



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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November 14, 2011

CULTURAL HERITAGE COMMISSION

City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to install new eelgrass beds adjacent to the northeast end of Marine Stadium, a designated historic landmark site, to mitigate the loss of eelgrass due to the Alamitos Bay Marina rehabilitation project. (District 3)

APPLICANT:

City of Long Beach
Mark Sandoval, Marine Bureau - Parks, Recreation and Marine
205 Marina Drive
Long Beach, CA 90803
(Application No. HP 11-0289)

DISCUSSION

The subject site, Marine Stadium, is located at the southeastern edge of Long Beach near Alamitos Bay (Exhibit A- Location Map). The stadium is bordered by Appian Way to the west, Eliot Street to the north, Boathouse Lane to the east and Alamitos Bay to the south. The stadium is a manmade body of water that, in of itself, does not have a zoning designation. All land surrounding the stadium is either zoned Park (P) or is a part of the Southeast Area Development and Improvement Plan (PD-1, SEADIP). Marina Vista Park, located north of the stadium is in subarea 32 of SEADIP. Other SEADIP subareas that abut the stadium include: 1, 1A, 2A, 2B and 31.

The stadium was created for the 1932 Olympic rowing competition for the Xth Olympiad in Los Angeles by dredging and straightening a portion of Alamitos Bay. Marine Stadium is a California State Point of Historical Interest and State of California Historical Landmark (No. 1014, 1995). City Council approved Marine Stadium as a City Landmark Site in 1992 (Ord. C-7056).

The stadium was the first manmade watercourse ever constructed for the Olympic games allowing four teams to race abreast. Constructed by the City, the stadium is 2000 meters long and approximately 100 yards wide. It is one of the few sites constructed for the 1932 Olympiad that is still remaining in the region. More recently the stadium has been used for collegiate rowing competitions, United States Olympic rowing trials in 1968, 1976 and 1984, as an Olympic Development Center and for various international competitions.

In 1923, the site for the stadium was created when low-lying areas were dredged to form the Colorado Lagoon. Construction on the stadium began in 1930 for the 1932 Olympics (Exhibit B - Aerial photographs). The Second Street Bridge also known as the Davies Bridge was constructed in 1955, altering the original dimensions of the stadium and effectively eliminating it as a venue for the 1984 Olympic games. The bridge moved the starting line to its present location near the Long Beach Yacht Club. As the course was shifted, approximately 280 meters of the original course were filled in at the north edge, creating Marina Vista Park and support facilities at the northern end of the stadium and an underground culvert was installed between Colorado Lagoon and Marine Stadium. This change resulted in the original boathouse no longer being situated near the water. A new boathouse was constructed midway down the course. The existing boathouse remains at the southeast corner of East Colorado and Nieto Avenue, although is not listed as a historic landmark due to its extensive remodeling.

The applicant is requesting approval of a Certificate of Appropriateness to install eelgrass beds adjacent to the northeast edge of the stadium to replace eelgrass beds lost by the rehabilitation of the Alamitos Bay Marina Project. The City Council certified the Environmental Impact Report SCH No. 2008041028 and approved the project entitlements Case No. 0801-08 on February 2, 2010. In addition, the California Coastal Commission approved the project, including the 10,500 square foot eelgrass mitigation site adjacent to Marine Stadium on January 13, 2011, Coastal Development Permit 5-10-263. The Environmental Impact Report (EIR) requires any eelgrass bed losses to be mitigated at a ratio of 1.2:1 according to the Southern California Eelgrass Mitigation Policy (SCEMO) per Mitigation Measure 4.3-3. According to surveys conducted for the project, 1,373 square feet of eelgrass will be lost, resulting in approximately 1,648 square feet of mitigated eelgrass area. Although eight potential locations were analyzed in the EIR, the preferred location is Marine Stadium, Northeast center tidal basin. This area of the stadium has been identified as one that will support productive eelgrass beds and if conditions mimic Marine Stadium, have the highest potential for success.

This project will result in an alteration of the stadium boundary by removing a portion of the dry boat storage parking lot between Marine Stadium and Boat House Lane. The portion of the parking lot area to be removed is approximately 80 feet x 200 feet 16,000 square feet in area. Approximately 50 feet of riprap will be installed along the edge of the new boundary (Exhibit C - Plans and Photographs). The open water basin between the riprap and floating dock will be approximately 10,500 square feet in area with a depth of 6-8 feet. A floating dock will be secured with three pilings at the edge of the shoreline to mimic the natural boundary. The dock will be 8' wide by 100' long.

Although the eelgrass mitigation area will affect the current boundary of Marine Stadium it will be located outside of the boundary of Marine Stadium, as it existed during the 1932 Olympic games. These boundaries are the contributing factor to the stadium's eligibility for listing in the California register. The area to be impacted did not exist at that time, but has been dredged in modern times to its current dimension. A number of changes have occurred to the stadium as shown in Figure 4 from 1928, 1938, 1952, and 1972. The most significant alteration was construction of the Davies Bridge in 1955. The northern end of the stadium has also been significantly altered since 1932 for the creation of Marina Vista Park. In addition, the area around the stadium no longer retains its integrity, as very little remains of the environment that existed in 1932 during the Olympics. In addition,

surrounding development has destroyed the setting and character that would have been present in 1932. The majority of the parking lots, restrooms and other improvements appear to have been constructed in the 1950's or later. Due to the lack of integrity the stadium was determined ineligible for National register during its evaluation in 1990.

The project is in compliance with Section 2.63.070 of the City of Long Beach Municipal Code (Cultural Heritage Commission) and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards) (Exhibit D - Findings and Conditions of Approval). Staff recommends that the Cultural Heritage Commission approve the Certificate of Appropriateness.

PUBLIC HEARING NOTICE

Public notices were distributed on October 27, 2011 to over 4,000 addresses.

ENVIRONMENTAL REVIEW

In accordance with Section 15090 of the Guidelines for Implementation of the California Environmental Quality Act, (CEQA), Environmental Impact Report (EIR) SCH No. 2008041028 was certified by City Council on February 2, 2010. A Categorical Exemption has been prepared for the development of the mitigation area (Exhibit E- CE 136-11).

Respectfully submitted,



JILL GRIFFITHS, AICP
PLANNING OFFICER

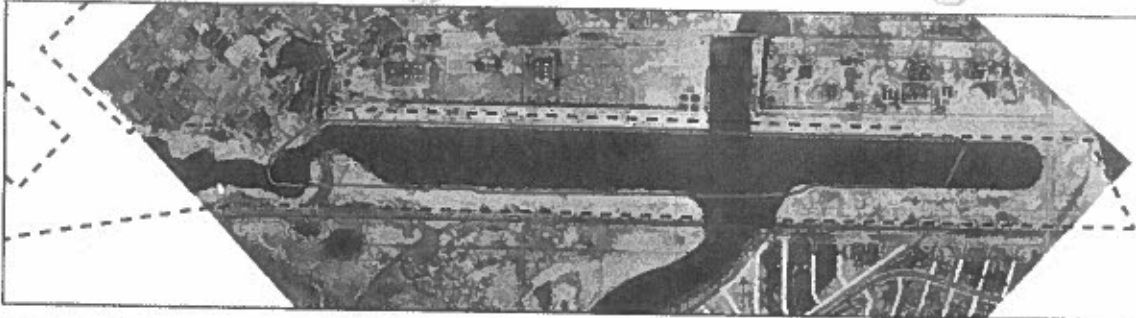


ROBERT M. ZUR SCHMIEDE, AICP
DEPUTY DIRECTOR

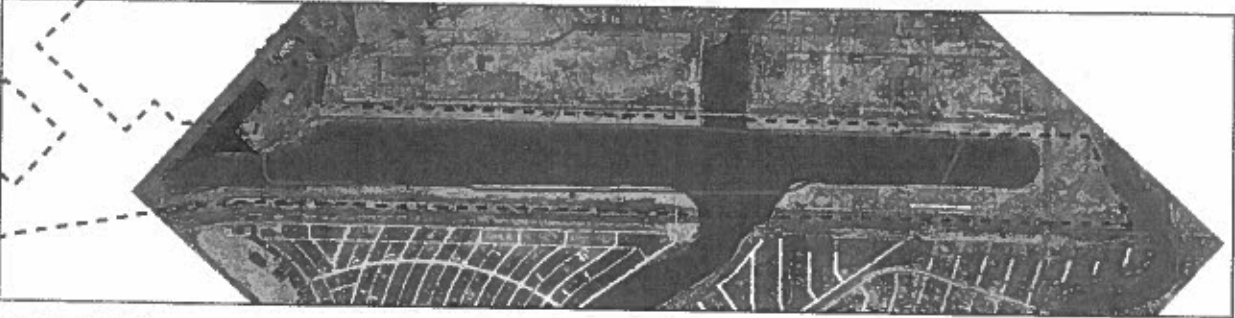
RMZS: DB: LF

Attachments: Exhibit A - Location Map
Exhibit B - Aerial Photographs
Exhibit C - Plans & Photographs
Exhibit D - Findings and Conditions of Approval
Exhibit E - Categorical Exemption 136-11

1928 Aerial:



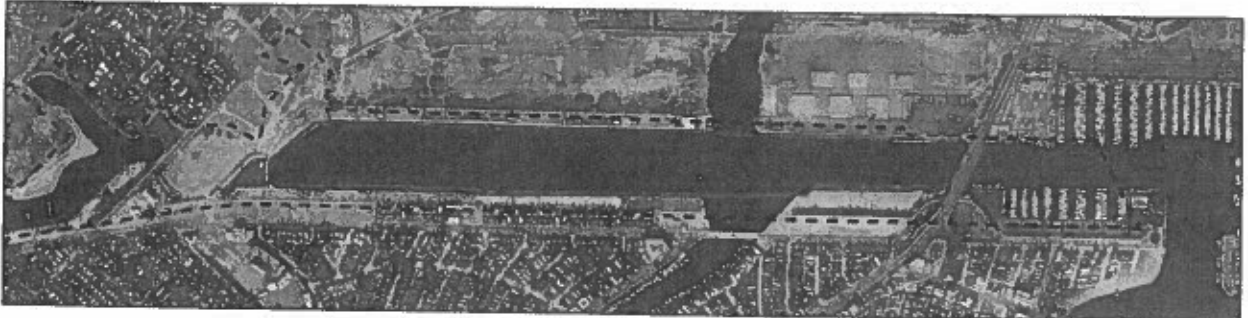
1938 Aerial:



1952 Aerial:



1972 Aerial:



2008 Aerial:



LSA

LEGEND

- 1932 Recreational Park Boundary from USGS
- Current Marine Stadium Boundary
- Eel Grass Mitigation Area



SOURCE: Fairchild (1928); ASGS (5/1938); HistoricAerials.com (1952, 1972); GMSVE (2008)
 F:\p0610\GIS\AlamoBay_Aerials.mxd (1/7/2009)

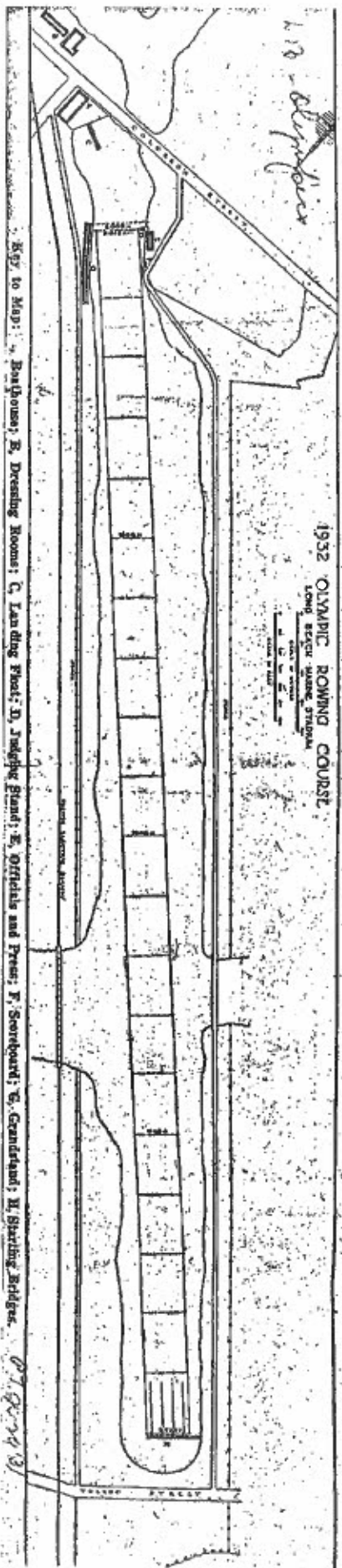
FIGURE 4

Alamo Bay Marina Rehabilitation Project
 Aerial Comparison of Marine Stadium Boundary
 1928 to Present

01-places-1932

L. B. OOLL

L.B. MAP SHOWS LAYOUT OF OLYMPIC GAMES STRUCTURES L.B.



LSA

FIGURE 5

01-places-1932

Alamos Bay Marine Rehabilitation Project
Layout of 1932 Olympic Rowing Course