



CITY OF LONG BEACH R-15

OFFICE OF THE CITY MANAGER

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April 15, 2014

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to proceed with the design and bidding phase for the proposed Belmont Plaza Pool Demolition Project, and consider Statutory Exemption SE14-01. (District 3)

DISCUSSION

On January 13, 2013, the Belmont Pool was temporarily closed to investigate the seismic stability of the building. It was subsequently deemed seismically unsafe in the event of a moderate earthquake, and was permanently closed several weeks later to protect the safety of the public. On February 12, 2013, the City Council authorized the City Manager to proceed with the entitlement phase of the Belmont Pool Revitalization Project (Project). On March 4, 2014, the City Council awarded a contract to Harley Ellis Devereaux Corporation for architectural and engineering services for the Project, which includes the design services required for the demolition of the Belmont Pool buildings. As a result of the existing structural condition of the Belmont Pool buildings, it is recommended that the City proceed with the early demolition of the facility.

The City's Building Official has reviewed the "Seismic Evaluation and Collapse Probability for Assessment for Belmont Pool Buildings," dated February 2013, and declared the main natatorium building unserviceable and unsafe, and has condemned the existing facility. The Building Official recommends the facility be demolished as soon as permitted. The demolition of the Belmont Pool buildings will require approval from the California Coastal Commission.

The demolition plan will require portions of the Belmont Pool buildings to be encapsulated to ensure proper removal of any existing asbestos, lead paint or other hazardous materials that are identified. A specific removal and disposal plan for hazardous material will be developed for the project. After the removal of hazardous materials is completed, all salvageable furnishings, fixtures and equipment will be removed from the building and properly recycled, salvaged or transported offsite for disposal.

The demolition of the facility will consist of removal of all reinforced concrete building structural components, as well as all appurtenant building materials, including all

flatwork, stairs and ramps that, if left remaining, would present an unsafe condition or aesthetic nuisance that may encourage trespassing. The demolition will also include the removal of all existing improvements, walls, foundations, pool basins, etc., down to the top of existing wooden piles under existing foundations. Appropriate storm water pollution prevention measures utilizing appropriate best management practices will be developed and implemented. Upon completion of demolition and removal of building debris, the site will be backfilled to a positive draining profile, and fenced off with a vision screening material. In order to proceed with the preparation and bidding of demolition plans, authorization from the City Council is requested.

In accordance with provisions of the California Environmental Quality Act, a Statutory Exemption SE14-01 for Emergency Projects under Article 18, Section 15269(c), has been prepared to effectuate the demolition in the interest of mitigating potential public safety issues (Exhibit A).

This matter was reviewed by Deputy City Attorney Linda Vu on March 31, 2014 and by Budget Management Officer Victoria Bell on April, 3, 2014.

SUSTAINABILITY

Recycling of building materials generated from the demolition of the facilities will be implemented wherever feasible as a sustainability requirement in the construction documents.

TIMING CONSIDERATIONS

City Council action on this matter is requested on April 15, 2014, in order to start the design, bidding and demolition implementation.

FISCAL IMPACT

Funding to support the design services required for the demolition of the Belmont Pool buildings was appropriated in the Tidelands Operations Fund (TF 401) in the City Manager Department (CM) on March 4, 2014 as part of the contract award to Harley Ellis Devereaux Corporation. A future contract for the demolition work is currently estimated at \$1,800,000, and sufficient funding is budgeted in the Tidelands Operations Fund (TF 401) in the City Manager Department (CM) for the demolition. Approval of the recommended action will provide continued support to our local economy.

SUGGESTED ACTION:

Approve recommendation.

HONORABLE MAYOR AND CITY COUNCIL

April 15, 2014

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Respectfully submitted,



PATRICK H. WEST
CITY MANAGER



GEORGE CHAPJIAN
DIRECTOR OF PARKS, RECREATION
AND MARINE



AMY J. BODEK, AICP
DIRECTOR OF
DEVELOPMENT SERVICES

PHW:GC:AJB:EOL:DPD

ATTACHMENT A – Statutory Exemption

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: L.A. County Clerk
12400 E. Imperial Hwy. 2nd Floor
Rm. 2001, Norwalk, CA 90650

From: (Public Agency): City of Long Beach
Dept. of Development Services
333 W. Ocean Blvd, 5th Floor, Long Beach, CA 90802

(Address)

Project Title: Belmont Plaza Pool Demolition Project

Project Applicant: City of Long Beach

Project Location - Specific:
4000 East Olympic Plaza, Long Beach CA 90803. At the intersection of South Termino Avenue and East Olympic
Boulevard. Latitude: 33°45'29.85"N / Longitude: 118° 8'45.84"W

Project Location - City: Long Beach Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
The Project proposes the emergency demolition of the structural framework and existing improvements of the
Belmont Pool facility due to a high probability of collapse and to ensure public safety. Hazardous materials and
storm water pollution measures will be implemented. After demolition the site will be backfilled and secured.

Name of Public Agency Approving Project: City of Long Beach

Name of Person or Agency Carrying Out Project: Craig Chalfant

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number:
Statutory Exemptions. State code number:

Reasons why project is exempt:
Sec. 15269 (c). The Belmont Pool facility was closed in February 2013 based on a seismic evaluation that
determined the structure was unsuitable for use. A follow-up inspection (attached) conducted by the City of
Long Beach (2/18/14) determined the facility has a higher than acceptable probability of collapse. The City
requests the structure be immediately demolished to ensure public safety and prevent an emergency.

Lead Agency Contact Person: Craig Chalfant Area Code/Telephone/Extension: 562-570-6368

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Handwritten Signature] Date: 4/4/14 Title: DIRECTOR OF DEVELOPMENT SERVICES
Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



Date: March 4, 2014
To: Amy Bodek, Director of Development Services
From: David Khorrām, Superintendent of Building & Safety 
Subject: Belmont Plaza Pool Buildings at 4000 East Olympic Plaza, Long Beach

On February 17, 2014, I reviewed the structural report provided by TMAD TAYLOR & GAINS, dated February 2013 titled "Seismic Evaluation for Collapse Probability Assessment for Belmont Plaza Pool Buildings". This report evaluates the performance of the buildings at the subject facility under two (2) different earthquake scenarios and makes the finding that the pool building probability of collapse is higher than acceptable standards and recommends that the building either be demolished or repaired.

As you are aware the findings of the report initiated a closure of the facility by the City. I personally inspected the facility on February 28, 2014 and observed the building conditions and considered the findings and recommendations of the aforementioned structural report.

Considering the imminent dangers that this facility poses to life and safety of Long Beach residents and temporary pool users, I am with the opinion that this facility at its current condition constitutes an imminent danger and I agree with the determination that facilitated the closure of the facility. Furthermore under jurisdiction vested on me as the City of Long Beach Superintendent of the Building Safety/ Building Official, I declare the facility not serviceable, unsafe and condemn the existing facility. I recommend its demolition as soon as permitted.

Should you have any concerns with my professional opinion and my ruling on this facility, please contact me at 8-7713.

DK
P:\Building\Clerical Information\David Khorrām - Memos & Doc's\Belmont Pool Condemnation Memo 3.4.14.docx

Cc: Angela Reynolds, Deputy Director of Development
Ara Maloyan, Director of Public Works
Truong Huynh, General Superintendent

Belmont Pool, Description of Demolition:

Portions of the facility will be encapsulated for the proper removal of any existing asbestos, lead paint or any other Hazardous Containing Building Materials (HCBM), as determined by the appropriate environmental testing and subsequent removal and disposal plan. Following certification of the absence of HCBM by properly certified environmental / industrial hygiene professionals, all salvageable furnishings, fixtures and equipment will be removed from the building and recycled, salvaged or transported for proper disposal. Several items of interest will be salvaged for potential reuse, including the decorative tiles from the pool floor and walls which indicate lane and depth markings.

Facility demolition will consist of the removal of all reinforced concrete building structural components, as well as any and all appurtenant building materials. The Plan limits of the demolition will include all concrete flatwork, stairs and ramps that if left remaining, would present an unsafe situation or potential for aesthetic nuisance or trespassing attraction (e.g. skateboarding features). The demolition limits in section would include removal of all existing improvements, walls, foundations, pool basins, etc. down to the top of existing wooden piles under the existing foundations. Concrete will be separated from reinforcement where feasible and transported to crushing facilities for recycling (concrete), salvage (steel) or disposal as appropriate.

Proper site safety and security measures including fencing, barricades, soil terracing and / or shoring, fall protection, demolition personnel personal protective equipment, dust controls, and security services (if necessary) will be required. Storm water pollution prevention measures will be implemented, utilizing appropriate best management practices as determined by a Qualified Stormwater Developer (QSD), and monitored by a Qualified Stormwater Practitioner (QSP).

Upon completion of demolition and removal of building debris, the site will be backfilled to a positive draining profile, and fenced with a vision screening material. Appropriate Stormwater pollution prevention measures will be maintained by the City until the site is re-developed.

