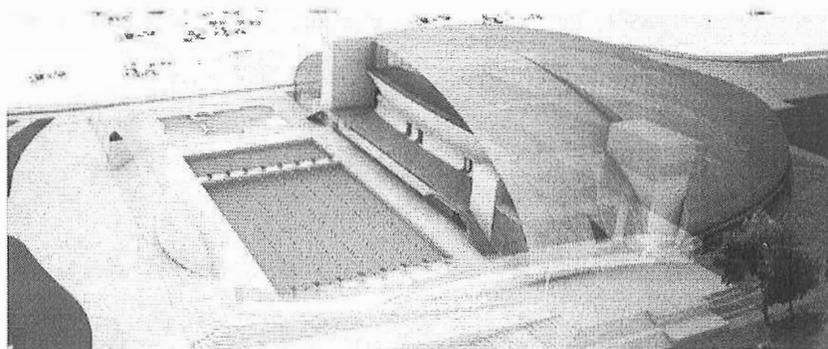


## Appeal to the Long Beach City Council Belmont Beach and Aquatics Center



May 16<sup>th</sup> 2017  
Gordana Kajer

### City of Long Beach Municipal Code

#### **21.15.2870 - Standards or development standards.**

"Standards" or "development standards" means the physical design and development portion of the Zoning Regulations controlling such items as building coverage, yard areas, height of structures or floor area ratios. These are distinguished from use regulations, which restrict the types of land uses allowed on a property.

(Ord. C-6533 § 1 (part), 1988)

#### **21.15.2890 - Standards variance.**

"Standards variance" means granting a property owner relief from development standards of the Zoning Regulations when, because of the particular physical or topographical condition of the property, compliance would result in undue hardship on the owner (as distinguished from a mere inconvenience or desire to make more money). Standards variance shall not be used to intensify the use or increase the density on a lot.

(Ord. C-6533 § 1 (part), 1988)

City of Long Beach Municipal Code

**21.25.306 - Required findings.**

The following findings must be analyzed, made and adopted before any action is taken to approve or deny the subject standards variance and must be incorporated into the record of proceedings relating to such approval or denial:

- A. The site or the improvements on the site are physically unique when compared to other sites in the same zone;
- B. The unique situation causes the applicant to experience hardship that deprives the applicant of a substantial right to use of the property as other properties in the same zone are used and will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purpose of the zoning regulations;
- C. The variance will not cause substantial adverse effects upon the community; and
- D. In the Coastal Zone, the variance will carry out the local coastal program and will not interfere with physical, visual and psychological aspects of access to or along the coast.

(Ord. C-7032 § 9, 1992; Ord. C-6533 § 1 (part), 1988)

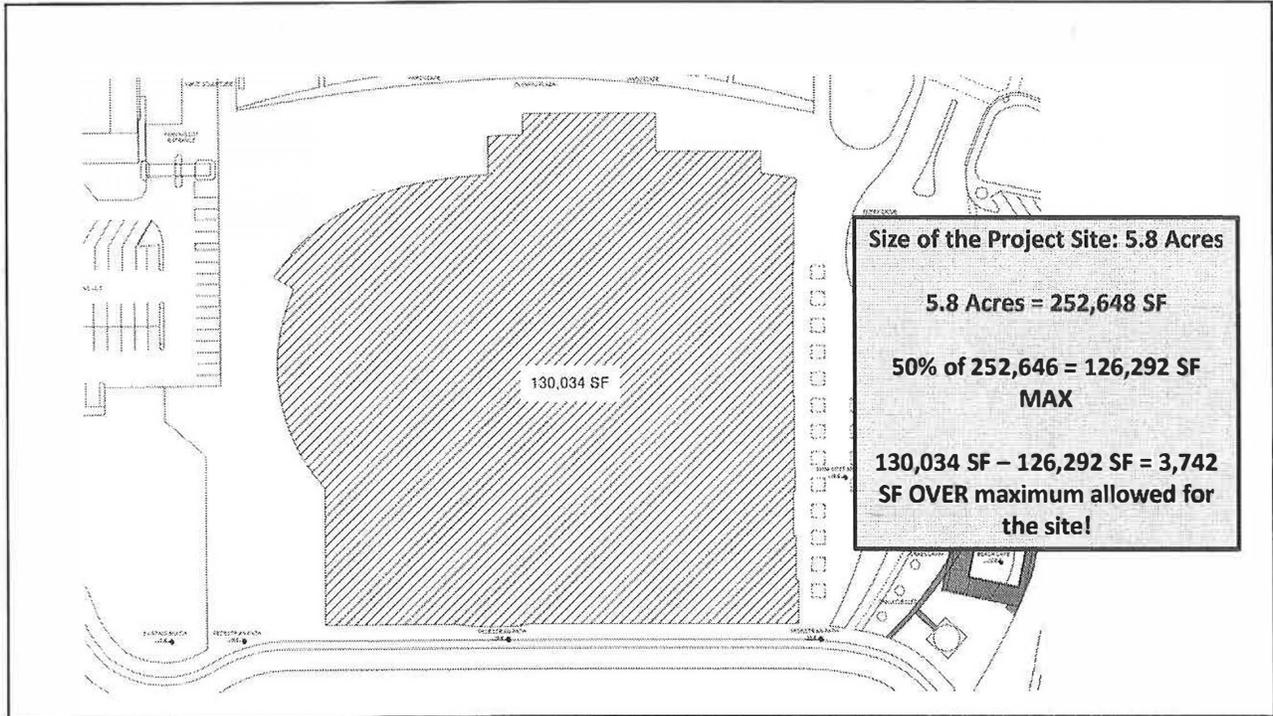
City of Long Beach Local Coastal Program  
Page III-C-22 - Building Design

3. Building Design.

A. **Style.** All buildings shall be designed in appropriate coastally oriented design styles in harmony with other existing styles in the area.

B. **Height.** No buildings shall exceed two stories in height or 25' above grade if located on-shore or two stories or 25' above the pier if located over the water.

C. **Lot Coverage.** No building shall cover more than 50% of its site nor shall occupy more than 50% of its site parallel to Ocean Boulevard. Commercial uses on the west side of 39th Place shall be excepted from this and may occupy 100% of their sites.



City of Long Beach Local Coastal Program  
Page III-C-22 – Building Design

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D. Special Design Standards. All buildings shall be located and designed to provide a maximum feasible amount of unobstructed views through their sites towards the beach and recreational facilities.

**2011 California Code**  
**Public Resources Code**  
**DIVISION 20. CALIFORNIA COASTAL ACT**  
**[30000 - 30900]**  
**ARTICLE 6. Development**  
**Section 30253**

New development shall do all of the following:

(a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

**Scenic Vista:** A scenic vista is the view of an area that is visually or aesthetically pleasing from a certain vantage point. It is usually viewed from some distance away. Aesthetic components of a scenic vista include (1) scenic quality, (2) sensitivity level, and (3) view access. A scenic vista can be impacted in two ways. A development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or "vista" of the scenic resource. Important factors in determining whether a proposed project will block views include its height, mass, and location relative to surrounding land uses and travel corridors.

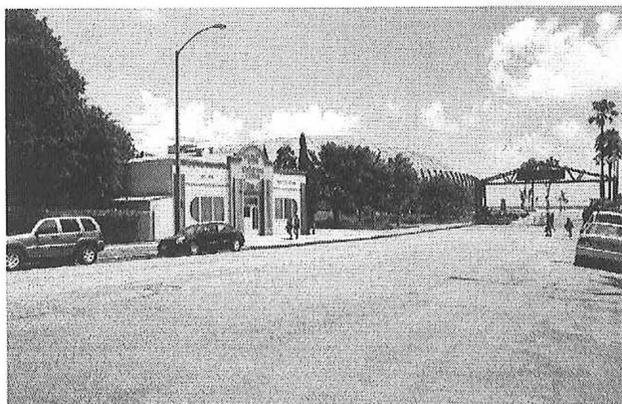
proposed Project. The City has not adopted defined standards or methodologies for the assessment of aesthetic impacts. Edge conditions and viewshed alterations are considered in the context of these



Photo: Courtesy of Lucy Johnson and Grunion Gateless

**City of Long Beach Municipal Code: 21.21.302.5(b)**

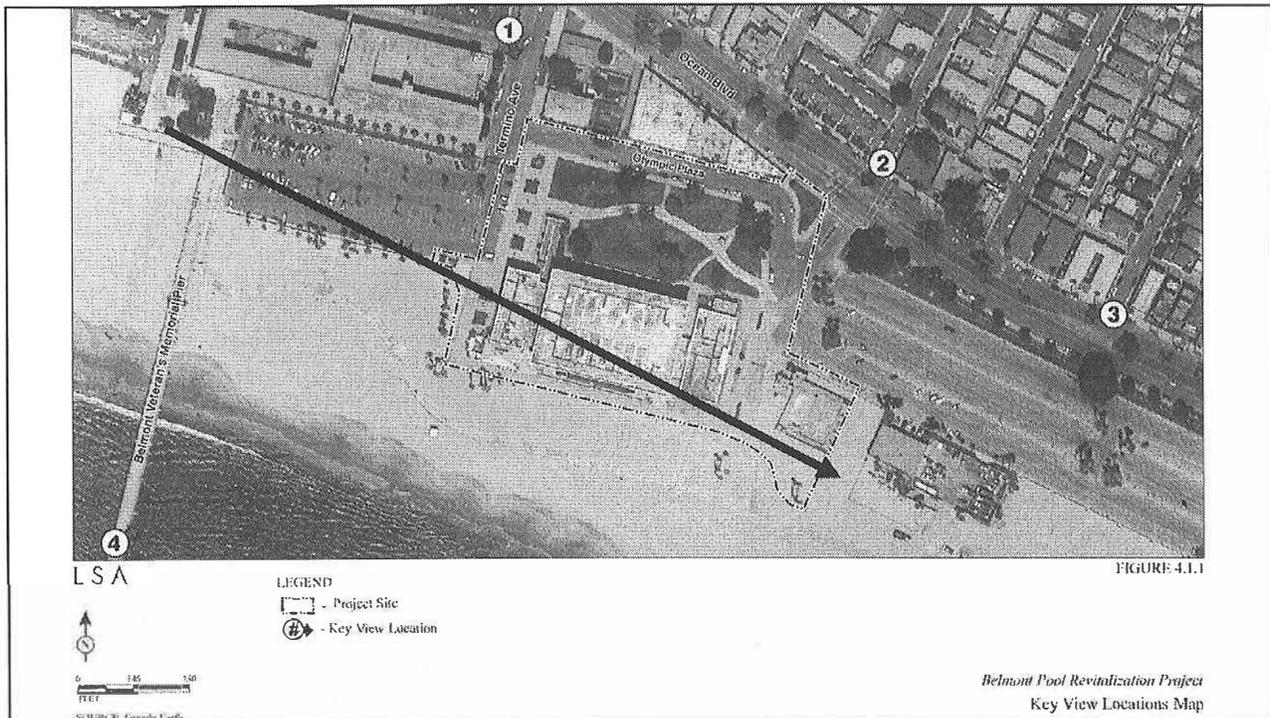
“Building height variance applicants shall erect story poles which accurately represent the full extent of the proposed structure to the satisfaction of the Director of Development Services, including decks and eaves, at least fourteen (14) calendar days prior to the first public hearing and remain in place through the end of the appeal period.”



**Key View 1:** View of the Project site facing south at the intersection of Termino Avenue and Midway Street.



**Key View 2:** View of the Project site facing southwest from the intersection of Ocean Boulevard and Bennett Avenue.



**Conclusion.** Overall, the visual character of the site would be altered because the design of the proposed structure would be dramatically different than the former Belmont Pool complex. However, the proposed Project design appears to have comparable mass, scale, and height and would also be aligned to provide for increased coastal views. Additionally, the proposed Project

???

Former building covered 45,595 square feet  
 The proposed building is 125,500 square feet

That's 72% LARGER than the former structure!

#### 4.6 GLOBAL CLIMATE CHANGE

This section evaluates potential greenhouse gas (GHG) emissions impacts on global climate change associated with the proposed Belmont Pool Revitalization Project (proposed Project) and identifies mitigation measures recommended for potentially significant impacts. The following analysis is based on the GHG calculations conducted for the proposed Project that are provided in Appendix B.

**Table 4.6.C: Sea-Level Rise Projections at the Project Site**

| Time Period | Sea Level Rise |
|-------------|----------------|
| 2014        | 0 ft           |
| 2060        | 0.5 to 2.6 ft  |
| 2100        | 1.4 to 5.5 ft  |

Source: Moffat & Nichol, *Wave Uprush Study* (October 2014).

cm = centimeters

ft = foot/feet

international levels could reduce sea-level rise. Therefore, the proposed Project would not be adversely impacted by sea level rise due to climate change.

???

#### 4.6.8 Mitigation Measures

No mitigation is required.

???

### City of Long Beach Climate Resiliency Assessment Report

Shore, and the lot just north of the Marina. As sea level rises to 50cm, flooding expands to cover almost the entire Peninsula, all of Belmont Shore and Alamitos Bay, the Marina, and large portions of the beach south of Belmont Shore. With 100cm of SLR flooding expands to cover

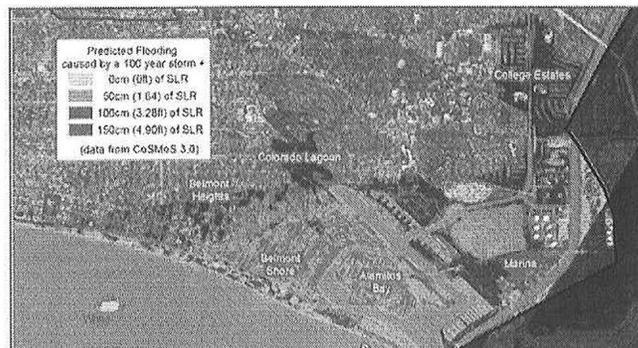
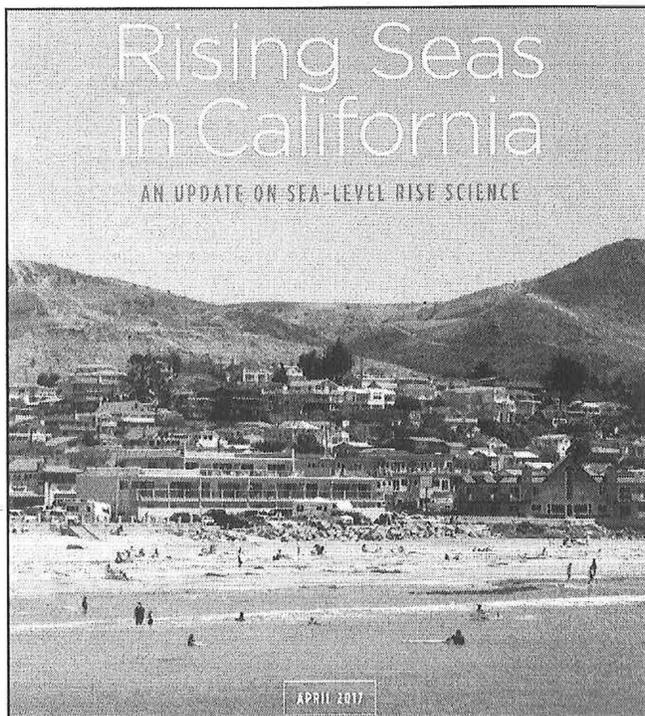


Figure 7. Close-up of the southeast portion of Long Beach predicted to be flooded during a 100 year storm plus 0, 50, 100, or 150cm of Sea Level Rise (SLR). Flooding data is based on CoSMoS 3.0's November 2015 preliminary results.

City of Long Beach Climate Resiliency Assessment Report

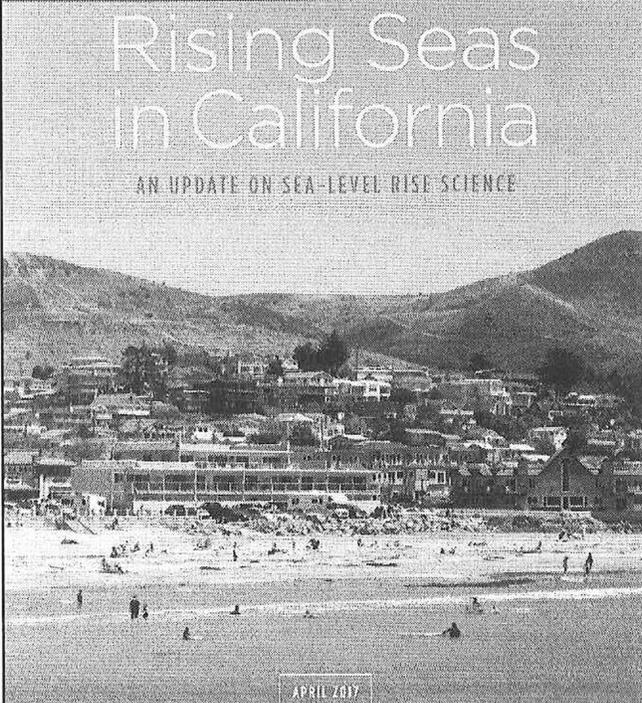
Table 4. Adaptation strategies for existing and new developments

| Strategies for <i>EXISTING</i> Developments  | Strategies for <i>NEW</i> Developments   |
|--|--|
| <ul style="list-style-type: none"> <li>• Rolling easements or setbacks</li> <li>• Relocation incentives</li> <li>• Seawalls or other shoreline protection structures for protection of critical infrastructure</li> <li>• Elevation of facilities</li> <li>• Planned retreat</li> <li>• Rebuilding restrictions for vulnerable structures following SLR-related disasters</li> </ul> | <ul style="list-style-type: none"> <li>• Mandatory setbacks for restriction of development in vulnerable areas</li> <li>• Required warning notices for developers and buyers regarding the potential impacts of future SLR</li> <li>• Smart growth &amp; clustered development in low-risk areas</li> <li>• Designing for increased resiliency following SLR-related disasters</li> <li>• Development of expendable or mobile structures in high-risk areas</li> </ul> |



Key Findings

1. Scientific Understanding of sea-level rise is advancing at a rapid pace
2. The direction of sea level change is clear
3. The rate of ice loss from the Greenland and Antarctic Ice Sheets is increasing
4. New scientific evidence has highlighted the potential for extreme sea-level rise
5. Probabilities of specific sea-level increases can inform decisions
6. Current policy decisions are shaping our coastal future
7. Waiting for scientific certainty is neither a safe nor prudent option



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## California submerging: Rising seas are claiming its famed coast faster than scientists imagined

[calmatters.org/articles/engulfing-crisis-california-sea-level-rise/](http://calmatters.org/articles/engulfing-crisis-california-sea-level-rise/)

**“...if nothing is done to slow global warming, the Pacific Ocean will rise 10 feet along the California coast, a rate of rise that is 30 to 40 times faster than the previous century.”**

By Julie Cart  
April 25, 2017  
Environment  
Climate Change

Additionally, funding for the proposed Project is entirely sourced from the Tidelands Operating Fund, an umbrella fund that allocates expenditures for tidelands operations and capital improvements projects within the tidelands area of the City. Tidelands are defined as those lands and water areas along the coast of the Pacific Ocean seaward of the ordinary high tide line to a distance of 3 miles. The Tidelands Trust not only restricts the use of the

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any alternative location not in the tidelands would have to be funded through alternative sources. Due to a lack of available finances from other City sources, a project that would not be funded by the Tidelands Operating Fund would not be economically infeasible. Therefore, all three alternative sites were located in the tidelands. Additionally, according to the City, no other properties within the City's Tidelands would be large enough or are currently available to be considered as an alternative location. Therefore, the EIR does not include analysis regarding alternative locations.

#### Proposed Belmont Plaza Pool design gets positive reviews from Long Beach aquatics community

By Greg Yee, Press-Telegram

Posted: 04/09/16, 7:06 PM PDT | Updated: on 04/09/2016

projects, he said. Oil is currently around \$30/barrel. Modica said about \$60 million in funds have already been secured for the project and that he and other city officials are working to identify other funding sources which could include bonds, grants and private fundraising.

**\$103.1 mil - \$60 mil = \$43 million UNFUNDED**      **???**