



Belmont Beach and Aquatic Center

4000 E. Olympic Plaza

Application No. 1405-01

March 2, 2017

Planning Commission

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)

Former Conditions

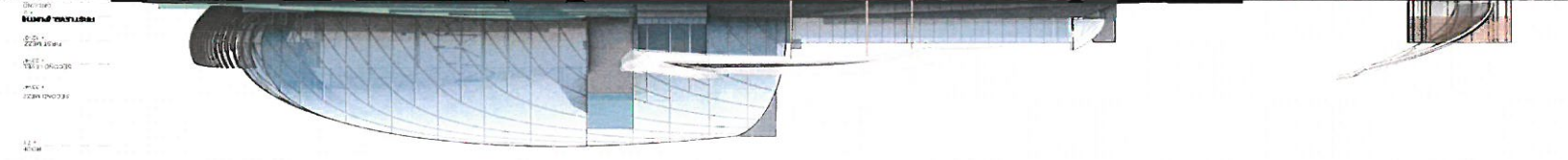




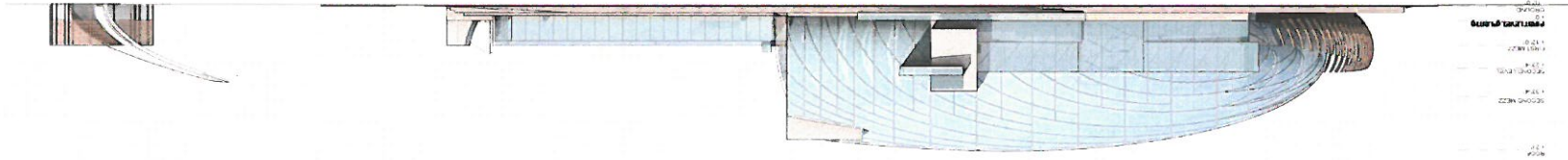
Current Conditions

BELMONT BEACH AND AQUATIC CENTER

NORTH ELEVATION



SOUTH ELEVATION

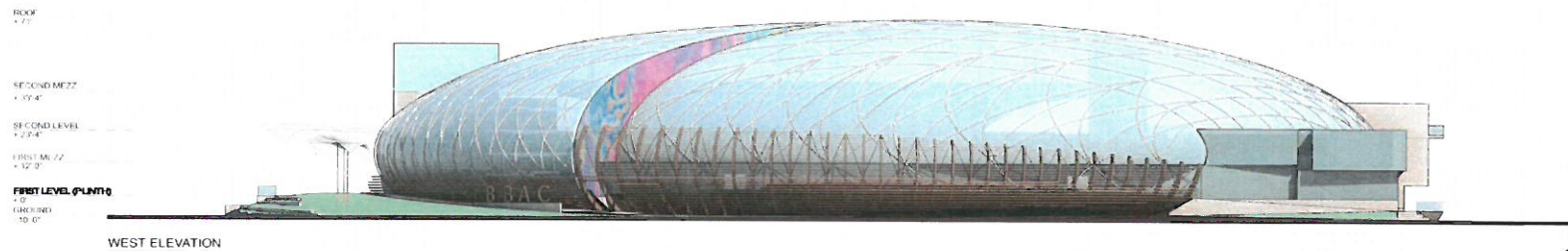
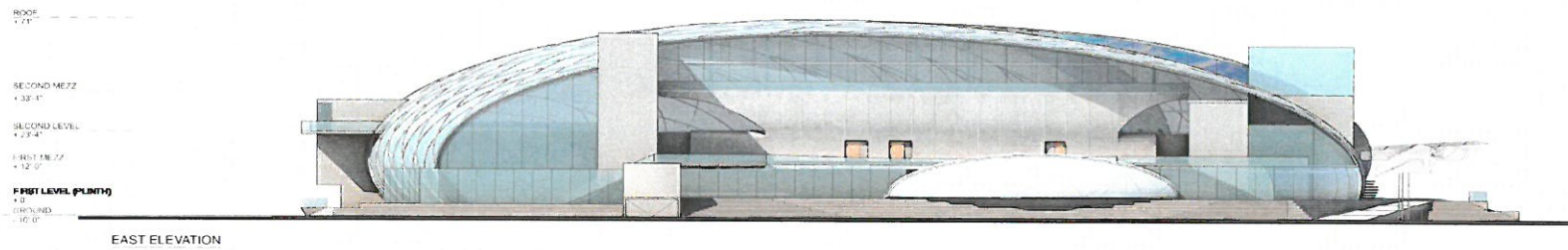


CONFIDENTIAL PRELIMINARY-NOT FOR CONSTRUCTION

Elevations

Elevations, Cont.

CONFIDENTIAL PRELIMINARY-NOT FOR CONSTRUCTION



BELMONT BEACH AND AQUATIC CENTER



CITY OF
LONG BEACH

Coastal 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.

Coastal 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.

Recommendation

- Approve Site Plan Review, Conditional Use Permit, Standards Variance, and Local Coastal Development Permit requests, and
- Certify Environmental Impact Report 01-16