

4.9 LAND USE

This section describes the existing land uses on the proposed Belmont Pool Revitalization Project (proposed Project) site and in its vicinity and evaluates the compatibility of the proposed Project with surrounding land uses and relevant policy and planning documents. The consistency analysis in this section was prepared in compliance with the *State California Environmental Quality Act (CEQA) Guidelines* Section 15125(d). Information presented in this section is based on information provided in the City of Long Beach (City) General Plan; Zoning Code (Title 21); the City Parks, Recreation, and Marine Strategic Plan; and the Local Coastal Program.

Scoping Process

The City distributed the first Notice of Preparation (NOP) for the Draft Environmental Impact Report (EIR) from April 18 to May 17, 2014. Three comment letters were received in response to this NOP. However, due to changes in the proposed Project, the City re-issued and recirculated a revised NOP for the Draft EIR between April 9 and May 8, 2014. The City received five comment letters in response to the reissued NOP during the public review period (refer to Appendix A for copies of these comment letters, as well as the NOP and Initial Study [IS] prepared for the proposed Project). No comment letters raised issues regarding land use and planning.

4.9.1 Methodology

The impact analysis of this Land Use section considers the physical effects of the proposed Project related to land use compatibility (e.g., air quality, aesthetics, noise, and circulation) and considers whether or not there are any potential inconsistencies of the proposed Project with regard to planning documents from the City and other agencies with applicable plans or policies. Regulations and policies from the City's General Plan and Local Coastal Program are also discussed in applicable topical sections of the Draft EIR, where policies related to physical effects are addressed. Table 4.9.A lists relevant local programs, plans, and policies addressed in this Draft EIR and references where further discussion of each plan can be found in Chapter 4.0 of this Draft EIR.

Land use impacts are assessed based on physical effects related to land use compatibility and consistency with adopted plans and regulations. Specifically, this section of the Draft EIR addresses the potential environmental impacts related to the following:

- **Land Use**
 - On-site land uses
 - Adjacent land uses
- **Plans and Regulations**
 - California Coastal Act of 1976 (Coastal Act)
 - City of Long Beach Local Coastal Program (LCP)
 - City of Long Beach General Plan

Table 4.9.A: Consistency with California Coastal Act Policies

California Coastal Act Policies	Discussion/Analysis of the Proposed Project
<p>Section 30210: In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs, and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.</p>	<p>Consistent. The proposed Project provides for enhanced public safety needs through the reconstruction of the Belmont Pool facilities. The proposed Project includes installation of ADA-compliant facilities, including ramp access, thereby increasing public access and improving public safety. Belmont Pool has been located in the coastal zone for approximately 45 years and there is community support to continue and maintain the uses at this location. The pool complex has previously and would continue to remain open to the public. Classes and other programs offered at the facility would continue to serve various populations including children, youth, and seniors. Therefore, the proposed Project would be consistent with Coastal Act Section 30210.</p>
<p>Section 30211: Development shall not interfere with the public’s right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.</p>	<p>Consistent. The proposed Project would not interfere with the public’s right of access to the sea or beach. The proposed Project would replace and upgrade the previous pool facilities and would provide additional access through the installation of new modern facilities. The proposed Project would maintain the existing coastal access for the public, and the new facilities would serve local and regional visitors and enhance the existing public recreational opportunities. Therefore, the proposed Project would be consistent with Coastal Act Section 30211.</p>
<p>Section 301212.5: Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.</p>	<p>Consistent. Parking for the proposed Project would continue to be provided by the two existing pay lots adjacent to the Project site: (1) the Belmont Veteran’s Memorial Pier Parking Lot (Pier Parking Lot) northwest of the pool facility; and (2) the Beach Parking Lot (Beach Parking Lot) southeast of the pool. Both lots contain an approximate total of 1,050 public parking spaces. No additional parking is proposed. Facilities associated with the proposed Project are not located in close proximity to similar recreational facilities and the proposed Project would replace a previous use that has not induced substantial overcrowding or overuse. As discussed in Section 4.13, Transportation and Traffic, of this Draft EIR, unless special events are held at both the indoor and outdoor pools simultaneously, the total number of spectators for the proposed Project is expected to be similar to the baseline conditions of the existing pool facility. Additionally, any event with more than 450 spectators would be considered a large special event that would require an Event Traffic Management Plan (Mitigation Measure 4.13.1). This plan may include active traffic management and/or off-site parking and shuttles. Therefore, the proposed Project would be consistent with Coastal Act Section 301212.5.</p>

Table 4.9.A: Consistency with California Coastal Act Policies

California Coastal Act Policies	Discussion/Analysis of the Proposed Project
<p>Section 30213: Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.</p> <p>The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.</p>	<p>Consistent. Coastal recreation uses in the vicinity would remain available to the public, for example, sightseeing on the pier, bicycle access at the proposed Project site, and other passive beach activities. The proposed Project facility would be accessible to the public for a nominal fee and as stated above, classes and other programs offered at the facility would serve various populations including children, youth, and seniors. Various swim meets and competitions will be hosted at the facility and such events would be accessible for the public to attend at a nominal charge anticipated to range from \$3 to \$15 depending on the event. These operational characteristics are consistent with the operational characteristics of the former Belmont Pool facility. No substantial changes related to public recreation are anticipated after Project completion. Therefore, the proposed Project would be consistent with Coastal Act Section 30213.</p>
<p>Section 30220: Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.</p>	<p>Consistent. A recreational pool is not coastal-dependent, however the Belmont Pool facilities have been located in the Coastal Zone for approximately 45 years, and there is community support to continue such uses at this location. The pool complex has and would continue to remain open to the public, and classes and other programs would serve various populations including children, youth, and seniors. In addition, the location of the pool facilities at the beach encourages public access and use of coastal resources. Therefore, the proposed Project would be consistent with Coastal Act Section 30220.</p>
<p>Section 30221: Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.</p>	<p>Consistent. See response to Coastal Act Section 30220. The Belmont Pool facilities would provide long-term recreational uses for persons within the City and the region. As demand for Olympic-standard aquatic facilities in the City remains high, conversion of the proposed Project site to other uses is not under consideration or very likely and the continuation of a pool facility ensures the continuation of recreational uses on oceanfront lands. The proposed Project would, therefore, be consistent with Coastal Act Section 30221, by protecting such recreational facilities for the long term.</p>
<p>Section 30231: The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of wastewater discharges and entrainment, controlling</p>	<p>Consistent. The pool complex has and would continue to remain open to the public; classes and other programs would continue to serve various populations including children, youth, and seniors. Harbor and coastal waters will be protected through implementation of the water quality management program, including implementation of BMPs both during construction and operation. BMPs as outlined in Section 4.8, Hydrology and Water Quality, of this Draft EIR, are designed to ensure that water quality is not adversely impacted and that biological productivity of coastal waters is</p>

Table 4.9.A: Consistency with California Coastal Act Policies

California Coastal Act Policies	Discussion/Analysis of the Proposed Project
<p>runoff, preventing depletion of groundwater supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.</p>	<p>maintained. During construction, BMPs would prevent soil and sediment, construction debris, and chemicals from entering surface water flows. During operation, BMPs would keep pesticides and trash from surface water flows.</p> <p>Although groundwater dewatering would be required during construction, groundwater dewatering activities would be temporary, and the volume of groundwater removed would not be substantial. During operation, the impervious surface area would decrease by 0.5 ac, which would increase infiltration. As a result, the proposed Project would not interfere with groundwater recharge such that there would be a net depletion in groundwater supplies.</p> <p>Surface water flow would not be substantially altered by the proposed Project since the replacement of the former pool facility would result in a decrease in impervious surface area and stormwater runoff from the site compared to existing conditions. The proposed Project would increase the amount of pervious land cover by 0.5 ac as described in Section 4.8, Hydrology and Water Quality. Therefore, the proposed Project would be consistent with Coastal Act Section 30231 by minimizing adverse effects on coastal waters.</p>
<p>Section 30232: Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.</p>	<p>Consistent. Accidental spillage of hazardous substances during construction is controlled through implementation of appropriate NPDES or other regulatory measures to ensure against any impacts resulting from accidental spills.</p> <p>During operational activities, spillage of solvents and fuels on site can occur as part of typical pool maintenance activities. However, the uses on site are not changing, and the chemicals needed for pool and building maintenance are not changing. Prevention and clean up would comply with all applicable health and safety regulations. In addition, implementation of operational BMPs regarding the transportation and disposal of such wastes would ensure effective containment of accidental spills. Therefore, the proposed Project would be consistent with Coastal Act Section 30232.</p>
<p>Section 30233: The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects.</p>	<p>Consistent. The proposed Project does not include dredging or diking of open coastal waters, wetlands, estuaries, or lakes. Therefore, the proposed Project would be consistent with Coastal Act Section 30233.</p>

Table 4.9.A: Consistency with California Coastal Act Policies

California Coastal Act Policies	Discussion/Analysis of the Proposed Project
<p>Section 30235: Revetments, breakwaters, groins, harbor channels, sea wall, cliff retaining walls, and other construction that alters natural shoreline processes shall be permitted when required to serve coastal dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline and sand supply.</p>	<p>Consistent. The proposed Project does not include any revetments, breakwaters, groins, walls, or other construction that would alter natural shoreline processes. Therefore, the proposed Project would be consistent with Coastal Act Section 30235.</p>
<p>Section 30240: Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas and shall be compatible with the continuance of those habitat and recreation areas.</p>	<p>Consistent. Consistent with Section 4.3, Biological Resources, there are no environmentally sensitive habitat areas on or adjacent to the Project site. The Project site is currently fully developed with active (pool) and passive (park) recreation uses. There are no native landscaping, waters, or wetland habitat present on or adjacent to the Project site. Therefore, the proposed Project would be consistent with Coastal Act Section 30240.</p>
<p>Section 30244: Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.</p>	<p>Consistent. No archaeological resources as identified on the California State Historic Resources Inventory would be impacted by Project implementation and the proposed Project site is not considered to be sensitive for archeological resources. Furthermore, there are no known paleontological resources on the Project site. However, as discussed further in Section 4.4, Cultural and Paleontological Resources, of this Draft EIR, the proposed Project would have a less than significant impact on paleontological resources with the implementation of mitigation requiring paleontological monitoring for any excavation occurring in depths equal to or greater than 23 ft. Therefore, the proposed Project would be consistent with Coastal Act Section 30244.</p>
<p>Section 30251: The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coast areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas and where feasible to restore and enhance visual quality in visually degraded areas. New</p>	<p>Consistent. As discussed in Section 4.1, Aesthetics, of this EIR, the proposed Project improvements ensure protection of on-site and off-site public views along the ocean and coastal area. The proposed facilities have been designed to modernize the previous Belmont Pool facilities while continuing to promote visits to both the coastal beach and the public pool facility, as both are resources of public importance. The proposed facilities have been designed to reflect the character of the coast. The main pool structure is characterized by a translucent cover for the indoor, competition pool that would maximize views of the ocean and coastal area. The structure will be an elliptical-</p>

Table 4.9.A: Consistency with California Coastal Act Policies

California Coastal Act Policies	Discussion/Analysis of the Proposed Project
<p>development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.</p>	<p>shaped dome similar to a drop of water. The glass curtain wall surrounding the outdoor pool would serve to partially maintain views of areas surrounding the Project site and would allow for increased light intrusion. Views of the ocean would be improved as compared to the previous pool facilities because the new pool has been designed to be narrower and would slope in height (refer to Figure 4.1.4, Pre- and Post-Project Building Orientation). While the maximum height for the proposed Project is 11 ft higher than the previous Belmont Pool building, the sloping shape of the proposed Project would reduce the bulk and massing of the new facility in comparison to the former facility which was characterized by a consistent roof line that maintained the maximum height throughout the entire length of the building. Further, the proposed Project would enhance the visual quality of the Project site by constructing a new building and introduce an enhanced architecture with upgraded landscaping. No existing landforms would be altered by Project implementation. Preservation of the scenic coastal character is consistent with the objectives of the California Coastline Preservation and Recreation Plan. Therefore, the proposed Project would be consistent with Coastal Act Section 30251.</p>
<p>Section 30253: New development shall: (1) minimize risks to life and property in areas of high geologic, flood, and fire hazard; (2) assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area, or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs; (3) be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development; (4) minimize energy consumption and vehicle miles traveled; and (5) where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational users.</p>	<p>Consistent. The proposed Project would replace a former structure that was deemed seismically unsafe. The proposed Project would also provide for implementation of proposed improvements in a manner that would minimize risks to life and property through the implementation of site-specific recommendations and specifications prepared by professional engineers and others. A geotechnical evaluation was prepared for the proposed Project, which, together with compliance with the seismic requirements of the UBC and the recommended engineering design measures, would ensure stability, structural integrity, and protection of the site and surrounding area. Additional detail regarding geologic hazards is provided in Section 4.5, Geology and Soils, of this Draft EIR. A Phase I Hazardous Materials Assessment (Phase I HMA) was also prepared for the proposed Project, with potential hazards and hazardous material impacts at the Project site and in the surrounding area that may result from implementation of the proposed Project. Compliance with the mitigation measures outlined in Section 4.7 of this Draft EIR would reduce any potential hazards as a result of hazardous material release or fires.</p> <p>The proposed Project would incorporate a number of energy-efficient measures, including variable frequency drive pool pumps, day lighting, and LED pool lighting. In addition, the proposed Project would be built to meet the Leadership in Energy and</p>

Table 4.9.A: Consistency with California Coastal Act Policies

California Coastal Act Policies	Discussion/Analysis of the Proposed Project
	<p>Environmental Design (LEED) Gold certification standards.</p> <p>As discussed in Section 4.1, Aesthetics, the proposed Project would retain existing coastal access, and enhance the former recreational uses of the Project site, thereby enhancing visitor-serving recreation opportunities.</p> <p>The proposed Project would be implemented as consistent with federal, State, and local rules and regulations addressing public health and safety, including requirements from the SCAQMD. The proposed Project would revitalize an existing popular destination point for local recreational users and provide an updated facility for regional swim competitions. Based on the above reasons, the proposed Project would be consistent with Coastal Act Section 30253.</p>
<p>Section 30255: Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal dependent developments shall not be sited in a wetland. When appropriate, coastal related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.</p>	<p>Consistent. The proposed Project enhances a previous recreational- and visitor-serving use on the coast. The proposed Project is not sited on a wetland, and no coastal-dependent developments would be impacted by the proposed Project. Therefore, the proposed Project would be consistent with Coastal Act Section 30255.</p>

ac = acre(s)

ADA = Americans with Disabilities Act (of 1990)

BMPs = best management practices

City = City of Long Beach

Coastal Act = California Coastal Act

EIR = Environmental Impact Report

ft = foot/feet

LED = light-emitting diode

NPDES = National Pollutant Discharge Elimination System

SCAQMD = South Coast Air Quality Management District

UBC = Uniform Building Code

- City of Long Beach Zoning Code, Title 21
- City of Long Beach Parks, Recreation, and Marine Strategic Plan
- Southern California Association of Governments (SCAG) Regional Comprehensive Plan (RCP) and Regional Transportation Plan (RTP)
- **Proposed Projects (Cumulative Analysis)**
 - Pending Development Applications

The consistency analysis presented in this section was prepared in compliance with *State CEQA Guidelines* Section 15125(d). The purpose of the required analysis is to identify potential inconsistencies between the proposed Project and applicable general plans and regional plans. Neither CEQA nor the *State CEQA Guidelines* set forth standards for determining when a project is inconsistent with an applicable plan, and the final determination that a project is consistent or inconsistent with an applicable plan should be made by the lead agency when it acts on a project. Using the methodology described below, the analysis in this Draft EIR presents the findings of policy review and is intended to provide a guide to the decision-makers for policy interpretation.

A project's inconsistency with a policy is only considered significant if such inconsistency would cause significant physical environmental impacts (per *State CEQA Guidelines* Section 15382). This Draft EIR section determines whether any project inconsistencies with public land use policies and documents would be significant and whether mitigation is feasible. Under this approach, a policy conflict is not in and of itself considered to be a significant environmental impact. An inconsistency between a proposed project and an applicable plan is a legal determination that may or may not indicate the likelihood of environmental impact. In some cases, an inconsistency may be evidence that an underlying physical impact is significant and adverse. For example, if the proposed project affected agricultural land, one standard for determining whether the impacts were significant would be to determine whether the project violated a plan or policy protecting agricultural land. The environmental impact, however, would be the physical conversion of agricultural land to nonagricultural uses. Conversely, plan consistency may indicate that a potential environmental impact is less than significant.¹

4.9.2 Existing Environmental Setting

The approximately 5.61 acres (ac) Project site is located in Belmont Shore in the southeastern portion of the City. The Project site is bounded by the Pacific Ocean to the south; the City's Beach Maintenance Yard, a large parking lot that provides parking for visitors to the beach, the former Belmont Pool, beach volleyball, Rosie's Dog Beach, and a boat launch to the southeast; East Olympic Plaza to the north; and the Belmont Veterans Memorial Pier parking lot to the northwest (see Figure 3.1). An existing passive park is located north of the former pool building and south of Olympic Plaza.² The Project site is accessible from Ocean Boulevard.

¹ The methodology presented in this section is based on the methodology recommended in Kostka and Zischke's *Practice Under the California Environmental Quality Act*. Continuing Education of the Bar: Oakland, California, 2013.

² This passive park was part of the 1968 Belmont Pool project and does not have a separate name.

The former pool complex located on the Project site consisted of an enclosed swimming pool, two outdoor pools (swimming and wading), a passive park on the north side of the pool building, locker rooms at the east end of the structure, and an existing restaurant at the west end of the structure. The former pool building had 45,595 square feet (sf) of space and was approximately 60 feet (ft) in height. The three pools provided a total of 18,410 sf of water surface area. Due to its proximity to the Pacific Ocean, the former buildings on the Project site featured glass panel walls and sliding doors which could be opened to convert the indoor pool area to an open-air facility, if desired (see Figure 3.2). The former indoor pool was closed to the public on January 13, 2013, as a result of substandard seismic and structural conditions, and was demolished in February 2015 because of an imminent threat to public safety. The demolition of the structure was conducted under a separate emergency permit; therefore, this EIR does not include analysis of the demolition of the Belmont Pool structure.

As illustrated by Figure 3.3, General Plan Land Use Designations (refer to Chapter 3.0, Project Description), the area south of the Project site is designated as open space/park uses, with residential land use designations for areas west, north, and east of the Project site. Consistent with these General Plan land use designations, existing land uses surrounding the Project site include beach uses and the Pacific Ocean south of the Project site and residential uses west, north, and east of the Project site. Specifically, land uses around the Project site include the Belmont Shore neighborhood to the northeast, the Belmont Veterans Memorial Pier, Belmont Beach, and parking to the northwest, and the Pacific Ocean, beaches, and parking lots to the west and east. In addition, 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, a dog wash, and Chuck's Coffee Shop.

4.9.3 Regulatory Setting

Federal Policies and Regulations. There are no federal land use policies or regulations that are applicable to the Project site with respect to land use regulation.

State Regulations.

California Coastal Act/Local Coastal Program/Coastal Development Permit. The Coastal Act was created to: (1) protect, maintain, and, where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and man-made resources; (2) ensure orderly, balanced utilization and conservation of Coastal Zone resources that take into account social and economic needs; (3) maximize public access to and along the coast and public recreational opportunities in the Coastal Zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners; (4) ensure priority for coastal-dependent development over other development on the coast; and (5) encourage State and local cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses in the Coastal Zone. The Coastal Act requires all cities located within the Coastal Zone to adopt a Local Coastal Program (LCP). The LCP is used by cities to regulate local land uses and development in a manner that is consistent with the goals of the Coastal Act. Specifically, LCPs identify the location, type, densities, and other land use policies for future development within the Coastal Zone of a jurisdiction.

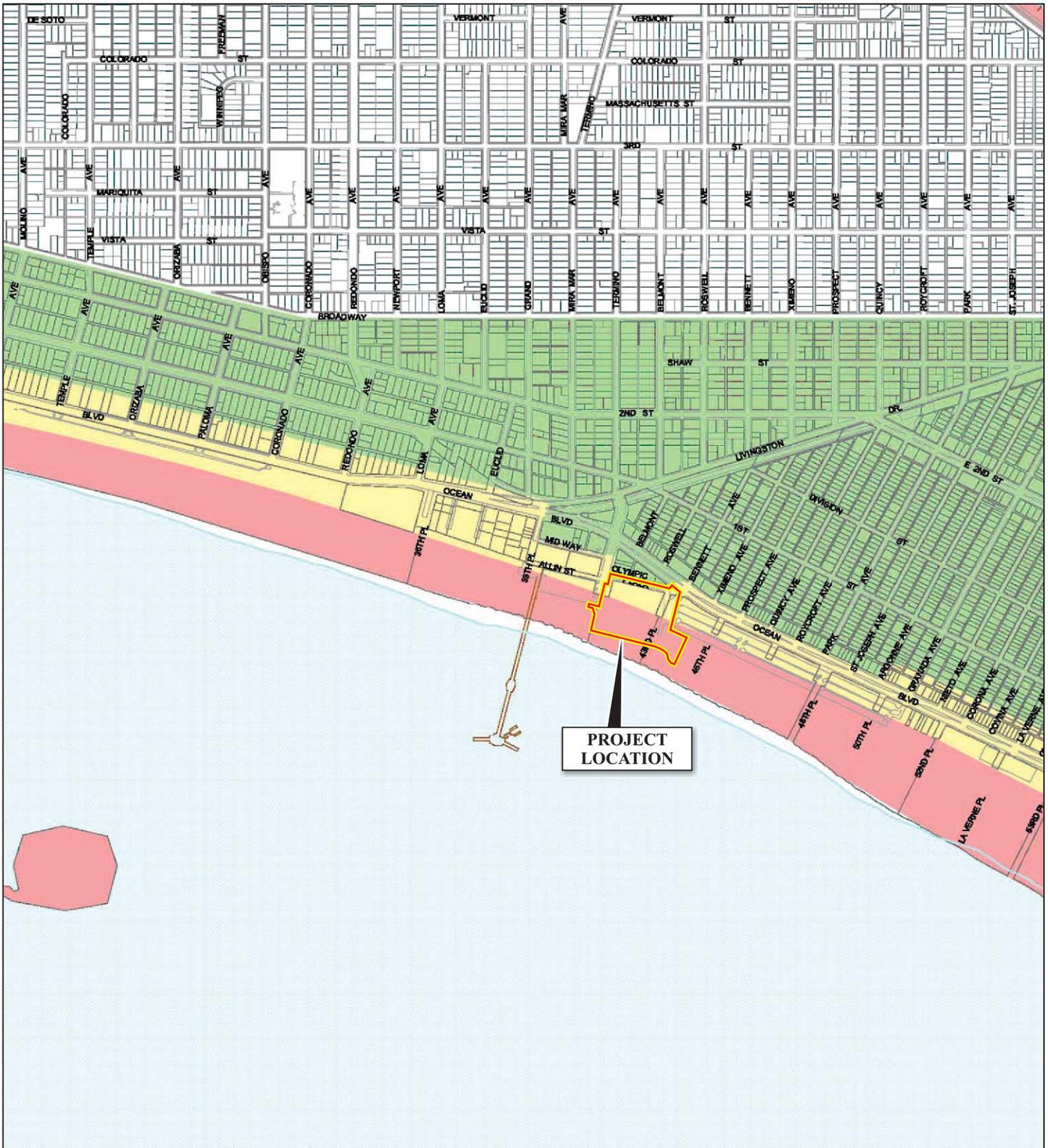
The Project site is located entirely within the Coastal Zone (refer to Figure 4.9.1, Coastal Zone) and is under the land use planning and regulatory jurisdiction of both the City and the California Coastal Commission (Coastal Commission). An LCP that governed land uses within the City was adopted by the City Council on February 12, 1980, and certified by the Coastal Commission on July 22, 1980. After the Coastal Commission has certified an LCP, the primary responsibility for issuing Coastal Development Permits (CDPs) is transferred from the Coastal Commission to the local government for all nonshore/nonwater projects in the Coastal Zone. However, the Coastal Commission retains permanent coastal permit authority over development proposed on tidelands, submerged lands, and public trust lands. Projects proposed within the Coastal Zone are required to obtain a CDP prior to commencement. A portion of the site is within the City's jurisdiction to issue a CDP, while the tidelands and shoreline areas of the site are under the CDP jurisdiction of the Coastal Commission.

Local and Regional Policies and Regulations. The Project site is covered by several planning documents and programs that have varying degrees of regulation over use of the site. The adopted planning documents regulating land use within and around the Project site are the City of Long Beach General Plan, the City of Long Beach Zoning Code, and the City of Long Beach Parks, Recreation, and Marine Strategic Plan.

In addition, the Southern California Association of Governments (SCAG) has adopted the RCP, the RTP, and the Compass Blueprint, which serve as regional planning policy documents applicable to the proposed Project.

Southern California Association of Governments Regional Comprehensive Plan. Regional planning is conducted for a six-county metropolitan region comprising the Counties of Orange, Los Angeles, Ventura, Riverside, San Bernardino, and Imperial. SCAG is the federally recognized Metropolitan Planning Organization (MPO) for these six counties. Long Beach is part of the Gateway Cities subregion within the SCAG region. The Gateway Cities subregion is governed by the Gateway Cities Council of Governments (Gateway COG). The SCAG's RCP is a regional policy document that responds to Southern California's housing, traffic, water, air quality, and other regional challenges. The plan is a collaborative effort to address the region's challenges and set a path forward. The RCP ties together SCAG's role in transportation, land use, and air quality planning and further promotes environmental policies. Second, it recommends key roles and responsibilities for the public and private sectors and requests that reasonable policies be implemented.

The RCP's objective is to balance resource conservation, economic vitality, and quality of life. The plan lays out a long-term planning framework that responds to growth and infrastructure challenges in a comprehensive way. Local governments are asked to consider the plan's recommendations in General Plan updates, municipal code amendments, design guidelines, incentive programs, and other actions.



LSA



LEGEND

	City Permit Jurisdiction
	Appealable Area
	State Permit Jurisdiction

FIGURE 4.9.1

Belmont Pool Revitalization Project
Coastal Zone

SOURCE: City of Long Beach Department of Planning
I:\CLB1302\G\2016\Coastal Zone.cdr (3/2/16)

This page intentionally left blank

City of Long Beach General Plan. The General Plan for the City of Long Beach presents a vision for the City's future and a strategy to make that vision a reality. The Long Beach General Plan is a document adopted by the City Council that serves the following purposes:

- Provides a vision and framework for the City's long-range physical and economic development and resource conservation that reflects the aspirations of the community
- Provides strategies and specific implementing actions that will allow this vision to be accomplished
- Establishes a basis for judging whether specific development proposals and public projects are in harmony with Plan policies and standards
- Allows City departments, other public agencies, and private developers to design projects that will enhance the character of the community, preserve and enhance critical environmental and historical resources, and minimize hazards
- Provides the basis for establishing and setting priorities for detailed plans and implementing programs such as the Zoning Code, Capital Improvement Plans, facilities plans, and specific plans

The City's General Plan consists of a series of State-mandated and optional elements to direct the City's physical, social, and economic growth. The Long Beach General Plan is organized into 11 elements: Land Use, Transportation, Housing, Conservation, Noise, Open Space and Recreation, Public Safety, Scenic Routes, Seismic Safety, Historic Preservation, and Air Quality. The City has also adopted an LCP as part of its General Plan. Each of the 11 General Plan Elements are briefly described below.

Land Use Element. The Land Use Element of the City's General Plan was adopted in 1989 and revised most recently in 1997. The Land Use Element presents goals and policies pertaining to how existing development is going to be maintained and enhanced and how new development will occur. As the City is almost fully developed, the Land Use Element focuses on how population and employment growth can be strategically inserted to preserve the City's distinguishing and valued qualities. However, there are limited areas of the City that are not achieving their full potential, and the element establishes strategies for their enhancement and revitalization. Land Use Element goals and policies directly affect the establishment and maintenance of the neighborhoods, districts, corridors, and open spaces that distinguish and contribute to the City's livability, vitality, and image. A key ingredient to successful implementation of this vision is the management of land uses and the appropriate mix of land uses. To this end, a Land Use Map was adopted and included in the Land Use Element to guide future development decisions.

The northern portion of the Project site is designated as Mixed-Use Land Use District (LUD) No. 7. Mixed-Use LUD No. 7 is intended to provide employment centers (including retail, office, and medical facilities), high-density residential, visitor-serving facilities, personal and professional services, and recreational facilities at large, vital activity centers in the City. The southern portion of the Project site is located within LUD No. 11, Open Space and Parks,

which is intended to preserve open space areas and provide additional recreational opportunities for residents of and visitors to the City.

It should be noted that the City is currently in the process of updating its General Plan Land Use Element. Under the new Land Use Element, the proposed project would be in an area designated as the “Waterfront PlaceType.” This PlaceType would allow for the redevelopment of the Belmont Pier and Pool Complex along with other water-dependent ancillary uses.

Mobility Element. The Mobility Element, which was adopted in 2013, addresses the movement of people and goods via automobiles, transit, bicycles, and other modes. It addresses key issues such as trip reduction; parking, bicycle, and pedestrian access; traffic flow; transportation improvements and funding; and traffic safety.

The Project site is located south of Ocean Boulevard, southeast of Livingston Drive, and north of the Pacific Ocean. Ocean Boulevard is designated as a Congestion “Hot Spot” in the City’s Mobility Element.

2013–2021 Housing Element. The City’s 2013–2021 Housing Element (Housing Element) was adopted for the current planning cycle in January 2014 and was certified by the California Department of Housing and Community Development in April 2014. The City’s Housing Element reflects the State’s housing unit construction goals as allocated by SCAG in the Regional Housing Needs Assessment for the years between 2014 and 2021. The Housing Element analyzes current housing needs, estimates future housing needs, considers potential sites for additional housing, and establishes goals, policies, and programs in response to both current and future housing needs.

There are no residential units on the Project site, and no residential units are proposed as part of the Project.

Conservation Element. The Conservation Element was adopted in 1973. The primary objective of the Conservation Element is to provide direction regarding the conservation, development, and utilization of natural resources. It identifies the City’s natural resources and provides goals and policies for their preservation, development, and wise use. This element addresses harbors, water supply (as a resource) and water quality (including river, bay, and ocean water quality, and potable drinking water), terrestrial and marine biological resources, mineral resources, visual resources, soils and beaches, and open space. Goals and policies from the Conservation Element are addressed throughout this Draft EIR.

Noise Element. The Noise Element, which was adopted in 1975, identifies noise-sensitive land uses and noise sources, and defines areas of noise impacts. Goals and policies within the Noise Element provide a framework to ensure that City residents will be protected from excessive noise intrusion.

The primary existing noise sources in the vicinity of the Project site are transportation uses, primarily traffic on Ocean Boulevard.

Although the typical outdoor pool operations would not include substantial noise generation, the proposed Project would generate noise from limited special events occurring at the outdoor pool, from sources which include, but are not limited to, spectators, whistles from officiating water polo games, starting horns, and the use of a public address system. Noise levels generated from the indoor pool from sources including spectators and the public address sound system would be contained within the building.

Open Space and Recreation Element. The Open Space and Recreation Element, which was adopted in 2002, addresses the provision of parklands and recreation programs for the City's residents. Specific recreational issues and policies contained in the Open Space and Recreation Element include parks and recreation facilities, recreation programs, shared facilities, coastal recreation and support facilities, marine recreation, and public access.

As previously stated, the Project site was previously developed with recreational uses, including the Belmont Pool buildings and a passive park north of the pool buildings.

Seismic Safety Element. The Seismic Safety Element, which was adopted in 1988, provides goals and policies to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from seismic hazards.

According to geotechnical reports prepared for the proposed Project (Appendix E), the Project site is not located within an Alquist-Priolo Special Study Zone (geological hazard), and no known faults traverse the Project site. However, the Project site is located within seismically active Southern California. The closest mapped active fault to the Project site is the Newport-Inglewood Fault, which is approximately 1.5 miles from the Project site. Refer to Section 4.5, Geology and Soils, of this Draft EIR for further discussion related to potential impacts related to seismic hazards.

Public Safety Element. The Public Safety Element, which was adopted in 1975, provides goals and policies to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from natural and human-induced hazards. The Public Safety Element specifically addresses urban fire hazards, coastal hazards, geologic hazards, crime prevention, utility-related hazards, hazardous materials, flood hazards, and disaster planning.

According to the geotechnical reports prepared for the proposed Project, the Project site is located in a liquefaction hazards zone, and mitigation is provided in Section 4.5, Geology and Soils, to address this potential hazard. Because the proposed Project would not include housing or other habitable structures, it was determined that the proposed Project would not result in significant impacts related to the placement of housing within a flood zone. Refer to

Section 4.5, Geology and Soils, and Section 4.7, Hazards and Hazardous Materials, for additional discussion of potential hazards associated with Project implementation.

Scenic Routes Element. The Scenic Routes Element, which was adopted in 1975, addresses selective and protective criteria and standards for the designation of scenic corridors within the City. The Scenic Routes Element also contains specific urban design criteria and standards that support the regulation of structures, signage, utility lines, landscaping, view corridors, street furniture, and other visual elements within scenic corridors.

As previously stated, visitors to the Project site enjoy views of the Pacific Ocean. The following are City-designated Local Scenic Routes near the Project site as established by the General Plan Scenic Routes Element: (1) Ocean Boulevard between the Los Angeles River and Livingston Drive (borders the northern portion of the Project site); (2) Livingston Drive between Ocean Boulevard and 2nd Street (approximately 650 ft northeast and north of the Project site); and (3) 2nd Street between Livingston Drive and Pacific Coast Highway (approximately 0.40 mile north of the Project site).

Historic Preservation Element. The Historic Preservation Element, which was adopted in 2010, addresses the protection and sustainability of the City's historic resources. Goals and policies presented within the Historic Preservation Element are intended to recognize, maintain, and protect the community's unique historical, cultural, and archeological sites and structures.

As described further in Section 4.4, Cultural and Paleontological Resources, of this Draft EIR, there are no known prehistoric archaeological sites within the Project site nor did the former Belmont Pool facilities meet either the California Register of Historical Resources or the City's Historic Landmark criteria. Therefore, these facilities are not considered historical resources pursuant to CEQA.

Air Quality Element. The Air Quality Element, which was adopted in 1996, bridges the Land Use and Transportation Elements of the City's General Plan to better recognize the relationship between land use patterns, transportation planning, and air quality, and identifies a broad range of actions that could contribute to cleaner air in the City and surrounding region. The Air Quality Element identifies a series of policies, programs, and strategies that encourage fewer vehicle trips, increased opportunities for alternative transportation modes and fuels, and land use patterns that can be efficiently served by a diversified transportation system.

City of Long Beach Zoning Code. Zoning is the division of a City into districts and the application of development regulations specific to each district. The City of Long Beach Zoning Code, Title 21 of the Municipal Code, includes regulations concerning where and under what conditions a business may operate in the City. It also establishes zone-specific height limits, setback requirements, parking ratios, and other development standards.

It is the intent of the City to have consistency between the General Plan Land Use Element and the Zoning Ordinance in order to ensure that long-term goals and objectives are implemented through land use regulations and other tools. The zoning ordinance and zoning designations of the land are primary tools implementing the City's General Plan. Planned development districts in the City were established to allow flexible development plans to be prepared for areas of the City that may benefit from the formal recognition of unique or special land uses and the definition of special design policies and standards not otherwise possible under conventional zoning district regulations.

Figure 3.4, Zoning Designations in the Project Vicinity (refer to Chapter 3.0, Project Description) illustrates the existing zoning designations for the Project site and surrounding areas. The Project site is zoned Park (P) and Belmont Pier Planned Development District (PD-2). The intent of the park district is to preserve publically owned natural and open space areas for active and passive public use. The intent of the PD-2 designation is to provide a set of land use regulations specific to the Belmont Pool and Pier, due to its unique land use. As established by the City's Zoning Code, the maximum allowable height of building structures within the Park zoning district is 30 ft. Therefore, the proposed Project requires a variance to allow for the proposed 71 ft high Belmont Pool structure. However, it should be noted that the former Belmont Pool facilities also exceeded the Zoning Code requirement with a maximum height of 60 ft. Additionally, because the proposed Project would be a domed structure, the maximum height would only be reached at one point, and several portions of the structure would be lower in height than the former Belmont Pool facility.

Although the City Zoning Code establishes parking requirements for development projects in the City, there are no specific parking requirements for facilities included as part of the Project.

The proposed Project requires site plan review and approval as part of overall project approvals. The site plan review process helps guide the design of new projects to ensure compatibility between new development and existing neighborhoods in terms of scale, style, and construction materials. The Planning Commission has site plan review approval authority over the Project and may impose reasonable Conditions of Approval including, but not limited to, requirements for revised site layout, changes in building materials, colors, textures, additional screening and/or landscaping, and street improvements or other dedications.

For some uses, a Conditional Use Permit (CUP) is required to operate in a specific zone allowing an applicant to engage in specified activities or conduct a business under special conditions designed to protect the neighborhood and the community. Each CUP application is individually reviewed to determine whether the proposed use can operate at a given location without harming its neighbors or the surrounding community. The proposed café use is located in the portion of the site zoned Park (P). A CUP is required for any restaurant uses (with or without the sale of alcoholic beverages) in the Park zoning district. Therefore, the independent tenant for the café would be required to obtain a CUP at the time of occupancy.

City of Long Beach Parks, Recreation, and Marine Strategic Plan. The City Department of Parks, Recreation, and Marine developed a departmental Strategic Plan in April 2003. The

departmental Strategic Plan assessed recreation needs and objectives citywide. The following strategies established in this plan are applicable to the proposed Project:

- **Strategy 2.1:** Focus on improving the level of safety within City parks and recreational facilities.
- **Strategy 2.2:** Focus on improving the condition of Department parks and recreational facilities.
- **Strategy 3.1:** Establish lifetime use opportunities. Recreation programs and facilities will be designed to develop and serve a lifetime user through active, passive, and educational experiences.

4.9.4 Impact Significance Criteria

The thresholds for land use impacts used in this analysis are consistent with Appendix G of the *State CEQA Guidelines*. The proposed Project may be deemed to have a significant impact with respect to land use if it would:

- Threshold 4.9.1:** Physically divide an established community;
- Threshold 4.9.2:** Conflict with any applicable Land Use Plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, Specific Plan, LCP, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or
- Threshold 4.9.3:** Conflict with any applicable Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP).

The Initial Study, included as Appendix A, substantiates that because the existing Project site was previously developed with the former Belmont Pool complex and is surrounded by existing development, and because the proposed Project would redevelop the Project site with new and expanded Belmont Pool facilities, the proposed Project would not result in any impacts related to the division of an established community (Threshold 4.9.1). The IS/NOP also found that the Project site and its surrounding area are not subject to any Habitat Conservation Plan (HCP) or Natural Communities Conservation Plan (NCCP). Therefore, the proposed Project would not conflict with an HCP or NCCP relating to the protection of biological resources (Threshold 4.9.3). Therefore, these thresholds will not be addressed in the following analysis.

In addition, unlike other impacts evaluated in this Draft EIR, land use conflicts and inconsistencies with land use plans, policies, and regulations are inherently a permanent feature of project operations. Therefore, a discussion of the potential for the proposed Project to result in land use impacts during its construction is not applicable.

CEQA Baseline. At the time the NOP was published (April 2014), the Project site contained both the Belmont Pool facilities and the outdoor temporary pool (opened in December 2013 to provide swimming facilities while the permanent facility was under construction). Although the site contained the former Belmont Pool building at the time of the NOP, the facility was subsequently demolished in

February 2015 to alleviate an imminent public safety threat due to the seismically unsafe condition of the building.

The inclusion of the former building in the assessment of land use and planning impacts is appropriate because the site has been dedicated as the Belmont Pool Plaza since 1962 when the use of Tidelands funds for the construction of the “Belmont Plaza Beach Center” (now Belmont Plaza) project was approved by the voters in February 1962 after the Long Beach City Council voted to place the item in the municipal election. Furthermore, the former pool was in use for approximately 45 years and has long been included in applicable land use and planning documents regulating the site. Substantial evidence supports the determination that a baseline condition with the former building is appropriate based on recent historic use and the long-term designation of the site for aquatic recreational purposes.

4.9.5 Project Impacts

Threshold 4.9.2: **Would the project conflict with any applicable Land Use Plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, Specific Plan, LCP, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

Less than Significant Impact. The Project site is under the land use planning and regulatory jurisdiction of the City and the Coastal Commission. The existing Project site is owned and operated by the City, which has the primary authority for development, maintenance, and operation of uses within the pool complex. The City’s Department of Parks, Recreation, and Marine is responsible for the daily operations within the complex. The proposed replacement of the pool facilities is intended to enhance the public’s access and recreational opportunities and is a continuation of existing/previous land uses, consistent with existing land use plans, policies, and regulations. The proposed Project’s consistency with applicable City and Coastal Commission land use plans and policies is discussed in more detail below.

California Coastal Commission/California Coastal Act/Local Coastal Program. The Coastal Act requires all cities located within the Coastal Zone to adopt an LCP. The LCP is used by cities to regulate local land uses and development in a manner that is consistent with the goals of the Coastal Act. The City has an LCP that was certified by the Coastal Commission in 1980 and that governs permitted uses, activities, and development in the Coastal Zone within the City. The proposed Project is consistent with the policies and guidelines contained in the LCP, which states, “Belmont Plaza Pool is a facility which was designed and is utilized for Olympic-class swimming and diving events. It is, therefore, unusually important in the training of U.S. athletes for international events.”

The City-certified LCP includes the Project site and surrounding area, and the City retains jurisdiction over the approval of a CDP for a portion of the site. However, because the Project site includes areas within the tidelands and submerged lands, the Coastal Commission retains jurisdiction over the approval of a CDP for those parts of the project site. The appropriate standard for review is the proposed Project’s consistency with the LCP and the Coastal Act.

The Coastal Act identifies Coastal Resources Planning and Management Policies (Chapter 3, Section 30200 et seq.) that address the following issue areas:

- Public Access
- Recreation
- Marine Environment
- Land Resources
- Development
- Industrial Development

Table 4.9.A outlines the applicable Coastal Act policies and discusses the proposed Project's consistency with each applicable policy. Several policies are not included in Table 4.9.A because they address issues that are not applicable to the proposed Project. Policies not included in the discussion include the following: access and development policies for new development projects; development of marine, private, upland, and agricultural lands; construction altering the natural shoreline; water supply and flood control projects; and policies related to industrial developments.

As indicated above, the policies within Chapter 3 of the Coastal Act are intended to provide protection for suitable oceanfront lands to be used for water-oriented and recreational purposes. The proposed Project is consistent with the intent of these policies. The proposed Project consists of replacement of and improvements to the existing water-oriented, recreational- and visitor-serving facilities. In addition, the proposed Project would further increase public recreational opportunities by providing a modern upgraded facility that is Americans with Disabilities Act (ADA)-compliant and is consistent with the current needs of the aquatics community. As indicated in Table 4.9.A, the proposed Project is consistent with applicable Coastal Act policies, and impacts are, therefore, considered less than significant. No mitigation is required.

SCAG's Regional Policies. As detailed previously, SCAG's Regional Policy documents respond to Southern California's housing, traffic, water, air quality, and other regional challenges. The RCP's objective is to balance resource conservation, economic vitality, and quality of life. The RTP is a Regional Policy document that responds to Southern California's regional traffic challenges. In addition, the SCAG Compass Growth Vision provides policies to direct growth related to mobility, livability, prosperity, and sustainability.

The SCAG RCP includes a package of policies related to growth and development that seeks to coordinate infrastructure with projected population and housing growth. In general, SCAG policies encourage job and housing opportunities to be balanced at the county or subregional level (Regional Statistical Area). SCAG policies also encourage job growth to be concentrated near transit services, transit nodes, existing freeways, high-occupancy vehicle lanes, and toll roads.

SCAG maintains an Intergovernmental Review Criteria List to assist agencies in determining whether a project is considered regionally significant. The Intergovernmental Review Criteria

List includes the following criteria for determination of regionally significant projects: transportation projects (including the expansion of freeways, State highways, principal arterials, or routes that provide primary access to major activity centers), public service or utility projects (e.g., electrical sewage or water treatment facilities or flood control projects), and air quality regulatory plan projects. Based on the criteria contained in the *State CEQA Guidelines* and SCAG's Intergovernmental Review Criteria List described above, the proposed Project is not a project of regional significance. Therefore, the proposed Project would not result in impacts related to regional planning issues, and no mitigation is required.

As stated previously, the RCP aims to reduce emissions and increase mobility through strategic land use changes. However, because the proposed Project is a replacement/expansion of previous recreational facilities and would not alter the previous land uses on the Project site, these RCP strategies are not applicable to the proposed Project. No mitigation is required.

General Plan Land Use Element. The City's General Plan land use designations for the Project site are LUD No. 7, Mixed-Use, and LUD No. 11, Open Space and Parks. The northern portion of the Project site is designated as No. 7 Mixed-Use (see Figure 3.3). Mixed-use accommodates a wide range of uses and is intended to provide for use in large activity centers of the City.

According to the City's General Plan, LUD No. 7 is intended for large, vital activity centers. Combinations of land uses intended in LUD No. 7 include employment centers; visitor-serving uses, high-density residential, personal or professional services, and recreation uses. Permitted uses within LUD No. 11 include employment centers (e.g., retail, offices, and medical facilities), high-density residential uses, visitor-serving facilities, personal and professional services, and recreational uses. LUD No. 11 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." Consistent with the intent of LUD No. 7, the proposed Project includes the replacement and construction of the new Belmont Pool complex, which is a visitor-serving recreational use. The proposed Project also includes an open space/park area (a park use), a café (a retail use) and gathering area, and public restrooms, consistent with permitted land uses as allowed within LUD No. 7. Therefore, the proposed Project would be consistent with both LUD No. 7 and LUD No. 11.

The City's General Plan Land Use Element also contains goals and policies that are applicable to the proposed Project. These applicable goals and policies from the City's General Plan are listed in Table 4.9.B, along with a consistency analysis of the proposed Project with each relevant goal and policy. The purpose of this discussion is to provide a guide to the decision-makers' policy interpretation and should be considered preliminary; a final determination of consistency with plans and policies would be made by City decision-makers. As identified through this consistency analysis, the proposed Project would be consistent with applicable policies in the City's General Plan.

Replacing and improving the pool facilities and related ancillary uses on the Project site would also be consistent with the existing land uses in the area and would not conflict with the recreational objectives of the existing land use designations. Further, the proposed Project would

improve the character of the recreation areas and would further the objective of supporting recreation uses. The proposed Project would result in a modern aquatics facility that is ADA-compliant, which would increase the overall value of the Project site as a recreational resource consistent with the designations within the General Plan Land Use Element.

As previously stated, the City is currently in the process of updating its General Plan Land Use Element. Under the new Land Use Element, the proposed Project would be in an area designated for waterfront uses, which among other things, would allow for redevelopment of the Belmont Pier and Pool Complex. As such, in the event that the proposed Project is approved after the General Plan is updated, the proposed Project would be consistent with the City's General Plan land use designation for the site. Therefore, implementation of the proposed Project would not result in significant land use compatibility issues with the City's General Plan Land Use Element.

General Plan Open Space and Recreation Element. The City's Open Space and Recreation Element defines the Belmont Pool complex as a special-use park because of the numerous recreational amenities and specialized aquatic uses it has provided. The proposed Project would be consistent with the objectives and policies established in the General Plan Open Space and Recreation Element for the Project area because the proposed Project would enhance recreation opportunities and facilities on the Project site (i.e., replacing the facility to meet current seismic standards, improving the facility to meet Leadership in Energy and Environmental Design (LEED) Gold building standards, and upgrading to a modern aquatics facility that is ADA-compliant, meeting the needs and desires of the competitive and recreational aquatics community). Therefore, the proposed Project would be consistent with, and furthers the intent of, the policies within the Open Space and Recreation Element. Therefore, no adverse impacts to open space and recreation amenities would result, and mitigation would not be required.

Table 4.9.B: General Plan Land Use Policy Consistency Analysis

Policies	Consistency Analysis
<p>Land Use. Recent zoning code amendments to restrict building heights to 24/28 feet and to minimize bulk reflect the residents’ strong desire to maintain Belmont Shore as a low scale, low-density neighborhood with many amenities. Maintaining this profile for this neighborhood is recommended.</p> <p>Also important to this neighborhood and the larger community is the continued vitality of the commercial center along 2nd Street. This bustling retail activity creates a very positive image for Long Beach and should be encouraged and supported. Parking problems are currently being addressed by a joint effort of City staff, the Belmont Shore Parking and Business Improvement Area Advisory Commission, and neighborhood-wide community groups. This effort should continue as long as necessary. Additional region-serving uses should not be permitted. Belmont Shore should remain low density overall. This plan recommends a general retention of densities permitted by the Local Coastal Program. Intensification of the existing business mix without adequate consideration for parking, traffic, and the residential quality of life should not be permitted.</p>	<p>Consistent. The proposed Project would replace the former Belmont Pool and provide the City with a new, modern pool complex. The Project proposes the construction and operation of an approximately 125,500 sf replacement pool complex that includes indoor and outdoor pool components and a café. While the proposed aquatic complex would exceed the height requirements established in the Zoning Code, the former Belmont Pool facility was also in excess of the maximum building height. Additionally, because the proposed Project would be a domed structure, the maximum height would only be reached at one point, and several portions of the structure would be lower in height than the former Belmont Pool facility. However, a height variance would be required for the proposed Project.</p> <p>The recreational uses that would occupy the Project building are anticipated to be community and regional-serving in nature. No changes to the existing parking lots are included in the proposed Project. As a result, event traffic was considered in the traffic analysis for the proposed Project. Any event with more than 450 spectators would be considered a large special event that would require an Event Traffic Management Plan. Mitigation Measure 4.12.1 requires the City to prepare and implement an Event Traffic Management Plan that provides traffic and control measures for special events.</p>
<p>Design Controls/Architectural Compatibility. Respecting the low scale of existing homes and minimizing the bulk of new developments is necessary. Architectural conformance is considered important and respecting existing scales is considered mandatory.</p>	<p>Consistent. Although the proposed Project’s building height would be similar to the former Belmont Pool facility, the proposed Project would require a variance to allow for the proposed 71 ft high Belmont Pool structure. However, it should be noted that the former Belmont Pool facilities also exceeded the Zoning Code requirement with a maximum height of 60 ft. Additionally, because the proposed Project would be a domed structure, the maximum height would only be reached at one point and several portions of the structure would be lower in height than the former Belmont Pool facility.</p> <p>As shown on Figures 3.7a and 3.7b, the proposed Project would feature an elliptical-shaped dome, comprised of a web of structural steel, infilled with ethylene tetrafluoroethylene (ETFE) plastic creating a</p>

Table 4.9.B: General Plan Land Use Policy Consistency Analysis

Policies	Consistency Analysis
	continuous shell over the competition pool. The translucent cover would serve as the main arena and would house the indoor pools and bleachers. The dome shape of the proposed Project would reduce the bulk and massing of the new facility and introduce an enhanced architecture to the Project site.
<p>Neighborhood Services, Facilities, and Amenities. Belmont Shore is well served by various types of educational, commercial/retail, and recreational facilities. Alamitos Bay, the Pacific Ocean, and Marine Stadium provide ample opportunities for water sports. The City-owned green space located along Livingston Drive provides passive recreational uses. Rogers Junior High and Lowell Elementary Schools provide educational opportunities to residents. The commercial center located along 2nd Street is a popular shopping and entertainment strip serving residents and tourists alike.</p>	<p>Consistent. As described above, the proposed Project’s recreational facilities would provide increased visibility to the City’s existing water sports recreational facilities. The improved aquatic facilities would attract both local residents and visitors to the local commercial establishments in the vicinity of the Project site.</p>

City = City of Long Beach
 ft = foot/feet
 sf = square feet

City of Long Beach Zoning Code. The Project site encompasses areas zoned Park and PD-2. Figure 3.4 illustrates the zoning designations for the Project site and surrounding areas. The PD zoning designation was established to allow flexible development plans for areas of the City that represent unique or special land uses, such as the Belmont Pool complex.

The proposed Project would replace a previous use with a similar use. The active recreational uses in the proposed Project are consistent with the existing zoning designations. The proposed Project would improve the character of the recreation areas and would further the objective of supporting coastal recreation uses. Although the existing zoning of the Project site is consistent with the recreational uses on the site and in the surrounding area, as established by the City's Zoning Code, the maximum allowable height of building structures within the Park zoning district is 30 ft. Therefore, the proposed Project would require the approval of a variance to allow for the proposed maximum height of 71 ft. In addition, the proposed Project would provide ADA-compliant facilities, which would increase access to the Project site for recreation. Therefore, following approval of the requested height variance, no impacts related to zoning consistency would occur with implementation of the proposed Project, and no mitigation would be required.

City of Long Beach Parks, Recreation, and Marine Strategic Plan. The City Department of Parks, Recreation, and Marine developed a Strategic Plan in February 2003. The departmental Strategic Plan assessed recreation needs and objectives citywide and identified strategies to provide recreation opportunities and improve water quality and City beach areas. Specific strategies that are applicable to the proposed Project are listed in Subsection 4.9.1, Existing Environmental Setting. The proposed Project would be consistent with and further the intent of these strategies. Specifically, the proposed Project would:

- Improve and modernize the former pool complex condition, infrastructure, and amenities through the replacement of deteriorated facilities with new facilities that accommodate both competitive and recreational swimmers, divers, and other aquatic users. (Strategy 2.2)

Therefore, the proposed Project would not conflict with the City Department of Parks, Recreation, and Marine Strategic Plan, and impacts related to this topic would be less than significant, and no mitigation would be required.

4.9.6 Cumulative Impacts

As defined in Section 15130 of the *State CEQA Guidelines*, cumulative impacts are the incremental effects of an individual project when viewed in connection with the effects of current and probable future projects within the cumulative impact area for land use. Construction of the proposed Project, when considered in conjunction with several other existing and planned developments in proximity to the Project, would contribute to recreational facilities within the City. The cumulative study area for consideration of potential land use impacts includes the City of Long Beach.

It should be noted that the proposed Project site is currently designated as LUD No. 7 and LUD No. 11 by the City's General Plan Land Use Element and General Plan Land Use Map. These land use designations allow for parks and open space and the development of a mix of commercial, recreation,

and retail uses. As such, development of the proposed Project would be consistent with the existing General Plan land use designations. The land use patterns around the Project site have been long-established with recreational, open space, and small areas of retail (food and concession areas) development. The proposed Project involves replacement of a former pool facility and would be compatible with development in the immediate area surrounding the Project site. Therefore, the construction of the new Belmont Pool facilities would not result in a potential inconsistency with the City General Plan or other land planning documents, nor would the proposed Project result in significant land use compatibility issues.

Land use compatibility is a combination of other impacts, including potential aesthetic, air quality, noise, and traffic impacts. Potential cumulative impacts associated with traffic generation and related air quality and noise impacts are addressed in those topical sections of this Draft EIR. None of these related environmental topics were found to have significant cumulative effects. Therefore, implementation of the proposed Project would not result in, or contribute to, a cumulatively significant land use impact, and no mitigation is required.

4.9.7 Level of Significance Prior to Mitigation

The proposed Project would not conflict with applicable planning documents following City-approval of the proposed height variance and CUP for food and beverage sales.

Activities associated with implementation of the proposed Project would not substantially conflict with adjacent land uses. The Project is intended to provide recreational opportunities in an area where adequate supporting uses and public services and facilities exist. Therefore, the proposed Project would not conflict with adjacent land uses, and no mitigation is required.

4.9.8 Mitigation Measures

No mitigation is required.

4.9.9 Level of Significance after Mitigation

All potential Land Use impacts would be less than significant. No mitigation is required.