



NOTICE OF FINAL LOCAL ACTION

Application No.: 2211-11 (SPR22-124, LCDP22-065)
Project Location: 2630 East Ocean Boulevard (APN: 7264-018-902)
Applicant: City of Long Beach Department of Public Works
c/o Amelia Bodek
411 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802
Permit(s) Requested: Site Plan Review, Local Coastal Development Permit
Project Description: Construction of one (1) new roller skate area with seating area and shade structure, and one (1) additional full court basketball court, and the addition of landscaping at the sandy beach area north of the Junipero Beach parking lot addressed as 2630 East Ocean Boulevard in the Park (P) Zoning District. The project includes maintenance restriping of the existing full-sized basketball court and multi-purpose half-court, which are to remain in place.
Action was taken by the: Site Plan Review Committee (Site Plan Review)
On January 11, 2023
Zoning Administrator (Local Coastal Development Permit)
On April 10, 2023
Decision: Conditionally Approved
Action is final on: April 20, 2023

This project IS in the Coastal Zone and IS appealable to the Coastal Commission. The southern portion of the project area IS in the California Coastal Commission's Original Permit Jurisdiction.

"If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or issues raised via written correspondence delivered to the (public entity conducting the hearing) at or prior to the public hearing."

See other side for City of Long Beach and California Coastal Commission appeal procedures and time limits.


Alexis Oropeza
Zoning Administrator


Maryanne Cronin, Planner
Phone No.: (562) 570-5683

APPEALS TO THE CITY PLANNING COMMISSION AND/OR TO THE CITY COUNCIL

- A. Any aggrieved person may appeal a decision on a project that required a public hearing.
- B. An appeal must be filed within ten (10) calendar days after decision.
- C. An appeal shall be filed with Long Beach Development Services on a form provided by that Department with the appropriate filing fee.
- D. A public hearing on an appeal shall be held within sixty (60) calendar days after Long Beach Development Services receives a completed appeal form or after the City Clerk receives the appeal from Long Beach Development Services.
- E. A notice of the public hearing on the appeal shall be mailed by Long Beach Development Services to the applicant, all persons entitled to mailed notice, and any known aggrieved person not less than fourteen (14) calendar days prior to the hearing.
- F. The Planning Commission shall have jurisdiction on appeals from the decisions of the Current Planning Officer and the City Council shall have jurisdiction on appeals from the Planning Commission.
- G. Except for appeals to the Coastal Commission for projects located seaward of the appealable area boundary and appeals to the City Council of local coastal development permits on developments regulated under the City's Oil Code, there shall be no further appeals after a decision on an appeal.
- H. You are hereby provided notice that the time within which judicial review of the herein reported decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure.

APPEALS TO THE COASTAL COMMISSION

All actions on local coastal development permits seaward of the appealable area boundary may be appealed by any aggrieved person to the Coastal Commission according to the procedures of the Coastal Commission, provided that all local appeals have been exhausted and no fee was charged the appellant for such appeal, by filing such appeal at the Coastal Commission offices, 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802.

LONG BEACH DEVELOPMENT SERVICES
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802



MC

Conditions of Approval Acknowledgement

April 20, 2023

Application No.: 2211-11 (SPR22-124, LCDP22-065)

Project address: 2630 East Ocean Boulevard (APN: 7264-018-902)

City of Long Beach Department of Public Works
c/o Amelia Bodek
411 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Dear Applicant:

Please have the owner(s) of the property sign this document. It is vital to your project that this form be returned promptly to the project planner so that it can be placed in the case file and you can initiate the plan review process. Please feel free to make a copy for your files.

"We have read the attached Conditions of Approval and will comply with all such conditions. I realize that violation of any of the conditions is cause for revocation of the approval. I also realize that the approval is based on specific building plans, as indicated in the Conditions of Approval, and that any deviation from these plans without prior written approval from the Site Plan Review Committee will result in denial of final construction approval until such time that the construction is restored to the approved design. Finally, I will notify all architects, designers, contractors, sub-contractors employed by me, and I will notify any successors in interest of all these conditions and of this acknowledgement."

Amelia Bodek

Applicant's Signature

04/27/2023

Date

Amelia Bodek

Owner's Signature

04/27/2023

Date

Owner's Signature

Date

**SITE PLAN REVIEW AND LOCAL COASTAL DEVELOPMENT PERMIT
CONDITIONS OF APPROVAL
2630 E Ocean Boulevard
Application No. 2211-11 (SPR22-124, LCDP22-065)
April 10, 2023**

Special Conditions:

1. This approval is for construction of one (1) new roller skate area with seating area and shade structure, and one (1) additional full court basketball court, and the addition of landscaping at the sandy beach area north of the Junipero Beach parking lot addressed as 2630 East Ocean Boulevard in the Park (P) Zoning District, shown on plans received by the Department of Development Services – Planning Bureau in March 2023. The project includes maintenance restriping of the existing full-sized basketball court and multi-purpose half-court, which are to remain in place. These plans are on file in this office, except as amended herein.
2. The project shall be developed in substantial conformance with the plans reviewed by the Zoning Administrator on April 10, 2023 except as amended herein. The project shall be designed and constructed as depicted on these plans, maintaining the same architectural style, quality of materials, and consistency of design. Minor changes to the approved project design consistent with the project approval shall require, at a minimum, an additional review by Planning staff for Substantial Conformance to the approved plan set, or review by the Director of Development Services for the approval of minor modifications. Significant alterations (as defined in Section 21.21.405) shall require additional review by the Zoning Administrator.
3. Prior to issuing any Public Works permits or the initiation of construction of project, the applicant shall obtain the required coastal development permits issued by the California Coastal Commission for work within the Coastal Commission's Original Permit Jurisdiction.
4. The sports courts, roller skate area, and seating shall be open to the public free of charge on a first come, first served basis.
5. Any signs installed on the site shall include wayfinding signage consistent with City design standards for public space. This wayfinding signage shall clearly indicate that the court areas are a public area.
6. All improvements shall be in compliance with the Americans with Disabilities Act (ADA).
7. Prior to the Certificate of Occupancy, native coastal planting shall be installed in the areas abutting the new court and rink areas. The plant palette selection and placement of new landscaping shall be sited to maximize the collection and treatment of runoff.

8. The use of invasive plant species, such as those listed by the California Invasive Plant Council, shall be prohibited in the Coastal Zone.
9. The final design of the proposed seating shall be designed to minimize any permanent foundation footings to the maximum extent feasible. The seating itself shall be removable in the event of flooding as a result of sea level rise and shall not constitute a shoreline protective device.
10. Construction staging, equipment, and materials shall not impede public access to the coast for both vehicular, pedestrian, and bicycle traffic and shall comply with the Construction Management Plan (CMP).
 - a. Staging and construction shall avoid peak summer months (between Memorial Day and Labor Day). If staging and construction cannot be accommodated outside of summer months, the project applicant shall provide the Director of Development Services with written documentation of how construction timing and impacts to peak beach access/use would be reduced to the greatest extent feasible.
11. During construction, the developer shall implement Best Management Construction methods minimize water runoff and debris in accordance with all applicable state, regional, and local requirements.
12. All fencing at the staging and construction areas shall be covered in printed flex mesh screens subject to the review and approval of the Department of Public Works.
13. No trees within the project site, sandy beach area, and public right-of-way shall be trimmed or removed as part of this Local Coastal Development Permit.
14. If initial construction activities take place during the bird nesting season (January through September), a nesting bird survey shall be performed by a qualified biologist within three days of such activities to determine the presence/absence, location, and status of any active nests on-site or within 100 feet of the site. The findings of the survey should be summarized in a report to be submitted to the City of Long Beach prior to undertaking construction activities at the site.
 - a. If nesting birds are found on-site, a construction buffer of 500 feet for nesting raptors or threatened or endangered species and 100 feet of all other nesting birds should be implemented around the active nests and demarcated with fencing or flagging. Nests should be monitored at a minimum of once per week by the qualified biologist until it has been determined that the nest is no longer being used by either the young or adults. No ground disturbance should occur within this buffer until the qualified biologist confirms that the

breeding/nesting is completed and all the young have fledged. If project activities must occur within the buffer, they should be conducted at the discretion of the qualified biologist.

- b. If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.
15. The Applicant is hereby advised that no encroachments in the public right-of-way shall be constructed, unless specifically approved by the Director of Public Works and Director of Development Services, or through the approval of a Local Coastal Development Permit or coastal approval by the California Coastal Commission. An encroachment is any private improvement which extends beyond the subject property boundaries. Only certain minor encroachments such as native landscape and hardscape that do not impede access to the coast may be approved. Encroachments in the public right-of-way that impede access to the coast shall not be installed.
16. To ensure notification of all interested parties and successors in interest, that the City of Long Beach issued an approval of a Local Coastal Development Permit at the subject property, the current property owner shall record the conditions of approval on the property title, in a form approved by the City Attorney, with the Los Angeles County Registrar-Recorder's office prior to the issuance of building permits. The Notice of Restriction shall include a complete property description, the conditions of approval as an exhibit, and contain the notarized signature of the property owner(s). The Notice shall not be removed or amended without the prior written approval of the Director of Development Services.
17. The Applicant is hereby advised that sea-level rise could potentially cause physical hazards, such as beach erosion, flooding, and saltwater intrusion upon the subject property. This condition of approval serves in an advisory capacity and does not constitute a vulnerability assessment. The Applicant is encouraged to include adaptive capacity in development with measures such as waterproofing, flood shields, watertight doors, moveable flood walls, partitions, and other floodproofing techniques.

Standard Conditions:

18. This permit and all development rights hereunder shall terminate three years from the effective date of this permit unless construction is commenced, or a time extension is granted, based on a written and approved request submitted prior to the expiration of the three-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
19. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by

- the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all the design changes, if any, set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
20. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
 21. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
 22. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Bureaus. These conditions must be printed on the site plan or a subsequent reference page.
 23. All plans submitted for plan review must explicitly call out and describe all materials, textures, and colors approved by the Zoning Administrator. No substantial changes shall be made without prior written approval of the Zoning Administrator.
 24. The Director of Long Beach Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator.
 25. Site development, including landscaping, shall conform to the approved plans on file in Long Beach Development Services. At least one set of approved plans containing Planning, Historic Preservation, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
 26. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall

- reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
27. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
 28. Any graffiti found on site must be removed within 24 hours of its appearance.
 29. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
 30. Separate building permits are required for fences, retaining walls, and flagpoles.
 31. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
 32. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
 33. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays and Federal Holidays: not permitted
 34. Any off-site improvements found to be damaged shall be replaced to the satisfaction of the Director of Public Works.
 35. All unused curb cuts shall be replaced with full height curb, gutter and sidewalk and shall be reviewed, approved and constructed to the specifications of the Director of Public Works.
 36. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and

employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.

**SITE PLAN REVIEW
FINDINGS
2630 E Ocean Boulevard
Application No. 2211-11 (SPR22-124)
January 11, 2023**

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the Modification to the Approved Site Plan Review shall not be approved unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings:

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;

The project scope subject to a Site Plan Review entitlement for the construction of one (1) new roller skate area with seating area and shade structure, and one (1) additional full court basketball court, and the addition of landscaping at the sandy beach area north of the Junipero Beach parking lot addressed as 2630 East Ocean Boulevard in the Park (P) Zoning District. The project includes maintenance restriping of the existing full-sized basketball court and multi-purpose half-court, which are to remain in place. No new building area would be added as part of the project.

The subject site is in the 1989 General Plan Land Use District No. 11 (Open Space)¹, the Park (P) zoning district, and the Coastal Zone (Appealable Area). A portion of the project area (portion of the basketball court, portion of the seating area, portion of the small skating area, and portion of the shade structure) is in the Coastal Commission Original Permit Jurisdiction. The P zoning district uses the development standards codified in Title 21 of the Long Beach Municipal Code.

The General Plan Land Use Element (1989) identifies this land use district as a valuable resource for open space and recreational resources. The P zoning district implements the intent of LUD No. 11 of the 1989 General Plan Land Use Element. The proposed skating area, basketball court, and accessory site features would function as an accessory use to the Junipero Beach area and serve as a visitor-serving recreational use. The location and design of these beach amenity areas were developed through public outreach conducted by the Department of Public Works. The proposed site improvements would be consistent with the general plan and zoning intent for uses to support passive and active recreational uses in City parks and beaches.

¹ The General Plan Land Use Element was updated in 2019 and has not yet been certified as part of the City's Local Coastal Program. Therefore, the 1989 General Plan Land Use Element (1989) designation of Land Use District (LUD) No. 11 remains applicable to the project site.

The Local Coastal Program (LCP) identifies the subject site in Strand Area (Segment 2) and Area B (Bixby Park/Bluff Park Neighborhood). The Long Beach Strand is defined as the beach portion of the Tidelands area between Alamitos Avenue and the Alamitos Bay Jetty. It is physically divided into a west beach and east beach by the Belmont Pier. Area B of the coastal zone extends from Cherry Avenue on the west to Redondo Avenue on the east and from Broadway south to the water line. It is approximately 231 acres in area and contains 41 block faces of intense urban development, as well as two city parks.

The project site is sandy beach area north of the parking lot and beach pedestrian/bicycle path. The site of construction is north of the beach pedestrian/bicycle path and parking lot, south of the bluff areas along Bluff Park, west of the existing full court basketball court, and east of Junipero Avenue (terminus) and the public bluff stairs at 20th Place. The nearby amenities at the eastern portion of Junipero Beach/Cherry Beach include sandy beach areas, beach parking lot, concession stand/restroom building, playground, basketball courts, exercise station, and beach pedestrian/bicycle path.

The LCP identifies the following improvements for Segment 2 (Junipero to Belmont Pier) of the Strand:

The beach parking lot should be expanded in this area from 407 to 500 spaces. Recreation facilities which are not necessarily beach related may be constructed between the lot and the bluff. Expanded parking should be placed north of the existing parking lot to the maximum extent feasible. Recreational facilities, including basketball, should be permitted in any area north of the parking lot, where parking space development is not feasible.

The LCP Area B policy plan also includes beach recreation and visitor-serving facilities:

Basketball courts shall be permitted between the eastern arm of the parking lot and the bluff.

The proposed project includes the expansion of basketball courts and the introduction of roller-skating facilities and seating areas to Junipero Beach. Due to the existing location of the parking lot south of the beach pedestrian/bicycle path, expansion of the parking lot north of the path would not be feasible as this area would result in increased pedestrian/bicycle conflict with vehicles. The present configuration prioritizes pedestrians and bicycles and minimizes the conflict between transportation modes to the terminus of Junipero Avenue at the entrance of the parking lot. An existing crosswalk at the terminus of the street into the parking lot provides the limited conflict point between the beach path and vehicles.

While the existing path presently maintains separated pedestrian and bicycle pathways, roller skaters make up another mode of active transportation that utilizes the beach path. After much outreach, the location was identified as a desirable location to accommodate needed area for roller skating. Furthermore, the basketball courts (and multiuse court) north of the beach path were constructed in 2018 and have been highly utilized since their opening. The public outreach process also identified the lack of shade and rest areas along the beach path. As one of the midpoints of the Long Beach Strand Areas, the design includes a small rest area and small shade structure for all members of the public. This area would not be reserved for the exclusive use by roller skaters, but would also be open to use by pedestrians, bicyclists, and basketball players.

Presently, the sandy beach area does include landscaping that has extended from the abutting bluff areas. The project includes the addition of landscaping in remnant areas to ensure the treatment of runoff from the paved areas. As conditioned, no invasive species would be installed and the final plant palette will be sited to maximize the collection and treatment of runoff.

The Area B and Strand Policy allow for the construction of non-coastal dependent recreational facilities in the area north of the parking lot. As such, the design and construction of the proposed project would enhance and encourage visitors to the beach areas. Furthermore, the public outreach component allowed for the incorporation of missing amenities (rest areas with shade) to complement the existing beach path that is highly utilized. The proposed project would enhance the usability of existing visitor-serving features, while also adding facilities to serve all beach patrons. The facilities would operate at the same time as the beach areas are open and no lighting would be installed as part of the project.

As conditioned, the project is compatible in design, character, and scale with its surroundings. The new facilities would be located in an underutilized area and would be sited and designed to complement the abutting concession/restroom areas while also providing appropriate landscaping to the area. This area is a node along the strand area and would enhance the existing features along the shoreline. Therefore, the project is consistent and compatible with the community for 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 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES OR THE GENERAL PLAN;

The project is in the Park (P) Zoning District, which requires all buildings to be designed, treated, and finished to blend with the open and landscaped

surroundings pursuant to Section 21.35.230 of the Municipal Code. While no building areas would be constructed as part of the project, the new shade structure would be designed in an open and geometric design that would be compatible with the recently remodeled concession stand, while also being visually open.

As required for all beach amenities, the use of the basketball court, skating area, and seating areas shall be open to the public and include signage to inform the public that all areas are first-come first-served. The new recreational facilities would be designed in a consistent with the surrounding City public facilities and continue to serve the general public.

3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES UNLESS NO ALTERNATIVE DESIGN IS POSSIBLE;

The site is currently developed with sandy beach area and paved basketball courts (one full court and one-half court). A landscaped bluff area exists along the south side of Bluff Park. No trees would be removed as part of the proposed project. The proposed project plans would protect all existing trees. A final planting plan would ensure the proposed landscaping would function to maximize the collection and treatment of runoff. Conditions of approval have been added to ensure non-native or invasive vegetation or trees would prohibited onsite.

4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND

The Project consists of construction of one (1) new roller skate area with seating area and shade structure, and one (1) additional full court basketball court, and the addition of landscaping at the sandy beach area. As conditioned, the Project would require a staging plan that preserves access to the coast during construction. All improvements will be designed in compliance with the Americans with Disabilities Act (ADA) to ensure access for all.

5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25 1 AS FOLLOWS:

Table 25-1
 Transportation Demand Management Ordinance Requirements

TDM Requirements	New Nonresidential Development		
	25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation Information Area	◆	◆	◆
Preferential carpool/vanpool parking		◆	◆
Parking designed to admit vanpools		◆	◆
Bicycle parking		◆	◆
Carpool/vanpool loading zones			◆
Efficient pedestrian access			◆
Bus stop improvements			◆
Safe bike access from street to bike parking			◆
Transit review	For all residential and nonresidential projects subject to EIR		

The project includes site improvements for construction of one (1) new roller skate area with seating area and shade structure, and one (1) additional full court basketball court, and the addition of landscaping at the sandy beach area. No new building area would be included as part of the project. Therefore, this finding does not apply to the proposed project.

6. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

The project will comply with green building standards for private development, as applicable to the scope of work of the proposed project, per the requirements of Section 21.45.400. The project design does not include the expansion of the existing structure nor the construction of new condition building space. Therefore, requirements for LEED Certification and the provision of solar ready roofs does not apply. Trash and recycle collection areas are identified at the entrance of the seating areas. Therefore, the project would be in conformance with the applicable Green Building Standards outlined for public and private development, as listed in Section 21.45.400 of the Long Beach Municipal Code.

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.

The project would entail the construction of recreational amenities at Junipero Beach. No housing would be displaced as part of the project.

**LOCAL COASTAL DEVELOPMENT PERMIT
FINDINGS
2630 E Ocean Boulevard
Application No. 2211-11 (LCDP22-065)
April 10, 2023**

Pursuant to Section 21.56.904 of the Zoning Ordinance, a Local Coastal Development Permit shall not be approved unless the following findings, in addition to any findings applicable under Chapter 21.25, are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings:

1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM, INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW- AND MODERATE-INCOME HOUSING;

The proposed project is for the construction of one (1) new roller skate area with seating area and shade structure, and one (1) additional full court basketball court, and the addition of landscaping at the sandy beach area north of the Junipero Beach parking lot addressed as 2630 East Ocean Boulevard in the Park (P) Zoning District. The project includes maintenance restriping of the existing full-sized basketball court and multi-purpose half-court, which are to remain in place. No new building area would be added as part of the project.

The subject site is in the 1989 General Plan Land Use District No. 11 (Open Space)², the Park (P) zoning district, and the Coastal Zone (Appealable Area). A portion of the project area (portion of the basketball court, portion of the seating area, portion of the small skating area, and portion of the shade structure) is in the Coastal Commission Original Permit Jurisdiction. The P zoning district uses the development standards codified in Title 21 of the Long Beach Municipal Code.

The General Plan Land Use Element (1989) identifies this land use district as a valuable resource for open space and recreational resources. The P zoning district implements the intent of LUD No. 11 of the 1989 General Plan Land Use Element. The proposed skating area, basketball court, and accessory site features would function as an accessory use to the Junipero Beach area and serve as a visitor-serving recreational use. The location and design of these beach amenity areas were developed through public outreach conducted by the Department of Public Works. The proposed site improvements would be consistent with the general plan

² The General Plan Land Use Element was updated in 2019 and has not yet been certified as part of the City's Local Coastal Program. Therefore, the 1989 General Plan Land Use Element (1989) designation of Land Use District (LUD) No. 11 remains applicable to the project site.

and zoning intent for uses to support passive and active recreational uses in City parks and beaches.

The Local Coastal Program (LCP) identifies the subject site in Strand Area (Segment 2) and Area B (Bixby Park/Bluff Park Neighborhood). The Long Beach Strand is defined as the beach portion of the Tidelands area between Alamitos Avenue and the Alamitos Bay Jetty. It is physically divided into a west beach and east beach by the Belmont Pier. Area B of the coastal zone extends from Cherry Avenue on the west to Redondo Avenue on the east and from Broadway south to the water line. It is approximately 231 acres in area and contains 41 block faces of intense urban development, as well as two city parks.

The project site is sandy beach area north of the parking lot and beach pedestrian/bicycle path. The site of construction is north of the beach pedestrian/bicycle path and parking lot, south of the bluff areas along Bluff Park, west of the existing full court basketball court, and east of Junipero Avenue (terminus) and the public bluff stairs at 20th Place. The nearby amenities at the eastern portion of Junipero Beach/Cherry Beach include sandy beach areas, beach parking lot, concession stand/restroom building, playground, basketball courts, exercise station, and beach pedestrian/bicycle path.

The LCP identifies the following improvements for Segment 2 (Junipero to Belmont Pier) of the Strand:

The beach parking lot should be expanded in this area from 407 to 500 spaces. Recreation facilities which are not necessarily beach related may be constructed between the lot and the bluff. Expanded parking should be placed north of the existing parking lot to the maximum extent feasible. Recreational facilities, including basketball, should be permitted in any area north of the parking lot, where parking space development is not feasible.

The LCP Area B policy plan also includes beach recreation and visitor-serving facilities:

Basketball courts shall be permitted between the eastern arm of the parking lot and the bluff.

The proposed project includes the expansion of basketball courts and the introduction of roller-skating facilities and seating areas to Junipero Beach. Due to the existing location of the parking lot south of the beach pedestrian/bicycle path, expansion of the parking lot north of the path would not be feasible as this area would result in increased pedestrian/bicycle conflict with vehicles. The present configuration prioritizes pedestrians and bicycles and minimizes the conflict between transportation modes to the terminus of Junipero Avenue at the entrance

of the parking lot. An existing crosswalk at the terminus of the street into the parking lot provides the limited conflict point between the beach path and vehicles.

While the existing path presently maintains separated pedestrian and bicycle pathways, roller skaters make up another mode of active transportation that utilizes the beach path. After much outreach, the location was identified as a desirable location to accommodate needed area for roller skating. Furthermore, the basketball courts (and multiuse court) north of the beach path were constructed in 2018 and have been highly utilized since their opening. The public outreach process also identified the lack of shade and rest areas along the beach path. As one of the midpoints of the Long Beach Strand areas, the design includes a small rest area and small shade structure for all members of the public. This area would not be reserved for the exclusive use by roller skaters, but would also be open to use by pedestrians, bicyclists, and basketball players.

Presently, the sandy beach area does include landscaping that has extended from the abutting bluff areas. The project includes the addition of landscaping in remnant areas to ensure the treatment of runoff from the paved areas. As conditioned, no invasive species would be installed and the final plant palette will be sited to maximize the collection and treatment of runoff.

The Area B and Strand Policy allow for the construction of non-coastal dependent recreational facilities in the area north of the parking lot. As such, the design and construction of the proposed project would enhance and encourage visitors to the beach areas. Furthermore, the public outreach component allowed for the incorporation of missing amenities (rest areas with shade) to complement the existing beach path that is highly utilized. The proposed project would enhance the usability of existing visitor-serving features, while also adding facilities to serve all beach patrons. The facilities would operate at the same time as the beach areas are open and no lighting would be installed as part of the project.

As conditioned, the project is compatible in design, character, and scale with its surroundings. The new facilities would be located in an underutilized area and would be sited and designed to complement the abutting concession areas while also providing appropriate landscaping to the area. This area is a node along the strand area and would enhance the existing features along the shoreline. Therefore, the project is consistent and compatible with the community for which it is located.

The beaches are regional serving, and the incorporation of new recreational amenities would further enhance the beach path and provide facilities to encourage activity at the beach. The LCP emphasizes public access to the shoreline and regulation of recreation and visitor-serving facilities. In conformance with the LCP policies noted above, the project has been identified as a location for

non-coastal dependent recreational facilities. As the proposed project is open to the general public, both residents and visitors will benefit from the project. The project components are planned to avoid impacts to existing trees in the project vicinity and add landscaping to offset paved areas. As conditioned, a nesting bird survey would be required prior to the commencement of construction activities and bird-safe treatments would be applied to the exterior of the elevator shaft to reduce potential hazards for birds.

All project components would be located on city property and continue operation of an existing accessory use to the beach areas in the Coastal Zone. As conditioned, signage would be required to be installed notifying the public that the courts are open to the public. This required signage would ensure that public access is maintained. As conditioned, the project would be consistent with the LCP related to enhancing access to existing visitor-serving resources in Area B and the Strand Segment 2 of the Coastal Zone.

As conditioned, the project would provide a final staging plan, provide for Best Management Practices (BMPs) during construction, and record conditions of approval to acknowledge the potential for sea level rise. There would be no new building area as part of the proposed project that would increase risk for existing structures to impacts of sea level rise. The project complies with the LCP and, as conditioned, would ensure that the improvements would not result in resource impacts or increased hazards in the Coastal Zone.

No low and moderate-income housing will be removed as a result of the project.

2. THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THIS SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.

Chapter 3 of the Coastal Act deals with the public's right to use beach and water resources for recreational purposes. The chapter provides the basis for State and local government to require beach access dedication and to prohibit development, which restricts public access to the beach or/and water resources.

The project area is between the first public road (Ocean Boulevard) and the shoreline. The intent of the project is to provide public visitor-serving recreational amenities to enhance existing visitor-serving uses at the beach, while expanding those uses in accordance with the LCP. The intent of the project is to provide an additional basketball court, new skating area, accessory seating and shade area, and maintenance restriping of the multi-use court.

The proposed project was a result of outreach efforts with the community to enhance existing recreational uses along the beach pedestrian/bicycle path and to introduce needed recreational facilities to the beach area. As conditioned, the recreational facilities and associated seating areas are to remain open to the public. All site features would be consistent with the Americans with Disabilities Act (ADA) to ensure equal access for all individuals. Public access signage would remain applicable to the project and consistent with the intent of the Chapter 3 of the Coastal Act. As conditioned, a staging plan and conditions for construction would ensure the preservation of public access to the coast during the temporary construction activities. As conditioned, this project would enhance existing public beach areas increase visitor-serving recreation facilities in accordance with the LCP. As conditioned, the project would not impede access to recreation and visitor serving facilities along the coast pursuant to Chapter 3 of the Coastal Act.

- 3. FOR AN APPLICATION FOR A RELIGIOUS ASSEMBLY USE, IF AN EXCEPTION OR WAIVER OF LCP REQUIREMENTS IS SOUGHT UNDER SECTION 21.52.219.8.G, THAT THE EXCEPTION OR WAIVER ALLOWS THE MINIMUM DEVIATION FROM LCP REQUIREMENTS NECESSARY TO COMPLY WITH RLUIPA, AND THAT THE DECISION MAKER HAS IMPOSED ALL CONDITIONS NECESSARY TO COMPLY WITH ALL PROVISIONS OF THE LCP, WITH THE EXCEPTION OF THE PROVISION(S) FOR WHICH IMPLEMENTATION WOULD VIOLATE RLUIPA.**

The project does not include a religious assembly use; therefore, this finding is not applicable to the proposed project

- 4. THE PROPOSED DEVELOPMENT IS SITED, DESIGNED AND MANAGED TO MINIMIZE THE TRANSPORT OF POLLUTANTS BY RUNOFF INTO COASTAL WATERS AND GROUNDWATER, AND TO MINIMIZE INCREASES IN RUNOFF VOLUME AND VELOCITY FROM THE SITE WHICH MAY ADVERSELY IMPACT COASTAL RESOURCES OR COASTAL BLUFF STABILITY. BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED, AS APPLICABLE, INCLUDING BUT NOT LIMITED TO APPLICABLE LOCAL, REGIONAL, STATE AND FEDERAL WATER QUALITY PERMITS, STANDARDS AND GUIDANCE PROVIDED IN THE LCP, BEST PRACTICES AND OTHER MEASURES AS MAY BE RECOMMENDED BY THE CITY ENGINEER.**

The project entails the construction of visitor-serving recreational amenities to the beach (one [1] new roller skate area with seating area and shade structure, one [1] additional full court basketball court, and the addition of landscaping) at the sandy beach area north of the Junipero Beach parking lot. As conditioned, all construction will be required to comply with all applicable local, regional, state, and federal water quality permits. Furthermore, the project has been conditioned to add

native coastal habitat abutting the new paved areas to mitigate the increase of pavement on the beach. The new landscaped area would ensure that runoff is collected and used to support and establish coastal habitat in the area. Therefore, adherence to permit requirements would minimize the transport of pollutants and runoff that could impact coastal resources

5. FOR AN APPLICATION TO RESTRICT SHORT-TERM RENTALS IN ACCORDANCE WITH THE PROVISIONS AND PROCEDURES OUTLINED IN CHAPTER 5.77 (SHORT-TERM RENTALS) OF THE CERTIFIED LCP, THE PROJECT SHALL CONFORM WITH THE CERTIFIED LOCAL COASTAL PROGRAM, INCLUDING WITH THE PROVISIONS RELATING TO COASTAL ACCESS AND RECREATION. THE REQUIRED FINDINGS MUST INCLUDE A CUMULATIVE IMPACTS ANALYSIS INFORMED, AT LEAST IN PART, BY MONITORING DATA COLLECTED ON APPROVED PROJECTS THAT RESTRICT STRS AND ON STRS THROUGHOUT THE COASTAL ZONE. THE RESPONSIBLE HEARING BODY SHALL ALSO FIND:

I.THE PROPOSED RESTRICTION WOULD NOT RESULT IN THE SUBSTANTIAL LOSS OF VISITOR-SERVING ACCOMMODATIONS (I.E., A REDUCTION IN AVAILABLE OVERNIGHT ACCOMMODATION ROOMS, INCLUDING BUT NOT LIMITED TO SHORT-TERM RENTALS, HOTELS, AND/OR MOTELS, WITHIN $\frac{1}{4}$ MILE OF VISITOR-SERVING RECREATIONAL USES, THE BEACH, BAY, OCEAN, OR TIDELANDS).

II.THE PROPOSED RESTRICTION WOULD NOT RESULT IN THE LOSS OF LOWER-COST OVERNIGHT ACCOMMODATIONS. LOWER-COST OVERNIGHT ACCOMMODATIONS SHALL BE DEFINED AS THOSE CHARGING APPROXIMATELY TWENTY FIVE PERCENT (25%) LESS THAN THE STATEWIDE AVERAGE DAILY ROOM RATE OR LESS.

III.THE PROPOSED RESTRICTION WOULD NOT RESULT IN THE NET LOSS OF SHORT-TERM RENTALS BELOW FOUR HUNDRED TWENTY-FIVE (425) SHORT-TERM RENTAL UNITS (BOTH HOSTED AND UN-HOSTED AND/OR PRIMARY OR NON-PRIMARY) HISTORICALLY OCCURRING IN THE COASTAL ZONE.

IV.THE PROPOSED RESTRICTION WOULD BE NECESSARY TO PROTECT THE NEIGHBORHOOD STABILITY, HOUSING ACCESS, AND WOULD BE CONSISTENT WITH THE NEIGHBORHOOD CHARACTER ESTABLISHED IN THE LOCAL COASTAL PROGRAM (LCP).

Findings

2630 E Ocean Boulevard

Application No. 2211-11 (SPR22-124, LCDP22-065)

April 10, 2023

Page 13 of 13

The project entails the construction of visitor-serving recreational amenities to the beach (one [1] new roller skate area with seating area and shade structure, one [1] additional full court basketball court, and the addition of landscaping) at the sandy beach area north of the Junipero Beach parking lot. The project has no relation to the prohibition of short-term rentals. This finding does not apply to the project.