



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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March 2, 2017

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Certify Environmental Impact Report 01-16 and approve Site Plan Review, Conditional Use Permit, Standards Variance, and Local Coastal Development Permit entitlements in conjunction with the construction and operation of the Belmont Beach and Aquatic Center, an indoor/outdoor pool facility with an adjacent passive park and café and restroom buildings at 4000 E. Olympic Plaza. (District 3)

APPLICANT: City of Long Beach  
333 W. Ocean Boulevard  
Long Beach, CA 90802  
(Application No. 1405-01)

### DISCUSSION

This item was continued by the Planning Commission at their September 1, 2016 public hearing to allow for the approval and construction of a story pole installation at the project site. Per Section 21.21.302 – Noticing Requirements for Hearings, an on-site story pole installation is required for all projects requesting a building height Standards Variance. Owing to the site's Coastal Zone location, a Local Coastal Development Permit for the story pole installation was needed. The Planning Commission approved a Local Coastal Development Permit for the on-site story pole installation at their December 15, 2016 public hearing. The California Coastal Commission did not appeal the Local Coastal Development Permit approval. The story pole installation is required to stand at the site for no less than 14 days prior to the project public hearing. The required installation was installed at the site on Monday, February 13, 2017; it will remain in place through the end of the project's appeal period.

The Belmont Beach and Aquatic Center project involves the construction of a 125,500-square-foot pool complex consisting of indoor and outdoor aquatic facilities, 55,745 square feet of passive park and landscape area, and freestanding cafe and restroom buildings (Exhibit A – Location Map). The project would provide a venue for public recreational swimming, aquatics sports training, and competitive swimming and diving

events. The project would redevelop the City-owned site of the former Belmont Plaza Pool and represent the newest chapter in the City's proud aquatic history.

The Belmont Beach and Aquatic Center would act as the replacement facility for the Belmont Plaza Pool. The Belmont Plaza Pool, which opened in 1968, consisted of a 60-foot-tall natatorium housing a 14,010-square-foot indoor pool for swimming and diving, a 5,665-square-foot restaurant and banquet hall, and locker room and office areas. The grounds of the facility also included two outdoor pools and 45,160 square feet of passive parkland. The natatorium was closed to the public in January 2013, after studies found major seismic and structural deficiencies that were deemed an imminent threat to public safety. For purposes of providing aquatic services until a replacement facility could be built, a temporary outdoor pool was constructed in the Beach Parking Lot, adjacent to the facility, in December 2013. In February 2015, the Belmont Plaza Pool natatorium was demolished. The area of the former pool has been backfilled, compacted, and at the request of the California Coastal Commission, covered with a shallow layer of sand. The two outdoor pools and the passive park are still currently open to the public. As part of the project, the two original outdoor pools and the temporary outdoor pool would be demolished. Their removal would be phased so that there is continual access to pools for swim programming until the new facility is constructed and operational. Upon demolition, the area of the temporary outdoor pool would be resurfaced, restriped, and reincorporated into the Beach Parking Lot for additional parking for the new facility.

Required project entitlements consist of a Site Plan Review (for new construction over 500 square feet on City land), a Conditional Use Permit (for a café use in the Park zone), a Standards Variance (for a building height exceeding 25 feet-30 feet in PD-2 and Park zones, respectively), and a Local Coastal Development Permit (for development within the Coastal Zone). Additionally, the City has prepared the Belmont Pool Revitalization Project Environmental Impact Report (EIR) to analyze the potential environmental impacts of the project, discuss alternatives, and to propose mitigation measures for identified potentially significant impacts that would minimize, offset, or otherwise reduce or avoid those environmental impacts.

The Belmont Beach and Aquatic Center would occupy a 5.8-acre project site that is split-zoned, with areas in both the Belmont Pier Planned Development District (PD-2) and the Park (P) zoning district. The PD-2 zoning designation encompasses the northern portion of the project site, which abuts Olympic Plaza and the Belmont Veteran's Memorial Pier parking lot, and the P zoning designation encompasses the southern portion of the project site, which abuts the beach. The active recreational nature of the facility is consistent with uses permitted in each zoning district. The project site is split similarly between two General Plan Land Use Districts. The northern portion of the project site is designated as Mixed-Uses (Land Use Designation No. 7), and the southern portion of the project site is designated as Open Space and Parks (Land Use Designation No. 11). Both Land Use Districts identify public recreation uses and facilities as intended uses, and the proposed PlaceType for the site in the forthcoming Land Use Element is "Waterfront," which would allow for recreational projects like the

subject project. Like the Belmont Plaza Pool, the Belmont Beach and Aquatic Center would be open to the public. Classes and other programs would be offered year-round to various populations including children, youth, and seniors.

Land uses surrounding the site include one-to-two-story commercial uses immediately to the north, across Olympic Plaza; the predominately residential Belmont Shore neighborhood to the northeast, across Ocean Boulevard; the Beach Parking Lot and City Marine Maintenance Yard to the east; bicycle and pedestrian paths, volleyball courts, the beach, and Pacific Ocean to the south; and the Belmont Veterans Memorial Pier, Pier Parking Lot, and a four-story, multi-family residential building to the west.

The project would consist of three main areas: the pool facility, a landscaped passive park area, and outdoor cafe and public restroom buildings (Exhibit B – Project Plans). The pool facility, the primary component of the project, would cover the majority of the project site. The passive park area would be located on the western and northern portions of the project site, between the pool facility and the Pier Parking Lot (west) and the pool facility and Ocean Boulevard commercial uses (north), and near the cafe and restroom buildings, which would be located east of the pool adjacent to the beach and Beach Parking Lot.

The project has been designed using a comprehensive sustainability strategy. Site design, building material selections, pool equipment and lighting selections, and other project features were carefully studied to maximize energy efficiency and lower water consumption. The project intends to meet Leadership in Energy and Environmental Design (LEED) Gold certification status.

#### The Pool Facility

The most prominent feature of the Belmont Beach and Aquatic Center would be the structure housing the indoor pools and fixed spectator seating area, the natatorium. The natatorium would stand 71 feet above a 7-foot plinth, reaching a maximum height of 78 feet. The natatorium would feature a contemporary and unique elliptical design resembling a bubble. The structure would be comprised of a web of structural steel, infilled with ethylene tetrafluoroethylene (ETFE) plastic, creating a curved shell over the indoor pool and spectator seating areas. ETFE is a low-maintenance, largely self-cleansing plastic with properties similar to Teflon. Deposits of sand, dirt, dust, and bird droppings would remain unattached to the plastic's low-friction surface and be removed naturally through rain and wind processes. The use of ETFE as a roofing material would allow diffused sunlight to enter the facility, reducing energy costs. The roof structure would not form a complete bubble; at its eastern end the bubble would be cut off, forming a facade. This edge would mark the separation of indoor and outdoor pool areas. The outdoor pool areas would be open to the sky and surrounded by a transparent plexiglass barrier ranging in height from 8-15 feet for access control, sound attenuation, and aesthetics.

The architecture and scale of the natatorium stands in stark contrast to the former Belmont Plaza Pool. The former pool was built in a traditional style that emphasized

height and scale. Its broad sides (north and south elevations) measured 230 feet long and featured a uniform 60-foot height. The curved elliptical shape of the proposed natatorium, in conjunction with the high degree of transparency provided by its ETFE roofing material, would feature a reduced sense of scale and mass when compared to the former pool facility. The curvature of the roof allows for the elimination of building corners, increasing views of the coastline from vantage points north of the site. While the natatorium would exceed the 25- and 30-foot height restrictions of the PD-2 and Park zones, respectively, the former Belmont Pool Facility was also in excess of these standards. The structure's domed nature would result in only a single point of maximum height, with the majority of remaining portions of the structure lower in height than the former Belmont Pool facility (Exhibit C – Findings of Approval). The pool facility's shaping is reflective of the City's aggressive push for iconic, context-sensitive architecture. The building's innovative architectural design brings value to the site, addresses community concerns over access to viewsheds, and contributes to the development character of the City's coastal environment.

The main entrance to the pool facility would be from the north, off the passive park. The facility's first level would sit atop a 7-foot plinth, high enough above the beach grade to protect against the anticipated maximum ocean high-water event mark. The plinth level would form the foundation of the entire structure and contain the pool decks, the building's lobby area, and support functions for the indoor and outdoor pools, including locker room areas, offices, storage and supply rooms, stairways and elevators. A view deck on the south elevation would afford spectators panoramic views of the City's coastline and the Pacific Ocean.

The facility's pool areas have been designed to meet international competition standards. The pool features within the natatorium, totaling approximately 18,610 square feet of pool surface area, would consist of:

- A 50-meter, competition-sized pool with a movable floor to allow for floor depth adjustments ranging from zero feet, zero inches to eight feet, six inches (8'-6") deep. The pool's 25-yard width would accommodate twenty-one (21), 7'-6" swimming lanes. Two 6-foot movable bulkheads would be provided to divide the pool for various programmatic uses. The total pool surface area would measure approximately 13,220 square feet.
- A dive pool, located north of the competition pool, featuring a dive tower with platforms at 1, 3, 5, 7.5, and 10 meter heights. The dive pool would also feature two, 3-meter springboards and two, 1-meter springboards. The total pool surface area would measure approximately 4,205 square feet.
- A teaching and therapy pool with a depth of 3-6 feet. The total pool surface area would measure approximately 820 square feet.
- A whirlpool pool spa with a depth of 3 feet. The total spa surface area would measure approximately 250 square feet.
- A whirlpool dive spa, located adjacent to the dive pool, with a depth of 3 feet. The total spa surface area would measure approximately 250 square feet.

The outdoor pool component would consist of two separate pools with a combined water surface area of approximately 17,840 square feet. Though no permanent spectator seating is provided for the outdoor pools, the outdoor pool area has been designed to accommodate temporary seating for up to 3,000 spectators. Outdoor pool features would include:

- A 50-meter, competition-sized pool ranging in depth from eight feet, six inches (8'-6") to 10 feet. Similar to the indoor competition-sized pool, twenty-one 7'-6" swimming lanes would be provided; the outdoor pool, however, would feature a pool width of 25 meters. A 6-foot movable bulkhead would be provided to divide the pool for various programmatic uses. The total pool surface area would measure approximately 14,120 square feet.
- A recreational pool with a depth of 4 feet. This pool would be used for numerous recreational activities and include movable lifeguard stands and an ADA lift for accessibility.

The project includes approximately 36,450 square feet of pool surface area, an 18,040-square-foot increase of surface water area from the Belmont Plaza Pool facility, which featured a surface water area of 18,410 square feet. This increase in pool surface area would allow for simultaneous recreational and competitive activities to occur in the indoor and outdoor pool areas, something which the former facility was unable to accommodate.

Above the plinth level would sit a mezzanine level. The plinth level mezzanine would be located adjacent to the outdoor pool deck and contain an exterior patio measuring approximately 6,000 square feet, public toilet facilities, and mechanical rooms. The facility's second level measures approximately 14,300 square feet and is the primary spectator area. Bleacher seating for up to 1,250 spectators would be distributed evenly across the length of the competition pool and dive pool areas. The 1,250-person seating area meets the minimum seating capacity necessary to host large events such as the NCAA Division Championships, NCAA Conference Championships, and the USA Swimming Club Nationals. Behind the spectator seating area would be concession stands and restroom facilities. The highest publicly-accessible area of the facility would be a second level mezzanine. The second level mezzanine area would measure approximately 4,850 square feet and consist of flexible programing spaces overlooking both the indoor and outdoor pool areas.

The project would include the installation of new directional LED lighting to facilitate outdoor competitive aquatic events and evening recreational swimming, as well as provide for a safe and comfortable experience for those gathering in or passing through the open areas adjacent to the pool facility. All exterior lighting fixtures would be shielded so that lighting is focused downward to restrict spillover and light-related impacts on the potentially light-sensitive residential uses in proximity to the site. Illumination of the natatorium would be from the structure's interior and would not include direct light shining outward. At night, the structure would have the potential to be illuminated in any color. The light, however, would be diffused by the translucent

outer layer of the bubble structure. While this would create an additional source of light in the area, it would be indirect in nature and automated to be limited to the facility's operating hours (until 10:00 p.m.).

Levels of combined crowd and public address system noise emanating from the natatorium would not result in noise levels that would exceed the City's daytime interior noise standard. Since the project is not expected to be used after 10:00 p.m., no nighttime operational noise would occur. Combined levels of crowd and public address system noise emanating from the outdoor pool area have been found to potentially exceed the City's daytime exterior noise level requirement. Project mitigation requiring speaker alterations to bring noise levels below current exterior standards has been incorporated (Exhibit D – Conditions of Approval).

#### Passive Park and Open Space

Passive park and open space areas would surround the pool facility on its north, west, and east sides. These areas would include approximately 127,085 square feet of open space, approximately 55,745 square feet of which would be landscaped. These figures exceed the former pool facility's open space and landscaped areas, which stood at 118,790 square feet and 45,160 square feet, respectively. The design of the open space and landscape areas creates a unique public space that's universally accessible with defined paths of travel. These areas are designed to accommodate the large crowds anticipated during busy events but also function as an attractive social space during non-event times. Landscaping would contain a mixture of native- and non-native drought-tolerant species that have been selected for their climate resiliency and contribution to the overall project aesthetic.

Olympic Walk, a 26-foot-wide pedestrian walkway that doubles as an emergency vehicle access lane, spans the north end of the site and acts as the primary means of cross-lot pedestrian travel north of the pool facility. Olympic Walk would be located in the area of the existing Olympic Plaza right-of-way, a 60-foot-wide right-of-way with two traffic lanes and sidewalks that would be closed and integrated into the project's open space area. The closure of Olympic Plaza is identified in the Local Coastal Program's Improvement Plan for the Belmont Pier area for improved public safety and public use of the area. Olympic Walk would be bounded by tree habitat areas that would help attract visitors from Termino and Bennett Avenues and direct pedestrian traffic flows to the main lobby entry. A row of bicycle parking stalls east of the lobby entry would provide convenient accommodation to those arriving by bicycle. A large assembly area for swim teams and spectator groups to assemble before and after events is proposed between the outdoor pool area and the Beach Parking Lot, adjacent to the parking lot's loading area. This area would be partially lined with a linear strip of native dune grass landscaping. The building's western elevation would feature a terraced public lawn area, suitable for picnics and small group gatherings, that gradually climbs to the building's entrance level. The terraced lawn area would connect with a turf-covered viewing deck at the building's southwestern edge. This area, referred to as the sunset lawn, would provide a natural beach overlook and function as an additional gathering spot for visitors.

The project site does not currently function as a wildlife movement corridor. However, migratory nesting birds have been documented at the site. Bird species identified in the project area are accustomed to human intrusion and thus anticipated to reestablish themselves in the relocated trees or in the new trees to be planted as part of the project. Removal of the site's existing trees (30 total) would be in a manner consistent with City policy and restricted to non-nesting seasons (autumn and winter) to limit any potential disturbance.

#### Cafe and Restroom Buildings

The freestanding cafe and restroom buildings would measure 1,500 square feet and 600 square feet, respectively. The café building, located east of the pool facility and south of the Beach Parking Lot in the area of the site zoned P, would be leased by the City to a private operator and offer food and beverages to pool facility visitors, beachgoers, and users of the bicycle and pedestrian paths. Picnic tables and umbrellas for public use would be installed adjacent to the café in an area of hardscape that would feature interactive chalk circles for public engagement and enhancement of the beach experience. The café use will require a Conditional Use Permit owing to its location in the P zone. Its visitor-serving nature and site location complement the adjacent pool facility and contributes to the success of the overall project. The restroom facility would be located at the southern end of the Beach Parking Lot, immediately north of the cafe. Use of the restroom facility would be offered to the general public.

Parking for the proposed facility would be provided by the two existing pay lots adjacent to the project site. The Pier Parking Lot, located west of the project site and accessed from Termino Avenue, and the Beach Parking Lot, located east of the site and accessed from Bennett Avenue, contain a combined total of approximately 1,050 parking stalls. The Ocean Boulevard entrance to the Beach Parking Lot would be reconfigured to provide a safe and suitably-sized drop-off and loading area for automobiles and buses. To mitigate potential traffic-related impacts, events with more than 450 spectators would be required to provide an Event Traffic Management Plan, which would include active traffic management strategies such as off-site parking procurement and shuttle services to these locations. The project site is also served by Long Beach Transit and the Class I off-street bicycle path that spans from the Los Angeles River on the City's western end to 54<sup>th</sup> Place on the Alamitos Bay Peninsula. The project would include new bicycle parking locations north of the pool facility entrance and adjacent to the cafe building to encourage various modes of travel to the facility.

#### Coastal Considerations

The project site is located entirely within the Coastal Zone. The northern portion of the project site is located in the City permit jurisdiction (appealable to the Coastal Commission) and the southern portion of the site is located in the Coastal Commission permit jurisdiction. Development at the project site requires compliance with the California Coastal Act and the City's Local Coastal Program.

The California Coastal Act was adopted in 1976, with the aim of protecting, maintaining, and enhancing the coastal environment and its resources and maximizing public access

and public recreational opportunities in coastal areas. The Coastal Act also sought to encourage State and local agency cooperation in preparing procedures to implement these goals. Following Coastal Act adoption, the City adopted its Local Coastal Program in 1980. The Local Coastal Program functions as the action plan for implementation of the Coastal Act while acknowledging the development pattern of our highly urbanized shoreline and the unique challenges that are presented as it redevelops.

Chapter 3 of the Coastal Act contains the standards used by the California Coastal Commission in the review of Coastal Development Permits. The project is consistent with Chapter 3 Coastal Act policies. The oceanfront project site is suitable for a public recreation facility, as evidenced by the 45-year lifespan of the former pool facility which occupied the site. The new facility would represent a larger, more modern incarnation of the use that would remain open to the public and offer aquatic programming that would serve the same populations, in larger numbers, as the former facility. The facility would be fully compliant with current ADA accessibility requirements, thereby increasing public access and improving public safety. Existing public access to the coastline would be maintained and enhanced through incorporation of on-site landscaped walking paths and circulation areas north, east, and west of the facility and proposed linkages to the beach bicycle and pedestrian paths located south of the site. The increased spectator seating potential for the new facility and the nature of competitive events – ranging from local to national levels – would elevate the facility to a regional public amenity, thereby increasing the potential for new visitors to our coastal areas. Local access to the site would be improved through the provision of on-site bicycle amenities and hardscape improvements that would better connect the site to existing rights-of-way.

The Local Coastal Program contains policies that generally mirror those of the California Coastal Act and specific policies for various planning areas of the City's coastal zone. The project site is located within Area C – Belmont Heights Neighborhoods of the Local Coastal Program, an area containing a mixture of residential housing types, a node of commercial uses south of Ocean Boulevard at Livingston Drive, and the Belmont Pier, Belmont Pool, and Colorado Lagoon recreation areas. The project furthers Local Coastal Program policies that call for enhancement of coastal zone public recreation and public access, and an increase in public use of coastal resources. Project compliance with Area C-specific policies would also be achieved. These policies include retention of existing Termino Avenue and Bennett Avenue view corridors (achieved, and enhanced from the former box-shaped facility, with the facility's bubble shape and use of transparent building material) and the closure of Olympic Plaza at the north-end of the site (the area would be converted into a landscaped pedestrian circulation and emergency fire access path).

Construction of the pool facility would feature a deep pile foundation. The deep, below grade piles would support a system of beams and vertical structures that would support the pool, walls, floors, and roof structure. In the event of a wave uprush scenario, the deep piles would not be exposed to wave activity. Exposed elements of the foundation, namely the vertical walls of the facility, would act as a barrier to water flow, including



wave action, should waves reach the structure. The south face of the pool facility would be designed to be impermeable, resulting in deflection and/or reflection of waves in the event of a wave uprush scenario. Overland water flows around the facility would be directed primarily to the adjacent Pier Parking Lot and Beach Parking Lot. A Sea Level Rise erosion analysis performed for the project found that in a wave uprush scenario the facility would not exacerbate erosion in adjacent beach areas until the berm fronting the facility is completely eroded away, something the study does not foresee occurring even in the most conservative sea level rise and breakwater modification scenarios studied.

### **PUBLIC HEARING NOTICE**

Public hearing notices were distributed on February 13, 2017, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. Additionally, a story pole installation tied to the project's building height Standards Variance request was installed at the site on February 13, 2017. Any public comments received following preparation of this report will be provided to the Planning Commission as soon as possible, up to 5:00 pm on the day of the scheduled hearing.

### **ENVIRONMENTAL REVIEW**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Environmental Impact Report (Exhibit E – EIR 01-16, State Clearinghouse No. 2013041063) was prepared for the project.

A Notice of Preparation (NOP) and Initial Study (IS) were made available for a 30-day public comment period that started on April 18, 2013, and ended on May 17, 2013. The purpose of this public comment period was to seek input from public agencies and interested individuals on the environmental issues to be analyzed in the EIR. After close of this NOP/IS comment period, changes were made to the project site design that required revision and recirculation of the NOP and IS for a 30-day public comment period from April 9, 2014, to May 8, 2014. Appendix A of the EIR includes the revised 2014 NOP and IS.

Key environmental issues raised in the NOP/IS public comment periods included: 1) potential for increased traffic; 2) potential for discovery of cultural resources; 3) potential for air quality impacts; 4) increases in wastewater discharges; 5) potential for impacts to storm drain facilities; and 6) concerns regarding pool design and amenities meeting the overall desires of the swimming community.

On June 17, 2014, the City Council conducted a Study Session on the project programmatic requirements and conceptual plans. Pursuant to City Council direction, a Stakeholder Advisory Committee was formed that included representatives for local residents, business interests, aquatics community, competitive pool users, recreational pool users, and the general public. This Committee conducted three workshops in July and August 2014, to prioritize optional project components through collaborative

discussions. Based on this Committee's recommendations, a public conceptual design meeting was held on September 17, 2014, at Rogers Middle School. At a public meeting held on October 21, 2014, the City Council unanimously approved the recommended programmatic requirements recommended primarily by this Stakeholder Committee. Based on input from the City Council, the Stakeholders Advisory Committee, the general public, and the California Coastal Commission, the major common issues of concern included: 1) loss of park space; 2) wildlife; 3) parking; 4) noise; 5) aesthetics; 6) geologic stability; 7) design features; and 8) cost.

The EIR addresses all areas of concern raised in the 2014 NOP/IS comment period, examines project-related and cumulative environmental impacts, identifies significant adverse environmental impacts, and proposes mitigation measures designed to reduce or eliminate potentially significant project impacts. The Draft EIR and Notice of Availability (NOA) were released for a public comment period that started on April 13, 2016, and ended on June 16, 2016. During this public comment period, three Study Sessions were held on the Draft EIR: 1) Planning Commission Study Session on May 5, 2016; 2) Marine Advisory Committee Study Session on May 12, 2016; and 3) City Council Study Session on June 14, 2016. The Draft EIR determined that after inclusion of all recommended mitigation measures, the project would not result in any significant adverse environmental impacts.

The City received a total of 60 comments during or immediately after the Draft EIR public comment period: four from State and local agencies (California Department of Transportation, California Coastal Commission, State Clearinghouse, and the County Sanitation Districts of Los Angeles County) and 56 from interested individuals. Among the concerns raised in these comments, there were three issues that were frequently addressed: the quantity of permanent indoor seating; the possibility of including outdoor diving facilities proposed in Alternative 3; and the necessity of requiring an Event Traffic Management Plan as a mitigation measure for special events.

Section 2.1, Frequent Comments and Common Responses, of the Final EIR provides a description of these issues and the accompanying responses. Since the amount of permanent indoor seats affects building size and design criteria, seating was balanced with various project constraints as part of the baseline programmatic project requirements and as a result, the project was designed with 1,250 permanent indoor seats. However, the project would also allow for temporary seating for up to 3,000 spectators at the outdoor pool, bringing seating capability for both indoor and outdoor pools for up to 4,250 spectators.

In regard to the Alternative 3 outdoor diving well component, this feature was considered in the Alternatives analysis to address visual impacts associated with pool building height. While this Alternative incrementally reduced project environmental impacts, Alternative 3 was determined to meet only a few of the Project Objectives, and to a lesser degree than the project. Alternative 3 was not identified as the Environmentally Superior Alternative nor was it identified as the Preferred Alternative. Therefore, the project proposal under consideration for approval would locate the diving well inside the

pool building.


Several comments expressed concerns over the proposed mitigation measure required for special events, defined as events with 450 or more spectators, to prepare an Event Traffic Management Plan for review and approval by the City Traffic Engineer. The commenters maintained that the adjacent public parking lots provide sufficient parking supply and therefore this mitigation measure is unnecessary. The threshold of 450 spectators, which based on typical average vehicle occupancy of 1.5 passengers per vehicle, was chosen as a very conservative number for the definition of a large special event. The Event Traffic Management Plan required by Mitigation Measure 4.12.1 may include active traffic management and/or off-site parking and shuttles. Implementation of this measure was determined to reduce potential impacts associated with special events at the project site to a less than significant level.

None of the comments received on the Draft EIR provide significant new information that identify any new potentially significant environmental issues not analyzed in the EIR, substantially increase the severity of impacts analyzed in the EIR, identify feasible project alternatives or mitigation measures not addressed in the EIR, or show that the EIR was fundamentally inadequate and conclusory in nature. Therefore, recirculation of the Draft EIR is not required under CEQA.

Section 3.0, Errata, of the Final EIR provides changes in the Draft EIR made to clarify, correct or add to the environmental impact analysis. These are minor changes that do not constitute significant new information that would alter the impact analysis determinations or require recirculation of the EIR.

The continuance of this item from the September 1, 2016 Planning Commission public hearing does not require any additional CEQA procedures or documentation. The preparation and public availability of this EIR has been done in compliance with the provisions of CEQA and the CEQA Guidelines, and staff therefore recommends the Planning Commission certify EIR 01-16.

Respectfully submitted,



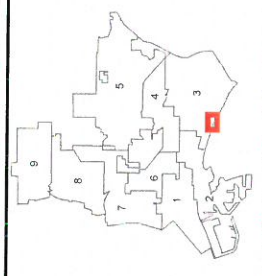
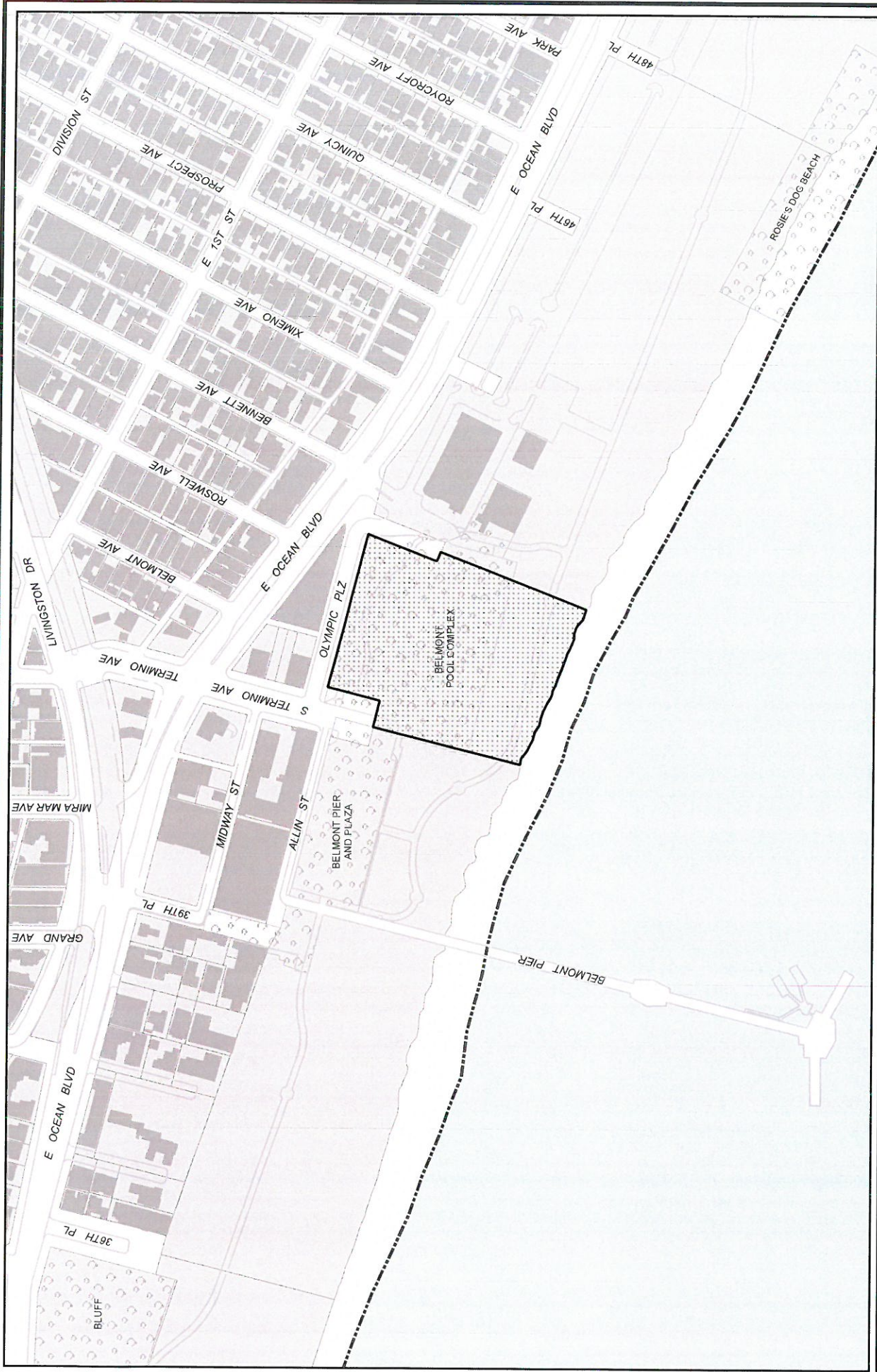
LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

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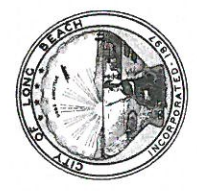
Attachments:      Exhibit A – Location Map  
                         Exhibit B – Project Plans  
                         Exhibit C – Findings of Approval  
                         Exhibit D – Conditions of Approval  
                         Exhibit E – EIR 01-16, State Clearinghouse No. 2013041063



# Exhibit A



**Subject Property:**  
 4000 Olympic Plz  
 Application No. 1602-54  
 Council District 3  
 Zoning Code : P, PD-2 SubArea 1



**SITE PLAN REVIEW FINDINGS  
4000 E. Olympic Plaza  
Application No. 1405-01  
March 2, 2017**

Pursuant to Section 21.25.506 of the Zoning Ordinance, the Site Plan Review Committee or the Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

**A. THE DESIGN IS HARMONIOUS, CONSISTENT, AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER, AND SCALE WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;**

The proposed Belmont Beach and Aquatic Center development consists of a 125,500-square-foot pool complex containing indoor and outdoor aquatic facilities, 55,745 square feet of passive park and landscape area, and freestanding café and restroom buildings on a 5.8-acre site. The design of the project is harmonious, consistent, and complete within itself. Through a comprehensive and iterative planning process that relied heavily on community input, the developer has carefully designed a project that would fit within the context of its coastal setting.

The primary component of the project is the pool facility, which consists of the natatorium and an outdoor pool area. The natatorium and outdoor pool deck will be located atop a seven-foot-tall plinth. The natatorium will rise 71 feet from plinth level, giving the facility a total height of 78 feet. The facility is situated at the southern end of the project site, thereby maximizing its distance from the residential uses of Belmont Shore and allowing it to be surrounded on four sides by open space. The abandonment of the Olympic Plaza roadway, at the northern edge of the site, will provide additional project open space and a buffer from neighboring uses. The facility is oriented towards the north, with a distinct and visible main entry located in the center of this elevation. Direct paths of travel to the main entrance from the Pier Parking Lot (located to the west), the landscaped passive park area (located to the north), and the Beach Parking Lot (located to the south) have been provided for efficient pedestrian circulation. An area of bicycle parking is provided east of the entrance, and an elevated terrace of turf-covered seatwalls for public assembly would occupy areas west of the entrance. The project's open space areas would feature primarily non-invasive and climate-adapted plantings that meet the City's landscape requirements thereby beautifying the site and creating an attractive and inviting pedestrian-friendly environment. The café and restroom buildings would be located east of the pool facility, across an area of hardscape designed to accommodate large group gatherings. This area would include additional bicycle parking and interactive pedestrian features such as outdoor table seating and interactive sandbox features.

The most prominent feature of the project is the proposed natatorium, the structure that would house the indoor pools and spectator seating areas. The natatorium features a curved elliptical shape with a structural steel and ethylene tetrafluoroethylene (ETFE) plastic roofing system. The transparency of this roofing material and the rounded, natural shape of the natatorium combine to create a contemporary, iconic structure that will serve as a Long Beach landmark. The innovative shape and material composition of the structure will result in a reduced sense of scale and mass when compared to the former facility that stood at the site, the Belmont Plaza Pool, thereby enhancing area viewsheds.

The project demonstrates an understanding of the City's sustainability goals and policies and has been designed to meet the Leadership in Energy and Environmental Design (LEED) Gold certification.

**B. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES, OR THE GENERAL PLAN;**

The project site is located in the Belmont Pier Planned Development District (PD-2) and the coastal zone. PD-2 seeks to revitalize the area surrounding Belmont Pier through a combination of flexibility of regulation and detailed development standards. The plan places heavy emphasis on maintaining (or enhancing) physical, visual, and psychological access to the coast. The codified design language applicable to development on the project site is contained within PD-2's General Development and Use Standards and the specific Building Design standards for Subarea 1, location of the project site.

The Belmont Beach and Aquatic Center development reflects an understanding of the PD-2 design criteria. The project's natatorium, with its transparent ETFE roof membrane, is consistent with the document's call for "open" and "airy" buildings. Furthermore, the elliptical shape of the natatorium reflects a more natural form than the former box-shaped natatorium it would replace. This shift in architecture would result in a less imposing, more "coastal oriented" style. Views of the ocean would be improved as compared to the previous pool facility because of a reduction in overall building massing. The PD's goals of preserving area view corridors, including the specified Termino Avenue and Bennett Avenue view corridors providing ocean views from vantage points north of the project site, would be met with the proposed project. Landscaping and hardscape improvements that surround the pool facility on its north, east, and west sides have been carefully considered to create a lush, park-like setting that functions as a flexible space with the ability to accommodate large, event-related crowds. Plant selections would consist primarily of native and drought-tolerant species that are suitable for the project site's coastal habitat. The building and landscape design establishes

physical, visual, and psychological access to the coast. Therefore, the project meets the goals of PD-2.

**C. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE IS POSSIBLE;**

The 5.8-acre project site currently consists of a temporary, shallow backfilled sand area where the former pool facility stood and a passive park and landscape area containing turf grass, hardscape improvements, and mature ornamental trees. Ornamental tree species that are currently found on site include eucalyptus, ficus, oak, and paperbark. Some of the existing trees on site may be relocated, depending on their condition and potential to survive relocation. These are not significant or protected trees, however, and the proposed project would comply with all City on- and off-site landscaping requirements including the installation of a full landscape palette of trees, shrubs, and groundcover plants.

**D. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND**

The proposed project would improve City-owned land and be operated by the Department of Parks, Recreation, and Marine. The proposed public improvements in and around the project site, including within the Beach Parking Lot, have been promoted and directed by City staff and been found to be necessary for the project's function and success. The project necessitates these public improvements to ensure that development does not adversely impact other public and private facilities and services.

**E. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT).**

**Table 25-1**  
**Transportation Demand Management Ordinance Requirements**

TDM Requirements	New Nonresidential Development		
	25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation information area	*	*	*
Preferential carpool/vanpool parking		*	*
Parking designed to admit vanpools		*	*
Bicycle parking		*	*
Carpool/vanpool loading zones			*
Efficient pedestrian access			*
Bus stop improvements			*
Safe bike access from street to bike parking			*
Transit review	For all residential and nonresidential projects subject to EIR		

The proposed project contains more than 100,000 square feet of new, nonresidential development (125,500 square feet) and is therefore subject to the Transportation Demand Management Ordinance requirements. A condition of project approval will require all measures listed above be incorporated into the final project design to the satisfaction of the Director of Development Services.

Environmental Impact Report 01-16 was prepared for the project, and within the document potential project-related traffic and transit-related impacts were analyzed. The analysis found that normal operational traffic generated by the project is not expected to conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the area circulation system. A study of 10 area intersections found that all study area intersections would operate at a Level of Service (LOS) that is considered acceptable by the City of Long Beach (LOS "D" or better).



Project mitigation will require a Construction Traffic Management Plan and an Event Traffic Management Plan. The Construction Traffic Management Plan would be required to ensure that emergency vehicles would be able to navigate through streets adjacent to the project site without interference due to construction activities. The plan would identify traffic control for any potential street closures, detours, or other disruption to traffic circulation or public transit routes. Additionally, the plan would require the use of trained traffic management personnel (flag men) to assist in emergency response by restricting or controlling the movement of traffic that could interfere with emergency vehicle access. The Event Traffic Management Plan would be required for all events expected to draw more than 450 spectators. The plan would include active traffic management and/or off-site parking and shuttle service. All Event Traffic Management Plans would be subject to review and approval by the City Traffic Engineer. The implementation of this plan would reduce event-related traffic impacts to the surrounding residents and businesses.

**CONDITIONAL USE PERMIT FINDINGS**  
**4000 E. Olympic Plaza**  
**Application No. 1405-01**  
**March 2, 2017**

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

**1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

The 5.8-acre project site is located in two General Plan Land Use Districts (LUD). The northern portion of the site is designated as LUD #7 – Mixed Use District. The LUD #7 designation is found in large, vital activity centers that blend a mix of uses such as employment centers (including retail, restaurant, and office uses), high-density residential, visitor-serving facilities, and recreational facilities. Construction and operation of the proposed freestanding, 1,500-square-foot cafe building would thus be compatible with LUD #7. The southern portion of the site is designated as LUD #11 – Open Space and Parks. The LUD #11 designation intends to preserve open space areas and provide additional recreational opportunities for residents and visitors. The proposed cafe would function primarily as a supporting facility for area recreation facilities, namely the adjacent coastal beach and proposed Belmont Beach and Aquatic Center. It is included as part of the pool facility project as a visitor-serving amenity. The proposed cafe is therefore consistent with the General Plan.

The project site is located in two zoning districts. The northern portion of the site is located in the Belmont Pier Planned Development District (PD-2), Subarea 1. Subarea 1 identifies restaurants, delicatessens, and snack bar uses as permitted by-right uses. The southern portion of the site is located in the Park (P) zoning district. The P zoning district permits restaurant uses with the approval of a Conditional Use Permit.

The project site is also located in the Coastal Zone. The northern portion of the site is located in the City permit jurisdiction (appealable to the California Coastal Commission) and the southern portion of the site is located in the California Coastal Commission jurisdiction. The proposed cafe use furthers California Coastal Act and Local Coastal Program policies by providing an accessible, visitor-serving use that promotes visits to both the coastal beach and the Belmont Beach and Aquatic Center.

**2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND**

The proposed cafe use would be utilized primarily by visitors to the adjacent coastal beach and the Belmont Beach and Aquatic Center. It's intended to provide ready-to-eat food and drink to visitors in a manner similar to that of the two existing beach cafe uses on Alamitos Beach, which are located west of the project site. The cafe would be situated approximately 450 feet south of the nearest residential use, across the Beach Parking Lot and Ocean Boulevard, and have restricted operating hours, thereby limiting its potential for detrimental impacts on the surrounding community. Alcohol sales would be prohibited, and future tenants within the cafe building would have to comply with all applicable City business license and Health Department requirements and be subject to City inspections.

**3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USES, AS LISTED IN CHAPTER 21.52.**

There are no Special Conditions for cafe or ready-to-eat restaurant uses that do not sell alcohol or are located outside the High-Rise, High-Density Multi-Family Residential District (R-4-H).

## **STANDARDS VARIANCE FINDINGS**

**4000 E. Olympic Plaza**

**Application No. 1405-01**

**March 2, 2017**

Pursuant to Chapter 21.25 (Specific Procedures), Division III of the Long Beach Municipal Code, the Standards Variance procedure is established to allow for flexibility in the Zoning Regulations. This flexibility is necessary because not all circumstances relative to all lots can be foreseen and evaluated in the writing of such regulations. In order to prevent abuse of the flexibility, certain findings of fact must be made before any variance can be granted. These findings have been incorporated in the Long Beach Municipal Code.

**1. THE SITE OR THE IMPROVEMENTS ON THE SITE ARE PHYSICALLY UNIQUE COMPARED TO THE OTHER SITES IN THE SAME ZONE;**

The project site is unique in that it is split-zoned. The northern portion of the site is located in the Belmont Pier Planned Development District (PD-2), while the southern portion of the site is located in the Park (P) zone. The maximum building heights allowed in PD-2 and the P zone are 25 feet and 30 feet, respectively. The proposed Belmont Beach and Aquatic Center will reach a maximum height of 78 feet and be built over a portion of each zoning district.

The 5.8-acre project site was formerly developed with the Belmont Plaza Pool, a public pool facility which opened in 1968. The Belmont Plaza Pool facility consisted of a 60-foot-tall natatorium that housed a 14,010-square-foot competition pool for swimming and diving, a 5,665-square-foot restaurant and banquet hall, and locker room and office areas. The facility also included two outdoor pools and 45,160 square feet of passive parkland. The natatorium was closed in January 2013, and demolished in February 2015, after studies found it suffered from major seismic and structural deficiencies. Following demolition of the former pool facility, the area of the project site where the former facility stood was backfilled, compacted, and at the request of the California Coastal Commission, covered with a thin layer of sand. The remainder of the project site consists of paving (Olympic Plaza right-of-way, parking lot areas, walkways and pathways), vegetation (primarily grasses and trees), and the aforementioned outdoor pools. The diverse range of project site conditions is thus unique when compared with other sites in the PD-2 and P zone.

Commercially developed parcels are located north of the site, across Olympic Plaza; bicycle and pedestrian pathways, volleyball courts, and the beach are located south of the site; the Beach Parking Lot and City Maintenance Yard are located east of the site; and the Belmont Veterans Memorial Pier, Pier Parking Lot, and a four-story multi-family residential building are located west of the site. The presence and location of these existing improvements act as site constraints that limit possible design options, including the ability to design a facility in compliance with applicable height limitations. Furthermore, the proposed closure of Olympic Plaza – it's to be integrated into the passive park and landscaping component of the project – would leave the site uniquely without a street frontage.

The Long Beach General Plan's Open Space and Recreation Element (OSRE) and Chapter 21.35 of the Zoning Regulations, *Park District*, both classify the Belmont Pool Complex as a designated Special Use Park. Per the OSRE, Special Use Parks "provide unique cultural heritage and/or educational features which attract a broad audience from near and far." The proposed replacement pool facility would retain this unique designation and continue the site's demonstrated, 45-year ability to support a swimming facility capable of accommodating local, regional, and national aquatic events.

2. **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;**

From 1968 – 2015, the project site was improved with the 60-foot-tall Belmont Plaza Pool. When the need for a replacement pool facility was identified, the Long Beach City Council and a Stakeholder Advisory Committee, with input from the California Coastal Commission, identified specific objectives for the facility. These objectives identified the need for a facility on the same site with increased aquatic programming that could accommodate up to 4,250 spectators and minimized view disruptions when compared to the former facility. The objectives also called for a pool complex with a signature design that is distinctive yet appropriate for the site's seaside location, and one that provided greater amount of on-site open space and passive park / landscaped area than the former facility. Achieving these diverse project objectives with the spatial constraints identified in Finding 1 necessitates a facility that would stand taller than the site's 25- and 30-foot height limitations.

Construction and operation of the 78-foot-tall Belmont Beach and Aquatic Center would not grant the applicant a special privilege inconsistent with limitations imposed on similarly zoned properties. The Belmont Plaza Pool functioned as a public, region-serving pool facility, the only one of its kind in the City. Like the proposed facility, its 60-foot height exceeded the site's 25- and 30-foot height limitations. With the site's established history of accommodating an over-height flagship pool facility, approval of the subject variance request would therefore not constitute a grant of special privilege.

**3. THE VARIANCE WILL NOT CAUSE SUBSTANTIAL ADVERSE EFFECTS UPON THE COMMUNITY; AND**

The over-height component of the project, the pool facility, will not cause substantial adverse effects upon the community. The natatorium and outdoor pool deck will be located atop a 7-foot-tall plinth. The natatorium will rise 71 feet from plinth level, giving the facility a total height of 78 feet. The curved, elliptical shape of the natatorium would result in a reduced sense of mass and scale when compared to the natatorium of the former Belmont Plaza Pool, which was built in a traditional style that emphasized height and scale. The rectangular former natatorium stood 60 feet tall for its entire 230-foot length. Its broad sides faced north and south, hindering views of the coast from northern vantage points. Only the peak of the proposed natatorium would exceed the height of the former facility. From this peak, the roof of the natatorium would taper downward, resulting in the majority of the structure being of a lower height than the former facility. Additionally, the natatorium would be comprised of a web of structural steel infilled with ethylene tetrafluoroethylene (ETFE) plastic, a roof system that would allow for a higher degree of transparency than the former facility. The increased visibility through the site and less imposing, more coastally-oriented style of the proposed natatorium would represent an improvement in the visual quality of the site and as such will not cause substantial impacts upon the community.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Environmental Impact Report (EIR) 01-16 was prepared for the proposed project. The EIR analyzed the project for potential environmental impacts, discussed alternatives, and proposed mitigation measures for identified potentially significant impacts. The purpose of the mitigation measures is to minimize, offset, or otherwise reduce or avoid these identified impacts. Mitigation measures proposed for the project include sound engineer designing of the facility's sound systems – both temporary and permanent – to ensure noise levels from the venue do not exceed City standards at the site's surrounding sensitive land uses and the filing, review, and approval of an Event Traffic Management Plan to address potential traffic circulation impacts during large special events (450+ spectators). Special, project-specific conditions of approval would also serve to limit adverse impacts upon the community. Among these conditions are a requirement that the facility cease operations and illumination of the natatorium at 10:00 p.m., nightly, a prohibition on alcohol sales, and the requirement of a facility lighting plan.

**4. IN THE COASTAL ZONE, THE VARIANCE WILL CARRY OUT THE LOCAL COASTAL PROGRAM AND NOT INTERFERE WITH PHYSICAL, VISUAL AND PSYCHOLOGICAL ASPECTS OF ACCESS TO OR ALONG THE COAST.**

The Local Coastal Program contains specific policies for various planning areas of the City's coastal zone. The project site is located within Area C – Belmont Heights Neighborhoods of the Local Coastal Program, an area containing a mixture of

## Standard Variance Findings

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residential housing types, a node of commercial uses south of Ocean Boulevard at Livingston Drive, and the Belmont Pier, Belmont Pool, and Colorado Lagoon recreation areas. The project furthers Local Coastal Program policies that call for enhancement of coastal zone public recreation and public access, and an increase in public use of coastal resources. These policies are achieved with the expanded, more modern facility. The facility provides an increase in the amount of programmable water surface area, spectator seating, and on-site open space from the former facility that stood at the site. Project compliance with Area C-specific policies would also be achieved. These policies include retention of existing Termino Avenue and Bennett Avenue view corridors (achieved, and enhanced from the former box-shaped facility, with the proposed facility's bubble shape and use of transparent building material) and the closure of Olympic Plaza at the north-end of the site (the area would be converted into a landscaped pedestrian circulation and emergency fire access path).

**LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS**  
**4000 E. Olympic Plaza**  
**Application No. 1405-01**  
**March 2, 2017**

**THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING; AND**

The 5.8-acre project site is located entirely within the Coastal Zone. The northern portion of the project site is located in the City permit jurisdiction (appealable to the Coastal Commission) and the southern portion of the site located is in the Coastal Commission permit jurisdiction. Development at the project site would require compliance with the California Coastal Act and the City's Local Coastal Program.

The California Coastal Act was adopted in 1976, with the aim of protecting, maintaining, and enhancing the coastal environment and its resources and maximizing public access and public recreational opportunities in coastal areas. The Coastal Act also sought to encourage state and local agency cooperation in preparing procedures to implement these goals. The City adopted its Local Coastal Program in 1980. The Local Coastal Program functions as the action plan for effecting implementation of the Coastal Act while acknowledging of our highly urbanized shoreline and the unique challenges that are presented as it redevelops.

The Local Coastal Program contains general policies that generally mirror those of the California Coastal Act and specific policies for various planning areas of the City's coastal zone. The project site is located within Area C – Belmont Heights Neighborhoods of the Local Coastal Program, an area containing a mixture of residential housing types, a node of commercial uses south of Ocean Boulevard at Livingston Drive, and the Belmont Pier, Belmont Pool, and Colorado Lagoon recreation areas. The proposed project furthers Local Coastal Program policies that call for enhancement of coastal zone public recreation and public access, and an increase in public use of coastal resources. Project compliance with Area C-specific policies would also be achieved. These policies include retention of existing Termino Avenue and Bennett Avenue view corridors (achieved, and enhanced from the former box-shaped facility, with the proposed facility's bubble shape and use of transparent building material) and the closure of Olympic Plaza at the north-end of the site (the area would be converted into a landscaped pedestrian circulation and emergency fire access path).

**THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THIS SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.**



Chapter 3 of the Coastal Act contains the standards used by the California Coastal Commission in the review of Coastal Development Permits. The chapter provides the basis for state and local government beach access requirements with a stated objective of prohibiting development projects that restrict public access to the beach and/or water resources. The proposed facility is consistent with Chapter 3 Coastal Act policies. The oceanfront project site is suitable for a public recreation facility, as evidenced by the 45-year lifespan of the former pool facility which occupied the site. The new facility would represent a larger, more modern incarnation of the use that would remain open to the public and offer aquatic programming that would serve the same populations, in larger numbers, as the former facility. The facility would be fully compliant with current ADA accessibility requirements, thereby increasing public access and improving public safety. Existing public access to the coastline would be maintained and enhanced through incorporation of on-site landscaped walking paths and circulation areas north, east, and west of the facility and proposed linkages to the beach bicycle and pedestrian paths located south of the site. The increased spectator seating potential for the new facility and nature of competitive events – ranging from local to national levels – would elevate the facility to a regional public amenity, thereby increasing the potential for new visitors to our coastal areas. Local access to the site would be improved through the provision of on-site bicycle amenities and hardscape improvements that would better connect the site to existing rights-of-way. The increased accessibility and recreational nature of the project is thus consistent with Chapter 3 Coastal Act policies.

**CONDITIONS OF APPROVAL**  
**4000 E. Olympic Plaza**  
**(Belmont Beach and Aquatic Center)**  
**Application No. 1405-01**  
**March 2, 2017**

**Special Conditions:**

1. Approved under this permit are Certification of EIR 01-16 and Site Plan Review, Conditional Use Permit, Standards Variance, and Local Coastal Development Permit entitlements in conjunction with the Belmont Beach and Aquatic Center project, a 125,500-square-foot pool complex consisting of indoor and outdoor aquatic facilities, 55,745 square feet of passive park and landscape area, and freestanding café and restroom buildings.
2. Pool and café operations shall not extend beyond 10:00 p.m., nightly. Internal illumination of the natatorium shall be limited to operational hours only.
3. A package identifying the location, copy, and design of all on-site signage, including wayfinding signage, shall be subject to Directors of Development Services and Parks, Recreation and Marine review and approval prior to the issuance of building permit for the natatorium. Signage shall include UV, vandal-resistant coating, where feasible.
4. A detailed plan of the Ocean Boulevard-adjacent sound wall shall be subject to Director of Development Services review and approval prior to the issuance of a building permit for the natatorium.
5. A lighting plan identifying the location and design of all new light poles and fixtures and their proposed illuminance shall be subject to Directors of Development Services and Parks, Recreation and Marine review and approval prior to the issuance of a building permit for the natatorium.
6. Raised planters, benches, and other hardscape elements in publicly-accessible areas of the project site shall be designed with notches or be fitted with attractively designed and tamper-resistant skateboard deterrent devices to the satisfaction of the Directors of Development Services and Parks, Recreation, & Marine.
7. A comprehensive open space drainage plan, compliant with all applicable provisions of the low impact development ordinance and best practices for stormwater management, shall be subject to Building Official review and approval prior to the issuance of grading permit(s).
8. All on-site bollards shall be K-12 rated and their size and location subject to Director of Development Services review and approval prior to installation.
9. All Transportation Demand Management measures stipulated in Chapter 21.64 of the Long Beach Municipal Code shall be instituted into project design and function to the satisfaction of the Director of Development Services.
10. A temporary construction staging and equipment plan shall be subject to Building Official and Directors of Public Works and Parks, Recreation and Marine review and approval prior

to the commencement of any demolition and construction activities.

11. Prior to issuance of a grading permit, the developer shall submit a proposed haul route for all construction truck trips to the Director of Development Services and the City Engineer for review. The Director of Development Services and/or City Engineer may modify this proposed haul route as they deem necessary throughout the entirety of project construction.
12. The Department of Public Works submits the following requirements for the development of the proposed Belmont Beach and Aquatic Center. For additional information regarding off-site improvements, contact the Plan Check Coordinator, Jorge Magana, at (562) 570-6678.
  - a. All work embraced herein shall be done in accordance with "Standard Specifications for Public Works Construction" (the Greenbook) together with the City of Long Beach (COLB) amendments to said specifications, City of Long Beach Standard Plans (all as most recently adopted by the City), and Standard Plans For Public Works Construction (SPPWC), 2009 Edition.
  - b. Stormdrain work shall be performed in accordance with City of Long Beach ordinance requirements which specify the work must be done by a state and city licensed contractor under an excavation permit obtained from the Public Works counter, 10th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-6784, after City insurance requirements have been satisfied.
  - c. Prior to issuance of the appropriate permit, the contractor shall obtain a permit from California Division of Industrial Safety for the construction of trenches or excavations which are five feet or deeper. Sheeting, shoring and bracing for the trench excavation shall conform to the requirements of "Construction Safety Orders," Title 8, Division of Industrial Safety, State of California.
  - d. Permits to perform work within the public right-of-way must be obtained from the Public Works counter, 10th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570- 6784. All work within the public right-of-way must be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. Contractor shall have on file with the City Engineer a Certification of general liability insurance and an endorsement evidencing minimum limits of required general liability insurance.
  - e. Prior to City approval of street work, the contractor shall furnish the City Engineer with signed, stamped and dated grade sheets prepared by a civil engineer or land surveyor for surface improvements and drainage structures. Invert elevations at connections with existing drainage lines shall be confirmed before submittal to the City. The required signature shall be preceded by the following note: "This approved grade sheet was prepared by me or under my directions, and to the best of my knowledge, is true and mathematically correct."
  - f. Approval of this plan by the City of Long Beach does not constitute a representation as to the accuracy of the location or the existence or non-existence of any underground utility pipe or structure within the limits of this project. The contractor is

required to take due precautionary measures to protect the utility lines shown and any other line not on record or not shown on these plans. All utility lines and structures that may be damaged on account to the contractor's operations shall be repaired or replaced at contractor's expense, to the satisfaction of the City.

- g. The contractor shall notify the Public Works Inspection Section at (562) 570-5160 at least 48 hours prior to the start of construction.
- h. The contractor shall notify all utility companies 48 hours prior to the start of construction of the improvements shown on these plans.
  - 1. Underground Service Alert (USA/SC) Telephone: (800) 227-2600.
  - 2. City of Long Beach Water Department or USA/SC (Water, Sewer and Storm Drain Facilities) Operations Service Center Telephone: (562) 570-2389 or (562) 570-2390.
  - 3. City of Long Beach Gas and Oil Department or USA/SC Telephone: (562) 570-2030.
  - 4. City of Long Beach Bureau of Traffic and Transportation, Traffic Signals Coordinator, Operations Division Telephone: (562) 570-2762
  - 5. City Light and Power, Inc. (Street Light Facilities) Telephone: (562) 983-2000.
  - 6. City of Long Beach Parks, Recreation and Marine Department, Marine Bureau Manager: (562) 570-3242.
- i. Removal, adjustment or relocation of utilities or any work on the area of their recorded easements shall be done only with approval of the utility owners, obtained before starting the work.
- j. Any revisions made to approved plans shall need subsequent approval by the City Engineer and the Director of Parks, Recreation and Marine before starting the work.
- k. Within 72 hours after final surfacing is placed, all manholes and valve box frames and covers shall be adjusted by the contractor to finish grade except those owned by the Gas and Oil Department, which will be adjusted by the department's crew. In the case of the Water Department, the adjustment shall be made by the contractor in association with the Department, all at contractor's expense.
- l. Top of manholes shall conform to approved street or alley grades, with a minimum of two adjustment rings.
- m. Cold-mill asphalt concrete where joining existing pavement as shown on the Standard Plans or as directed by the City Engineer.
- n. Asphalt concrete surface course shall be PG64-10.

- o. Provide a minimum of 4 feet wide Portland cement concrete (PCC) strip adjacent to the property line and across the driveway (cross slope of 2 percent, maximum) for use as a disabled access. (Specify the value of the "X", "Y" and "W" dimensions on driveways in accordance with City of Long Beach Standard Plan No.105)
- p. Contact the Long Beach Transit Company before doing any work at transit bus stops, shelters, signs, or appurtenances.
- q. Storm drain connector pipe shall be reinforced concrete pipe (RCP) with a minimum D load of D-1750.
- r. The maximum trench width shall be the outside diameter of the pipe plus 20 inches. If exceeded, contractor shall be required to construct special bedding acceptable to the City Engineer.
- s. Concrete backfill shall be used at any location with less than 24 inches of cover from top of pipe to finish grade, unless otherwise approved by the City Engineer.
- t. Bedding shall be per Section 306-1.2.1 of the Standard Specifications for Public Works Construction (the "Greenbook", and City of Long Beach Standard Plan No. 634.
- u. Backfill shall be mechanically compacted to 90 percent minimum relative density per Section 306-1.3 of the Standard Specifications for Public Works Construction (the "Greenbook") and shall have a minimum sand equivalent of 15.
- v. Trench excavation requirements shall be in accordance with City of Long Beach Standard Plan No. 127 and No. 634.
- w. Private storm drains shall have the City of Long Beach identification eliminated from the manhole covers. Only the letters "SD" shall be shown on the manhole cover.
- x. If soils tests have been taken, information relating to the soils suitability for backfill and bedding shall be stated on the plans and the groundwater table shall be plotted on the drawing profile.
- y. The contractor shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree well construction, tree planting and irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- z. Proposed utilities and tree wells shall be in place before concreting the public sidewalk.
- aa. Existing traffic loop detectors and traffic striping damaged during construction shall be repaired to the satisfaction of the City Engineer.

## EIR Mitigation Measures

13. The developer shall comply with all mitigation measures for set forth in Belmont Pool Revitalization Project EIR 01-16:

a. **Aesthetics**

i. **Mitigation Measure 4.1.1: Maintenance of Construction Barriers.**

Prior to issuance of any construction permits, the Development Services Director, or designee, shall verify that construction plans include the following note: During construction, the Construction Contractor shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner. In the event that unauthorized materials or markings are discovered on any temporary construction barrier or temporary pedestrian walkway, the Construction Contractor shall remove such items within 48 hours.

b. **Biological Resources**

i. **Mitigation Measure 4.3.1: Migratory Bird Treaty Act.**

Tree and vegetation removal shall be restricted to outside the likely active nesting season (January 15 through September 1) for those bird species present or potentially occurring within the proposed Project area. That time period is inclusive of most other birds' nesting periods, thus maximizing avoidance of impacts to any nesting birds. If construction is proposed between January 15 and September 1, a qualified biologist familiar with local avian species and the requirements of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code shall conduct a preconstruction survey for nesting birds no more than 3 days prior to construction. The survey shall include the entire area that will be disturbed. The results of the survey shall be recorded in a memorandum and submitted to the City of Long Beach (City) Parks, Recreation, and Marine Director within 48 hours. If the survey is positive, and the nesting species are subject to the MBTA or the California Fish and Game Code, the memorandum shall be submitted to the California Department of Fish and Wildlife (CDFW) to determine appropriate action. If nesting birds are present, a qualified biologist shall be retained to monitor the site during initial vegetation clearing and grading, as well as during other activities that would have the potential to disrupt nesting behavior. The monitor shall be empowered by the City to halt construction work in the vicinity of the nesting birds if the monitor believes the nest is at risk of failure or the birds are excessively disturbed.

- ii. **Mitigation Measure 4.3.2: Local Tree Removal Ordinances.** Prior to the start of any demolition or construction activities, the City of Long Beach (City) Parks, Recreation, and Marine Director, or

designee, shall obtain a tree removal permit from the City's Public Works Director. A City-approved Construction Plan shall be submitted with the permit to remove tree(s). The City-approved Plan shall show that the existing City (parkway) tree has a direct impact on the design and function of the proposed Project. The City shall incur all removal costs, including site cleanup, make any necessary repair of hardscape damage, and replace the tree. The removed tree shall be replaced with an approved 15-gallon tree and payment of a fee that is equivalent to a City-approved 15-gallon tree.

**c. Cultural Resources**

- i. **Mitigation Measure 4.4.1: Paleontological Resources Impact Mitigation Program.** Prior to commencement of any grading or excavation activity on site, the City of Long Beach (City) Development Services Director, or designee, shall verify that a paleontologist has been retained on an on-call basis for all excavation from the surface to depths of 23 feet (ft) below the surface. Once a depth of 23 ft is reached, the paleontologist shall visit the site and determine if there is a potential for the sediments at this depth to contain paleontological resources.

A paleontologist shall not be required on site if excavation is only occurring in depths of less than 23 ft, unless there are discoveries at shallower depths that warrant the presence of a paleontological monitor. In the event that there are any unanticipated discoveries, the on-call paleontologist shall be called to the site to assess the find for significance, and if necessary, prepare a Paleontological Resources Impact Mitigation Program (PRIMP) as outlined below.

If excavation will extend deeper than 23 ft, exclusive of pile-driving and vibro-replacement soil stabilization techniques, the paleontologist shall prepare a PRIMP for the proposed Project. The PRIMP should be consistent with the guidelines of the Society of Vertebrate Paleontologists (SVP, 1995 and 2010) and shall include but not be limited to the following:

- Attendance at the pre-grade conference or weekly tailgate meeting if the PRIMP is initiated after the commencement of grading, in order to explain the mitigation measures associated with the Project.
- During construction excavation, a qualified vertebrate paleontological monitor shall initially be present on a full-time basis whenever excavation shall occur within the sediments that have a high paleontological sensitivity rating. Based on the significance of any recovered specimens, the qualified paleontologist may set up conditions that shall allow for monitoring to be scaled back to part-time as the Project progresses. However, if significant fossils begin to be recovered after monitoring has been scaled back, conditions shall also be specified that would allow increased monitoring as necessary. The monitor shall be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor shall be empowered to temporarily halt or divert equipment in the area of the find in order to allow removal of abundant or large specimens.
- The underlying sediments may contain abundant fossil remains that can only be recovered by a screening and picking matrix; therefore, these sediments shall occasionally be spot-screened through 1/8 to 1/20-inch mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples (up to 6,000 pounds) shall be collected and processed through 1/20-inch mesh screens to recover additional fossils. Processing of large bulk samples is best accomplished at a designated location within the Project that shall be accessible throughout the Project duration but shall also be away from any proposed cut or fill areas. Processing is usually completed concurrently with construction, with the intent to have all processing completed before, or just after, Project completion. A small corner of a staging or equipment parking area is an ideal location. If water is not available, the location should be accessible for a water truck to occasionally fill containers with water.
- Preparation of recovered specimens to a point of identification and permanent preservation. This includes the washing and picking of mass samples to recover small invertebrate and vertebrate fossils and the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the storage cost.
- Identification and curation of specimens into a museum repository with permanent retrievable storage, such as the Natural History Museum of Los Angeles County (LACM).



- Preparation of a report of findings with an appended itemized inventory of specimens. When submitted to the City Development Services Director, or designee, the report and inventory would signify completion of the program to mitigate impacts to paleontological resources.

**d. Geology and Soils**

- i. Mitigation Measure 4.5.1: Conformance with the Project Geotechnical Studies.** All grading operations and construction shall be conducted in conformance with the recommendations included in the Report of Preliminary Geotechnical Investigation for the Proposed Belmont Plaza Olympic Pool Revitalization Project, prepared by MACTEC (April 14, 2009); the Geotechnical Investigation for the Temporary Myrtha Pool and Associated Improvements, Belmont Plaza Revitalization, prepared by GMU Geotechnical, Inc. (April 3, 2013); the Preliminary Geotechnical Report for the Belmont Plaza Pool Rebuild-Revitalization prepared by AESCO (April 24, 2014); and Soil Corrosivity Evaluation for the Belmont Plaza Pool Facility Rebuild/Revitalization Project, prepared by HDR Schiff (April 23, 2014), which together are referred to as the Geotechnical Evaluations. Design, grading, and construction shall be performed in accordance with the requirements of the City of Long Beach (City) Municipal Code (Title 18) and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the requirements of the Project geotechnical consultant as summarized in a final written report, subject to review and approval by the Development Services Director, or designee, prior to commencement of grading activities.

Specific requirements in the Final Geotechnical Report shall address:

1. Seismic design considerations and requirements for structures and nonstructural components permanently attached to structures
2. Foundations including ground improvements (deep soil mixing and stone columns) and shall foundation design
3. Earthwork, including site preparation for structural areas (building pad) and sidewalks, pavements, and other flatwork areas; fill material; temporary excavations; and trench backfill
4. Liquefaction
5. Site drainage
6. Slabs-on-grade and pavements
7. Retaining walls

Additional site testing and final design evaluation shall be conducted by the Project geotechnical consultant to refine and enhance these requirements, if necessary. The City shall require the Project geotechnical consultant to assess whether the requirements in that report need to be modified or refined to address any changes in the Project features that occur prior to the start of grading. If the Project geotechnical consultant identifies modifications or refinements to the requirements, the City shall require appropriate changes to the final Project design and specifications.

Grading plan review shall also be conducted by the City's Development Services Director, or designee, prior to the start of grading to verify that the requirements developed during the geotechnical design evaluation have been appropriately incorporated into the Project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the Project geotechnical consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City Building Code. On-site inspection during grading shall be conducted by the Project geotechnical consultant and the City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

- ii. **Mitigation Measure 4.5.2: Corrosive Soils.** Prior to issuance of any building permits, the City of Long Beach (City) Development Services Director, or designee, shall verify that structural design conforms to the requirements of the geotechnical study with regard to the protection of ferrous metals and copper that will come into contact with on-site soil. In addition, on-site inspections shall be conducted during construction by the Project geotechnical consultant and/or City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.

The measures specified in the geotechnical study for steel pipes, iron pipes, copper tubing, plastic and vitrified clay pipe, other pipes, concrete, post tensioning slabs, concrete piles, and steel piles shall be incorporated into the structural design and Project plans where ferrous metals (e.g., iron or steel) and/or copper may come into contact with on-site soils.

**e. Hazards and Hazardous Resources**

- i. **Mitigation Measure 4.7.1: Contingency Plan.** Prior to issuance of any excavation or grading permits or activities, the City of Long Beach (City) Fire Department (LBFD), or designee, shall review and approve a contingency plan that addresses the potential to encounter on-site unknown hazards or hazardous substances during construction activities. The plan shall require that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the LBFD. The LBFD

responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations.

- ii. **Mitigation Measure 4.7.2: Predemolition Surveys.** Prior to commencement of demolition and/or construction activities, the City LBFD, or designee, shall verify that predemolition surveys for asbestos-containing materials (ACMs) and lead (including sampling and analysis of all suspected building materials) shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials E 1527-05, and 40 Code of Federal Regulations [CFR], Subchapter R, Toxic Substances Control Act [TSCA], Part 716). If the predemolition surveys do not find ACMs or lead-based pipes (LBPs), the inspectors shall provide documentation of the inspection and its results to the City LBFD, or designee, to confirm that no further abatement actions are required.

If the predemolition surveys find evidence of ACMs or lead, all such materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers. The City shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the LBFD showing that abatement of any ACMs or lead identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agencies (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and California Code of Regulations Title 8, Article 2.6). An Operating and Maintenance Plan shall be prepared for any ACM or lead to remain in place and shall be reviewed and approved by the LBFD.

f. **Hydrology and Water Quality**

- i. **Mitigation Measure 4.8.1: Construction General Permit.** Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, Permit No. CAS000002), as amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with

construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.

The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.

- ii. **Mitigation Measure 4.8.2: Dewatering During Construction Activities.** During project construction, the City of Long Beach Development Services Director, or designee, shall ensure that any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2013-0095, Permit No. CAG994004) (Groundwater Discharge Permit) or subsequent permit. This Groundwater Discharge Permit shall include submission of a Notice of Intent (NOI) for coverage under the permit to the Los Angeles RWQCB at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges. If dewatered groundwater cannot meet the discharge limitations specified in the Groundwater Discharge Permit, a permit shall be obtained from the Los Angeles County Sanitation District (LACSD) to discharge groundwater to the sewer per LACSD's Wastewater Ordinance.
- iii. **Mitigation Measure 4.8.3: Standard Urban Stormwater Mitigation Plan.** Prior to issuance of grading permits, the City shall submit a Final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed Project to the Development Services Director for review and approval. Project-specific site Design, Source Control, and Treatment Control BMPs contained in the Final SUSMP shall be incorporated into final design. The BMPs shall be consistent with the requirements of the *Low Impact Development (LID) Best Management Practices (BMP) Design Manual*. Additionally, the BMPs shall be designed and maintained to target pollutants of concern and reduce runoff from the Project site. The SUSMP shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance.
- iv. **Mitigation Measure 4.8.4: Hydrology Reports.** Prior to issuance of grading permits, the City shall submit a final hydrology report for

the proposed Project to the City Development Services Director, or designee, for review and approval. The hydrology report shall demonstrate, based on hydrologic calculations, that the proposed Project's on-site storm conveyance and detention and infiltration facilities are designed in accordance with the requirement of the Los Angeles County Department of Public Works Hydrology Manual.

- v. **Mitigation Measure 4.8.5: Floodplain Report.** During final design, the Project engineer shall prepare and submit a floodplain/hydrology report to the City Development Services Director, or designee, to address any potential impacts to the floodplain and, if required, reduce those impacts. The report shall comply with City and Federal Emergency Management Agency (FEMA) regulations and shall not increase the base flood elevation by more than 1 foot. Detailed analysis shall be conducted to ensure that the Project design specifically addresses floodplain issues so that the proposed Project complies with local and FEMA regulations on floodplains.

g. **Noise**

- i. **Mitigation Measure 4.10.1:** Prior to issuance of the occupancy permit, the City of Long Beach's (City) Development Services Director, or designee, shall verify that a sound engineer has designed the permanent and temporary sound systems such that the City's exterior noise standards (daytime exterior noise level of 50 dBA L<sub>50</sub>) are not exceeded at the surrounding sensitive land uses. Measures capable of reducing the noise levels include, but are not limited to:

- Reducing the source levels;
- Reducing the speaker elevations;
- Directing the speakers away from adjacent noise-sensitive land uses, and;
- Using highly directional speakers.

- ii. **Mitigation Measure 4.10.2:** Prior to issuance of demolition or grading permits, the City of Long Beach's (City) Development Services Director, or designee, shall verify that construction and grading plans include the following conditions to reduce potential construction noise impacts on nearby sensitive receptors:

- During all site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
- The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site;

- The construction contractor shall locate equipment staging to create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction;
  - The construction contractor shall ensure that engine idling from construction equipment (i.e., bulldozers and haul trucks) is limited to a maximum of 5 minutes at any given time; and
  - Construction, drilling, repair, remodeling, alteration, or demolition work shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. In accordance with City standards, no construction activities are permitted outside of these hours.
- iii. **Mitigation Measure 4.10.3:** Prior to issuance of a grading permit, the City of Long Beach Tidelands Capital Improvement Division shall hold a community preconstruction meeting in concert with the construction contractor to provide information to the public regarding the construction schedule. The construction schedule information shall include the duration of each construction activity and the specific location, days, frequency, and duration of the pile driving that will occur during each phase of the Project construction. Public notification of this meeting shall be undertaken in the same manner as the Notice of Availability mailings for this Draft Environmental Impact Report.

#### h. **Transportation and Traffic**

- i. **Mitigation Measure 4.12.1: Event Traffic Management Plan.** In the event that a large special event (defined as more than 450 spectators) is held at Belmont Pool, the City of Long Beach (City) Parks and Recreation Director, or designee, shall develop an Event Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address potential impacts to traffic circulation and the steps necessary to minimize potential impacts (e.g., active traffic management and/or off-site parking and shuttles) during the large special event.
- ii. **Mitigation Measure 4.12.2: Construction Traffic Management Plan.** Prior to the issuance of any demolition permits, the City Parks and Recreation Director, or designee, shall develop a Construction Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address traffic control for any street closure, detour, or other disruption to traffic circulation and public transit routes and shall ensure that emergency vehicle access is maintained. The plan shall identify the routes that construction vehicles shall use to access the site, the hours of construction traffic, traffic controls and detours, and off-site staging areas. The plan shall also require that a minimum of one travel lane in each direction on

Ocean Boulevard be kept open during construction activities. Access to Belmont Veterans' Memorial Pier, the Shoreline Beach Bike Path, and the beach shall be maintained at all times. The Construction Traffic Management Plan shall also require that access to the pier, the bike path, and the beach be kept open during construction activities. The plan shall also require the City to keep all haul routes clean and free of debris including, but not limited to, gravel and dirt.

**Standard Conditions – Plans, Permits, and Construction:**

14. Prior to the issuance of a building permit the applicant shall submit a revised set of plans reflecting all of the design changes, if any, impacting these conditions of approval, to the satisfaction of the Director of Development Services.
15. All conditions of approval must be printed verbatim on a page or pages within all sets of plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
16. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
17. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in prominent locations within any front, side, or rear yard area that is adjacent to a public street or beach. Furthermore, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
18. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, Planning Commission, Parks and Recreation Commission, or Marine Advisory Commission, respectively.
19. All rooftop mechanical equipment excluding photovoltaic panels and communication antennas shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.

20. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.
21. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
22. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
23. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
24. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
25. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.
26. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
27. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
28. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
29. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.
30. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be



exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.

31. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
32. Energy conserving equipment, lighting, and construction features shall be utilized in this project to the satisfaction of the Building Official.
33. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
34. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed) unless a modification is granted by the City's Noise Control Officer:
  - i. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
  - j. Saturday: 9:00 a.m. - 6:00 p.m.; and
  - k. Sundays: not allowed

**Standard Conditions – General:**

35. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
36. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.

37. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance.
38. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These development conditions must be recorded with all title conveyance documents at time of closing escrow.
39. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
40. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
41. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
42. The operator of the approved use shall prevent loitering in all public areas around the facility. The operator must clean the parking, plaza, and landscaping areas of trash and debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services or Director of Parks, Recreation and Marine may require additional preventative measures, such as but not limited to, additional lighting or private security guards.
43. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
44. Any graffiti found on site must be removed within 24 hours of its appearance.
45. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
46. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.

47. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City, concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.
  
48. The Department of Parks, Recreation and Marine submits the following requirements for the development of the proposed Belmont Beach and Aquatic Center.
  - a. All required approvals from the Parks and Recreation Commission must be secured prior to permit issuance.
  
  - b. Plans, at each stage of plan check, shall be routed to the Department of Parks, Recreation and Marine.
    - 1) Address plans to Park Development Officer, 2760 Studebaker Road, Long Beach, CA 90815.
  
  - c. Prior to the ordering of materials, the developer shall provide all submittals to the Department of Parks, Recreation and Marine for review.
    - 1) Address plans to Park Development Officer, 2760 Studebaker Road, Long Beach, CA 90815.
  
  - d. Any park or beach improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Parks, Recreation and Marine.
  
  - e. Prior to certificate of completion, the following shall be provided by the developer to the Department of Parks, Recreation and Marine:
    - 1) Final as-built plans (two printed copies, and one electronic PDF and one cad file),
    - 2) Property documentation, including but not limited to, site survey, recorded deed, final map, soils report (one electronic PDF)
    - 3) Address all documents to Park Development Officer, 2760 Studebaker Road, Long Beach, CA 90815.
  
  - f. Landscaping & Irrigation
    - 1) The irrigation control system shall be designed to City standard (CalSense 3200 model for automatic irrigation control with modem) and connected to the City's central irrigation control system.

- 2) All landscape related piping under concrete shall be sleeved.
- 3) The project's plant palette shall be subject to Director of Parks, Recreation and Marine's review and approval prior to the issuance of a building permit for the natatorium.
- 4) Prior to tree planting, and installation landscaping and irrigation system, the developer shall contact the City Park Landscape Maintenance Superintendent in the Department of Parks, Recreation and Marine, at (562) 570-4879. Department staff will inspect and accept all tree and plant specimens placed prior to planting.
- 5) Prior to final inspection, the developer shall contact the City Park Landscape Maintenance Superintendent in the Department of Parks, Recreation and Marine, at (562) 570-4879, following all tree planting, landscaping, and irrigation system installation. Department staff will perform a final inspection, identify any items for a contractor punch list and will accept all tree planting, landscaping, and irrigation system placed in the park.

g. Facility

- 1) Prior to installation of facility systems, the developer shall contact the City Marine Maintenance Superintendent in the Department of Parks, Recreation and Marine, at (562) 570-1583. Department staff will inspect and accept all system components prior to installation.
- 2) Prior to final inspection, the developer shall contact the City Marine Maintenance Superintendent in the Department of Parks, Recreation and Marine, at (562) 570-1583, following installation of all facility systems. Department staff will perform a final inspection, identify any items for a contractor punch list and will accept all tree planting, landscaping, and irrigation system placed in the park.
- 3) The developer shall provide a sample of all final interior and exterior finish materials selected for construction for review by the Director of Parks, Recreation and Marine.
- 4) The construction staging plan shall be subject to Director of Parks, Recreation and Marine's review and approval prior to the issuance of a building permit for the natatorium.