



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

September 19, 2013

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

RECOMMENDATIONS:

Receive the supporting documentation into the record, conclude the public hearing, consider the appeal from Laurence B. Goodhue and uphold the decision of the Zoning Administrator to approve a Local Coastal Development Permit and Categorical Exemption (CE 13-049) to allow the demolition of a 1,100-square-foot restroom that has not been in use for over 20 years and is considered an attractive nuisance at the north end of Marine Stadium (across from 385 Wendy Lane). (District 3)

APPLICANT: City of Long Beach
Department of Parks, Recreation and Marine
205 Marina Drive
Long Beach, CA 90803
(Application 1305-13)

DISCUSSION

The subject facility is located at the north end of the Marine Stadium parking lot adjacent to 385 Wendy Lane (Exhibit A- Location Map). The applicant is proposing to demolish the 1,100-square-foot restroom building, as it has not been in use for the past twenty years and is considered an attractive nuisance (Exhibit B- Plans and Photographs). There is a history of graffiti, illegal drug use, and other nuisance activities at the building. Once removed, the area where the restroom was located will be planted with grass and available for use as open space by the public.

In most of the City, demolition of a 1,100-square-foot restroom building does not require any discretionary permits prior to issuance of a demolition permit. However, the subject restroom building is located in the appealable area of the coastal zone and a Local Coastal Development Permit is required. The Local Coastal Development Permit process ensures that all development projects within the coastal zone, including demolition, are consistent with the approved Local Coastal Program, including maintaining public access to the beach and maintaining public views to the beach and/or water resources.

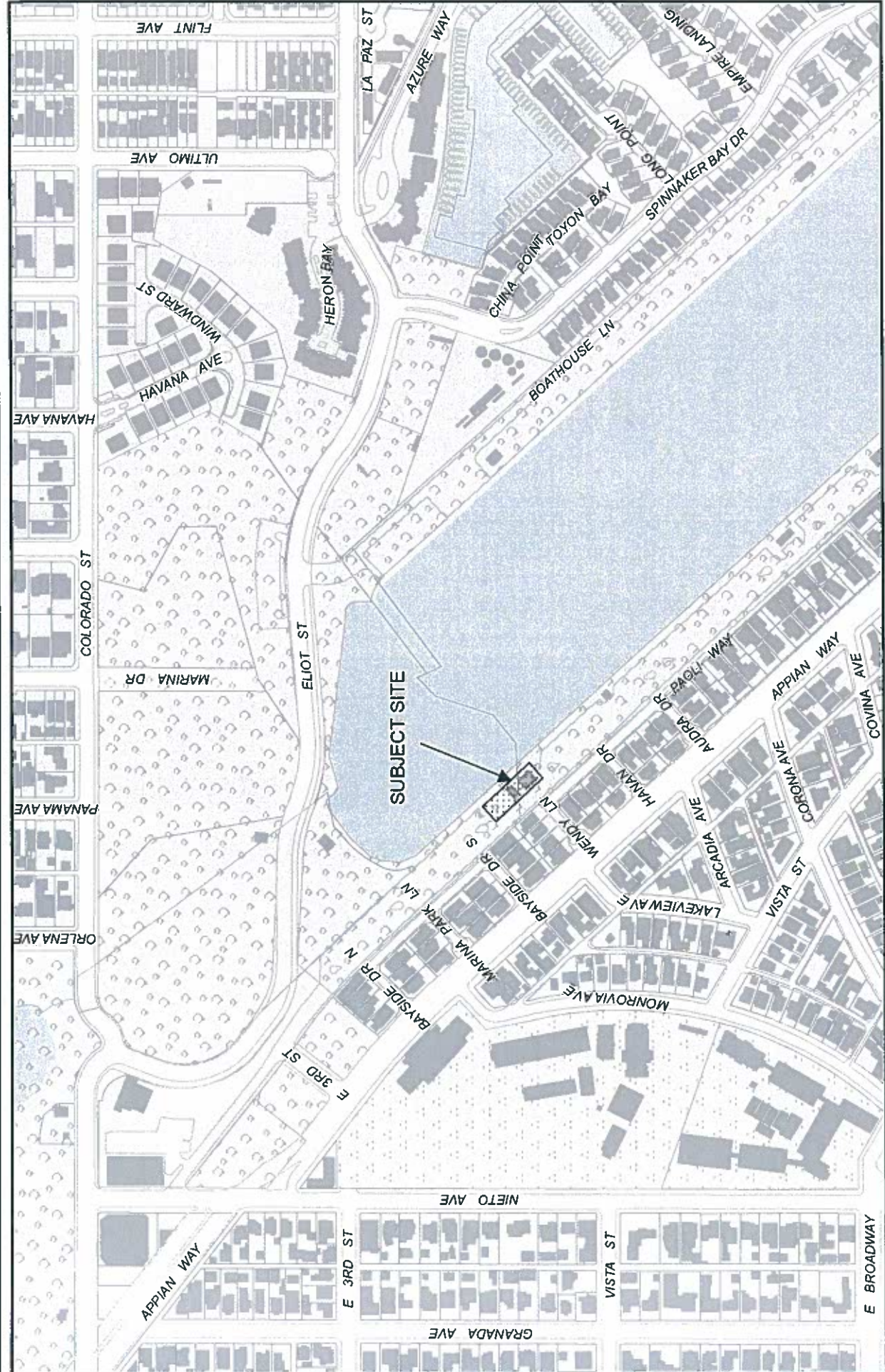
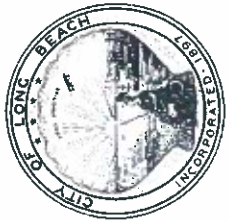


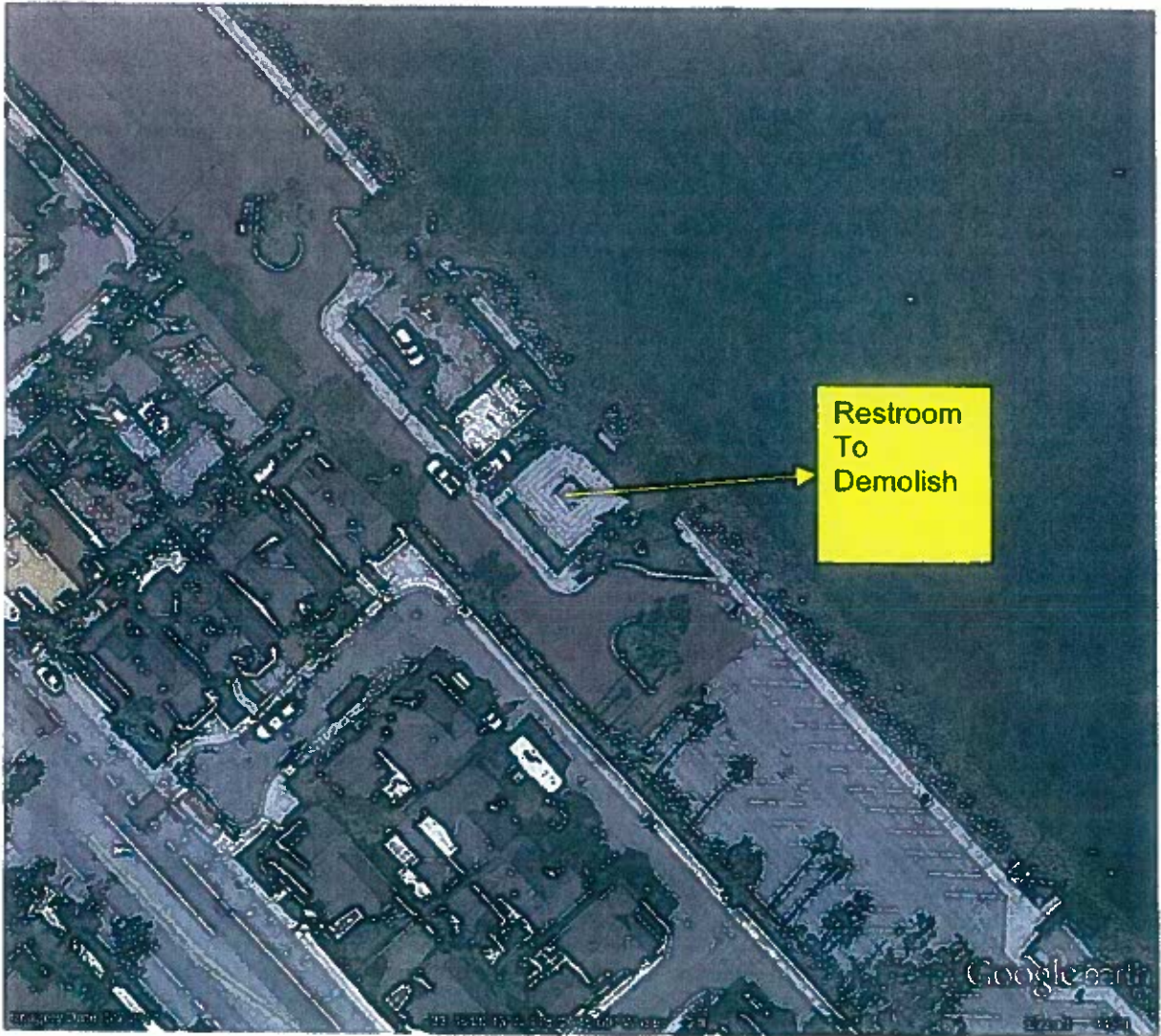
Exhibit A



Subject Property:
 Marine Stadium Parking Lot
 Application No. 1305-13
 Council District 3
 Zoning Code : PD-1 (SubArea 32)

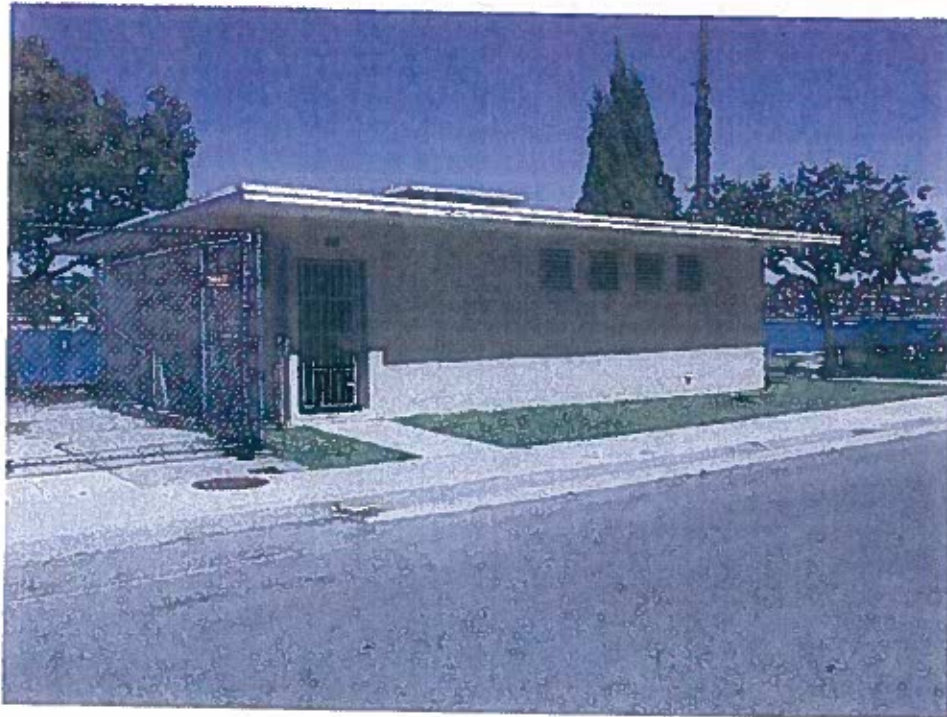
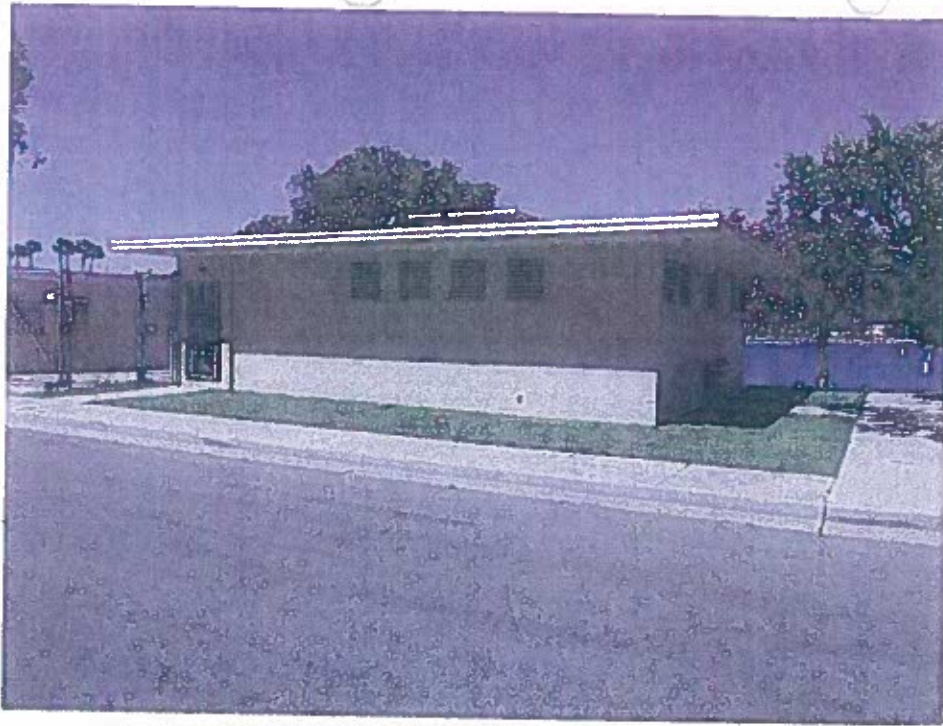






Restroom
To
Demolish

Google Earth





DIMENSIONS – 30-feet by 35-feet

LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS

Application No. 1305-13

Date: September 19, 2013

Pursuant to Chapter 21.25, Division IX of the Long Beach Municipal Code, the City shall not approve a Local Coastal Development Permit unless positive findings are made consistent with the criteria set forth in the Local Coastal Development Permit regulations.

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; AND

The proposed demolition of the 1,100-square-foot restroom building conforms to the certified Local Coastal Program by removing a structure that has been abandoned for approximately 20 years, is an attractive nuisance for graffiti and other vandalism, and will be replaced with grass that will provide additional open space for public use.

The zoning designation for the project site is Park (P) and the allowable uses include community service uses, cultural and educational uses, athletic facilities, parks and other similar facilities. Demolition of an abandoned structure to be replaced with open space is an acceptable use in the Park (P) zone.

There are no existing residential units on the site; therefore, the proposed structure demolition is not subject to the requirements for replacement of low and moderate-income housing.

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

Chapter 3 of the Coastal Act deals with the public's right to use of the beach and water resources for recreational purposes. The chapter provides the basis for state and local governments to require beach access dedication and to prohibit development that restricts public access to the beach and/or water resources.

The project as currently proposed will not reduce access or public views to the beach.

CONDITIONS OF APPROVAL
LOCAL COASTAL DEVELOPMENT PERMIT
Application No. 1305-13
Date: September 19, 2013

1. 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.
2. The use permitted shall be the demolition of a 1,100-square-foot restroom that has been abandoned for approximately 20 years and has become an attractive nuisance for graffiti and other vandalism.
3. Violation of any of the conditions of this permit shall be cause for the issuance of an infraction, citation, prosecution, and/or revocation and termination of all rights thereunder by the City of Long Beach.
4. The property shall be maintained in a neat, quiet and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
5. The applicant shall comply with City of Long Beach Noise regulations, Chapter 8.80 of the Long Beach Municipal Code.
6. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



NOTICE of EXEMPTION from CEQA

EXHIBIT E

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

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650


Categorical Exemption CE- 13-049

Project Location/Address: Marine Stadium pkg lot (adj. to 385 Wendy)
Project/Activity Description: Demolition and removal of a 1,100 sq. ft. restroom building which has been abandoned for 20 years and is an attractive nuisance.

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

Applicant Name: City of Long Beach Dept. of Parks, Recreation and Marine

Mailing Address: 205 Marine Drive, Long Beach CA 90803

Phone Number: 562-570-3215 Applicant Signature: 

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1305-13 Planner's Initials: JA

Required Permits: LCDP

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15201 (1) Existing Facilities

Statement of support for this finding: Demolition of the bathroom does not result in the expansion of the facility or create additional impacts.

Contact Person: Jeff Winklepleck Contact Phone: 562-570-6607
Signature:  Date: 7/15/13