

## 3.0 PROJECT DESCRIPTION

### 3.1 PROJECT LOCATION AND SITE DESCRIPTION

The Belmont Plaza Olympic Pool (Belmont Pool) site is operated by the City of Long Beach (City) Department of Parks, Recreation, and Marine and is located in the Belmont Shore Beach Park in southeast Long Beach (see Figure 3.1). Due to several functional problems with the former pool (pool leaks, bulkhead issues, concerns regarding concrete cracking and corrosion, rust on concrete, etc.), the City implemented a needs assessment and analyses to determine the best course of action for the long term maintenance and repair of the facility. During the course of the analysis, the Building Official, based on the report from the structural engineering firm (TMAD Taylor and Gaines), determined that the natatorium was at risk for failure during a moderate earthquake event, resulting in the closure of the facility. The former Belmont Pool facility was closed to the public on January 13, 2013, as a result of these substandard seismic and structural conditions, and was demolished in February 2015 because it was determined to be an imminent threat to public safety.

The area of the Project site that contained the former Belmont Pool facility was backfilled, compacted, and, at the request of the California Coastal Commission (CCC), covered with a minimal sand “blanket” to temporarily blend with the adjacent beach. This backfilled sand area is temporary and is the location where the proposed Belmont Pool facility will be constructed. Signs indicating the City’s intent to redevelop the site with the proposed Project are installed on the project site. The demolition of the structure was conducted under an emergency permit (Statutory Exemption SE14-01); therefore, this Draft Environmental Impact Report (EIR) does not analyze the demolition of the former Belmont Pool facility.

#### 3.1.1 Former Belmont Pool Characteristics

The former Belmont Pool facility was located on the 5.8-acre Project site and totaled 45,595 square feet (sf) of building area. The facility provided a total of 18,410 sf of indoor and outdoor water surface area and reached a maximum of 60 feet (ft) in height. As shown in Figure 3.2, the former Belmont Pool facility consisted of five main areas: (1) the indoor pool; (2) the restaurant/banquet hall; (3) the locker room/aquatics administration office; (4) two outdoor pools (swimming and wading); and (5) the passive park. The two outdoor pools and the passive park are still currently open to the public. The passive park includes a pedestrian/bicycle path (separate lanes), a bicycle rack, and landscaping in the form of lawn and mature trees.

#### 3.1.2 Temporary Pool

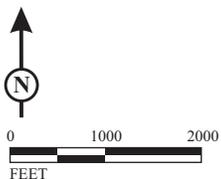
In order to provide aquatic services during the planning and construction of the proposed Project, the City had previously approved the installation and use of a temporary outdoor pool located immediately east of the Project site in the western portion of the Beach Parking Lot (see Figure 3.2).

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FIGURE 3.1

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SOURCE: USGS 7.5' Quad - Long Beach, California

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*Belmont Pool Revitalization Project*  
**Project Vicinity Map**

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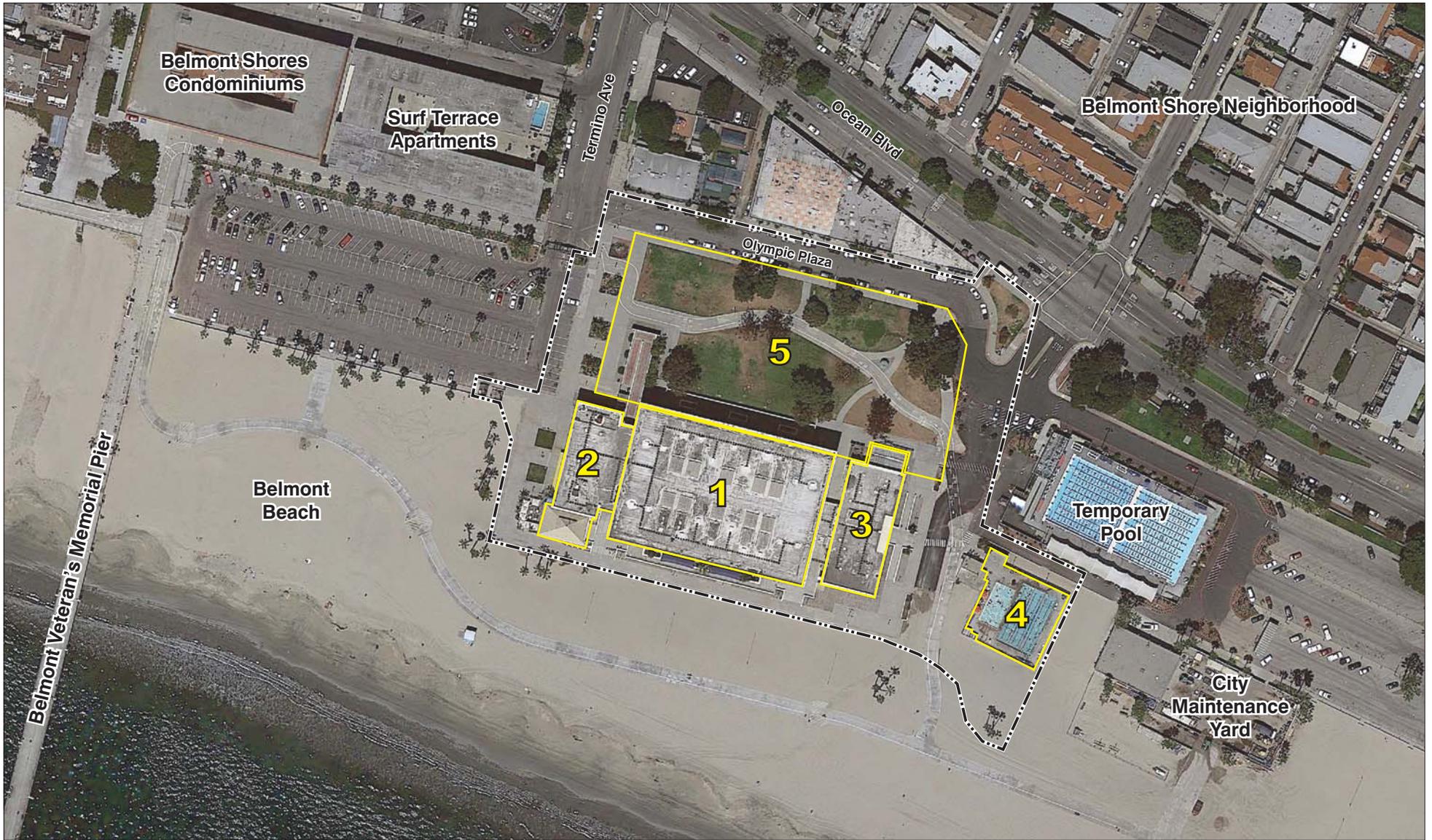
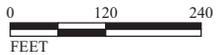


FIGURE 3.2

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SOURCE: Google Earth

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**LEGEND**

-  - Project Site
- 1** - Indoor Pool
- 2** - Restaurant/Banquet Hall
- 3** - Locker Room/Aquatics Administration Trailer
- 4** - Outdoor Pool
- 5** - Open Space/Passive Park

*Belmont Pool Revitalization Project*  
Former Pool Facility

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The temporary pool was installed and opened on December 19, 2013, in order to provide swimming facilities while the permanent facility is under construction. Although the temporary pool does have limitations on the number of years the existing permit can be extended, the temporary pool is expected to remain open until the proposed Project begins operations. Immediately following the removal of the temporary pool, the Beach Parking Lot will be resurfaced and restored as a part of a separate project.<sup>1</sup>

### 3.1.3 Existing Access and Parking

Patrons and visitors to Belmont Pool access the site via walking and bicycling (in the case of local residents), car, public buses (Long Beach Transit Route 121 has stops near the intersection of Termino Avenue/Ocean Boulevard), and team buses for certain competitions. Pedestrian access is from both the front (passive park) and from the beach. Belmont Pool has no dedicated parking lot, but vehicles may park in either of two pay lots; the Belmont Veteran's Memorial Pier Parking Lot (Pier Parking Lot) northwest of the Pool facility or the Beach Parking Lot southeast of the Project site.

The Pier Parking Lot is smaller and generally more heavily utilized than the Beach Lot, and existing signage promotes use of the Beach Parking Lot for swim meets. Access to the Pier Parking Lot is via South Termino Avenue. Access to the Beach Parking Lot is from Ocean Boulevard. The two parking lots are connected by East Olympic Plaza, which is located north of the pool and the passive park (see Figure 3.2).

### 3.1.4 Surrounding Land Uses

The land uses surrounding the site as shown on Figure 3.2 include the following:

- **North:** Several businesses are located along the northern side of East Olympic Plaza, including Belmont Shores Children's Center, a vacant commercial building, the former Yankee Doodles restaurant which has been entitled for a private sports club/gym, a dog wash, and Chuck's Coffee Shop. The Belmont Shore neighborhood is located across Ocean Boulevard to the northeast and includes predominantly single-family and multifamily residential uses with some retail/restaurant uses.
- **East:** The City of Long Beach beach maintenance yard, the temporary outdoor pool, Rosie's dog beach, a boat launch, kite surfing, and the Beach Parking Lot are located to the east and southeast. The maintenance yard is used for storage of City maintenance vehicles and equipment used to maintain the City's beach and waterway areas.
- **South:** The Pacific Ocean, the beach, bicycle and pedestrian pathways, and volleyball courts are to the south.
- **West:** Belmont Veterans Memorial Pier, Belmont Beach, and the Pier Parking Lot are to the west, and the Surf Terrace Apartments, Belmont Shores Condominiums, and a Jack in the Box restaurant are located to the northwest.

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<sup>1</sup> Pursuant to conditions of Categorical Exemption CE 10-13.

## 3.2 CITY OF LONG BEACH LAND USE AND ZONING DESIGNATIONS

As shown in Figure 3.3, the Project site consists of both “Open Space and Parks” and “Mixed Uses” land use designations. The Open Space and Parks use (Land Use Designation No. 11 in the Land Use Element of the General Plan), which overlays the building footprint and a portion of the adjacent passive park, is intended to provide for “preserving natural habitat areas and promoting the mental and physical health of the community through recreational, cultural, and relaxation pursuits. Parks are characterized by open spaces devoted to leisure activities including the enjoyment of nature, wildlife, cultural heritage, sports, and similar activities.” The portion of the Project area located on the northern portion of the Project site is designated as Mixed-Uses (Land Use Designation No. 7 in the Land Use Element of the General Plan). The Mixed-Uses land use designation accommodates a wide range of uses and is intended to provide for uses in large activity centers of the City. Land uses in this designation include retail, offices, medical facilities, higher-density residences, visitor-serving facilities, personal and professional services, and recreational facilities. As discussed in Section 4.9, Land Use, of this Draft EIR, the proposed Project would be consistent with both land use designations.

As shown in Figure 3.4, the Project site includes areas zoned Park (P) and Belmont Pier Planned Development District (PD-2, Subarea 1). The P zone generally matches the area for the Open Space and Parks land use designation, and the PD-2 zone generally matches the area for the Mixed-Uses land use designation. The P zoning designation encompasses the southern portion of the Project site, includes the building footprint, and was established to set aside and preserve publicly owned natural and open areas for active and passive public use for recreational, cultural, and community service activities. The PD-2 zoning designation encompasses the northern portion of the Project site, including the passive park, and was established to encourage a joint public and private effort to revitalize this underutilized area containing the significant public resource of the Belmont Pier and Olympic Plaza Pool. As discussed in Section 4.9, Land Use, of this Draft EIR, the proposed Project would require a height variance approval, as well as the approval of a Conditional Use Permit for the restaurant, in order to be consistent with the site’s zoning requirements.

## 3.3 PROJECT HISTORY AND BACKGROUND

### 3.3.1 Notable Aquatic Events

In November 1961, the Long Beach City Council voted to place an item in the February 1962 municipal election for the use of Tidelands funds for the construction of the “Belmont Plaza Beach Center” (now Belmont Plaza) project, which included a swimming pool, wading pool, and public parking lot. Proposition 7 was approved by the voters in February 1962, clearing the way for the use of the site for public purposes. The City Council ratified the election results in March 1962, paving the way for site acquisition and eventual construction of the “Belmont Plaza Beach Center.”

In January 1967, plans were approved for a group of structures at Belmont Plaza, a site west of the Belmont Pier on the beach in Belmont Shore. The Belmont Pool opened in 1968 in time for the United States (U.S.) Olympic swimming trials. The facility hosted both the 1968 and the 1976 U.S. Olympic swimming trials, as well as the 1974 and 1978 National Collegiate Athletic Association (NCAA) swimming championships. Mark Spitz, Don Schollander, and Charles Hickox set men’s records during these trials. After the 1968 trials, the Belmont Pool facility was opened to the public for recreational purposes.

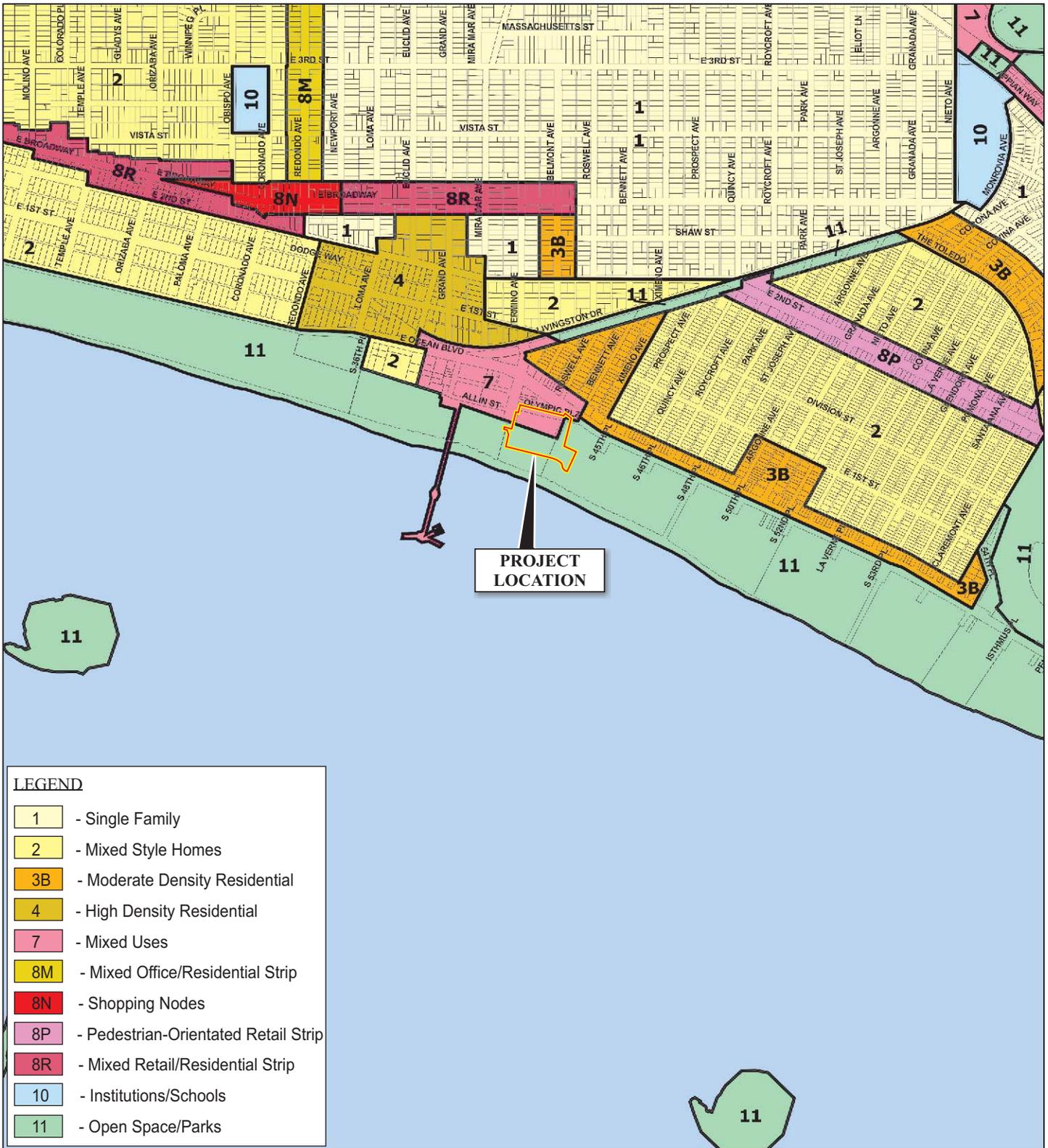


FIGURE 3.3

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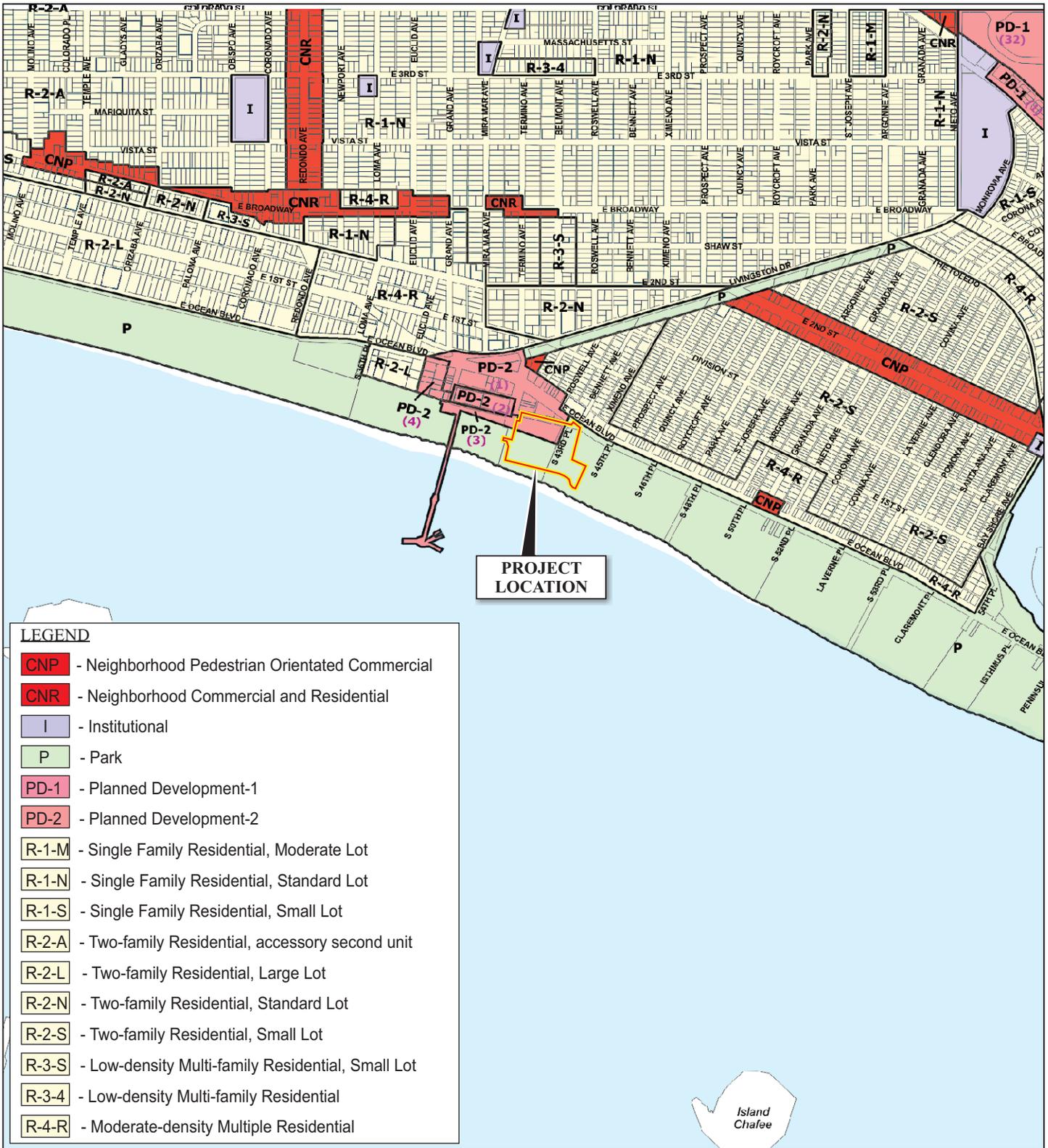
*Belmont Pool Revitalization Project*

General Plan Land Use Designations

SOURCE: Department of Planning & Building & Department of Technology Services, GIS Revised: November, 1998

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FIGURE 3.4

*Belmont Pool Revitalization Project*

Zoning Designations in the Project Vicinity

SOURCE: Development Services & Department of Technology Services, July 2011

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Throughout the lifespan of the former Belmont Pool facility, several major swimming records were broken. During the 1975 U.S. Olympic development meet, Shirley Babashoff took first place in the 400 meter (m) freestyle event, and in 1976, she broke the record for the women's 100 m freestyle competition in Olympic trials at the Belmont Pool. Tom Shields set the current NCAA record in the 200 m butterfly in March 2011 with a time of 1:40.31, while Vlad Morozov set the current national high school record in the 50 m freestyle with a time of 19.43 seconds in May 2010.

The former Belmont Pool facility served as a training site during the 1984 Olympic Games held in Los Angeles, and was proposed as the site for diving in the Los Angeles bid for the 2012 Olympic Games. Francis Heusel and Frank Homolka, noted Long Beach architects, and Bole and Wilson, local engineers, designed the complex, which included an Olympic-size indoor pool, a community/private event building, and a locker room. The former building design was characterized as Greek Modern architecture.

### **3.3.2 Proposed Project Planning**

The former indoor Belmont Pool was closed to the public on January 13, 2013, as a result of substandard seismic and structural conditions. A temporary outdoor pool was constructed in the Beach Parking Lot and opened to the public on December 19, 2013. In February 2015, the Belmont Pool facility was demolished to alleviate an imminent public safety threat, as described above.

On June 17, 2014, the City Council conducted a study session on the programmatic requirements and conceptual plans for the proposed Project. The City Council suggested that a community stakeholder committee be convened to prioritize optional components of the conceptual plan for the City Council to consider for approval. The Stakeholder Advisory Committee consists of representatives from a number of different stakeholders, including residents, business interests, aquatics community, competitive users, recreational users, diving, water polo, swimming, and representatives for the community at large. The Stakeholder Advisory Committee conducted three workshops in July and August 2014 and explored various program variations related to the pool through a collaborative programming process. Once the Stakeholder Committee recommended a conceptual program, a public meeting was held on September 17, 2014, at Rogers Middle School. Approximately 150 to 200 people attended and provided comments. Additionally, input was sought from the California Coastal Commission (Coastal Commission) staff. Upon initial review at a meeting conducted at Long Beach City Hall on August 21, 2014, the Coastal Commission expressed general support of the conceptual programming and emphasized its preference for the facility to maintain a primarily public recreation focus with availability to accommodate private/competitive events when public demand is low. Based on input from the City Council, the Stakeholders Advisory Committee, the general public, and Coastal Commission staff, the Project program was designed as is described and analyzed in this Draft EIR.

## **3.4 PROJECT CHARACTERISTICS**

The proposed Project would replace the former Belmont Pool facility and provide the City with a revitalized and modern pool complex as depicted in Figure 3.5. The Project proposes the construction and operation of an approximately 125,500 sf pool complex that includes indoor and outdoor pool components (see Figures 3.6a through 3.6d) and an approximately 1,500 sf outdoor cafe. Permanent

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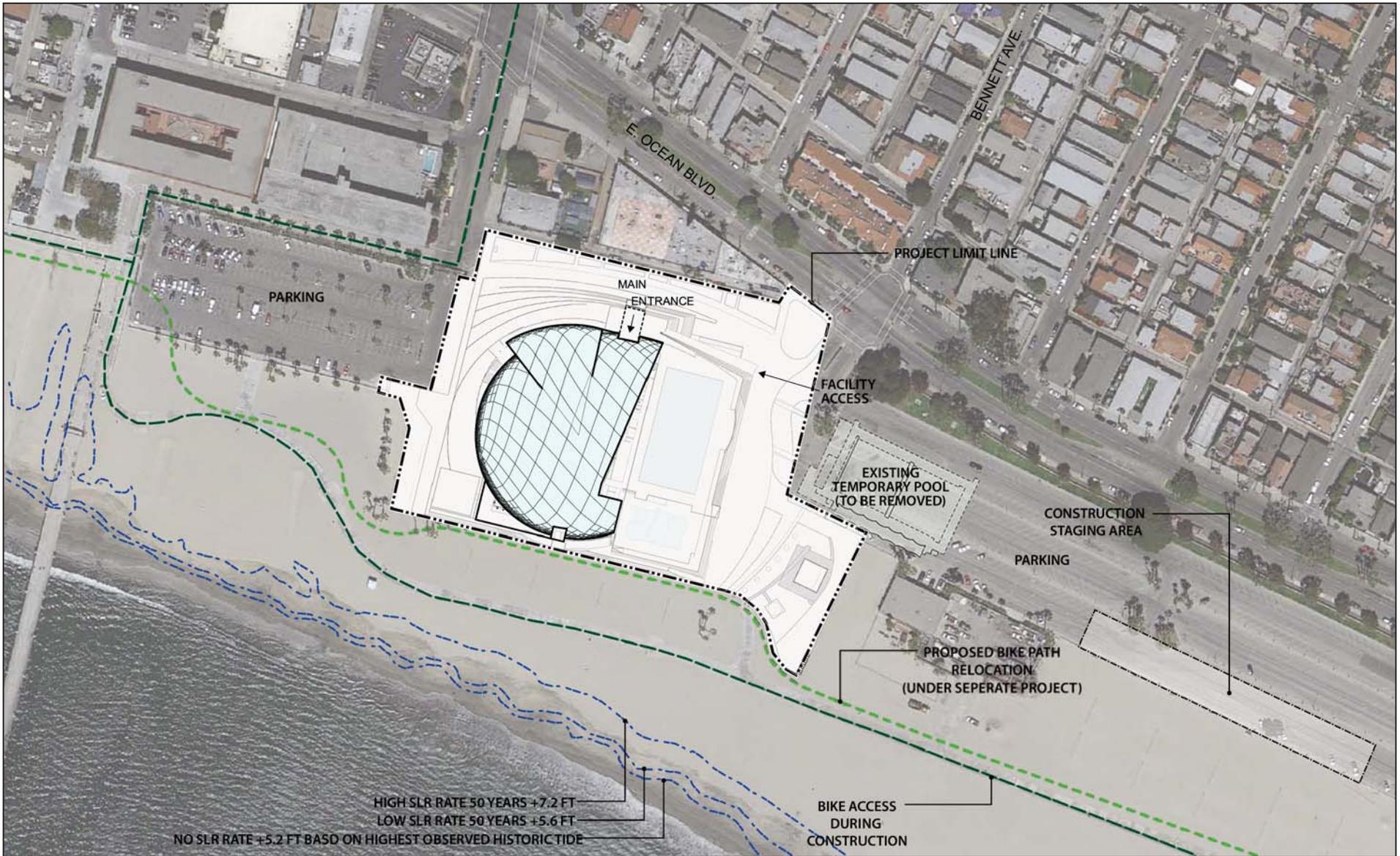
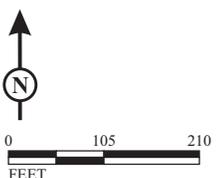
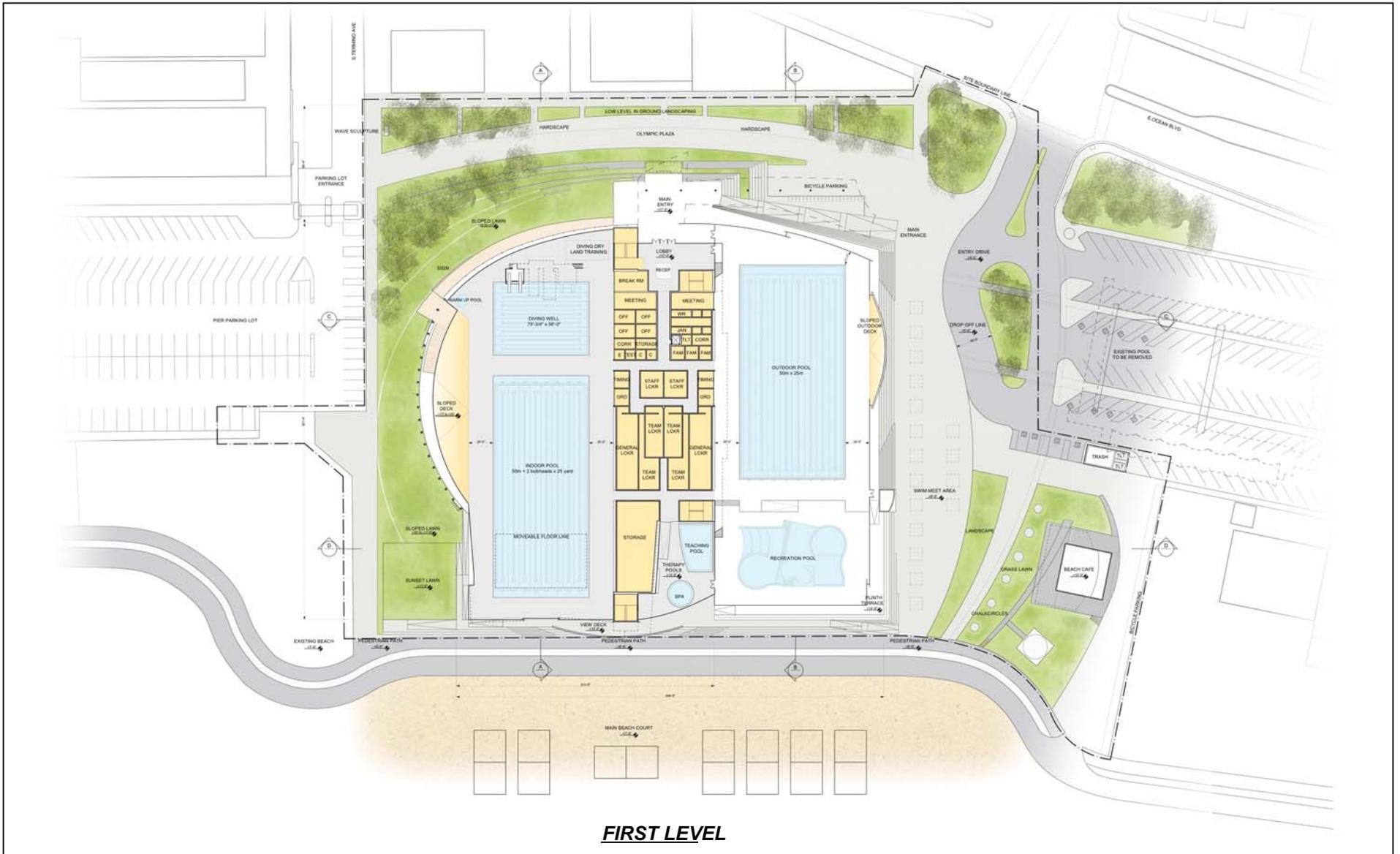


FIGURE 3.5

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FIGURE 3.6a

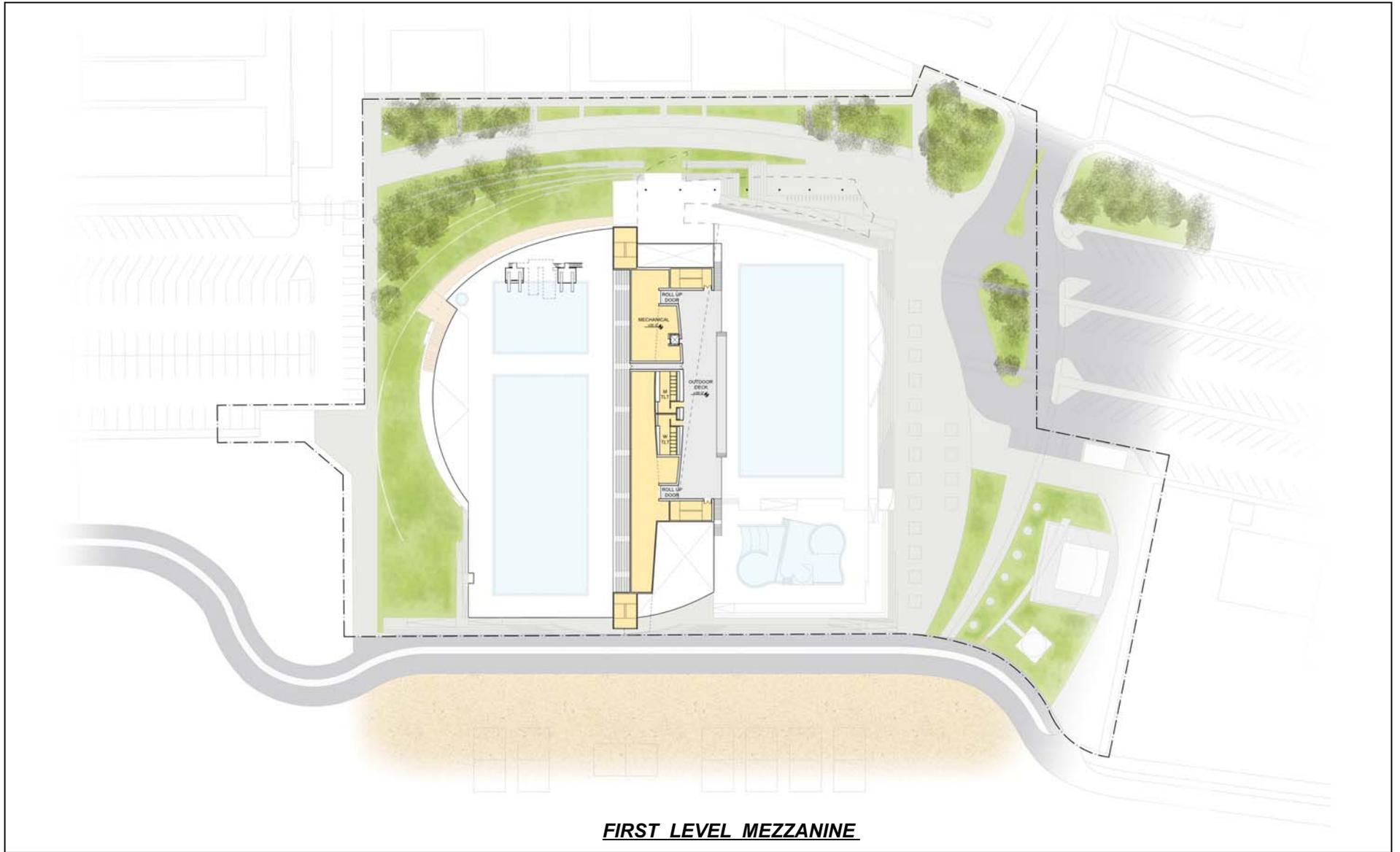


SOURCE: Hastings+Chivetta

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*Belmont Pool Revitalization Project  
Conceptual Building Layout Plan*

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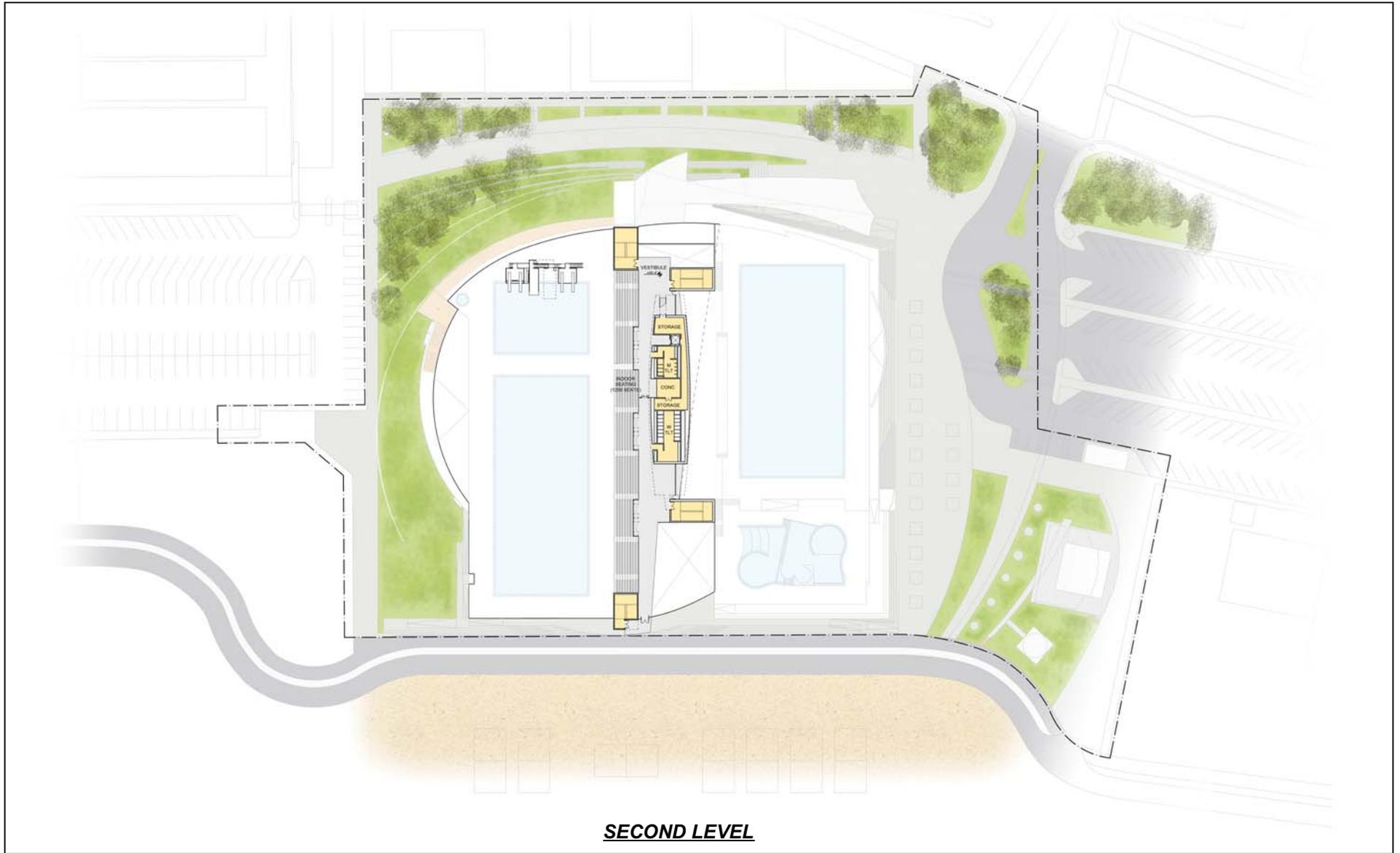
**FIRST LEVEL MEZZANINE**

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FIGURE 3.6b



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FIGURE 3.6c



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FIGURE 3.6d



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indoor seating for approximately 1,250 spectators would be provided to view competitive events at the 50-Meter Competition Pool and the Dive Pool. Temporary outdoor seating would be provided for larger events at the Outdoor 50-Meter Competition Pool with a maximum seating capacity of up to 3,000 spectators. The proposed Project does not include any permanent outdoor seating designed for spectator viewing. A comparison of the proposed Project with the former Belmont Pool facility is presented in Table 3.A.

**Table 3.A: Project Component Comparison Table**

<b>Project Component</b>	<b>Former Pool Facility</b>	<b>Proposed Project</b>	<b>Change</b>
Lot Size	5.8 acres	5.8 acres	0 acre
Building Size	45,595 sf	125,500 sf	+79,905 sf
Maximum Building Height	60 ft	71 ft	+11 ft
Indoor Pool Surface Area	14,010 sf	18,610 sf	+4,600 sf
Outdoor Pool Surface Area	4,400 sf	17,840 sf	+13,440 sf
Open Space Area	118,790 sf	127,085 sf	+8,295
Passive Park/Landscaped Area	45,160 sf	55,745	+10,585 sf
Seating	2,500	4,250*	+1,750 <sup>1</sup>
Outdoor Cafe	5,665 sf	1,500 sf	-4,165 sf
Public Restrooms	0 sf	600 sf	+600 sf

Source: City of Long Beach (2016).

\* Permanent indoor seating = 1,250. Temporary outdoor seating = 3,000.

ft = foot/feet

sf = square feet

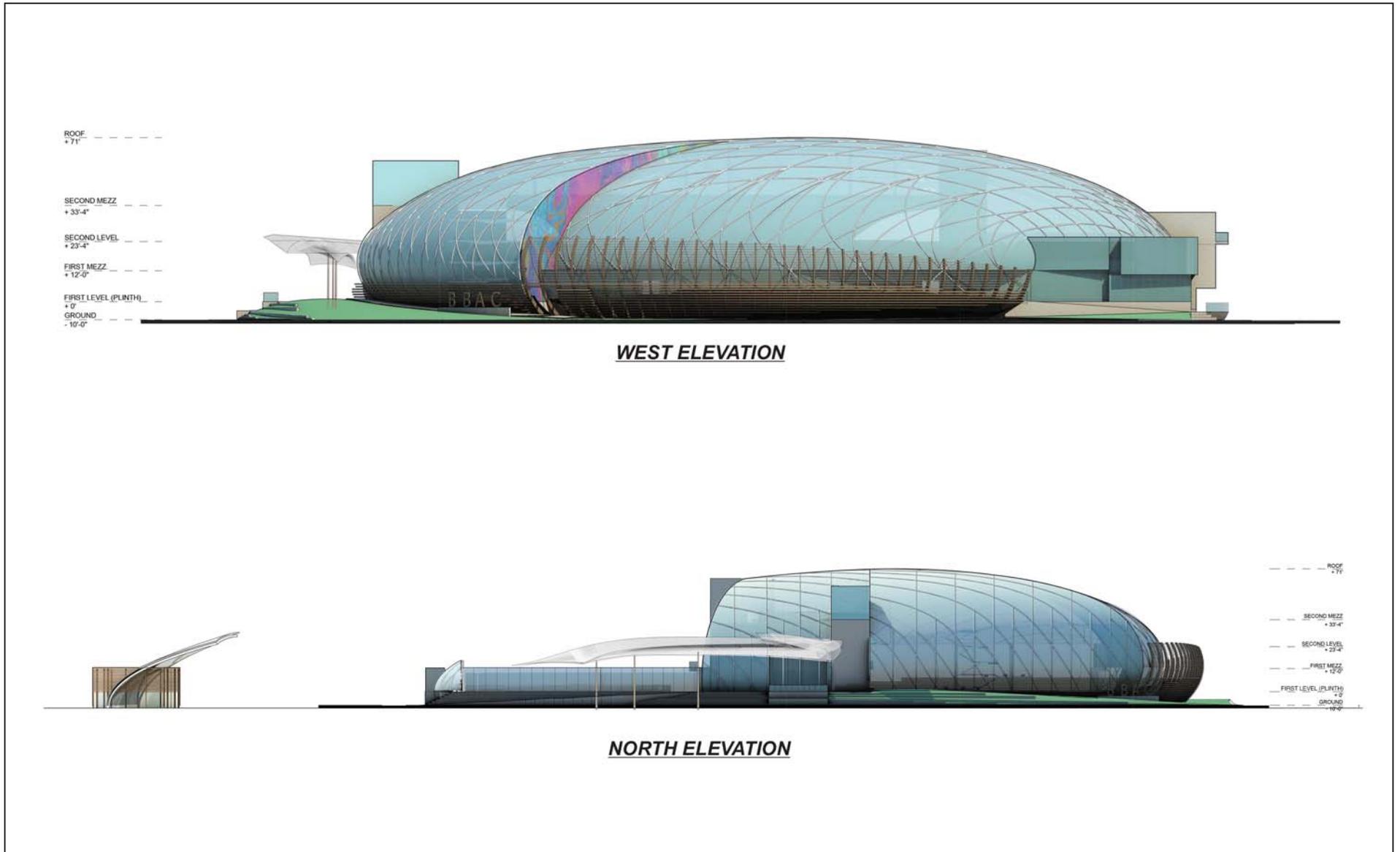
### 3.4.1 Site Design/Layout

The proposed Project would include clearing and grading of the majority of the site, including the removal of the two existing outdoor pools during the construction phase. However, the removal of the outdoor pools and temporary pool would be phased so that there is continual access to pools for swim programming until the new facility is constructed and operational. As shown in Figure 3.5, the proposed Project would consist of three main areas: the pool facility; the open space/park area; and the outdoor café area, including a public restroom facility. The pool facility consists of the recreational and competitive aquatic components described in Section 3.4.3 and 3.4.4 below and would be the central focus of the Project site. The passive park area would be situated along the western and northern portions of the Project site, and near the outdoor café on the east side, and would be intended for general park uses, similar to the uses at the existing passive park. A pick-up and drop-off area would be located along the eastern boundary and would be adjacent to the outdoor restaurant/café and restroom area at the southeastern corner of the Project site. East Olympic Plaza would be closed to vehicular traffic.

### 3.4.2 Structural Components

The proposed Belmont Pool facility would be designed to be a landmark structure that would showcase a state-of-the-art facility intended to reflect the community's commitment to recreational and competitive aquatics. Conceptual elevations for the proposed structure are presented in Figures 3.7a and 3.7b. Conceptual interior cross-sections are presented in Figures 3.7c and 3.7d.

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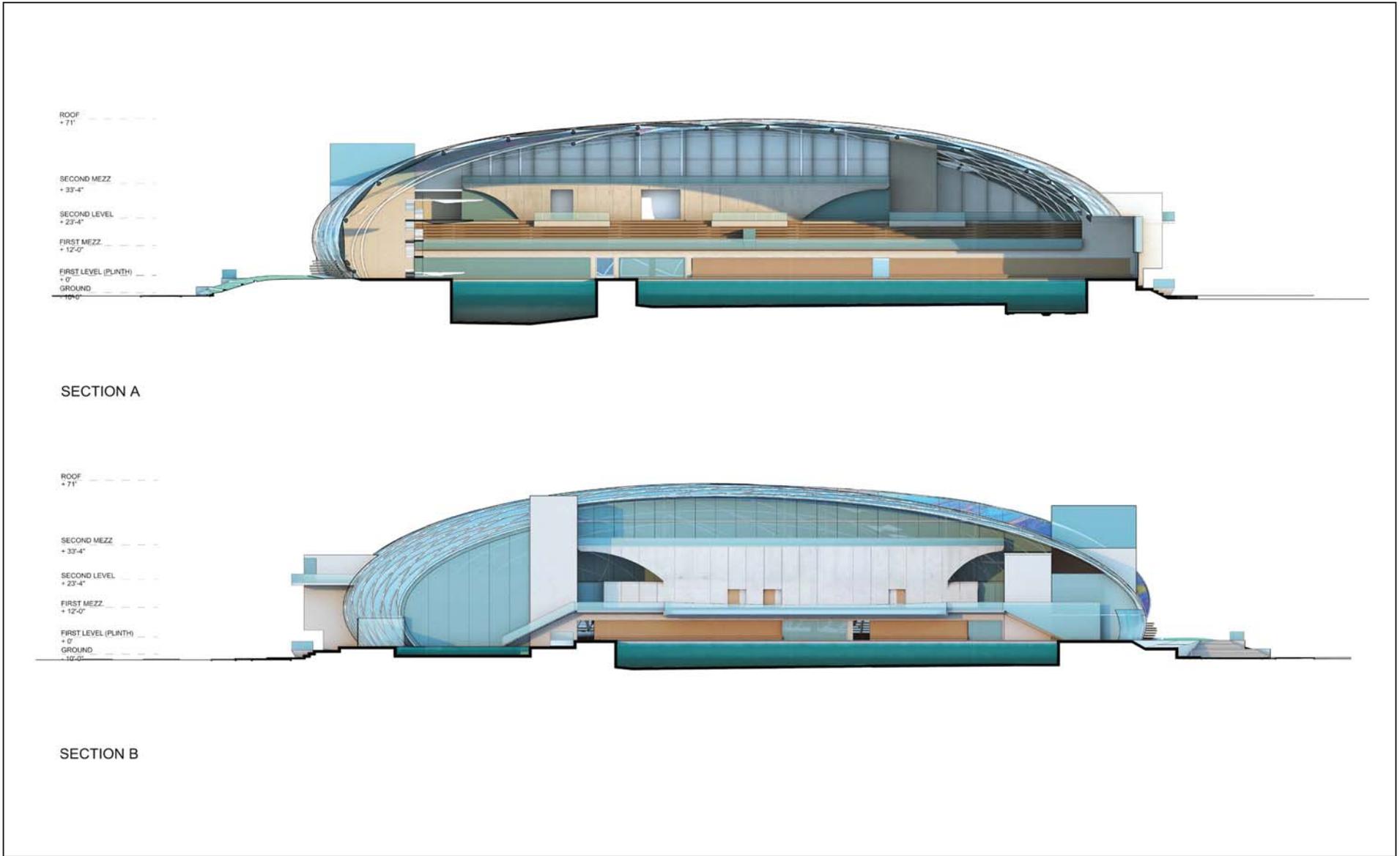
FIGURE 3.7a

*Belmont Pool Revitalization Project*  
 Pool Structure Elevations

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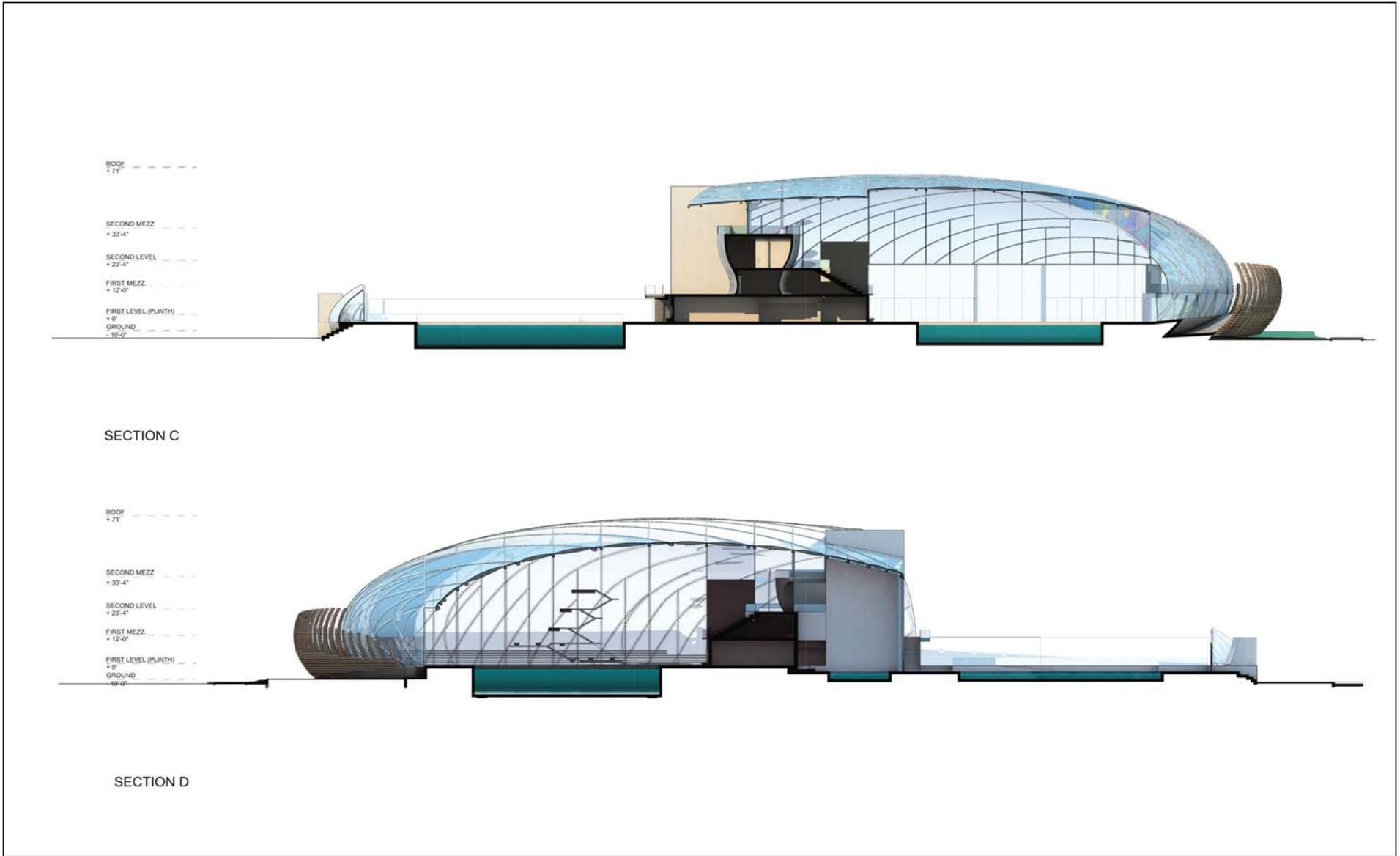


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FIGURE 3.7c

*Belmont Pool Revitalization Project*  
Interior Cross-Sections

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FIGURE 3.7d

*Belmont Pool Revitalization Project*  
Interior Cross-Sections

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Structural components include the following:

1. **The Bubble:** The Bubble would be a translucent cover to serve as the main arena and would house the indoor pools and permanent indoor bleachers. The structure would be an elliptical shaped dome, comprised of a web of structural steel, infilled with ethylene tetrafluoroethylene (ETFE) plastic, creating a continuous shell over the competition pool. Although the ETFE material is essentially self-cleaning, the City will engage the manufacturer to perform periodic inspections and cleaning through an extended warranty and maintenance program. The proposed Bubble structure would have a maximum height of 71 ft above the adjacent grade. A height variance would be required because the building would be located in the portion of the Project site zoned as "Park," which has a height limitation of 30 ft. The former Belmont Pool building was approximately 60 ft above the adjacent grade on the same location.
2. **Level 1: The Plinth:** The Plinth would be the foundation of the entire structure, consisting of a concrete platform at the pool decks and support functions for the indoor and outdoor pools, including lockers, offices, supply rooms, storage, stairs, and elevators. This level is raised approximately 7 ft above the surrounding beach and existing site based on the anticipated maximum ocean high-water mark to protect the pools, buildings, and structures from a high-water event. Below the pool deck level, utility spaces would house the pool equipment, water chambers, chemical storage, and other utilities required to operate the aquatic components.
3. **Level 1 Mezzanine:** The Level 1 Mezzanine would be located adjacent to the outdoor pool deck and would allow for additional outdoor patio space separate from the Plinth level. The Level 1 Mezzanine can be used by visitors and summer swim programs and includes public toilet facilities and mechanical rooms. The exterior patio space would be 6,000 sf.
4. **Level 2:** This level is primarily for visitor spectating and includes access to the indoor bleacher seating, concession area, and toilet facilities. This level would be 14,300 sf, which includes the bleacher seating.
5. **Level 2 Mezzanine:** Located at the highest publicly accessible level of the facility, the Level 2 Mezzanine includes indoor and outdoor spaces for flexible programming. This level would be 4,850 sf.
6. **Café:** This element would be a 1,500 sf building, located at the southwest corner of the Project site, separate from the other structural components. The outdoor cafe would be occupied by an independent tenant and would serve cafe food and beverages to the visitors of the pool facility, bicyclists, walkers, and beach-goers. A visitor drop-off location in this area would provide a safe and unobtrusive way for both passenger cars and buses to drop off visitors to the pool complex.  
  
A gathering area adjacent to the Café would include bicycle parking and interactive pedestrian features such as sandboxes, outdoor seating, landscaping, and public art opportunities.
7. **Public Restrooms:** A public restroom facility would be provided just east of the Café building and would be approximately 600 sf.

### 3.4.3 Indoor Aquatic Components

The proposed Bubble structure would house the indoor pool configuration providing approximately 18,610 sf of water surface area for recreational, instructional, and competitive uses. The indoor pools

would comply with the preferred rules standards for all aquatic sports supported by the facility. The pool features within the Bubble would include the following:

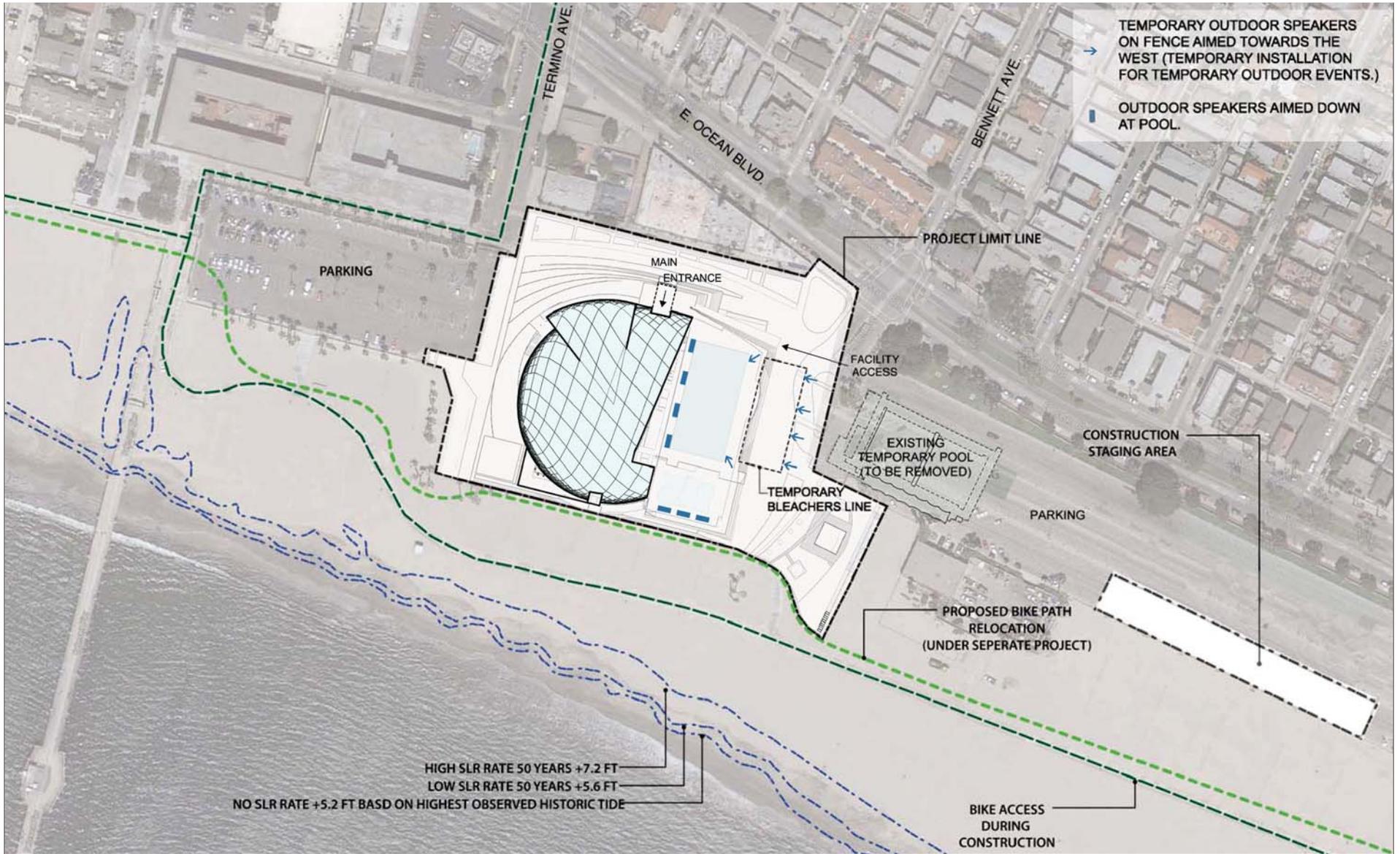
- **Indoor 50-Meter Competition Pool.** A competition-sized pool, with a surface area of approximately 13,220 sf, would be usable year-round. This pool would feature a moveable floor to allow for floor depth adjustments ranging from 0 ft, 0 inches, to 8 ft, 0 inches deep. Eight 9 ft, 0-inch-wide lanes would be identified with solid black floor markers for 50-meter swimming. Twenty-one 7 ft, 6-inch-wide lanes would be provided across the pool. Wall targets and floor markers would be provided per the Federation Internationale de Natation (FINA) regulations. Race courses would contain buffer lanes at the outside of the racing lanes measuring at least 1 ft, 0 inches. Rope anchors would be provided in the pool for floating lane lines. Two 6 ft wide movable bulkheads would also be provided to divide the pool.
- **Indoor Teaching Pool.** The indoor teaching pool would be approximately 820 sf and vary from a minimum depth of 3–6 ft to a maximum depth of 5 ft. The pool would include a large stairway into the water for ease of access.
- **Indoor Spa Pool.** The indoor spa pool would be approximately 250 sf and 3 ft deep. The spa would be made of concrete, feature a ceramic tile interior, and contain hydrotherapy jets.
- **Dive Pool.** The indoor dive pool would be approximately 4,205 sf and would range from 16 to 17 ft deep. This pool would feature a dive tower with platforms at 1, 3, 5, 7.5, and 10 meters. Additionally, two 3-meter springboards and two 1-meter springboards would be provided on the platform side of the pool.
- **Dive Spa Pool.** The indoor dive spa pool would be located adjacent to the Dive Pool and would be approximately 115 sf and 3 ft deep. This spa would be made of concrete, feature a ceramic tile interior, and contain hydrotherapy jets.

#### 3.4.4 Outdoor Aquatic Components

The proposed outdoor pool component would include two separate pools with an approximate total of 17,840 sf of water surface. The outdoor pools are proposed to be located directly adjacent to the indoor pools for utilization of the common support facilities. Viewing of the outdoor competition pool would take place from Level 1 of the Mezzanine or from the pool deck along the western side of the pool where temporary seating could be located for special events. The outdoor pool area does not have permanent spectator seating but has the potential to provide a maximum temporary seating capacity for 3,000 spectators. The amount of seating provided would depend on the type of special event to occur, and the temporary seating would be delivered to the site by the event organizers and removed at the conclusion of the event. A Public Address system would be used during special events. As illustrated by Figure 3.8, Conceptual Speaker Configuration Design, this system would include seven outdoor speakers aimed down at the pool and six temporary speakers that could be installed for special events. The north end of the outdoor pool facilities would be enclosed by a 12 ft high perimeter wall.

The outdoor pool features would include the following:

- **Outdoor 50-Meter Competition Pool.** The outdoor competition pool would have a surface area of approximately 14,120 sf, with a minimum depth of 8 ft, 6 inches, and a maximum depth of 10 ft. The Outdoor Competition Pool would have ten 8 ft, 0-inch-wide lanes marked with solid



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FIGURE 3.8



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black floor markers for 50-meter swimming. Twenty-one 7 ft, 6-inch-wide lanes would be provided across the pool. Wall targets and floor markers would be provided per FINA regulations. Race courses would contain buffer lanes at the outside of the racing lane measuring at least 1 ft, 0 inches. The outdoor competition pool would comply with the preferred rules standards for swimming, water polo, and synchronized swimming. One 6 ft wide movable bulkhead would be provided to divide the pool.

- **Outdoor Recreation Pool.** The outdoor recreation pool would be approximately 3,720 sf with a maximum depth of 4 ft. This pool would be used for numerous recreational activities and would include movable lifeguard stands, a handicap lift, and required safety equipment.

### 3.4.6 Operational Characteristics

The proposed Project addressed in this Draft EIR is the replacement of the former Belmont Pool facility with a larger and more modern pool complex. The proposed pool facility would provide opportunities for public swimming, as well as a venue for swimming, diving and aquatic sports training, and competitive events. These activities are very similar to the activities that have occurred during the past 45 years in the former pool facility, and meet the spirit and intent of the public purpose of the site's original acquisition and development.

The proposed Project includes approximately 36,450 sf of pool surface area, thereby increasing the surface water area of the 18,410 sf former Belmont Pool by 18,040 sf, which would allow for recreational and competitive activities to occur simultaneously, if necessary. Increased programmable water space would minimize the potential for scheduling conflicts that occurred at the former Belmont Pool facility. For example, the hours for public recreational swimming varied by season, but typically occurred in separate time blocks in the early morning, midday, and late afternoon or evening, and were required to be scheduled around the training schedule of competitive aquatic groups.

With the proposed facility, training could occur concurrently with public swim, allowing for increased public access and more club and team practice/training sessions. The former Belmont Pool facility had to be closed to the public during competitive swim meets. As a result of the improved facilities, the proposed Project would allow for simultaneous pool usage at previously conflicted times of day.

Competitive events occurred at both the indoor and outdoor pools of the former Belmont facility and would continue to do so under the proposed operations; however, the proposed Project is expected to attract a higher frequency of competitive uses. For example, a diving meet that typically occurs only once per year may increase its schedule to two or three times per year with the new facility, due to its increased functionality and attractiveness to aquatic teams and clubs. The intensity of each individual event would not change, but additional teams would have the capacity to compete more often. With the proposed Project, there is the capability for concurrent competitive events in the indoor component and the outdoor component at the same time, as well as the ability to continue recreational opportunities during competitive events, something the City has not had in the past.

### 3.4.7 Passive Park/Landscaping

The proposed open passive park area would be situated along the western and northern portions of the Project site and would be intended for general park uses, similar to the uses at the existing passive park. The existing open space and landscaped areas total approximately 118,790 sf and 45,160 sf, respectively. The proposed Project would include approximately 127,085 sf of open space and 55,745 sf of landscaped areas, thereby increasing open space and landscaped areas by 8,295 sf and 10,585 sf, respectively, when compared to the existing site.

Mature ornamental trees are currently located in the passive park and landscaped areas on the Project site. Ornamental tree species that are currently found in the Project study area include eucalyptus, ficus, oak, ornamental, and paperbark. Some of the existing trees on site may be relocated, depending on their condition and the potential to survive relocation. The City's current tree ordinance is found in Section 14.28 of the Long Beach Municipal Code and requires that a permit be obtained from the Director of Public Works for any trimming, planting, or removal of any tree planted along City streets or on other City property. The City also has a Tree Maintenance Policy to provide guidelines to administer its tree ordinance, which requires a 1:1 replacement ratio and payment of a fee that is equivalent to a City-approved 15-gallon tree. The proposed Project would comply with these requirements and would install a full landscape palette of trees, shrubs, and ground cover plants. The Project's landscape design includes non-invasive and climate-adapted plants that meet the City's landscape requirements. A conceptual Landscape Plan is provided as Figure 3.9.

As a result of California's drought conditions, the State Water Board adopted an extended and revised emergency regulation on February 2, 2016 to ensure that urban water conservation continues in 2016. To conserve water, the proposed Project would install a new low-flow irrigation system with CalSense automatic controllers that would be approved by the City's Parks, Recreation, and Marine Department. The new irrigation system for shrub areas would consist of a drip irrigation system that would provide 90 percent efficiency. Additional water conservation measures include rain sensors, in conjunction with the automatic irrigation system, the installation of mulch and/or soil amendments to help retain moisture, and low water efficient plants.

### 3.4.8 Proposed Pedestrian Access and Parking

Belmont Plaza is located near the intersection of Ocean Boulevard and Livingston Drive. Access to parking for the Project site is provided from Ocean Boulevard via Termino Avenue and Bennett Avenue. Public transportation in the vicinity of the Project site is provided by Long Beach Transit. Long Beach Transit Route 121 stops near the intersection of Termino Avenue/Ocean Boulevard. The Shoreline Beach Bike Path provides a Class I off-street bike path from the Los Angeles River to 54<sup>th</sup> Place and provides access to the Project site for bicycles. As a part of the proposed Project, the use of motorized vehicles would be prohibited on East Olympic Plaza to create a unique public space and to allow for increased pedestrian safety. Visitors may park in either of two pay lots, the Belmont Pier Parking Lot northwest of the Project site, or the Beach Parking Lot to the southeast. Together, these two lots contain an approximate total of 1,050 public parking spaces. After the temporary outdoor pool is removed, the Beach Parking Lot would be resurfaced and restriped as a part of a separate project.



LSA

FIGURE 3.9



*Belmont Pool Revitalization Project*  
**Conceptual Landscape Plan**

SOURCE: Hastings+Chivetta

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### 3.4.9 Signage

Several categories and sizes of signs would be incorporated into the design of the proposed Project. The monument signs would be used to identify the building and would be located where vehicles approach and enter the site, as well as on the building itself. Monument signs would be located over the main entry on both the north and south sides. Directory signs would include smaller signs located at or near points of entry and pathway intersections, and would direct visitors to the various functional areas of the Project site. Room and place signs would be fixed on the building to identify specific facility functions and direct visitors to their intended destination. A variety of informational and educational signs would also be located throughout the Project site and would provide historical and/or geographical context regarding the pool site.

**Outdoor Lighting.** Existing lighting on the Project site includes two street lights along East Olympic Plaza and 18 lamppost lights dispersed throughout the site to illuminate walkways. Additionally, light poles illuminate the outdoor pools. Seven lamppost lights adjacent to the former Belmont Pool facility were removed as a part of the emergency demolition of that structure. All of the existing lighting sources within the Project site would be removed and replaced with LED lights, as described below.

Outdoor lighting for the proposed Project would include bollards for directional and safety lighting, as well as pole mounted fixtures for general ambient light. In addition, outdoor illumination would include focused lighting (for stairs, entries, and ramps), accent lighting (for key landscape features), and signage lighting (for direction and building identity). Lighting for outdoor aquatic activities would be provided in compliance with building and competitive swimming standards. The locations of the proposed exterior lights would comply with the City's safety standards and would be shielded, recessed, or directed downward to taper off toward the property lines and prevent glare, spillover onto adjacent properties, and lighting of the night sky.

### 3.4.10 Utilities and Public Services

All facility and systems performance criteria for utilities will be addressed through the schematic, design development, and construction documents phases of design.

**Water Service.** The Long Beach Water Department provides water service to the entire City, including the Project site, through a system of underground pipelines. Water service to the proposed Project site would include connecting a 6-inch line to the existing water main under East Olympic Plaza. No new off-site water mains would be required to serve the proposed Project.

**Sewer Service.** The Los Angeles County Sanitation District serves the Project site's needs for wastewater disposal. The Project site currently connects with an 8-inch sewer main located under East Olympic Plaza. The proposed Project would utilize the existing connections to the sewer main, and would upgrade or relocate existing lines as required.

**Electrical, Natural Gas, and Telephone Service.** Gas, and telephone services are provided by the Long Beach Gas and Oil Department, and AT&T, respectively. Connections for these utilities would be located along East Olympic Plaza. No new off-site main lines would be required to serve the proposed Project.

Electricity service is provided by Southern California Edison (SCE). The electrical connection for the facility is served from an underground transmission line along East Olympic Plaza. New service conduits, transformer, and appurtenances will be connected to the transmission main along the west side of the facility and at the southeast corner of the Belmont Pier parking lot. No new off-site main lines or substations would be required to serve the proposed Project.

**Solid Waste/Recycling.** Within Long Beach and at the Project site, solid waste collection services are provided by the City's Environmental Services Bureau.

**Drainage.** The existing storm drain system consists of an 18-inch reinforced concrete pipe (RCP) in Olympic Plaza Drive that transitions to a 24-inch RCP in Bennett Drive flowing northeast. The majority of the Project site sheet flows into Olympic Plaza Drive or one of the adjacent parking lots to the west or east. The proposed Project would remove the existing on-site drainage network, redesign the drainage layout and replace necessary lines and connections to meet current National Pollution Discharge Elimination Systems (NPDES) and the City's Municipal Separate Storm Sewer Systems (MS4) requirements. As discussed in Hydrology and Water Quality, Section 4.8, the proposed Project would incorporate several Low Impact Development (LID) Best Management Practices (BMPs) in accordance with the City's *LID/BMP Design Manual*. The goal of using Site LID/BMP features is to calculate the necessary number of features to reduce or eliminate storm water pollution due to post-construction site activities. The proposed treatment BMPs are anticipated to include biofiltration swales (bioswales), filtration strip, an underground detention basin, and a drywell. Bioswales are vegetated channels that convey storm water and remove pollutants by filtration through the grass, sedimentation, adsorption to soil particles, and infiltration through the soil. Filtration strips are channels that convey storm water and remove pollutants by sedimentation and adsorption to soil particles, and infiltration through the soil. Detention basins are designed to reduce sediment and particulate loading in storm water runoff. Water is temporarily detained in the basin to allow sediment and particulates to settle out before the runoff is discharged to receiving waters. A drywell is an underground structure designed specifically for infiltration of stormwater.

### 3.4.11 Conservation and Sustainability Features

The proposed Project intends to be built to meet Leadership in Energy and Environmental Design (LEED) Gold certification standards. Several proposed design features would be implemented to assist in reaching the LEED certification through reducing water and energy consumption. Examples of some of the proposed aquatic conservation features include the following:

- **Aquatic Specific Variable Frequency Drives on Pumps.** The aquatic specific pumps would be in constant communication with the filtration system and chemical controller to provide the optimum electrical frequency to the pump, constantly maintaining the pump at its premium efficiency and reducing energy consumption by as much as 30 percent.

- **Filtration.** A single tank utilizing a Regenerative Media Filter System (RMF) would accommodate the same filter area as five or six traditional high-rate sand filters, creating a significant reduction in required mechanical room space. A typical RMF system may reduce a pool's water consumption by up to 97 percent.
- **High Efficiency Direct Fire Heating.** Improvements in burner design for the integrated heat exchanger have produced results that achieve 95 to 97 percent heater efficiency over conventional burner designs.
- **Underwater Pool Lights.** Utilizing light-emitting diode pool lighting would save energy costs and extend the life of a light bulb by up to 10 times.
- **Water Conservation Measures:** Examples of water conservation measures include the installation of efficient plumbing fixtures and irrigation methods combined with drought-tolerant landscaping that would reduce the water usage compared to traditional equipment and techniques.
- **Pool Blankets.** Using pool blankets reduces water evaporation, chemical use, and energy use. Pool blankets may reduce operating costs from water, heat, and chemical losses by as much as 50 percent and may result in an annual water savings of up to 809,000 gallons.

### 3.5 CONSTRUCTION ACTIVITIES

Construction activities of the proposed Project would include the grading and excavation of the site; removal of the existing two outdoor pools; potential groundwater dewatering; delivery of materials and personnel; construction of the building area; and installation of landscaping on the Project site. Construction of the proposed Project is anticipated to commence at the earliest in 2017 and be completed within approximately 18 months. The actual start date for construction is dependent on the identification of Tidelands funding, which is dependent on the price of oil, or other sources of yet to be identified funding.

Construction of the proposed Project would require a net export of approximately 1,500 cubic yards (cy) of material. Grading and building activities would involve the use of standard earthmoving equipment such as loaders, bulldozers, cranes, and other related equipment. All heavy-duty equipment and other construction equipment would be staged to the east of the Project site in the Beach Parking Lot, as shown in Figure 3.5, for the duration of the construction activities to prevent disruption to the surrounding land uses.

### 3.6 PROJECT GOALS AND OBJECTIVES

The primary goal of the proposed Project is to replace the former Belmont Pool facility with a state-of-the-art aquatic facility to continue to serve as a recreational and competitive venue for the community, City, region, and State. In addition, the design scope requires that facility be designed to LEED Gold equivalent. The specific objectives of the Project are to:

- Redevelop the City-owned site of the former Belmont Pool with similar aquatic recreational purposes, consistent with the original ballot measure;
- Replace the former Belmont Pool with a more modern facility that better meets the needs of the local community, region, and State's recreational and competitive swimmers, divers, aquatic

sports participants, and additional pool users due to the tremendous demand for these services in the local community, region, and State;

- Minimize the time period that the community is without a permanent recreation and competitive pool facility;
- Provide a facility that supports recreation, training, and all competitive events for up to 4,250 spectators (1,250 permanent interior seats, up to 3,000 temporary exterior seats);
- Increase programmable water space for recreational swimming to minimize scheduling conflicts with team practices and events;
- Provide a signature design in a new pool complex that is distinctive, yet appropriate for its seaside location;
- Accommodate swimming, diving, and water polo national/international events by reflecting current competitive standards, in accordance with FINA regulations;
- Operate a pool facility that would generate revenue to help offset the ongoing operations and maintenance costs;
- Implement the land use goals of Planned Development PD-2;
- Provide a facility that maximizes sustainability and energy efficiency through the use of selected high performance materials;
- Minimize view disruptions compared to the former Belmont Pool facility;
- Maximize views to the ocean from inside the facility;
- Locate the pool in an area that serves the existing users;
- Design the passive open space with drought tolerant and/or native landscaping and include areas suitable for general community use; and
- Maintain or increase the amount of open space compared to the former Belmont Pool facility.

### **3.7 DISCRETIONARY PERMITS, APPROVALS, OR ACTIONS REQUIRED**

In accordance with Sections 15050 and 15367 of the *State California Environmental Quality Act (CEQA) Guidelines*, the City is the designated Lead Agency for the proposed Project and has principal authority and jurisdiction for CEQA actions. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a proposed project.

Project implementation would require Certification of the EIR, a Site Plan Review, a Conditional Use Permit (Food and Beverage Concession), a Standards Variance (Height), and a Coastal Development Permit. See Table 3.B for a list of discretionary and permit approvals required for Project implementation.

**Table 3.B: Discretionary Permits and Approvals**

<b>Approval</b>	<b>Approval Body/Agency</b>
Certification of the Environmental Impact Report (EIR)	City of Long Beach Planning Commission
Site Plan Review Approval	City of Long Beach Planning Commission
Conditional Use Permit (Food and Beverage Concession) Approval	City of Long Beach Planning Commission
Standards Variance (Height) Approval	City of Long Beach Planning Commission
Issue Coastal Development Permit (CDP)	City of Long Beach Planning Commission and California Coastal Commission
401 Permit – Water Quality Certification National Pollutant Discharge Elimination System (NPDES) Permit	Regional Water Quality Control Board

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