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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

October 6, 2016

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption 16-156 and deny the appeal and uphold the decision of the Zoning Administrator to approve a Local Coastal Development Permit for the repair and renovation of Marine Stadium Judging Stand S3, located at 5255 East Paoli Way. (District 3)

APPELLENT: Laurence Goodhue
PO Box 14464
Long Beach, CA 90803

APPLICANT: Eric Lopez
Tidelands Capital Improvement Division
Long Beach, CA 90802
(Application No. 1605-17)

DISCUSSION

The subject facility is located at the northwest end of the Marine Stadium surface parking lot at 5255 East Paoli Way (Exhibit A – Location Map). Marine Stadium is a long rectangular body of water with public land around its perimeter about 100 feet in width. The public land includes surface parking, a Marine Bureau maintenance facility, Marina Vista Park, and beach. The certified Local Coastal Program identifies Marine Stadium as a recreational and educational facility. Marine Stadium Judging Stand 3S (Judging Stand) is used for special events including International Sea Festival, collegiate competitions, and powerboat racing events. The Judging Stand is in a state of disrepair and a makeshift chain link fence is used to secure the facility when not in use. The applicant, the Tidelands Capital Improvements Division, is proposing the repair and renovation of the Judging Stand (Exhibit B - Plans). The renovation includes the replacement of the 36-inch-high concrete masonry wall at the north side of the structure, the incorporation of a wheelchair accessible viewing area inside the structure, a new landscaping area at the rear of the structure, and the installation of two gates and one roll-down door for security.

The subject facility is located on the first lot abutting a water body in the Coastal Zone, and a Local Coastal Development Permit (LCDP), a discretionary permit appealable to the California Coastal Commission, is required. The LCDP process ensures that all development within the Coastal Zone is consistent with the certified Local Coastal Program (LCP). The Zoning Administrator is the responsible hearing body for LCDPs with the

CHAIR AND PLANNING COMMISSIONERS

October 6, 2016

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Planning Commission having jurisdiction on appeal. On July 11, 2016, the Zoning Administrator held a public hearing on a LCDP for the repair and renovation of the Judging Stand. At the public hearing, Mr. Laurence Goodhue expressed his desire that a portion of the Judging Stand below the bleachers be retrofitted for rowing equipment storage. Absent that modification, Mr. Goodhue expressed his opposition to the project. Other residents indicated that the Judging Stand is a source of nuisance activity and requested that the facility be secured at night.

After reviewing the proposal and considering all public testimony, the Zoning Administrator concluded the public hearing and conditionally approved a LCDP for the repair and renovation of Marine Stadium Judging Stand S3 (Exhibit C -- Conditions). The Zoning Administrator determined that the repair and renovation of Marine Stadium Judging Stand S3 is consistent with the certified LCP and conforms to the recreation and visitor serving facilities section in Chapter 3 of the Coastal Act (Exhibit D -- Findings).

On July 21, 2016, Mr. Goodhue appealed the Zoning Administrator's decision to the Planning Commission (Exhibit E -- Application for Appeal). The appellant asserts that renovation of the Judging Stand should include storage for rowing equipment.

Planning staff reviewed the appeal and discussed the issue of storage for rowing equipment with Marine Bureau staff. As the basis of the appeal has no merit regarding the required findings for an LCDP, staff recommends that the Planning Commission deny the appeal and uphold the decision of the Zoning Administrator.

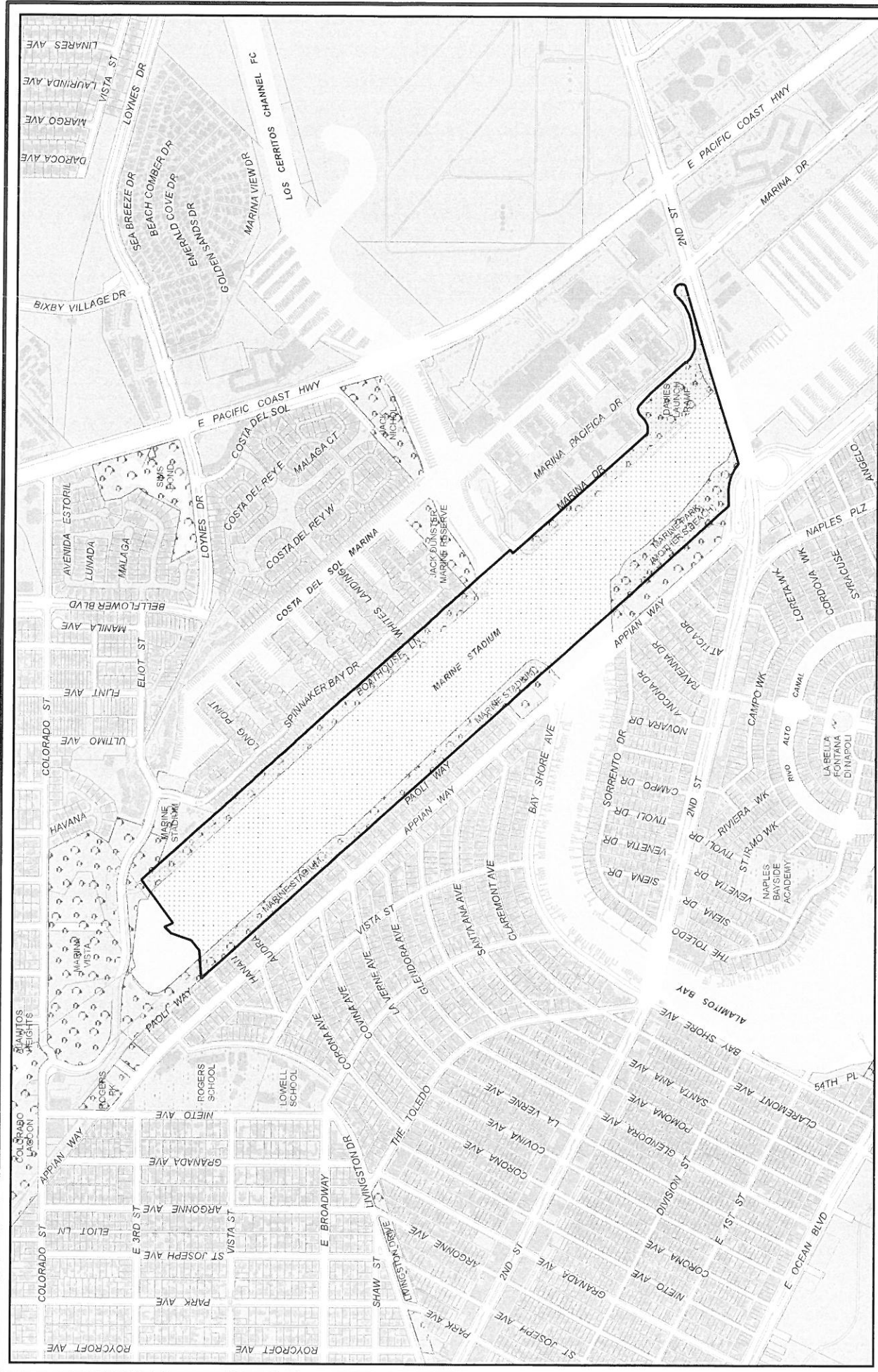
This item was continued from the September 1, 2016 Planning Commission public hearing to October 6, 2016, based on a request by the appellant.

PUBLIC HEARING NOTICE

In accordance with the provisions of the City's Municipal Code, public hearing notices were distributed on September 15, 2016. At the time of preparation of this report, no comments on this item had been received.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act, a Categorical Exemption (CE-16-156) was issued (Exhibit F -- Categorical Exemption 16-156).



Subject Property:
5255 E Paoli Way
Application No. 1605-17
Council District 3
Zoning Code : P, PD-1 SubArea 32



Exhibit A



LOCAL COASTAL DEVELOPMENT PERMIT CONDITIONS OF APPROVAL

5255 East Paoli Way

Case No. 1605-17

Date: July 11, 2016

STANDARD CONDITIONS

1. This permit is for repair and renovation the existing judging stand structure for Marine Stadium.
2. This permit and all development rights hereunder shall **terminate one year** from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. 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 form 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). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
4. 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.
5. 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 specific requirements must be recorded with all title conveyance documents at time of closing escrow.
6. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
7. The Director of Development Services is authorized to make **minor modifications** to the approved design plans or to any of the conditions of

Local Coastal Development Permit

Case No. 1605-17

Date: July 11, 2016

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approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Site Plan Review Committee or Planning Commission, respectively.

8. 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.
9. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed

**LOCAL COASTAL DEVELOPMENT PERMIT
FINDINGS****Case No. 1605-17****Date: July 11, 2016****1. 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**

The proposed development conforms to the certified Local Coastal Program (LCP). The LCP provides policy direction for Marine Stadium. Marine Stadium is described in the Resources Management Plan (RMP) of the certified Local Coastal Program. Marine Stadium is a long rectangle body of water with public land around its perimeter about 100-feet in width. The public land includes surface parking, Peter Archer Rowing Center, Marina Vista Park, and beach. The RMP policy identifies Marine Stadium as a recreational and educational facility.

Marine Stadium Judging Stand 3S is a supporting facility to rowing and other water sport competitions that take place in Marine Stadium. The renovation and repair of the Judging Stand 3S will ensure the continued use and operation of this recreational supporting facility.

No low and moderate-income housing will be removed as a result of the development.

2. THE PROPOSED DEVELOPMENT CONFORMS TO THE RECREATION AND VISITOR SERVING FACILITIES SECTION IN CHAPTER 3 OF THE COASTAL ACT.

Section 30213 of the Coastal Act states: "lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided. Developments providing public recreational opportunities are preferred." As such, this development is consistent and will further the goal of Marine Stadium as a public amenity for aquatic activity. The renovation and repair of the Judging Stand 3S will ensure the continued use and operation of this recreational supporting facility.

3. THE PROPOSED DEVELOPMENT CONFORMS TO THE VISUAL RESOURCES AND SPECIAL COMMUNITIES OF CHAPTER 3 OF THE COASTAL ACT.

The proposed development includes repair and renovation the existing judging stand structure for Marine Stadium. The subject does not include any new square footage or an increase in height. As such, the project will result in improved public coastal view sheds.



CITY OF LONG BEACH

EXHIBIT E

DEPARTMENT OF DEVELOPMENT SERVICES

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

PLANNING BUREAU

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

Zoning Administrator
 Planning Commission
 Cultural Heritage Commission
 Site Plan Review Committee

on the 11 day of 7, 2016

Project Address: 16146 BEACH MARLBOROUGH STADIUM #5
PLANNING SUBCOMMITTEE

Reasons for Appeal: ALLOW FOR COMMON SENSE
TO BE APPLIED - RS
24-7 PROTECTION PARADIGM W/ OPEN
FACILITY NOT IN USE -
TREATMENT OF OUTSIDE BACKSIDE

Your appellant herein respectfully requests that Your Honorable Body **reject** the decision and Approve / Deny this application.

	Appellant 1	Appellant 2
Name:	<u>LAURENCE R. GOODALE</u>	
Organization:	<u>BITHELT POWER</u>	
Address:	<u>4528 BOX 14464</u>	
City/ZIP:	<u>LB - 90803</u>	
Phone:	<u>323-4774-4446</u>	
Signature:	<u>[Signature]</u>	
Date:	<u>7-21-16</u>	

- A separate appeal form is required for each appellant party, except for appellants from the same address, or those representing an organization.
- Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).
- You must have established *aggrieved* status by presenting oral or written testimony at the hearing where the decision was rendered; otherwise, you may not appeal the decision.
- See reverse of this form for the statutory provisions on the appeal process.

(Below This Line for Staff Use Only)

Appeal by Applicant, or Appeal by Third Party

Received by: IB App. No.: 1605-17 Filing Date: 7-21-16

Fee: \$50 Fee Paid Project (receipt) No.: 36177



NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: [] Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

[X] L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

2016 169784
FILED
Jul 07 2016

Dem C. Logan, Registrar - Recorder/County Clerk
Electronically signed by ESTELLA RAYA

Project Title: CE- 10-156

Project Location/Address: 5255 E. Paoli Way, Long Beach CA

Project Activity/Description: Project scope includes replacement of the 36" high concrete masonry wall at the North side of the structure, replacement of two steel columns embedded in the concrete masonry wall, incorporation of wheelchair accessible viewing area inside of stand, new planting area at rear of building, and installation of two gates and one roll down door for security.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: W. Gary Lamb, AIA

Mailing Address: 7 Freelon Street, San Francisco CA 94107

Phone Number: 415-762-8388 x16

Applicant Signature: [Handwritten Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1605-17 Planner's Initials: IB

Required Permits: LOCAL COASTAL DEVELOPMENT PERMIT

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION

15301

Statement of support for this finding:

THE PROJECT CONSISTS OF REPAIR AND RENOVATION OF AN EXISTING STRUCTURE WITH NO CHANG OF USE AND NEW SQUARE FOOTAGE

Contact Person: IRA BROWN

Contact Phone: 562-570-5972

Signature: [Handwritten Signature]

Date: 6-20-16

THIS NOTICE WAS POSTED

ON July 07 2016

UNTIL August 08 2016

REGISTRAR - RECORDER/COUNTY CLERK