



# **Belmont Beach and Aquatic Center**

**4000 E. Olympic Plaza**

**Application No. 1405-10**

**May 16, 2017**

# **Long Beach City Council**

# Belmont Beach and Aquatics Center

- A world-class facility that serves all aquatic needs
- Serve all neighborhoods, as well as the region, state and nation
- Tonight is another step, but not the final decision
  - Overview of the project
  - Appellants and public testimony
  - Decision on whether to certify the EIR
  - Next step is the Coastal Commission
  - Returns to the City Council



# Project History

- 1962 Voters Approve the Belmont Pool
- 1968 Belmont Pool Construction Complete
- 1968 – January 2013 Served the region's and state's needs until closure
- February 2013 Council directs staff to design a replacement facility



# City Council History

- This project has been before the City Council in the past:
  - February 2013 to begin the design
  - March 2014 to award the contract for the design
  - June 2014 (Special Meeting / Study Session) to review project options and request a Stakeholder Committee
  - October 2014 to approve the Programmatic Design
  - June 2016 to review the Conceptual Design



# Project Goals

## Established by City Council

**Create a facility unlike any municipal aquatics facility on the West Coast:**

- Facility that is in harmony with the neighborhood
- Employs an iconic and sustainable design
- Meets the needs of our local residents
- Can support competitive events as desired
- Supports the Coastal Act

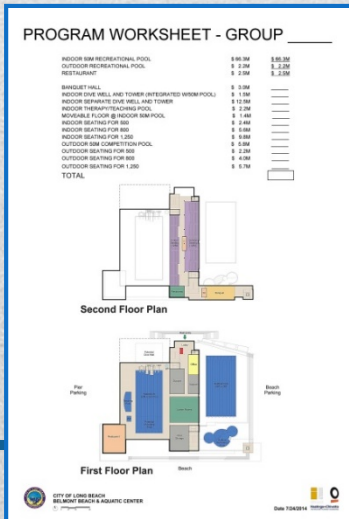
# A Project for all User Groups

- Serves the entire City's and region's needs
- 6 main bodies of water, accommodates all aquatic needs
- Recreational facility first and foremost
- Enhances recreational access by providing simultaneous use
- Serves all age groups, from infants to older adults
- Site has 1,050 parking spaces, transit accessible, bike accessible, restaurant, restrooms, and enhances the beach experience.
- Users from across the City will enjoy the facility



# Public Outreach

- Initial Meeting with Aquatics Group in April 2014
- City Council Study Session, General Public Input in June of 2014
- Stakeholder Advisory Committee July through September, 2014
- Public Meeting in September, 2014
- City Council Approves Baseline Programmatic Requirements on October 21, 2014



# Public Outreach

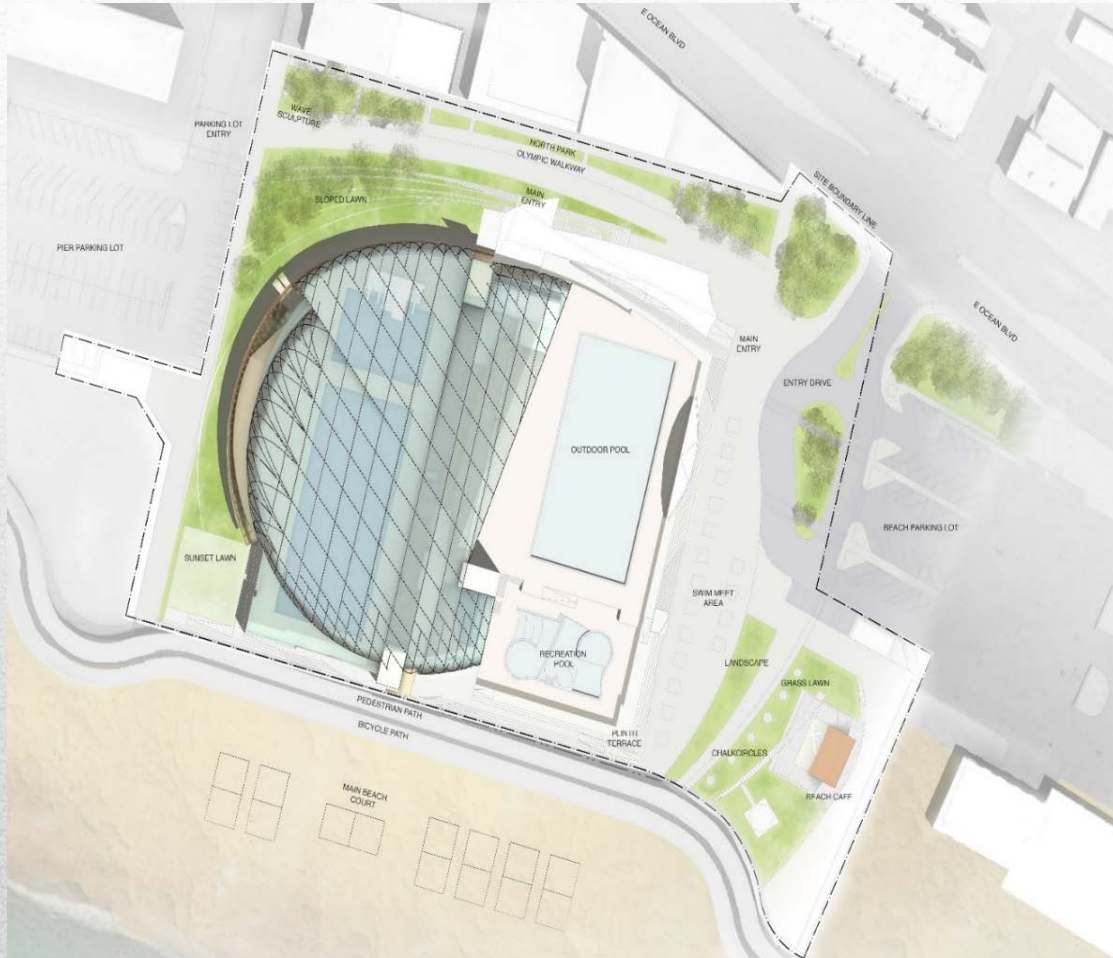
## 16 Public Outreach Meetings to date:

- 2 for Design Team Selection
- 8 to Define the Programmatic Requirements
- 3 for Conceptual Design Collaboration
- Online Design Survey – 506 Responses
- 3 Study Sessions during the DEIR Comment Period



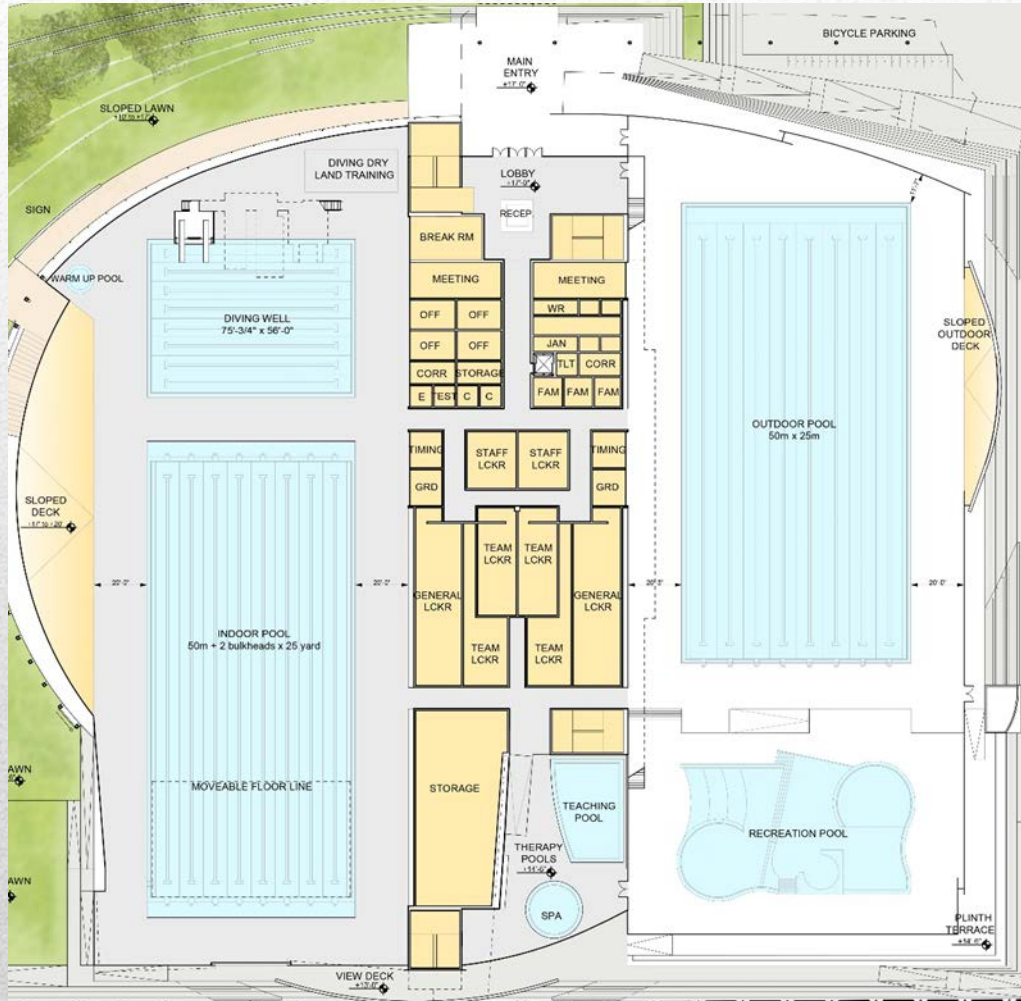


# Site Plan



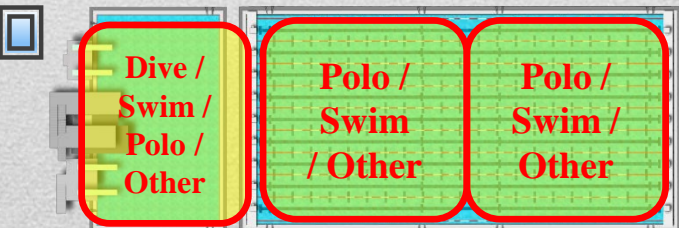
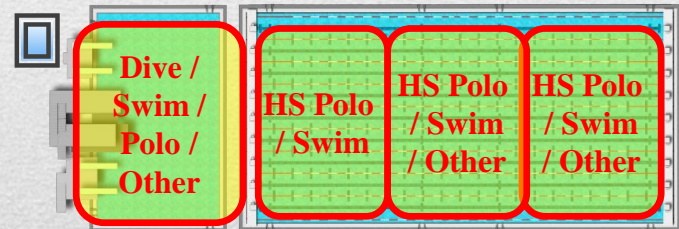
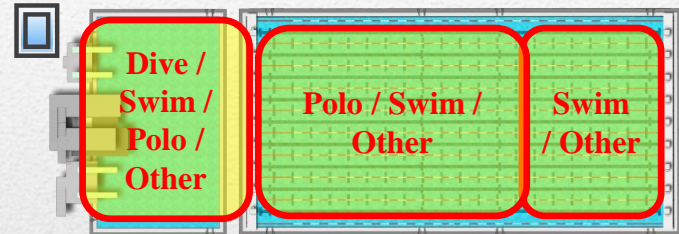
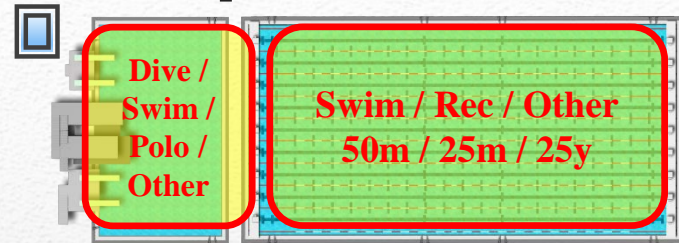
- 5.8 Acre Site
- 125,500-square-foot pool complex containing indoor and outdoor aquatic facilities
- 55,745 square feet of passive park and landscape area surround the facility, including improvements in the former Olympic Plaza right-of-way
- Detached café and restroom buildings
- Removal of outdoor pools and temporary pool; parking lot reconfiguration

## Programmatic Requirements

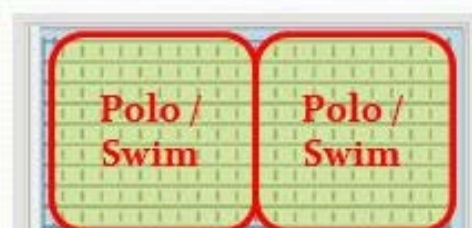
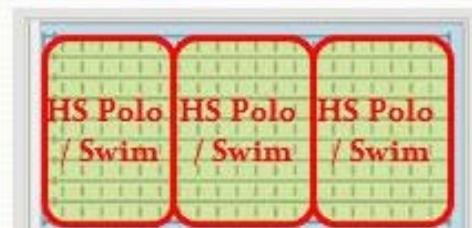
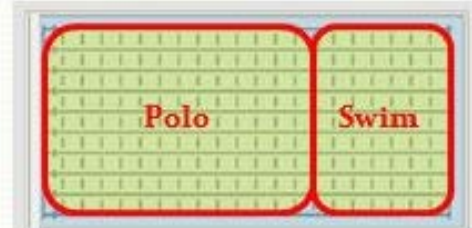


- Indoor 50 Meter by 25 Yard pool with movable floor
- Indoor separate diving Well with two, 1 meter and two, 3 meter springboards and 1, 3, 5, 7.5 and 10 Meter platforms
- Indoor dive spa
- Indoor therapy / teaching pool and spa
- 1,250 permanent Indoor spectator seats
- Outdoor 50 Meter by 25 Meter all-deep pool
- Outdoor recreational pool

# Proposed Facility Program Capabilities



Indoor: 50M x 25Y Pool w/ Movable Floor, Separate Diving Well & Spa



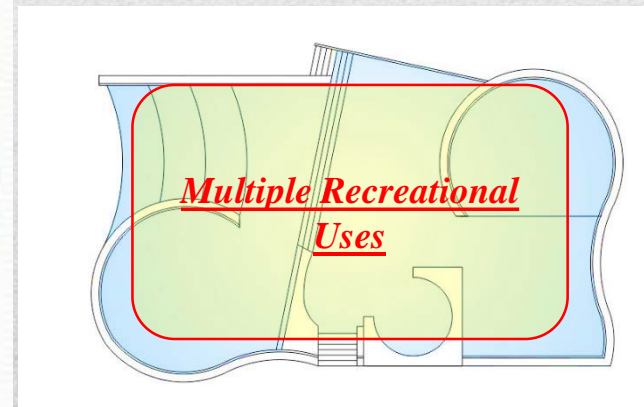
Outdoor: 50M x 25 M Pool



Indoor Teaching / Therapy Pool



Whirlpool



Outdoor Recreation Pool

Design has Maximum Programmatic Flexibility

# Proposed Facility Design

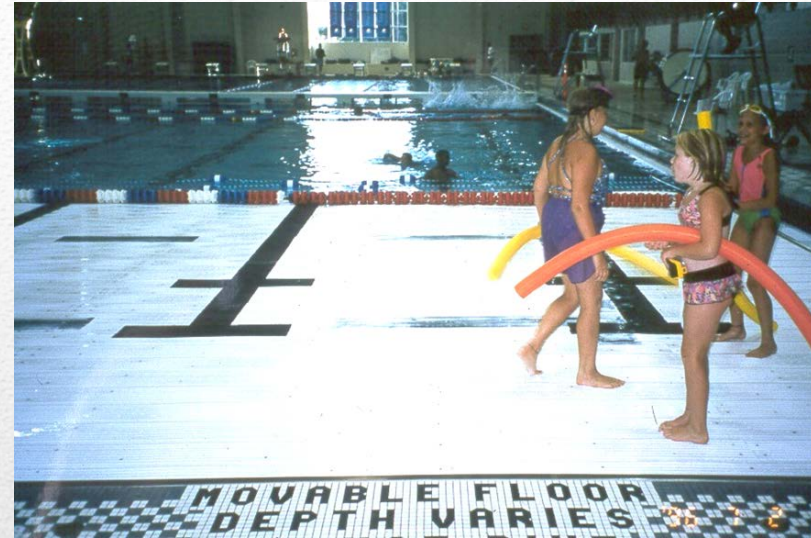


Kids  
and  
Family  
Zone



Optimal Flexibility for recreational and competitive uses

# Proposed Facility Design



Serves all Ages



# Proposed Facility Design



Can Host  
Nearly all  
Competitive  
Events



# Proposed Facility Design

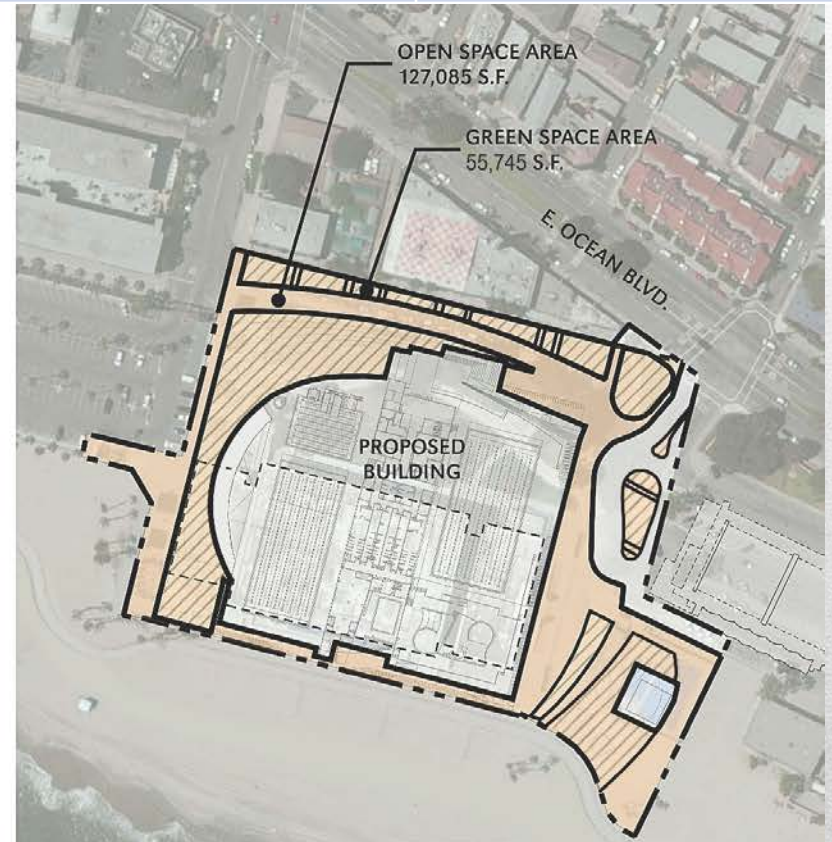


## Training and Alternative Uses

Optimal Flexibility for recreational and competitive uses

# Proposed Facility Design

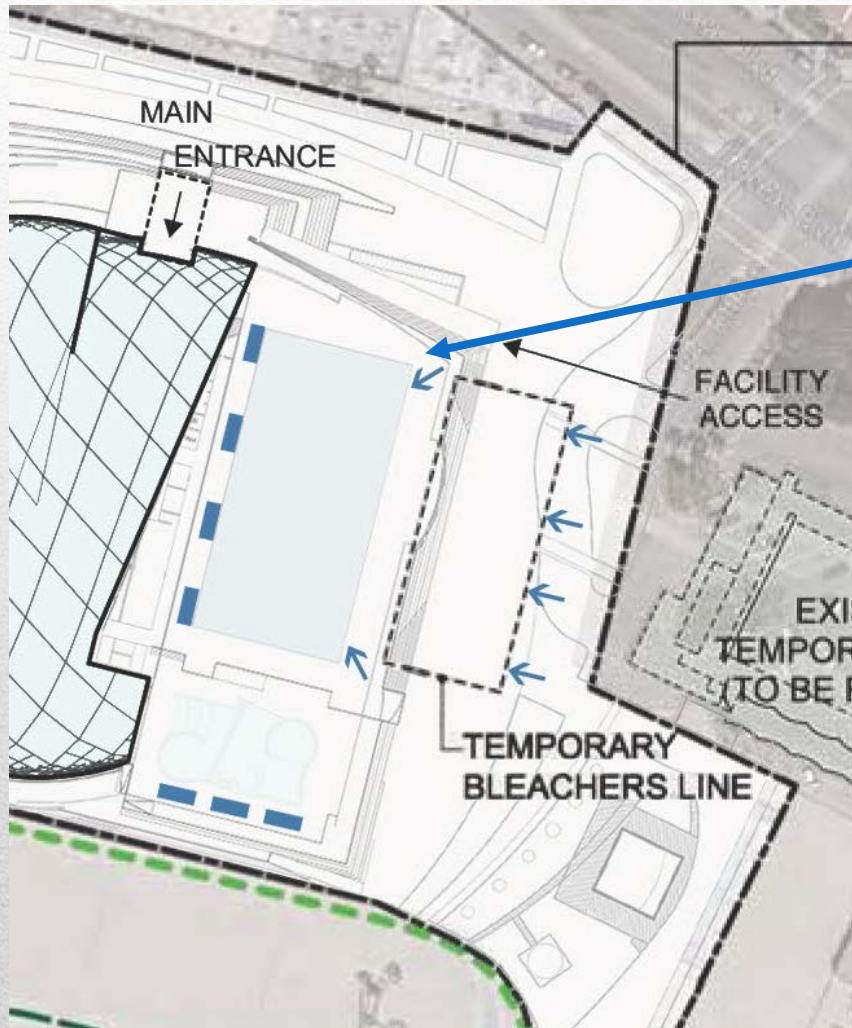
Existing Open Space Area	Existing Vegetated Area	Proposed Open Space Area	Proposed Vegetated Area
118,790 S. F.	45,160 S. F.	127,085 S.F.	55,745 S.F



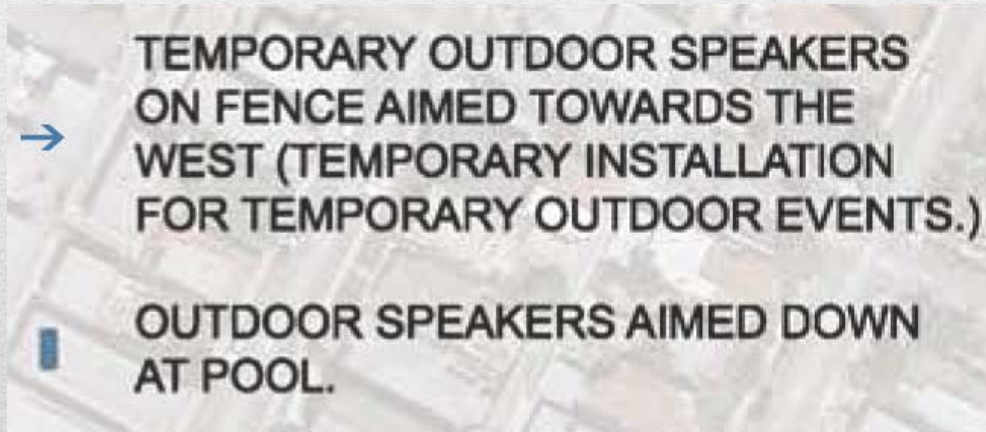
Preserves and Enhances Open and Green Space



# Proposed Facility Design



12-Foot High Transparent Sound Wall at North and East Sides of Outdoor Pool



# Coastal Commission

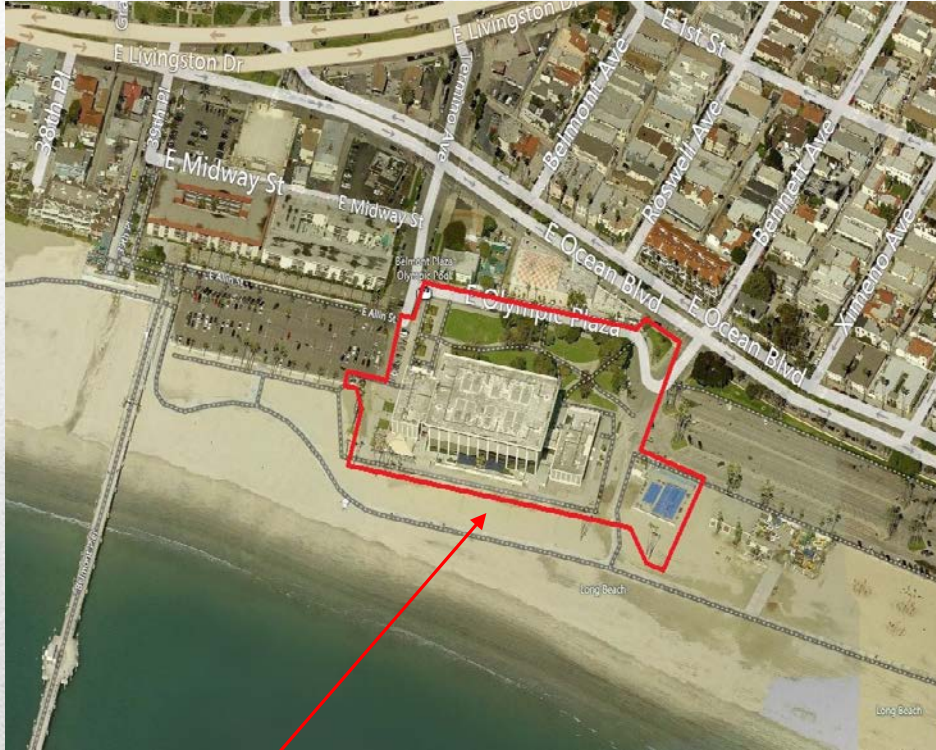
- Plays an important role as a regulator under the Coastal Act
- Several meetings with Coastal staff since inception of this project
  - Programmatic Design, Conceptual Design, EIR Comment Letter
- Received a letter on May 11, 2017 regarding tonight's item
  - Sea Level Rise / Wave Uprush
  - Alternative Analysis
  - Height/View Corridors
- Staff takes their input very seriously, will continue to work with the Commission
- Will review these areas in depth tonight



# Architect's Challenge

- Incorporate the project goals
- Incorporate the community input
- Meet the programmatic outline
- Utilize appropriate materials for the site
- Adhere to Coastal Commission requirements
- Mitigate environmental impacts
- Create a beautiful facility

# Vicinity Map



5.8-acre Project Site

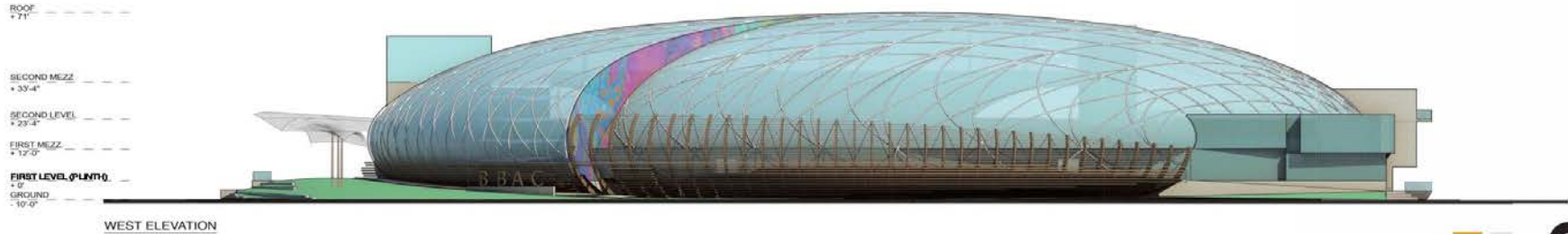
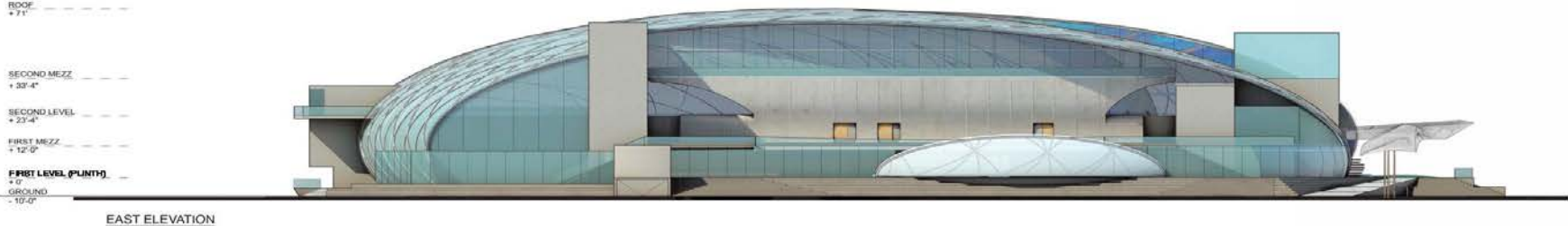
- Site Plan Review, Conditional Use Permit, Standards Variance, and Local Coastal Development Permit requests in conjunction with the Belmont Beach and Aquatic Center
- Replacement facility for the demolished Belmont Plaza Pool
- Project site covers two zoning districts: Belmont Pier Planned Development District (PD-2) and Park (P) zone

# Belmont Plaza Pool

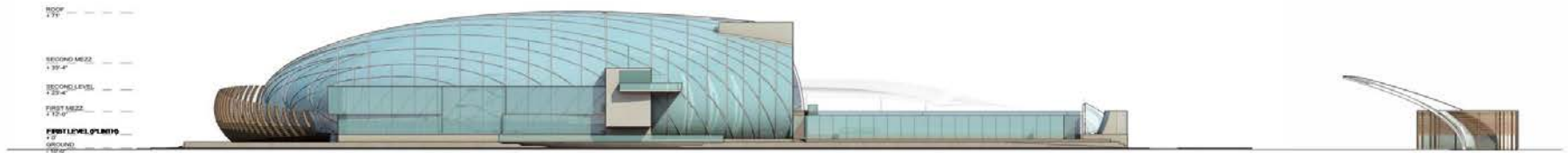


- Proposition 7, approved by voters in 1962, allowed Tidelands funds to be used for future pool project, establishing public purpose for the site
- Belmont Plaza Pool opened in 1968
- Natatorium closed in January 2013 due to seismic safety issues
- Demolished in February 2015

# Elevations



# Elevations, Continued



SOUTH ELEVATION



NORTH ELEVATION









Key View 1: Before  
View facing south at intersection of Termino/Midway



Key View 1: After  
View facing south at intersection of Termino/Midway



Key View 2: Before

View facing southwest from intersection of Ocean/Bennett

27



**Key View 2: After**  
View facing from site facing southwest at Ocean/Bennett



Key View 3: Before  
View facing west on Ocean at intersection at Prospect



Key View 3: After  
View from west on Ocean at intersection at Prospect



Key View 4: Before  
View from midway point on Pier facing northeast



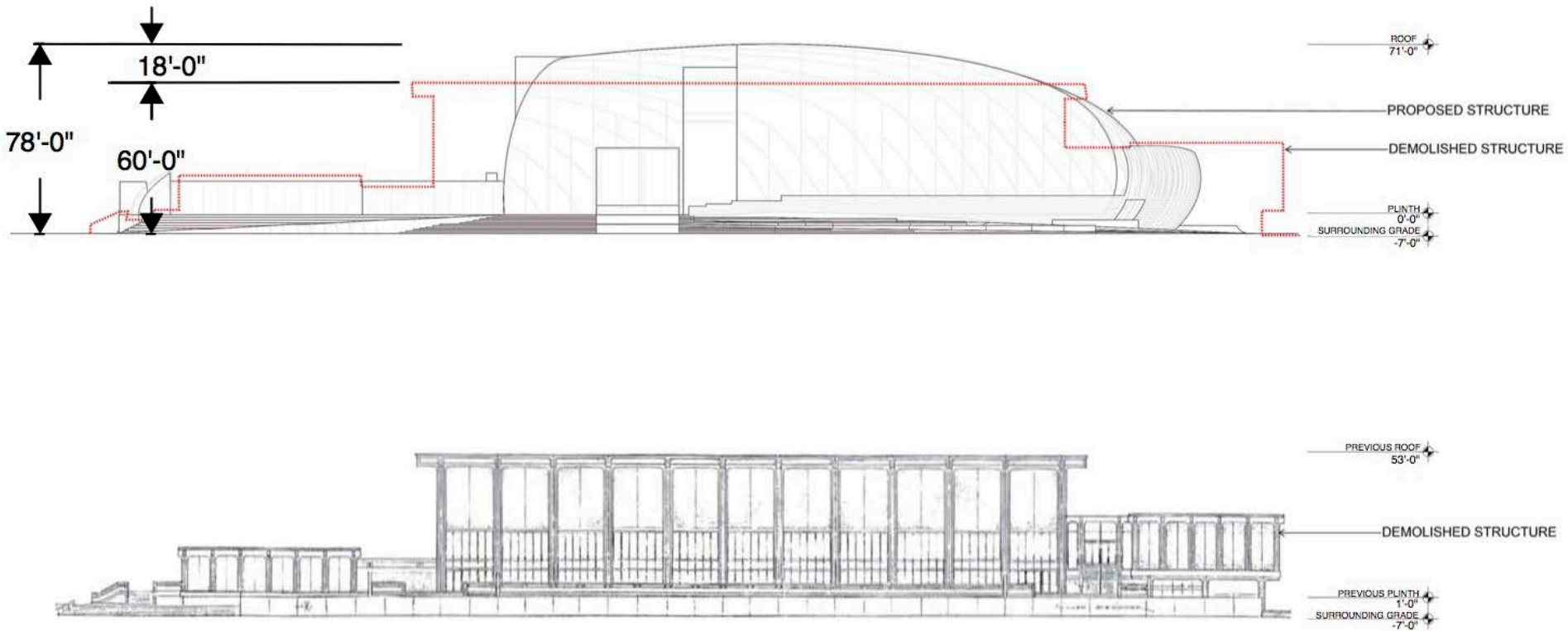
Key View 4: After  
View from midway point on Pier facing northeast





# Building Orientation- Before and After Project Implementation

# Proposed Facility Design



# State Coastal Act Consistency

## California Coastal Act – Chapter 3 (Access)

- Project site is suitable for a public recreation facility, as evidenced by the success and 45-year lifespan of the Belmont Plaza Pool facility.
- Project consists of a public facility that would offer year-round aquatic programming serving the same populations, in larger numbers, than the Belmont Plaza Pool facility.
- Project will be fully compliant with current ADA accessibility requirements, thereby increasing public access and improving public safety.
- Project's increased spectator seating and nature of anticipated competitive events will increase the potential for new visitors to our City's coastal areas.
- Local access improved through the provision of on-site bicycle amenities and hardscape improvements that better connect the site to existing public rights-of-way.

**The Proposed Project is Consistent with the Coastal Act and Meets all Goals**

# Local Coastal Program Consistency

## Local Coastal Program – Area C (Belmont Heights Neighborhood)

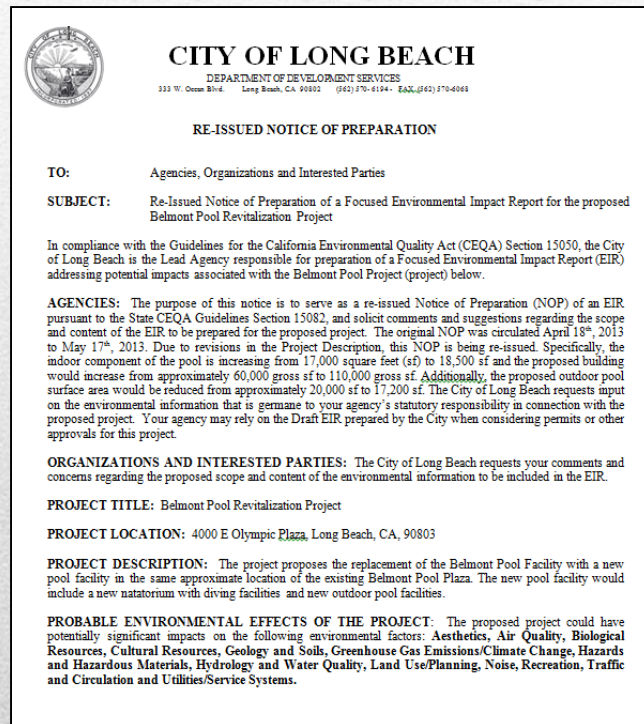
- The principal visual resource of Area C are the ocean views from parts of Belmont Heights. The Project's natatorium design provides increased ocean views and retains Termino Avenue and Bennett Avenue view corridors.
- Closure of Olympic Plaza to vehicular traffic and its incorporation into Project open space is consistent with Area C shoreline access policies and coastal recreation goals.
- Project's café and public restroom buildings are located in areas of highest beach usage.

**The Proposed Project is Consistent with The  
Local Coastal Program and Meets all Goals**



# Environmental Impact Report (EIR)

- Initial Study and Notice of Preparation (NOP) were published from April 18 to May 17, 2013
- Revised NOP was published April 9 to May 8, 2014
- Draft EIR was prepared
- Public Review for 65 days: April 13 through June 16, 2016
- Respond to Comments/Final EIR
- Project Approval and EIR Certification





# Draft EIR Topics Analyzed

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Global Climate Change/Greenhouse Gas (GHG) Emissions
- Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Recreation
- Transportation and Traffic
- Utilities

**ALL IMPACTS MITIGATED TO A  
LESS THAN SIGNIFICANT LEVEL**



# Less than Significant Impacts

- Aesthetics
- **Air Quality**
- Biological Resources
- Cultural Resources
- Geology and Soils
- **Global Climate Change/Greenhouse Gas (GHG) Emissions**
- Hazardous Materials
- Hydrology and Water Quality
- **Land Use**
- Noise
- **Recreation**
- Transportation and Traffic
- Utilities



# Less Than Significant with Mitigation Measures (MM)

- Aesthetics (1)
- Air Quality
- Biological Resources (2)
- Cultural Resources (1)
- Geology and Soils (1)
- Global Climate Change/Greenhouse Gas (GHG) Emissions
- Hazardous Materials (2)
- Hydrology and Water Quality (5)
- Land Use
- Noise (3)
- Recreation
- Transportation and Traffic (2)
- Utilities (3)





# Less Than Significant with Mitigation Measures (MM)

*Standard of Review: Whether or not a project would block or impede views of a **designated** scenic resource or vista.*

## Aesthetics:

- Alter views but comparable in mass, scale, and height
- Aligned to increase coastal views
- Structure would be illuminated from the inside -- produce glow and not direct light
- Construction fencing could serve as a potential target for graffiti and trash
- **MM Required: Maintenance of Construction Barriers**



# Less Than Significant with Mitigation Measures (MM)

## Biological Resources:

- No sensitive natural communities or special-status plant species
- May interfere with nesting birds

### MMs required:

- (1) Avoid impacts to nesting birds (Jan. 15 to Sept. 1)
- (2) Obtain a tree removal permit





# Less Than Significant with Mitigation Measures (MM)

## Cultural Resources:

- No known resources

**MM required:  
Retain an on-call  
paleontologist for activities  
below 23 feet**





# Less Than Significant with Mitigation Measures (MM)

## Geology and Soils:

- No geological hazards and Project is feasible

**MM required:  
Require conformance  
with  
recommendations in  
Geotechnical Study**





# Less Than Significant with Mitigation Measures (MM)

## Hazards and Hazardous Materials:

- Not on any hazardous materials sites
- No unusual use of hazardous materials during construction or operation
- Would comply with applicable regulations

### MMs required:

- (1) Contingency Plan for unknown hazardous materials during construction
- (2) Predemolition surveys for potential asbestos-containing materials and lead



# Less Than Significant with Mitigation Measures (MM)

## Hydrology and Water Quality:

- Potential for soil erosion during construction and dewatering

### **MMs required:**

- (1) Compliance with General Construction Permit**
- (2) Obtain Groundwater Discharge Permit**

- Decreases impervious area, but potential pollutants in runoff

### **MMs required:**

- (3) Prepare Standard Urban Stormwater Mitigation Plan**

- Drainage patterns would change

### **MMs required:**

- (4) Prepare Hydrology Report**

- Eastern half of site in Flood Zone A

- **MMs required:**

- (5) Require a floodplain report**



# Less Than Significant with Mitigation Measures (MM)

## Noise:

- Heavy construction equipment could cause noise impacts

### **MMs required:**

- (1) Standard conditions for construction equipment**
- (2) Preconstruction Community Meeting**

- Normal operations would **not** impact sensitive uses, but special events at outdoor pool could impact such uses

### **MM required:**

- (3) Reduce noise levels from the outdoor speakers to a level below City standards.**



# Less Than Significant with Mitigation Measures (MM)

## Traffic:

- No construction traffic impact, but MM required to ensure adequate emergency access

**MM required:**

## Traffic Management Plan

- All study intersections would operate at an acceptable Level of Service (LOS); however, large events would require mitigation

**MM required: Event Traffic Management Plan**







# Less Than Significant with Mitigation Measures (MM)

## Utilities and Service Systems:

- No new major facilities required

**MM required: Hydrology MMs (Groundwater Discharge Permit, SUSMP, Hydrology Report) to reduce impacts**

- Potential to encounter groundwater during construction

**MM required: Dewatering Permits**

- Change in drainage patterns. New stormwater Best Management Practices

(BMPs) require an operations and maintenance plan

**MM required: Hydrology MMs (SUSMP and Hydrology Report)**

- Increase in water demand = 0.027% of LBWD water supply in 2015 and within available and projected water supplies of UWMP
- Less than significant impacts to electricity and natural gas



# EIR Conclusions

- No Significant Impacts with Mitigation
- No Statement of Overriding Concern

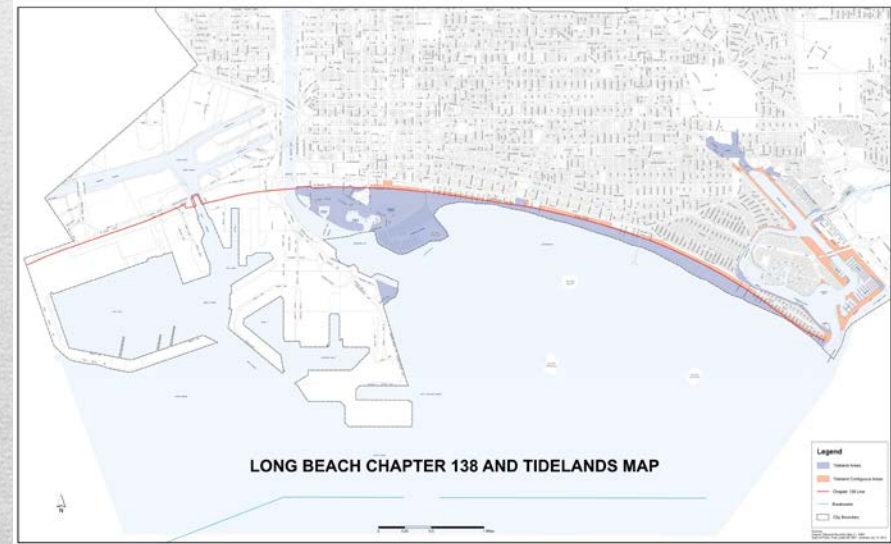
# EIR Project Objectives

- Replace the former Belmont Pool facility with a state-of-the-art aquatic facility to continue to serve as a recreational and competitive venue for the community, City, region, and State.
- Redevelop the site with similar aquatic uses
- Replace the former facility with a more modern facility
- Minimize time without a permanent pool facility
- Support recreation, training, and all competitive events
- Increase programmable water space
- Provide a signature design
- Generate revenue to cover operational and maintenance costs
- Implement the land use goals of Planned Development PD-2
- Maximize sustainability and energy efficiency
- Minimize view disruptions
- Maximize views to the ocean from inside the facility
- Serve the existing users
- Utilize drought tolerant and/or native landscaping
- Maintain or increase the amount of open space



# Off-Site Alternatives Considered But Rejected

- **Due to Funding Constraints**
  - Tidelands area sites considered
  - General fund sites not considered
- **Sites with Insufficient Acreage Eliminated**
- **Three Sites considered**
  - The Harry Bridges Memorial Park
  - The Queen Mary Site (Pier J)
  - “Elephant Lot” at Long Beach Convention Center

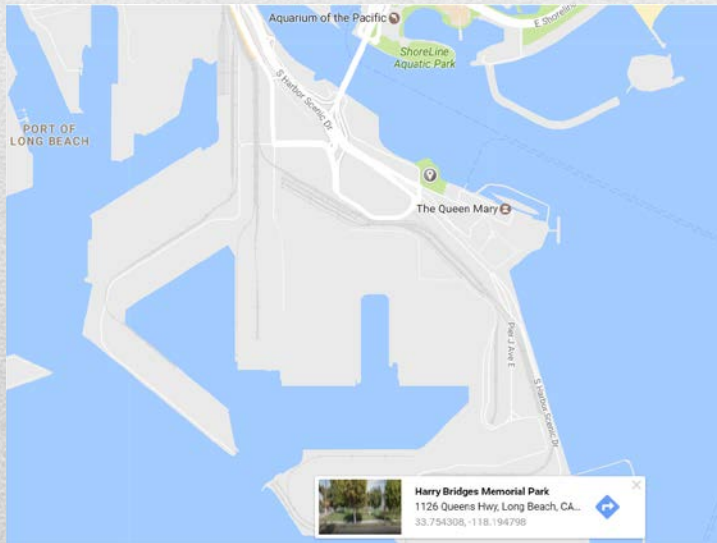




# Off-Site Alternatives Considered But Rejected

## The Harry Bridges Memorial Park

- Parkland mitigation for the Aquarium and Rainbow Harbor
- Federally Funded – Must be used for outdoor recreation

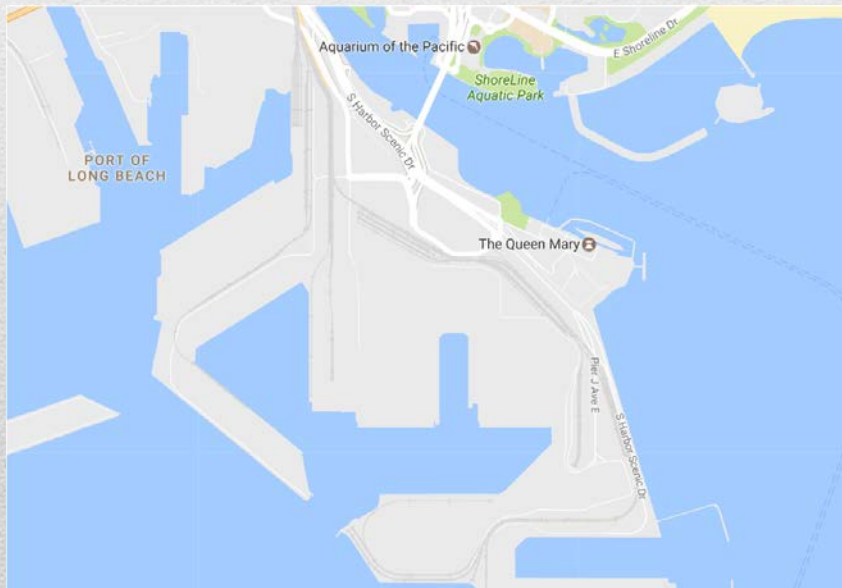




# Off-Site Alternatives Considered But Rejected

## The Queen Mary Site (Pier J)

- Current Lease to Private Operator Expires in 40 Years





# Off-Site Alternatives Considered But Rejected

## “Elephant Lot” at Long Beach Convention Center

- Current Lease to Expires in 2030





# Alternatives Considered

- Alternative 1: No Project/No New Development
- Alternative 2: Maintain Temporary Pool with Ancillary Uses
- Alternative 3: Outdoor Diving Well
- Alternative 4: Reduced Project -- No Outdoor Components
- Alternative 5: Reduced Project -- No Diving Well and No Outdoor Components





# Alternatives Considered

## Alternative 1: No Project/No New Development

- No changes to the existing land uses and conditions on the Project site
- No new development on the Project site
- Temporary pool located in the parking area would continue to operate, but no new pool facilities or open space would be constructed
- The existing backfilled sand area would remain unchanged



# Alternatives Considered

## Alternative 2: Maintain Temporary Pool with Ancillary Uses

- Improvements to construct a permanent foundation and permanent administrative and support facilities (lockers, restrooms, snack bar) consistent with the temporary pool configuration
- Existing backfilled sand area would be removed and the open space park area would be expanded



# Alternatives Considered

## Alternative 3: Outdoor Diving Well

- Similar to the Project, but would locate the diving well outside the proposed enclosed pool facility
- Allows the building height to be reduced
- All other components would be included in this alternative, allowing similar programming and events to occur at the site



# Alternatives Considered

## Alternative 4: Reduced Project -- No Outdoor Components

- Eliminates the outdoor pool and reduces the footprint of the pool structure
- Open space and park areas would be increased
- Many of the facility amenities would remain, and the indoor pool components would remain the same as the Project
- A height variance would still be required because the diving well would still be located within the structure



# Alternatives Considered

## Alternative 5: Reduced Project -- No Diving Well and No Outdoor Components

- Similar to Alternative 4, but would eliminate the indoor diving well along with the outdoor pool facilities. Reduces the footprint and height of the pool structure and increases open space and park areas
- Height variance would still be required under this alternative because the existing height limitation is 30 feet



# Alternatives Considered

Alt. #	Description	Does Not Achieve Project Objectives	Conflicts with City's Land Use Plan	Greater Impacts to Recreation than Project	Greater Land Use Impacts than Project
1	No Project / No Development	X	X	X	
2	Maintain Temp. Pool with Ancillary Uses	X		X	X
3	Outdoor Dive Well	X			
4	No Outdoor Components	X		X	
5	No Diving and No Outdoor Components	X		X	



# Public Comments

- Written comments on the Draft EIR were received from:
  - California Department of Transportation
  - California Coastal Commission
  - State Clearinghouse and Planning Unit
  - Los Angeles County Sanitation District
  - 57 interested persons
- All comment letters are responded to in the Final EIR



# Staff Review of 5/11/2017 Coastal Letter

- The Proposed Project is a Replacement Facility
- Proposed Plinth is 1 foot Lower than Prior Facility
- Proposed Plinth is Narrower than Prior Facility
- Proposed Plinth is the same Distance from Mean Sea Level as Prior Facility
- Beach Nourishment / Sand Replacement





# Plinth Metrics

## Proposed Facility Plinth

130,034 SF

Finish Floor Elev. 17' Above MSL

Western Edge 365.7 Ft. Wide

- Proposed Plinth is 7,869 SF Larger than Prior Facility Plinth
- Prior and Proposed Plinth's Western Edges 250 Ft. from Mean Sea Level
- Proposed Facility Plinth Finish Floor Elevation is 1 Foot Lower than Prior Facility
- Proposed Facility Plinth is 142.7 Ft. Narrower than Prior Facility Plinth

## Both Proposed and Prior Plinths

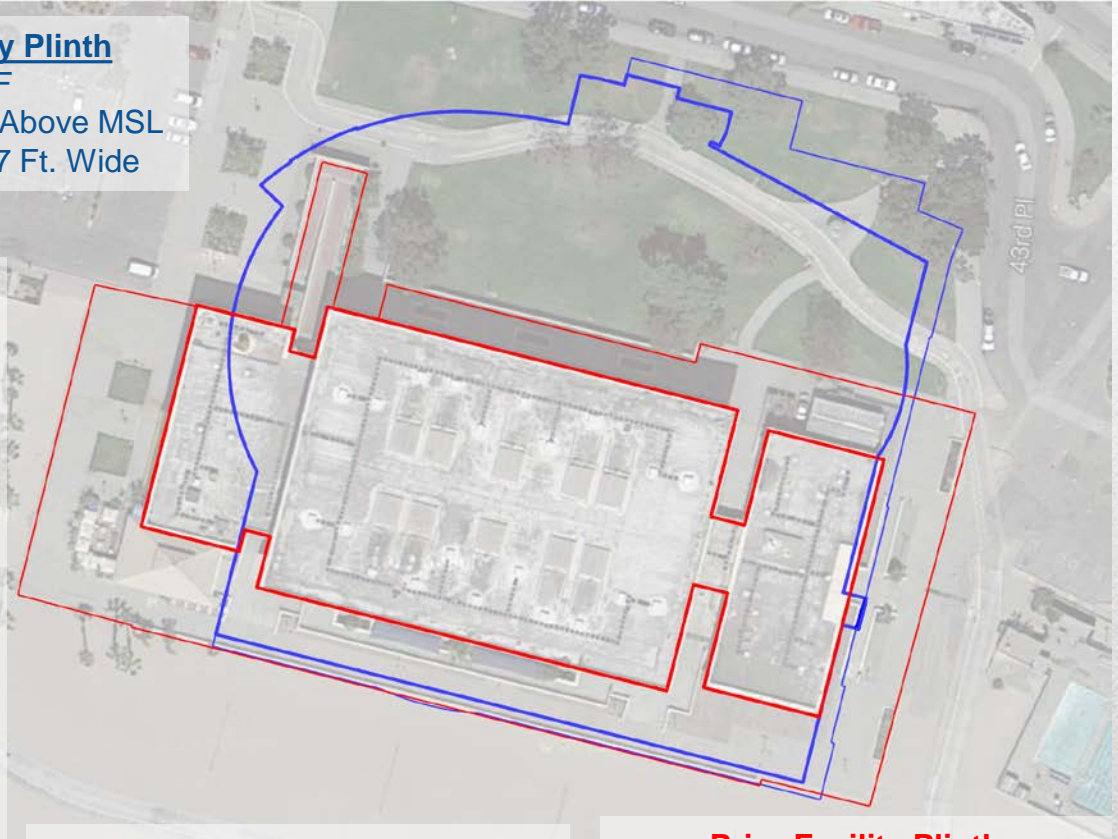
Western Edges 250' from Line of Mean Sea Level (MSL)

## Prior Facility Plinth

122,165 SF

Finish Floor Elev. 18' Above MSL

Western Edge 508.3 Ft. Wide



# Proposed Facility Design

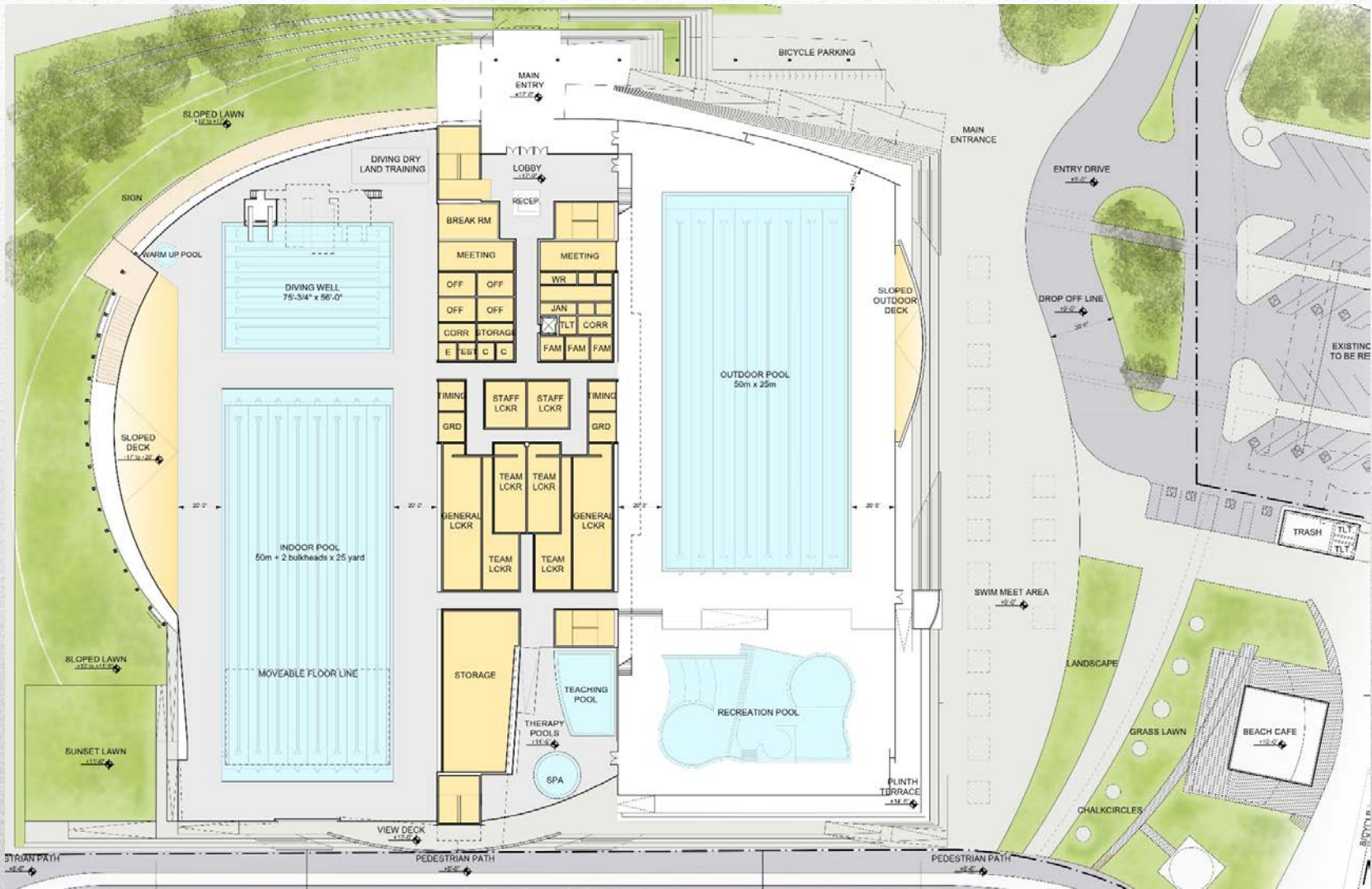


Looking South from Above Olympic Plaza

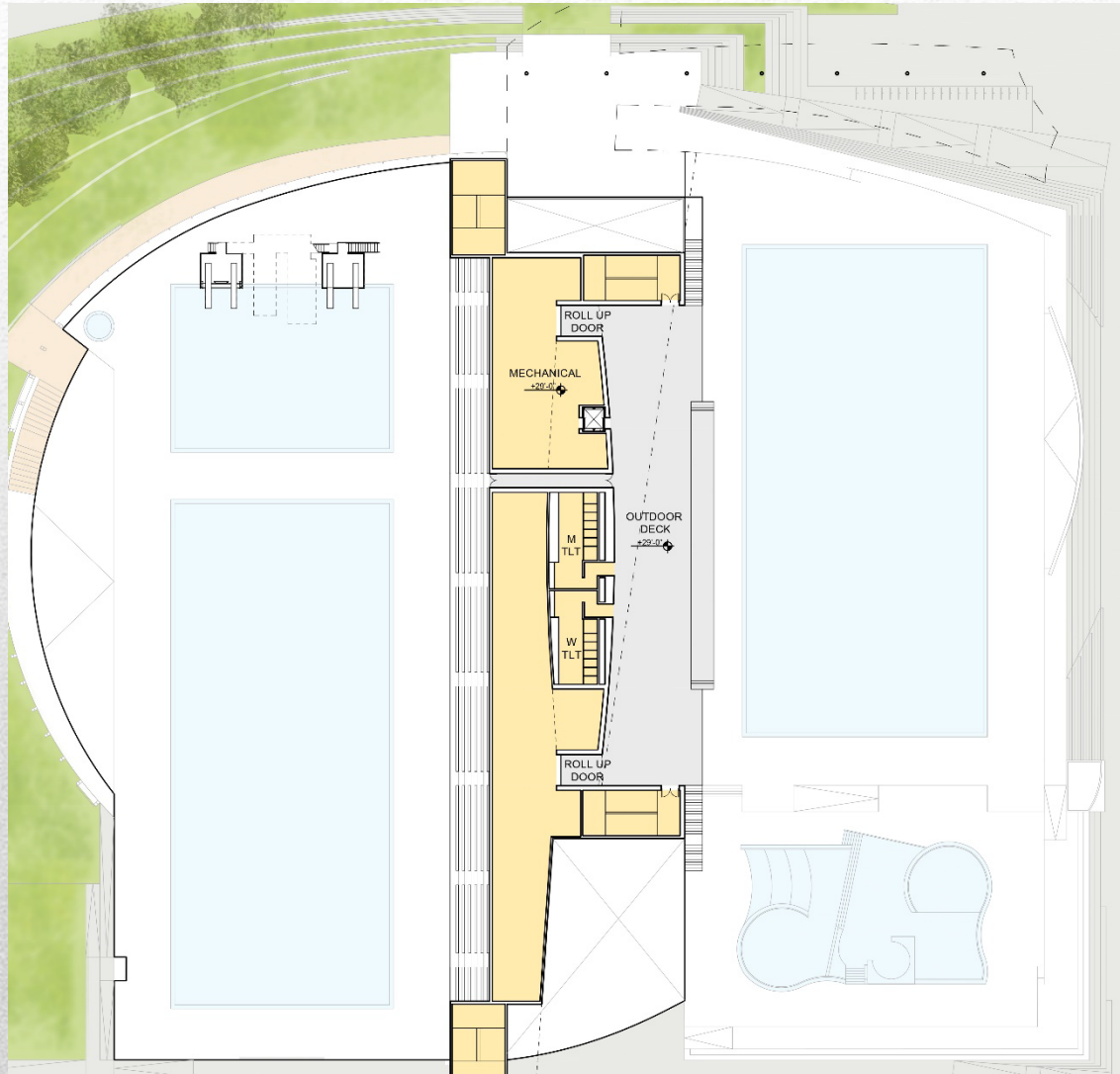
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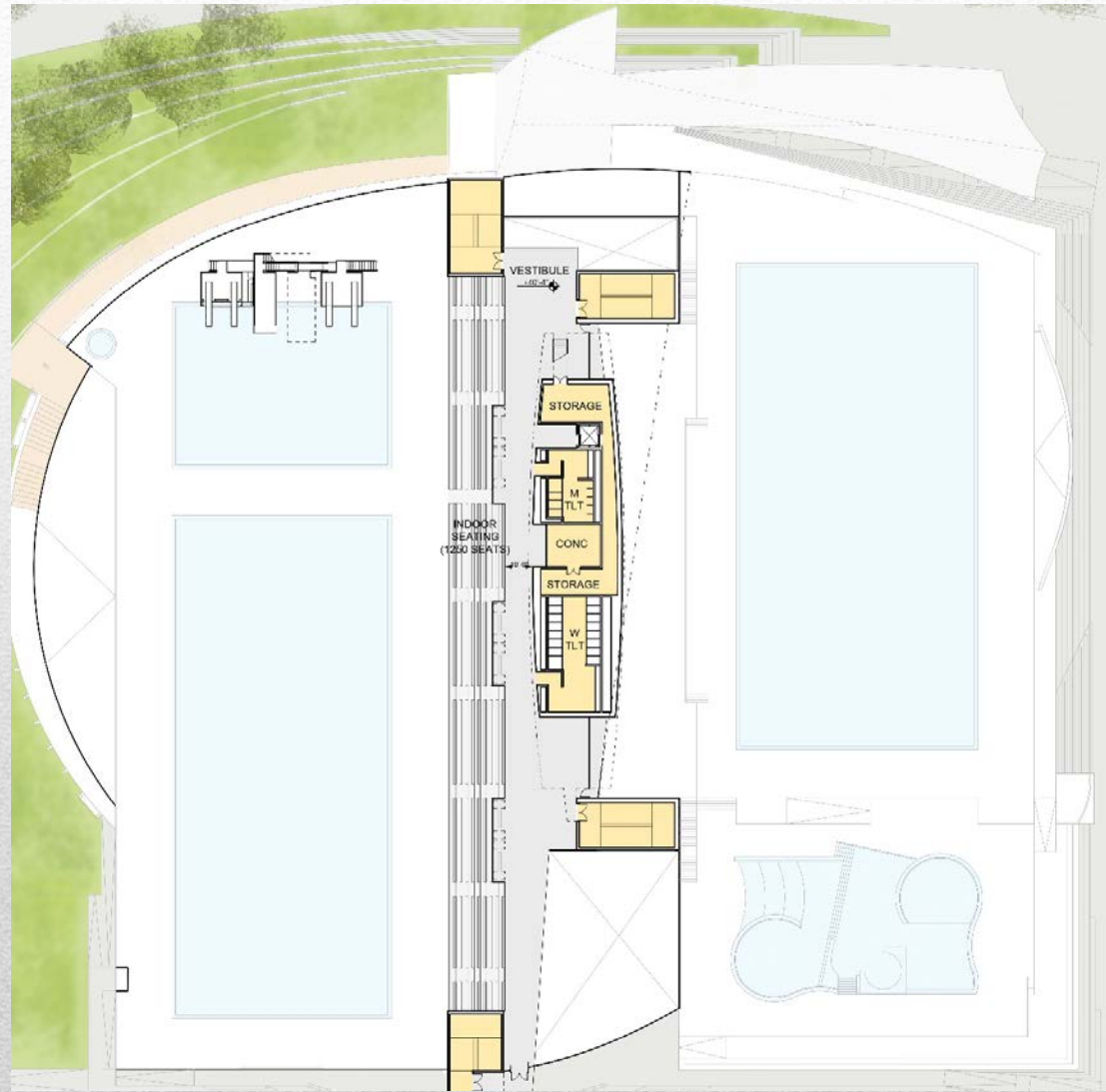
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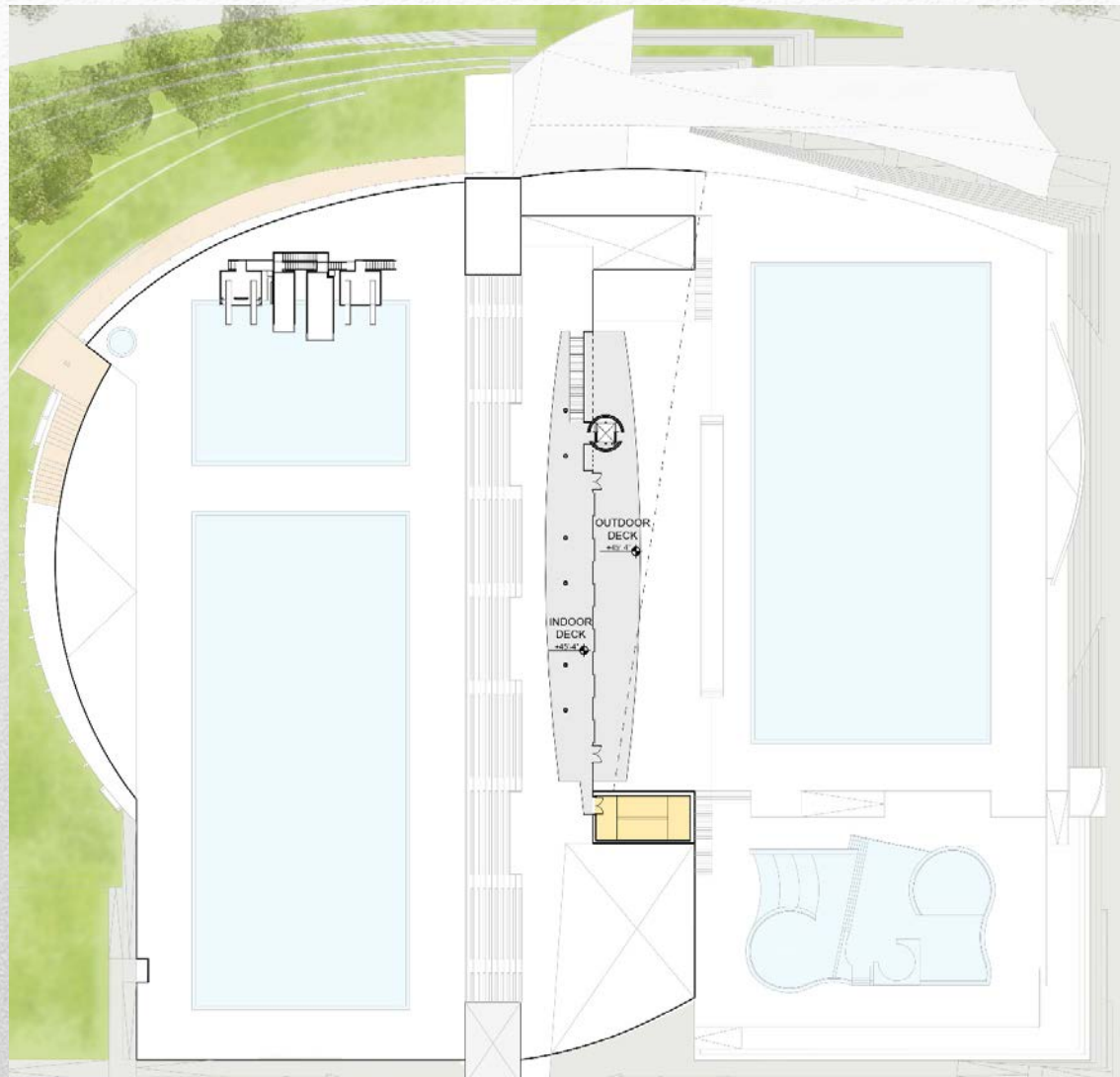
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# Proposed Facility Design



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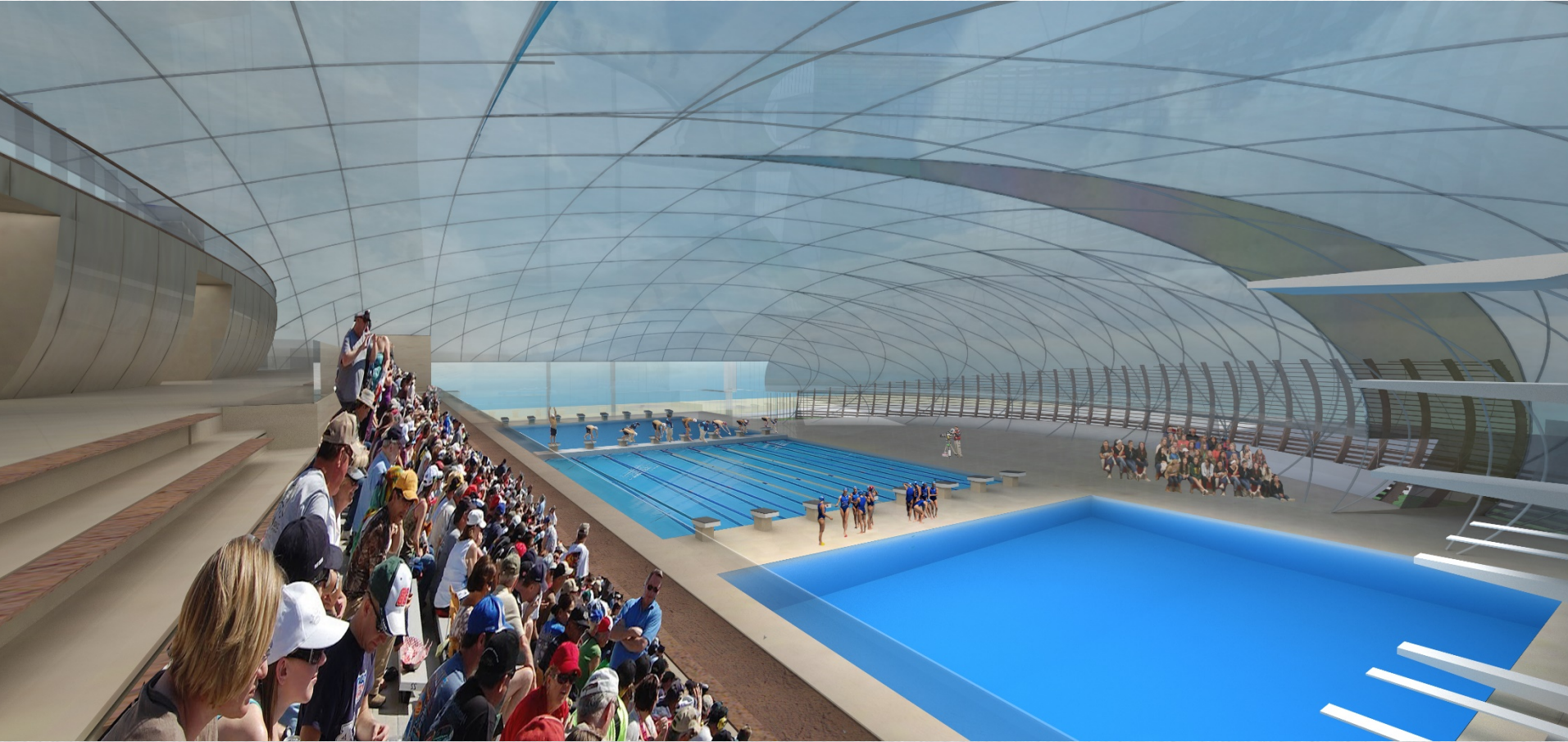


# Proposed Facility Design





# Proposed Facility Design

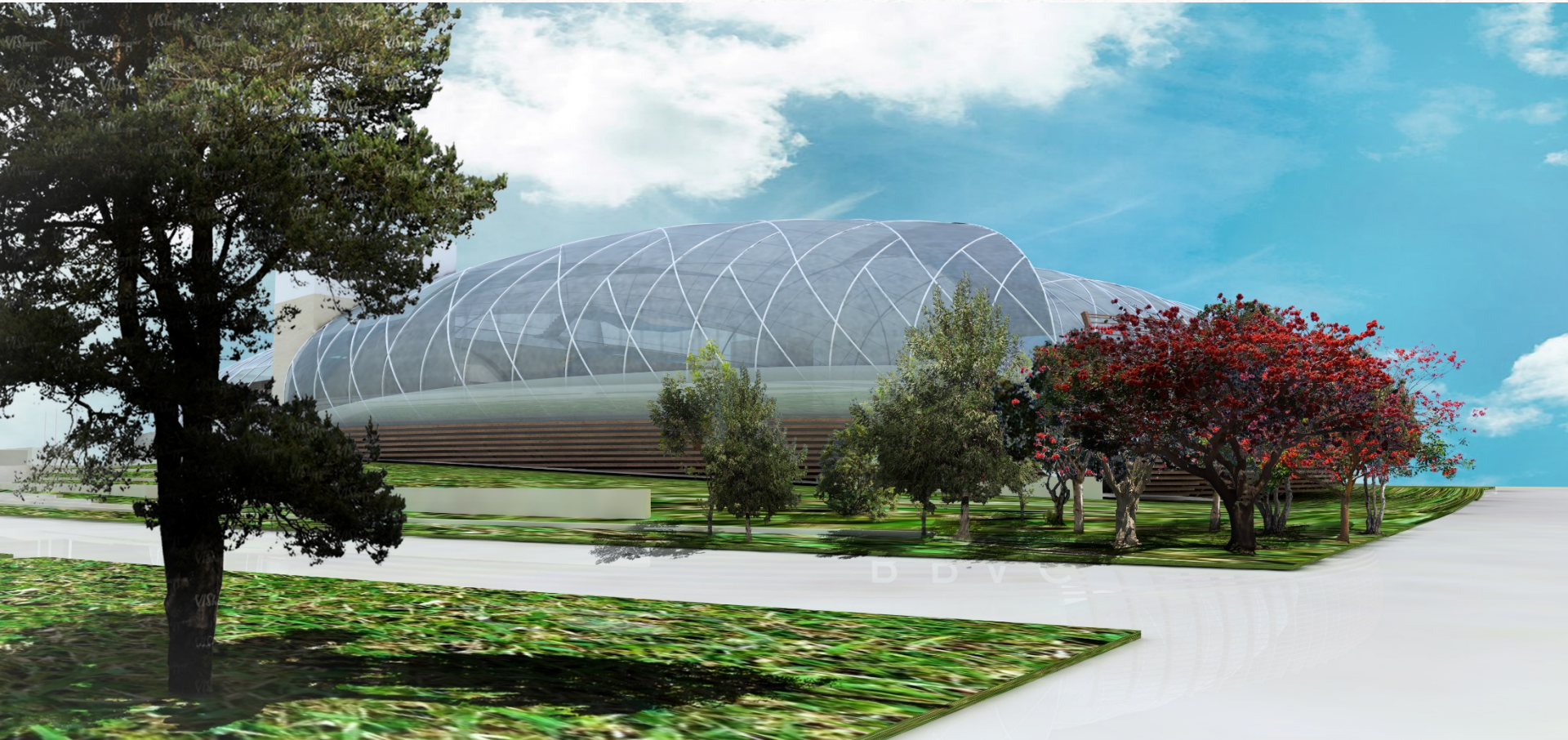


Looking West from the Indoor Pool Spectator Seating

# Proposed Facility Design



# Proposed Facility Design



View from the Belmont Pier Parking Lot

# Proposed Facility Design



Viewing Patio on East Side of Natatorium

# Proposed Facility Design



View from the Ocean at Night

# Funding

- City approved \$103.1 Million project budget in October, 2014.
- Funding delayed due to drop in oil prices
- Currently the City has enough budgeted to complete the entitlement process and finalize construction documents
- City Staff is developing a strategy to address revenue shortfalls, including private fundraising
- Construction cost escalation will affect the total cost
- Cost will not be certain until the design is ultimately approved by the City and Coastal Commission and the project is bid

# Economic Impact

- Annual potential economic impact: \$3.7 - \$30.6 million
- Every fourth year, \$13 - \$19.9 million
- Includes hotel stays, food, lodging
- Facility could generate up to \$1.5 Million in TOT Annually
- Facility could generate 10% of current overnight activity

# Remaining Project Development Process

- City and Coastal Commission CDP review / approval
- City Council Acceptance of Coastal Changes (if Needed)
- Prepare Construction Documents
- Identify Funding
- Bid, Award
- Construction, 18 Months



# Planning Commission Action

- On March 2, 2017, the Planning Commission held a public hearing on the Belmont Beach and Aquatic Center project and voted unanimously to:
- Adopt a Resolution, together with Findings and a Mitigation Monitoring and Reporting Program, certifying Environmental Impact Report 01-16; and
- Approve Site Plan Review, Conditional Use Permit, Standards Variance, and Local Coastal Development Permit entitlements

# Third-Party Appeal Filings

- During the 10-day local appeal period that followed the March 2, 2017, Planning Commission hearing, four qualifying appeals were filed. Stated reasons for the appeal filings included:
- Project inconsistencies with California Coastal Act and City Local Coastal Program policies
- Project entitlement findings not supported by facts
- Inadequate project analysis in the Environmental Impact Report
- Improper public noticing for the Planning Commission hearing

# Recommendation

- Receive the supporting documentation into the record, conclude the public hearing, consider third-party appeals from Jeff Miller and Melinda Cotton, Joe Weinstein and Ann Cantrell, the Long Beach Area Peace Network and Anna Christensen, and Gordana Kajer; and
- Uphold the Planning Commission's decision to adopt a Resolution certifying Environmental Impact Report 01-16, approve a Mitigation and Monitoring and Reporting Program, and approve Site Plan Review, Conditional Use Permit, Standards Variance, and Local Coastal Development Permit entitlements for the construction and operation of the Belmont Beach and Aquatic Center; and
- Work with the California Coastal Commission on their comments regarding the project.

