



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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September 5, 2013

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Certify the East Division Police Substation Mitigated Negative Declaration (MND 02-13), recommend the City Council adopt an ordinance changing the zoning at 3800 Willow Street from Two-Family Residential (R-2-N) to Institutional (I), and approve the Site Plan Review for the renovation of the Schroeder Hall U. S. Army Reserve Center to serve as the Long Beach East Division Police Department Substation. (District 5)

APPLICANT: City of Long Beach
Michael P. Conway, Director
Business and Property Development
333 W. Ocean Boulevard, 13th Floor
Long Beach, CA 90802
(Case No. 1305-04)

DISCUSSION

The City of Long Beach proposes to renovate the Schroeder Hall U. S. Army Reserve Center (Schroeder Hall) to serve as the Long Beach East Division Police Department Substation (Exhibit A -- Site Plan and Elevations). The subject site is located at 3800 East Willow Street between Redondo Avenue and Lakewood Boulevard (Exhibit B -- Project Vicinity Map), the renovated Schroeder Hall will contain the East Patrol Division and the Juvenile Investigations Section.

Constructed in 1960, Schroeder Hall is an approximately 4.68-acre site that contains an L-shaped administrative building, a three-bay maintenance shop/garage building, storage shed and loading dock. The administrative building is approximately 21,324 square feet. The proposed project includes a new exterior elevator, a second level added to the auditorium and an exterior catwalk along the building's eastern elevation. In addition, the mechanical, plumbing and electrical facilities will be upgraded. For this development, the applicant is requesting certification of the Mitigated Negative Declaration (ND 02-13), zone change from Two-Family Residential (R-2-N) to Institutional (I), and Site Plan Review. Please see the attached Zone Change and Site Plan Review Findings to support these requests and Conditions of Approval (Exhibit C -- Findings and Conditions).

Background

In November 2005, the U.S. Department of Defense declared Schroeder Hall surplus under the Base Realignment and Closure Act (BRAC). The City of Long Beach was subsequently recognized as the Local Redevelopment Authority (LRA) responsible for reuse planning for the site. One of the two recommended uses by the BRAC Advisory Committee was to utilize the site for the East Division Police Substation.

The existing East Division Police Substation, located 4800 Los Coyotes Diagonal, has been identified as inadequate to serve the existing population. The current East Division facility is 7,000 square feet. The East Patrol Division service area covers approximately 24 square miles and serves a population of 170,000 residents. The Police Substation provides police response to calls for service in the eastern half of the City. The East Division is broken down into 10 "beats" and each is manned 24 hours a day, 7 days a week with at least one patrol unit. The Police Substation employs 125 persons including, but not limited to, a Division Commander, a Crime Analyst and a Neighborhood Liaison Police Services Specialist. The East Patrol Division has 50 patrol vehicles. The Police Department has searched for alternate locations for several years, finding only a lack of appropriately sized vacant properties or other unsuitable facilities. In December 18, 2007, the recommendation by the BRAC Committee was approved by the City Council.

The Juvenile Investigations Section, recently located 1957 Pacific Avenue, will also occupy the renovated Schroeder Hall. The Juvenile Investigations Section is a multi-faceted division that deals with at-risk youth and juvenile offenders. The Section's objectives include prevention, intervention, investigation and suppression activities. Juvenile Investigations Section consists of four details; each specializes in one or more of these objectives. The Juvenile Investigations Section has 20 vehicles.

Historical Resource

Schroeder Hall was determined eligible for listing in the National Register of Historic Places (National Register) by the U.S. Army Reserve. It was determined eligible under Criterion C, Consideration G, as an excellent and rare example of a largely unmodified Reisner & Urbahn design adaptation for U.S. Army Reserve centers. As such, the building is a historical resource subject to the California Environmental Quality Act (CEQA). According to CEQA, projects that may affect historic resources are considered to be mitigated to a level of less than significant if they conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards). GPA Consulting, a historic preservation consulting firm, evaluated the rehabilitation plans for compliance with the Standards (Exhibit D -- Historic Resource Report). GPA Consulting determined the primary character-defining features of the property will be preserved and the integrity of the resource will be maintained with the development of this project. Therefore, the proposed renovation complies with the Standards.

Project Description

In order for the existing site to meet the needs of the Police Department and comply with current codes, the property will need site and building modifications.

Building

Schroeder Hall is eligible for the National Register and as such there will be minimal changes to the exterior. The exterior massing and materials will remain intact and the original windows and doors will be maintained and repaired. A new elevator tower is proposed to provide Americans with Disabilities Act (ADA) access to the second floor space within the existing auditorium. The elevator tower will be just east of the existing low roof area. A new catwalk will be provided in order to connect the new elevator tower with the two wings the building.

The East Division Police Substation will be divided into three main areas: the public area, Juvenile Investigation Section, and the police officer/employee area. The public area includes the waiting area, reception area and restroom and multipurpose/community room. The Juvenile Investigations Section will occupy a portion of the west wing including youth holding cells. The remainder of the building will include the squad room, report room, evidence room, bunk room, break room, gymnasium, locker and shower facilities, offices and mail room. The major interior elements such as the exposed brick walls and any other original architectural elements will also be preserved. However, some interior architectural modifications are required to meet the needs of the Police Department. A new partition wall will be installed to separate the lobby from the first floor corridor as a security measure. A new second story locker room is proposed to be added within the existing auditorium and the original window mechanism in the auditorium will be preserved.

The maintenance shop/garage building on site would be used to store impounded or recovered property and no improvements or modifications are proposed for the existing maintenance building.

Access/Mobility

The existing paved areas will be repaired, slurry coated and re-striped for 246 parking spaces. Visitor parking would be located within the northeastern portion of the project site and would be separated from employee/officer and patrol parking by a screened wrought iron fence. Five ADA accessible parking spaces will be provided: Two for visitor parking and three for employee/officer parking, 74 spaces will be dedicated for patrol vehicle parking, 28 spaces will be provided for visitor parking and 139 parking spaces will be available for employee/officer parking. The project meets the minimum parking requirements.

Visitor access to the site would occur at the easternmost driveway on Willow Street. Staff/patrol vehicle access to the site would occur from Grand Avenue. An accessible path of

travel will be created from the public parking area and sidewalk to the employee and public entrances. Emergency access is available via the westernmost driveway on Willow Street and on Vernon Street. Lastly, eight secure and covered bike parking spaces for staff and four short term bike parking spaces for visitors will be provided.

Sustainability

As required by the City's Green Building Ordinance, the renovation of Schroeder Hall will follow LEED certification checklist and will comply with the City's Recycling and Low Impact Design provisions. The LEED components will include low-VOC materials, drought tolerant landscaping, use of renewable materials, and low-flow sinks and toilets. Other LEED features will be identified during construction documentation.

The project complies with the Landscaping Ordinance (21.42) and includes Low Impact Development (LID) features. The existing turf area along Willow Street will be converted to drought tolerant landscape and new canopy trees will be provided in the parking (Exhibit E-- Site Plan: Landscaping Plan).

Zone Change

The Applicant is requesting a zone change from Residential Two Family (R-2-N) to Institutional (I) to allow the siting of the East Division Police Substation. The current General Plan land use designation is Land Use District Number 7 - Mixed Use (LUD No. 7) (Exhibit F-- Land Use District Map). LUD No. 7 is intended for blending different types of land uses and the proposed East Division Police Substation is consistent with this land use designation.

The zoning districts adjacent to Schroeder Hall include Residential Two Family (R-2-N), Long Beach Business Center Planned Development District (PD-7), Willow Street Business Center Planned Development District (PD-27) and Institutional (I) (Exhibit G -- Zoning Districts). The zone change of the project site will maintain the continuity of the adjacent institutional zoning. In accordance with Municipal Code 21.25.106, the Planning Commission must make findings of fact before a parcel can be rezoned.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on August 16, 2013, in accordance with the provisions of the Zoning Ordinance, a public hearing notice was published in the Press-Telegram newspaper on August 18, 2013 and the public hearing notice was posted at the project site on August 19, 2013. As of the preparation of this staff report, staff has not received any comments on this project.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Mitigated Negative Declaration 02-13 was prepared for your consideration and certification (Exhibit H – Mitigated Negative Declaration). As of the preparation of this staff report, staff has not received any comments on the Mitigated Negative Declaration.

Respectfully submitted,



DEREK BURNHAM
PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:IB

Attachments:

- Exhibit A – Site Plan and Elevations
- Exhibit B – Project Vicinity Map
- Exhibit C – Findings and Conditions
- Exhibit D – Historic Resource Report
- Exhibit E – Site Plan: Landscaping Plan
- Exhibit F – Land Use District Map
- Exhibit G – Zoning Districts
- Exhibit H – Mitigated Negative Declaration

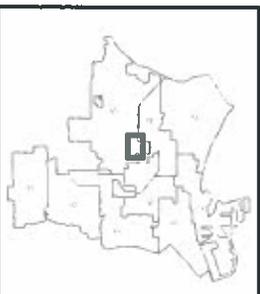
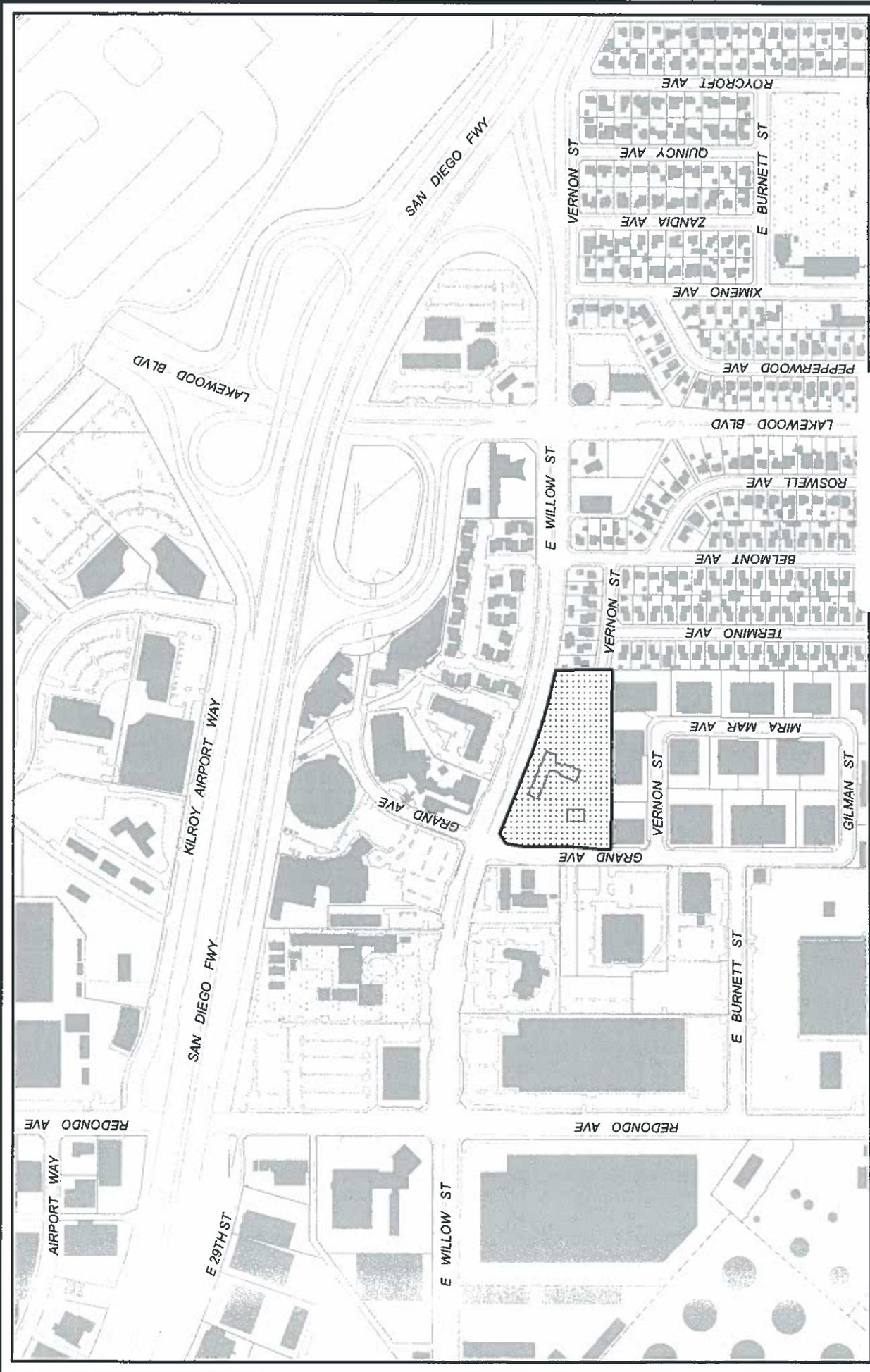


EXHIBIT B



Subject Property:
 3800 E Willow St
 Application No. 1305-04
 Council District 5
 Zoning Code : R-2-N



**SITE PLAN REVIEW
CONDITIONS OF APPROVAL
Case No. 1305-04
Date: September 5, 2013**

STANDARD CONDITIONS

1. This approval is for the renovation of the Schroeder Hall U. S. Army Reserve Center to serve as the Long Beach East Division Police Department Substation.
2. This permit and all development rights hereunder shall **terminate one year** from the effective date of this permit unless construction is commenced or a time extension is granted based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. 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 from 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.
4. If, for any reason, there is a **violation of any of the conditions** of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
4. In the event of **transfer of ownership** of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
5. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
6. The Director of Development Services is authorized to make **minor**

modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Site Plan Review Committee or Planning Commission, respectively.

7. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
8. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - Weekdays: 7:00 a.m. to 4:00 p.m.

SPECIAL CONDITIONS

9. Per the City's Green Building Ordinance, the building shall meet the intent of LEED certification and prepare an annotated LEED checklist.
10. Install 1 ribbon bicycle racks for visitor parking. Follow the design guidelines in the Bicycle Master Plan. Please reference Figure 32.
11. Provide shed structure in grass turf area near the Volleyball court as a staff amenity.
12. Provide six foot corner cut-off at the easterly drive on Willow Street and on Grand Avenue for vehicle visibility.
13. Provide a 15 foot landscape buffer at the easterly property line.
14. Provide for a "reverse" bulb-out adjacent to the transit stop on Willow Street to ensure American with Disabilities Act compliant sidewalk width.
15. The westerly drive on Willow Street and on Vernon Street shall only be used for emergency access.
16. The new wall sign on the north façade of the building shall match the typology, scale and location of the existing sign.

SITE PLAN REVIEW FINDINGS

3800 Willow Street

App. No. 1305-04

September 5, 2013

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.

- A. 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; and**

The proposed renovation of the Schroeder Hall will involve minimal changes to the exterior. The exterior massing and envelope of the building will remain intact as will the exterior materials. As a result, the development of this project will not introduce new visual element to the build environment in this community.

- B. The design conforms to any applicable special design guidelines or specific plan requirements, PD guidelines or the General Plan;**

Schroeder Hall was determined eligible for listing in the National Register of Historic Places (National Register) by the U.S. Army Reserve. As such, the proposed renovation of the Schroeder Hall will involve minimal changes to the exterior. The exterior massing and envelope of the building will remain intact as will the exterior materials.

- C. The design will not remove significant mature trees or street trees, unless no alternative design is possible;**

No mature street trees will be removed in conjunction with the project.

- D. There is an essential nexus between the public improvement requirements established by the Ordinance and the likely impacts of the proposed development; and**

The proposed project is not subject to any off site improvements.

- E. The project conforms to all requirements set forth in Chapter 21.64 (Transportation Demand Management).**

The proposed project is not subject to the requirements of Chapter 21.64.

ZONE CHANGE FINDINGS

3800 Willow Street

Application No. 1305-04

Date: September 5, 2013

- A. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA.**

The intent of the zone change from Two-Family Residential (R-2-N) to Institutional (I) is to allow siting of the East Division Police Substation. The Police Substation is a necessary community-serving public safety service. Moreover, the zone change recognizes the previous institutional use on the site.

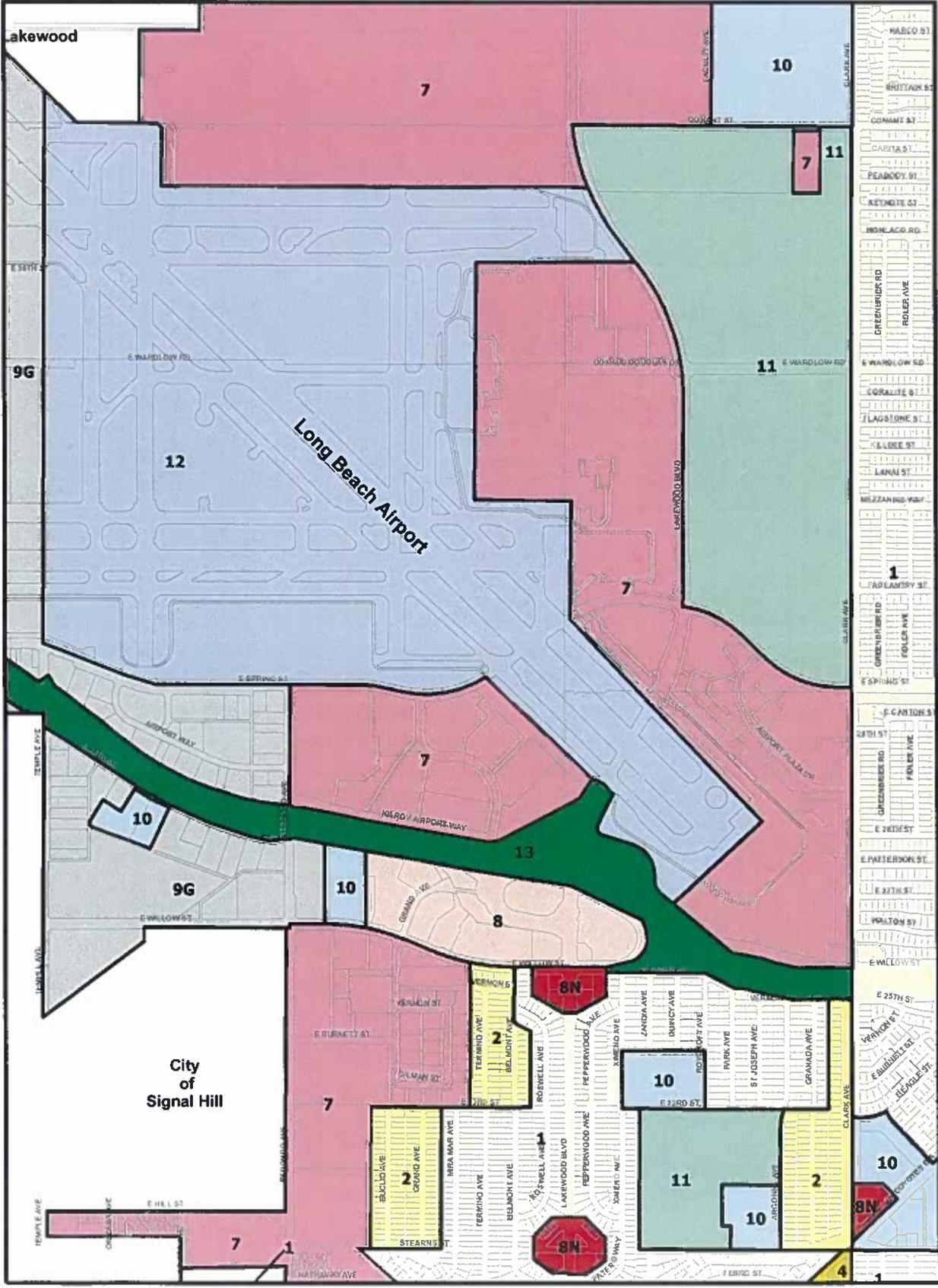
- B. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.**

The current General Plan land use designation is Land Use District Number 7 - Mixed Use (LUD No. 7). LUD No. 7 is intended for blending different types of land uses and the proposed East Division Police Substation is consistent with this land use designation.

- C. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN WILL BE FULLY MET.**

The proposed rezoning does not involve areas of the city zoned for mobile home park use.

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