

## **SITE PLAN REVIEW FINDINGS**

**7290 Carson Boulevard  
Application No. 2210-36 (SPR22-119)  
January 5, 2023**

Pursuant to Section 21.25.506 of the Zoning Ordinance, the Site Plan Review Committee or the Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

**1. THE DESIGN IS HARMONIOUS, CONSISTENT, AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER, AND SCALE WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;**

The proposed project consists of the renovation of the existing Long Beach Police Academy at 7290 Carson Boulevard in the Park (P) Zoning District. The project consists of the renovation of four (4) existing buildings (fireside office/classroom building, commander's office/fitness building, and two field training restrooms), replacement of two (2) existing trailers (totaling 16,226 square feet), which are at the end of their useful life, with two (2) buildings (totaling 17,715 square feet), and site improvements including reconfiguring the existing parking lot and installing pavers, flag poles, and a K-9 Memorial in between the buildings.

The project design would maintain the Police Academy buildings in the same general orientation and location within the fenced 2.18-acre Police Academy training facility. The reconfigured parking lot would maintain the same access point and maintain sufficient parking spaces (48 parking spaces) with code-compliant landscaping and striping.

The existing four buildings to be renovated range from 10-feet-4-inches to 13-feet-3-inches in height. The renovated buildings would maintain the same height as existing conditions. The new replacement building would be one-story with a compatible height of 17-feet-7-inches. Furthermore, the renovated and replaced buildings would be designed in a compatible and neutral color palette featuring gray stucco, brown siding, gray metal canopies, and grey standing seam metal roof systems. The one-story height and neutral color scheme would represent an overall design compatible with the character of the existing training facility.

The building exterior would incorporate a mixture of materials that would provide visual interest to the renovated site. All existing security bars and visible rooftop mechanical equipment would be removed from the existing buildings. New mechanical equipment would be screened from view.

In addition to site and design compatibility, the proposed design review entitlement would not result in environmental impacts on the sites. In accordance with the published decision by the California First District Court of Appeal, McCorkle Eastside Neighborhood Group v. City of St. Helena, 2018. California Environmental Quality Act (CEQA), review is not required for a development that is subject only to a design/site plan review process. In assessing the replacement of the existing buildings and structures, staff considered technical reports related to 1) traffic; 2) air quality, 3) greenhouse gases; 4) biological resources; 5) site reconnaissance. In response to the technical reports, conditions of approval are recommended to ensure no adverse effects on the surrounding areas.

### Traffic/Transportation

The proposed project consists of the renovation and replacement of existing buildings with facilities of the same purpose and capacity. Project-related transportation impacts are typically best measured by evaluating the project's vehicle miles traveled (VMT). The City of Long Beach Traffic Impact Analysis Guidelines (June 2020) specifically discusses institutional/government and public services uses in Section 2.2.4 of the guidelines. This section discusses screening and thresholds for other land use types and determines that public services that support community health, safety, and welfare will be presumed to have a less than significant impact related to State CEQA Guidelines Section 15064.3, subdivision (b). In addition, the proposed project would renovate/replace existing training facilities with the same use in the same location. VMT generated by the proposed project is likely to be similar to VMT generated by the facilities being upgraded/replaced. Therefore, the proposed project's impact related to State CEQA Guidelines Section 15064.3, subdivision (b) would be less than significant.

### Air Quality

An Air Quality Assessment for the construction and operation of the proposed project was prepared in accordance with the thresholds established under federal, state, regional, and local regulations (Attachment A). Construction emissions are estimated using the latest California Emissions Estimator Model (CalEEMod, Version 2022.1). Emission factors applicable to the Los Angeles County portion of the South Coast Air Basin (SCAB) were used in conjunction with conservative estimates of equipment activity, worker trips, fugitive dust generation, and material hauling trips to estimate maximum daily emissions during each construction phase. Construction emissions were estimated using detailed equipment inventories and construction scheduling information provided by the engineering team combined with emissions factors from the EMFAC2017 and OFFROAD models that are built into the CalEEMod program. The proposed project would not include a significant

new source of permanent emissions. Therefore, operational emissions are qualitatively assessed in the impact assessment.

Based on the data provided in the Air Quality Assessment, the construction and operation of the renovated training facility would not have potential to conflict with, obstruct, or exceed any applicable regulations or thresholds.

### Greenhouse Gases

A Greenhouse Gas Emissions Assessment for the construction and operation of the proposed project was prepared in accordance with the thresholds established under federal, state, regional, and local regulations (Attachment B). Construction emissions are estimated using the latest California Emissions Estimator Model (CalEEMod, Version 2022.1). Emission factors applicable to the Los Angeles County portion of the SCAB were used in conjunction with conservative estimates of equipment activity, worker trips, fugitive dust generation, and material hauling trips to estimate maximum daily emissions during each construction phase. Construction emissions were estimated using detailed equipment inventories and construction scheduling information provided by the engineering team combined with emissions factors from the EMFAC2017 and OFFROAD models that are built into the CalEEMod program. In accordance with SCAQMD methodology, the total amount of GHG emissions that would be generated by construction of the proposed project was amortized over the operational life of the project to represent long-term impacts, which for this project is assumed to be 30 years. The proposed project would not include a significant new source of permanent emissions. Therefore, operational emissions are qualitatively assessed in the impact assessment.

Based on the data provided in the Greenhouse Gas Emissions Assessment, the renovated training facility would not have potential to generate greenhouse gas emissions that would conflict with applicable regulations or thresholds.

### Biological Resources

A Biological Resources Evaluation was prepared to describe the biological conditions present on the project site (Attachment C). A brief floral and faunal survey of the site was conducted on November 2, 2022. The purpose of the survey was to determine the general biologic character of the site and to determine the potential for any significant biological impact resulting from building renovation and temporary building replacement on the site. The California Natural Diversity Database and the California Native Plant Society's lists of sensitive plants were accessed for the nine USGS quadrangle maps surrounding the site. The potential for the occurrence of any species found on these lists was evaluated.

Because the impacts of the proposed project do not include the removal of any native habitat, there will be no impacts to the sensitive biological resources known to occur in the area. The only exception to this determination is a slight potential for impact to nesting birds if construction activities were to occur during nesting season in proximity to bird species nesting in or on buildings or in landscape vegetation. As conditioned, all construction activity would occur consistent with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. Impacts can be avoided by performing onsite demolition outside the nesting season or by having a qualified biologist conduct nesting bird surveys immediately prior to demolition and if nests are found, avoiding the nest until the chicks have fledged. A condition of approval has been added requiring compliance with the MBTA.

No species listed as Rare, Threatened, or Endangered by the state or federal governments were found on the property or are thought likely to occur there. Based on the data provided in the Biological Resources Evaluation, the construction and operation of the renovated training facility would not have potential to impact biological resources.

#### Site Reconnaissance

An EDR Radius Map™ Report with GeoCheck® was obtained to evaluate the past uses of the project site. The fenced site is located within an area that pre-dates the development of the El Dorado Park – East (Area III). Only one inactive site in the Hazardous Waste Tracking System (HWTS) is located onsite (CAC002939902) and was a temporary location that has been inactive since 2018.

#### Conclusion

The proposed entitlement is a design review entitlement. Conditions of approval are recommended to ensure no adverse effects on the surrounding areas.

The proposed project is compatible in design, character, and scale with its setting, including environmental setting, consisting of the Long Beach Police Department training facility and the El Dorado Park – East (Area III) areas. In addition, the building orientation will largely in the same location as existing conditions. The existing use serves a distinct public safety purpose as this is the location of the City of Long Beach's only training academy for future police officers. The renovated and replacement buildings will provide needed upgrades to an aging facility for improved accessibility and enhanced energy efficiency.

## **2. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN**

**REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES, OR THE GENERAL PLAN;**

The project is located within the Park (P) Zoning District. Pursuant to Section 21.35.230, all buildings in the Park Zoning District are required to be designed, treated and finished to blend with the open and landscaped surroundings. All mechanical appurtenances, other than rain gutters and solar collectors, shall be screened from public view. The proposed project includes the renovation of four existing masonry buildings and replacement of existing trailers that have reached the end of their useful life.

The renovated and replaced buildings would be designed in a compatible and neutral color palette featuring gray stucco, brown siding, gray metal canopies, and grey standing seam metal roof systems. The consistent color scheme would blend in the with the natural setting and be further screened from view by the new trees and landscaping included as part of the project. All windows on the remodeled and replacement buildings would be high-quality aluminum windows that meet all energy efficiency requirements. All existing security bars and visible rooftop mechanical equipment would be removed from the existing buildings. New mechanical equipment would be relocated to the ground level. The replacement buildings would feature mechanical equipment that is fully screened from view.

Vehicular access to the site would continue to be taken from the gated entry to the existing parking area with access through the Long Beach Towne Center shopping center.

The proposed design of the remodeled and replacement buildings would be consistent with all applicable development standards and building design required for the Park Zoning District.

**3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE IS POSSIBLE;**

No trees would be removed as part of the proposed project. New trees and vegetation would be installed as part of the project. Conditions of approval will ensure compliance with the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. Therefore, a condition of approval will require a nesting bird survey prior to any construction activities that may occur during nesting season. These requirements will provide a net increase in the number of trees on the development site over existing conditions. These requirements will be enforced through conditions of approval (see conditions in the project file).

**4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND**

The Applicant is required to make public improvements per the Technical Advisory Committee (TAC) comments submitted to the Planning Bureau by the Public Works Department, including coordination with Southern California Edison and Southern California Gas easements adjacent to the existing site. The replacement structures would be located outside the existing easements and any site improvements would be coordinated with the applicable owner of said easement. In addition to easement coordination, the Applicant is required to submit grading and drainage plans, install all traffic control devices per applicable standards, and install bike racks onsite.

There is an essential nexus between all the above-required improvements and the likely impacts of the proposed project. This nexus is created by the size and scale of the proposed development as compared to the existing infrastructure. The impacts of the development are created by the remodeled and replacement facilities. The required improvements are reasonably necessary for the practical functioning of the project and surrounding neighborhoods and public rights-of-way as a result of the project.

**5. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT).**

**Table 25-1  
Transportation Demand Management Ordinance Requirements**

TDM Requirements	New Nonresidential Development		
	25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation information area	*	*	*
Preferential carpool/vanpool parking		*	*
Parking designed to admit vanpools		*	*
Bicycle parking		*	*
Carpool/vanpool loading zones			*
Efficient pedestrian access			*
Bus stop improvements			*
Safe bike access from street to bike parking			*
Transit review	For all residential and nonresidential projects subject to EIR		

The project is design review only and is not subject to a Project EIR. The project proposal is under the threshold for the requirement of Transportation Demand Management (TDM) measures, and these improvements are not required per Table 25-1 and Chapter 21.64 of the Zoning Ordinance.

**6. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.**

The project is subject to compliance with the Green Building requirements of Section 21.45.400. These requirements will be met through a combination of compliance with the Title 24 building code requirements, and CalGreen building code requirements, which are locally adopted into the Long Beach Building Code. Conditions of approval will require the development to achieve the intent of the LEED Silver rating for the replacement modular classroom building, as required by Section 21.45.400. Conditions of approval will ensure the canopy tree coverage at parking areas, solar ready roof, bicycle parking, and the separate collection of trash and recyclables.

**7. THE PROJECT IS IN COMPLIANCE WITH THE HOUSING REPLACEMENT REQUIREMENTS OF SECTION 21.11.050 OF CHAPTER 21.11 (NO NET LOSS) OR SECTION 21.68.040.E OF THIS TITLE, AS APPLICABLE, AND WILL RESULT IN THE SAME OR GREATER NUMBER OF DWELLING UNITS; AND IN THE CASE OF EXISTING AFFORDABLE DWELLING UNITS, THAT THE DWELLING UNITS WILL BE REPLACED AT THE SAME OR DEEPER AFFORDABILITY LEVELS, AND THAT APPLICABLE TENANT PROTECTIONS OF THE LONG BEACH MUNICIPAL CODE WILL BE MET.**

No existing residential dwelling units are present on the project site and this finding is not applicable.