



Planning Commission

3917 Long Beach Boulevard

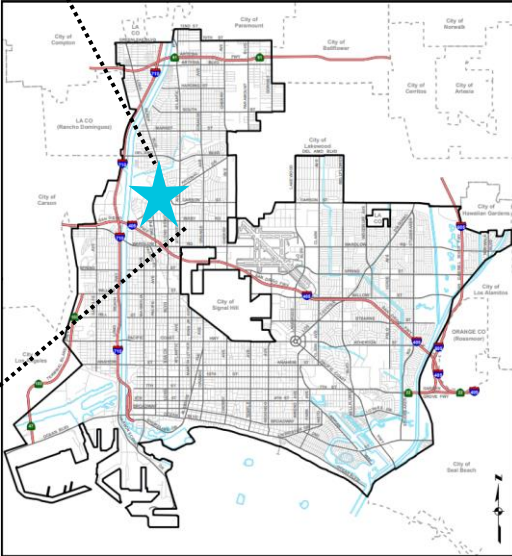
June 17, 2021

Adopt a Resolution Certifying Environmental Impact Report (EIR-04-19) (State Clearinghouse No. 2019110206), make findings of fact, adopting a statement of overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP); and

Approve Site Plan Review (SPR20-035) for the demolition of the existing, 5,548-square foot city-owned Fire Station No. 9, located at 3917 Long Beach Boulevard in the Community Automobile-Oriented (CCA) Zoning District.

Application No. 1911-03

2



- Community Automobile-Oriented (CCA)

- Neighborhood Serving Center or Corridor – Low (NSC-L)

BACKGROUND

- **1938** - Fire Station No. 9 was designed by W. Horace Austin (1881–1942) in the Tudor Revival style as a Works Progress Administration (WPA) project for the City of Long Beach.
- **2000** - First crew member complaint of visible mold in the Fire Station No. 9 building.
- **2019** - Fire Station No. 9 building determined to be uninhabitable by the Long Beach Fire Department and vacated by fire personnel.
- **2019** - Fire personnel co-located to Fire Station Nos. 13 and 16.
- **2020** - An Administrative Use Permit (AUP) was approved for an interim location for Fire Station No. 9 until a new station can be built. The AUP approval includes the reuse of an existing structure at the former Boeing Fitness Center at 2019 East Wardlow Road (outside fire service area 9).
- **2020** - City entered escrow for the purchase of a property located at 4101-4107 Long Beach Boulevard (Assessor Parcel Numbers 7139-015-010 and -017). This site has been identified as a potential location for the permanent Fire Station No. 9. The potential development of the site as the new Fire Station No. 9 would require a separate project-level environmental analysis.

EXISTING SITE CONDITIONS



EXISTING SITE CONDITIONS



HISTORIC ELIGIBILITY

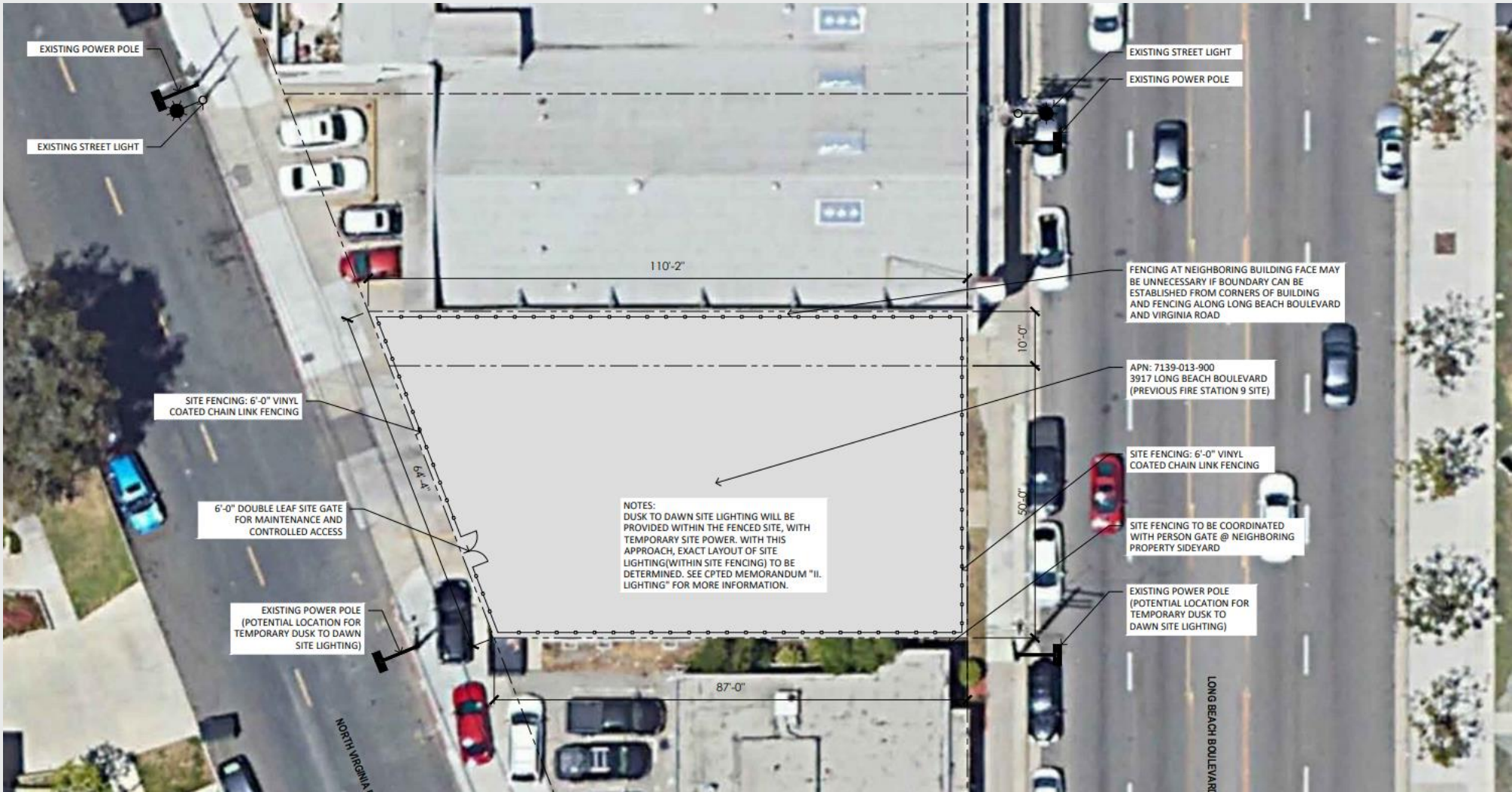
- A Historic Resource Evaluation Report was prepared (GPA 2019).
- Fire Station No. 9 was constructed in 1938 in the Tudor Revival style.
- The results found the existing building significant for its representation of the partnership between the City and Works Progress Administration (WPA).
- The building was found ineligible for the National and California Registers (Criterion A/1) due to a lack of integrity.
- Fire Station No. 9 appears to be significant under local Criterion A for its association with the City and WPA as outlined above. Although some aspects of integrity have been diminished, such as setting, workmanship and materials, the property retains sufficient integrity to be considered eligible for local listing as a Historic and/or Landmark.
- **As a property that is eligible for listing in a local historic register, the building is considered a historical resource pursuant to CEQA.**



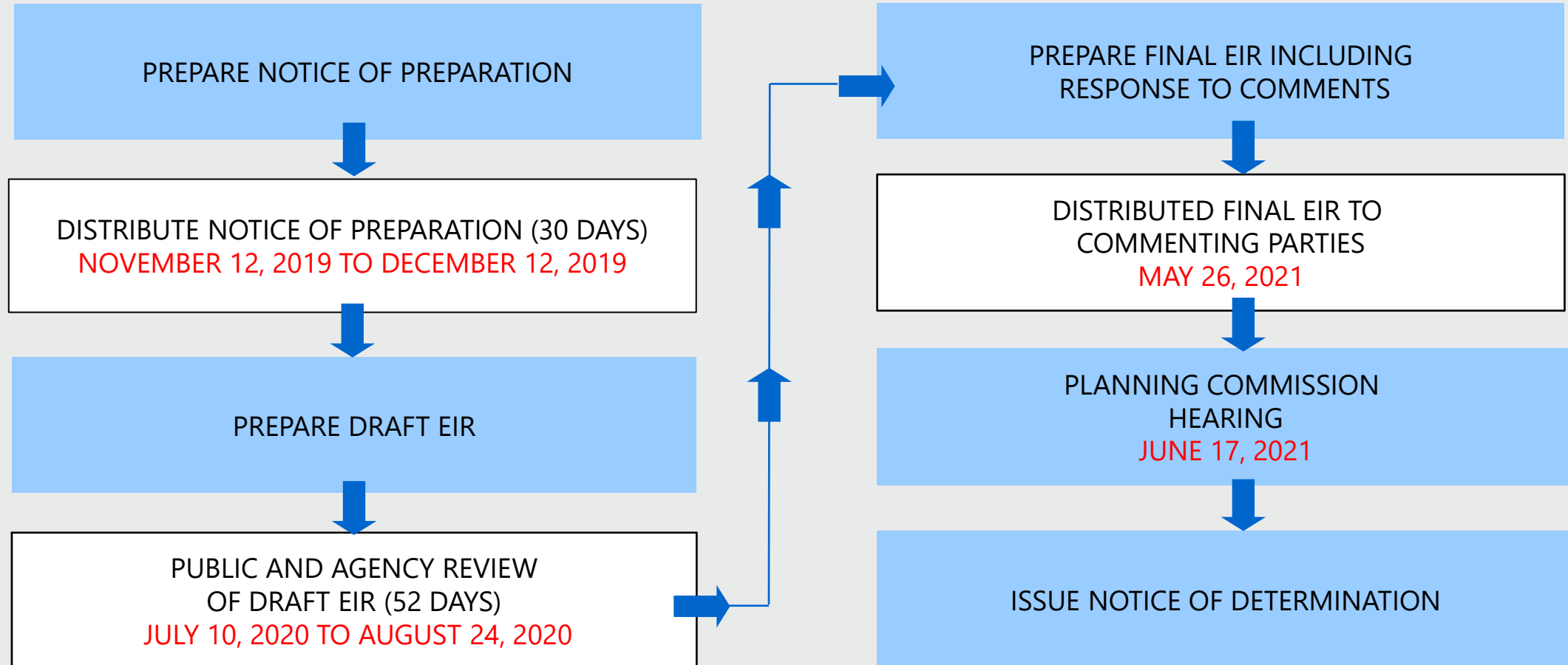
Overall Project:

- Demolish Structure
- Fence the Site with City-Approved fencing
- Place mulch onsite to control runoff and maintenance until site redevelopment

SITE PLAN



OVERVIEW OF THE CEQA PROCESS



FOCUSED EIR

EIR included two project options, both involving demolition of the structure:

- **Option A** would remove the existing structurally impaired and deteriorated building due to the hazardous conditions created by the mold and building moisture and install a temporary modular structure to accommodate the station crew.
- **Option B** would also remove the existing structurally impaired and deteriorated building. However, under Option B, the site would be cleared and prepared for future development of a civic use but would remain undeveloped.

Project Alternatives:

1. No Project
2. Demotion of Fire Station No. 9 and Construction of New Permanent Fire Station Onsite
3. Demolish the Structure and Develop with Commercial Retail Development
4. Preservation and Adaptive Reuse Alternative

Alternatives Considered

- **Alternative One: No Project Alternative**
 - Would not fulfill the Project Objectives because the building would remain uninhabitable, the vacant structure could attract criminal activities, and the Fire Service Area 9 response times would not be restored.
- **Alternative Two: Demolish Building and Replace with New Permanent Fire Station**
 - Would have similar impacts to the proposed project but would not meet all of the project objectives.
- **Alternative Three: Demolish Building and Replace with Commercial Retail Development**
 - Would achieve some project objectives, such as removal of a structurally impaired and vacant building which could attract nuisance activities and pose a health threat but would not achieve the other project objectives.
- **Alternative Four: Preservation and Adaptive Reuse**
 - Potentially extensive construction activities required for remediation, Alternative Four still has the potential for significant impacts on a historic resource, if remediation compromises the integrity of character-defining features. Would reduce significant impacts and would achieve some project objectives by repairing and adaptively reusing a structurally impaired and vacant building which could attract nuisance activities and pose a health threat but would not achieve the rest of the project objectives.

ISSUES ANALYZED IN THE EIR

Focused EIR

- Air Quality
- Cultural, Paleontological, and Tribal Resources
- Greenhouse Gas Emissions and Energy
- Hazards and Hazardous Materials
- Noise

Mitigation Measures

- **Cultural, Paleontological, and Tribal Resources**

- Building Recordation, Interpretive Plaque, Salvage Plan
- Unanticipated Discovery of Archaeological Resources
- Unanticipated Discovery of Paleontological Resources
- Tribal Cultural Resource Measures (CR-6 through CR-12)

- **Hazards and Hazardous Materials**

- Lead-Based Paint
- Suspect Asbestos Containing Materials
- Underground Storage Tank Investigation and Closure
- Soil Management Plan

Issues Found to be Less Than Significant with Mitigation Incorporated

- Archaeological Resources
- Paleontological Resources
- Tribal Cultural Resources and Human Remains
- Hazards and Hazardous Materials

Issues Found to be Significant and Unavoidable with Mitigation Incorporated

- Historic Resources

HISTORIC MITIGATION

- **CR-1: Building Recordation**

- Follows the guidelines of Historic American Building Survey (HABS) documentation.
- The documentation shall include: high resolution digital photographic recordation, a historic narrative report, and compilation of historic research.
- Completed by a qualified architectural historian or historian.
- Original archival-quality documentation shall be offered as donated material to repositories that will make it available for current and future generations.
- Archival copies of the documentation also would be submitted to the City of Long Beach.

- **CR-2: Interpretive Plaque**

- An interpretive plaque discussing the history of the building, its significance, and important details and features shall be installed at the site of Fire Station No. 9.
- The content shall be prepared by a qualified architectural historian or historian.
- Installation of the plaque shall be completed within one year of the date of completion of the proposed project.

- **CR-3: Salvage Plan**

- Historic architectural features and materials from Fire Station No. 9 shall be offered to architectural salvaging organizations.
- Coordination with Long Beach Heritage.
- An inventory of salvageable items.

Final EIR and Responses to Comments

- One (1) agency comment, two (2) organization comments, and one (1) individual comment were received on the Draft EIR.
- Commenting Agencies: The following agency, organizations, and individual submitted comment letters on the Draft EIR. Responses to each comment letter were provided in the Final EIR, which a copy was sent to each of the commenting agencies a minimum of 10 days prior (May 26, 2021) to the Planning Commission hearing on June 17, 2021.
 - California Department of Transportation
 - HouStories
 - Long Beach Heritage
 - Juan Ovalle

Statement of Overriding Considerations

- **CEQA Requirement:** CEQA requires decision makers to balance the benefits of the Proposed Project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered “acceptable”. CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. The agency’s statement is referred to as a Statement of Overriding Considerations
- Consideration in Support of the Statement of Overriding Considerations
 - Removal of a vacant structure that could attract nuisance/criminal behavior to the area
 - Provision of a safe and healthy workplace for the Fire Station No. 9 crewmembers
 - Restore operation of Fire Station No. 9 within the Fire Service Area No. 9 service area in order to help meet Long Beach Fire Department response time goals

RECOMMENDATION

Recommend that the Planning Commission:

- Certify the EIR (EIR-04-19) (State Clearinghouse No. 2019110206), and
- Approve Site Plan Review (SPR20-035), as conditioned, for the demolition of the existing, 5,548-square foot city-owned Fire Station No. 9, located at 3917 Long Beach Boulevard in the Community Automobile-Oriented (CCA) Zoning District.



Thank you

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