



Legislation Text

File #: 10-0105, **Version:** 1

Recommendation to receive supporting documentation into the record, conclude the public hearing, deny the appeal, and adopt resolution recertifying Final Environmental Impact Report (SCH No. 2008041028); readopt a Mitigation Monitoring and Reporting Program; approve a Statement of Overriding Considerations; and approve a Site Plan Review and Local Coastal Development Permit for rehabilitation of the Alamitos Bay Marina basins 1-7 located on the Peninsula, Naples Island, Marina Pacifica and Marina Drive. (District 3)

On December 17, 2009, the Planning Commission voted unanimously to certify an Environmental Impact Report, adopt a Mitigation Monitoring and Reporting Program, approve a Statement of Overriding Considerations, and approve a Site Plan Review and Local Coastal Development Permit to allow the rehabilitation of the Alamitos Bay Marina (Exhibit A - Planning Commission Staff Report). The project was appealed on December 17, 2009 (Exhibit B - Appeal). The appellant supports the plan to rehabilitate the Marina, however, has concerns with the location of docks and slips encroaching into active waterways in relationship to rowing lanes between basin 4 on Naples Island and basin 3 on Marina Drive. Additional concerns include safety of waterways and conflicts between motorized and non-motorized vessels, and compliance with State laws.

The proposed project implements the Alamitos Bay Master Plan adopted in 2001, by renovating the marina and enhancing the existing recreational boating facilities. Specific improvements, which are contemplated when funding becomes available include:

- Dredging the marina basin of approximately 272,000 cubic yards of sediment down to original depths.
- Replacing and/or upgrading thirteen restrooms and sewer and water lines (ten new restrooms and three remodels).
- Providing ADA compliant facilities.
- Repairing sea walls - 8,250 linear feet.
- Dock and piling replacement.
- Replacement of parking lot pavement.
- Reconfiguring boat slip size to meet the demand for larger slips, thus reducing the number from 1967 to 1646 slips.

A number of public meetings have been held to discuss the proposed project since 2007, including a Planning Commission study session on October 1, 2009 (Exhibit C - List of public meetings). The City is also working with existing Alamitos Bay customers to ensure that no one will be forced out of the marina due to construction. The City is installing a temporary dock adjacent to basin 4 during construction and two construction staging areas are proposed off Marina Drive.

In summary, the proposed project will allow upgraded restrooms with laundry and ADA compliant facilities, a deeper harbor for safe navigation, and larger boat slips. Associated improvements include

new trash enclosures, parking lot improvements, and fencing. These improvements are expected to benefit users of the marina and increase recreational boat use.

Environmental Impact Report SCH No. 2008041028 (Exhibit D - Environmental Impact Report) identifies mitigation measures to address potential impacts from the project. These measures are included in the conditions of approval and address construction noise, traffic impacts, water conservation measures, and habitat replacement for sea plants.

This letter was reviewed by Assistant City Attorney Michael J. Mais on January 14, 2010, and by Budget and Performance Management Bureau Manager David Wodynski on January 15, 2010.

A City Council hearing is required within 60 days of receipt of an appeal of Planning Commission action.

There will be no impact to the General Fund. Liability for the DBW loan is solely borne by the Marina enterprise through a gross pledge of marina revenues (slip and concession fees) without General Fund backing. The combination of a \$6,800,000 loan from DBW and \$5,000,000 from unallocated Marina Fund fund balance will fund the final design, engineering, and construction for the Alamitos Bay Marina, basin 4. Future phases will be funded as resources allow.

Approve recommendation.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH RECERTIFYING THAT THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE ALAMITOS BAY MARINA REHABILITATION PROJECT (STATE CLEARINGHOUSE NO. 2008041028) HAS BEEN COMPLETED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE AND LOCAL GUIDELINES AND MAKING CERTAIN FINDINGS AND DETERMINATIONS RELATIVE THERETO; ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS; AND A MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

REGINALD I HARRISON
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

NAME
TITLE

APPROVED:

PATRICK H. WEST
CITY MANAGER