



# Planning Commission

## 7290 Carson Boulevard

January 5, 2023

Site Plan Review (SPR22-119) for the renovation of the Long Beach Police Academy consisting of interior and exterior improvements to existing buildings, replacement of existing trailers, and site improvements, including accessibility upgrades, at the existing Long Beach Police Academy at 7290 Carson Boulevard in the Park (P) Zoning District. (District 4)

**Application No. 2210-36 (SPR22-119)**

# Vicinity Map



## Zoning:

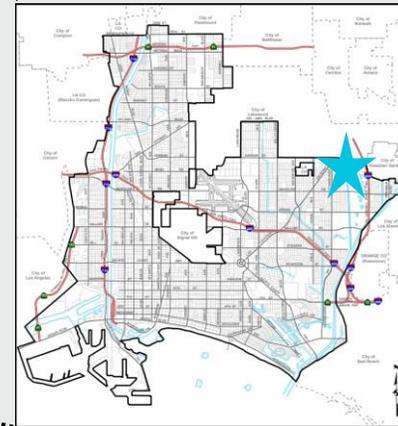
- Park (P)

## General Plan (2019):

- Open Space (OS)/ 2 stories



Project site



# Background

- December 15, 2022 – Planning Commission conditionally approved the Site Plan Review request.
- While all public notices were distributed, the published agenda included a second link to watch the live video feed. However, the video feed was not available as a live broadcast from that second link.
- January 5, 2023 - Development Services Department's Planning Bureau and the City Attorney's Office are requesting that the Planning Commission reopen the public hearing from the December 15, 2022 to consider any additional public comments.



# Existing Conditions



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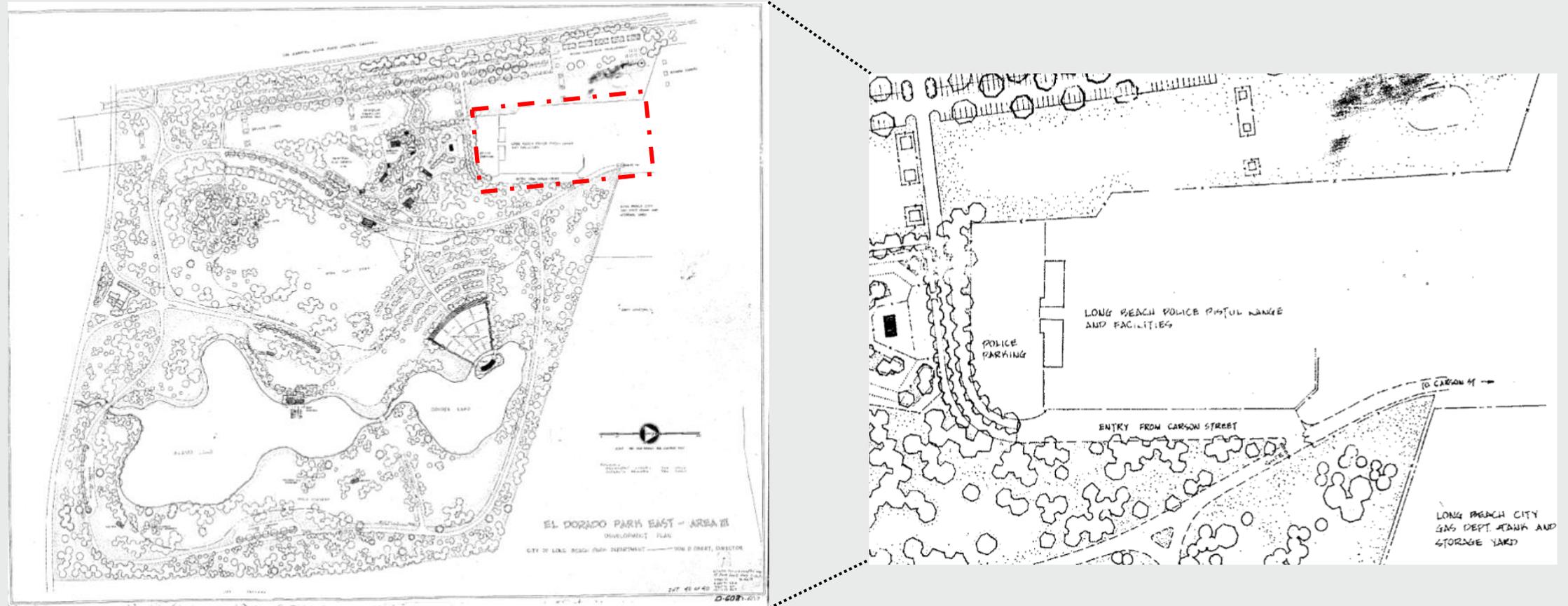


# Existing Conditions



# Background

- The fenced footprint of the Police Department training facility pre-dates the existence of El Dorado Park – East (Area III), for which work was initiated in 1971.



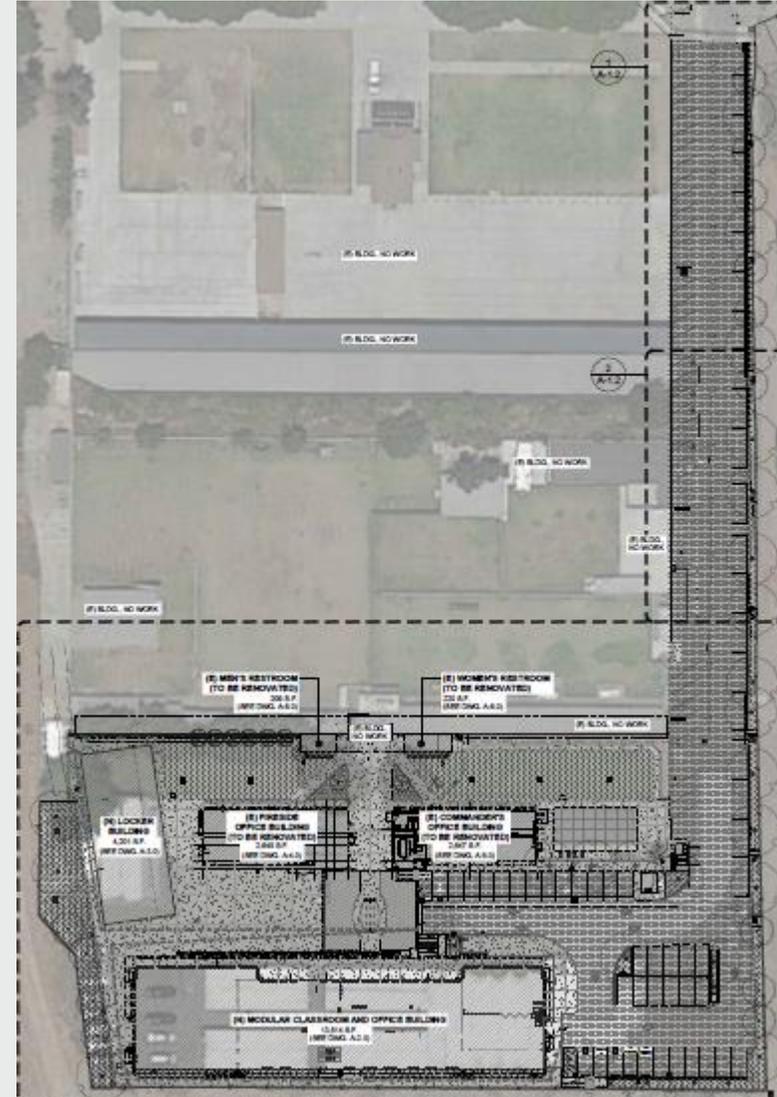
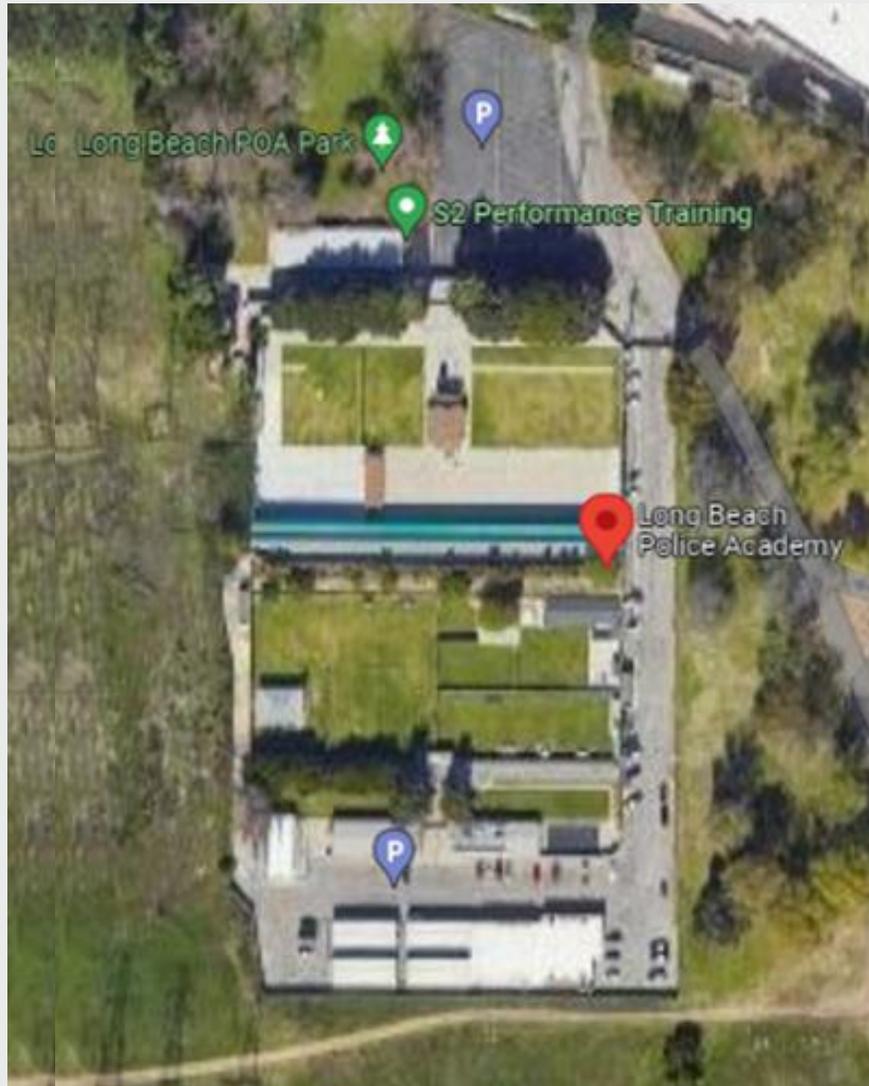
# Project

## Overall Project:

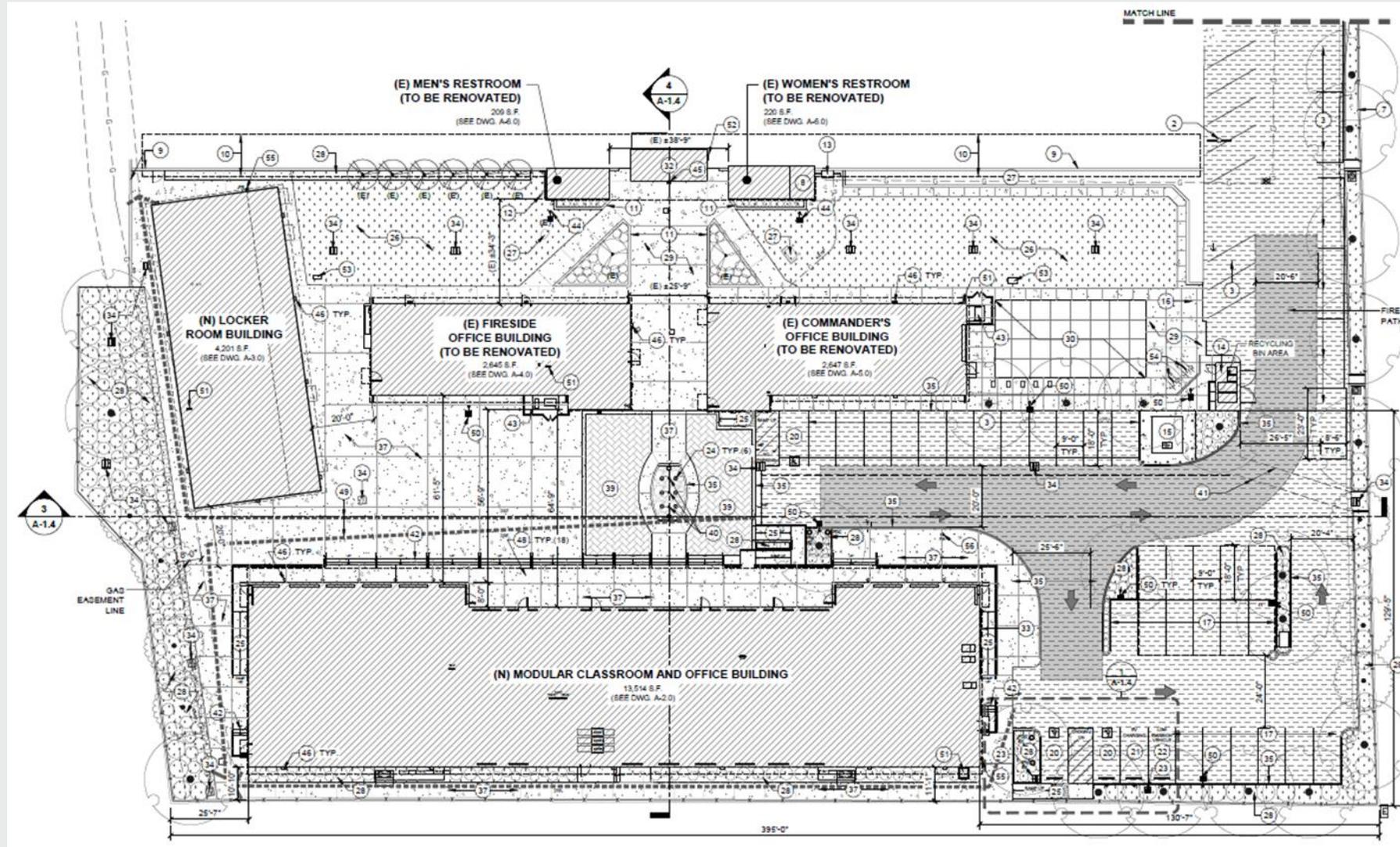
- Site Plan Review for the renovation of the Long Beach Police Academy:
  - Replace modular buildings (16,226 square feet) with 17,715 square feet of new building area:
    - Locker Room Building = 4,201 sf.
    - Classroom Building = 13,514 sf.
  - Renovate buildings:
    - Commander's Office
    - Fireside Building
    - Men's and Women's Restrooms
  - Site Improvements:
    - Reconfiguring the existing parking lot (48 spaces at main lot)
    - Installation of pavers, flag poles, and a K-9 Memorial in between the buildings



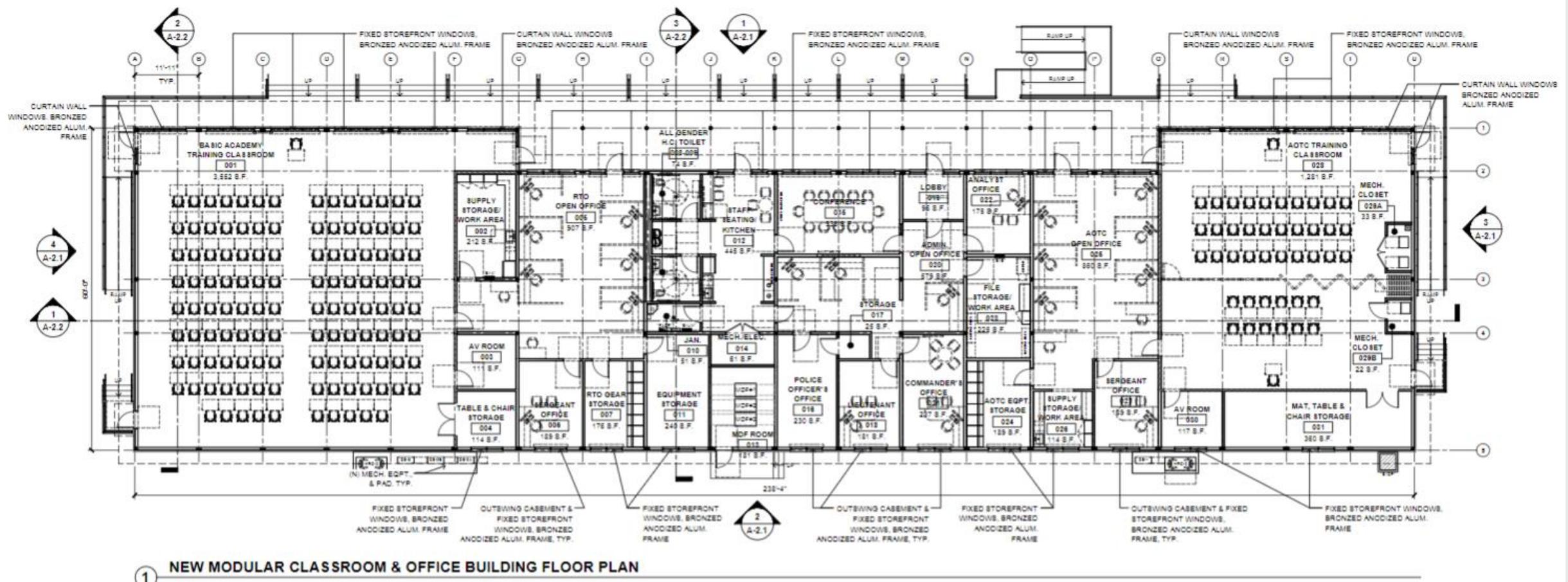
# Existing and Proposed Conditions



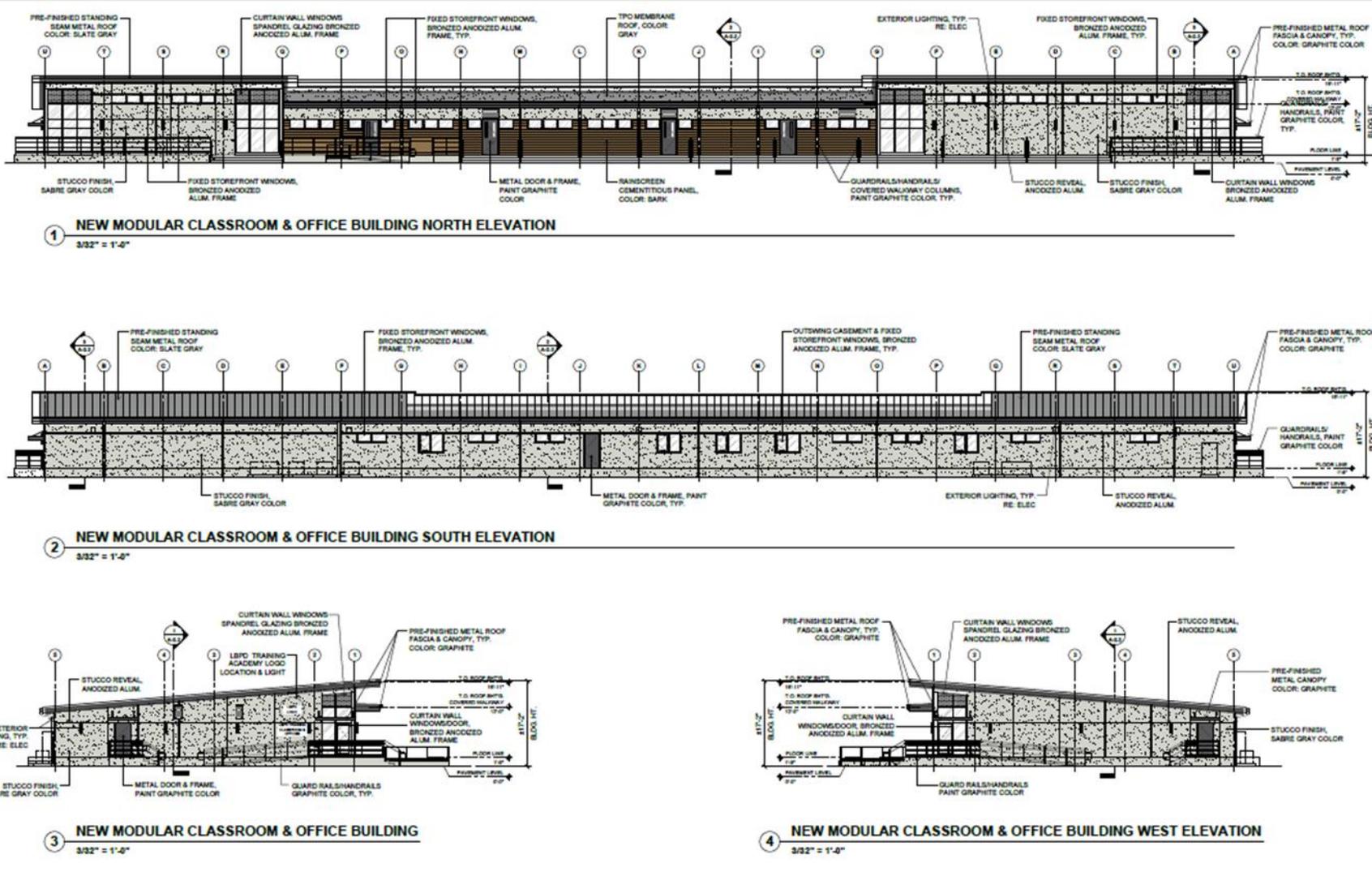
# Site Plan



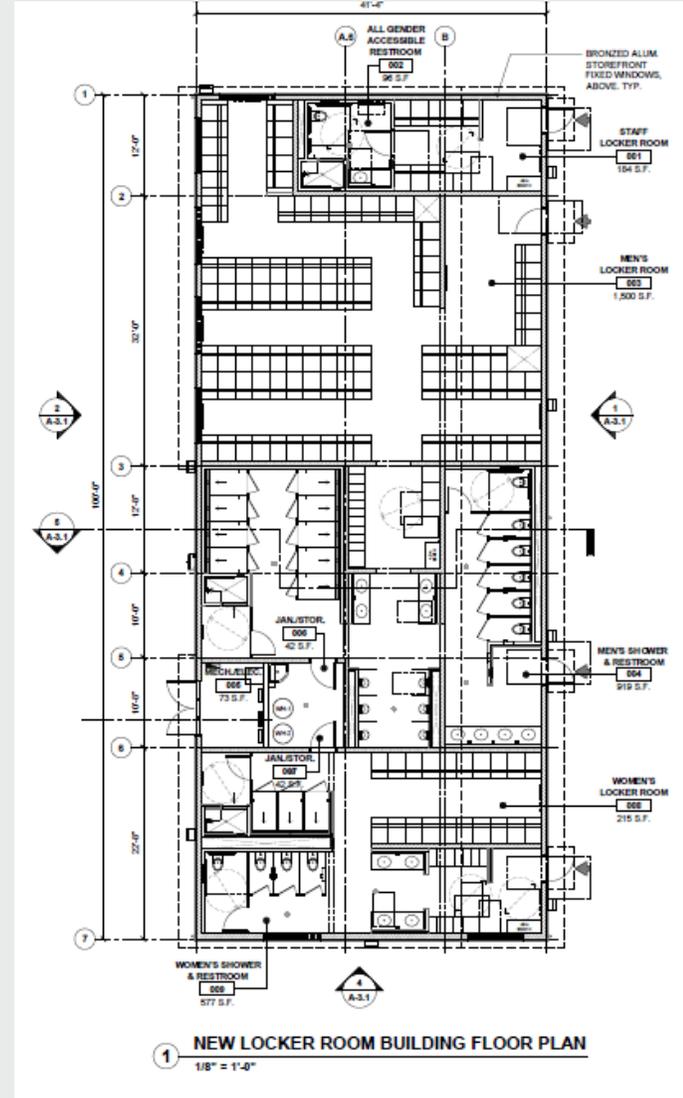
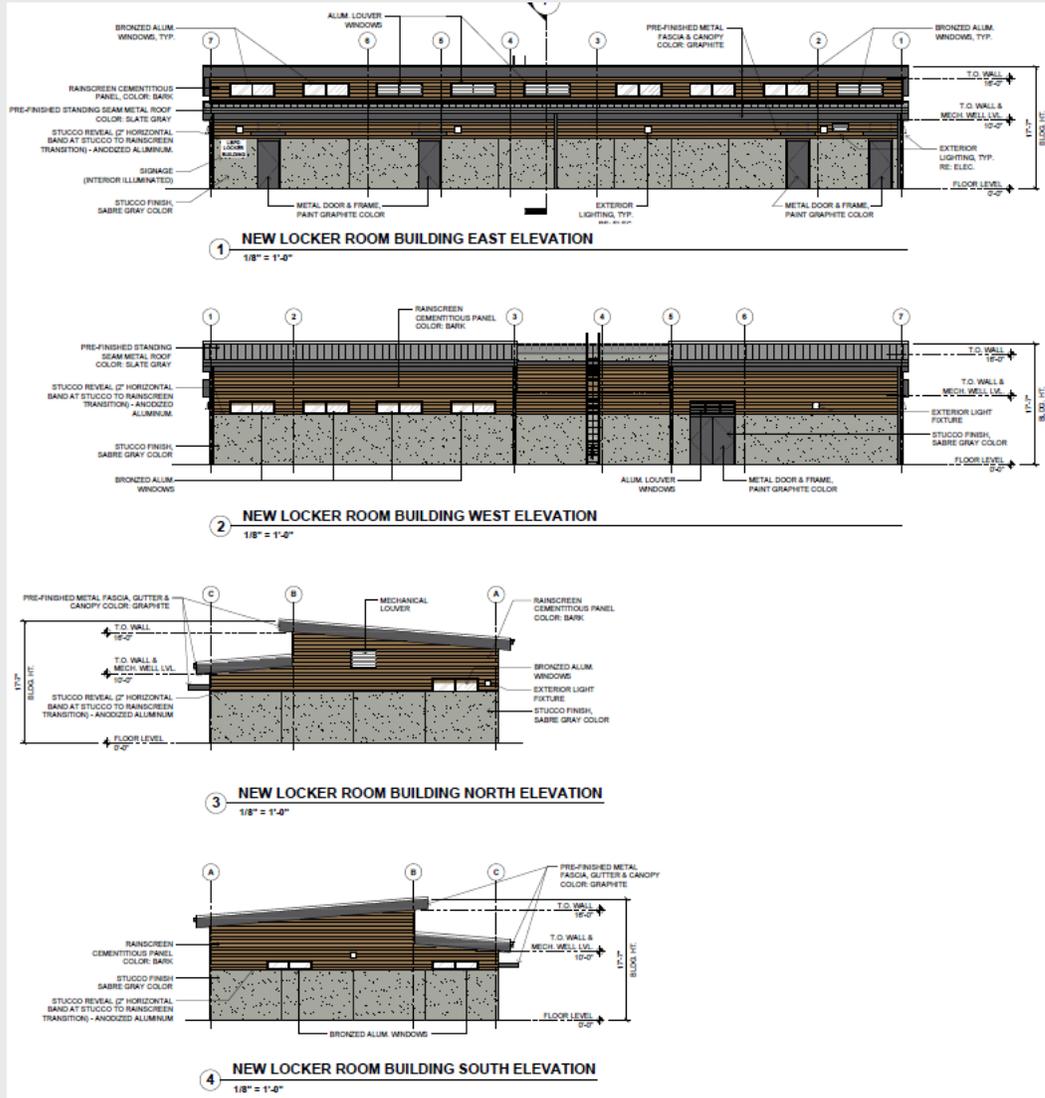
# Classroom (Replacement)



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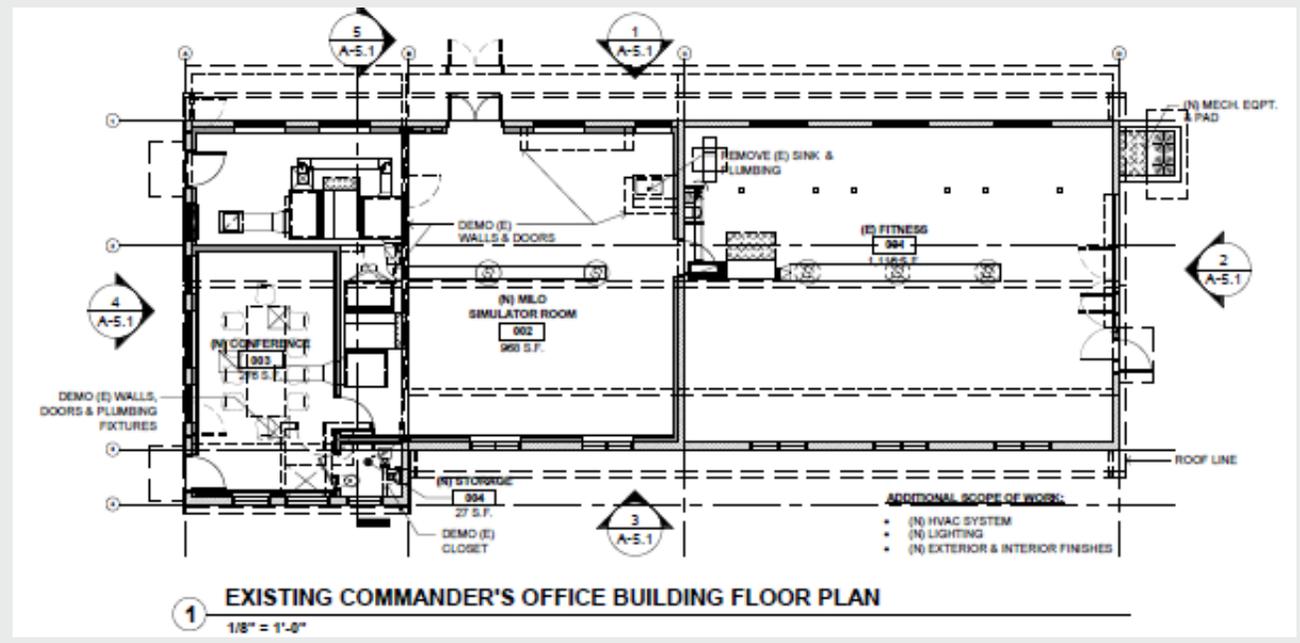
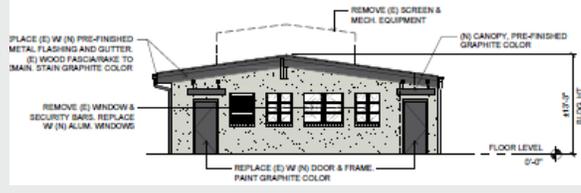
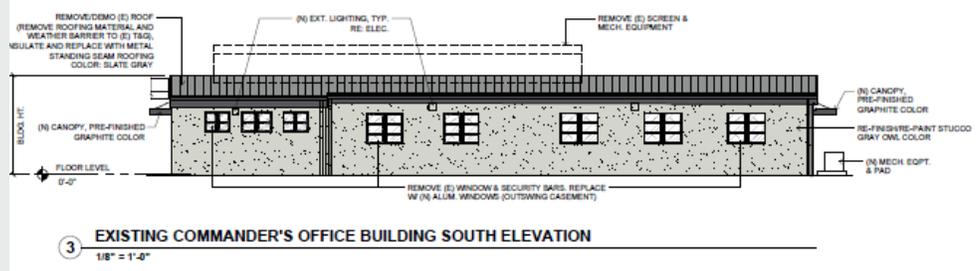
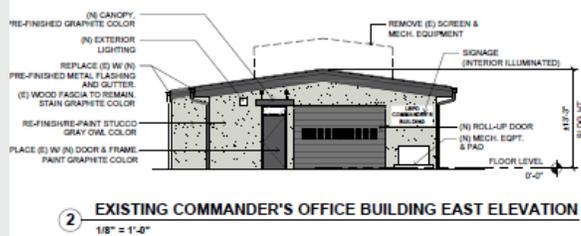
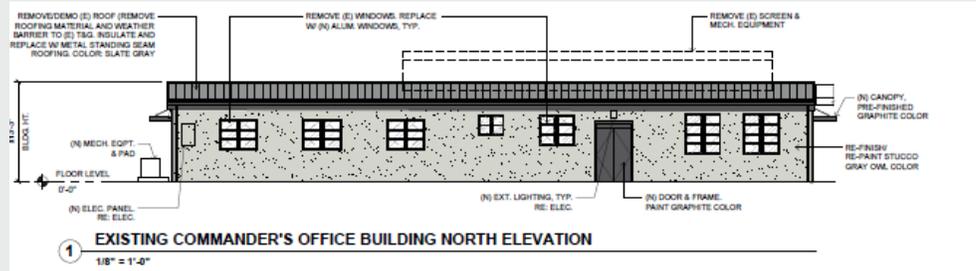


# Locker Room (Replacement)





# Commander's Office (Renovation)



# Restrooms (Renovation)



**1** EXISTING MEN & WOMEN'S RESTROOM BUILDING ELEVATION  
1/4" = 1'-0"

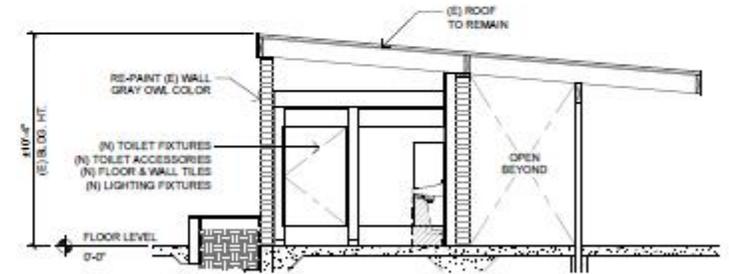


(E) MEN'S RESTROOM

- REPLACE (E) LIGHT FIXTURE W NEW
- REMOVE (E) WINDOWS  
REPLACE W (N) ALUM. WINDOWS
- RE-PAINT (E) WALLS  
GRAY OWL COLOR, TYP.
- (E) PLANTER  
TO REMAIN PAINT
- DEMO (E) CONCRETE  
REPLACE W NEW CONC.  
PAVEMENT
- RE-LANDSCAPE



(E) WOMEN'S RESTROOM



**2** BUILDING SECTION - MEN'S RESTROOM (SIM. TO WOMEN'S)  
1/4" = 1'-0"

# Conditions of Approval

- Maintenance of existing historic light standards along the entry drive aisle.
- Notification of interested parties of construction activities.
- Nesting bird survey in the event construction activities occur during nesting season.
- Obtain intent/equivalency of LEED Silver certification.
- No construction activities outside the fenced training area.
- Provision of adequate permanent trash receptacles to serve the project site.

# Required Findings

1. The design is harmonious, consistent and complete within itself and is compatible in design, character and scale, with neighboring structures and the community in which it is located;
2. The design conforms to any applicable special design guidelines adopted by the Planning Commission or specific plan requirements, such as the design guidelines for R-3 and R-4 multifamily development, the downtown design guidelines, PD guidelines or the General Plan;
3. The design will not remove significant mature trees or street trees, unless no alternative design is possible;
4. There is an essential nexus between the public improvement requirements established by this ordinance and the likely impacts of the proposed development;
5. The project conforms with all requirements set forth in Chapter 21.64 (Transportation Demand Management), which requirements are summarized in Table 25-1; and
6. The approval is consistent with the green building standards for public and private development, as listed in Section 21.45.400.
7. The project is in compliance with the housing replacement requirements of Section 21.11.050 of Chapter 21.11 (No Net Loss) or Section 21.68.040.E of this Title, as applicable, and will result in the same or greater number of dwelling units; and in the case of existing affordable dwelling units, that the dwelling units will be replaced at the same or deeper affordability levels, and that applicable tenant protections of the Long Beach Municipal Code will be met.

# California Environmental Quality Act

- In accordance with the published decision by the California First District Court of Appeal, McCorkle Eastside Neighborhood Group v. City of St. Helena, 2018., CEQA review is not required for a development that is subject only to a design/site plan review process.
- In assessing the replacement of the existing buildings, staff considered technical reports related to
  - 1) Traffic;
  - 2) Air quality,
  - 3) Greenhouse gases;
  - 4) Biological resources;
  - 5) Site reconnaissance
- Findings for site compatibility considered potential environmental effects of the project and conditions of approval were recommended to ensure no adverse effects on the surrounding areas.

# Public Comments

During the December 15, 2022 Planning Commission meeting, verbal public comments were received by one (1) individual. The comments verbally raised by the commenter included concerns related to:

- Noise generated by the existing Police Academy Pistol Range;
- Lighting and construction in the vicinity of nesting trees, and
- Use of solar on the remodeled academy buildings.

# Noticing

The public hearing was noticed pursuant to Chapter 21.21 of the Long Beach Municipal Code:

- A total of 849 notices of public hearing were mailed to a 1,000-foot radius on December 22, 2022.
- Notices were posted onsite.

No additional public comments have been received in response to the required noticing.

# Recommendation

Reopen the public hearing for Site Plan Review (SPR22-119) and reaffirm findings and decision from the December 15, 2022 Planning Commission hearing approving the renovation of the Long Beach Police Academy consisting of interior and exterior improvements to existing buildings, replacement of existing trailers, and site improvements, including accessibility upgrades, at the existing Long Beach Police Academy at 7290 Carson Boulevard in the Park (P) Zoning District. (District 4)



Thank you

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# Restrooms (Renovation)

