



CITY OF LONG BEACH

H-2

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 (562) 570-6428 Fax: (562) 570-6205

July 21, 2009

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documents into the record, conclude the public hearing, and adopt the Resolution amending the General Plan designation of the site from Open Space and Park District (LUD#11) to Institutional and School District (LUD#10); and

Declare the Ordinance amending the Zoning designation of the site from Park (P) to Institutional (I) read the first time and laid over to the next regular meeting of the City Council for final reading for the Kroc Center Project located at 1900 Walnut Avenue. (District 6)

DISCUSSION

The Salvation Army is proposing to construct a 170,536-square-foot community center and recreation facility at Chittick Field (a.k.a. Hamilton Bowl) that includes the following (Exhibit A – Plans and photos):

- A 73,910-square-foot administration/education building with drop-in daycare, classrooms, a library, a kitchen, art studios, multipurpose rooms, a computer lab and administration offices.
- An 84,171-square-foot recreation center that includes a gymnasium, classrooms, a fitness center, a weight room, locker rooms and an indoor therapy pool.
- A 12,455-square-foot chapel/auditorium with a lobby, lecture halls, stage and backstage areas.
- An outdoor recreation area that includes a 4-acre playing field (soccer/football), a 50-meter swimming pool, warm-up pool, and a leisure pool with fountains, slides and a children's area. Other amenities include a playground, walking trails, 10,000-square-foot amphitheater, outdoor climbing wall, challenge course, outdoor patio and horticulture area.

In addition to the proposed community center and related amenities, the site will continue to function as a storm water detention basin per the requirements of the Los Angeles County Department of Public Works. The project proposes a state-of-the-art filtration system to capture trash as well as other unwanted particulate matter (i.e., heavy metals) prior to the water entering the storm drain system and, ultimately, the Pacific Ocean.

The proposed General Plan Amendment from Open Space and Park District (LUD#11) to Institutional and School District (LUD#10) is consistent with the intent and goals of the adopted General Plan. The proposed change furthers the goals of maintaining and strengthening the surrounding neighborhood as well as providing quality recreational opportunities.

The project is required to meet the LEED Certified level of energy-efficient design standards.

On June 18, 2009, the Planning Commission approved the Site Plan and Certified the Environmental Impact Report (Exhibit B – Planning Commission Staff Report). In addition, the Planning Commission recommended that the City Council approve the General Plan Amendment and Zone Change.

This letter was reviewed by Assistant City Attorney Michael Mais on June 30, 2009 and by Budget and Performance Management Bureau Manager David Wodynski on July 1, 2009.

TIMING CONSIDERATIONS

The Municipal Code requires Council action within 60 days of positive action by the Planning Commission, which took place on June 18, 2009.

FISCAL IMPACT

There is no fiscal impact associated with the requested action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



PATRICK H. WEST
CITY MANAGER

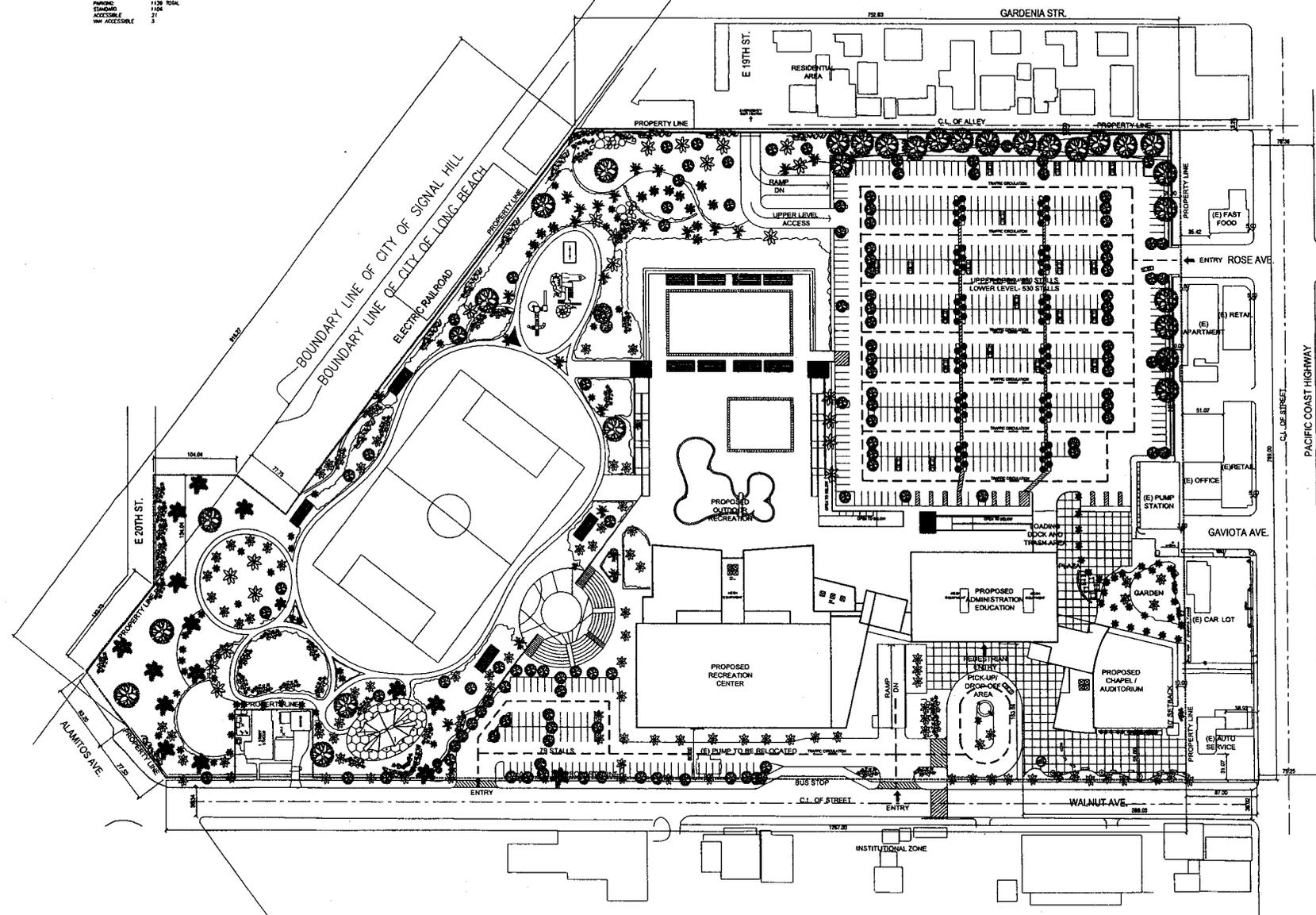
CB:DB:JW

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- Attachments: Exhibit A – Site Plan and Photos
 Exhibit B – Planning Commission Staff Report (Attachment online at longbeach.legistar.com/calendar.aspx)
 City Council Resolution
 City Council Ordinance

SITE PLAN INFORMATION

LOT SIZE 18.8 ACRES
 LOT COVERAGE 2.8 ACRES
 BUILDING AREA 54,000 S.F.
 FAR 0.34
 PARKING 1,128 TOTAL
 STAMPS 1,104
 ACCESSIBLE 21
 WW ACCESSIBLE 3



HEERY
 11 GOLDEN BOWL WAY 5TH
 LONG BEACH, CALIF. 90801
 562.437.4800 TEL
 562.437.7300 FAX
 WWW.HEERY.COM

SALVATION ARMY PROCC CENTER
 PROJECT ADDRESS
 LONG BEACH, CA 90801
 SALVATION ARMY
 SOUTHERN CALIFORNIA DIVISION
 LONG BEACH, CA

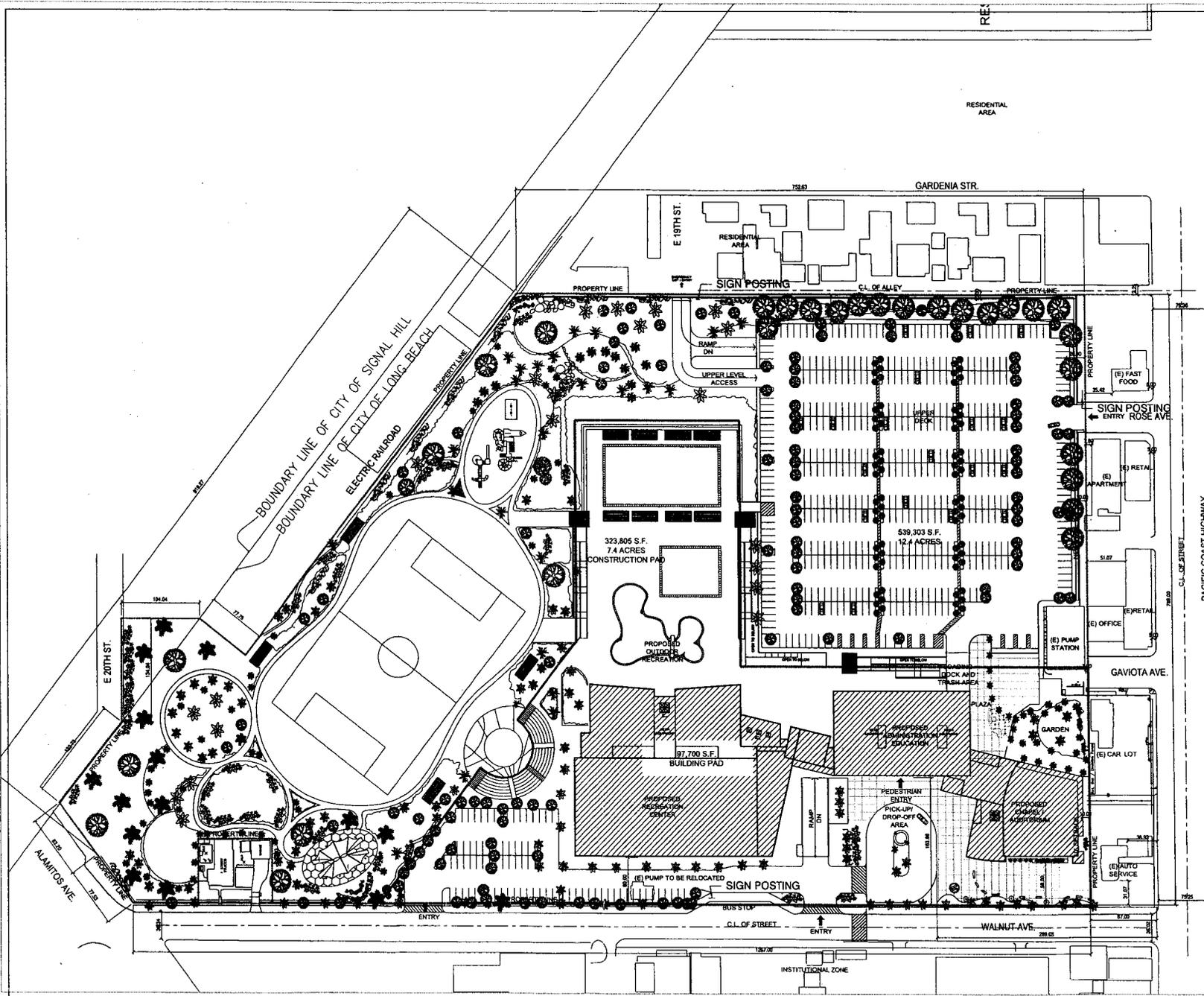
 RAY AND JOAN ARCO
 COFFEE UNIVERSITY CENTER
 LONG BEACH

NO. 1	DATE	BY
NO. 2	DATE	BY
NO. 3	DATE	BY
NO. 4	DATE	BY
NO. 5	DATE	BY
NO. 6	DATE	BY
NO. 7	DATE	BY
NO. 8	DATE	BY
NO. 9	DATE	BY
NO. 10	DATE	BY

**SITE PLAN
 LANDSCAPE PLAN**

A-0.1
 SCALE: 1" = 40'-0"
 DATE: 08/20/08

① SITE PLAN

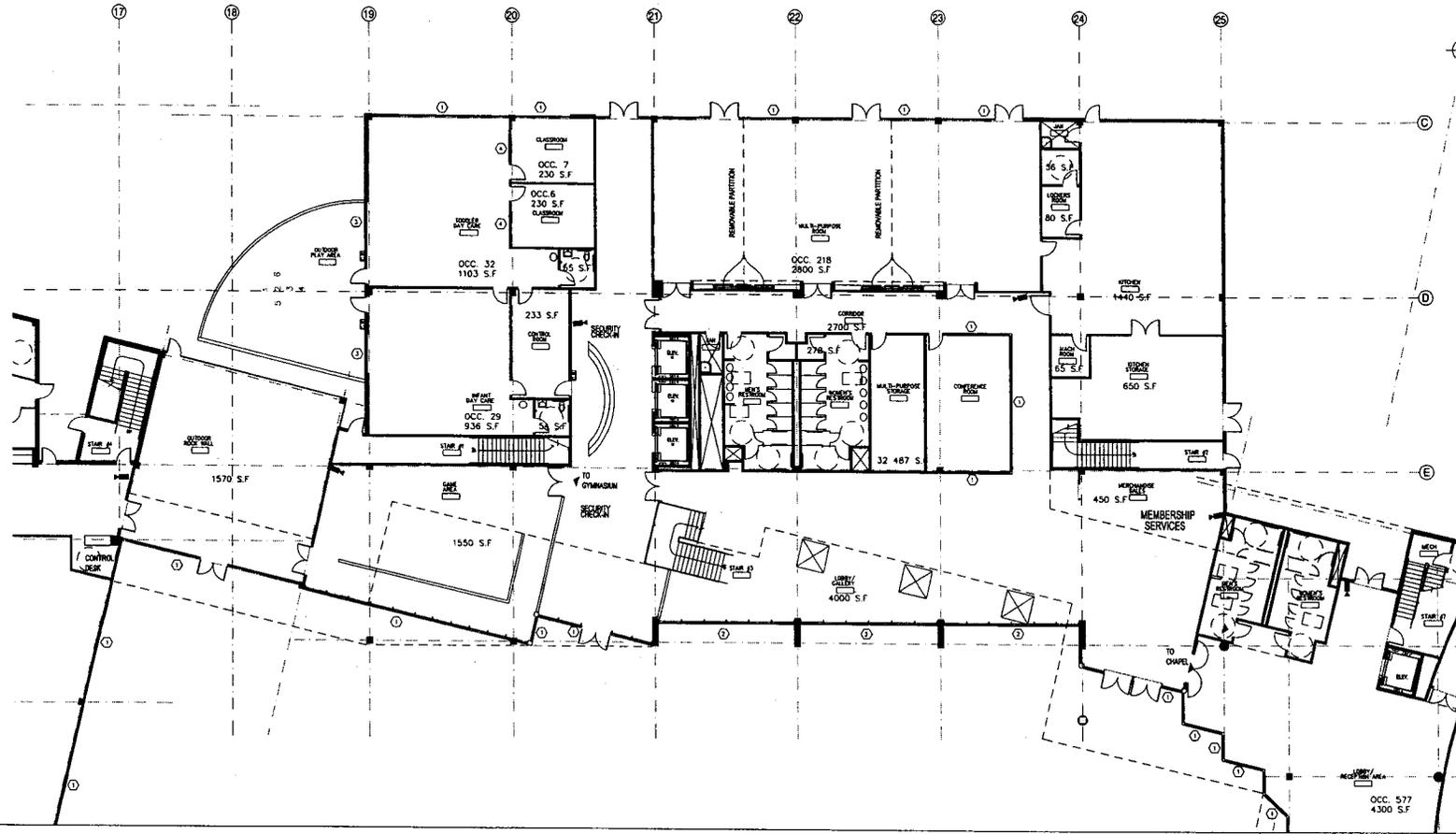


① SITE PLAN

SCALE
 1" = 40' 0"

BUILDING PAD AND
 SIGN POSTING

A-0.2



WINDOW TYPES AND DIMENSIONS

N	WINDOW TYPE	WINDOW WIDTH	WINDOW HEIGHT
①	STOREFRONT WINDOW	PER PLAN	12'-0"
②	STOREFRONT WINDOW	PER PLAN	27'-0"
③	PICTURE WINDOW	8'-0"	5'-0"
④	PICTURE WINDOW	8'-0"	5'-0"

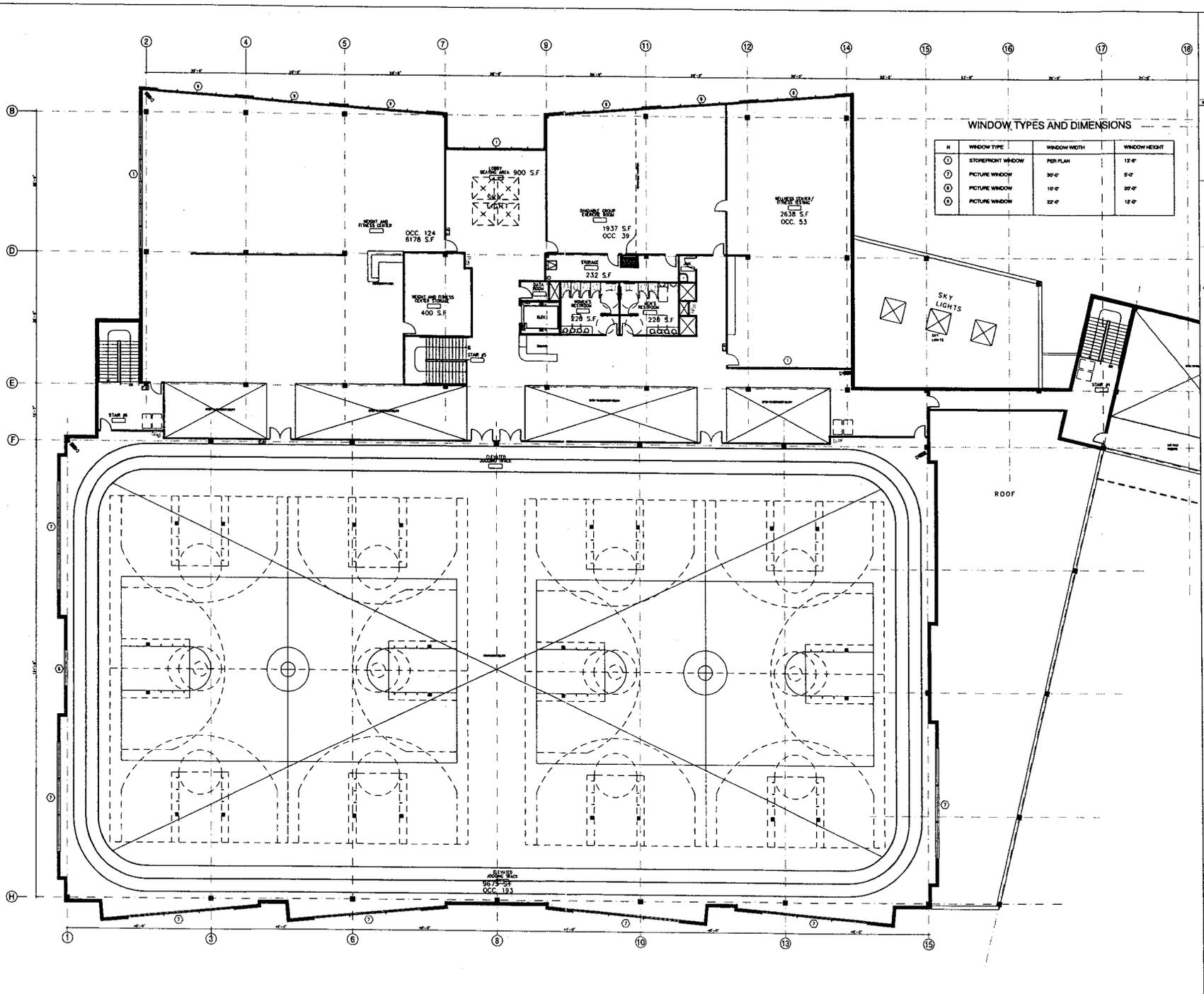
The user shall be responsible for obtaining the necessary permits and approvals for the construction of the project. The user shall also be responsible for obtaining the necessary permits and approvals for the construction of the project. The user shall also be responsible for obtaining the necessary permits and approvals for the construction of the project.

DATE	10/15/08
BY	J. H. HARRIS
PROJECT NO.	1000
LOCATION	LONG BEACH, CA
OWNER	SA
DESIGNER	HEERY
DATE	10/15/08

**ADMINISTRATION BUILDING
FIRST FLOOR PLAN**

WINDOW TYPES AND DIMENSIONS

N	WINDOW TYPE	WINDOW WIDTH	WINDOW HEIGHT
1	STOREFRONT WINDOW	PER PLAN	12'-0"
2	PICTURE WINDOW	30'-0"	5'-0"
3	PICTURE WINDOW	10'-0"	30'-0"
4	PICTURE WINDOW	22'-0"	12'-0"



1 GYMNASIUM SECOND FLOOR PLAN

SCALE:
1/8" = 1'-0"

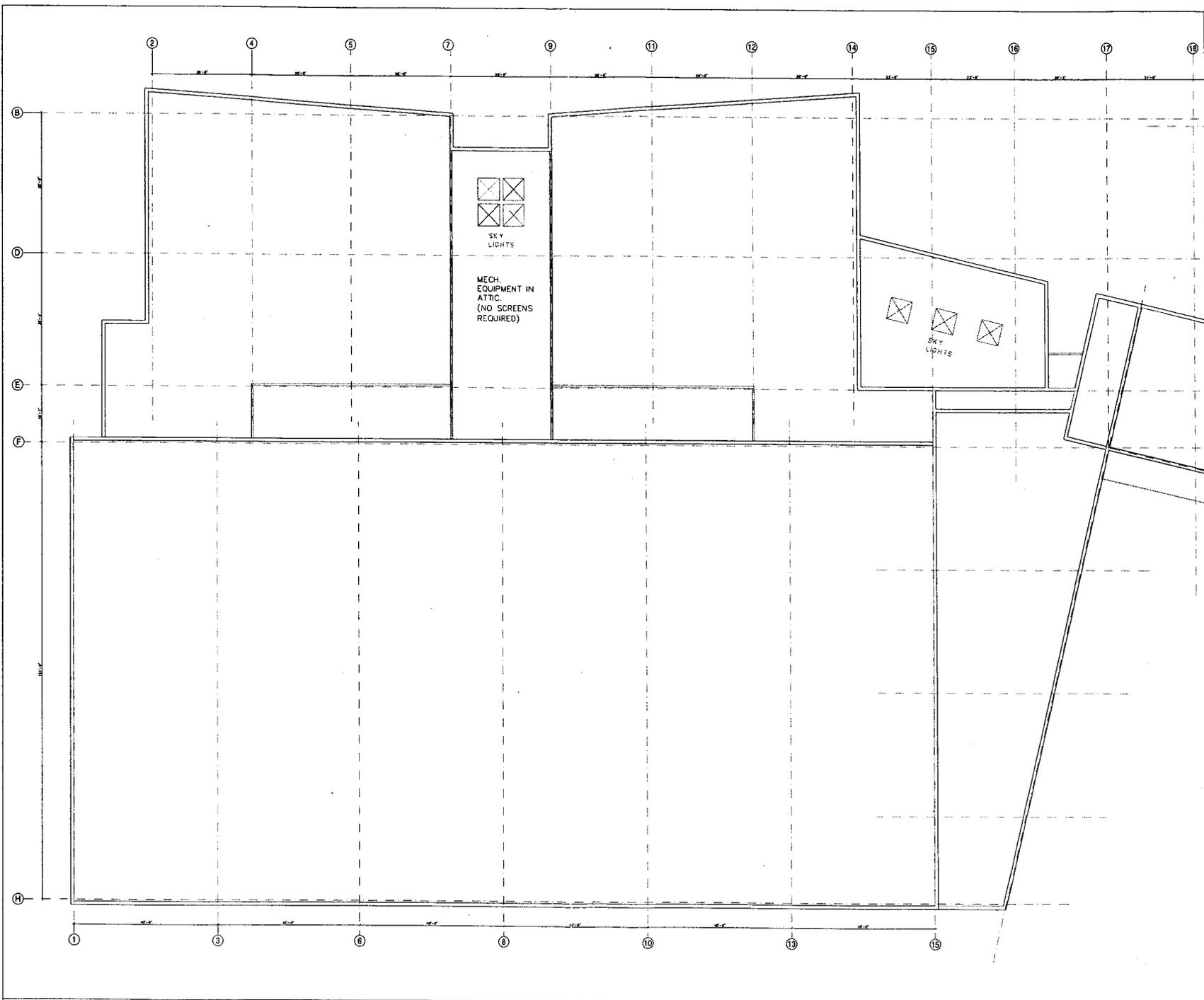
A-1.3

TOTAL SHEETS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT: GYMNASIUM SECOND FLOOR PLAN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]



HEERY
 11 HOLDEN AVENUE, SUITE 200
 LONG BEACH, CA 90802
 TEL: 562.440.1111
 FAX: 562.440.2700
 WWW.HEERY.COM

SALVATION ARMY KROCC CENTER
 PROJECT ADDRESS
 LONG BEACH, CA 90802

SALVATION ARMY
 SOUTHERN CALIFORNIA DIVISION
 LONG BEACH, CA



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DATE	10/11/11
BY	J. SMITH
CHECKED	
APPROVED	
SCALE	AS SHOWN
DATE	
BY	
CHECKED	
APPROVED	

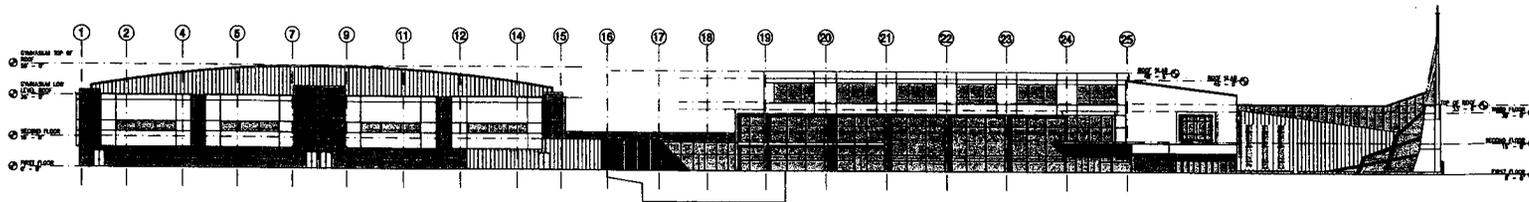
GYMNASIUM ROOF PLAN

① GYMNASIUM ROOF PLAN

SCALE:
 1/8" = 1'-0"

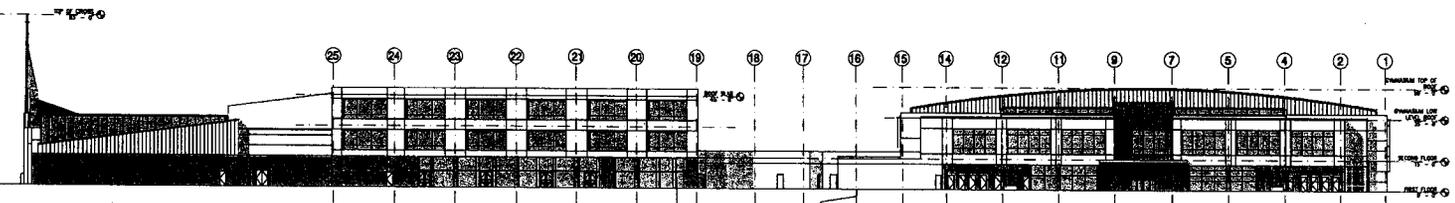
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DATE: 10/11/11



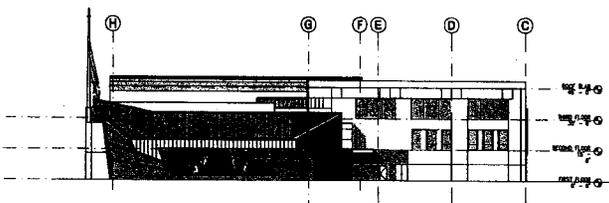
① WEST ELEVATIONS

SCALE: 1"=20'-0"



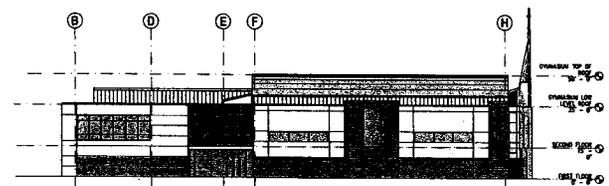
② EAST ELEVATIONS

SCALE: 1"=20'-0"



④ SOUTH ELEVATIONS

SCALE: 1"=20'-0"



③ NORTH ELEVATIONS

SCALE: 1"=20'-0"

SALVATION ARMY BROCK CENTER
PROJECT ADDRESS
LONG BEACH, CA 90801

SALVATION ARMY
SOUTHERN CALIFORNIA DIVISION
LONG BEACH, CA



In accordance with the provisions of this Act, the following information is being provided to the public. This information is being provided to the public for informational purposes only and is not to be used for any other purpose. The information is being provided to the public for informational purposes only and is not to be used for any other purpose. The information is being provided to the public for informational purposes only and is not to be used for any other purpose.

DATE	11/11/2011
PROJECT	SALVATION ARMY BROCK CENTER
LOCATION	11 COLLENDINE AVENUE, LONG BEACH, CA 90801
OWNER	SA
DESIGNER	HEERY
SCALE	1"=20'-0"

EXTERIOR ELEVATIONS



- Site view looking south at PCH



- Site view looking West



- Pump Station – looking South at PCH



- Pump Station – looking South at PCH



- SMOG Station – PCH and Walnut Ave. – looking South at PCH



- Pump Station on Walnut Ave. – looking South at PCH



- Current Drainage System condition



- PCH looking North West



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

June 18, 2009

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Certify an Environmental Impact Report and approve a Resolution with a Statement of Overriding Considerations; recommend approval of a General Plan Amendment from Open Space and Park District (LUD#11) to Institutional and School District (LUD#10) and a Zone Change from Park (P) to Institutional (I) and approve a Site Plan Review for a 170,536-square-foot community center that includes an administration/education building, a recreation center, an auditorium and an outdoor recreation area at 1900 Walnut Avenue. (District 6)

APPLICANT: The Salvation Army
11 Golden Shore #550
Long Beach, CA 90802
(Application No. 0710-10)

DISCUSSION

The 19-acre project site is located on the east side of Walnut Avenue approximately 100 feet north of Pacific Coast Highway (Exhibit A – Location map). The site is currently owned by the County of Los Angeles and serves primarily as a storm water detention basin. The City also uses it intermittently for recreation purposes under a lease agreement with the County.

The applicant is proposing to construct a 170,536 square-foot community center and recreation facility that includes the following (Exhibit B – Plans and photos):

- A 73,910-square-foot administration/education building with drop-in daycare, classrooms, a library, a kitchen, art studios, multipurpose rooms, a computer lab and administration offices.
- An 84,171-square-foot recreation center that includes a gymnasium, classrooms, a fitness center, a weight room, locker rooms and an indoor therapy pool.
- A 12,455-square-foot chapel/auditorium with a lobby, lecture halls, stage and backstage areas.

CHAIR AND PLANNING COMMISSIONERS

Application No. 0710-10

June 18, 2009

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- An outdoor recreation area that includes a 4-acre playing field (soccer), a 50-meter swimming pool, warm-up pool, and a leisure pool with fountains, slides and a children's area. Other amenities include a playground, walking trails, 10,000-square-foot amphitheater, outdoor climbing wall, challenge course, outdoor patio and horticulture area.

The project meets all of the requirements of the proposed Institutional zone including height, setbacks, open space and parking. Vehicular access to the center will occur via two ingress/egress points off Walnut Avenue and one ingress/egress point off Pacific Coast Highway. An additional emergency access is provided at the east side of the project at 19th Street.

A total of 1,100 on-site parking spaces will be provided for the project in a two-level parking structure at the southeast corner of the site, as well as in a small surface parking lot along Walnut Avenue. The parking structure can be accessed from both Pacific Coast Highway and Walnut Avenue entrances.

In addition to the proposed community center and related amenities, the site will continue to function as a storm water detention basin per the requirements of the Los Angeles County Department of Public Works. The project proposes a state-of-the-art filtration system to capture trash as well as other unwanted particulate matter (i.e. heavy metals) prior to the water entering the storm drain system and, ultimately, the Pacific Ocean.

The proposed General Plan Amendment from Open Space and Park District (LUD#11) to Institutional and School District (LUD#10) is consistent with the intent and goals of the adopted General Plan. The proposed change furthers the goals of maintaining and strengthening the surrounding neighborhood as well as providing quality recreational opportunities.

Staff prepared findings that support the proposed project. Conditions of Approval were also prepared to help mitigate any potential impacts that the new community center may have on the adjacent properties (Exhibit C – Findings & Conditions of Approval).

Finally, staff believes that the project should be approved, as it will be an asset to the community by providing a wide variety of needed recreation and other personal growth opportunities in an area underserved by such facilities.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on June 2, 2009, as required by the Long Beach Municipal Code and no responses were received.

CHAIR AND PLANNING COMMISSIONERS

Application No. 0710-10

June 18, 2009

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ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) (SCH#2008071085) was prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act. The EIR was distributed to the Planning Commissioners on April 2, 2009.

The EIR identified significant unavoidable impact with the following issues:

- Aesthetics;
- Cultural Resource;
- Land Use and Planning;
- Recreation; and
- Construction related noise.

All other impacts can be mitigated to a level below significance.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C. Beck', with a long horizontal line extending to the right.

CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

CB:DB:JW

Exhibits

- A. Location map
- B. Plans and photos
- C. Findings & Conditions of Approval
- D. Environmental Impact Report (SCH#2008071085)

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH ADOPTING, AFTER PUBLIC
HEARING, AMENDMENTS TO THE LAND USE ELEMENT
OF THE GENERAL PLAN OF THE CITY OF LONG BEACH

The City Council of the City of Long Beach resolves as follows:

Section 1. The City Council does hereby find, determine and declare:

A. The City Council of the City of Long Beach has adopted, pursuant to Section 65302 of the California Government Code, a Land Use Element as part of the City's General Plan.

B. The City Council desires to amend the Land Use Element of the General Plan of the City of Long Beach as set forth in this resolution.

C. The Planning Commission held a public hearing on June 18, 2009, on an amendment to the Land Use Element of the General Plan of the City of Long Beach.

D. At that hearing, the Planning Commission gave full consideration to all pertinent facts, information, proposals, environmental documentation and recommendations respecting all the proposed amendments to the General Plan of the City of Long Beach, and to the views expressed at the public hearing, and afforded full opportunity for public input and participation.

E. On June 18, 2009, following the noticed public hearing, the Planning Commission certified the Final Environmental Impact Report (31-07)(SCH No. 2008071085) ("FEIR") which was prepared in accordance with

1 the Guidelines for Implementation of the California Environmental Quality
2 Act (CEQA) and which included proposed amendments to the Land Use
3 Element of the General Plan.

4 F. The Planning Commission evaluated and considered all
5 significant environmental impacts, mitigation measures, and project
6 alternatives identified in the FEIR and adopted Findings of Fact and a
7 Statement of Overriding Considerations for the Project.

8 G. Following receipt of all appropriate environmental
9 documentation, full hearings and deliberation, the City Planning
10 Commission certified the Final Environmental Impact Report and
11 recommended approval of the amendments to the Land Use Element of the
12 City of Long Beach General Plan and further directed that said
13 recommendation be forwarded to the City Council for its consideration.

14 H. That on _____, 2009, the City Council
15 conducted a duly noticed public hearing at which it gave full consideration
16 to all pertinent facts, information, proposals, environmental documentation
17 and recommendations respecting all parts of the amendments to the Land
18 Use Element of the General Plan and the views expressed at the public
19 hearing and afforded full opportunity for public input and participation.

20 I. Following receipt of all appropriate environmental
21 documentation, full hearings and deliberation, the City Council did concur
22 with the recommendations of the Planning Commission and did approve
23 and adopt the environmental documentation and the amendment to the
24 Land Use Element of the General Plan from Open Space and Park District
25 (LUD#11) to Institutional and School District (LUD#10) uses for those
26 certain properties as indicated on Exhibit "A", which is attached hereto and
27 incorporated herein by this reference.

28 Section 2. The City Council of the City of Long Beach hereby formally

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 approves and adopts the amendment to the map of the Land Use Element of the General
2 Plan of the City of Long Beach relating to those certain properties located in the City of
3 Long Beach, as certified and recommended by the Planning Commission of the City of
4 Long Beach as depicted in Exhibit "A", which is attached hereto and incorporated herein
5 by this reference.

6 Section 3. This resolution shall take effect immediately upon its adoption
7 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

8 I hereby certify that the foregoing resolution was adopted by the City
9 Council of the City of Long Beach at its meeting of _____, 2009, by the
10 following vote:

11 Ayes: Councilmembers: _____

12 _____

13 _____

14 _____

15 Noes: Councilmembers: _____

16 _____

17 Absent: Councilmembers: _____

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City Clerk

21 _____

22 _____

23 _____

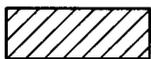
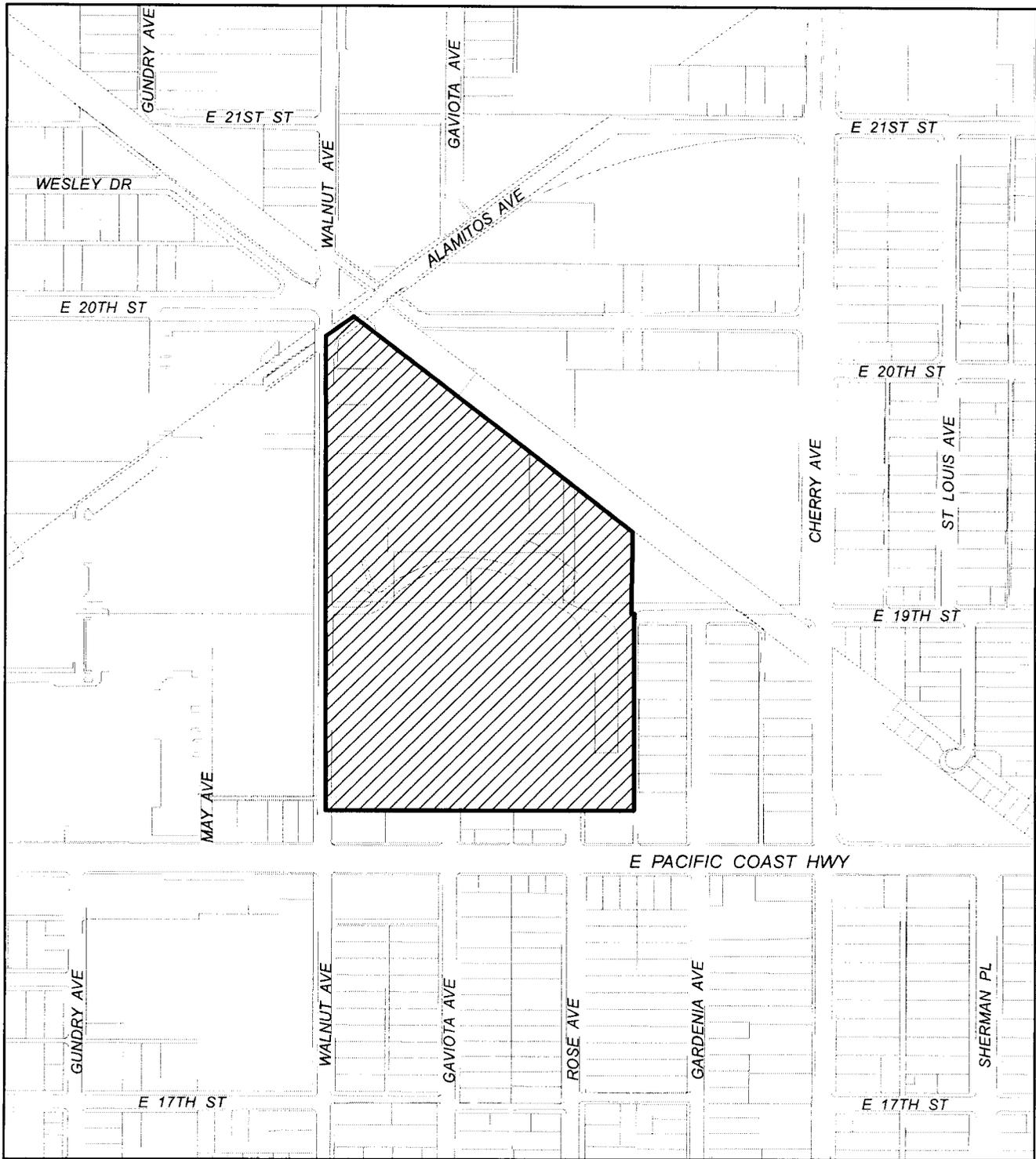
24 _____

25 _____

26 _____

27 _____

28 _____



Area to be modified from LUD # 11 to LUD # 10



**PROPOSED
AMENDMENT TO A PORTION OF PART 10
OF THE LAND USE DISTRICT MAP**

Land Use Amendment No.
0710-10