



## Planning Commission

### 4101 Long Beach Boulevard

**October 6, 2022**

Recommend City Council approve a General Plan Amendment, Zone Change, Site Plan Review, Standards Variances, Lot Merger, and Repeal of a special setback for the for clearance of an existing 0.4-acre site and construction of a new two-story (12,780 square foot) Fire Station No. 9 with three (3) drive-through apparatus bays located at 4101 Long Beach Boulevard in the Community Commercial Automobile-Oriented (CCA) and Single-family Residential, large lot (R-1-L) Zoning District. (District 5)

**Application No. 2109 (GPA21-003, ZCHG21-003, SPR21-050, SV22-006. SV22-007, LMG22-014)**

# Vicinity Map

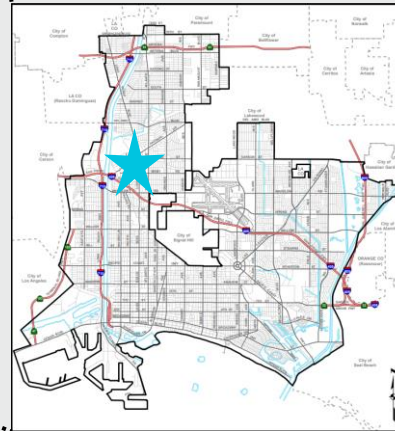


## Zoning:

- Community Commercial Automobile-Oriented (CCA)
- Single-family Residential, large lot (R-1-L)

## General Plan (2019):

- Neighborhood Serving Center or Corridor Low Density (NSC-L)/3 Stories
- Founding and Contemporary Neighborhood (FCN)/2 Stories



Project site



# Existing Conditions



# Background

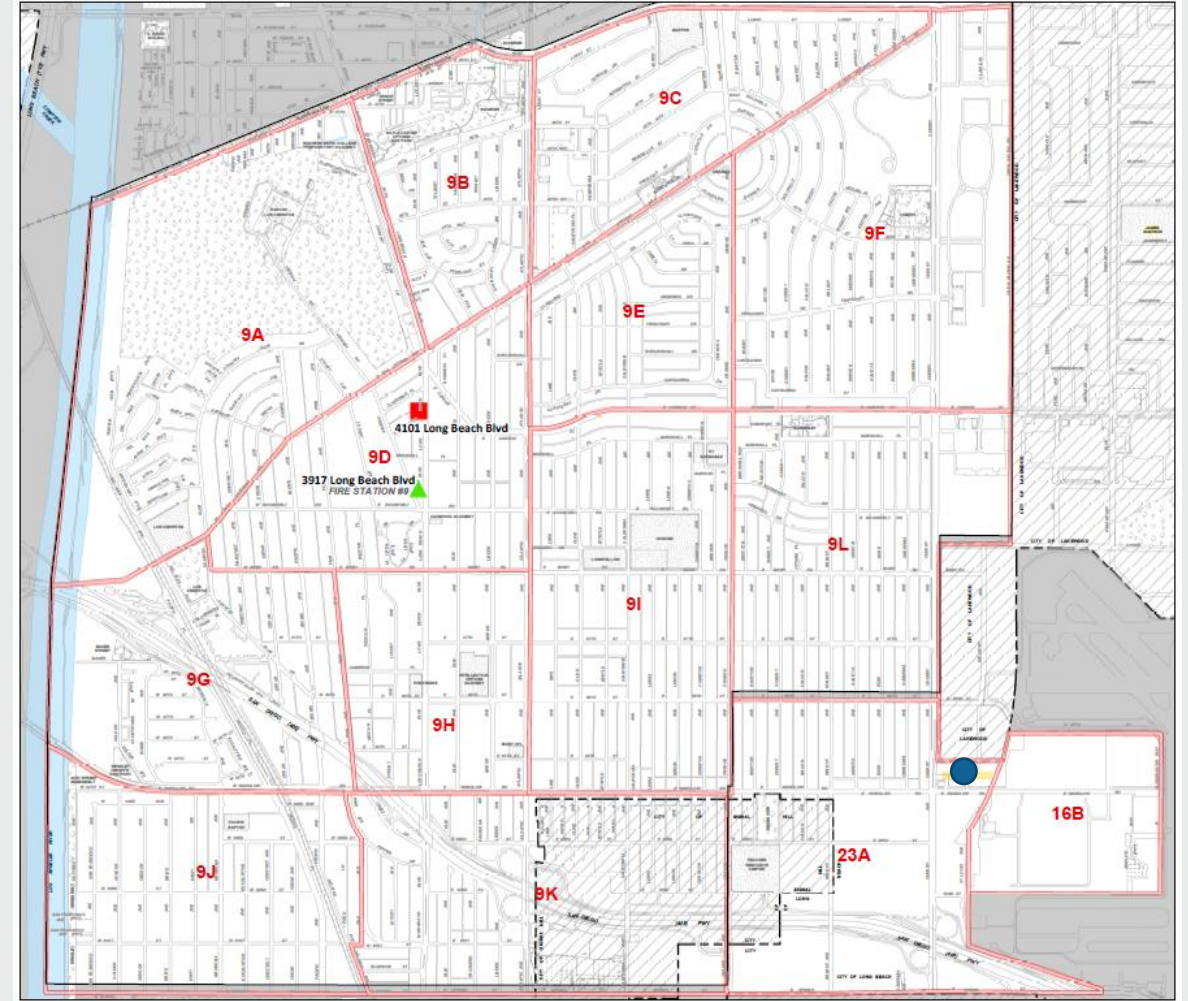
- The proposed project would serve as a replacement to the original Fire Station No. 9, which was located at 3917 Long Beach Boulevard, approximately two blocks (900 ft) south of the project site.
- The former fire station operated until summer 2019 when it was vacated due to the presence of toxic mold in the building and determined uninhabitable by the Long Beach Fire Department.
- Under existing conditions (2022), a temporary Fire Station No. 9 location at 2019 East Wardlow Road would continue to operate under its 3-year lease until a new fire station can be constructed within fire service area no. 9.





# Site Selection

- The Department of Public Works held public meetings on November 9, 2020 and December 16, 2020 to answer public comments, including those related to the selection process.
- The site selection process included multiple parameters.
- To meet the operational and maneuverability needs of a 3-apparatus bay fire station, an approximate site size of 0.5 acre (21,780 sf) would be needed assuming the above factors were satisfactory. A smaller site could be accommodated and was reviewed if street access provided a drive through configuration.
- The site located at 4101 Long Beach Boulevard is 16,829 sf (0.4 acre) and was able to meet the requirements above due to the site's corner configuration and alley access.



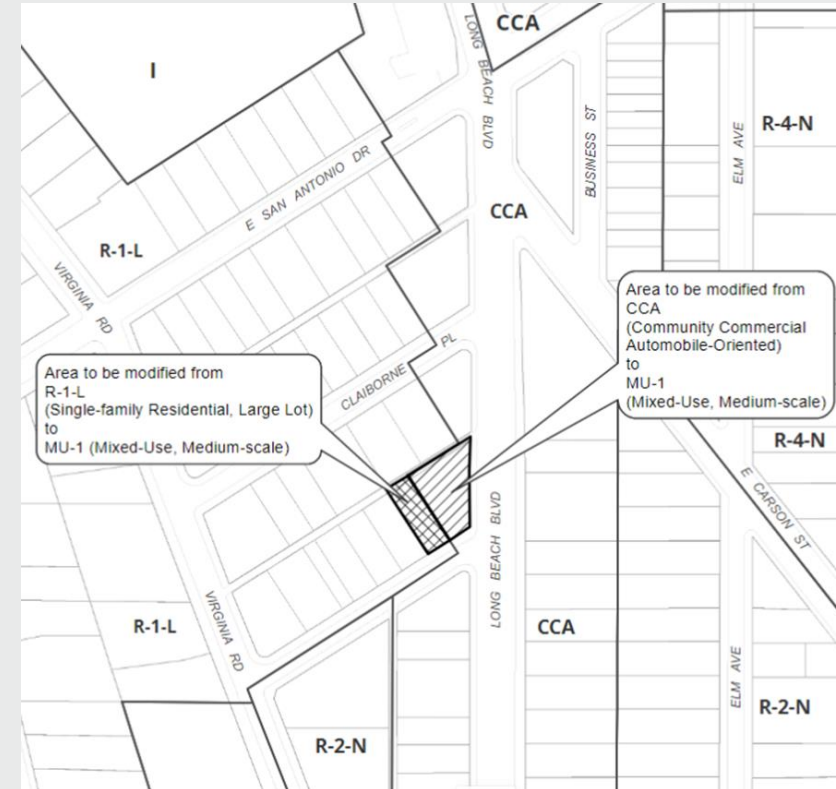
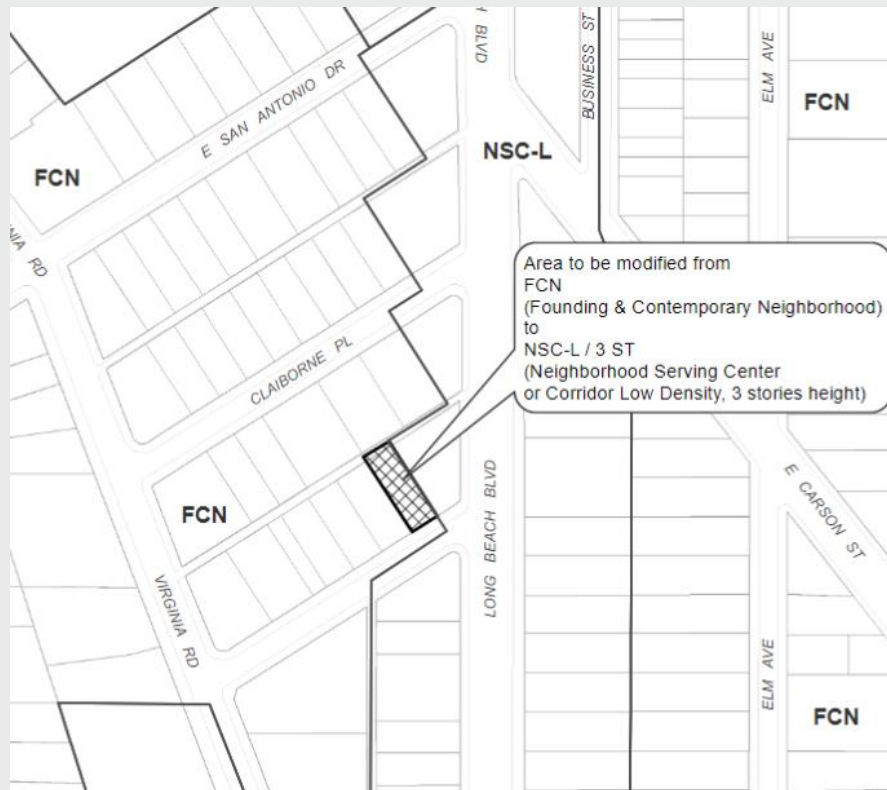
# Project



- Clear existing 0.4-acre site
- Construct a new two-story (12,780 square foot) Fire Station No. 9 with three (3) drive-through apparatus bays located at 4101 Long Beach Boulevard
- Recommend City Council approve:
  - General Plan Amendment
  - Zone Change
  - Site Plan Review
  - Standards Variances (2)
  - Lot Merger
  - Repeal special setback

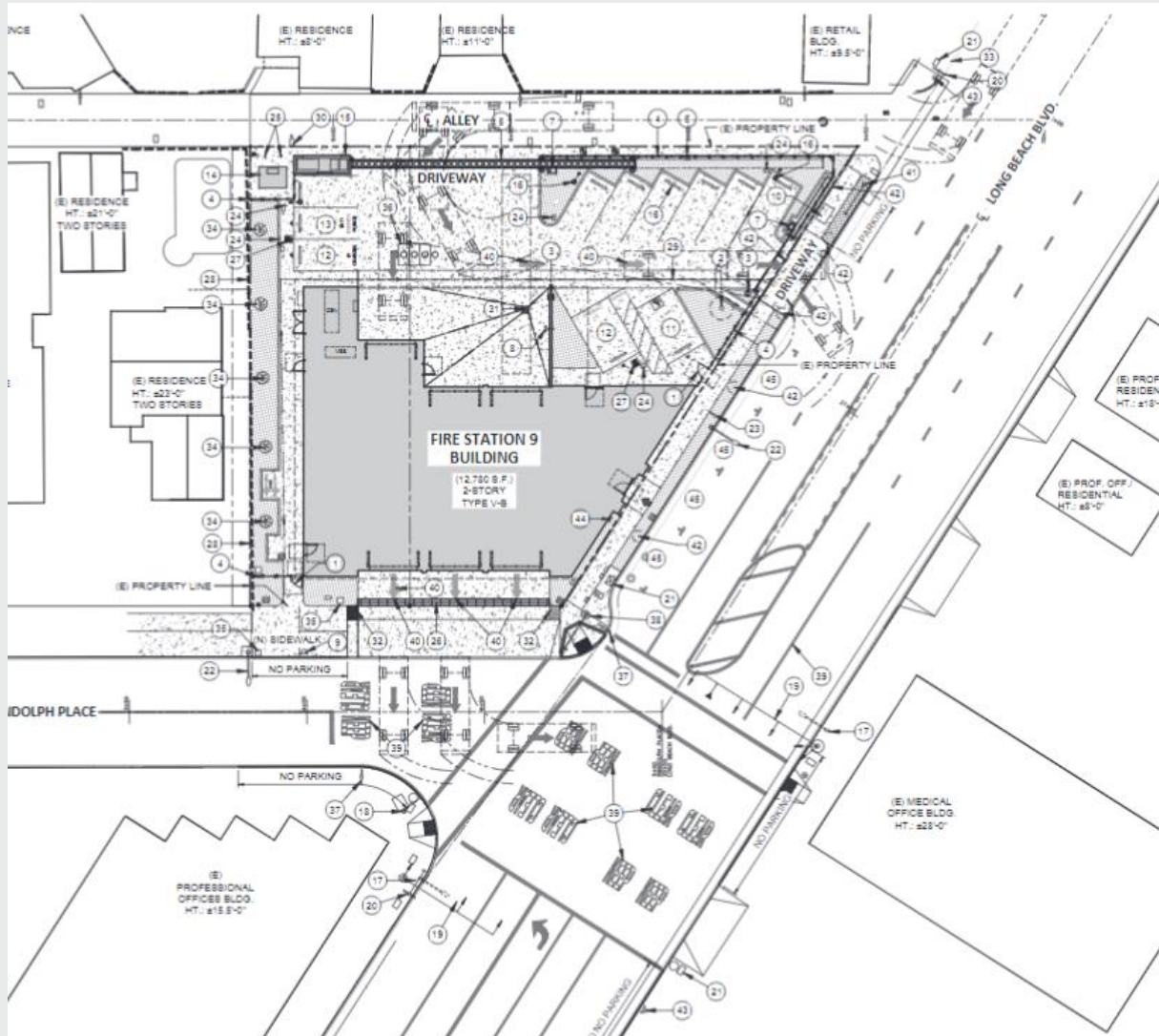
# General Plan Amendment and Zone Change

Location	Current PlaceType	Proposed PlaceType	Proposed Zoning
Project site: East Lot (APN: 7139-015-900)	NSC-L / 3 Stories	NSC-L / 3 Stories	MU-1
Project site: West Lot (APN: 7139-015-901)	FCN / 2 Stories	NSC-L / 3 Stories	MU-1





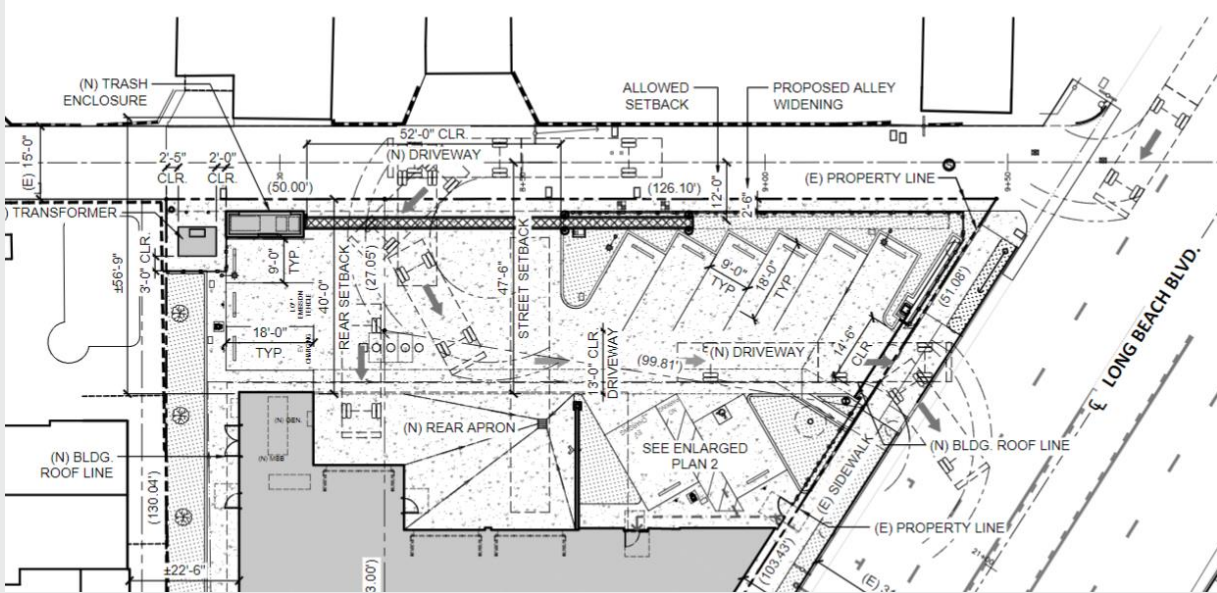
# Site Plan



- Two-story (12,780 square feet) Fire Station
- Three (3) drive-through apparatus bays
- Widened alley
- 11 off-street parking spaces
- Two new/widened driveways



# Circulation



## Type 1 Engine



# Rescue Company



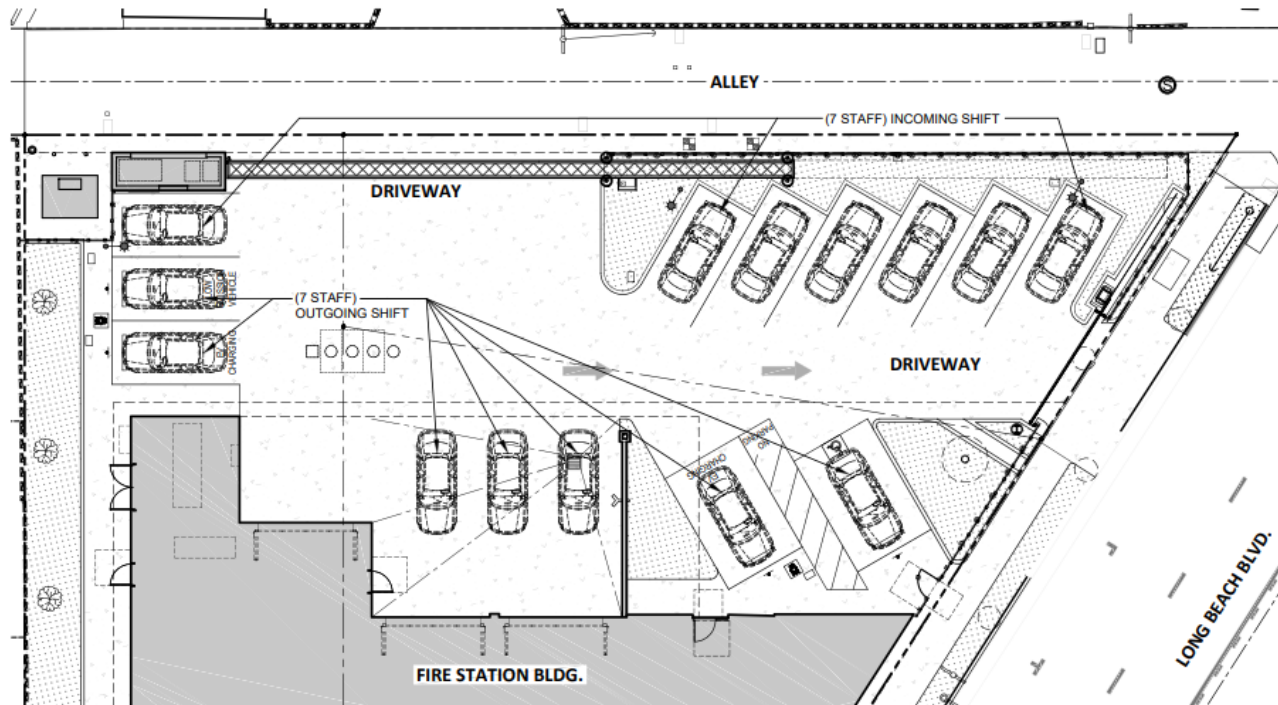
## Battalion Chief



### Type 3



# Shift Change

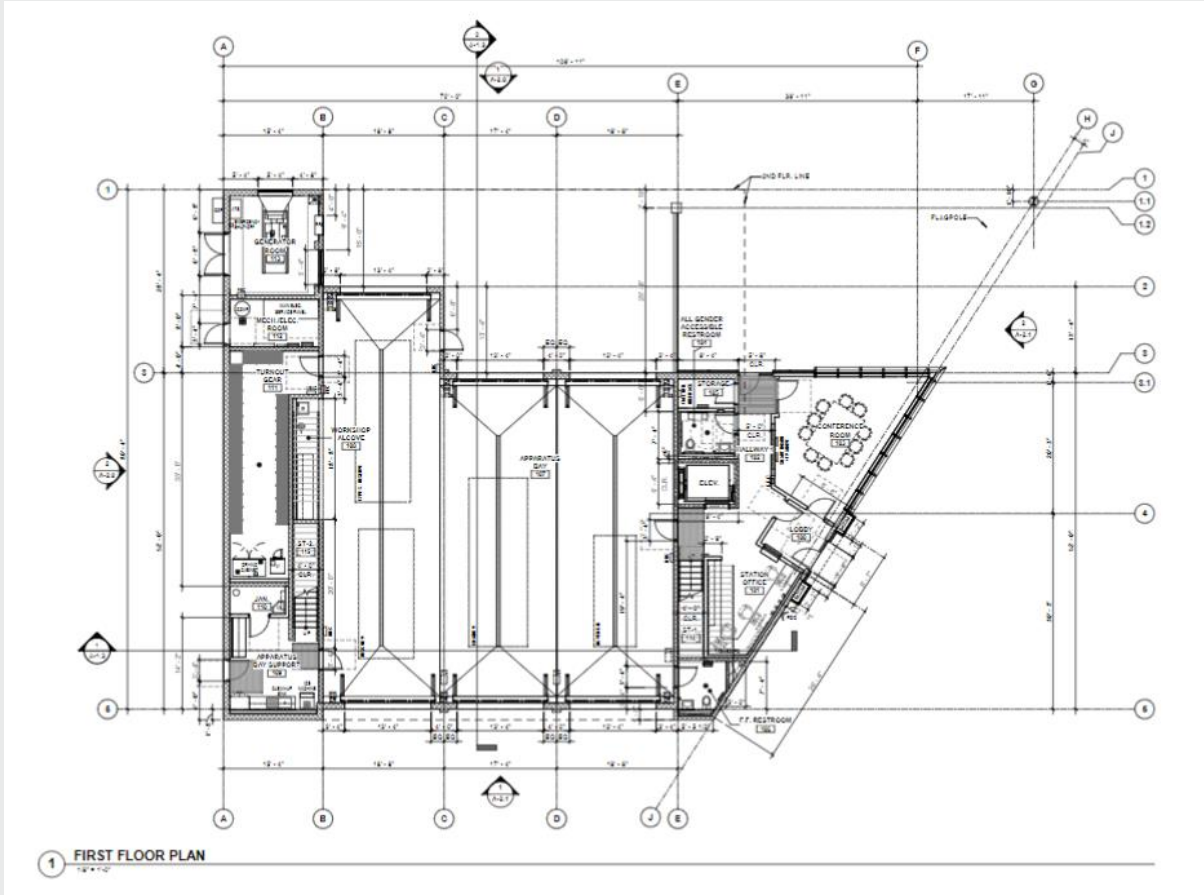


- Seven (7) staff per shift
- Take place between 6:30 a.m. and 7:30 a.m., with a goal for all personnel to arrive at 7:00 a.m.
- No need for curbside parking by fire personnel during the shift change

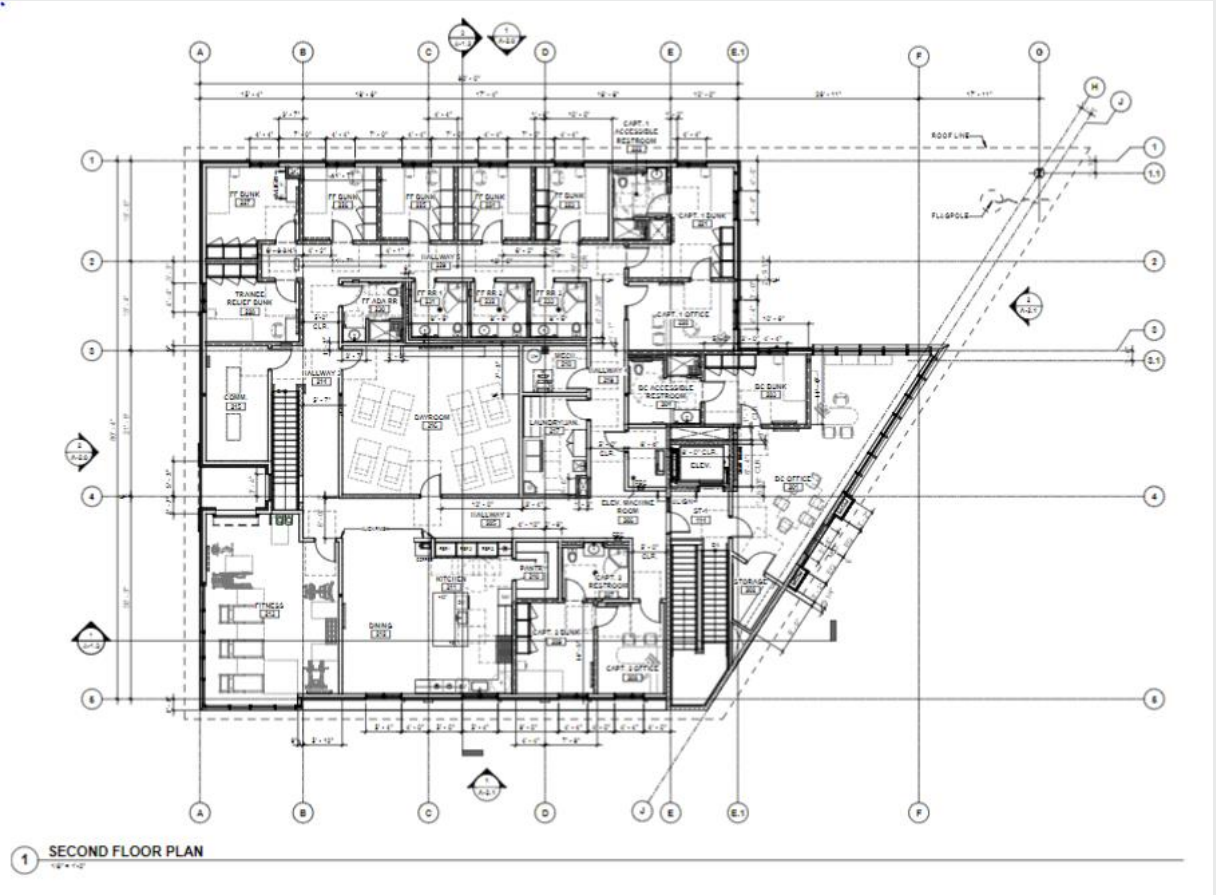


# Floor Plan

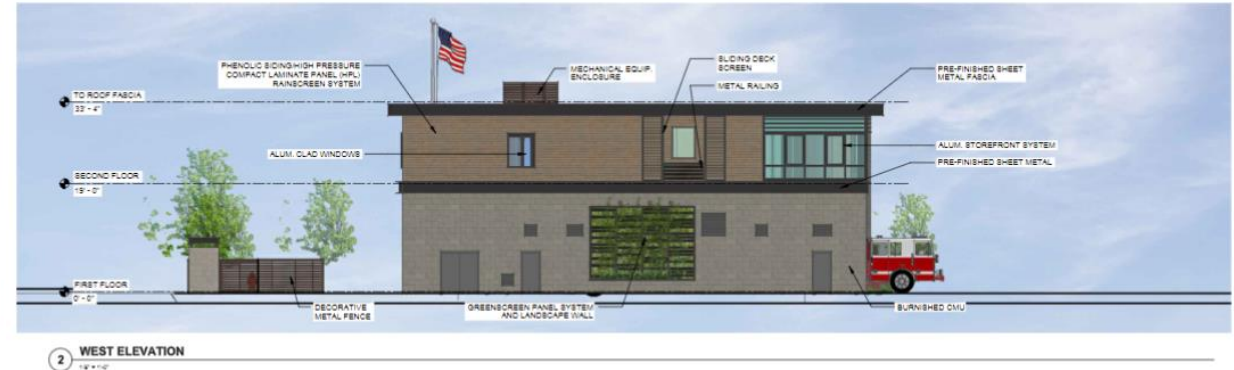
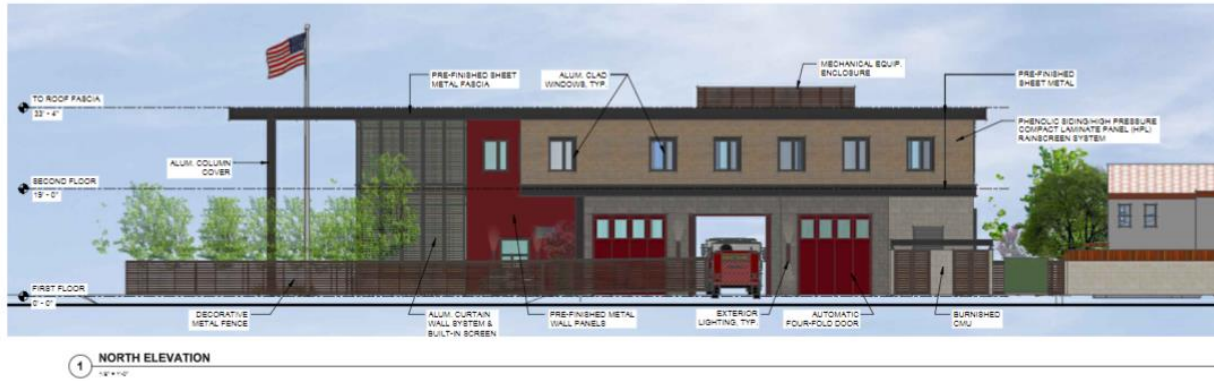
1<sup>st</sup> Floor



2<sup>nd</sup> Floor

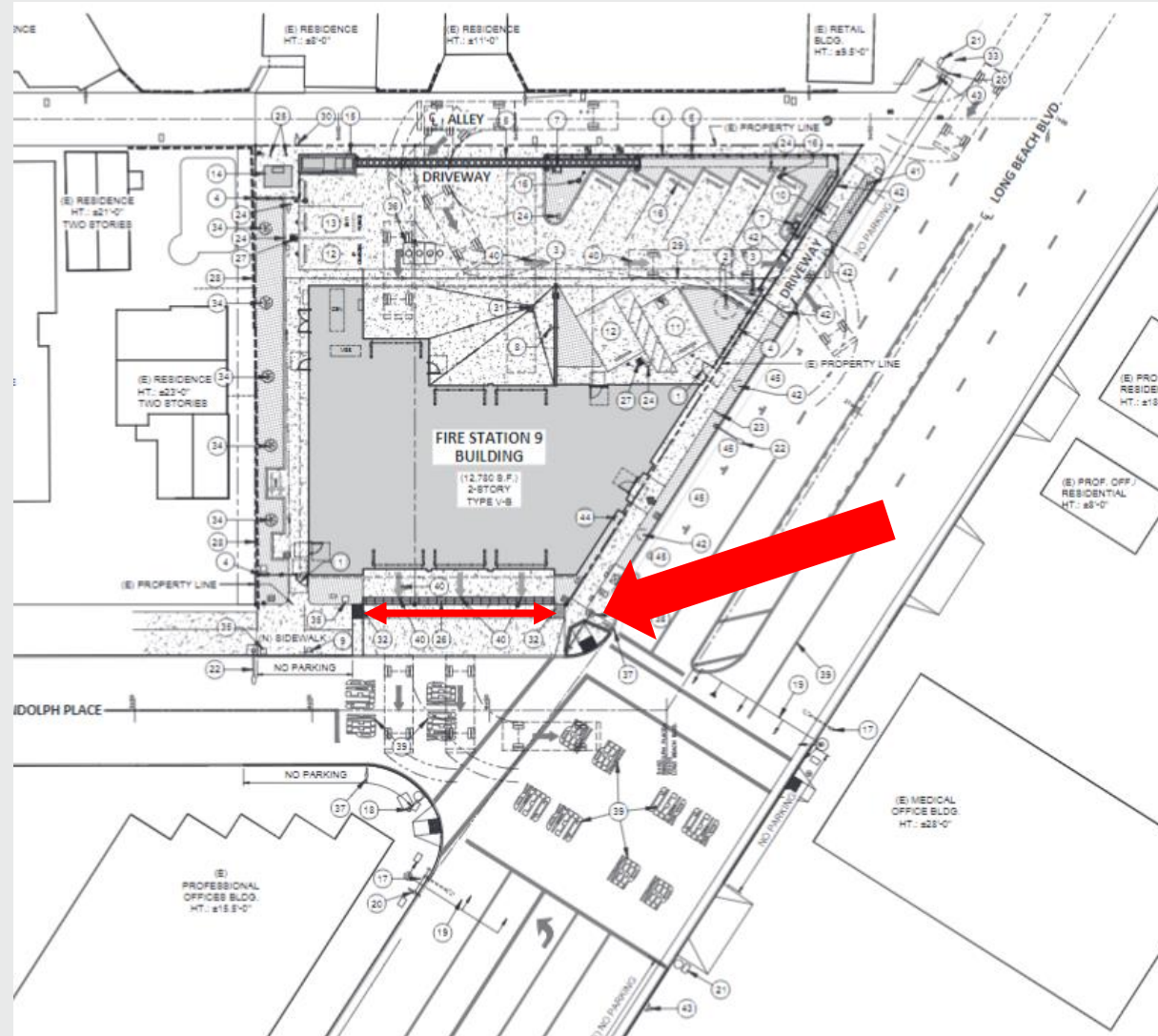


# Elevations





# Standards Variances



# Lot Merger



## EXHIBIT "B" PLAT OF LOT MERGER

FINAL LOT MERGER OF LOT 36 AND A PORTION OF LOT 37  
EXCEPT THE WEST 5.00 FEET THEREOF.

IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA

### LEGEND:

A.P.N. — ASSESSOR'S PARCEL NUMBER  
— — — — — CENTERLINE  
— — — — — EXISTING RIGHT-OF-WAY LINE  
— — — — — PROPOSED LOT MERGER BOUNDARY  
— — — — — EXISTING LOT LINE TO BE REMOVED

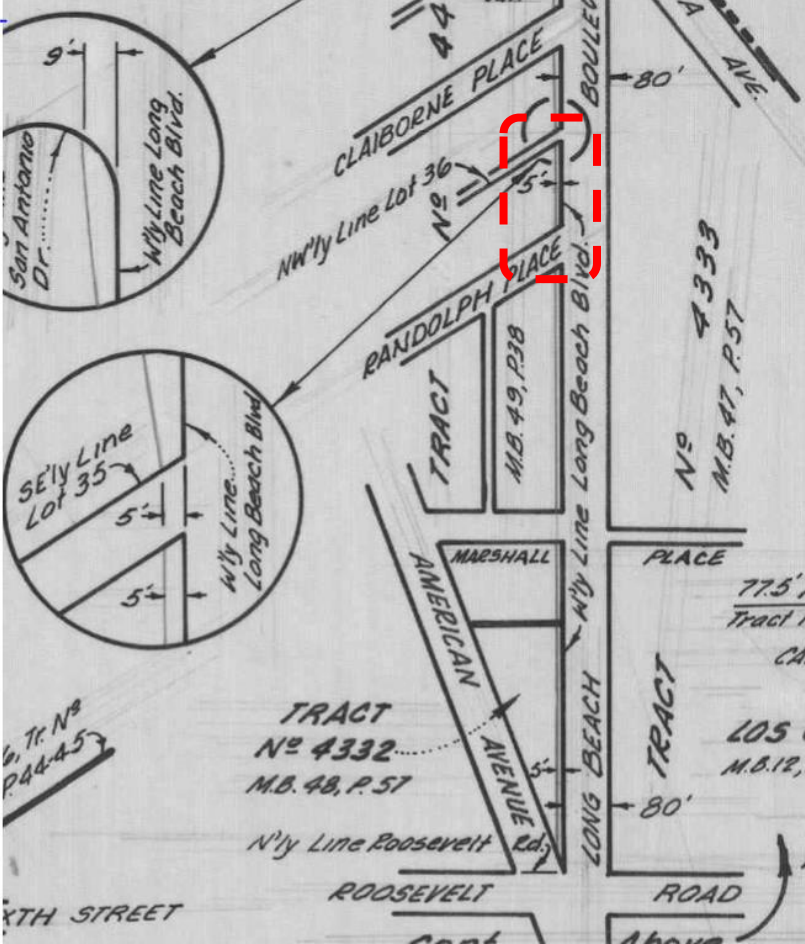
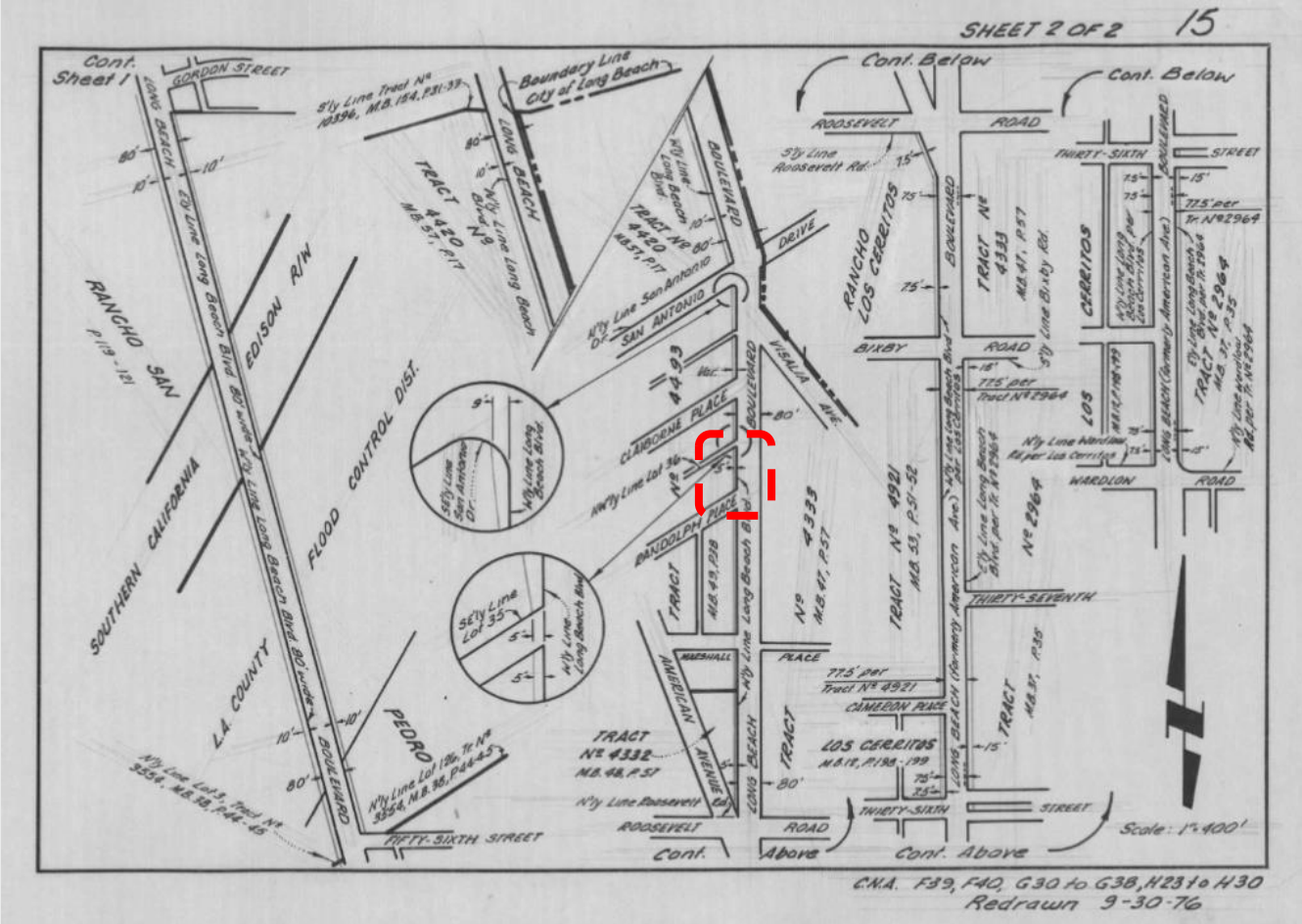
### AREA TABLE:

FINAL MERGED PARCEL — 16,829.53 SQ. FT.  
PARCEL 1 — 6,935.14 SQ. FT.  
PARCEL 2 — 4,043.09 SQ. FT.  
PARCEL 3 — 5,851.31 SQ. FT.





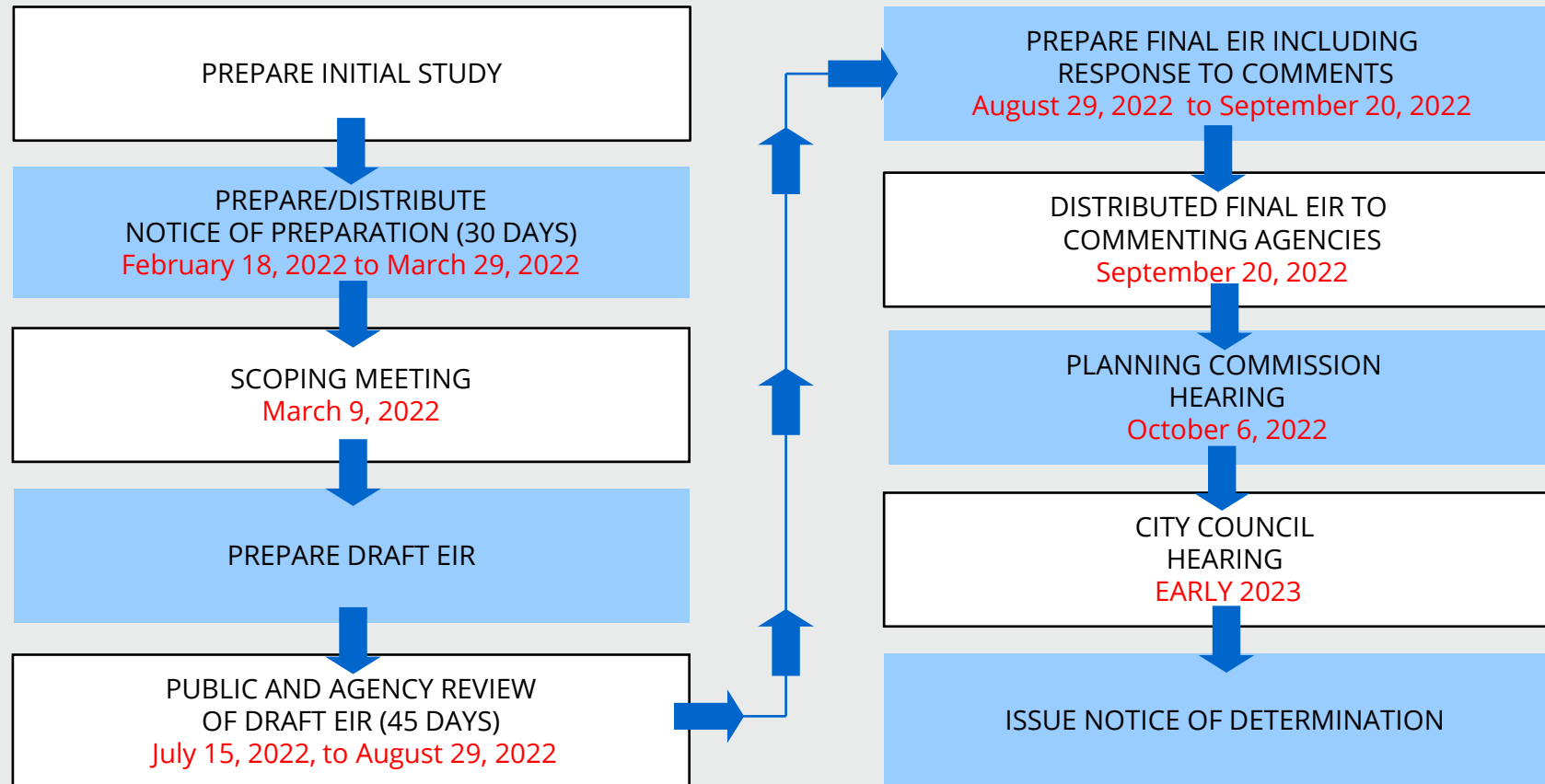
# Special Setback



# Conditions of Approval

- Compliance with all regulatory compliance measures and mitigation measures included in the EIR Mitigation Monitoring and Reporting Program (MMRP).
- Pedestrian access and protection plan during construction.
- Install new traffic signals prior to fire station operation.
- Notification of neighbors for initiation of construction activities.
- Maintenance of 11 parking spaces to accommodate maximum need during a shift change.
- Obtain LEED Silver certification.
- Dedicate and improve 2.5 feet of right-of-way for alley widening.





# Issues Scoped out in the Initial Study

- Aesthetics
- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems
- Wildfire



# Issues Analyzed in the Draft EIR

- Air Quality
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources

## Issues Found to be Less Than Significant with Mitigation Incorporated

- Cultural Resources
- Noise
- Tribal Cultural Resources



## Alternatives Considered in the Draft EIR

- **Alternative 1:** No Project Alternative – Current Lease Term
  - Would not meet project objectives
- **Alternative 2:** No Project Alternative - Temporary Fire Station Location Made Permanent
  - Environmentally Superior Alternative
    - Reduced physical impacts as compared to the proposed project and the potential to provide a permanent long-term fire station.
    - However, would result in a fire station outside of the Fire Station No. 9 service area.
    - Current lease from a private property owner would not guarantee the permanent provision of fire facilities.
  - Would meet only some of the identified project objectives, it *would fail to meet those objectives as fully* as the Proposed Project.

## Final EIR and Response to Comments

- Three (3) agency comments and one (1) public comment from the public received.
- Commenting Agencies: The following parties submitted comment letters on the Draft EIR. Responses to each comment letter were provided in the Final EIR, which a copy was sent to each of the commenting parties a minimum of 10 days prior (September 20, 2022) to the Planning Commission hearing on October 6, 2022.
  - California Department of Transportation (Caltrans)
  - Long Beach Unified School District (LBUSD)
  - Gabrieleno Band of Mission Indians – Kizh Nation
  - David and Kathy Walker



## Findings of Fact

- **CEQA Requirement:** Public Resources Code (PRC) Section 21002 states that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]”
- The proposed project does not have any significant and unavoidable impacts.

# Next Steps

Following Planning Commission, the project and EIR will be reviewed and approved by:

- Long Beach City Council
  - Final approval of General Plan Amendment, Zone Change, and certification of EIR.

# Noticing

The public hearing was noticed pursuant to Chapter 21.21 of the Long Beach Municipal Code:

- A total of 1,054 notices of public hearing were mailed to a 1,000-foot radius on September 20, 2022.
- A notice of public hearing was published in the Long Beach Press-Telegram on September 21, 2022.
- All contacts on the EIR distribution list and all commenters on the EIR were emailed a notice of public hearing.
- Notices were posted onsite and in three public places.

No additional public comments have been received in response to the required noticing.



# Recommendation

Recommend City Council approve a General Plan Amendment, Zone Change, Site Plan Review, Standards Variances, Lot Merger, and Repeal of a special setback for the for clearance of an existing 0.4-acre site and construction of a new two-story (12,780 square foot) Fire Station No. 9 with three (3) drive-through apparatus bays located at 4101 Long Beach Boulevard in the Community Commercial Automobile-Oriented (CCA) and Single-family Residential, large lot (R-1-L) Zoning District. (District 5)



Thank you

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