Plan. Envisioned as a document which would make a clear statement of the City's open space and recreation goals, the plan would list, in order of priority, where new parks would be sited, how acquisition would be funded, and how park facilities would be maintained.

The Parks and Recreation Master Plan is a working document to be implemented concurrent with the development of the City during the next twenty years. Based on the City's General Plan goal of four acres/1,000 population, the plan provides for the orderly expansion of the City's open space and recreation program. Plan goal include a city-wide system of community and neighborhood parks linked by walking trails, wilderness corridors and bicycle trails. Preservation of public areas on the hilltop and development of parks in residential areas lacking adequate park are top priorities.

To: Honorable Chairman
And Members of the Planning Commission
From: Planning Director
Subject: Parks and Recreation Master Plan
November 14, 1989
Page Two

Funding recommendations include: establishment of a capital replacement program for park facilities as they become worn out; revision of the method and rate of assessing park development fees to help offset the cost of acquiring open space and parklands; Redevelopment Agency contributions for new park acquisition and development within the Redevelopment Project Area.

Adoption of the Parks and Recreation Master Plan as an element of the City's General Plan ~~affirming~~ the City's commitment to the preservation of open spaces. It will assure that both current and future residents will be provided comprehensive recreational opportunities.

affirms ———

Adoption of the Park Development Fee Ordinance implements the Parks and Recreation Master Plan recommendation that residential and commercial development share in the cost of providing new parks. The fee for commercial or industrial development would be \$.35 per square foot. The fee for residential development would be based on the value of 450 square feet of land as estimated by an appraisal process. By way of example, the fee for a single family dwelling developed on land valued at \$17 sq.ft. would be \$7,650. In addition, the ordinance requires that the fees collected be placed in a fund to be used only for park acquisition, expansion or improvement.

Respectfully submitted,



Gary Jones

GJ/vma

Attachments

RESOLUTION NO. 822-89

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SIGNAL HILL, CALIFORNIA,
RECOMMENDING ADOPTION OF NEGATIVE
DECLARATION NO. 11/7/89(1) FOR GENERAL
PLAN AMENDMENT 89-03 AND ZONING
ORDINANCE AMENDMENT 89-16.

WHEREAS, pursuant to Article 6 of the State of California Environmental Quality Act Guidelines and the City of Signal Hill Environmental Impact Report Guidelines for the implementation of the California Environmental Quality Act, the proposed General Plan Amendment 89-03 and Zoning Ordinance Amendment 89-16 have been determined to be a project; and

WHEREAS, Negative Declaration No. 11/7/89(1) has been prepared and a Notice of Preparation was posted outside City Hall from November 3, 1989, through November 14, 1989, and published in the local newspaper on November 3, 1989; and

WHEREAS, the document was made available for public review and comments; and

WHEREAS, the Planning Commission held a public hearing on November 14, 1989, and all persons were given an opportunity to comment on the documents.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission has considered the public comments and finds the following:

1. No significant environmental impacts will result from adoption of proposed General Plan Amendment 89-03 and Zoning Ordinance Amendment 89-16 pursuant to the mitigation measures contained in Negative Declaration 11/7/89(1); and

2. The proposed project promotes consistency among the Signal Hill General Plan, the Zoning Ordinance and the Redevelopment Plan in that the proposed project complies with all existing and proposed City standards.

Resolution No. 822-89

BE IT FURTHER RESOLVED, that the Planning Commission hereby recommends adoption of Negative Declaration No. 11/7/89(1) subject to Mitigation Measures and Monitoring Program attached hereto as Exhibit A.

PASSED, APPROVED, AND ADOPTED, at a regular meeting of the Planning Commission on this 14th day of November, 1989, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MICHAEL NOLL, CHAIRMAN
SIGNAL HILL PLANNING COMMISSION

ATTEST:

GARY JONES
PLANNING DIRECTOR

Type of Permit & File No. General Plan Amendment 89-03
ZONING ORDINANCE Amendment 89-16
City of Signal Hill
Planning & Community Development Department

INITIAL STUDY

1. Name and address of Applicant: City of Signal Hill
2175 Cherry Ave
Signal Hill, CA
2. Description of Project (Discretionary Approvals): General Plan Amendment; Parks
and Recreation Master Plan and
Zoning Ordinance Amendment;
Development Fees for Parks
3. Location of Project and Legal Description: Entire City of Signal Hill
4. Environmental Setting: urban area and
developing oil fields some
hilly terrain
5. Compatibility with General Plan/Zoning/Redevelopment Plan: The
proposed amendments further
the goals of the General Plan
and Redevelopment Plan
6. Potential Impacts: See Attached
7. Mitigation Measures/Conditions: See Attached
8. Comments: None

Yes No Maybe

Yes No Maybe

Does the Project:

Earth Resources

- 1. Create unstable earth conditions or change geologic substructures? Yes No Maybe
- Disrupt, displace, compact or overcover the soil? Yes No Maybe
- 3. Change topography or ground surface relief features? Yes No Maybe
- 4. Cause flooding, erosion or siltation? Yes No Maybe
- 5. Expose people or structures to geologic hazards? Yes No Maybe
- 6. Destroy or modify unique geologic or physical features? Yes No Maybe

Atmospheric Resources

- 1. Generate emissions (gases, chemicals, particulates, clarity and odor) or deteriorate ambient air quality? Yes No Maybe
- 2. Alter air movement, moisture, temperature or change micro climate or patterns? Yes No Maybe

Water Quality

- 1. Substantially degrade water quality? Yes No Maybe
- 2. Interfere with ground water recharge? Yes No Maybe
- 3. Change absorption rates, drainage patterns or the rate and amount of surface water runoff? Yes No Maybe
- 4. Contaminate a public water supply? Yes No Maybe
- 5. Expose people or property to water related hazards, i.e., flooding? Yes No Maybe

Biota

- Change the diversity, or number of, any species of plant or animal? Yes No Maybe
- 2. Introduce new species of plant or animal into an area or effect the normal replenishment of existing species? Yes No Maybe
- 3. Affect any unique, rare or endangered species of animal or plant? Yes No Maybe
- 4. Deteriorate or diminish existing fish, wildlife, or plant habitat? Yes No Maybe

Noise

- 1. Increase the ambient noise levels for adjoining areas? Yes No Maybe
- 2. Expose people to severe noise levels? Yes No Maybe

Light and Glare

- 1. Produce new light or glare? Yes No Maybe

Natural Resources

- 1. Increase use of any natural resources? Yes No Maybe
- 2. Substantially deplete any non-renewable resource? Yes No Maybe

Human Health

- 1. Create a public health or safety hazard or potential hazard? Yes No Maybe
- 2. Create risk of an explosion or release of hazardous substances in event of accident or upset condition? Yes No Maybe
- 3. Interfere with an emergency response plan or emergency evacuation plan? Yes No Maybe

Scenic Qualities

- 1. Have a demonstrable negative aesthetic effect? Yes No Maybe
- 2. Alter site integrity? Yes No Maybe
- 3. Obstruct existing views? Yes No Maybe

Community Disruption:

- 1. Induce substantial growth or concentration of population? Yes No Maybe
- 2. Displace a large number of people? Yes No Maybe
- 3. Disrupt or divide the physical arrangement of an established community? Yes No Maybe
- 4. Affect existing housing or create a demand for additional housing? Yes No Maybe
- 5. Substantially alter the present or planned land use of the area? Yes No Maybe

Transportation/Circulation

- 1. Generate additional vehicular movement? Yes No Maybe
- 2. Affect existing parking facilities or demand new parking? Yes No Maybe
- 3. Impact existing transportation systems? Yes No Maybe
- 4. Alter present patterns of circulation or movement of people and/or goods? Yes No Maybe
- 5. Increase traffic hazards to motor vehicles, bicyclists or pedestrians? Yes No Maybe

Public Services

- 1. Affect or result in a need for new or altered governmental services in any of the following areas:
 - a. Fire protection? Yes No Maybe
 - b. Police protection? Yes No Maybe
 - c. Schools? Yes No Maybe
 - d. Parks or other recreational facilities? Yes No Maybe
 - e. Maintenance of public facilities including roads? Yes No Maybe
 - f. Other governmental services? Yes No Maybe

Energy

- 1. Use substantial amounts of fuel or energy? Yes No Maybe
- 2. Substantially increase demand for existing sources of energy or require the development of new sources of energy? Yes No Maybe

Utilities

- 1. Create a need for new systems or significant alterations to the following utilities:
 - a. Power or natural gas? Yes No Maybe
 - b. Communications systems? Yes No Maybe
 - c. Water? Yes No Maybe
 - d. Sewer or septic tanks? Yes No Maybe
 - e. Storm water drainage? Yes No Maybe
 - f. Solid waste and disposal? Yes No Maybe

Cultural Resources

- 1. Disrupt or alter a significant archaeological, historical or paleontological site, structure, object or building? Yes No Maybe
- 2. Change unique ethnic or religious, cultural value or use? Yes No Maybe
- 3. Change quality or quantity of existing educational or scientific institutions? Yes No Maybe

Type of Permit: Hydro 11/18/85

File No.: GP-8903 & 201 89-10

Mandatory Findings of Significance:

Yes Maybe No

Does the project have:

- 1. The potential to degrade the quality of the environment, substantially reduce fish or wildlife habitat, cause a fish or wildlife population to drop below self sustaining levels, therefore, to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history? — — ✓
- 2. The potential to achieve short term to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief definitive period of time while long term impacts extend long into the future)? — — ✓
- 3. Impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect on the total of those impacts on the environment is significant? — — ✓
- 4. Environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?

Additional Discussion of Environmental Evaluations:

Attached

Determinations

On the basis of the environmental assessment:

I find the proposed project will not have a significant effect on the environment.

I find that although the proposed project may have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described above have been added to the project.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. The potential significant effects have been identified above.

Reviewed by: *[Signature]*

Date: 11/14/85

CITY OF SIGNAL HILL
ENVIRONMENTAL QUALITY ACT
NEGATIVE DECLARATION NO. 11/1/89(1)

1. Applicant: City of Signal Hill
2. Type of Permit and File No.: General Plan Amendment 89-03
Zoning Ordinance Amendment 89-16

3. Description of Proposed Project: See Attached

4. Mitigation Measures: The following mitigation measures, if any, will be included in the project to avoid potentially significant effects:

See Attached

5. Findings: The below-named persons and agencies, having examined the plans for the above-captioned project and on the basis of the initial study prepared and on file with the City as a public document, hereby find and determine that this project as proposed with the above-mentioned mitigation measures, if any, will have no significant impact upon the environment within the meaning of the Environmental Quality Act of 1970 and the City's E.I.R. Guidelines, and that no E.I.R. has been or will be prepared.

6. Notice: The City is required to give notice within a reasonable period of time of the final adoption of a Negative Declaration by publication once in a paper of general circulation, by posting on the site and in the area where the project is located, or by direct mailing to contiguous property owners. These requirements will be or have been met prior to approval of this Negative Declaration by the Planning Commission or the City Council. Any person may appeal any decision of the Director of Planning and Community Development or the Planning Commission to prepare or approve any Negative Declaration to the City Council. After final approval of the Negative Declaration to the City Council. After final approval of the Negative Declaration, a Notice of Determination shall be sent to the County Clerk.

Form of Notice: Publication in the Signal Hill Star Tribune on 11/3/89.

Approved By:

[Signature]
Name

City of Signal Hill
Agency

Planning Director
Title

11/7/89
Date

Additional Discussion

Project Description

General Plan Amendment 89-03; Proposed adoption of City of Signal Hill Parks and Recreation Master Plan setting forth the need for and general locations of additional park facilities, including the need for expansion and improvement of existing parks, and the means for financing same.

Zoning Ordinance Amendment 89-16; Proposed addition of Chapter 20.90 to the Municipal Code, entitled "Park Development Fees." Subject amendment would impose fees on new commercial, industrial, and residential construction according to the demand each such development is expected to generate for new and expanded park facilities as set forth in the Signal Hill Parks and Recreation Master Plan.

Discussion of project impacts

The Parks and Recreation Master Plan is a 20 year plan that will help the City achieve its General Plan goal of providing four acres per 1,000 population. The plan envisions a total of 48 acres of parks, open space and trails.

Development of parks should not affect earth resources, atmospheric resources, human health or scenic qualities, disrupt the community or impact transportation systems. However, further environmental review will be done in conjunction with any specific park project in order to evaluate construction impacts and recommend mitigation measures for individual sites.

Noise

1. Development of new parks facilities near to existing or proposed residential or commercial uses may increase ambient noise. Children at play, sports events, or community activities such as concerts in the park may disturb sensitive persons residing nearby.

Mitigation

Prior to development of any new parks, the City should commission acoustical studies to evaluate the potential negative noise impacts of planned recreational activities. The design and arrangement of park facilities shall incorporate findings and recommendations of the acoustical analysis.

Community Disruption

3. Disrupt or divide physical arrangement of an established community?

The Master Plan envisions acquisition of vacant oilfield, commercial or industrial land for development of new parks. Ideally, new parks can be located where they will help to provide a buffer between incompatible urban uses. However, acquisition will be market driven and future park sites may be considered disruptive by neighborhoods adjacent to the park sites.

Mitigation: The design of facilities shall be compatible with adjacent uses. The City shall conduct community workshops to find out if neighboring communities object to proposed parks, facilities and programs.

Public Services

1. Affect or result in a need for new or altered government services (i.e. parks and recreation personnel, police, and maintenance).

The addition of new parks or the expansion of existing parks will increase the demand for government services. Expanded recreational programs will require hiring of more recreation personnel. The increased surveillance burden of more parks may warrant hiring of additional police and the maintenance of new parks will require hiring of new maintenance personnel and purchase of maintenance equipment.

Mitigation: The Master Plan includes a funding program which describes how the City will pay for a larger parks system and expanded recreational program. The plan recommends that the City's General Plan Fund pay for park maintenance. A replacement fund would be established to replace worn out recreation facilities. Additional personnel would be paid from the General Fund.

Mitigation Monitoring Program

Project Phase: Design

| <u>Impact</u> | <u>Mitigation Measure</u> | <u>Evaluation Standard</u> | <u>Monitoring Responsibility</u> | <u>Schedule</u> |
|--|------------------------------|---------------------------------------|----------------------------------|--|
| Possible Disruption of Earth Resources Modify Unique Physical Features | Grading Plan & Building Plan | City Standards for Grading & Building | Public Works & Building Division | Further Environmental Evaluation of Construction impacts to be prepared in-conjunction with any specific park project. |

Project Phase: Construction

| <u>Impact</u> | <u>Mitigation Measure</u> | <u>Evaluation Standard</u> | <u>Monitoring Responsibility</u> | <u>Schedule</u> |
|---------------|--|----------------------------|----------------------------------|---------------------------------------|
| Noise | Preparation of an Acoustical Analysis to evaluate potential impacts on surrounding sensitive land uses | Noise Ord. | Planning Department | Prior to development of future parks. |

Project Phase: Community Disruption

| <u>Impact</u> | <u>Mitigation Measure</u> | <u>Evaluation Standard</u> | <u>Monitoring Responsibility</u> | <u>Schedule</u> |
|--------------------------|--|----------------------------|----------------------------------|---------------------------------------|
| Existing Developed Areas | Evaluate sites and design of parks prior to development. | Minimize impacts on uses | Planning Department | Prior to development of future parks. |

Project Phase: Public Services

| <u>Impact</u> | <u>Mitigation Measure</u> | <u>Evaluation Standard</u> | <u>Monitoring Responsibility</u> | <u>Schedule</u> |
|---------------------------------------|---------------------------|---------------------------------|----------------------------------|---|
| May require additional City personnel | Add personnel as required | City Management Recommendations | City Management | Concurrent with development of new park or addition of new programs |

RESOLUTION NO. 823-89

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SIGNAL HILL, CALIFORNIA,
RECOMMENDING CITY COUNCIL ADOPTION OF
GENERAL PLAN AMENDMENT 89-03,
RECOMMENDING APPROVAL OF THE PARKS
AND RECREATION MASTER PLAN.**

WHEREAS, the City of Signal Hill is contemplating development of the community and the need for an expanded open space and parks system;

WHEREAS, inclusion of the Parks and Recreation Master Plan in the General Plan has been deemed the appropriate mechanism for effectuating the desired results as envisioned in the plan; and

WHEREAS, the proposed Parks and Recreation Master Plan is the result of a year long public participation program including public workshops and community surveys; and

WHEREAS, notice of public hearing of the proposed General Plan Amendment was given in the Signal Hill Star Tribune on November 3, 1989, and posted outside City Hall from November 3, 1989, through November 14, 1989; and

WHEREAS, said public hearing was held on November 14, 1989, and interested parties were given an opportunity to express their opinions.

NOW, THEREFORE, BE IT RESOLVED, the the Planning Commission of the City of Signal Hill, California, does hereby recommend City Council adoption of General Plan Amendment 89-03.

PASSED, APPROVED, AND ADOPTED, at a regular meeting of the Planning Commission on this 14th day of November, 1989, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MICHAEL NOLL, CHAIRMAN
SIGNAL HILL PLANNING COMMISSION

ATTEST:

GARY JONES
PLANNING DIRECTOR

Resolution No. 823-89

RESOLUTION NO. 824-89

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA RECOMMENDING ADOPTION OF ZONING ORDINANCE AMENDMENT 89-16 ADDING CHAPTER 20.90 TO THE MUNICIPAL CODE ENTITLED "PARK DEVELOPMENT FEES" AND ESTABLISHING FEES FOR NEW RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT.

WHEREAS, the Planning Commission has adopted a new Parks and Recreation Master Plan for the City of Signal Hill which establishes and assesses the park and recreation needs for the future growth and development of the City; and

WHEREAS, the adopted Parks and Recreation Master Plan calls for the expansion and improvements of existing park facilities and the acquisition and development of new parks within the City in keeping with the future anticipated growth of the City; and

WHEREAS, achieving the park improvements and acquisitions proposed by the adopted plan will require funding which the City of Signal Hill cannot provide without the imposition of a developer fee to be placed upon new commercial, industrial and residential development; and

WHEREAS, the Planning Commission finds that a reasonable relationship exists between the need for funding for the improvement and acquisition of park facilities and the type of development projects for which the fee will be imposed; and

WHEREAS, the Planning Commission is committed to maintaining the same level of service and the same parkland-to-population ratio as existed prior to the adoption of this ordinance in order to ensure that, to the extent city growth occurs in the future, there will be added public parks and park programs; and

WHEREAS, the Planning Commission finds that, to the extent new development requires public parks, it is appropriate that the new developments should pay their fair share of the costs for such facilities.

NOW, THEREFORE, the Planning Commission of the City of Signal Hill, does hereby recommend approval of Zoning Ordinance Amendment 89-16 amending the Signal Hill Municipal Code by adding Section 20.90 Development Impact Fees attached hereto as Exhibit A.

PASSED, APPROVED, AND ADOPTED, at a regular meeting of the Planning Commission on this 14th day of November, 1989, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MICHAEL NOLL, CHAIRMAN
SIGNAL HILL PLANNING COMMISSION

ATTEST:

GARY JONES
PLANNING DIRECTOR

Resolution No. 824-89

ORDINANCE NO. 89-11-1043

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, CREATING CHAPTER 20.90, PARK DEVELOPMENT FEES, OF THE SIGNAL HILL MUNICIPAL CODE ESTABLISHING A PARK DEVELOPMENT FEE FOR NEW COMMERCIAL INDUSTRIAL AND RESIDENTIAL DEVELOPMENT.

WHEREAS, the City Council has adopted a new Parks and Recreation Master Plan for the City of Signal Hill which establishes and assesses the park and recreation needs for the future growth and development of the City; and

WHEREAS, the adopted Parks and Recreation Master Plan calls for the expansion and improvements of existing park facilities and the acquisition and development of new parks within the City in keeping with the future anticipated growth of the City; and

WHEREAS, achieving the park improvements and acquisitions proposed by the adopted plan will require funding which the City of Signal Hill cannot provide without the imposition of a developer fee to be placed upon new commercial, industrial and residential development; and

WHEREAS, the City Council finds that a reasonable relationship exists between the need for funding for the improvement and acquisition of park facilities and the type of development projects for which the fee will be imposed; and

WHEREAS, the City Council is committed to maintaining the same level of service and the same parkland-to-population ratio as existed prior to the adoption of this ordinance in order to ensure that, to the extent city growth occurs in the future, there will be added public parks and park programs; and

WHEREAS, the City Council finds that, to the extent new development requires public parks, it is appropriate that the new developments should pay their fair share of the costs for such facilities.

NOW, THEREFORE, the City Council of the City of Signal Hill, does hereby ordain as follows:

Section 1. That Title 20 of the Signal Hill Municipal Code is hereby amended by adding Section 20.90 Development Impact Fees to read as follows:

CHAPTER 20.90

Park Development Fees

20.90.010 Purpose. The purpose of this chapter is to provide a means by which the City can collect funds for the acquisition, improvement, and expansion of park facilities pursuant to the adopted Parks and Recreation Master Plan for the City of Signal Hill. The funds are to be collected as Parks Development Fees from developers of new commercial, industrial, and residential buildings in amounts which are reasonably related to the costs of providing additional facilities and recreation programs necessary to accommodate the demand for same as generated by the new developments.

20.90.020 Definitions. The following definitions shall apply to this Chapter:

A. "Affordable to low and very low income persons" means at rates consistent with the guidelines established by State Department of Housing and Community Development.

B. "Floor Area" means any useable area within a building or structure including storage and/or warehousing areas but excluding elevator shafts, stairwells, and parking within or below a building.

Ordinance No. 89-11-1043

C. "New commercial/industrial development" means any commercial or industrial development projects, including additions and expansions, resulting in additional floor area, except as may be specifically exempted herein.

D. "New residential development" means a residential development project which results in one or more new dwelling units, except as may be specifically exempted herein.

E. "Qualified Appraiser" means a person generally recognized as a professional capable of providing an accurate estimate of fair market value in conformity with generally accepted principles and practices of the Society of Real Estate Appraisers and/or the American Institute of Real Estate Appraiser.

F. "Responsible Party" means a property owner, developer, contractor, architect, attorney or other person authorized by the property owner to process or participate in the processing of a development application.

G. "Very Low and Low Income Persons" means persons whose annual income meets the definitions for very low and low income persons as established by the State Department of Housing and Community Development.

20.90.030 Park Development Fee For New Commercial/Industrial Development. The following standards shall apply to new commercial and industrial development:

A. The responsible party for any new commercial or industrial development shall be required to pay a fee of not less than \$.35 per square foot of floor area prior to issuance of a Certificate of Occupancy.

B. The per-square-foot fee levied as in Paragraph A above, shall be adjusted each January 1st from and after the effective date of this ordinance to reflect variations in the general price level. The annual adjustment shall be calculated using the Consumer Price Index, "All Urban Consumers," for the preceding 12-month period as published by the United States Department of Labor, Bureau of Labor Statistics for the Los Angeles-Anaheim-Riverside metropolitan area. In no event, however, shall the per-square-foot fee be less than thirty-five (35) cents.

20.90.040 Park Development Fee For New Residential Developments.

A. The responsible party for any new residential development shall be required to pay a Park Development Fee in lieu of dedication of 450 square feet of parkland for each dwelling unit in the development. The Park Development Fee shall be calculated as indicated below and shall be paid prior to issuance of Certificate(s) of Occupancy.

Park Development Fee = Fair Market Value of Land/Sq. Ft. X 450 Sq. Ft.

Fair market value shall mean the value of the land for the new residential development as determined by a qualified appraiser within a three-month period immediately prior to the date of date of issuance of a Certificate(s) of Occupancy for the new residential development. The qualified appraiser shall be selected by the Director of Planning.

In the event the responsible party disagrees with the fair market value determined as above, the responsible party may select a qualified appraiser who, together with the appraiser previously selected by the Director of Planning, shall select a third qualified appraiser. The three appraisers so selected shall determine the fair market value of the property, which determination shall be binding upon the City and the responsible party for purposes of calculating the Park Development Fee.

All appraisal costs as may be required pursuant to this section shall be paid by the responsible party. Prior to selection of a qualified appraiser or
Ordinance No. 89-TI-1043

appraisers as above, the responsible party shall deposit with the City of Signal Hill funds in such amount as the Director of Planning estimates will be necessary to pay for services of such appraiser or appraisers. The Director of Planning shall thereafter arrange for and procure the services of appraiser or appraisers as required herein. Any portion of the funds not used for appraisal services will be refunded. Any portion of the funds not used for appraisal services will be refunded. Whenever such deposit is insufficient to cover the cost of such services, the responsible party shall reimburse the City for the difference.

B. Exemptions. The above fee shall not apply to new dwelling units which are sold or leased to low and very low income persons and which are sold or leased at rates affordable to very low and low income persons. Such sale prices or lease rates must be guaranteed to remain affordable to low and very low income persons for a period of not less than ten years. An agreement approved by the City Attorney guaranteeing the affordability of the units shall be executed between the City and the responsible party and shall be recorded against the property in the Office of the County Recorder.

20.90.050 Use of Fees. The use of Park Development Fees shall comply with the following:

A. The sums raised by payment of this fee shall be placed in a separate and special account and such sum, together with any interest earned, shall be used for the acquisition, expansion or improvement of City parks, including the purchase of play equipment and materials for use within the parks.

B. The City Council shall make findings once each fiscal year at a public hearing as to any portion of any unexpended or uncommitted Park Development Fee remaining in the Park Development Fees account five or more years after deposit of such fee, and as to the development in conjunction with which each such fee was collected, the continuing need for such funds, and the relationships between the development projects upon which the fee was charged and such continuing need.

C. The City Council shall refund to the then-current owner or owners of record of the development project or projects, in proportion to their interests as they appear in the instruments of conveyance by which each acquired title, the unexpended or uncommitted portion of the fee and any interest accrued thereon for which the need cannot be demonstrated pursuant to Section B, above. The City Council may refund the unexpended or uncommitted revenues by direct payment, by providing a temporary suspension of other fees then applicable to the development project, or by any other means consistent with the intent of this subsection. The determination by the City Council of the means by which the revenues are to be refunded is a legislative act.

D. If the administrative costs of refunding unexpended or uncommitted revenues exceed the amount to be refunded, the local agency, after a public hearing, notice of which has been published ten days prior to the hearing and posted in three prominent places within the area of the development project, may determine that the revenues shall be allocated for some other purpose for which park development fees are collected, so long as the expenditure will still benefit the project on which the fee was originally imposed.

20.90.060 Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance, except that if any such section, subsection, sentence, clause, or phrase is held invalid or unconstitutional so as to disallow assessment and collection of fees hereunder, then park and recreation dedications and fees shall thereafter be collected in the manner and in amounts as set forth in Subsection 18.32.120 herein.

PASSED, APPROVED, AND ADOPTED, this _____ day of December, 1989.

GERARD GOEDHART
MAYOR
Ordinance No. 89-11-1043
CITY OF SIGNAL HILL

ATTEST:

KRIS C. BEARD
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.
CITY OF SIGNAL HILL)

I, KRIS C. BEARD, City Clerk of the City of Signal Hill, California, hereby certify that Ordinance No. 89-11-1043 was adopted by the City Council of the City of Signal Hill at a regular meeting held on the _____ day of December, 1989, and that the same was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

KRIS C. BEARD
CITY CLERK
CITY OF SIGNAL HILL