



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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January 19, 2012

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

### RECOMMENDATION:

Deny the appeal from Larry Goodhue and uphold the Cultural Heritage Commission's November 14, 2011 decision to 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  
c/o Mark Sandoval, Marine Bureau - Parks, Recreation and Marine  
205 Marina Drive  
Long Beach, CA 90803  
(Application No.11-0289)

**APPELLANT:** Larry Goodhue

### **BACKGROUND**

The Cultural Heritage Commission (CHC) approved a request for a Certificate of Appropriateness on November 14, 2011, to alter the boundary of Marine Stadium at the northeast corner to mitigate the loss of eelgrass due to the Alamitos Bay Marina Rehabilitation project. At the hearing three people spoke on the item: the appellant spoke in opposition to the project, an individual spoke on the likely success of the eelgrass mitigation area due to ideal biological conditions, and the other individual spoke regarding concerns about the alteration of the sidewalk around the new mitigation area. The CHC voted 5-0 to approve the Certificate of Appropriateness for the project. On November 23, 2011, an appeal was filed.

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 and 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) (Exhibit B- Cultural Heritage Commission Staff Report of November 14, 2011).

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 by 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 feet wide by 100 feet 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 1950s or later. Due to the lack of integrity, the Stadium was determined ineligible for the National Register during its evaluation in 1990.

The Cultural Heritage Commission found the project to be 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) and approved the Certificate of Appropriateness (Exhibit D - Findings and Conditions of Approval). Based on these findings the Commission voted unanimously to approve the request for the Certificate of Appropriateness to allow the project to be constructed.

The appeal was filed on November 23, 2011. According to Section 2.63.080 of the Long Beach Municipal Code, the Planning Commission shall hear appeals of the Cultural Heritage Commission within 45 days. The first Planning Commission hearing of the year, January 5, 2012, was canceled; therefore, the next available hearing date is January 19, 2012.

### **PUBLIC HEARING NOTICE**

Public hearing notices were distributed on December 30, 2011, as required by the Long Beach Municipal Code. No responses have been received as of the date of this report.

### **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 F - CE 136-11).

Respectfully submitted,

  
DEREK BURNHAM  
PLANNING ADMINISTRATOR

  
AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AB:DB:LF

Attachments:      Exhibit A - Location Map  
                         Exhibit B - Appeal Form and Letters  
                         Exhibit C - Cultural Heritage Commission Staff Report November 14, 2011  
                         Exhibit D - Plans and Photographs  
                         Exhibit E - Findings and Conditions  
                         Exhibit F - EIR 2008041028, CE 136-11



**Marine Stadium  
Application No. HP 11-0289  
Council District 3  
Zoning Code : Park (Partial)**

**Exhibit A**



**CERTIFICATE OF APPROPRIATENESS HP11-0289  
FINDINGS AND ANALYSIS  
Marine Stadium**

**ANALYSIS:**

**In Compliance with Section 2.63.070 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (the Standards), and the Marine Stadium Landmark Ordinance (Ordinance No. C-7056):**

Staff has analyzed the proposed project in accordance with Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission ordinance), the *Secretary of the Interior's Standards for Rehabilitation* and the Marine Stadium Landmark Ordinance.

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.

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 extensively remodeling.

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 Marine Stadium Landmark Ordinance does not provide any guidelines and standards for changes; thus, the project shall be subject to Chapter 2.63.070 and the Secretary of the Interior's Standards for Rehabilitation. The alteration is to accommodate eelgrass beds required as a mitigation measure for the rehabilitation of Alamitos Bay Marina. The proposed alteration will not change the use of the stadium or impact the rowing lanes. The proposed change will alter the northeast end of the stadium; however, riprap will be installed to match the existing riprap that is located along the north and eastern edge of the stadium and a dock will be installed to create the appearance of a continuous shoreline.

Staff believes that the project meets the requirements of Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission ordinance) and the *Secretary of the Interior's Standards for Rehabilitation*.

**FACTS FOR FINDINGS:** (from Section 2.63.070(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the landmark district in which it is located, is consistent with the spirit and intent of this chapter.**

The proposed alteration is not expected to adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property or the historic district in which the property is located. Marine Stadium is a City landmark and State of California Historical Landmark (No. 1014). The proposed alterations to the stadium are for the purpose of providing eelgrass beds to mitigate eelgrass beds lost due to the rehabilitation of Alamitos Bay. The northeast end of Marine Stadium was selected, as the preferred location is Marine Stadium in the Environmental Impact Report. This area of the stadium has been identified as an area that will support the most productive eelgrass beds and if conditions mimic Marine Stadium, have the highest potential for success.

The stadium boundaries have previously been altered from the 1932 Olympiad. The most significant changes have been the starting line change from what is now the Second Street Bridge 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 a park and support facilities at the northern end of the stadium. In doing so the original boathouse was no longer situated near the water so a new boathouse was constructed midway down the course. The proposed change will alter the boundaries again without affecting the course length or dimensions.

This project will result in the alteration of the stadium boundaries 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'x200' 16,000 square feet in area. Approximately 50' feet of riprap will be installed along the edge of the new boundary. The open water basin between the riprap and floating dock is approximately 10,500 square feet in area with a depth of 6-8 feet. The floating dock will be secured with three pilings at the edge of the shoreline to mimic the natural boundary. The dock is 8' wide by 100' long.

2. **(It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Department or the Director of Development Services.**

The existing property is not considered dangerous or unsafe. Therefore, this finding is not relevant for this particular property.

3. **The proposed change is consistent with or not incompatible with the architectural period of the building.**

There are no buildings or structures involved in the alteration of Marine Stadium.

4. **The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic landmark district.**

The proposed alteration does not involve any historic structures. The proposed project removes a non-original parking lot and associated improvements for dry boat storage.

5. **The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or are compatible with adjacent structures.**

The alteration to Marine Stadium will not affect any buildings. The project will remove a dry boat dock storage, chain link fence and associated parking lot improvements.

6. **The proposed change is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings by the U.S. Department of the Interior.**

As required by the Secretary of the Interior's Standards for Rehabilitation, alterations to historic landmarks shall be consistent with the standards for rehabilitation.

The proposed alteration to the stadium is to install eelgrass beds at the northeast end of Marine Stadium to mitigate the loss of eelgrass due to the Alamitos Bay Marina rehabilitation project. This project will alter the perimeter of Marine Stadium at the northeast boundary. Please see the findings under analysis for the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.



**CONDITIONS OF APPROVAL**  
**Address: 205 Marina Drive**  
**Historic Landmark: Marine Stadium**  
**Case No. HP11-0289**  
**Date: November 14, 2011**

1. This approval is for activities shown on plans received by the Director of Development Services - Office of Historic Preservation on September 20, 2011. These plans are on file in this office, except as amended herein.
2. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or the Cultural Heritage Commission staff before implementing. Upon completion of the project, a Cultural Heritage Commission staff inspection must be requested by the Applicant to ensure that the construction has been executed according to approved plans and that all conditions have been implemented before the OCCUPANCY hold can be released.
3. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., 10 calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action made by the Cultural Heritage Commission.
4. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.070(I), this approval shall expire one year from the date of issuance if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.070(J) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
5. All required permits shall be obtained by the applicant. Building permits and any required variances must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
6. Any changes to the plans reviewed by the Cultural Heritage Commission and staff will need prior approval by the Director of Development Services or their designee or applicable staff before implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before the Director of Development Services issues permits.

7. The Certificate of Appropriateness is valid for one (1) year from the date of issuance. It may be extended by the Director of Development Services upon request by the applicant prior to the date of expiration.
8. The applicant shall comply with the conditions of approval from case No. 0801-08, EIR Mitigation Measures SCH No. 2008041028 and California Coastal Permit 5-10-263 to the satisfaction of the Director of Development Services.



# CITY OF LONG BEACH NOTICE OF EXEMPT.

EXHIBIT F

DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
lbd.s.longbeach.gov

TO: ☐ Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
333 W. Ocean Blvd, 5<sup>th</sup> Floor  
Long Beach, CA 90802

☒ L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy. 2<sup>nd</sup> Floor, Room 2001  
Norwalk, CA 90650

Categorical Exemption CE- 136-11

Project Location/Address: 5450 Boathouse Lane, Long Beach, CA 90803

Project/Activity Description: Land excavation to build @ 10,500 sq. ft.  
surrounded by a 1/4 ton riprap slope with a floating wave attenuator  
Soft bottom habitat @ - 3 MUW for transplanting eelgrass. No utilities  
Demolition of an 837 sq. ft. abandoned restroom building

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Mark Sandoval / Marina Manager CLB

Mailing Address: 205 Marina Dr., Long Beach, CA 90803

Phone Number: 562-570-3215 Applicant Signature: Mark Sandoval

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: HP11-0289 Planner's Initials: LF

Required Permits: Certificate of Appropriateness

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH  
STATE GUIDELINES SECTION 15333. Small Habitat Restoration  
Projects

Statement of support for this finding: Class 33 is the appropriate  
exemption for this project. The establishing of new  
eelgrass beds is mitigation required in the EIR for  
the Alamitos Bay Marina Rehabilitation Project.

SCH# 2008041028

Contact Person: Jill Griffiths

Contact Phone: 562.570.6191

Signature: Jill Griffiths

Date: 11/7/2011