

City of Bell Gardens GENERAL PLAN

Section 4 Open Space and Recreation Element

SECTION 4: OPEN SPACE AND RECREATION ELEMENT

INTRODUCTION TO THE OPEN SPACE AND RECREATION ELEMENT

The Open Space and Recreation Element of the Bell Gardens General Plan outlines a strategy to preserve remaining open space areas in the City to meet the recreational needs of the community. The majority of open space in Bell Gardens is in the form of city parks and school playgrounds. Other open space includes undeveloped land and areas such as building setbacks, utility easements, and flood control channels. For this reason, open space and recreation issues are addressed together in this Element.

This Element fulfills the requirements of Section 65302(e) and 65560 to 65570 of the California Government Code regarding the preparation of an open space plan for the City. State law indicates that:

The preservation of open-space land... is necessary not only for the maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources."

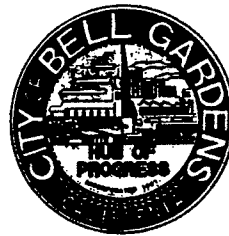
Recreation elements are an optional element of the general plan, as permitted by Section 65303 of the Government Code, but are required in order to implement Park and Recreation in-lieu fee ordinances which provide a fair share prorata portion of funds for parks development when new residential construction occurs.

The Open Space and Recreation Element of the Bell Gardens General Plan has been developed to comply with these state requirements and to establish a long-range program for the preservation of public parks in the City and for the provision of adequate recreation areas and

facilities to serve the needs of residents. The Bell Gardens Open Space and Recreation Element consists of the following sections:

■ **Open Space and Recreation Element Policies and Programs.** Individual policies related to open space and recreation issues, along with supporting programs, are listed in this section.

■ **Open Space and Recreation Element Background Report.** The Open Space and Recreation Plan Element Background Report describes the existing conditions in the City relative to open space and recreational issues.



OPEN SPACE AND RECREATION ELEMENT POLICIES AND PROGRAMS

The public parks in Bell Gardens are an important resource that must be considered in future planning. The City's five public parks cover a total of just over 16 acres and Ford Park (a County regional park) consists of 48 acres within Bell Gardens. Facilities at these various parks include childrens' play areas, a community center, picnic/BBQ areas, and other minor amenities. Parks serving the City range in size from 0.24 acres to 48 acres and are scattered throughout the City.

With the majority of land in the City already developed and limited opportunities for new park development, the Open Space and Recreation Element for Bell Gardens focuses on the need to preserve and maintain existing open space, parks, and recreational facilities.

The City's adopted Parks and Recreation Master Plan identifies specific issues, needs, and programs for the Bell Gardens community. It is the intent of this Open Space and Recreation Element to compliment and build upon the direction set forth in the Master Plan.

Issue 1: Existing Open Space

The National Recreation and Park Association (NRPA) has adopted standards governing minimal acceptable space and facility requirements for the open space and recreation needs of communities based on population ratios (acres of park land per 1,000 people). The standard used for Bell Gardens is 5.25 acres of parkland per 1,000 residents. According to the standards, the City of Bell Gardens (with a population of 42,355) would require a park system containing between 222 acres. The City now has a total of just over 64 acres of developed parks (including Ford Park). Taking into account the recreation facilities at the school sites, the total then calculates to under 100 acres. A deficit of at least 122 acres occurs for the Bell Gardens community. The open space and recreation facilities that do exist in the City must be preserved and protected.

Policy 1: The City of Bell Gardens shall continue to protect and maintain existing open space used for recreation and shall explore opportunities for providing additional park land.

Issue 2: Additional Open Space

The Park and Recreation Master Plan emphasizes the need for additional open space and recreation opportunities in the City (the City has taken over Ford Park from Los Angeles County). Not only is there a 122-acre open space deficit, but recreation facilities also fall far behind those provided in neighboring communities.

Policy 2: The City of Bell Gardens shall expand existing open space through land acquisition and multi-use corridors, particularly in the northwest of the City.

Issue 3: Funding Recreational Services and Facilities

The City needs to maximize the recreational utility of the City's resources for the benefit of all residents of the community. Land cost and funds targeted for other types of City programs limit the money available for land acquisition and the development of recreational facilities.

Policy 3: The City of Bell Gardens shall maximize the City's recreational resources through the adoption of a Quimby Act ordinance.

The City's standards for open space help to promote adequate facilities and ensure that all interests are served. This may include recreational facilities and open space owned by the City, the County of Los Angeles, the school districts, and other private entities. The City should also seek continued and expanded cooperative agreements with Southern California Edison for utilization of portions of their right-of-ways for public parks and open space, in addition to the existing soccer field as called for in the Parks and Recreation Master Plan. The City should also investigate and coordinate with Los Angeles County to develop plans for

Section 4: Open Space and Recreation Element (continued)

utilization of flood control right-of-way areas next to Ford Park.

The Land Use Element includes a single Open Space/Parks land use designation. The Open Space/Parks designation assumes that land so designated will remain as open space for recreational uses or for purposes of conservation or safety. Areas of the City designated as Open Space/Parks include the City's parks, Ford Park, open space land dedicated as part of development agreements, utility easements, storm drain channels, and freeway rights-of-ways. Approximately 140 acres are designated as Open Space/Parks in the Land Use Element.

The City's Parks and Recreation Specific Plan contains the necessary programs for implementation of this Open Space and Recreation Element.

The following programs are identified with their corresponding policies in Table 4-1, following this section.

Adopt a Park/Park Watch. The City will analyze the feasibility of implementing an adopt-a-park program along with a park watch program. Individual neighborhoods become involved with the operation, maintenance and safety of their parks, with assistance from the City. The Police Department shall review all programs to ensure safety and coordination with their programs.

Timing: Early 1995
Agency: Parks and Recreation Department
Funding: General Fund

Gift Catalogues. The City will analyze the feasibility of preparing and distributing a gift catalogue for specific items the community needs. The catalogue may list services that the City will perform in exchange for a donation.

Timing: Late 1996
Agency: Parks and Recreation Department
Funding: Various

Joint Use Facilities (discussed in the Parks Master Plan). The City will continue to support existing joint agreements and explore opportunities for expanding joint use agreements to include other schools. The City will continue joint use agreements with City Commerce and Montebello School District.

Timing: Ongoing
Agency: Community Development, Parks
Funding: General Fund, Quimby

New Park Development. The Parks Master Plan establishes a long-range park development plan identifying desirable park areas and their associated recreational uses and facilities. The Parks Master Plan, together with the Open Space and Recreation Element, will serve as the guide for development of recreational facilities. Periodic review of the Master Plan will facilitate implementation and monitoring of programs. Candidates for new park development and/or acquisition include a new park in the vicinity of Jaboneria and Fosteria and the gradual expansion of Bell Gardens Park. A number of facilities may eventually be constructed; including a sports complex, gym, pool, etc.

Timing: In progress
Agency: Parks and Recreation
Funding: General Fund

Parkway Landscaping. The City shall continue the program of parkway landscaping and maintenance and include new areas where appropriate.

Timing: Ongoing
Agency: Public Works Department
Funding: General Fund

Section 4: Open Space and Recreation Element (continued)

Quimby Act Ordinance. The City has set forth the proposed adoption of provisions in the subdivision ordinance for the declaration of land for park use pursuant to Section 66477 of the California Government Code. This provision allows local governments to exact land dedications, in-lieu fees, or a combination of both for park and recreation purposes as a condition of approving a final subdivision or parcel map.

Timing: Ongoing
Agency: Community Development
Funding: General Fund, exactions, dedications

Railroad Rights-of-Way Participation. The City shall solicit the cooperation and participation of the railroad companies in the development of existing railroad rights-of-way; particularly those rights-of-way adjacent to public streets, for use as multi-purpose open space areas and for bicycling, jogging, etc.

Timing: 1997
Agency: Public Works/Engineering Department
Funding: General Fund, Redevelopment

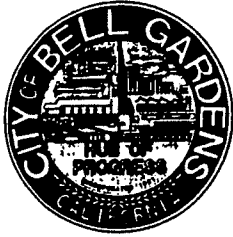
Renovation of Existing Parks. The City will pursue the development and adoption of land use regulations which protect and renovate existing public open space from encroachment or conversion to other uses, in particular Bell Gardens and Marlow Parks. This new development will comply with the guidelines set forth by the American Disabilities Association (ADA). Renovation shall be reviewed by the Police Department to ensure safety and crime regulations are met.

Timing: Late 1995
Agency: Community Development
Funding: General Fund

State and Federal Grants. The City will actively pursue the available grants for local governments, including the Roberti-Z'berg Urban Open Space and Recreation Program, which awards grants to specific projects.

Timing: Late 1995
Agency: Parks and Recreation Department
Funding: Various

TABLE 4-1 OPEN SPACE AND RECREATION POLICIES AND PROGRAMS MATRIX	
Policies	Programs
<i>Policy 1: The City of Bell Gardens shall continue to protect and maintain existing open space used for recreation and shall explore opportunities for providing additional park land.</i>	Adopt-a-Park/Park Watch Joint Use Facilities Renovation of existing Parks
<i>Policy 2: The City of Bell Gardens shall expand existing open space through land acquisition and multi-use corridors, particularly in the northwest of the City.</i>	Parkway Landscaping New Park Development Quimby Act Ordinance Railroad Rights-of-Way Participation
<i>Policy 3: The City of Bell Gardens shall maximize the City's recreational resources through the adoption of a Quimby Act ordinance.</i>	Gift Catalogues State and Federal Grants
Source: David Evans and Associates, Inc., 1994.	



OPEN SPACE AND RECREATION ELEMENT BACKGROUND REPORT

Vacant land refers to undeveloped privately owned land or publicly owned land left as open space. Open space areas include areas unsuitable for development due to unstable ground conditions, and areas that are undeveloped to comply with existing land use controls for parks, building setback areas, utility easements, and school playing fields.

The City of Bell Gardens is fully urbanized with little undeveloped land remaining. The major open space areas are contained in the five City parks have a combined area of 64.12 acres. Other private open space areas within the City include the Southern California Edison transmission line easement (54.47 acres) and the Los Angeles County Flood Control District (LACFCD) easement (23.90 acres). Vacant parcels consist of 39 sites on approximately 30.2 acres.

Parks and Recreation Facilities

The City of Bell Gardens Recreation Department maintains five City parks, with a combined total of 64.12 acres, and offers a variety of leisure activities and services such as game courts and fields, picnic areas, play lots and community centers. The 48-acre John Anson Ford Park was recently acquired by the City of Bell Gardens.

Available recreational programs offered by the City include youth and adult sports activities, special interest classes, cultural and performing

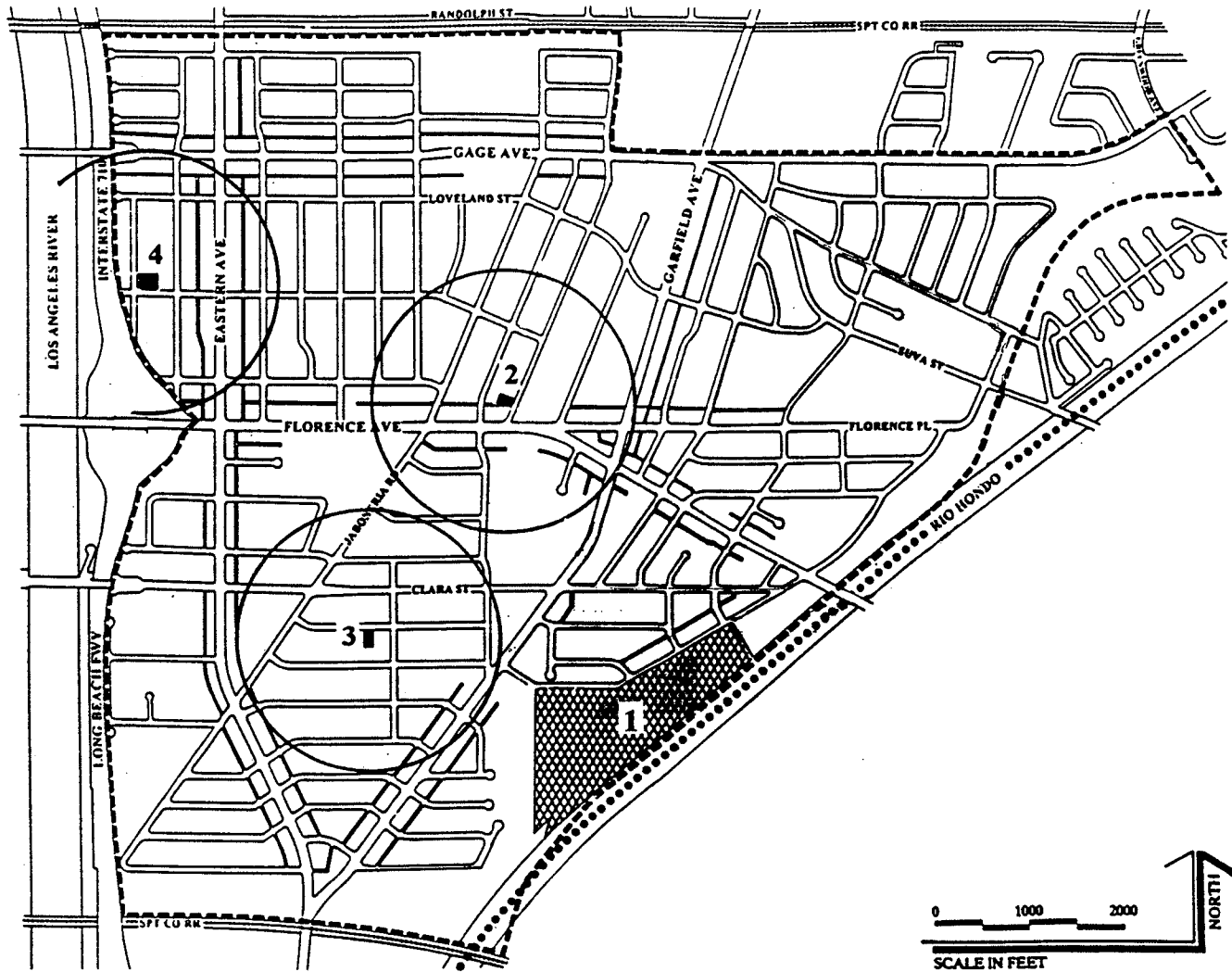
arts programs, senior citizens activities, and instructional opportunities for special interests. Existing park facilities are detailed below and summarized in Table 4-2. Exhibit 4-1 shows the location and service radii of these parks.

■ ***Bell Gardens Park:*** Bell Gardens Park is a 15-acre neighborhood park located at the southeast corner of Loveland Street and Perry Road. The park has a Boys and Girls Club, Senior Center, City Department of Parks and Recreation Offices, Cultural Center, auditorium, and park maintenance facility. Amenities include a picnic shelter, picnic tables, bar-b-que grills, benches, concrete walks, open turf areas, play fields, bleachers, play courts, play structures, and sand areas.

■ ***Darwell Park:*** Darwell Park is a .24-acre mini-park located on Darwell Avenue, just north of Florence Avenue. It has swings on a sand area with the remainder of the park as grass.

■ ***Gallant Park:*** Gallant Park is a .27-acre mini-park located on Gallant Street, just west of Gephart Avenue. The park includes a picnic tables, bar-b-que grills, benches, concrete walks, park lighting, swings, play structure, see-saw, sand areas, and a small turf area.

■ ***Marlow Park:*** Marlow Park is a .61-acre mini park located at the northeast corner of Marlow Avenue and Lubec Street. Amenities include two play structures in sand areas, tether ball pole, concrete walkways, park lighting, benches, picnic tables, bar-b-que grills, mature shade trees, a multi-use building with restrooms, and a small grass area.

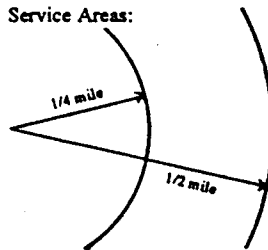


- 1 John Anson Ford Park (48 acres)
- 2 Darwell Park (0.24 acres)
- 3 Gallant Park (0.27 acres)
- 4 Marlow Park (0.61 acres)

Trail

Note: John Anson Ford Park has a 2-mile service area which encompasses the entire City of Bell Gardens.

Service Areas:



0 1000 2000

SCALE IN FEET

NORTH

EXHIBIT 4-1 CITY PARKS AND SERVICE AREAS

Section 4: Open Space and Recreation Element (continued)

John Anson Ford Park: John Anson Ford Park is a 48-acre community park operated by the City. The park is located along Park Avenue. Amenities include play fields, bleachers, play courts, play structures, a multi-purpose buildings, an auditorium, parking lots, a swimming pool, large turf areas, a pond, a picnic shelter, picnic tables,

benches, and a shaded turf area under a grove of mature trees. Also, a pedestrian bridge over the Rio Hondo Channel provides Bell Gardens residents access to the Rio Hondo bicycle and hiking trails. The County of Los Angeles operates and maintains the park, however, the park area is completely within the City boundaries.

**TABLE 4-2
EXISTING IMPROVED PARKS AND RECREATION FACILITIES**

Park	Location	Acreage	Facilities
Bell Gardens Park	The southeast corner of Loveland Street and Perry Road	15.00	1 lighted baseball diamond, 2 lighted basketball courts, 1 volleyball court, 2 lighted tennis courts, 2 lighted handball courts, 2 shuffleboards, 2 horseshoe pits, 2 lighted play areas, 17 benches, 53 picnic tables, 1 group picnic area, 17 bbq grills, 1 picnic shelter, 1 multi-purpose building, 2 bleachers, 120 parking spaces, 4 restroom facilities, 4+ drinking fountains, 1 open grass area, 1 auditorium, 2+ equipment storage areas, 2 play structures, 2 sand areas, 7 bicycle racks
Darwell Park	Darwell Avenue, just north of Florence Avenue	0.24	1 open grass area, 1 swing set, 1 sand area
Gallant Park	Gallant Street, just west of Gephart Avenue	0.27	1 lighted play area, 4 benches, 3 picnic tables, 2 bbq grills, 1 swing set, 1 play structure, 2 sand areas, 1 bicycle rack
Marlow Park	The northeast corner of Marlow Avenue and Lubec Street	0.61	1 tetherball pole, 2 lighted play areas, 6 benches, 4 picnic tables, 1 bbq grill, 1 restroom facility, 1 drinking fountain, 1 equipment storage, 2 play structures, 2 sand areas, 1 bicycle rack
John Anson Ford Park	Park Avenue	48.00	1 soccer field, 3 baseball diamonds (2 lighted), 1 basketball court, 1 volleyball court, 1 lighted swimming pool, 1 tot play area, 1 play area, 20+ benches, 50+ picnic tables, 1 group picnic area, 1 picnic shelter, 1 multi-purpose building, 3 bleachers, 300+ parking spaces, 2+ restroom facilities, 3+ drinking fountains, 2 open grass areas, 1 auditorium, 1 equipment storage area, 1 play structure, 1 sand area, 1 pond, 1+ bicycle rack
TOTAL ACRES		64.12	

Source: City of Bell Gardens Recreation and Human Services Department, 1994.

Park Land Criteria

The National Recreation and Parks Association (NRPA) has developed a generic classification system for park facilities and corresponding standards applicable to each park type. This classification system is designed to apply to a broad range of communities and requires some modification to make them applicable to Bell Gardens. Standards, such as those devised by the NRPA, are useful in identifying existing deficiencies and in projecting future needs.

The NRPA standards classify parks according to their size, service area, and function. For purposes of this needs assessment, parks in the City have been placed into one of three categories. In a number of instances, there is some difficulty in making a direct link between the NRPA standards and those facilities that are presently available to the residents. For example, the acreage of a particular park may correspond with the recommended NRPA standards for a neighborhood park, but its function may respond more closely with that of a community park. In these instances, it was necessary to place the park in a category that better describes the park's actual function.

■ **Mini Park:** The NRPA standards indicate that this type of park should serve the recreational needs of a specific group of persons such as small children or senior citizens. Mini-parks should be located near to where the users live in close proximity to apartments, townhouse developments or senior housing projects. The service area of parks in this category should have a radius of one-quarter mile or less and an area of one acre or less. These same standards call for between 0.25 to 0.5 acre of mini-park to be provided for every 1,000 residents. For purposes of this Background Report, Darwell Park, Gallant Park, and Marlow Park fall in this category.

■ **Neighborhood Park:** Neighborhood parks are designed for active recreational and athletic activities. These facilities should be centrally located in the neighborhoods where the users live. Access to these facilities should be designed to promote easy pedestrian access. According to NRPA, the service radius for these facilities is between one-quarter and one-half mile and generally serves up to 5,000 residents. Again, referring to NRPA standards, parks in this category should be at least 15 acres in size and there should be between 1.0 and 2.0 acres of neighborhood parks for every 1,000 residents. Bell Gardens Park is classified as a neighborhood park.

■ **Community Park:** This category of parks generally offers a wide range of recreational amenities to users which may include athletic complexes, arenas, swimming pools, covered picnic areas, and playgrounds depending on the specific needs of the community and the availability of resources. These parks generally serve a number of neighborhoods and, according to NRPA standards, have a service area radius of one to two miles. The size of these parks may vary although the NRPA cites the optimal size as +/- 25 or more acres. The population service standard for this category of parks is between 5.0 and 8.0 acres per 1,000 residents. The John Anson Ford Park is classified as a community park.

As indicated earlier, precise application of the NRPA classification to existing park facilities in Bell Gardens is difficult in some instances because a number of facilities function at a neighborhood and community level. NRPA standards concerning recommended acreage for each park category also exceed what could realistically be provided by the City due to the developed nature of Bell Gardens.

As shown in this Background Report, the City has a total of 64.12 acres of developed parks. Taking

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To account the recreation facilities at the school sites (discussed below), this total would be just under 100 acres. A deficit of at least 122 acres occurs for the City.

School Facilities

In addition to the 64.12 acres of parks and recreational facilities serving the 42,355 residents in Bell Gardens, public school playground facilities, consisting of 43.35 acres, also help supplement the recreational needs of residents. The facilities are adjacent to residential neighborhoods and are open to the public during non-school hours. The City has joint use

agreement with the City of Commerce and the school district.

The Montebello School District serves the entire City of Bell Gardens. Schools within this District are: Bell Gardens High School, Bell Gardens Intermediate School, Suva Intermediate School, Suva Elementary School, Bell Gardens Elementary School, Garfield Elementary School, and Colmar Elementary School. The two private schools in the City are Saint Gertrudes School and Bell Gardens Christian School. Table 4-3 lists the total site acreage and open space/playground acreage for each school. Exhibit 4-2 shows the location of schools in Bell Gardens.

TABLE 4-3 SCHOOL SITES		
School	Recreational Acreage	Amenities
Bell Gardens High School	12.50	1 lighted football field, 1 baseball diamond, 5 basketball courts, 1 basketball half court, 6 lighted tennis courts, 3 handball courts, 1 lighted swimming pool, restroom facilities, drinking fountain, open grass area, 1 auditorium, 1 gymnasium, 1+ equipment storage
Bell Gardens Intermediate School	8.25	1 football/soccer field, 5 softball diamonds, 10 basketball courts, 1 hard court, restroom facilities, drinking fountain, open grass area, 1 bicycle rack
Suva Intermediate School	0.00	1 lighted baseball diamond, 5 softball diamonds, 6 basketball courts, 1 hard court, 1 play area, 2 bleachers, restroom facilities, drinking fountain, open grass area, 1 auditorium, 1 equipment storage area, 1 bicycle rack
Suva Elementary School	8.90	1 auditorium
Bell Gardens Elementary School	5.15	1 softball diamond, 4 basketball courts, 2 basketball half courts, 2 undersized handball courts, 1 hard court, 1 tot play area, 2 play areas, restroom facilities, drinking fountain, open grass area, 1 auditorium, 1 equipment storage area, 1 bicycle rack
Garfield Elementary School	3.50	5 softball diamonds, 4 basketball courts, 2 undersized hand ball courts, 1 hard court, 1 tot play area, 1 play area, restroom facilities, drinking fountain, open grass area, 1 auditorium, 1 equipment storage, 1 sand area, 1 bicycle rack

Section 4: Open Space and Recreation Element (continued)

TABLE 4-3 SCHOOL SITES (continued)		
School	Recreational Acreage	Amenities
Colmar Elementary School	3.15	1 softball diamond, 1 hard court, 1 tot play area, 2 play areas, restroom facilities, drinking fountain, 1 auditorium, 1 equipment storage, 1 play structure, 1 sand area, 1 bicycle rack
Saint Gertrudes School	1.70	open grass area
Bell Gardens Christian School	0.20	2 basketball goals
TOTAL	43.35	
Source: City of Bell Gardens Park and Recreation Specific Plan, Phase 1, 1994.		

Other Open Space

Other open space in the City is listed below and is shown in Exhibit 4-3.

Southern California Edison Company (SCE) Transmission Line Easement

The SCE transmission line easement, which comprises 54.47 acres, bisects Bell Gardens in a north-south direction. The multi-use concept has been applied to the easement as it is utilized for truck gardening and the raising of nursery stock. In this manner, the easement serves to provide visual relief from the persistent urban pattern of the region. The easement also includes an existing community soccer field, and has the potential for other sports fields and tracks. The easement's recreational use potential includes trails, bikeways, jogging paths, etc.

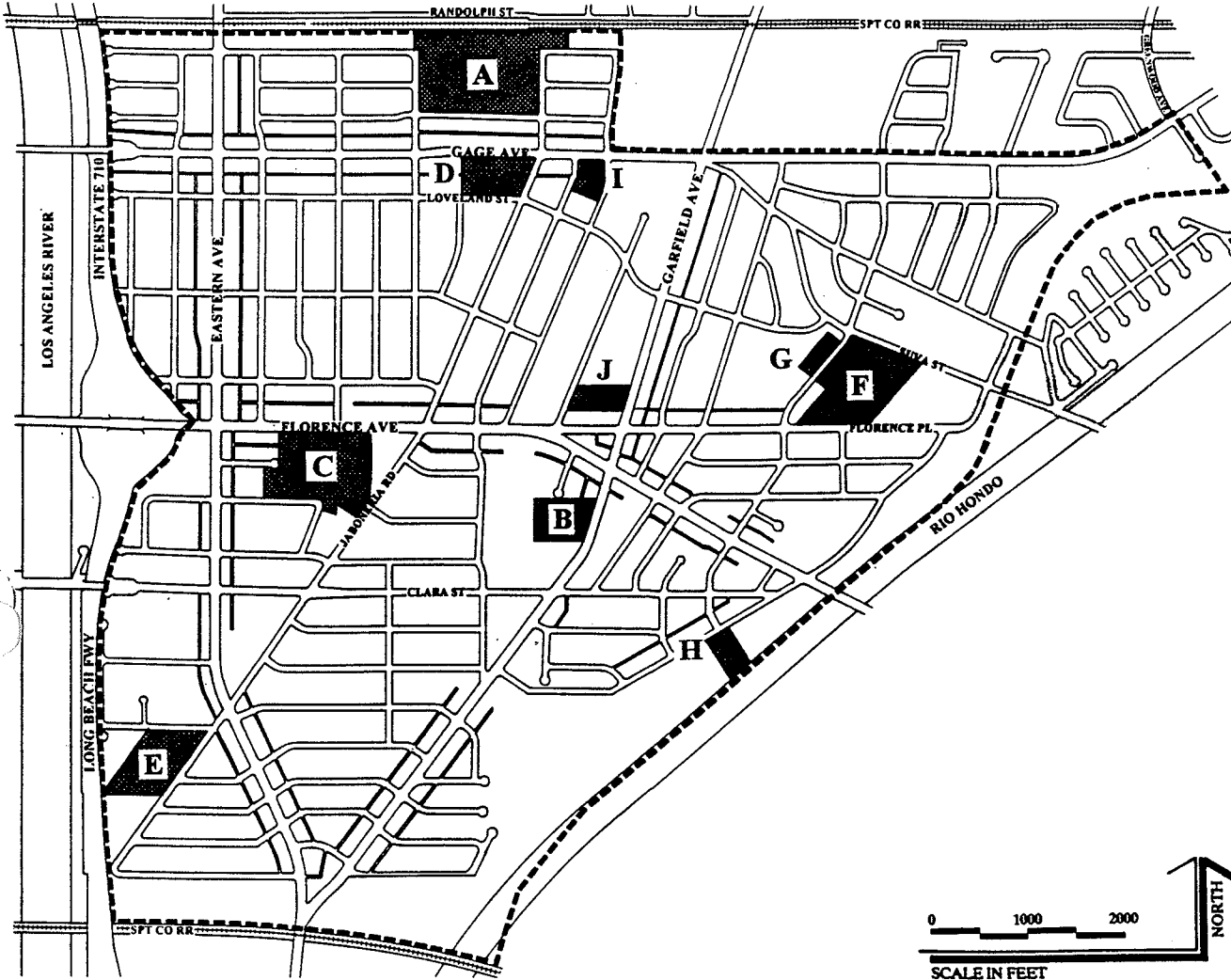
Los Angeles County Flood Control District (LACFCD) Easement

The northeasterly periphery of the City is bounded by 23.90 acres of flood control right-of-way which is utilized by the LACFCD as

percolation basins for groundwater replenishment. As with the SCE easement, the flood control right-of-way serves a multiple function and provides visual relief from the constant urbanization.

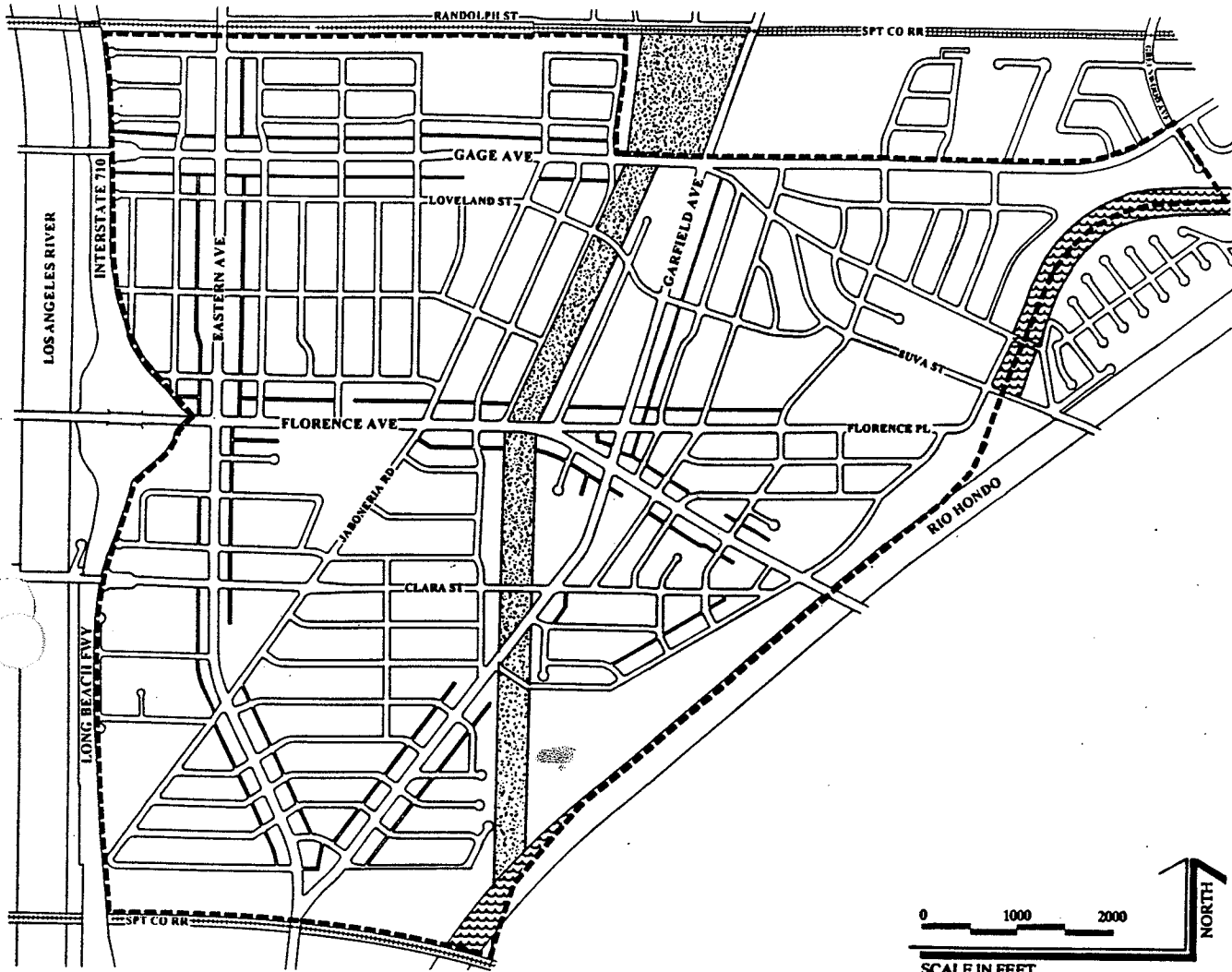
Rivers



The City's geographic location offers certain advantages for future regional open space. Location between the Rio Hondo and Los Angeles Rivers offers a major opportunity to be a part of a system of connected recreation areas. In response to this opportunity, the City has joined with other jurisdictions of the East Central Area Planning Council in supporting the recommendation to develop the banks of these flood channels for open space as is reflected in the "Rio Hondo/Los Angeles Rivers Beautification/Recreation Report." This plan would connect Bell Gardens to the Whittier Narrows Regional Recreation Area through a series of riding and hiking trails and would provide a direct link to the John Anson Ford Park.

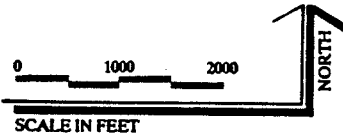


- A Bell Gardens High School
- B Bell Gardens Elementary School
- C Bell Gardens Intermediate School
- D Colmar Elementary School
- E Garfield Elementary School
- F Suva Elementary School
- G Suva Intermediate School
- H Adult School
- I Bell Gardens Christian - Private
- J St. Gertrudes - Private

**EXHIBIT 4-2
SCHOOLS**



-  SCE Right-of-Way
-  Flood Control Right-of-Way



**EXHIBIT 4-3
EASEMENTS**

Section 4: Open Space and Recreation Element (continued)

Vacant Land

The development of additional park land in the City is somewhat constrained by the lack of available vacant land. As of July 1991 (date of

aerial photographs), 2.1% of the City's 2.39 square miles are vacant (2.6% if street acreage is excluded from the calculations). Table 4-4 summarizes the vacant land acreages, according to each lots' General Plan and Zoning designation.

TABLE 4-4 VACANT LOTS				
General Plan Land Use Designation	Site #	Location	Acres	Zone
Very Low Density Residential (0.37 total acres)	1	West side of Jaboneria, at Fostoria	0.37	P-1
Low Density Residential (2.69 total acres)	2	SE corner of Jaboneria and Agra	0.24	R-2
	3	SW corner of Foster Bridge and Orange	0.28	R-2
	4	SE corner of Foster Bridge and Orange	0.06	R-2
	5	West side of Perry, at Alvina	0.21	R-2
	6	East side of Scott, south of Hannon	0.11	R-2
	7	South side of Live Oak, west of Ira	0.23	R-2
	8	North side of Quinn, east of Bell Gardens Avenue	0.83	R-2
	9	North end of Bell Gardens Avenue	0.09	R-2
	10	South side of Clara, west of Eastern	0.48	R-2
	11	North side of Cecilia, east of Eastern	0.16	R-2
Medium Density Residential (5.16 total acres)	12	North side of Foster Bridge, west of Perry	0.17	R-3
	13	SW corner of Gage and Greenwood	4.30	R-3
	14	South side of Clara, east of Eastern	0.34	R-3
	15	SW corner of Jaboneria and Clara	0.17	R-3
	16	North side of Foster Bridge, at Gage intersection	0.18	C-1
Central Business District (6.24 total acres)	17	NW corner of Loveland and Sprecht	2.07	R-1 PUD
	18	Between Priory and Clara, at the 710 Freeway	3.72	R-1 PUD
	19	West side of Eastern, south of Loveland	0.22	C-2
	20	NW corner of Florence and Eastern	0.23	C-2

Section 4: Open Space and Recreation Element (continued)

TABLE 4-4
VACANT LOTS (continued)

General Plan Land Use Designation	Site #	Location	Acres	Zone
General Commercial (1.37 total acres)	21	SW corner of Garfield and Shull	0.19	C-1
	22	North side of Florence, west of Garfield	0.15	C-2
	23	Between Live Oak and Fry, next to Bell Gardens Middle School	1.03	P-1
Office and Professional (4.13 total acres)	24	West side of Garfield, across from the Civic Center	4.13	
Industrial (10.24 total acres)	25	West side of Garfield, north of Loveland	0.46	M-1
	26	East side of Garfield, north of Loveland	0.55	M-1
	27	South side of Loveland, east of Suva Elementary School	1.93	M-1
	28	SW corner of Florence and Scout	0.17	M-1
	29	South side of Florence, west of Emil	0.14	M-1
	30	West side of Perry, north of Clara	0.14	M-1
	31	East side of Scout, north of Shull	0.07	M-1
	32	South side of Shull, along the Rio Hondo Channel	1.03	M-1
	33	South side of Clara, east of Gephardt	0.17	M-1
	34	South side of Shull, at the 710 Freeway	2.87	M-1
	35	SW corner of Ira and Clara	0.09	M-1
	36	North side of Clara, east of Gephardt	0.24	M-1
	37	East side of Scout, at Clara	0.14	M-1
	38	East side of Garfield, north of Shull	0.17	M-1
	39	South side of Gage, west of Garfield	2.07	M-1 HPD

Source: David Evans and Associates, Inc., 1993.

Of the 30.20 acres of vacant land, 8.22 acres have a residential General Plan Land Use designation of Very Low Density, Low Density, or Medium Density. The remaining 21.98 acres are designated commercial or industrial. There

are also two large vacant areas (2.07 acres and 3.72 acres) designated as Central Business District, but zoned R-1 PUD and located within residential areas.