

CITY OF LONG BEACH

H-2

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 (562) 570-6428 Fax: (562) 570-6205

July 21, 2009

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documents into the record, conclude the public hearing, and adopt the Resolution amending the General Plan designation of the site from Open Space and Park District (LUD#11) to Institutional and School District (LUD#10); and

Declare the Ordinance amending the Zoning designation of the site from Park (P) to Institutional (I) read the first time and laid over to the next regular meeting of the City Council for final reading for the Kroc Center Project located at 1900 Walnut Avenue. (District 6)

DISCUSSION

The Salvation Army is proposing to construct a 170,536-square-foot community center and recreation facility at Chittick Field (a.k.a. Hamilton Bowl) that includes the following (Exhibit A – Plans and photos):

- A 73,910-square-foot administration/education building with drop-in daycare, classrooms, a library, a kitchen, art studios, multipurpose rooms, a computer lab and administration offices.
- An 84,171-square-foot recreation center that includes a gymnasium, classrooms, a fitness center, a weight room, locker rooms and an indoor therapy pool.
- A 12,455-square-foot chapel/auditorium with a lobby, lecture halls, stage and backstage areas.
- An outdoor recreation area that includes a 4-acre playing field (soccer/football), a 50-meter swimming pool, warm-up pool, and a leisure pool with fountains, slides and a children's area. Other amenities include a playground, walking trails, 10,000-square-foot amphitheater, outdoor climbing wall, challenge course, outdoor patio and horticulture area.

In addition to the proposed community center and related amenities, the site will continue to function as a storm water detention basin per the requirements of the Los Angeles County Department of Public Works. The project proposes a state-of-the-art filtration system to capture trash as well as other unwanted particulate matter (i.e., heavy metals) prior to the water entering the storm drain system and, ultimately, the Pacific Ocean.

The proposed General Plan Amendment from Open Space and Park District (LUD#11) to Institutional and School District (LUD#10) is consistent with the intent and goals of the adopted General Plan. The proposed change furthers the goals of maintaining and strengthening the surrounding neighborhood as well as providing quality recreational opportunities.

The project is required to meet the LEED Certified level of energy-efficient design standards.

On June 18, 2009, the Planning Commission approved the Site Plan and Certified the Environmental Impact Report (Exhibit B – Planning Commission Staff Report). In addition, the Planning Commission recommended that the City Council approve the General Plan Amendment and Zone Change.

This letter was reviewed by Assistant City Attorney Michael Mais on June 30, 2009 and by Budget and Performance Management Bureau Manager David Wodynski on July 1, 2009.

TIMING CONSIDERATIONS

The Municipal Code requires Council action within 60 days of positive action by the Planning Commission, which took place on June 18, 2009.

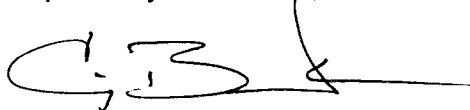
FISCAL IMPACT

There is no fiscal impact associated with the requested action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



PATRICK H. WEST
CITY MANAGER

CB:DB:JW

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Attachments: Exhibit A – Site Plan and Photos
Exhibit B – Planning Commission Staff Report (Attachment online at longbeach.legistar.com/calendar.aspx)
City Council Resolution
City Council Ordinance

THE SALVATION ARMY

RAY AND JOAN KROC CORPS COMMUNITY CENTER

1900 WALNUT AVE
LONG BEACH, CA 90806

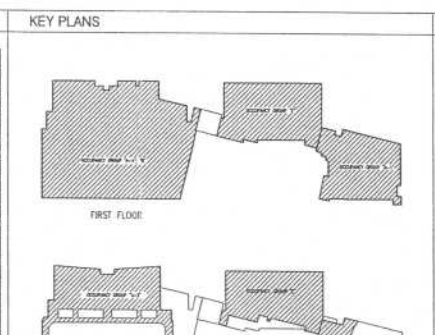
SALVATION ARMY KROC CENTER
PROJECT ADDRESS
LONG BEACH, CA 90806

SALVATION ARMY
15150 VAN DYKE BLVD
LONG BEACH, CA



ABBREVIATIONS	
AREA	AREA
ASPH	ASPH
CONC	CONC
...	...

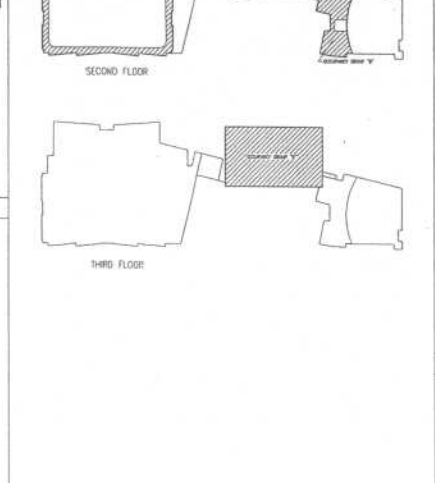
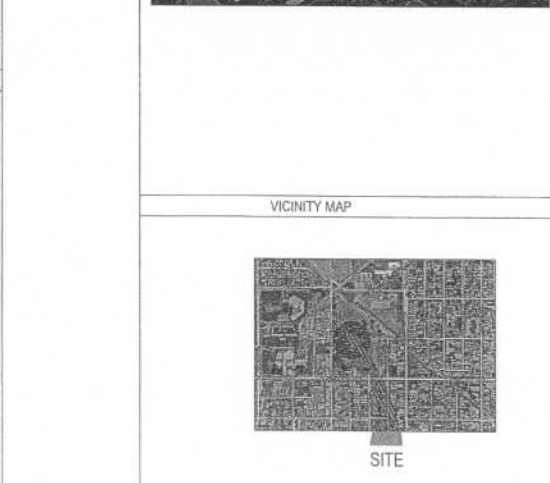
CONSULTANTS	
ARCHITECT	HEERY
...	...



PROJECT DATA	
JOB ADDRESS	1900 WALNUT AVE LONG BEACH, CA 90806
OWNER	SALVATION ARMY
ZONE	T-1 (INDUSTRIAL)
DIMENSION	74'-4" x 27'-0"
OCCUPANCY	2
N OF STORES	2
TYPE OF CONSTRUCTION	2 W/ FIRE SPRINKLERS THROUGHOUT
ALLOWABLE FLOOR AREA	UNLIMITED
PROPOSED BUILDING FLOOR AREA	1ST FLOOR - 35,800 S.F. 2ND FLOOR - 23,500 S.F. TOTAL - 59,300 S.F.
CONCLUSION	75,000 ± UNLIMITED ± OK
ADMIN/EDUCATION BUILDING	OCCUPANCY - T-1, T-2 N OF STORES - 2 TYPE OF CONSTRUCTION - 2 W/ FIRE SPRINKLERS THROUGHOUT ALLOWABLE FLOOR AREA - UNLIMITED
PROPOSED BUILDING FLOOR AREA	1ST FLOOR - 18,000 S.F. 2ND FLOOR - 7,000 S.F. 3RD FLOOR - 18,000 S.F. TOTAL - 43,000 S.F.
CONCLUSION	50,000 ± UNLIMITED ± OK
CHapel	OCCUPANCY - T-1, T-2 N OF STORES - 2 TYPE OF CONSTRUCTION - 2 W/ FIRE SPRINKLERS THROUGHOUT ALLOWABLE FLOOR AREA - UNLIMITED
PROPOSED BUILDING FLOOR AREA	1ST FLOOR - 12,000 S.F. 2ND FLOOR - 8,000 S.F. TOTAL - 20,000 S.F.
CONCLUSION	25,000 ± UNLIMITED ± OK

DRAWING INDEX	
A-0	COVER SHEET
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A-0.2	BUILDING AND SOURCE PLAN
A-0.3	CHURCH FIRST FLOOR PLAN
A-1.0	ADMINISTRATION BUILDING FIRST FLOOR PLAN
A-1.1	CHURCH, FIRST AND SECOND FLOOR PLANS
A-1.2	ADMINISTRATION SECOND FLOOR PLAN
A-1.3	ADMINISTRATION BUILDING SECOND FLOOR PLAN
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A-1.5	ADMINISTRATION BUILDING AND CHAPEL ROOF PLAN
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A-1.8	BUILDING SECTIONS
A-2.0	EXTERIOR ELEVATIONS

SYMBOLS LEGEND	
Symbol	Description
Symbol	Description
Symbol	Description
Symbol	Description



BLDG. DEPT. INFORMATION	
CODES	2007 CALIFORNIA STANDARD ADMIN. CODE 2007 CALIFORNIA BUILDING CODE 2007 CALIFORNIA ELECTRICAL CODE 2007 CALIFORNIA MECHANICAL CODE 2007 CALIFORNIA PLUMBING CODE 2007 CALIFORNIA CHIMNEY CODE 2007 CALIFORNIA FIRE CODE 2007 CALIFORNIA REF. STANDARDS CODE 2003 CBC/CBC



SITE PLAN INFORMATION	
LOT SIZE	18.9 ACRES
LOT COVERAGE	7.4 ACRES
BUILDING AREA	96,000 S.F.
FAR	0.288
PARKING	1128 TOTAL
STANDARD	1700
ACCESSIBLE	21
IMP ACCESSIBLE	2

SITE PLAN INFORMATION

LOT SIZE 18.8 ACRES
 LOT COVERAGE 2.8 ACRES
 BUILDING AREA 54,000 S.F.
 FAR 0.34
 PARKING 1,130 TOTAL
 STAMPS 1,104
 ACCESSIBLE 21
 WW ACCESSIBLE 3

HEERY

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 LONG BEACH, CALIF. 90801
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 562.437.7380 FAX
 WWW.HEERY.COM

SALVATION ARMY PROCC CENTER
 PROJECT ADDRESS
 LONG BEACH, CA 90802

SALVATION ARMY
 SOUTHERN CALIFORNIA DIVISION
 LONG BEACH, CA

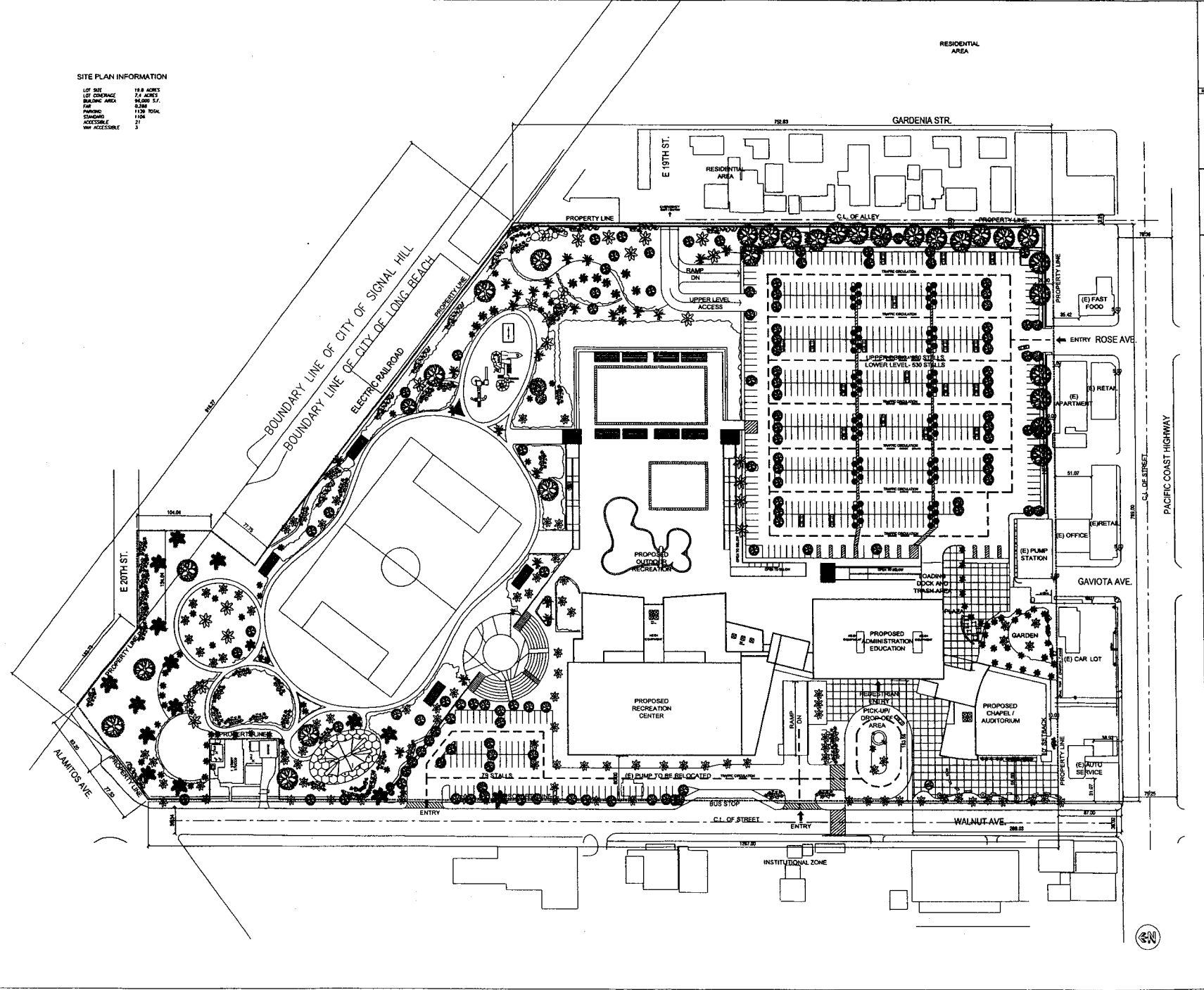


The design shown on this plan is preliminary and subject to change without notice. The design is not intended to constitute a contract. The design is not intended to constitute a warranty. The design is not intended to constitute a representation of any kind.

NO.	DATE	BY	CHKD.

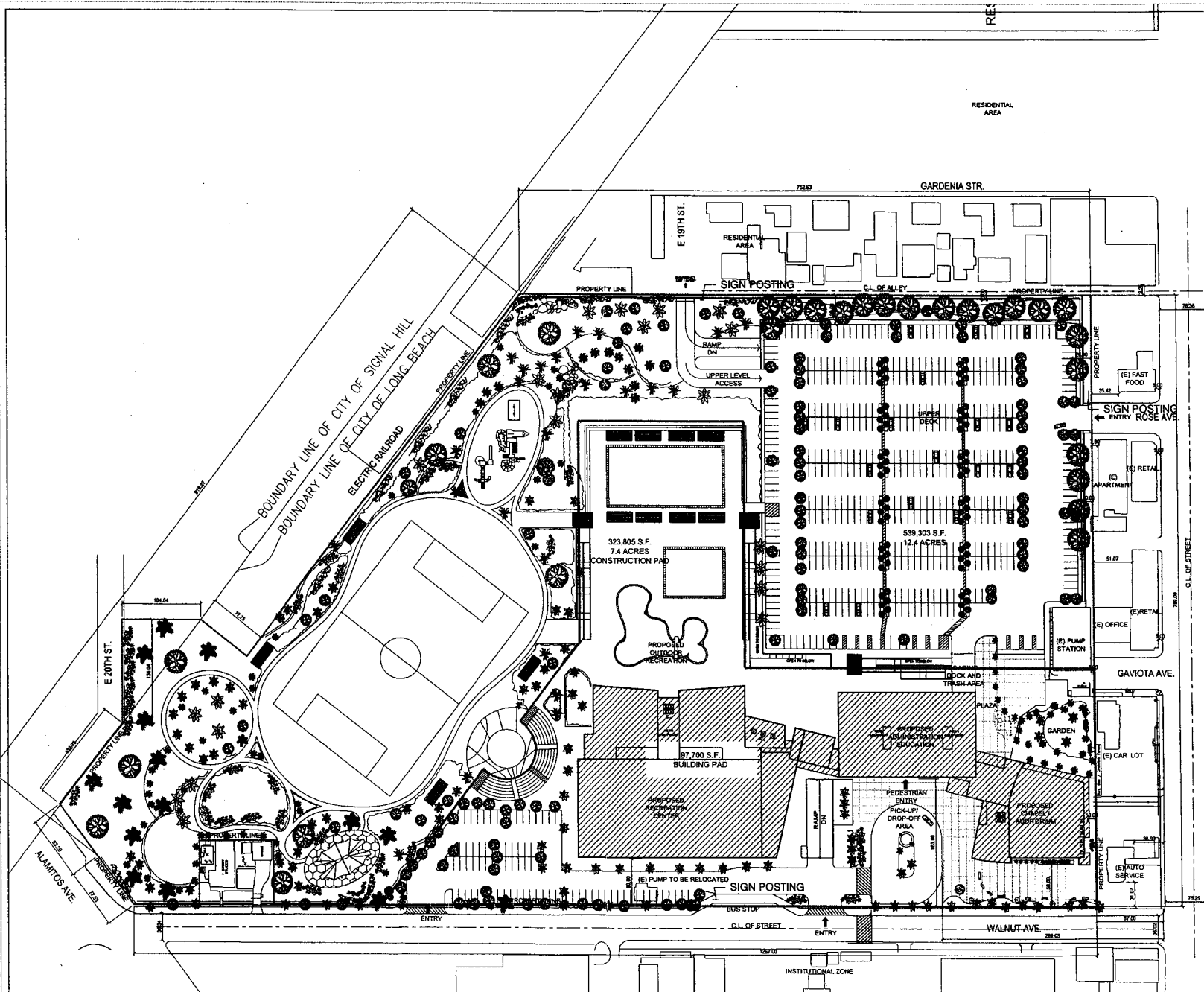
**SITE PLAN
LANDSCAPE PLAN**

A-0.1
 SHEET NO. 1 OF 104 SHEETS



① SITE PLAN

SCALE: 1" = 40' 0"



① SITE PLAN

SCALE
 1" = 40' 0"

BUILDING PAD AND
 SIGN POSTING

A-0.2

PROJECT	WOOD CENTER
OWNER	SALVATION ARMY
DATE	10/11/11
SCALE	1" = 40' 0"
PROJECT	WOOD CENTER
OWNER	SALVATION ARMY
DATE	10/11/11
SCALE	1" = 40' 0"
PROJECT	WOOD CENTER
OWNER	SALVATION ARMY
DATE	10/11/11
SCALE	1" = 40' 0"



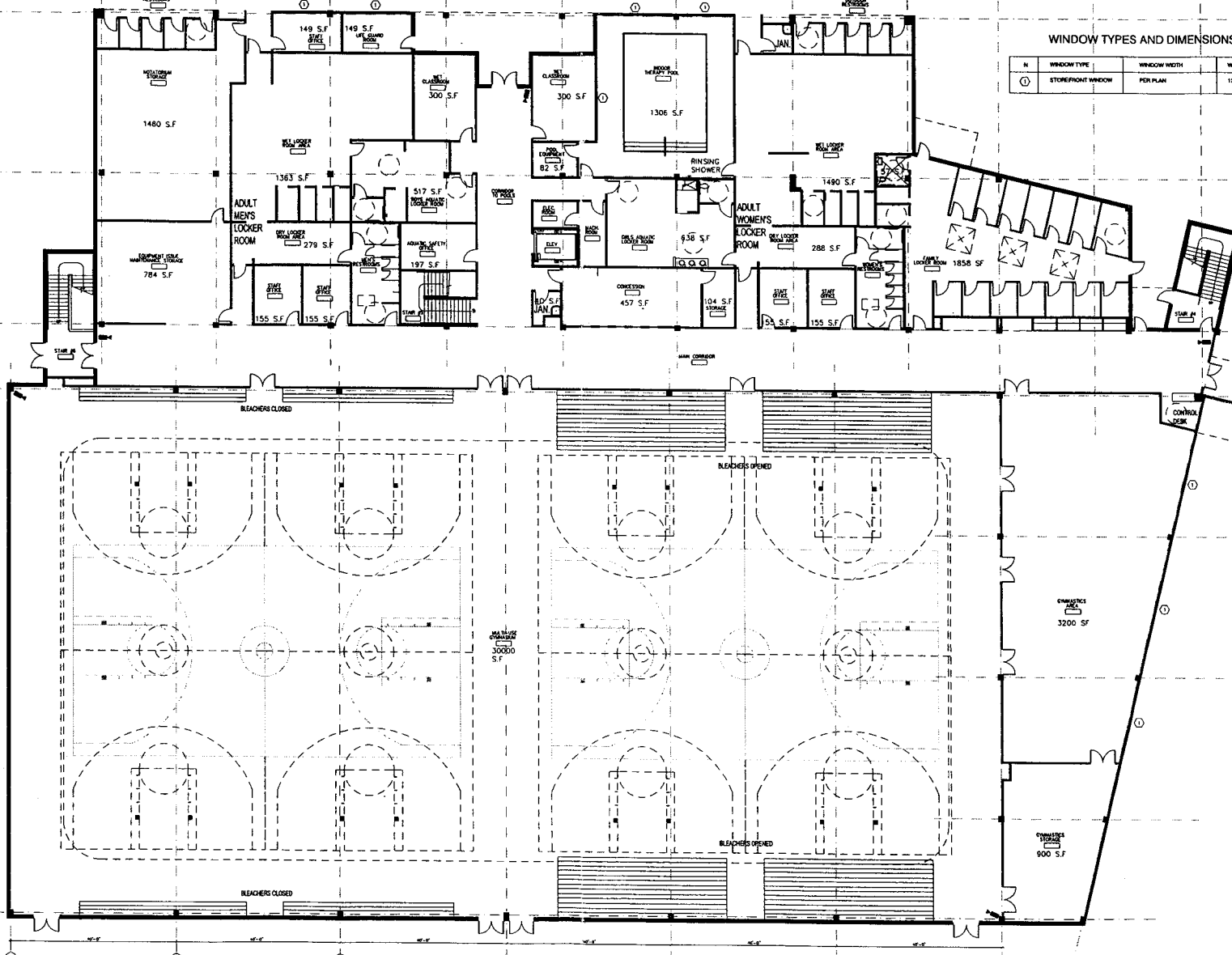
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DATE	1/15/10
BY	J. B. BROWN
CHECKED BY	W. BROWN
DESIGNED BY	J. B. BROWN
DRAWN BY	J. B. BROWN
SCALE	AS SHOWN

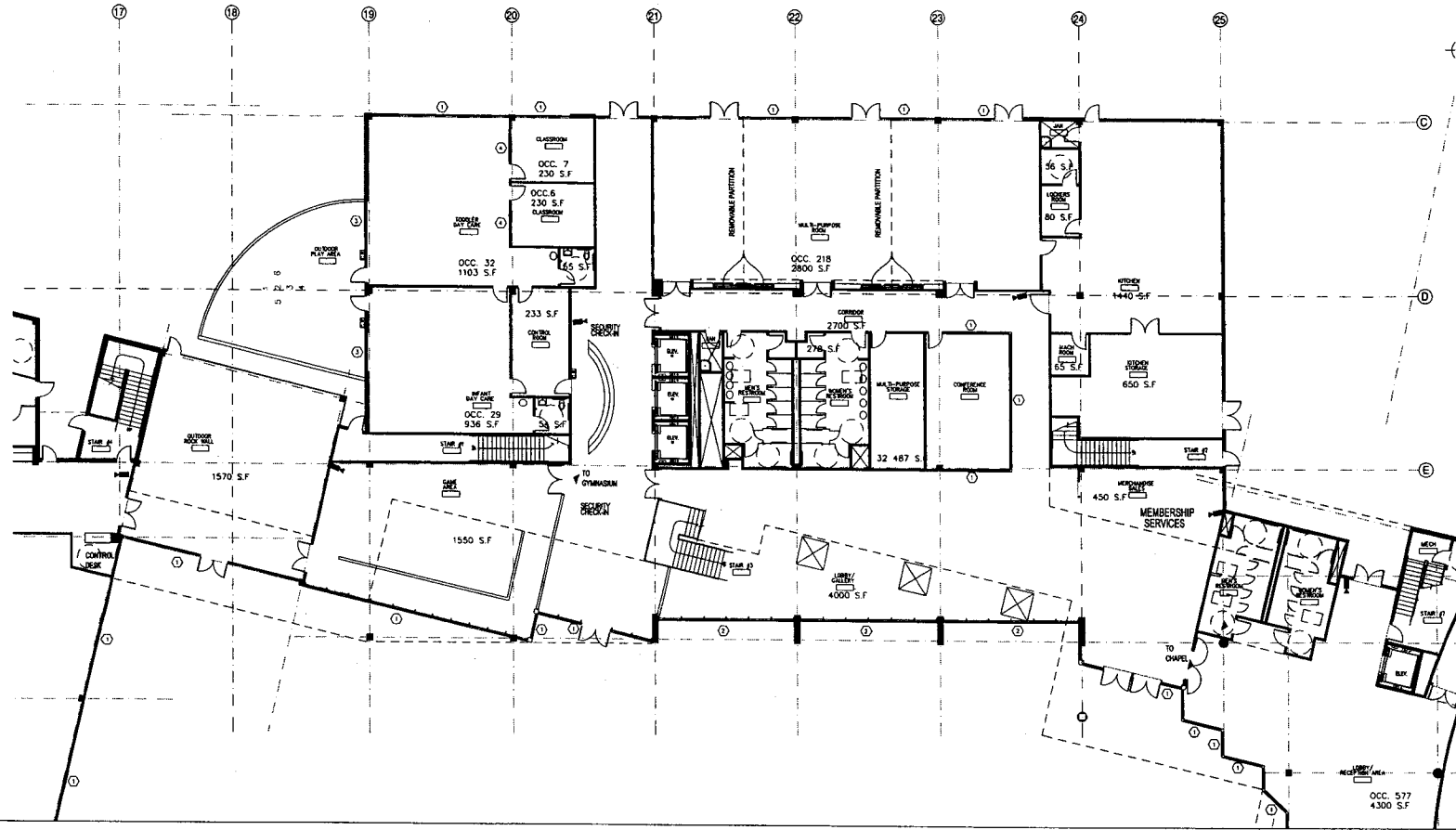
GYMNASIUM FIRST FLOOR

WINDOW TYPES AND DIMENSIONS

N	WINDOW TYPE	WINDOW WIDTH	WINDOW HEIGHT
1	STOREFRONT WINDOW	FOR PLAN	12'-0"



1 GYMNASIUM FIRST FLOOR PLAN



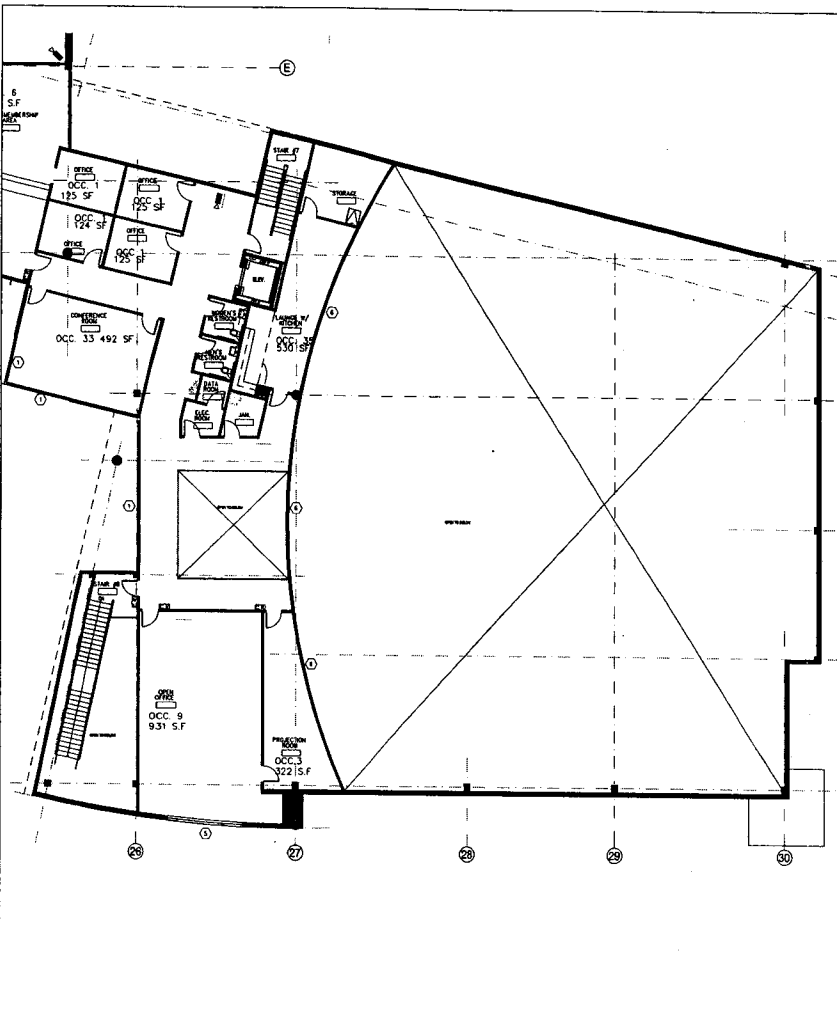
WINDOW TYPES AND DIMENSIONS

N	WINDOW TYPE	WINDOW WIDTH	WINDOW HEIGHT
①	STOREFRONT WINDOW	PER PLAN	12'-0"
②	STOREFRONT WINDOW	PER PLAN	27'-0"
③	PICTURE WINDOW	8'-0"	5'-0"
④	PICTURE WINDOW	8'-0"	5'-0"

The user shall be responsible for obtaining the necessary permits and approvals for the construction of the project. The user shall also be responsible for obtaining the necessary permits and approvals for the construction of the project. The user shall also be responsible for obtaining the necessary permits and approvals for the construction of the project.

DATE	10/11/07
BY	J. H. HARRIS
PROJECT NO.	10000000
LOCATION	LONG BEACH, CA
OWNER	HEERY
DESIGNER	HEERY
CONTRACT NO.	

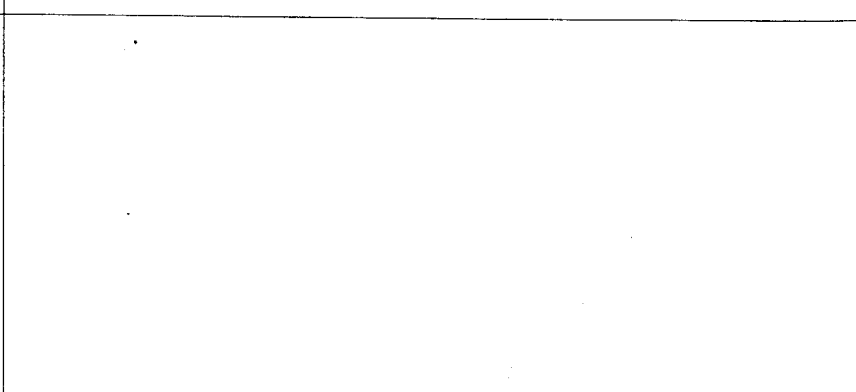
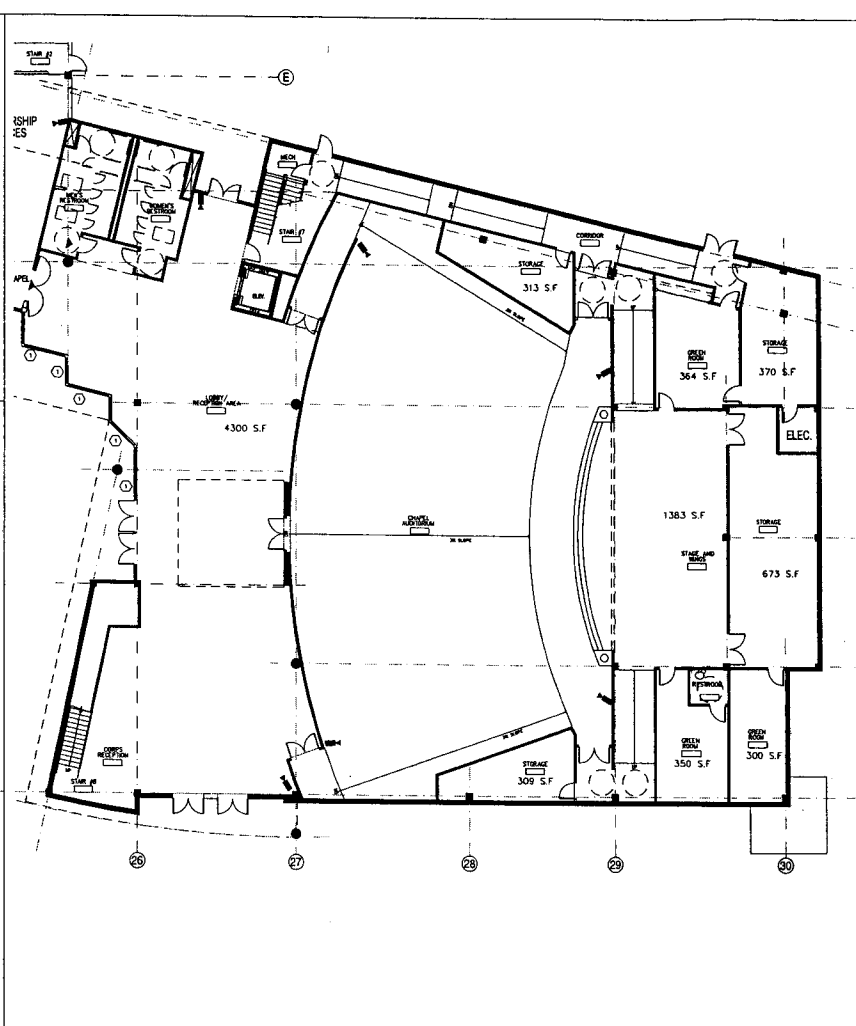
**ADMINISTRATION BUILDING
FIRST FLOOR PLAN**



WINDOW TYPES AND DIMENSIONS

NO.	WINDOW TYPE	WINDOW WIDTH	WINDOW HEIGHT
①	STOREFRONT WINDOW	PER PLAN	12'-0"
②	PICTURE WINDOW	18'-0"	12'-0"
③	PICTURE WINDOW	PER PLAN	5'-0"

② CHAPEL SECOND FLOOR PLAN



① CHAPEL FIRST FLOOR PLAN

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 562.433.7300 FAX
 WWW.HEERY.COM

SALVATION ARMY HROC CENTER
 PROJECT ADDRESS
 LONG BEACH, CA 90801

SALVATION ARMY
 SOUTHERN CALIFORNIA DIVISION
 LONG BEACH, CA



The user agrees to hold the architect harmless for any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the architect in connection with the project, whether or not such claims, damages, losses, and expenses result from the negligence of the architect, in connection with the project, whether or not such claims, damages, losses, and expenses result from the negligence of the architect, in connection with the project, whether or not such claims, damages, losses, and expenses result from the negligence of the architect.

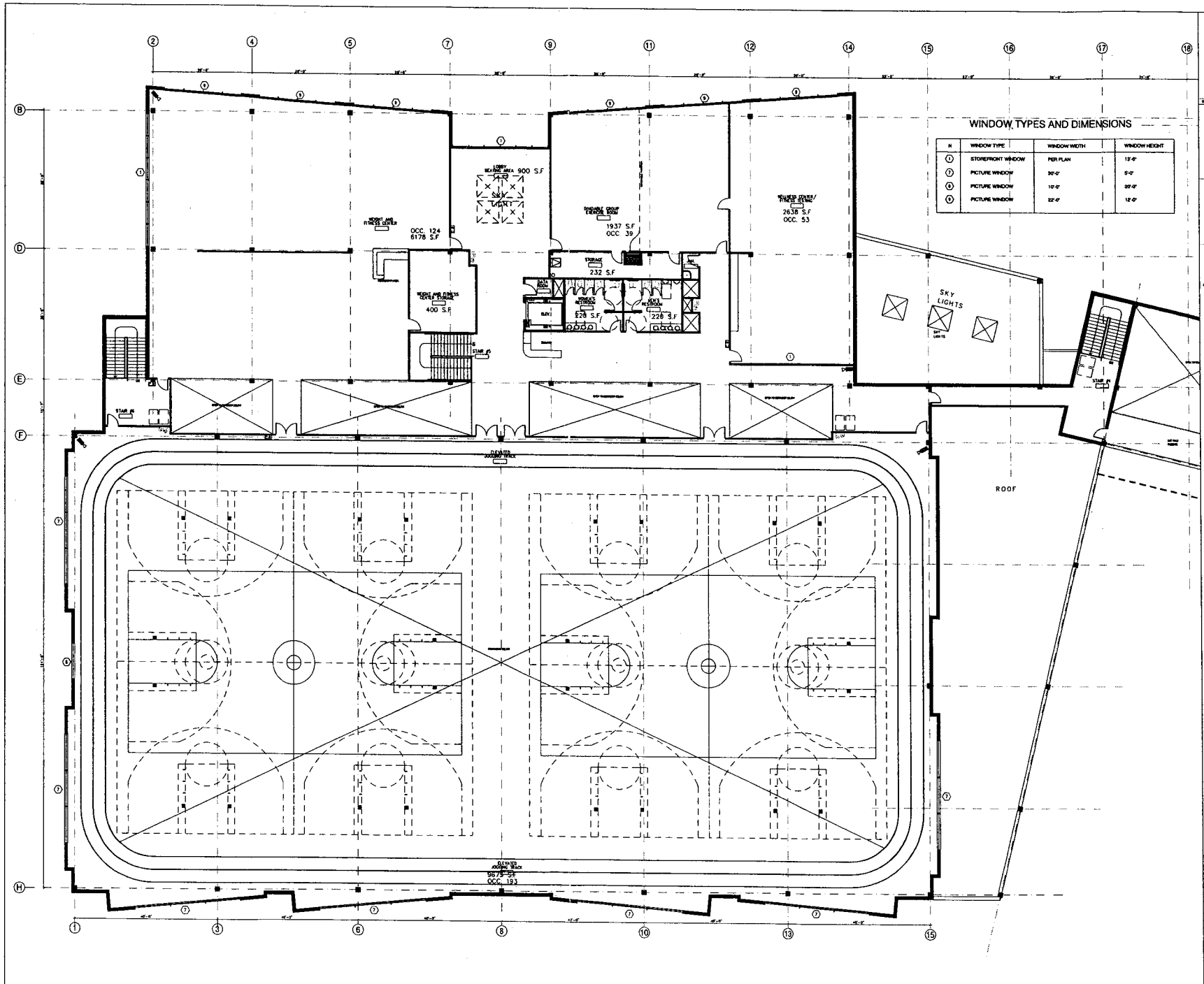
DATE	1/11/11
BY	J. H. H. / J. H. H.
PROJECT NO.	11111
CLIENT	HEERY
DATE	1/11/11
BY	J. H. H. / J. H. H.

CHAPEL FIRST AND SECOND FLOOR PLANS

SCALE: 1/8" = 1'-0"
 A-1.2
 SHEET NO. 11111 OF 11111

WINDOW TYPES AND DIMENSIONS

N	WINDOW TYPE	WINDOW WIDTH	WINDOW HEIGHT
1	STOREFRONT WINDOW	PER PLAN	12'-0"
2	PICTURE WINDOW	30'-0"	5'-0"
3	PICTURE WINDOW	10'-0"	30'-0"
4	PICTURE WINDOW	22'-0"	12'-0"



1 GYMNASIUM SECOND FLOOR PLAN

SCALE:
1/8"=1'-0"

A-1.3

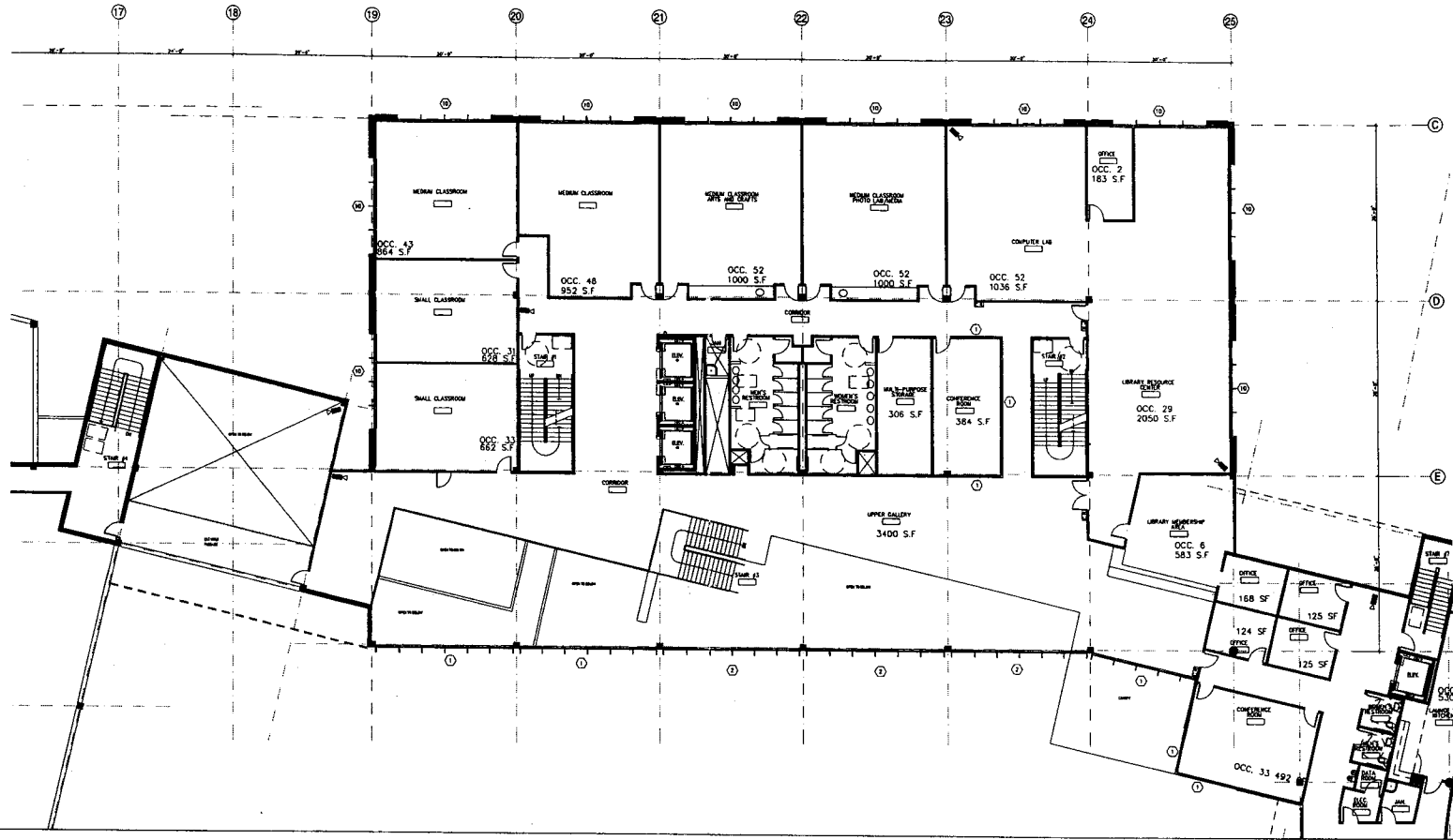
TOTAL SHEETS

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 11/11/09
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]

PROJECT: GYMNASIUM SECOND FLOOR PLAN



WINDOW TYPES AND DIMENSIONS

N	WINDOW TYPE	WINDOW WIDTH	WINDOW HEIGHT
1	STOREFRONT WINDOW	PER PLAN	13'-0"
2	STOREFRONT WINDOW	PER PLAN	27'-0"
3	PICTURE WINDOW	8'-0"	5'-0"
4	PICTURE WINDOW	20'-0"	10'-0"

THIS PLAN AND SPECIFICATIONS HAVE BEEN PREPARED BY HEERY CONSULTANTS AND ENGINEERS, INC. (HEERY) FOR THE PROJECT AND THE CLIENT. HEERY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THIS PLAN OR SPECIFICATIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES. HEERY SHALL NOT BE HELD RESPONSIBLE FOR ANY DELAYS OR COST INCREASES RESULTING FROM ANY CHANGES TO THIS PLAN OR SPECIFICATIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES. HEERY SHALL NOT BE HELD RESPONSIBLE FOR ANY DELAYS OR COST INCREASES RESULTING FROM ANY CHANGES TO THIS PLAN OR SPECIFICATIONS.

DATE	DESCRIPTION

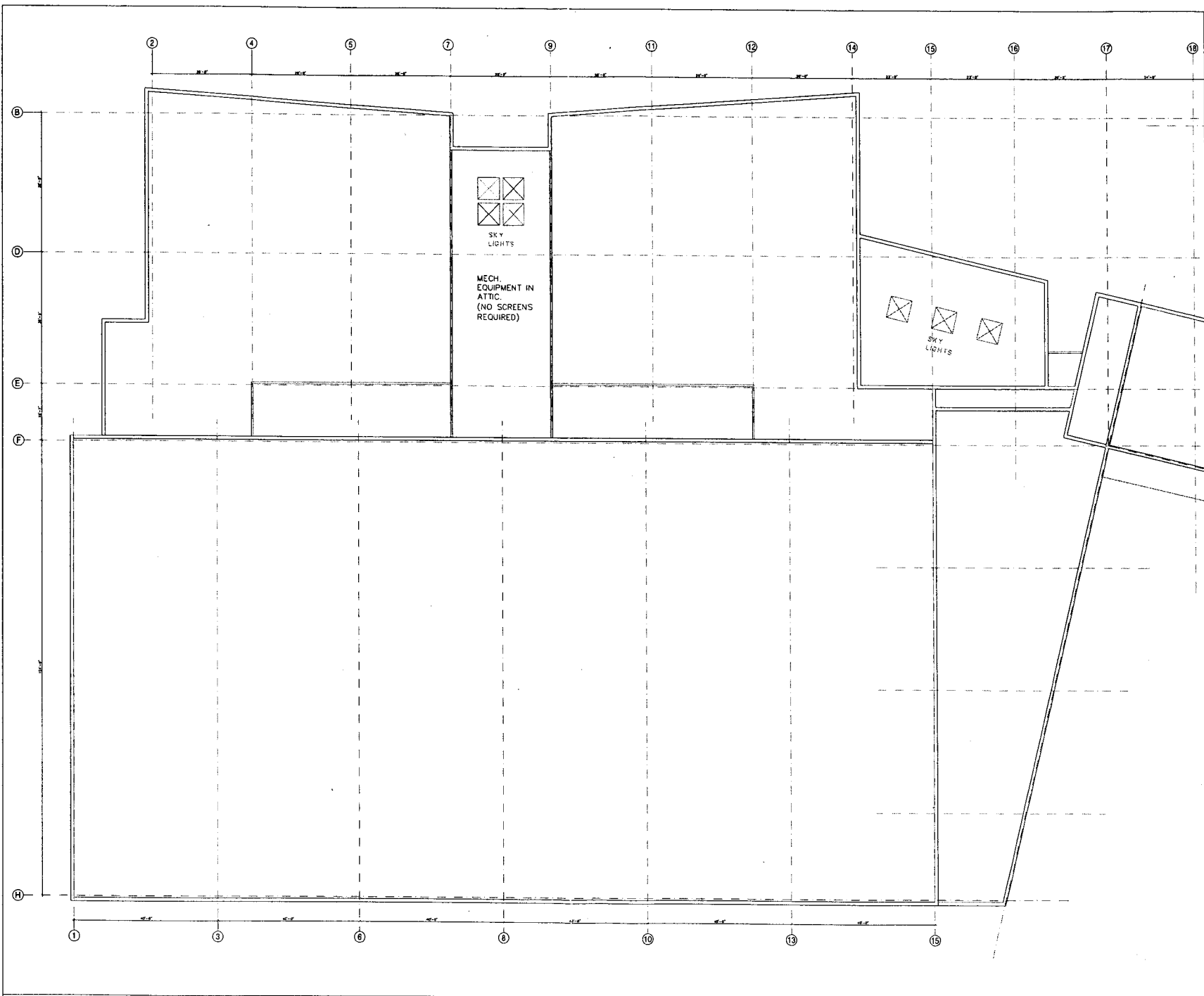
ADMINISTRATION BUILDING SECOND FLOOR PLAN

1 ADMINISTRATION BUILDING SECOND FLOOR PLAN

SCALE:
1/4" = 1'-0"

A-14

DATE: 04/11/02 BY: MSL/BBT



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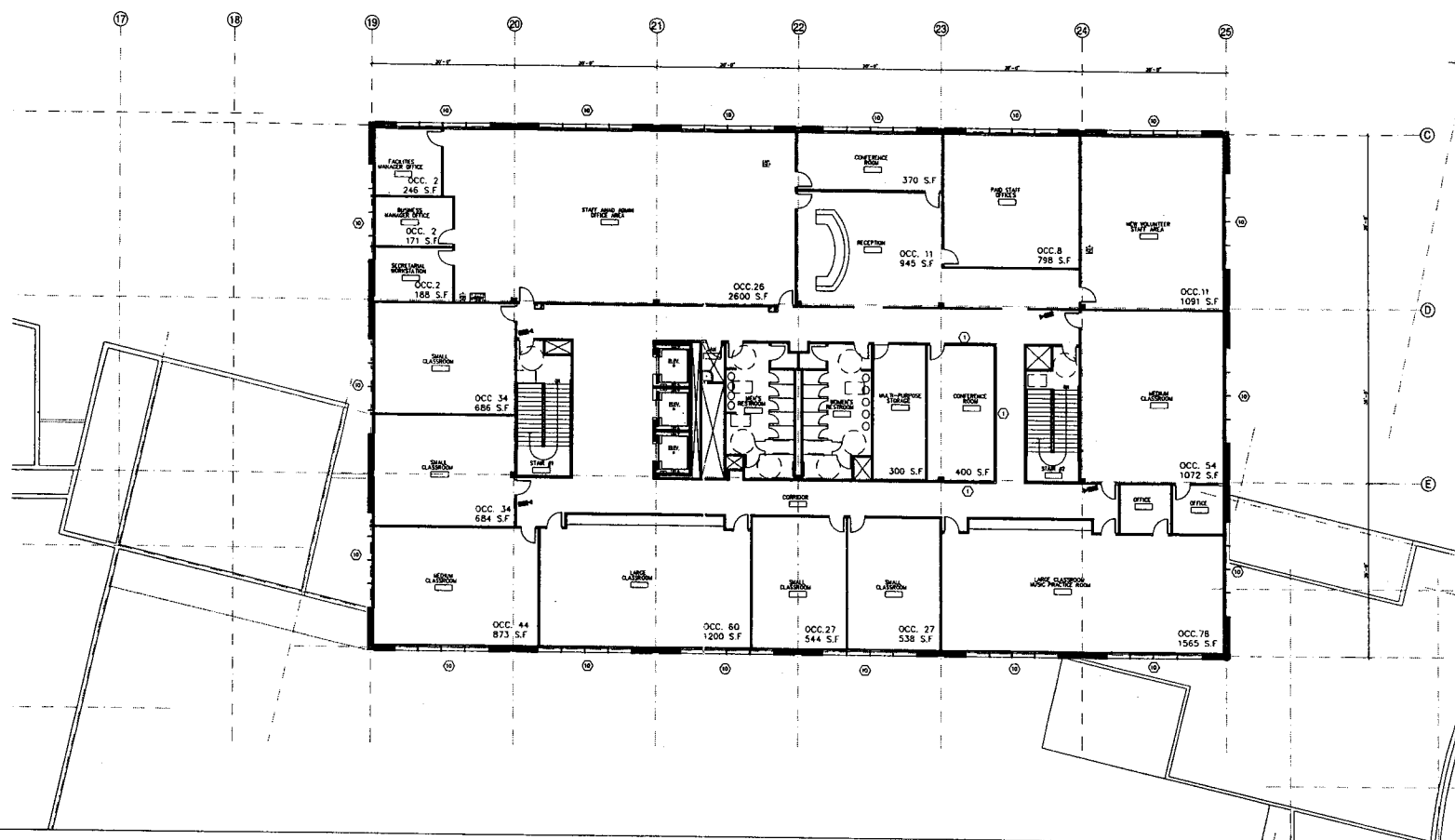
DATE	DESCRIPTION

GYMNASIUM ROOF PLAN

① GYMNASIUM ROOF PLAN

SCALE:
1/8" = 1'-0"

A-1.5



WINDOW TYPES AND DIMENSIONS

N	WINDOW TYPE	WINDOW WIDTH	WINDOW HEIGHT
①	STOREFRONT WINDOW	PER PLAN	15'-0"
②	PICTURE WINDOW	30'-0"	10'-0"

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DATE	11/11/2011
BY	J. BOYD
CHECKED	
DATE	
BY	
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DATE	
BY	
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DATE	
BY	

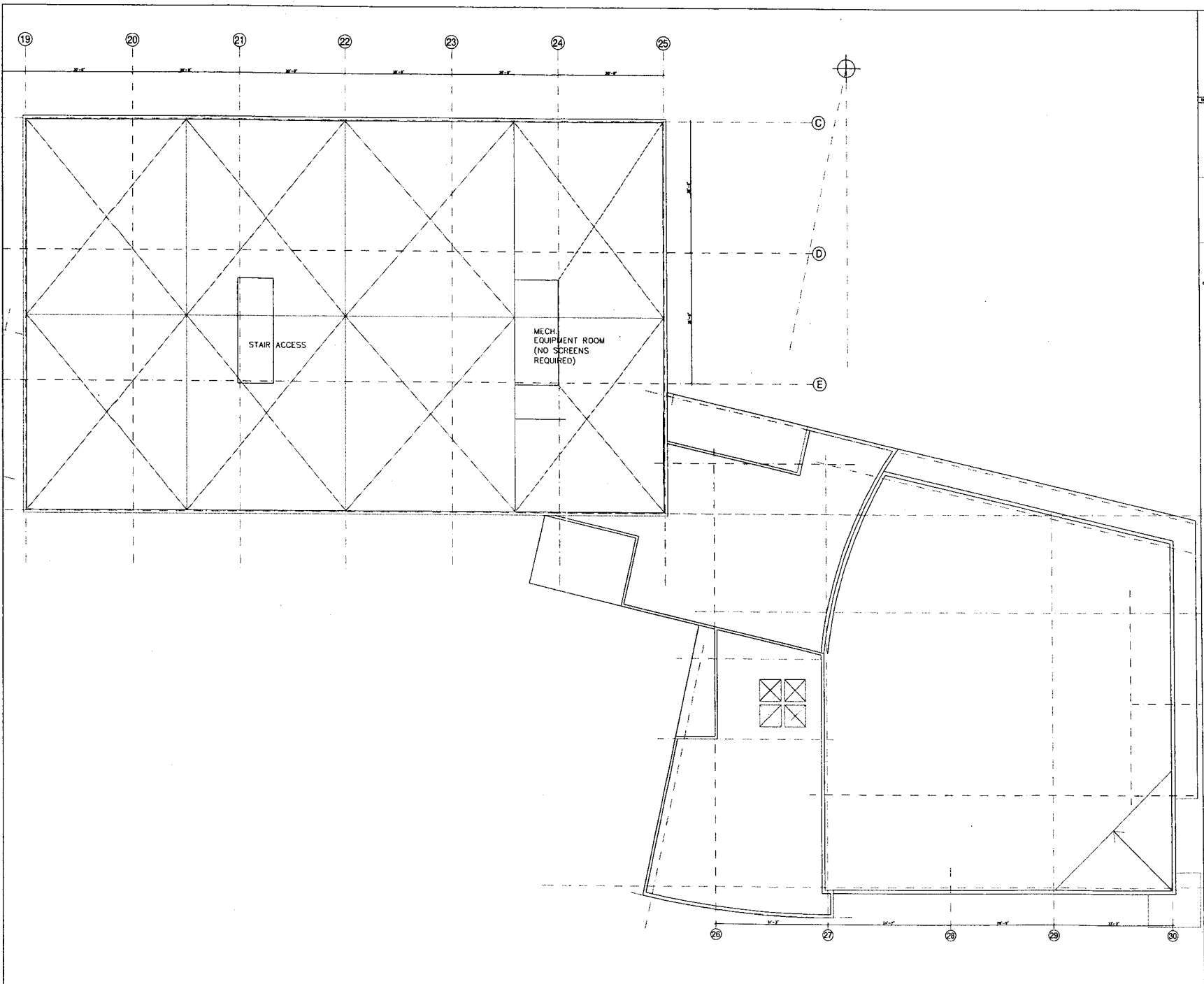
**ADMINISTRATION BUILDING
THIRD FLOOR PLAN**

① ADMINISTRATION BUILDING THIRD FLOOR PLAN

SCALE
1/8" = 1'-0"

A-1.6

REV. 001 002 003 004 005 006 007 008 009 010 011 012 013 014 015 016 017 018 019 020 021 022 023 024 025 026 027 028 029 030 031 032 033 034 035 036 037 038 039 040 041 042 043 044 045 046 047 048 049 050 051 052 053 054 055 056 057 058 059 060 061 062 063 064 065 066 067 068 069 070 071 072 073 074 075 076 077 078 079 080 081 082 083 084 085 086 087 088 089 090 091 092 093 094 095 096 097 098 099 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000



HEERY

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LONG BEACH, CA 90802
TEL: 562.433.4000
FAX: 562.433.4001
WWW.HEERY.COM

SALVATION ARMY BRICK CENTER
PROJECT NUMBER
LONG BEACH, CA 90802

SALVATION ARMY
SOUTHERN CALIFORNIA DIVISION
LONG BEACH, CA



The user hereby warrants that the design and construction documents prepared by the user are for the use of the user only and that the user shall be responsible for the proper use of the design and construction documents. The user shall indemnify and hold the architect harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or from the use of the design and construction documents by the user.

DATE	DESCRIPTION

ADMINISTRATION BUILDING AND CHAPEL ROOF PLANS

① ADMINISTRATION BUILDING AND CHAPEL ROOF PLANS

SCALE: 1/4" = 1'-0"

A-1.7


DATE: 08/11/08

HEERY

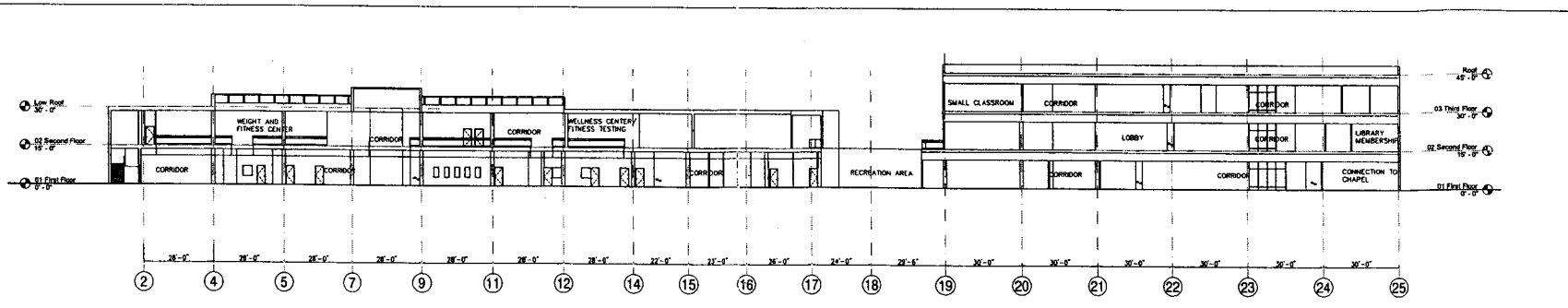
11 HOLLYWOOD BLVD. SUITE 101
LONG BEACH, CA 90802
TEL: 562-438-7818
FAX: 562-438-7812
WWW.HEERY.COM

SALVATION ARMY WREC CENTER
PROJECT ADDRESS
LONG BEACH, CA 90802

SALVATION ARMY
SOUTHERN CALIFORNIA DIVISION
LONG BEACH, CA

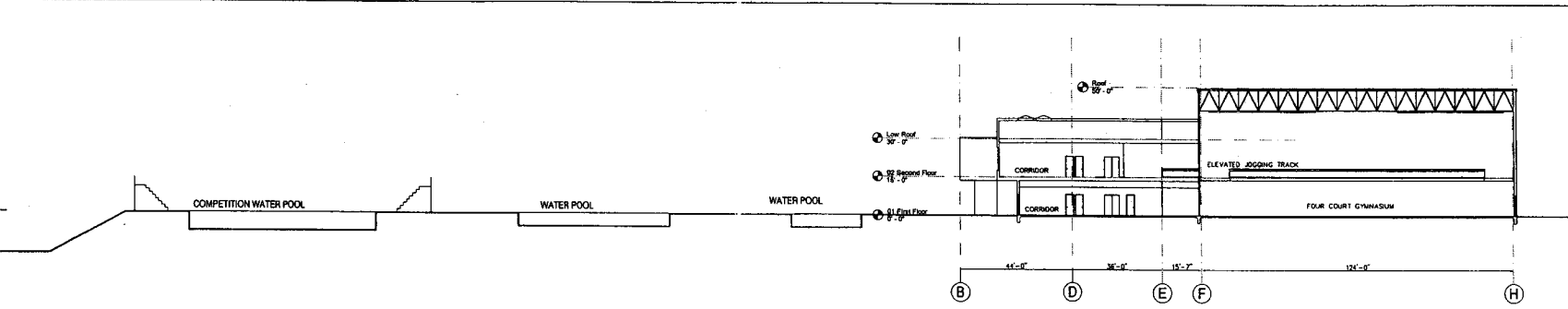


LONG BEACH



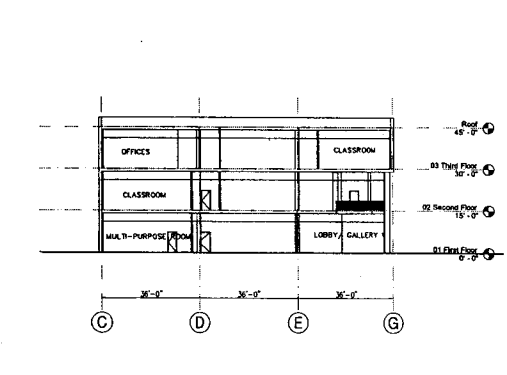
① SECTION A-A

SCALE:
1/16"=1'-0"



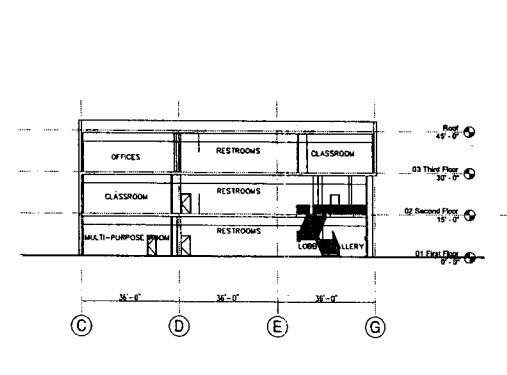
② SECTION D-D INCLUDING OUTSIDE POOL AREA

SCALE:
1/16"=1'-0"



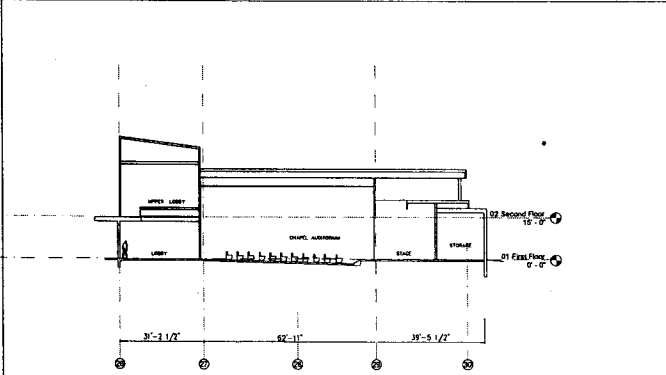
⑤ SECTION B-B

SCALE:
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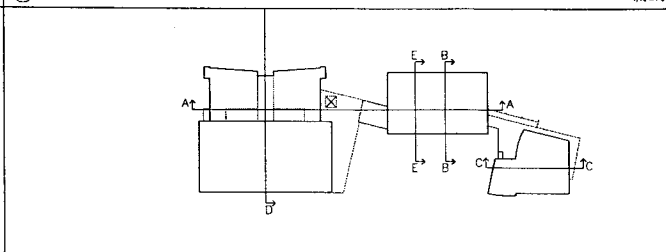
④ SECTION E-E

SCALE:
1/16"=1'-0"



③ SECTION C-C

SCALE:
1/16"=1'-0"



⑥ SECTIONS KEY PLAN

SCALE:
N.T.S.

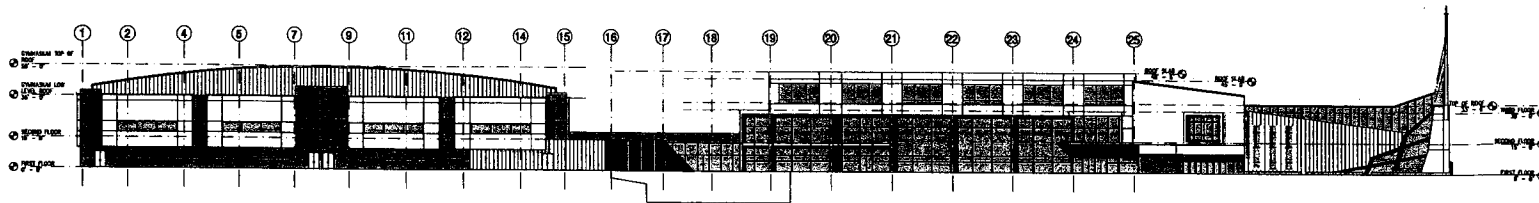
It is the policy of Heery to complete all the work of a project before submitting any billings. Heery will not bill for work until it has been completed and accepted by the client. Heery will not bill for work until it has been completed and accepted by the client. Heery will not bill for work until it has been completed and accepted by the client.

SHEET NO.	
NO.	TITLE
1	BUILDING SECTIONS

BUILDING SECTIONS

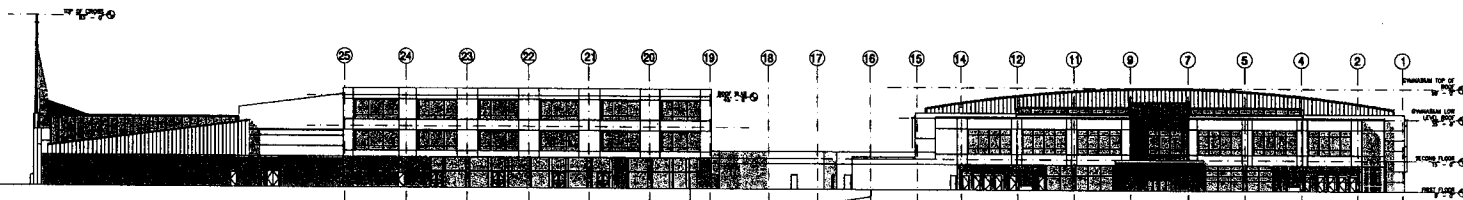
SCALE:
N.T.S.

A-2.0



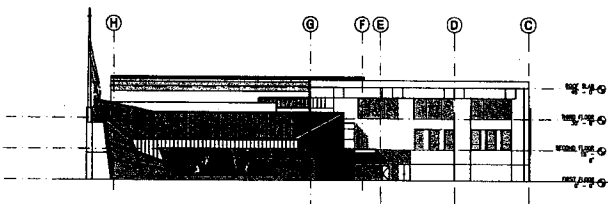
① WEST ELEVATIONS

SCALE
1"=20'-0"



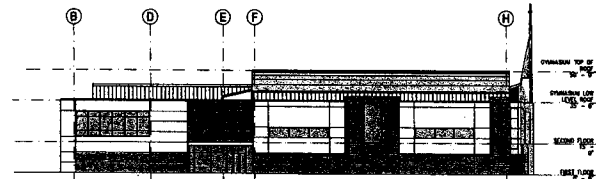
② EAST ELEVATIONS

SCALE
1"=20'-0"



④ SOUTH ELEVATIONS

SCALE
1"=20'-0"



③ NORTH ELEVATIONS

SCALE
1"=20'-0"

SALVATION ARMY BROCK CENTER
PROJECT ADDRESS
LONG BEACH, CA 90801

SALVATION ARMY
SOUTHERN CALIFORNIA DISTRICT
LONG BEACH, CA



In accordance with the provisions of this Act, the following information is being provided to the public. This information is being provided to the public for informational purposes only and is not intended to be used for any other purpose. The information is being provided to the public for informational purposes only and is not intended to be used for any other purpose. The information is being provided to the public for informational purposes only and is not intended to be used for any other purpose.

DATE	11/11/2011
PROJECT	SALVATION ARMY BROCK CENTER
LOCATION	11 COLLENDINE AVENUE, LONG BEACH, CA 90801
OWNER	SA
DESIGNER	HEERY
SCALE	1"=20'-0"

EXTERIOR ELEVATIONS



- Site view looking south at PCH



- Site view looking West



- Pump Station – looking South at PCH



- Pump Station – looking South at PCH



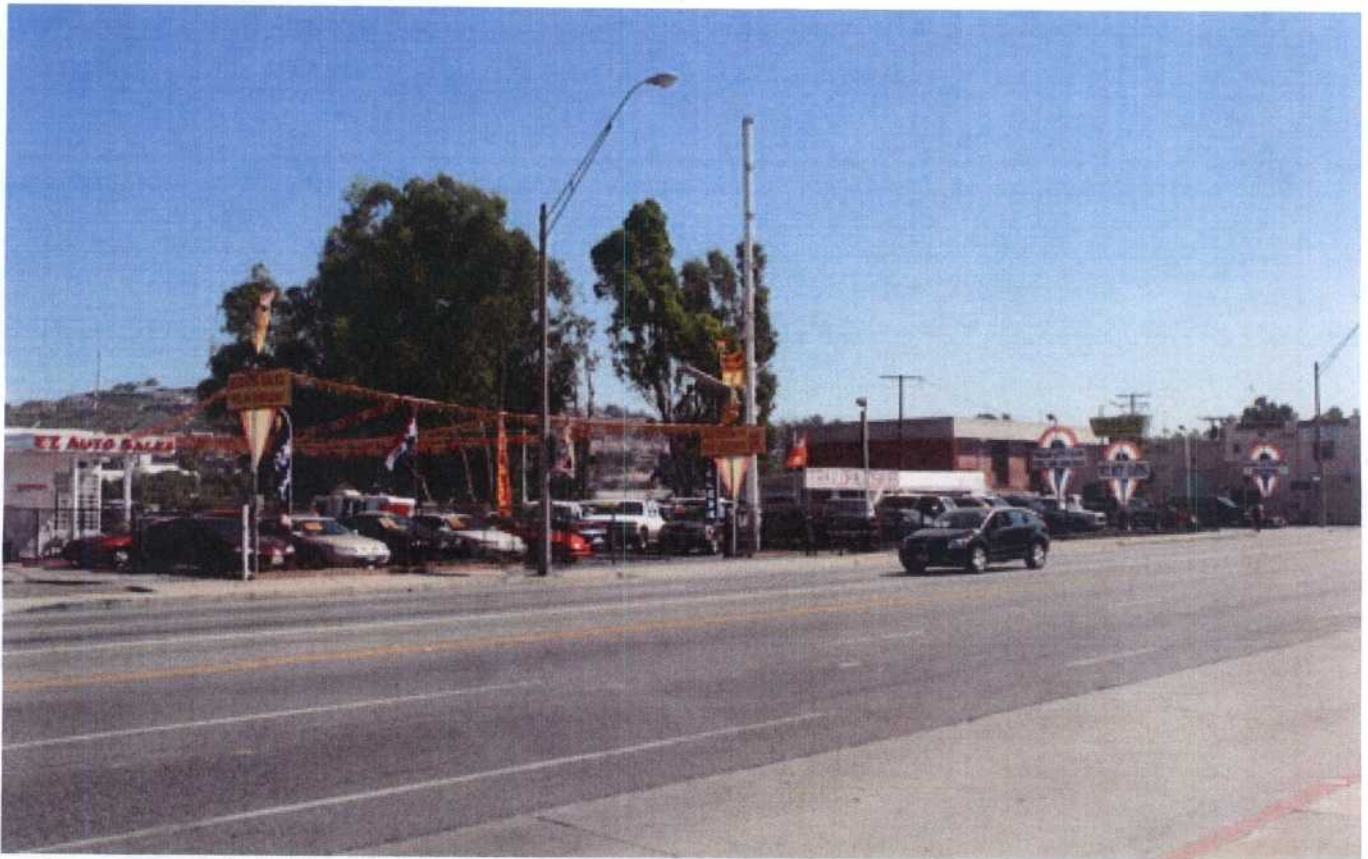
- SMOG Station – PCH and Walnut Ave. – looking South at PCH



- Pump Station on Walnut Ave. – looking South at PCH



- Current Drainage System condition



- PCH looking North West



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

June 18, 2009

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Certify an Environmental Impact Report and approve a Resolution with a Statement of Overriding Considerations; recommend approval of a General Plan Amendment from Open Space and Park District (LUD#11) to Institutional and School District (LUD#10) and a Zone Change from Park (P) to Institutional (I) and approve a Site Plan Review for a 170,536-square-foot community center that includes an administration/education building, a recreation center, an auditorium and an outdoor recreation area at 1900 Walnut Avenue. (District 6)

APPLICANT: The Salvation Army
11 Golden Shore #550
Long Beach, CA 90802
(Application No. 0710-10)

DISCUSSION

The 19-acre project site is located on the east side of Walnut Avenue approximately 100 feet north of Pacific Coast Highway (Exhibit A – Location map). The site is currently owned by the County of Los Angeles and serves primarily as a storm water detention basin. The City also uses it intermittently for recreation purposes under a lease agreement with the County.

The applicant is proposing to construct a 170,536 square-foot community center and recreation facility that includes the following (Exhibit B – Plans and photos):

- A 73,910-square-foot administration/education building with drop-in daycare, classrooms, a library, a kitchen, art studios, multipurpose rooms, a computer lab and administration offices.
- An 84,171-square-foot recreation center that includes a gymnasium, classrooms, a fitness center, a weight room, locker rooms and an indoor therapy pool.
- A 12,455-square-foot chapel/auditorium with a lobby, lecture halls, stage and backstage areas.

CHAIR AND PLANNING COMMISSIONERS

Application No. 0710-10

June 18, 2009

Page 2 of 3

- An outdoor recreation area that includes a 4-acre playing field (soccer), a 50-meter swimming pool, warm-up pool, and a leisure pool with fountains, slides and a children's area. Other amenities include a playground, walking trails, 10,000-square-foot amphitheater, outdoor climbing wall, challenge course, outdoor patio and horticulture area.

The project meets all of the requirements of the proposed Institutional zone including height, setbacks, open space and parking. Vehicular access to the center will occur via two ingress/egress points off Walnut Avenue and one ingress/egress point off Pacific Coast Highway. An additional emergency access is provided at the east side of the project at 19th Street.

A total of 1,100 on-site parking spaces will be provided for the project in a two-level parking structure at the southeast corner of the site, as well as in a small surface parking lot along Walnut Avenue. The parking structure can be accessed from both Pacific Coast Highway and Walnut Avenue entrances.

In addition to the proposed community center and related amenities, the site will continue to function as a storm water detention basin per the requirements of the Los Angeles County Department of Public Works. The project proposes a state-of-the-art filtration system to capture trash as well as other unwanted particulate matter (i.e. heavy metals) prior to the water entering the storm drain system and, ultimately, the Pacific Ocean.

The proposed General Plan Amendment from Open Space and Park District (LUD#11) to Institutional and School District (LUD#10) is consistent with the intent and goals of the adopted General Plan. The proposed change furthers the goals of maintaining and strengthening the surrounding neighborhood as well as providing quality recreational opportunities.

Staff prepared findings that support the proposed project. Conditions of Approval were also prepared to help mitigate any potential impacts that the new community center may have on the adjacent properties (Exhibit C – Findings & Conditions of Approval).

Finally, staff believes that the project should be approved, as it will be an asset to the community by providing a wide variety of needed recreation and other personal growth opportunities in an area underserved by such facilities.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on June 2, 2009, as required by the Long Beach Municipal Code and no responses were received.

CHAIR AND PLANNING COMMISSIONERS

Application No. 0710-10

June 18, 2009

Page 3 of 3

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) (SCH#2008071085) was prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act. The EIR was distributed to the Planning Commissioners on April 2, 2009.

The EIR identified significant unavoidable impact with the following issues:

- Aesthetics;
- Cultural Resource;
- Land Use and Planning;
- Recreation; and
- Construction related noise.

All other impacts can be mitigated to a level below significance.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C. Beck', with a long horizontal line extending to the right.

CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

CB:DB:JW

Exhibits

- A. Location map
- B. Plans and photos
- C. Findings & Conditions of Approval
- D. Environmental Impact Report (SCH#2008071085)

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING THE USE DISTRICT
MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS
BEEN ESTABLISHED AND AMENDED BY AMENDING
PORTIONS OF PART 10 OF SAID MAP FROM PARK (P) TO
INSTITUTIONAL (I)

The City Council of the City of Long Beach ordains as follows:

Section 1. Environmental documentation having been prepared, certified, received and considered as required by law, and the City Council hereby finding that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding area and that the proposed change is consistent with the goals, objectives and provisions of the General Plan, the official Use District Map of the City of Long Beach, as established and amended, is further amended by amending portions of Part 10 of said Map to rezone the subject property from Park (P) to Institutional (I). Those portions of Part 10 of said map that are amended by this ordinance are depicted on Exhibit "A" which is attached hereto and by this reference made a part of this ordinance and the official Use District Map.

Section 2. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 3. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

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OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2009, by the following vote:

Ayes: Councilmembers: _____

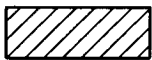
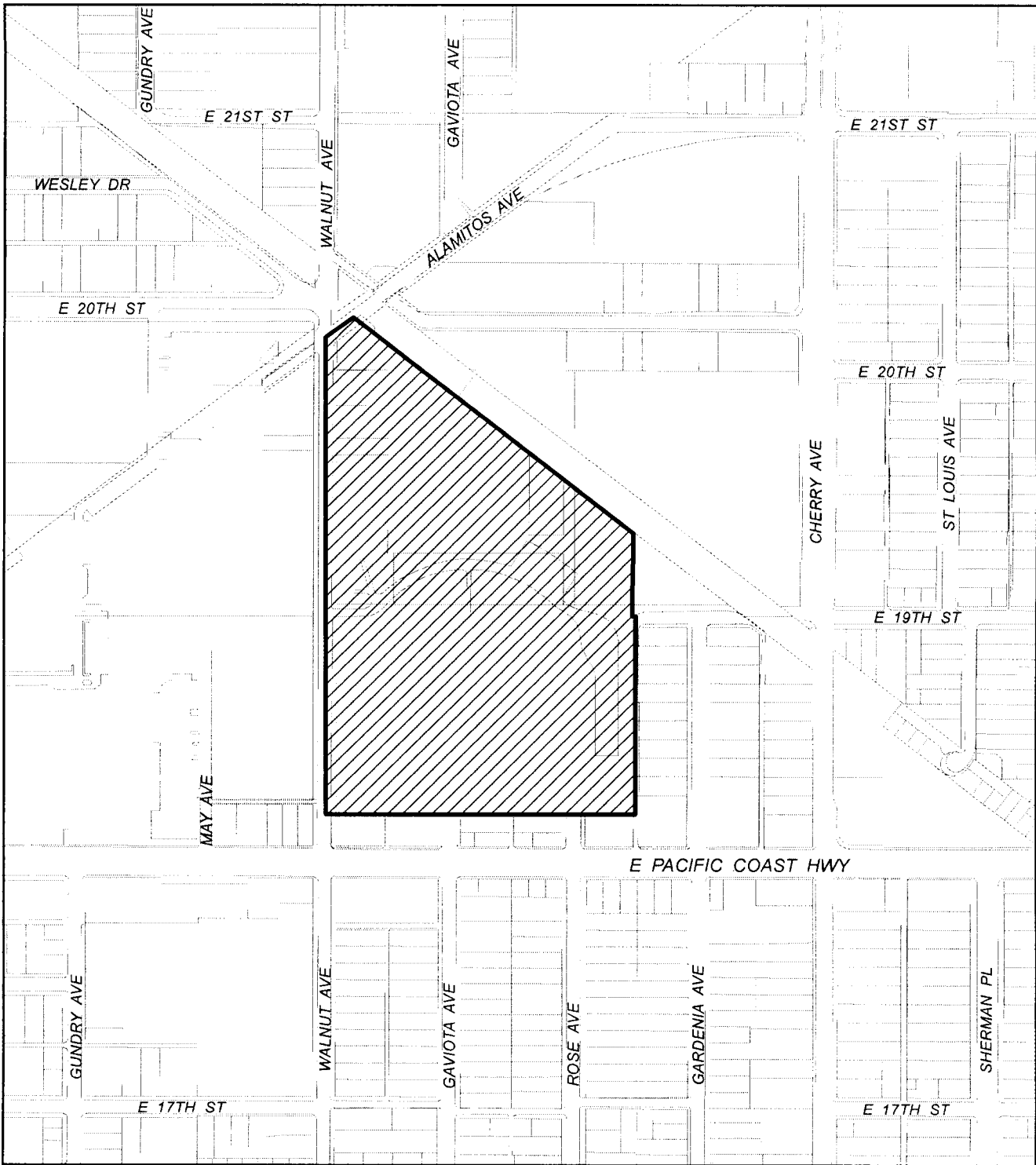
Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____

Mayor



Area to be modified from Park (P) to Institutional (I)



**PROPOSED
AMENDMENT TO A PORTION OF PART 10
OF THE USE DISTRICT MAP**

Rezoning Case
0710-10