



Open Space Element



SECTION 4
OPEN SPACE ELEMENT

4.1 INTRODUCTION

4.1.1 SCOPE OF ELEMENT

The state requires every general plan to have an open space element (Section 65302(e)). The open space element must include an inventory of private and public open space. In addition, the open space element must identify goals and policies for managing these open space areas, and specific measures to implement them as defined in the general plan.

The purpose of the open space element is to guide and set a policy framework for the existing and future open space uses within the City of Maywood. Open space is intended to encourage and contribute to economic, social and physical health, safety, and welfare of the city's residents. Open space should provide a variety of amenities by adding aesthetic relief to developed areas in addition to providing areas for active and passive recreation.

4.1.2 ISSUES

The city is completely urbanized with little open space remaining in the city. Recognizing that open space in the city is a premium, the community has emphasized the need to preserve existing open space used for recreation and to expand open space opportunities where this is feasible. The open space element and the policies contained herein are sensitive to the following issues:

- There are no large undeveloped parcels of land remaining in the city that could be used for groundwater recharge, wildlife reserves, or new park development.
- Existing parks in the city include Maywood City Park and Pixley Park which have a combined land area of 5.8 acres. The three elementary schools do have recreational facilities that are used by school children after hours under supervision.
- The city would need over 61 acres of park land to meet nationally recognized standards that evaluate needed park area for a given population.

4.2 GOALS AND POLICIES

4.2.1 ISSUE: OPEN SPACE RESOURCES

The following goal recognizes the importance of open space resources in an urban environment. A major goal in ensuring that open space is available is so residents and visitors are provided an opportunity to participate in outdoor recreation in the city. Open space does not only refer to recreational opportunities but aesthetic enhancement of the community as well. The following policies focus on the provision of new parks in the city, improving the appearance of roadways with landscaped parkways and medians, and emphasizing landscaping and open space in new commercial and industrial developments.

GOAL 1: Continue to provide open space to improve the quality of the environment.

Policies

- 1.1 Develop mini parks, where appropriate, on land acquired or donated to the city.
- 1.2 Improve the city image by planting and maintaining street trees.
- 1.3 Require tree planting and landscaping in all commercial areas, including restaurants, and in industrial parking areas on a ratio of one 16-gallon size tree or greater for every 10 parking spaces or one tree for each 20 parking spaces for a continuous double row of parking.
- 1.4 All commercial street perimeters shall have minimum 5-foot wide planting borders, planted with trees not over 40 feet apart, with low shrub and ground cover. All will have automatic irrigation system. All will be a minimum of 2 percent of total land area of property.
- 1.5 All median strips, islands, etc., shall be landscaped.
- 1.6 Develop a park of adequate size on the central to west end of the city providing recreational facilities with adequate off-street parking.
- 1.7 All new residential development shall have permanent landscaping in the front setback area, and at entry side of buildings, and must include a 15-gallon size tree at the minimum.

4.2.2 ISSUE: LANDSCAPING STANDARDS

The following goal and supporting policies respond to the community's desire to improve the appearance of the city. The policies following this goal are specific measures directed to new development establishing landscape standards.

GOAL 2: Provide open space to meet the specific needs of the citizens of the City of Maywood.

Policies

- 2.1 Require all developers to landscape all frontages and interior courts, open spaces, and boundary areas with appropriate trees and landscaping.
- 2.2 Enforce maintenance of existing landscaping plantings in commercial and industrial development.

4.3 OPEN SPACE PLAN

Parks and recreational facilities, in general, provide relief from the harsh urban environment and enhance the livability of a city. The preceding goals and policies recognize the importance of open space and establish the policy framework to guide existing and future park services and facilities. This section of the open space element establishes open space and park development standards and long-range strategies for the development of new parks in Maywood.

4.3.1 PARK STANDARDS

The National Recreation and Parks Association (NPRA) has prepared a classification system that has categorized parks by location, spatial requirements, and facilities. The following park standards contained in this element are specific to the City of Maywood and apply to both existing and future park land.

Miniparks. Miniparks are small parks under 1 acre in size and generally designed to serve preschool aged children. The service area is generally less than one-quarter mile in radius. Pixley Park is the only existing park in this category in the City of Maywood.

Neighborhood Parks. Neighborhood parks are designed to promote active recreation at the neighborhood level and include a variety of facilities, including playground equipment, picnic areas, open courts, and athletic fields. Neighborhood park area standards establish a minimum land area of 5 acres. This type of park will have a service area of one-quarter to one-half mile. Maywood City Park is included in this category.

School Playgrounds. This category recognizes the important role schools have and will continue to have in providing recreational facilities for local youth.

4.3.2 SITE SELECTION FOR NEW PARKS

A major issue of the open space element concerns the availability of open space and park land for residents of the city. It is difficult to anticipate future costs of parkland acquisition and development. Costs may vary widely depending upon the site location, type of facility, size of the proposed project, as well as the availability of financial resources to purchase land and construct improvements.

In order to ensure that city residents now, and in the future, are provided with sufficient park land to meet recreational needs, the city has established a standard to acquire parcels of land, when they are available, for construction of miniparks in the parkland development zones. It is also the intent of the open space plan to encourage the continuation of the shared use of school sites for recreational purposes and to expand services and facilities, as needed, at the existing parks.

The City of Maywood is a mature urban city with limited opportunities for open space expansion. The city has identified areas of the community in need of park facilities and has included these areas in parkland development zones indicated in Exhibit 4-1. The intent of the zones is to indicate areas where land is to be acquired and developed for park and recreational use in the future.

The parkland development zone serves as an overlay zone in a fashion similar to a floating zone in some zoning ordinances. This designation functions as a floating zone in that it does not specify a particular location, parcel, or property on the zoning map for the prescribed use. Instead, it indicates a general area or district in which a future park development will occur at some point during the lifespan of the General Plan.

The goals and policies of this element recommend that parks of sufficient size be located in the two areas of the city. The area west of Atlantic Boulevard and north of Slauson Avenue has been identified as a park development overlay zone so that a minipark can be located somewhere in this area sometime during the planning period. The area south of Slauson and east of Atlantic Boulevard has also been selected as a parkland development zone.

4.3.3 OPEN SPACE STANDARDS

The goals and supporting policies of this General Plan establish a policy framework that relates to open space and landscaping in the city. Table 4-1 indicates the policies and the elements in which they are located that relate to open space and/or landscaping.

A number of open space policies are quite specific concerning the landscaping and open space requirements that will apply to development in the city. These standards are summarized in Table 4-2 and the corresponding implementing policy is identified.

TABLE 4-1

OPEN SPACE LANDSCAPING POLICY MATRIX

<u>Element/Policy</u>	<u>Parks</u>	<u>Open Space</u>	<u>Landscaping</u>	<u>Measure</u>
Land Use: 3.4	x			New park development
Land Use: 5.3			x	Develop and implement landscape standards
Land Use: 6.8			x	Landscaping required in industrial development
Land Use: 7.6	x			Expand recreational facilities in west and central Maywood
Open Space: 1.1	x			Develop mini parks
Open Space: 1.2			x	Plant and maintain street trees
Open Space: 1.3			x	Landscape requirement in commercial areas
Open Space: 1.4			x	Street tree standards
Open Space: 1.5			x	Median landscaping
Open Space: 1.6	x			New park development
Open Space: 1.7			x	Landscape requirements for residential
Open Space: 2.1			x	Landscape standards
Open Space: 2.2			x	Landscape requirements for commercial
Conservation: 1.1			x	Require landscaping
Conservation: 3.3			x	Require drought resistant landscaping

Source: Michael Brandman Associates, 1989.

TABLE 4-2

LANDSCAPING STANDARDS

<u>General Plan Policy</u>	<u>Use</u>	<u>Standard</u>
Open Space: 1.3	Industrial and commercial landscaping	Landscaping in parking areas: One 16-gal tree per 10 parking spaces or one 16-gallon tree per 20 parking spaces in a continuous double row
Open Space: 1.4	Industrial and commercial landscaping	All street perimeters must have: minimum 5-foot wide planting borders; trees must not be over 40 feet apart; low shrub and groundcover must be provided; automatic irrigation system must be provided; and landscaped area must be a minimum of 2 percent of the total land area
Open Space: 1.7	Residential landscaping	Permanent landscaping must be provided in front setback area and at entry side of structure; landscaping must include at least a 15-gallon sized tree
Open Space: 2.1	All development	All frontages, interior courts, open space areas, and boundary areas must be landscaped
Open Space: 2.2	Commercial and industrial development	All existing landscaped areas must be maintained
Conservation: 3.3	Commercial and industrial development	Drought-resistant trees and landscaping required

Source: Michael Brandman Associates, 1989.

Public Safety Element Background Report

MAYWOOD GENERAL PLAN

OPEN SPACE ELEMENT BACKGROUND REPORT

4.4 INTRODUCTION

This section of the City of Maywood General Plan Background Report serves as the technical appendix to the Open Space Element. State law requires that open space elements focus on land used for natural resource preservation, scenic areas, open space used for groundwater recharge and watershed protection, agricultural land, wilderness areas set aside for habitat protection, and open space used for recreation. Only the latter category of open space applies to the City of Maywood since the city is completely urban in character.

The following issues and trends related to open space apply to the city:

- There are no remaining parcels of land in the city which serve to protect watersheds, provide habitats for wildlife, or are used for agricultural purposes. The amount of open space remaining in Maywood is limited because the city is entirely developed. As a result, there are no large, undeveloped areas or parcels remaining of the city.
- Open space in the city used for public recreation is limited to the two existing parks (Maywood City Park and Pixley Park). Maywood City Park consists of 5.5 acres and Pixley Park has an area of 0.3 acre.
- Aside from the two parks located in Maywood, the only other primary sources of recreational open space are provided by the local schools. Loma Vista, Fishburn, and Heliotrope Elementary schools have approximately 7.25 acres of playground area, though these are paved.
- The city would need over 61 acres of parkland to meet commonly used open space standards established by the National Recreation and Parks Association. These standards may not be applicable to urbanized areas similar to Maywood. However, the city's residents would clearly benefit from new park development and/or recreational opportunities.

4.5 PARKS AND RECREATION

4.5.1 DESCRIPTION OF EXISTING FACILITIES

The City of Maywood Parks and Recreation Department operates Maywood City Park and Pixley Park. The combined area of the two parks is 5.8 acres.

Maywood City Park. This park consists of 5.5 acres and is located on the eastern portion of the city. The facilities located in this park include a baseball diamond softball field, picnic facilities, playground equipment, and a recreational building. Park-sponsored programs and community activities are available at the community building. A wide range of activities include scout meetings, craft classes, and senior citizen gatherings.

Pixley Park. This small park, located in the western portion of the city, has an area of approximately 0.3 acre. This park serves the immediate neighborhood and includes playground equipment for small children with swings, slides, a merry-go-round, and climbers. Summer park activity programs are also conducted at this park. Picnic and barbeque facilities are available.

In addition to the two parks, the three public elementary schools in Maywood have playgrounds that are available to the community when school is not in session. Playgrounds are open after school until dark during the winter, and until 6 p.m. during other months.

The usable open space available at the two parks and these elementary school playgrounds are summarized in Table 4-3

TABLE 4-3
RECREATIONAL LAND USES

<u>Parks</u>	<u>Acreage</u>
Maywood City Park and Community Center	5.5
Pixley Park	<u>0.3</u>
Total Parks	5.8
 <u>School Playgrounds</u>	
Loma Vista Elementary	0.75
Fishburn Elementary	0.50
Heliotrope Elementary	<u>0.50</u>
Total School Playgrounds	1.75
Grand Total	7.55

Source: City of Maywood Parks and Recreation Department, 1988.

The National Parks and Recreation Association (NRPA) established standards indicating the amount of recreational open space that should be available for any given population. These standards indicate that at least 2.5 acres of parkland should be provided for every 1,000 persons living in a city. According to this criteria, Maywood would need approximately 61.5 acres of parkland to meet the recreation needs of the 24,600 persons living in the city. The city is deficient by at least 56 acres in the required acreage that would enable the city to meet the NRP open space standards.

The City of Maywood will not be able to achieve the NRPA open space standards since there are limited opportunities for new park development. Open space is at a premium and the few vacant parcels that do exist in the city are too small or too expensive to develop as larger parks. Furthermore, it is unlikely that land presently occupied by structures would be converted to parks. Such a conversion would be very expensive due to costs associated with land acquisition and demolition of existing structures, in addition to the expense of actually developing the park.

Another factor that needs to be considered is the location of the two existing city parks in relation to the neighborhoods where the parks are located. The larger of the two parks, Maywood City Park, is located in the northeastern quadrant of the city while the smaller Pixley Park is located in the western portion of the city. The one-half mile service area radius of Maywood City Park covers over half of the city. Virtually all of Maywood is located within 1 mile of the park so that most of the residents are relatively close to the larger park.

There are few available recreation facilities located near the city and all of these are neighborhood and community parks located in adjacent jurisdictions. These include Corona Park in Huntington Park and Al Treder Park in the City of Bell.