



(213) 590-6194

CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 WEST OCEAN BLVD. • LONG BEACH, CALIFORNIA 90802

FAX (213) 590-6068

NOTICE OF ACTION

REVISED

Case No. 9206-15 SPR, CP
Project Location: Marine Stadium / Los Cerritos Channel
Applicant: Rosie Bouquin Parks & Rec.
Applicant Address: 2760 Studebaker Road
Long Beach, CA 90815
Permit(s) Requested: Site Plan Review
Local Coastal Development Permit

Marine Stadium Master Plan which includes improvement of Fieldstone Park and Marine Stadium End Beach Park. All developments on tidelands and submerged lands require a separate permit issued by the California Coastal Commission.

Action was taken by the:

City Council
November 17, 1992

DECISION: Conditionally Approved

FINAL ACTION: November 17, 1992.

Implementation of the attached conditions is mandatory. Within 90 days from the date of approval, revised plans incorporating conditions of approval must be submitted to this division, if the conditions require a change in the design. Failure to do so will invalidate this permit.

This permit will expire in one (1) year unless construction has commenced within that year. See Conditions of Approval for details.

For projects in the Coastal Zone, this action IS appealable to the Coastal Commission.


Dennis L. Eschen
Zoning Administrator

Bonnie C. Lay
Project Planner Phone No. 590-6995

Council District: 3

Attachments

**SITE PLAN REVIEW & COASTAL DEVELOPMENT PERMIT
CONDITIONS OF APPROVAL**

Case No. 9206-15 (CP, SPR)
Date: October 1, 1992

REVISED: November 17, 1992

General Requirements:

1. This approval and all rights hereunder shall terminate within three year(s) of the effective date of the permit unless construction is commenced or a written time extension is granted, based on a written request submitted prior to the expiration of the three year period as provided in Section 21.406 of the Long Beach Municipal Code.
2. This approval shall be invalid if the owner(s) and applicant(s) have failed to return the written acknowledgement of their acceptance of the conditions of approval on forms supplied by the Planning Bureau. This includes a revised set of plans reflecting all of the design changes set forth in the conditions of approval within 90 days from the date of approval or the Site Plan Review.
3. 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.
4. All applicable mitigation measures of the certified Environmental Impact Report (E-54-90) shall be complied with in full prior to improving the park land. these mitigation measures must be printed on all plans submitted for plan review.
5. The Director of Planning and Building is authorized to make minor modifications to the approved concept design plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
6. Site development, including landscaping, shall conform to plans approved on file in the Department of Planning and Building.
7. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to back-flow devices and Edison transformers, on the site plan and on the landscape plan. They must not be located in any front, side or rear yard area that is adjacent to a public street. Further, they shall be properly screened by

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landscaping or other method as approved by the Director of Planning and Building.

8. Prior to the release of the building permit, the applicant must submit complete landscape and irrigation plans for the discretionary approval of the Director of Planning and Building. All planting materials must be drought and salt tolerant.
9. All landscaped areas must be provided with water conserving automatic irrigation systems, designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk. Yearly reinspection will be conducted by city officials to verify that all sprinkler systems are working appropriately. The property owner shall reimburse the city for the cost according to the special building inspections specification established by City Council.
10. All landscaped area must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by the landscaping chapter of the Zoning Regulations.
11. All parking areas must provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent or abutting residential neighborhoods.
12. Energy conservation features such as:
 - a. Energy efficient lighting both inside and outside the units and in the parking garage and common areas must be used. Also, all air conditioning, and other electrical equipment, which is energy conserving must be used; and
 - b. Energy efficient construction equipment and devices; must be used; and,
 - c. Use of solar energy should be incorporated into the project where feasible.
13. Site preparation and construction activities shall be conducted in a manner which minimizes dust.
14. Demolition, site preparation, and construction activities are limited to the hours between 7:30 a.m. and 6:00 p.m., except for the pouring of concrete, which may occur as needed.

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15. All unused curb cuts must be replaced with full height curb, gutter, and sidewalk, and any proposed curb cuts shall be constructed to the specifications of the Director of Public Works.
16. (Deleted 11/17/92).
17. The retaining wall to be constructed along the northern edge of the Fieldstone Park shall be the same material as the wall constructed along the Boathouse Lane. An attractive Landscaping buffer consisting of palm trees (a minimum of six feet tall) must be planted along the wall.
18. The 20' wide driveway located within the Fieldstone Park is to serve as an access for maintenance and emergency vehicles. "No Parking" signs must be posted along this section of the roadway.
19. Adequate signs indicating availability of public access (including vehicular access and bike path) and parking for the Fieldstone Park shall be posted along Eliot Street and Boathouse Lane.
20. Adequate fire lane access, fire hydrants and other necessary fire protection equipments shall be provided to the satisfaction of the Fire Chief.

LOCAL COASTAL DEVELOPMENT PERMIT
FINDINGS

Case No. 9206-15 (CP, SPR)

Date: October 1, 1992

Revised: November 17, 1992

1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PLAN.

The proposed Master Plan is consistent with the SEADIP plan and Local Coastal Program by providing recreational facilities and a convenient public access to the coastal areas. The proposed development is also consistent with the McGrath-Macco Boundary Settlement and Exchange Agreement. Additionally intertidal marine habitats will be adequately preserved by constructing a lagoon.

2. FOR THE DEVELOPMENT SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE: THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT.

The proposed plan is designed to encourage public usage of coastal front parks. Adequate pedestrian walkways and bike path will be provided.

**SITE PLAN REVIEW
FINDINGS****Case No. 9206-15 (CP,SPR)****Date: October 1, 1992****Revised: November 17, 1992**

Pursuant to Section 21.63.050 of the Long Beach Municipal Code, the Site Plan Review Committee or City Planning Commission shall not approve a site plan review unless positive findings are made consistent with the criteria set forth in the site plan review regulations.

- A. THE DESIGN IS HARMONIOUS, CONSISTENT, AND COMPLETE WITHIN ITSELF AND COMPATIBLE WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED.

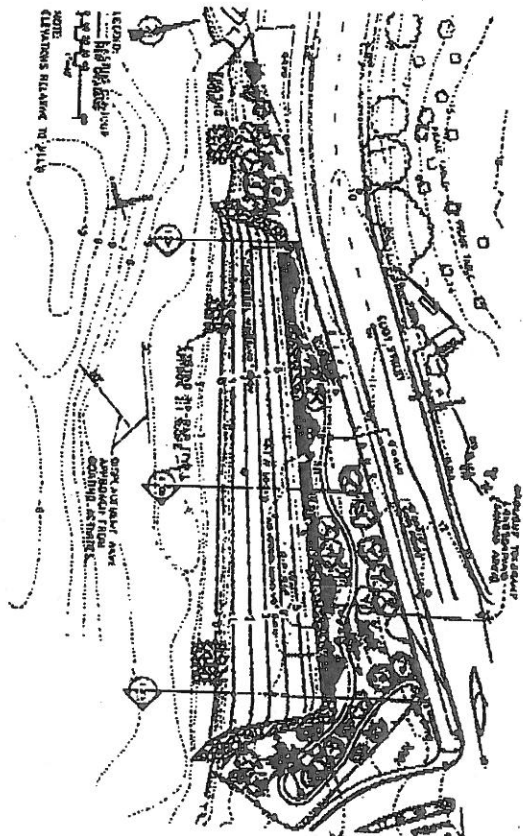
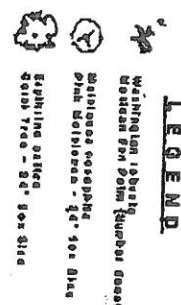
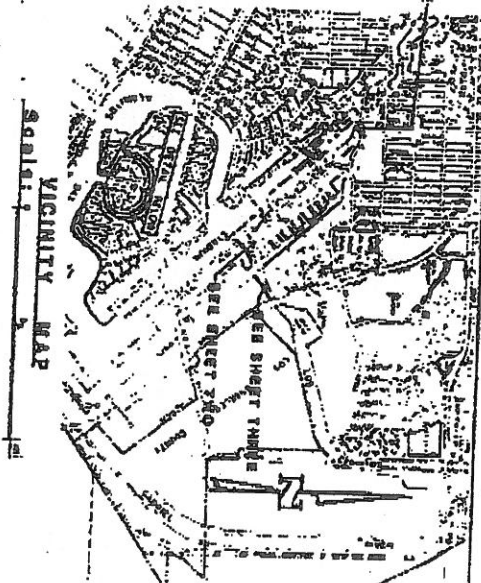
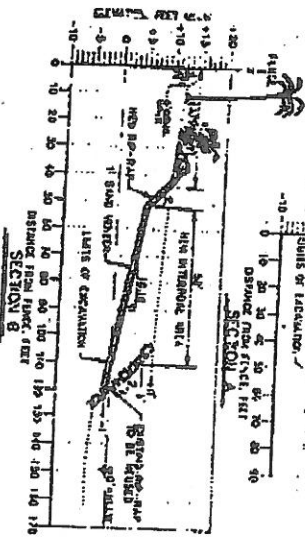
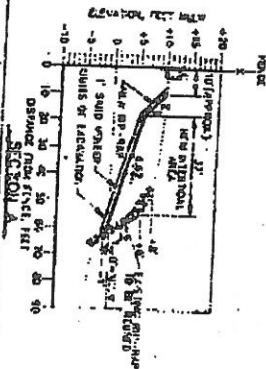
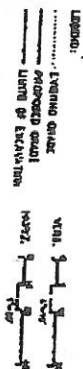
The subject plan has been revised in response to the community input. Finding the proposed plans are compatible with neighboring communities, the Marine Advisory Commission approved the latest proposal on June 4, 1992.

- B. THE DESIGN CONFORMS TO THE "DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT", THE "DOWNTOWN DESIGN GUIDELINES", THE GENERAL PLAN, AND ANY OTHER DESIGN GUIDELINES OR SPECIFIC PLANS WHICH MAY BE APPLICABLE TO THE PROJECT.

The proposed improvement programs conform to the design guidelines set forth in the SEADIP plan and certified Local Coastal Program by providing convenient public access including pedestrian walkways and bike path to the coast. Both parks will be landscaped with nature settings to enhance the coastal scenery.

- C. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES UNLESS ALTERNATE DESIGN IS FEASIBLE.

No mature trees exist on the site. Both parks will be landscaped with drought and salt tolerant trees.



SITE PLAN
MARINE STADIUM END BEACH

HYDROGRAPHIC DATA
HIGHEST TIDE OBSERVED: 41. +7.40
SEAN LOW WATER: 41. 0.0

CITY OF LONG BEACH
DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE CITY ENGINEER

**MARINE STADIUM
IMPROVEMENT**

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