

ATTACHMENT A

STUDY SESSION MEETING TRANSCRIPT (MAY 5, 2016)

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3 MEETING OF THE PLANNING COMMISSION
4 FOR THE CITY OF LONG BEACH
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8 TRANSCRIPT OF DISCUSSION
9 STUDY SESSION REGARDING THE
10 BELMONT BEACH and AQUATIC CENTER
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15
16 MAY 5, 2016
17 5:00 P.M.
18
19 COUNCIL CHAMBERS
20 333 W. OCEAN BOULEVARD
21 LONG BEACH, CALIFORNIA
22
23
24 MARY E. PIERCE, CSR 6143
25 JOB NO.: 16-058

Page 2

1
2 COMMISSION MEMBERS:
3 MARK CHRISTOFFELS, Chairman
4 DONITA VAN HORIK, Vice Chairwoman
5 RON CRUZ, Commissioner
6 ALAN FOX, Commissioner
7 ANDY PEREZ, Commissioner
8 JANE TEMPLIN, Commissioner
9 ERICK VERDUZCO-VEGA, Commissioner
10 CITY REPRESENTATIVES:
11 AMY BODEK, Director of Development Services
12 LINDA TATUM, Planning Manager
13 MICHAEL J. MAIS, Assistant City Attorney
14 TOM MODICA, Assistant City Manager
15 LORI JARMACZ, Parks, Recreation & Marine
16
17 CONSULTANTS:
18 ASHLEY DAVIS, LSA Associates, Inc.
19
20 MEMBERS OF THE PUBLIC WHO ADDRESSED THE COMMISSIONERS:
21
22 LAURA SILMER
23 ANN CHRISTENSEN
24 LUCY JOHNSON
25

Page 3

1 THURSDAY, MAY 5, 2016; LONG BEACH, CALIFORNIA;
2 5:09 P.M.
3
4 CHAIRMAN CHRISTOFFELS: With that I guess we'll
5 open up the study session. Staff report?
6 MS. TATUM: Our Deputy City Manager will start off
7 the presentation for the Belmont Pool study session.
8 MS. BODEK: Or Assistant City Manager.
9 MS. TATUM: Sorry. Didn't mean to give you a
10 promotion there.
11 MS. BODEK: Tom, thank you for being here.
12 Tom has been the lead person for this
13 project over the last couple of years, and the format
14 for this evening is this is a study session, so we're
15 not asking you to take any action tonight.
16 We are in a formal release of the EIR right
17 now. It is going to be circulating for an odd number of
18 days, 63 days. We are doing several study sessions.
19 This is the first study session within the EIR time
20 frame.
21 We previously had a community meeting three
22 plus weeks ago or so in the Third District where we
23 reviewed the design but did not review the EIR with the
24 community because the EIR had not yet been released.
25 After Mr. Modica provides his presentation

Page 4

1 we'll turn it over to staff, and they will review the
2 EIR for you and for members of the public.
3 So with that I'm going to turn it over to
4 Mr. Modica.
5 CHAIRMAN CHRISTOFFELS: Before you do, I think if
6 we can clarify that. So comments tonight, especially
7 related to the EIR, are technically not on the record
8 regarding that document; is that true?
9 MS. BODEK: We actually do have a court
10 stenographer here, as well, so I'm going to refer to
11 either Mike or our environmental consultant as to
12 whether or not oral comments are considered comments for
13 CEQA.
14 MR. MAIS: Part of the administrative record.
15 MS. BODEK: And do they get responses?
16 MR. MAIS: No.
17 MS. BODEK: So any comments tonight are part of
18 the administrative record, but we are not required to
19 provide responses to those comments. We are only
20 required to provide responses to comments for written
21 comments that we may be provided.
22 CHAIRMAN CHRISTOFFELS: Thank you for clarifying
23 that.
24 MR. MODICA: Good evening, Mr. Chair, members of
25 the City -- I almost said "City Council." It's a habit.

Page 5

1 Members of the Planning Commission.
2 So it's an honor to be here today to really
3 walk through the Belmont Pool, the Belmont Beach and
4 Aquatic Center to really give you an update on the
5 design and what we're proposing and then really go
6 through the EIR document.
7 As Amy said, we started this and launched
8 the design out into the community and started the
9 official EIR process in early April. April 9th was the
10 community meeting and released the EIR shortly
11 thereafter.
12 So I'll walk you through a little bit of
13 the history. You should have a PowerPoint in front of
14 you that talks about where this project came from and
15 then walks through the design before we turn it over to
16 LSA.
17 And so January 10th, 2013, was really the
18 beginning of the Belmont Pool process for us. We had
19 seismic issues that very suddenly came to light, and we
20 had to do an emergency closure of the pool. So within
21 24 hours' notice once we had the information that we had
22 seismic issues at the pool, we needed to close that pool
23 immediately.
24 Obviously, that left a dearth in our
25 community. We are an aquatics community. We have a

Page 6

1 tremendous history of aquatics, so we needed to very
2 quickly both come up with a temporary solution and a
3 long term solution.
4 And so within a month, the Council had
5 green-lit a plan to both start on a design for a new
6 pool, which is what we're here talking about today, but
7 also a temporary pool.
8 Within ten months we were able to get a
9 temporary pool through the coastal development process,
10 through all the approval bodies that needed to see it
11 and have it opened December 19th, 2013, which we're very
12 proud of.
13 Shortly thereafter, March 4th, Council
14 approved a contract and the design team that's been on
15 the pool to get them started. In July through September
16 2014 was some pretty intense discussions with the
17 community about what this new pool should look like,
18 what are the major features, what are the different
19 assets that we should have in the pool.
20 We convened a State-ordered advisory
21 committee to really go through some draft
22 recommendations and work with the community and also
23 went out and had over 200 people show up at community
24 meeting to be involved in this project, in this process.
25 On October 21st, the Council approved the

Page 7

1 baseline programmatic requirements, really setting into
2 stone what is the pool going to house in terms of the
3 programmatic requirements.
4 This is essentially what the Council
5 adopted in October 2014. So we essentially have I
6 believe it's a total of six pools. On your left here we
7 have -- let me see if this works.
8 It's hard to see, but on the left here,
9 this is the natatorium. So we would have a 50 meter by
10 25 yard wide pool inside the natatorium. It has a
11 movable floor so that we can accommodate different
12 depths so that it can be -- in the aquatic world, a deep
13 pool is considered a competition pool, a fast water
14 pool, but in the recreational world we need the ability
15 for people to stop and stand up and participate in
16 swimming activities, as well.
17 This is designed to be a pool that is for
18 everybody, for residents primarily, but also the ability
19 to support competitive uses.
20 We have a diving tower which has all of the
21 diving amenities up to a ten meter platform. We have the
22 ability to have seating -- and we'll see that on the
23 next page -- of up to 1,250 people on the indoors.
24 We have a teaching pool down here, so that
25 would be a warm water therapy or teaching pool. We have

Page 8

1 a whirlpool. We have an outdoor recreational pool.
2 This would really be designed primarily for children,
3 but also for other recreational uses.
4 And then we have an Olympic size 50 meter
5 by 25 meter deep water pool on the outside. Also have a
6 restaurant that was contemplated or a beach cafe and
7 then, of course, locker rooms and all the support
8 services inside.
9 On the second floor there would be 1,250
10 seats, and this really would have the ability to
11 accommodate nearly every competitive level event. There
12 are just a handful that require 1500 seats, and then
13 there are the Olympic size that require 25,000 seats
14 that aren't really built or housed in pool complexes
15 anymore. You really bring a pool into an arena in order
16 to do the Olympic Trials.
17 So continuing with the history, we received
18 approval to demo the existing facility in August 2014
19 and then also started that process of really going out
20 and talking to the community.
21 We held a number of community meetings
22 where people asked for updates, we were talking to
23 stakeholders, and also did a big community meeting May
24 2015 to really get the architects to talk about kind of
25 design strategy.

Page 9

1 We also did a design survey, which I'll
2 talk about in a second, and spent the last year really
3 taking all that information and the architect coming up
4 with the concept design development and then Draft EIR
5 that you're seeing today.
6 Our design survey, we had 506 people fill
7 out a design survey. It's not a scientific survey, but
8 it really was a good way to measure the general
9 sentiment and issues of importance. We have all those
10 results online for anyone who wants to see it.
11 Some of the main things that we really
12 heard was on the features over here, it talked about
13 natural colors and exposed structures, round edges,
14 simple shapes and soaring trusses and a variety of
15 shapes, and in materials, you know, what would really
16 fit into this site and into the neighborhood, glass and
17 exposed steel, concrete, polymer panels, wood and
18 concrete block.
19 So we have a couple project goals that the
20 Council has established. One is to create a facility
21 unlike any other municipal aquatic facility on the West
22 Coast. However, it should be a facility that is in
23 harmony with the neighborhood.
24 The site is a very unique site. It's down
25 on the beach. It's near residential uses, near

Page 10

1 commercial uses. So it is a very iconic and interesting
2 site.
3 We also want to make sure we're employing
4 an iconic and sustainable design, something that is
5 widely recognizable, something that really is unique.
6 We need to meet the needs of our local residents. This
7 needs to primarily be something not just for the
8 neighborhood but for all of City of Long Beach and also
9 of the region for residential and recreational use. But
10 we also want to support competitive events as needed and
11 as desired.
12 And then, of course, this is in the coastal
13 zone. We have to be very cognizant that the Coastal
14 Commission has a huge role here in approving this
15 facility, so we need to support the Coastal Act.
16 So we gave the architect a very difficult
17 challenge, one that he and the whole team readily
18 embraced. We said you need to incorporate all those
19 project goals, and you need to incorporate community
20 input, and you need to meet our programmatic outline,
21 and you need to use appropriate materials for the site,
22 and you have to adhere to Coastal Commission
23 requirements, and you have to mitigate environmental
24 impacts, and, of course, minding all that, you also have
25 to create a beautiful facility. So that's quite a

Page 11

1 challenge.
2 The architect has done a presentation in
3 the community about some of the things that inspired
4 him. You know, he's looking at the types of populations
5 and the number of youth and others that enjoy the area
6 and facility, looking at things like spheres and how do
7 you get a spherical shape that really could help, be the
8 most efficient shape, looking at different materials,
9 looking at sailing and honoring the aquatics community
10 and trying to put all that into the beach site and
11 something that the neighborhood would be able to
12 embrace.
13 This is the proposed design. So this is
14 what we've revealed to the community on May 9th -- I'm
15 sorry -- April 9th. So what you see here is you see the
16 facility over here on -- it's on the west of the site.
17 We're looking at it looking south from above Olympic
18 Plaza.
19 Here's the outdoor pool. You've got the
20 recreational pool here. You've got what we call the
21 Bubble, which is made out of material, a polymer
22 material called ETFE. Over here on the left is the
23 beach cafe, and it's got an arc here that kind of
24 represents and completes the dome shape that comes
25 across the site that way.

Page 12

1 You then have the beach to the south.
2 Olympic Way here on the north of the site is an open
3 pedestrian area where it's currently a street.
4 Here's another look at the site plan from
5 up above. You can see that there's a great lawn down
6 here. We've got landscaping all around and a sloped
7 lawn coming up this direction here. We've got our beach
8 cafe over here. We're got restrooms, publicly available
9 restrooms.
10 You are surrounded here, it is on a
11 seven-foot plinth, but then there's also a glass wall, a
12 glass-type wall that will go around that will be
13 approximately 12 feet high in order to help mitigate
14 sound issues. And then you've got the facility, the
15 natatorium that is covered on the left-hand side.
16 We've got detailed copies of this that
17 really show the interior schematics. These are the
18 various pools. They're all in the same locations that
19 we show in the programmatic design with your 50 meter by
20 25 yard pool here.
21 There's actually a space that the building
22 design allows over here to allow -- it's a sloped deck
23 that actually allows a little bit extra space around the
24 pool. It's currently, I believe, 20 feet on either
25 side, which is standard regulations for competition, and

Page 13

1 then you have the separated diving well here.
2 Getting into the first level mezzanine, so
3 you'll see the next level up. And this is then the
4 second level, and then further up is the second level
5 mezzanine.
6 These are the elevations, so looking at it
7 from the east, this right here is the cabana. It is a
8 structure made out of polymer, as well, that provides a
9 little bit of shade on the outside of the facility in
10 the outside deck.
11 And then on the west elevation you can see
12 here this is an outdoor viewing deck that is accessible
13 from outside of the facility. You can imagine walking
14 around this facility, wanting to be part of the
15 experience without being in water. You could walk in,
16 view from the inside and then exit back on out to the
17 beach as you come out over here.
18 The material there is woodlike and is
19 really designed to kind of complete the aquatics theme
20 for the area that's really important.
21 South elevation, this is looking at it from
22 the south and then again from the north, and this white
23 here is the building entrance and representative of a
24 sail kind of laid on its side. It helps define the
25 entrance.

Page 14

1 This is looking south from Olympic Plaza.
2 This is standing just inside of the pool on the inside
3 of the fence looking to the -- from the southeast.
4 This is a representation of what it could
5 look like on the inside, as you see this material has
6 the ability to be very clear. It can also be designed
7 so that it's opaque. We know we're going to have some
8 issues, especially over the diving area, where you don't
9 want to have as much natural sunlight coming in. It can
10 confuse divers. But you have a lot of flexibility to
11 have different transparencies of this material.
12 This would be looking west from the indoor
13 pool spectator seating. Here again is a view looking
14 from the ten meter diving platform out onto the
15 beautiful coastal views.
16 We're going to have a very active
17 pedestrian beach path that goes right in front. The
18 current path would be basically right next to the
19 facility, so this is what you would see from the beach.
20 Again, you can see that you can access the facility
21 here, come up, walk around the facility and then come
22 back down again.
23 This is the view from the Belmont parking
24 lot. The first level mezzanine -- we have a lot of
25 programming where we have kids and others, youth groups

Page 15

1 and youth sports, that use this facility hundreds at a
2 time. This is a programmable deck that you can have
3 kids' classes and other things out there, resting area
4 while they do their activities.
5 This is the view from the patio or the east
6 side of the natatorium looking in and then the view from
7 the ocean at night.
8 So talking about elevations, this is a
9 schematic that we have in the EIR to show this is the
10 old facility on the bottom here before, and then we also
11 have it superimposed.
12 So you can see that there is a height
13 difference. The new building, because of the diving
14 well -- actually, it's a ten meter diving platform. In
15 order to fit that into the dome, you do have to have
16 some elevation, and it is slightly larger and higher
17 than the current building.
18 But you can also see the way that the
19 buildings's been oriented, it's more narrow. It
20 actually doesn't have -- looks like the pointer went
21 dead.
22 But you can see that it's not nearly as
23 wide as the former building, plus it's also a
24 transparent material where the other was concrete.
25 This gives you a sense of the pre and post

Page 16

1 view sheds. The view is incredibly important in a
2 coastal area. So standing right in front of the
3 building, you can see what the view was before. And
4 actually, we've been able to maximize views even though
5 it is a larger facility just because of the way that the
6 architect has oriented it to the site.
7 We get asked questions what does it look
8 like from the neighborhood. So this is a simulated
9 view from Prospect Avenue. Same thing from South
10 Termino Avenue and Midway Street. And then this would
11 be the front of the entrance as you come in on Bennett.
12 This would be the area directly in front of the
13 facility.
14 So in terms of the design features, we're
15 very cognizant that this is in a neighborhood, that we
16 do have neighbors around the facility. They are --
17 currently we do hear discussions about noise, so that's
18 all covered in the EIR. But, obviously, when activities
19 are here in the building, they're going to be -- the
20 noise will be contained.
21 But we are looking at mitigation measures,
22 such as creating a 12-foot-high transparent sound wall
23 to the north and east sides of the pool. We do have the
24 ability to bring in temporary bleachers, but we are not
25 programming any bleachers as part of the normal

Page 17

1 programming.

2 And we could bring in 3,000 seats for

3 bleachers that would be brought in for a special event

4 and then taken out again. And if we were to do that, we

5 would make sure that any outdoor speakers would be aimed

6 down at the pool so that you're not impacting the

7 residents.

8 One of the things that was incredibly

9 important was the open space comparison is we wanted to

10 make sure we had as much, if not more, open space under

11 the new design as we do under the current design or

12 under the old building -- excuse me -- and we were able

13 to meet that challenge and actually exceed it.

14 So what this shows here is that we used to

15 have existing open space of 118,000 square feet. We now

16 have proposed open space at 127,000 square feet. And

17 the green space under the old building was 45,000 square

18 feet, and now it's 55,000 square feet.

19 We get often asked about funding, about

20 where is this kind of in the funding pipeline. The City

21 has approved \$103.1 million project budget in October.

22 Obviously, that was predicated on whether oil was

23 staying at a hundred dollars a barrel. It is currently

24 around 40.

25 And so our funding has been delayed due to

Page 18

1 that drop in oil prices. We currently have enough

2 budgeted to complete the entitlement process and

3 finalize construction documents. We are developing a

4 strategy to address that revenue shortfall, and we

5 realize that the construction cost escalation will

6 affect the total cost, but those costs really aren't

7 going to be certain until this body takes action, the

8 City Council takes action, the Coastal Commission takes

9 action and we go out to bid and determine what those

10 costs are.

11 And so I'll leave you with one last view of

12 what the proposed facility is, and with that I'll turn

13 it over to LSA to go through the EIR. And thank you

14 very much for your time.

15 MS. DAVIS: Good evening. My name is Ashley

16 Davis. I'm with LSA, and we prepared the Environmental

17 Impact Report on behalf of the City consistent with the

18 California Environmental Quality Act, or CEQA.

19 Tonight I am going to go through the CEQA

20 process and the findings of the EIR.

21 This slide shows you the steps in the CEQA

22 process, the first step being a preparation of an

23 initial study and then a Notice of Preparation.

24 The purpose of the NOP is to advise trustee

25 and responsibility to the City, as well as interested

Page 19

1 parties, that an EIR is being prepared and to get their

2 advice on what topics they would like addressed in the

3 EIR.

4 As you can see, the first NOP was published

5 from April 18th to May 17th, 2013. Subsequent to that

6 there were enough design changes that we felt we needed

7 to revise the NOP, and that was republished April 9th to

8 May 8th, 2014.

9 During that time and after it, the

10 technical studies and Draft EIR were prepared. As I

11 mentioned earlier, we are now in the public review

12 period. It is a 65-day review period. CEQA requires 45

13 days, but the City has extended this due to the interest

14 in the project.

15 The review period runs April 13th through

16 June 16th, 2016. When that period ends, we will respond

17 to all comments in writing and compile a final EIR which

18 will be sent forward for certification along with

19 project approval.

20 This slide simply shows the process in a

21 box diagram to show you where we are now. We're at that

22 65-day public review period. The boxes along the

23 bottom, all four, indicate the points in time in which

24 the public can be involved and comment on the project or

25 the Draft EIR.

Page 20

1 The Draft EIR analyzed the 13 topics listed

2 here, and of importance I should make a note that all

3 impacts can be mitigated to a less than significant

4 level, and the City will not be required to adopt a

5 statement of overriding considerations.

6 The four topics listed here did not exceed

7 their thresholds of significance and did not require any

8 mitigation. I'll go through those briefly.

9 Air quality. The construction emissions

10 only requires standard conditions to prevent fugitive

11 dust, things such as watering unpaved areas and making

12 sure that mufflers were updated and maintained.

13 Operational emissions did not exceed the

14 South Coast Air Quality Management District threshold,

15 and no mitigation was required.

16 Greenhouse gas and global climate change.

17 Construction emissions for greenhouse gas are actually

18 amortized over 30 years to assess their impact on global

19 climate change. In other words, construction emissions

20 are added to operational emissions and evaluated at that

21 level.

22 The project produces an estimated 1600

23 metric tons of carbon dioxide equivalent above the

24 existing condition. Please note this does not include

25 any credits for the Leadership in Energy and

Page 21

1 Environmental Design, the LEED features that would
2 reduce energy usage and would reduce emissions. Even
3 added to the existing site emissions, the project would
4 not exceed the carbon dioxide equivalent of 3,000 metric
5 tons per year.

6 Land use. The former Belmont facility was
7 opened after the 1968 Olympic Trials for public use.
8 Since then it's been included in the land use and the
9 planning documents that regulate the site. The project
10 is consistent with the General Plan and the local
11 coastal program and with the height variance will be
12 consistent with the zoning.

13 Recreation. There were no adverse impacts.
14 The design, as Tom was mentioning, is based on the
15 programming needs of the community and, therefore, the
16 construction of the project is considered a positive
17 impact.

18 The nine topics in red are those in which
19 mitigation was required. The numbers in parentheses are
20 the numbers of mitigation measures for each topic. All
21 potential impacts, again, can be mitigated to a less
22 than significant level. I'm going to go through each of
23 these separately.

24 Aesthetics. The project would alter the
25 views on the project site, but the new design has

Page 22

1 comparable mass scale and height to the former facility.
2 The building design, as you saw earlier, is curved
3 versus a square building and provides for increased
4 coastal views. It was also aligned to increase these
5 views.

6 Regarding light, the structure would be
7 illuminated from inside and produces a glow rather than
8 a direct light. We should also note that it will be
9 closed at 10:00 p.m.

10 Construction fencing could serve as a
11 potential target for graffiti and trash. Therefore, one
12 mitigation measure requiring maintenance of the
13 construction barriers was proposed.

14 Biological resources. No sensitive natural
15 community or special status plant species were
16 identified on the site. Implementation and construction
17 will require removal of some trees and may interfere
18 with bird species. Therefore, there are two mitigation
19 measures proposed, one to avoid impacting nesting birds
20 and a second to obtain a tree removal permit.

21 Cultural resources. There are no known
22 resources on this site. However, activities below 23
23 feet deep do require an on-call paleontologist to be
24 retained by the City to determine if resources could be
25 likely in those soils.

Page 23

1 Geology and soils. There are no geological
2 hazards on the site, and the project is feasible.
3 However, we propose one mitigation measure which is
4 required to ensure conformance with the recommendations
5 in the geotechnical study.

6 Hazardous materials. The site does not
7 include any hazardous materials, list of hazardous
8 materials. There is no unusual use of hazardous
9 materials proposed. Any potentially hazardous
10 materials, such as chlorine and pool cleaners, would be
11 handled in compliance with all applicable regulations.

12 Two mitigation measures are proposed. The
13 first is a contingency plan for unknown hazardous
14 materials that could be encountered during construction,
15 and a second requires pre-demolition surveys for
16 asbestos containing materials and lead.

17 Hydrology and water quality. There is
18 potential for soil erosion during construction and a
19 need for dewatering. Therefore, two mitigation
20 measures, the first, compliance with the general
21 construction permit, and the second is to obtain a
22 ground water discharge permit.

23 The project, as noted in Tom's
24 presentation, decreases the impervious areas and there
25 will be less runoff. However, we still proposed a

Page 24

1 measure that requires preparation of a standard urban
2 storm water mitigation plan to mitigate potential
3 pollutants and runoff. The on-site drainage patterns
4 would change. And the fourth mitigation measure regards
5 a hydrology report to ensure the flows would not exceed
6 the storm drain facilities.

7 It should be noted the eastern half of the
8 project site is located within flood zone A, which is a
9 special flood zone hazard area, and mitigation measure,
10 the fifth one in the section, would require preparation
11 of a flood plain report to reduce impacts of the flood
12 plain and structures.

13 Noise. Heavy construction equipment could
14 cause noise impacts. Therefore, two mitigation measures
15 are proposed. The first requires standard conditions
16 for construction equipment such as staging it away from
17 sensitive receptors and maintaining properly two
18 mufflers. The second measure is conducting a
19 preconstruction community meeting where the community
20 will be notified of the construction schedule and given
21 contact information in case there are any problems
22 during construction.

23 Project-related traffic noise levels would
24 not impact off-site noise-sensitive land uses. Although
25 noise generated under normal operations would not have

Page 25

1 the potential to impact noise-sensitive uses, noise
2 during special events, which are defined as over 450
3 people or more at the outdoor pool, could impact nearby
4 noise-sensitive uses.

5 Therefore, a mitigation measure was
6 required that will require the noise from the speakers
7 to be below the City standard levels. Some of the ways
8 they can achieve this is to reduce the actual speaker
9 levels, lower the speakers physically closer to the
10 ground and adjust the direction of the speakers.

11 Traffic. There are no construction traffic
12 impacts, but one mitigation measure was proposed to
13 ensure adequate emergency access. This traffic
14 management plan will ensure that emergency vehicles have
15 access both to the site and the surrounding areas.

16 All study area intersections will operate
17 in an acceptable LOS with the project. However, large
18 special events, again, 450 or more spectators, will
19 require mitigation in the form of an event traffic
20 management plan for that event.

21 Utilities and service systems. All the
22 mitigation measures required for this topic are actually
23 from the hydrology section and are applicable to the
24 thresholds here. All of the utilities will be sized to
25 accommodate the project, and no new major facilities

Page 26

1 were required.

2 Due to the potential to encounter ground
3 water during construction, the mitigation requiring
4 ground water dewatering permit is applicable. Due to
5 the change in drainage, the mitigation addressing storm
6 water facilities is also applicable to ensure runoff
7 from the site does not exceed existing conditions.

8 New storm water BMP's require operations
9 and maintenance plans. Therefore, the mitigation
10 requiring the standard urban storm water mitigation plan
11 is also applicable.

12 The increase in water demand associated
13 with this project represents a 0.027 percent of the Long
14 Beach Water Department's supply in 2015. Therefore, the
15 water demand is within the available and projected water
16 supplies of the Urban Water Management Plan. No
17 mitigation is required.

18 Similarly, impacts to electricity and
19 natural gas are less than significant, and no mitigation
20 is required.

21 The EIR also addresses alternatives. In
22 the first set of alternatives, I'm going to discuss the
23 off-site alternatives that were considered but rejected.
24 There were three of these, the first being Harry Bridges
25 Memorial Park. However, this site is parkland

Page 27

1 mitigation for the Aquarium of the Pacific and Rainbow
2 Harbor. It was federally funded and must be used for
3 public outdoor recreation, and so it was eliminated from
4 further consideration.

5 The Queen Mary site. This site is subject
6 to a 40-year lease. Therefore, it was not feasible and
7 was eliminated.

8 The Elephant Lot at the Long Beach
9 Convention Center is also privately leased. The lease
10 expires in 2030. However, due to the time, it was also
11 eliminated.

12 I should also mention that we did evaluate
13 a fully enclosed pool alternative to reduce the noise
14 impacts on the surrounding neighborhood. However, in
15 order to enclose all of the pool facilities in the
16 bubble structure, there would have been a greater
17 blockage of scenic views, it would have exceeded the
18 height, mass and scale of the former facility, and
19 therefore, this alternative was also eliminated.

20 The EIR analyzed these five alternatives.
21 All alternatives are intended to reduce or eliminate
22 adverse impacts, and I'll go over each of these next.

23 Alternative one is a no project, no new
24 development alternative. This alternative is required
25 under CEQA. It assumes no changes to the current

Page 28

1 conditions, no new construction and no new development.

2 The backfilled sand area on the site would
3 remain, and the temporary pool would also remain.
4 However, the temporary pool would require maintenance,
5 regular maintenance, and possible future replacement if
6 no new pool facilities are constructed.

7 It was determined that although this
8 alternative has fewer physical impacts, it does not meet
9 the project objectives.

10 Alternative two, maintain the temporary
11 pool within similar uses. This alternative would
12 construct the permanent foundation and provide permanent
13 administrative and support facilities for the temporary
14 pool, such as lockers, restrooms and the snack bar. The
15 backfilled sand area and the open space park area would
16 be expanded.

17 However, this alternative would reduce the
18 total pool surface area approximately 49 percent
19 compared to the proposed project. This meets a few of
20 the project alternatives but not to the same degree as
21 the proposed project.

22 Alternative three, the outdoor diving well.
23 This alternative would locate the diving well outside of
24 the enclosed pool facilities. The building height under
25 this alternative could be reduced, but it would still

Page 29

1 need a variance since the zoning restricts the height to
2 30 feet. It would allow similar programming events as
3 the project, but competitive divers tend to prefer
4 indoor competitive facilities versus outdoor facilities.
5 This meets most of the project objectives, but again,
6 not to the same degree as the project.
7 Alternative four. Reduce project, no
8 outdoor components. This would eliminate the outdoor
9 pool component and reduce the overall footprint of the
10 pool structure. Open space and park areas would be
11 increased. A height variance, again, would still be
12 required. Overall impacts would be incrementally less
13 with the exception of recreational impacts, which would
14 be greater since the same amount of facilities would not
15 be provided.
16 This alternative would meet some of the
17 project objectives but not to the same degree as the
18 proposed project.
19 Finally, alternative five. Reduce project,
20 no diving well and no outdoor components. This would
21 eliminate the indoor diving well component and the
22 outdoor pool facilities. This alternative would reduce
23 the overall footprint and height of the structure, but
24 again, a height variance would be required.
25 This alternative would increase open space

Page 30

1 in park areas, but it would not meet the project
2 objectives to the same degree as the proposed project.
3 Finally, this slide shows you where you can
4 review the Draft EIR both online and at Long Beach Main
5 Library and the Bayshore neighborhood library and where
6 to submit your written comments which must be received
7 by June 16th, 2016. We have provided copies of this
8 slide if you'd like to take them with you.
9 And that concludes my presentation.
10 MS. BODEK: That does conclude staff's
11 presentation, and we are here to answer any questions.
12 We also have a couple of the architects in the room, as
13 well, if you have any specific questions on the
14 architecture.
15 CHAIRMAN CHRISTOFFELS: Thank you.
16 Is there any questions of staff at this
17 time?
18 Mr. Modica, I do have a question.
19 What's unclear in the drawings and diagrams
20 that you presented, obviously, the pool has to be
21 secured. Being a pool, you've got to fence it off
22 during off hours.
23 Where does that fence line occur, and is
24 that cafe on the outside of that fence line and,
25 therefore, would be available even if the pool facility

Page 31

1 itself wasn't open at that time?
2 MR. MODICA: Yes. We're actually seeing the cafe
3 as being separate from the pool facility. So it would
4 have a separate vendor that would actually operate that.
5 It would not be done by City staff.
6 But then we have a 12-foot fence that goes
7 all around the entire facility, and to enter the pool
8 facility you would go through a controlled entrance
9 right in the very beginning that you could then
10 determine do I go into the natatorium or do I go into
11 the outside facility.
12 So being very cognizant of being able to
13 secure it at night, and then the walkway around the
14 outside of the building can also be secured. The
15 viewing platform can also be secured.
16 CHAIRMAN CHRISTOFFELS: So would you always enter
17 through that main entrance that you were seeing there?
18 MR. MODICA: Correct. You can exit out of other
19 areas, but you would always enter through that main
20 area. Of course, if there were special events or if we
21 needed to open up additional access points, we could do
22 that, but that would all be controlled by staff at that
23 time.
24 CHAIRMAN CHRISTOFFELS: Is the outdoor facility
25 going to be lighted for nighttime activity, nighttime

Page 32

1 swimming?
2 MR. MODICA: In terms of lit, I don't know the
3 answer to that.
4 Lori, do you have a --
5 MS. BODEK: Lori, the question, will the pool, the
6 outdoor pool, be lit at night?
7 MS. JARMACZ: Yes.
8 MS. BODEK: Until 10:00?
9 MS. JARMACZ: Yes.
10 MS. BODEK: Which is what you currently do in the
11 temporary pool.
12 CHAIRMAN CHRISTOFFELS: So what we see today in
13 the temporary pool is the kind of lighting that would be
14 available for the outdoor areas in deployment with
15 the --
16 MS. JARMACZ: Very specifically directed to.
17 CHAIRMAN CHRISTOFFELS: You may want to come down
18 to the microphone, please.
19 MS. BODEK: Actually, I can answer that.
20 We do have -- in the EIR we did
21 specifically show that the lighting that is geared
22 towards the outdoor pool is specifically oriented
23 downwards and away from any surrounding land uses so
24 that we reduce any and all light spillage.
25 CHAIRMAN CHRISTOFFELS: Okay.

Page 33

1 Commissioner Templin?
2 COMMISSIONER TEMPLIN: Thank you.
3 With the hope of all the new high end
4 operations, we'll be attracting different kind of, I
5 guess, outside people coming in and competition and
6 things like that. How is that impacting the parking?
7 MR. MODICA: So we are currently seeing enough
8 parking for it to be able to handle the normal uses. We
9 do have the large parking lot on either side, and we
10 have a parking count that we'll be able to give you in a
11 second, but we do believe that for certain special
12 events we're going to have to create a parking plan.
13 So we have a special events office that's
14 going to have to determine based on the size if it's
15 going to be larger than the amount of parking that we
16 can handle on site, that we're going to have to create
17 parking plans and either do shuttles or bring people in
18 from other sites so we're not impacting the
19 neighborhood.
20 COMMISSIONER TEMPLIN: Thank you.
21 CHAIRMAN CHRISTOFFELS: Commissioner Fox?
22 COMMISSIONER FOX: I have some very broad
23 questions and different questions in a couple different
24 areas, and your presentation has answered some of my
25 questions, but you were relatively quick on the

Page 34

1 financing side, and it sounded as if the City will be
2 asking for Planning Commission, City Council and other
3 approvals without really having a very clear current
4 understanding of what costs are going to be.
5 Is that roughly the case?
6 MR. MODICA: So we do have a sense of cost. So we
7 have a \$103 million budget, of which we have \$60 million
8 already secured in cash. So we have fully funded the
9 demolition, we have fully funded the design and
10 construction drawings, and we do have about \$40 million
11 set aside for actual hard construction costs.
12 That being said, we do expect -- this is an
13 evolving process -- that given the circulation, they may
14 have different opinions on, you know, the size of the
15 building or of different amenities that are there, and
16 then we would need to also go out to bid on a project
17 this large.
18 The cost is also very determined on cost
19 escalation. We've seen cost escalation in the last year
20 go up by several -- 4, 5, 6 percent in some categories,
21 so we have to build in when do we think the actual
22 midpoint will be that we would construct the facility in
23 order to get the actual cost estimate.
24 So far the \$103 million budget really
25 assumed that we would essentially be moving forward on

Page 35

1 construction -- I think the midpoint of construction was
2 2017 essentially. So we're a little bit off of that,
3 and construction escalation is just something we're
4 going to have to deal with.
5 COMMISSIONER FOX: So it's not exactly a blank
6 check you're asking from the various approval bodies,
7 but it is an estimate?
8 MR. MODICA: It is an estimate, yes, sir.
9 COMMISSIONER FOX: Commissioner Templin asked the
10 same question, and I think you're going to provide more
11 detail on the parking matters. I was going to ask, but
12 I think we've touched on it already, whether
13 historically we had looked at other alternatives.
14 And in the discussion of the other
15 alternatives, the answer in terms of dismissing a number
16 of those alternatives were that those alternatives
17 didn't meet the project objectives.
18 And I'm not sure if you touched on this at
19 the very beginning, but I would think in the EIR and in
20 your various presentations, it would make sense to at
21 least outline the project objectives, although I think
22 we all generally understand them at the beginning, so
23 that the elimination of the other alternatives could be
24 more easily understood.
25 That's just a comment, not a question.

Page 36

1 MS. BODEK: Commissioner Fox, those objectives are
2 included in the EIR document.
3 COMMISSIONER FOX: Good.
4 MS. BODEK: So we do use those to determine how
5 alternatives compare to meeting those objectives.
6 COMMISSIONER FOX: You can understand in seeing
7 this presentation and the continued reference to the
8 project objectives, the question comes up.
9 MS. BODEK: Certainly. And we can certainly look
10 to incorporate those project objectives in a future
11 PowerPoint so that it's more clear up front.
12 COMMISSIONER FOX: Great.
13 MS. BODEK: As for the parking question, I'm not
14 sure what the question is, but the facility is designed
15 to accommodate and use the existing parking that's out
16 there now. So it will not be constructing any new
17 parking. It relies on the existing parking that's there
18 both at the Belmont Pier parking lot and then at the
19 Granada Beach parking lot.
20 COMMISSIONER FOX: Will all that be sufficient for
21 what is projected to be the uses and the people that
22 will be at the pool?
23 MS. BODEK: On a normal operating basis, yes.
24 COMMISSIONER FOX: Okay.
25 MS. BODEK: Special events, as Mr. Modica said,

Page 37

1 will take additional arrangements, and that's part of
2 the special event permit process.
3 COMMISSIONER FOX: Thank you.
4 CHAIRMAN CHRISTOFFELS: Commissioner Cruz.
5 COMMISSIONER CRUZ: Thank you.
6 Question about the traffic management plan.
7 What size of event would trigger the management plan?
8 MS. DAVIS: That would be an event that would have
9 450 spectators or more.
10 COMMISSIONER CRUZ: And that's the responsibility
11 of the sponsor of the event?
12 MS. DAVIS: Yes. Whoever sponsored the event
13 would be required to prepare that, and it would be
14 reviewed and approved by the City's Traffic Engineer.
15 CHAIRMAN CHRISTOFFELS: All right. Thank you.
16 Commissioner Verduzco-Vega.
17 COMMISSIONER VERDUZCO-VEGA: Thank you,
18 Mr. Chairman.
19 I'm not quite sure if it's premature to ask
20 this question, but nevertheless, I would like to know if
21 there has been discussion on what sort of impact a
22 project of this magnitude will have or maybe has or has
23 not considered any type of local employment or anything
24 along those lines.
25 Would we require the incorporation of the

Page 38

1 local resources, such as our local work force
2 development programs or other local hire programs that
3 we have in the City?
4 MR. MODICA: So, yes, we have looked at that.
5 One, we would be negotiating a project labor agreement
6 for this size of a facility. So the City currently has
7 project labor agreements that really look at boosting
8 local hires, and we have that on any facility above
9 \$500,000. On a project this size, we would want to
10 negotiate a specific one.
11 We also have some challenges with -- on
12 project labor agreements. Because it's a Tidelands
13 project there are special State policy applies, that the
14 City's general project labor agreement would not apply
15 because that really is focused on Long Beach residents
16 first and foremost, but we would be looking at Orange
17 County and LA County for local jobs.
18 We've also done some studies about what
19 this could do potentially to increase TOT and increase
20 hotel room nights and the economic impacts from some of
21 the competitions that would come in, and that study
22 essentially concluded -- it's a long range of margins,
23 obviously. It's hard to predict with certainty, but it
24 could bring in up to 10 percent more hotel room nights
25 than we currently see today, which would be significant.

Page 39

1 COMMISSIONER VERDUZCO-VEGA: So in this respect, I
2 think I -- I want to make sure that I understand.
3 Because it is this type of project that requires an
4 extra permitting and extra scrutiny at the state level,
5 I'm assuming, is that why the definition of local
6 becomes now more of a regional?
7 MR. MODICA: So we have a ruling that any projects
8 that are in the Tidelands area, which is certainly where
9 this project would be, we are not allowed to use a
10 project labor agreement that is specifically to benefit
11 only local Long Beach residents. Because the State
12 Tidelands belong to all Californians, if we are to do a
13 project labor agreement -- and we've had success in the
14 past -- it needs to be a broader regional definition of
15 local hires, which would be Orange County and LA County.
16 COMMISSIONER VERDUZCO-VEGA: Thank you.
17 CHAIRMAN CHRISTOFFELS: Commissioner Van Horik.
18 COMMISSIONER VAN HORIK: Thank you.
19 I think that the whole project is stunning,
20 and I think it's going to be gorgeous, at least from the
21 beach side. I have a question about the height
22 requirement.
23 What is the height limit in that zoning
24 area, and what is the height of the proposed structure?
25 MR. MODICA: Turn to LSA or staff to answer that.

Page 40

1 MS. BODEK: I'm going to go off the top of my
2 head. I believe the existing height limit is 36 feet,
3 and this will be somewhere around 68 feet.
4 The existing -- I should not say the
5 existing facility. The old Belmont Pool was 58 feet or
6 so, so that already exceeded the height limits for the
7 specific zoning area, and this will also exceed that.
8 So there is an expectation that this
9 project would require a variance.
10 COMMISSIONER VAN HORIK: And again, repeat what's
11 the height of the new?
12 MS. BODEK: I'm going to just clarify that and get
13 back to you.
14 COMMISSIONER VAN HORIK: Okay. Thank you.
15 CHAIRMAN CHRISTOFFELS: Seeing no other
16 commissioners requesting additional information, thank
17 you, Mr. Modica.
18 And with that, we will open it to the
19 public. If you are present tonight to speak on this
20 matter, please come forward. Come to the podium. I
21 need you to say your name and address for the record.
22 You'll have three minutes to speak, and for your
23 convenience, there will be a clock behind me.
24 MS. SILMER: Thank you. My name is Laura Silmer.
25 My address is on file with the City.

Page 41

1 I did not come to speak about this project,
2 but I'm fascinated. I think it's a beautiful, just a
3 stunning building, as the Commissioner said over here.
4 My question is cleaning the building. Has
5 the architect addressed how to keep those beautiful
6 transparent windows transparent? Because we are located
7 near a port, and I know that some of our solar panels
8 were unworkable that the City owned because so much soot
9 had collected on the horizontal structures. Plus the
10 maintenance, you know, the extra cost of maintaining
11 that style of design to keep it looking the way it's
12 shown.
13 Thank you.
14 CHAIRMAN CHRISTOFFELS: You're welcome. Thank
15 you.
16 MS. CHRISTENSEN: I'd like to ask a quick question
17 before my time starts, and that is while I understand
18 that oral comments tonight will not get a response, are
19 they entered into the EIR record?
20 CHAIRMAN CHRISTOFFELS: Yes. So your comment will
21 go on the record, but if you're looking for a formal
22 response to that, you'll need to provide it --
23 MS. CHRISTENSEN: Thank you.
24 My name is Ann Christensen. I live at
25 259 Termino, so I am local, very local resident. I am

Page 42

1 also a member loosely of the aquatics community.
2 However -- I don't know if I can do this in three
3 minutes, but I'll just state right off the bat that I
4 don't think we need a double wide. This is double wide,
5 like a double wide trailer.
6 I think the main reason right now, the
7 reason I think has maybe the most hope of before a
8 planning committee that already approved a giant glass
9 building in our wetlands sanctuary and had to be stopped
10 with a \$50,000 lawsuit from a nonprofit wetlands group a
11 number of years ago, I don't think you will hesitate to
12 follow the mitigation plan of avoiding impact from the
13 bird -- shorebirds.
14 And these are not just any birds. These
15 are protected wildlife shorebirds -- by the suggested
16 mitigation chop down the trees they nest in. I mean,
17 really? That's how you mitigate the fact that there are
18 shorebirds? Insane.
19 So anyway, but what I'm concerned about as
20 a member of the aquatics community is that kids in Long
21 Beach learn how to swim. Now, there wasn't an Olympic
22 pool when I was a kid. I had to wait 'til I was four
23 feet high, which took a long time, and learn to swim at
24 Wilson High School.
25 Now the Wilson High School pool apparently

Page 43

1 isn't good enough for the Wilson High School water polo
2 team, which has used this facility and now brings the
3 band and plays water polo outside while the shorebirds
4 are trying to nest.
5 So I don't know with this extended outdoor
6 pool, it seems like it's just going to continue. But
7 I'm really concerned -- and I hope this is heard -- when
8 it talks about how all these other plans aren't
9 workable. First of all, if the Harry Bridges Park is
10 federally mandated to have outdoor recreation, then you
11 can put an outdoor pool there, and then the inner city
12 kids in the First District would have someplace to learn
13 to swim.
14 Now, I understand, you know, 'cause I am
15 very close with someone at Leeway Sailing -- which, by
16 the way, needs a lot more promotion, could be run
17 yearlong. It's an amazingly great program. And I know
18 they have an arrangement. I'm not saying build no pool,
19 but I'm saying can't we share the wealth? I know it may
20 be Tidelands Oil money, but I'm sure there's other
21 money, as well.
22 All I'm saying is that people in Long Beach
23 are in the long run -- this is the Long Beach City
24 project. This is going to be supported by the City
25 Council, and while one district may say I'll stay out of

Page 44

1 your backyard if you stay out of mine, we need to plan
2 that our whole city, all the kids learn to swim, and
3 it's crazy to put two gigantic pools right next to each
4 other in the most affluent part of town. That just is
5 not -- it's not -- it's not good. It's not smart.
6 CHAIRMAN CHRISTOFFELS: Thank you.
7 MS. CHRISTENSEN: And also, just one last thing.
8 Don't we have eminent domain regarding these 30-year
9 leases for the better public?
10 MS. JOHNSON: Good evening, Commissioners. My
11 name is Lucy Johnson. I'm a resident of the Fifth
12 District and a very passionate advocate for this new
13 project. I first want to commend Mayor Garcia,
14 Assistant City Manager Tom Modica, Director Amy Bodek,
15 and all the staff, City staff, especially Councilmember
16 Suzie Price and her staff for all their work in getting
17 us this far in the process. I also want to commend the
18 project and design teams for all their efforts. I think
19 you've seen a very stunning presentation.
20 The Draft EIR is on the table now, and yes,
21 there are opponents to the project; however, I sincerely
22 hope that the Planning Commission accepts this draft as
23 the final EIR without letting the naysayers control, or
24 just as importantly, delay the process with specious
25 arguments, while adding hundreds of thousands of dollars

Page 45

1 to the eventual cost due to their delaying tactics.
2 While it is nice that there are people in
3 the community who care passionately about birds and
4 trees, this project will have a tremendously beneficial
5 -- will be tremendously beneficial to the 460,000 plus
6 citizens of Long Beach and many more in the surrounding
7 region.
8 This project is not some new monstrosity
9 being placed on our coastline for the benefit of a few
10 private interests. Instead, it is a replacement for the
11 now defunct world-renowned Belmont Plaza Olympic Pool.
12 Please signify that you all understand the
13 project serves many needs for our community and, at the
14 appropriate time, approve the project as presented.
15 I do want to comment a little bit on
16 Commissioner Templin's question on the parking. The
17 existing pool that was there starting with the Olympic
18 Trials in 1968 has had two Olympic Trials, two NCAA
19 men's championships, myriads of regional meets during
20 the years, and there has never been that parking lot
21 filled on the west side, east side of the building.
22 So I think there's a lot -- if you keep
23 that in mind that we've had all these projects and
24 special events in the past, and parking hasn't been that
25 much of a problem. You've got a lot of other uses down

Page 46

1 there with the dog beach and volleyball, but it's still
2 -- Touch-A-Truck on Sunday. That parking lot, I've
3 never seen it filled before Sunday. And there's parking
4 on the other side of the structure, as well.
5 So I do hope you will keep those things in
6 mind and keep in mind that this is replacing an existing
7 facility that had all of those special events, as well
8 as the fact that we only currently have three public
9 pools in this entire city for over 460,000 people.
10 The high school pools that open in the
11 summer are open for only two months in the summer, and
12 we do need to get all the kids trained in learning how
13 to swim. And adults, too.
14 So again, I hope you take all of this into
15 account and approve the EIR as it comes forward to you.
16 Thank you.
17 CHAIRMAN CHRISTOFFELS: Thank you for your
18 comments.
19 Is there anybody else that would like to
20 speak on this matter? Please come forward.
21 Seeing none, Mr. Modica, could you answer a
22 few questions? One was I would be interested in
23 knowing, as well, how do you keep that glass clean.
24 MR. MODICA: So I will start with my
25 understanding, and then we have Duane Fisher here, one

Page 47

1 of our architects, who can talk a little bit more about
2 it, as well.
3 The material is called ETFE. It is
4 essentially a polymer material, and essentially it is a
5 plastic type material that then is inflated, and then
6 there's a second plastic type material that it has a
7 membrane, and it is static, in my understanding, so that
8 it actually does not have material stick to it.
9 We've had the same concerns from -- and so
10 we started to research this material as what happens
11 with bird droppings and other things and that
12 essentially it comes off of the material down into a
13 gutter system and away from it.
14 Obviously, the glass type of material that
15 we would put around outside is going to have to be
16 etch-proof. It's going to have to be cleaned, as well,
17 by a maintenance staff. But for the main concern, the
18 dome, we believe that it likely will not have a lot of
19 maintenance. And then there is a maintenance contract
20 built in by the manufacturer, in my understanding.
21 And if Duane has anything to add, if I
22 didn't cover anything.
23 CHAIRMAN CHRISTOFFELS: I think that's pretty
24 thorough.
25 On the trees that will have to be removed,

Page 48

1 I assuming there's a replacement program that would be
2 included as part of the covenant?
3 MS. BODEK: I can certainly answer that. Yes,
4 there is a replacement program. We do have an informal
5 policy within the City for tree replacement, and so that
6 is actually detailed in the EIR.
7 We are also looking at the condition of the
8 trees right now. We did a pre-demolition survey of all
9 of the trees, and we are going to be going out there now
10 and doing a new survey of the trees measuring the
11 caliber and the general health of the trees to see if
12 any of them are eligible to be boxed up and relocated.
13 If they are eligible for that, we would
14 actually get estimates and probably start that process
15 now. As you probably know, it's a very extensive
16 process and can take up to a year or more to
17 successfully box large specimen trees.
18 So we do need to ensure the health of the
19 trees and whether or not they would be capable of
20 withstanding that, but that would be something that we
21 are looking into, as well.
22 CHAIRMAN CHRISTOFFELS: Thank you.
23 Okay. Seeing no other questions, thank
24 you, Mr. Modica.
25 Would staff remind the Commissioners at

Page 49

1 this point at the end of the study session when this
2 would come back and the discretionary actions would be
3 before the Commission.
4 MS. BODEK: Certainly. I do want to answer the
5 height question. It is -- the former pool facility was
6 60 feet in height, and the proposed project is 71 feet
7 in height. There's a height differential of 11 feet
8 over the previous pool and the proposed facility. That
9 also includes an approximately seven-foot-high plinth
10 that is required in order for us to accommodate
11 potential sea level rise.
12 So the actual height of the facility is
13 roughly five feet higher than the former facility was if
14 you discount the requirements for sea level rise.
15 As it relates to the next steps in this
16 process, we will be having a study session at the Marine
17 Advisory Commission meeting next Thursday, May 12th, at
18 2:30 in the afternoon. We will then be having a study
19 session in front of the City Council on June 14th at
20 4:00 o'clock in these chambers, and then the EIR comment
21 period closes June 16th.
22 And so for those of you interested in
23 commenting, we do have a flyer as you walk out that
24 tells you how you may comment in writing on the EIR and
25 submit those comments by June 16th.

Page 50

1 Our consultants will go through all of the
2 comments that are received and provide responses to
3 comments and then finalize the EIR. Assuming that they
4 do not have to do any additional technical analysis,
5 it's a roughly two-month process to do that.
6 That would then put us into a schedule
7 where we would return to the Planning Commission
8 sometime in August or September and then to the City
9 Council sometime in the fall.
10 At that point, the City Council would
11 possibly be asked to consider going to allow design
12 development to occur and construction diagrams to occur
13 or whether they would just fold at that point and just
14 sort of drop the EIR and end the project.
15 CHAIRMAN CHRISTOFFELS: So just to reiterate, our
16 role would be to approve the site plan and to recommend
17 the approval of the environmental document; is that
18 correct?
19 MS. BODEK: Correct. Also to approve a local
20 coastal development permit for a portion of the project
21 which is in the City's jurisdiction.
22 CHAIRMAN CHRISTOFFELS: Okay.
23 MS. BODEK: Also to consider approval for a
24 variance for the height, and I believe that those are
25 the discretionary approvals that we would ask of you.

Page 51

1 This project also does have to go to the
2 Coastal Commission because a portion of the project is
3 within their jurisdiction. So after City Council
4 approval, we would then have to go get a local -- a
5 coastal development permit from the Coastal Commission
6 itself.
7 CHAIRMAN CHRISTOFFELS: Okay. Thank you.
8 And with that, then we will close the study
9 session.
10 (Adjourned at 6:08 p.m.)
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Page 52

1 STATE OF CALIFORNIA)
2) ss.
3 COUNTY OF ORANGE)
4
5 I, MARY E. PIERCE, Certified Shorthand Reporter
6 No. 6143 in and for the State of California, do hereby
7 certify:
8 That I attended the foregoing study session and
9 that all comments made at the time of the proceedings
10 were recorded stenographically by me and that the
11 foregoing is a true record of the proceedings and all
12 comments made at the time thereof.
13 I hereby certify that I am not interested in the
14 event of the action.
15 IN WITNESS WHEREOF, I have subscribed my name
16 this 13th day of May, 2016.
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25

Certified Shorthand Reporter in and
for the State of California

<hr/> <p style="text-align: center;">\$</p> <hr/> <p>\$103 34:7,24 \$103.1 17:21 \$40 34:10 \$50,000 42:10 \$500,000 38:9 \$60 34:7</p> <hr/> <p style="text-align: center;">0</p> <hr/> <p>0.027 26:13</p> <hr/> <p style="text-align: center;">1</p> <hr/> <p>1,250 7:23 8:9 10 38:24 10:00 22:9 32:8 10th 5:17 11 49:7 118,000 17:15 12 12:13 12-foot 31:6 12-foot-high 16:22 127,000 17:16 12th 49:17 13 20:1 13th 19:15 14th 49:19 1500 8:12 1600 20:22 16th 19:16 30:7 49:21,25 17th 19:5 18th 19:5 1968 21:7 45:18 19th 6:11</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>20 12:24</p>	<p>200 6:23 2013 5:17 6:11 19:5 2014 6:16 7:5 8:18 19:8 2015 8:24 26:14 2016 19:16 30:7 2017 35:2 2030 27:10 21st 6:25 23 22:22 24 5:21 25 7:10 8:5 12:20 25,000 8:13 259 41:25 2:30 49:18</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>3,000 17:2 21:4 30 20:18 29:2 30-year 44:8 36 40:2</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4 34:20 40 17:24 40-year 27:6 45 19:12 45,000 17:17 450 25:2,18 37:9 460,000 45:5 46:9 49 28:18 4:00 49:20 4th 6:13</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>5 34:20 50 7:9 8:4 12:19 506 9:6</p>	<p>55,000 17:18 58 40:5</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6 34:20 60 49:6 65-day 19:12,22 68 40:3 6:08 51:10</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>71 49:6</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>8th 19:8</p> <hr/> <p style="text-align: center;">9</p> <hr/> <p>9th 5:9 11:14,15 19:7</p> <hr/> <p style="text-align: center;">A</p> <hr/> <p>ability 7:14,18,22 8:10 14:6 16:24 acceptable 25:17 accepts 44:22 access 14:20 25:13,15 31:21 accessible 13:12 accommodate 7:11 8:11 25:25 36:15 49:10 account 46:15 achieve 25:8 Act 10:15 18:18 action 18:7,8,9 actions 49:2 active 14:16 activities 7:16 15:4 16:18 22:22</p>	<p>activity 31:25 actual 25:8 34:11,21,23 49:12 add 47:21 added 20:20 21:3 adding 44:25 additional 31:21 37:1 40:16 50:4 address 18:4 40:21,25 addressed 19:2 41:5 addresses 26:21 addressing 26:5 adequate 25:13 adhere 10:22 adjourned 51:10 adjust 25:10 administrative 4:14,18 28:13 adopt 20:4 adopted 7:5 adults 46:13 adverse 21:13 27:22 advice 19:2 advise 18:24 advisory 6:20 49:17 advocate 44:12 Aesthetics 21:24 affect 18:6 affluent 44:4 afternoon 49:18 agreement 38:5,14 39:10, 13 agreements 38:7,12 aimed 17:5 Air 20:9,14 aligned 22:4 allowed 39:9 alter 21:24 alternative 27:13,19,23,24 28:8,10,11,17,22,23,25 29:7, 16,19,22,25</p>
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alternatives 26:21,22,23
27:20,21 28:20 35:13,15,16,
23 36:5

amazingly 43:17

amenties 7:21 34:15

amortized 20:18

amount 29:14 33:15

Amy 5:7 44:14

analysis 50:4

analyzed 20:1 27:20

Ann 41:24

anymore 8:15

apparently 42:25

applicable 23:11 25:23
26:4,6,11

applies 38:13

apply 38:14

approval 6:10 8:18 19:19
35:6 50:17,23 51:4

approvals 34:3 50:25

approve 45:14 46:15 50:16,
19

approved 6:14,25 17:21
37:14 42:8

approving 10:14

approximately 12:13
28:18 49:9

April 5:9 11:15 19:5,7,15

Aquarium 27:1

aquatic 5:4 7:12 9:21

aquatics 5:25 6:1 11:9
13:19 42:1,20

arc 11:23

architect 9:3 10:16 11:2
16:6 41:5

architects 8:24 30:12 47:1

architecture 30:14

area 11:5 12:3 13:20 14:8
15:3 16:2,12 24:9 25:16 28:2,
15,18 31:20 39:8,24 40:7

areas 20:11 23:24 25:15
29:10 30:1 31:19 32:14 33:24

arena 8:15

arguments 44:25

arrangement 43:18

arrangements 37:1

asbestos 23:16

Ashley 18:15

assess 20:18

assets 6:19

Assistant 44:14

assumed 34:25

assumes 27:25

assuming 39:5 48:1 50:3

attracting 33:4

August 8:18 50:8

Avenue 16:9,10

avoid 22:19

avoiding 42:12

B

back 13:16 14:22 40:13 49:2

backfilled 28:2,15

backyard 44:1

band 43:3

bar 28:14

barrel 17:23

barriers 22:13

based 21:14 33:14

baseline 7:1

basically 14:18

basis 36:23

bat 42:3

Bayshore 30:5

beach 5:3 8:6 9:25 10:8
11:10,23 12:1,7 13:17 14:17,
19 26:14 27:8 30:4 36:19
38:15 39:11,21 42:21 43:22,
23 45:6 46:1

beautiful 10:25 14:15 41:2,
5

beginning 5:18 31:9
35:19,22

behalf 18:17

Belmont 5:3,18 14:23 21:6
36:18 40:5 45:11

belong 39:12

beneficial 45:4,5

benefit 39:10 45:9

Bennett 16:11

bid 18:9 34:16

big 8:23

Biological 22:14

bird 22:18 42:13 47:11

birds 22:19 42:14 45:3

bit 5:12 12:23 13:9 35:2
45:15 47:1

blank 35:5

bleachers 16:24,25 17:3

block 9:18

blockage 27:17

BMP'S 26:8

Bodek 4:9,15,17 30:10 32:5,
8,10,19 36:1,4,9,13,23,25
40:1,12 44:14 48:3 49:4
50:19,23

bodies 6:10 35:6

body 18:7

boosting 38:7

bottom 15:10 19:23

box 19:21 48:17

boxed 48:12

boxes 19:22

Bridges 26:24 43:9

briefly 20:8

bring 8:15 16:24 17:2 33:17
38:24

brings 43:2

broad 33:22

broader 39:14

brought 17:3

bubble 11:21 27:16

budget 17:21 34:7,24

budgeted 18:2

build 34:21 43:18

building 12:21 13:23 15:13,
17,23 16:3,19 17:12,17 22:2,3
28:24 31:14 34:15 41:3,4 42:9
45:21

buildings's 15:19

built 8:14 47:20

C

cabana 13:7

cafe 8:6 11:23 12:8 30:24
31:2

caliber 48:11

California 18:18

Californians 39:12

call 11:20

called 11:22 47:3

capable 48:19

carbon 20:23 21:4

care 45:3

case 24:21 34:5

cash 34:8

categories 34:20

Center 5:4 27:9

CEQA 4:13 18:18,19,21
19:12 27:25

certainty 38:23

certification 19:18

Chair 4:24

Chairman 4:5,22 30:15
31:16,24 32:12,17,25 33:21
37:4,15,18 39:17 40:15 41:14,
20 44:6 46:17 47:23 48:22
50:15,22 51:7

challenge 10:17 11:1
17:13

challenges 38:11

chambers 49:20

championships 45:19
change 20:16,19 24:4 26:5
check 35:6
children 8:2
chlorine 23:10
chop 42:16
Christensen 41:16,23,24
44:7
CHRISTOFFELS 4:5,22
30:15 31:16,24 32:12,17,25
33:21 37:4,15 39:17 40:15
41:14,20 44:6 46:17 47:23
48:22 50:15,22 51:7
circulation 34:13
citizens 45:6
city 4:25 10:8 17:20 18:8,17,
25 19:13 20:4 22:24 25:7 31:5
34:1,2 38:3,6 40:25 41:8
43:11,23,24 44:2,14,15 46:9
48:5 49:19 50:8,10 51:3
City's 37:14 38:14 50:21
clarify 4:6 40:12
clarifying 4:22
classes 15:3
clean 46:23
cleaned 47:16
cleaners 23:10
cleaning 41:4
clear 14:6 34:3 36:11
climate 20:16,19
clock 40:23
close 5:22 43:15 51:8
closed 22:9
closer 25:9
closes 49:21
closure 5:20
Coast 9:22 20:14
coastal 6:9 10:12,13,15,22
14:15 16:2 18:8 21:11 22:4
50:20 51:2,5
coastline 45:9
cognizant 10:13 16:15
31:12

collected 41:9
colors 9:13
commend 44:13,17
comment 19:24 35:25
41:20 45:15 49:20,24
commenting 49:23
comments 4:6,12,17,19,
20,21 19:17 30:6 41:18 46:18
49:25 50:2,3
commercial 10:1
Commisioner 39:17
Commission 5:1 10:14,
22 18:8 34:2 44:22 49:3,17
50:7 51:2,5
Commissioner 33:1,2,
20,21,22 35:5,9 36:1,3,6,12,
20,24 37:3,4,5,10,16,17 39:1,
16,18 40:10,14 41:3 45:16
commissioners 40:16
44:10 48:25
committee 6:21 42:8
community 5:8,10,25
6:17,22,23 8:20,21,23 10:19
11:3,9,14 21:15 22:15 24:19
42:1,20 45:3,13
comparable 22:1
compare 36:5
compared 28:19
comparison 17:9
competition 7:13 12:25
33:5
competitions 38:21
competitive 7:19 8:11
10:10 29:3,4
compile 19:17
complete 13:19 18:2
completes 11:24
complexes 8:14
compliance 23:11,20
component 29:9,21
components 29:8,20
concept 9:4
concern 47:17

concerned 42:19 43:7
concerns 47:9
conclude 30:10
concluded 38:22
concludes 30:9
concrete 9:17,18 15:24
condition 20:24 48:7
conditions 20:10 24:15
26:7 28:1
conducting 24:18
conformance 23:4
confuse 14:10
consideration 27:4
considerations 20:5
considered 4:12 7:13
21:16 26:23 37:23
consistent 18:17 21:10,12
construct 28:12 34:22
constructed 28:6
constructing 36:16
construction 18:3,5 20:9,
17,19 21:16 22:10,13,16
23:14,18,21 24:13,16,20,22
25:11 26:3 28:1 34:10,11
35:1,3 50:12
consultant 4:11
consultants 50:1
contact 24:21
contained 16:20
contemplated 8:6
contingency 23:13
continue 43:6
continued 36:7
continuing 8:17
contract 6:14 47:19
control 44:23
controlled 31:8,22
convened 6:20
convenience 40:23
Convention 27:9

copies 12:16 30:7
correct 31:18 50:18,19
cost 18:5,6 34:6,18,19,23
41:10 45:1
costs 18:6,10 34:4,11
Council 4:25 6:4,13,25 7:4
9:20 18:8 34:2 43:25 49:19
50:9,10 51:3
Councilmember 44:15
count 33:10
County 38:17 39:15
couple 9:19 30:12 33:23
court 4:9
covenant 48:2
cover 47:22
covered 12:15 16:18
crazy 44:3
create 9:20 10:25 33:12,16
creating 16:22
credits 20:25
Cruz 37:4,5,10
Cultural 22:21
current 14:18 15:17 17:11
27:25 34:3
curved 22:2

D

Davis 18:15,16 37:8,12
days 19:13
dead 15:21
deal 35:4
dearth 5:24
December 6:11
deck 12:22 13:10,12 15:2
decreases 23:24
deep 7:12 8:5 22:23
define 13:24
defined 25:2
definition 39:5,14

defunct 45:11
degree 28:20 29:6,17 30:2
delay 44:24
delayed 17:25
delaying 45:1
demand 26:12,15
demo 8:18
demolition 34:9
Department's 26:14
deployment 32:14
depths 7:12
design 5:5,8,15 6:5,14 8:25
9:1,4,6,7 10:4 11:13 12:19,22
16:14 17:11 19:6 21:1,14,25
22:2 34:9 41:11 44:18 50:11
designed 7:17 8:2 13:19
14:6 36:14
desired 10:11
detail 35:11
detailed 12:16 48:6
determine 18:9 22:24
31:10 33:14 36:4
determined 28:7 34:18
developing 18:3
development 6:9 9:4
27:24 28:1 38:2 50:12,20 51:5
dewatering 23:19 26:4
diagram 19:21
diagrams 30:19 50:12
difference 15:13
differential 49:7
difficult 10:16
dioxide 20:23 21:4
direct 22:8
directed 32:16
direction 12:7 25:10
directly 16:12
Director 44:14
discharge 23:22
discount 49:14

discretionary 49:2 50:25
discuss 26:22
discussion 35:14 37:21
discussions 6:16 16:17
dismissing 35:15
district 20:14 43:12,25
44:12
divers 14:10 29:3
diving 7:20,21 13:1 14:8,14
15:13,14 28:22,23 29:20,21
document 4:8 5:6 36:2
50:17
documents 18:3 21:9
dog 46:1
dollars 17:23 44:25
domain 44:8
dome 11:24 15:15 47:18
double 42:4,5
draft 6:21 9:4 19:10,25 20:1
30:4 44:20,22
drain 24:6
drainage 24:3 26:5
drawings 30:19 34:10
drop 18:1 50:14
droppings 47:11
Duane 46:25 47:21
due 17:25 19:13 26:2,4 27:10
45:1
dust 20:11

E

earlier 19:11 22:2
early 5:9
easily 35:24
east 13:7 15:5 16:23 45:21
eastern 24:7
economic 38:20
edges 9:13
efficient 11:8

efforts 44:18
EIR 4:2,7 5:6,9,10 9:4 15:9
16:18 18:13,20 19:1,3,10,17,
25 20:1 26:21 27:20 30:4
32:20 35:19 36:2 41:19 44:20,
23 46:15 48:6 49:20,24 50:3,
14
electricity 26:18
Elephant 27:8
elevation 13:11,21 15:16
elevations 13:6 15:8
eligible 48:12,13
eliminate 27:21 29:8,21
eliminated 27:3,7,11,19
elimination 35:23
embrace 11:12
embraced 10:18
emergency 5:20 25:13,14
eminent 44:8
emissions 20:9,13,17,19,
20 21:2,3
employing 10:3
employment 37:23
enclose 27:15
enclose1d 27:13
enclosed 28:24
encounter 26:2
encountered 23:14
end 33:3 49:1 50:14
ends 19:16
energy 20:25 21:2
Engineer 37:14
enjoy 11:5
ensure 23:4 24:5 25:13,14
26:6 48:18
enter 31:7,16,19
entered 41:19
entire 31:7 46:9
entitlement 18:2
entrance 13:23,25 16:11
31:8,17

environmental 4:11
10:23 18:16,18 21:1 50:17
equipment 24:13,16
equivalent 20:23 21:4
erosion 23:18
escalation 18:5 34:19 35:3
essentially 7:4,5 34:25
35:2 38:22 47:4,12
established 9:20
estimate 34:23 35:7,8
estimated 20:22
estimates 48:14
etch-proof 47:16
ETFE 11:22 47:3
evaluate 27:12
evaluated 20:20
evening 4:24 18:15 44:10
event 8:11 17:3 25:19,20
37:2,7,8,11,12
events 10:10 25:2,18 29:2
31:20 33:12,13 36:25 45:24
46:7
eventual 45:1
evolving 34:13
exceed 17:13 20:6,13 21:4
24:5 26:7 40:7
exceeded 27:17 40:6
exception 29:13
excuse 17:12
existing 8:18 17:15 20:24
21:3 26:7 36:15,17 40:2,4,5
45:17 46:6
exit 13:16 31:18
expanded 28:16
expect 34:12
expectation 40:8
experience 13:15
expires 27:10
exposed 9:13,17
extended 19:13 43:5
extensive 48:15

extra 12:23 39:4 41:10

F

facilities 24:6 25:25 26:6
27:15 28:6,13,24 29:4,14,22

facility 8:18 9:20,21,22
10:15,25 11:6,16 12:14 13:9,
13,14 14:19,20,21 15:1,10
16:5,13,16 18:12 21:6 22:1
27:18 30:25 31:3,7,8,11,24
34:22 36:14 38:6,8 40:5 43:2
46:7 49:5,8,12,13

fact 42:17 46:8

fall 50:9

fascinated 41:2

fast 7:13

feasible 23:2 27:6

features 6:18 9:12 16:14
21:1

federally 27:2 43:10

feet 12:13,24 17:15,16,18
22:23 29:2 40:2,3,5 42:23
49:6,7,13

felt 19:6

fence 14:3 30:21,23,24 31:6

fencing 22:10

fewer 28:8

file 40:25

fill 9:6

filled 45:21 46:3

final 19:17 44:23

finalize 18:3 50:3

Finally 29:19 30:3

financing 34:1

findings 18:20

Fisher 46:25

fit 9:16 15:15

flexibility 14:10

flood 24:8,9,11

floor 7:11 8:9

flows 24:5

flyer 49:23

focused 38:15

fold 50:13

follow 42:12

footprint 29:9,23

force 38:1

foremost 38:16

form 25:19

formal 41:21

forward 19:18 34:25 40:20
46:15,20

foundation 28:12

fourth 24:4

Fox 33:21,22 35:5,9 36:1,3,6,
12,20,24 37:3

front 5:13 14:17 16:2,11,12
36:11 49:19

fugitive 20:10

fully 27:13 34:8,9

funded 27:2 34:8,9

funding 17:19,20,25

future 28:5 36:10

G

Garcia 44:13

gas 20:16,17 26:19

gave 10:16

geared 32:21

general 9:8 21:10 23:20
38:14 48:11

generally 35:22

generated 24:25

geological 23:1

Geology 23:1

geotechnical 23:5

get all 46:12

giant 42:8

gigantic 44:3

give 5:4 33:10

glass 9:16 12:11 42:8 46:23
47:14

glass-type 12:12

global 20:16,18

glow 22:7

goals 9:19 10:19

good 4:24 9:8 18:15 36:3
43:1 44:5,10

gorgeous 39:20

graffiti 22:11

Granada 36:19

great 12:5 36:12 43:17

greater 27:16 29:14

green 17:17

green-lit 6:5

greenhouse 20:16,17

ground 23:22 25:10 26:2,4

group 42:10

groups 14:25

guess 33:5

gutter 47:13

H

habit 4:25

half 24:7

handful 8:12

handle 33:8,16

handled 23:11

Harbor 27:2

hard 7:8 34:11 38:23

harmony 9:23

Harry 26:24 43:9

hazard 24:9

hazardous 23:6,7,8,9,13

hazards 23:2

head 40:2

health 48:11,18

hear 16:17

heard 9:12 43:7

Heavy 24:13

height 15:12 21:11 22:1
27:18 28:24 29:1,11,23,24
39:21,23,24 40:2,6,11 49:5,6,
7,12 50:24

held 8:21

helps 13:24

hesitate 42:11

high 12:13 33:3 42:23,24,25
43:1 46:10

higher 15:16 49:13

hire 38:2

hires 38:8 39:15

historically 35:13

history 5:13 6:1 8:17

honor 5:2

honoring 11:9

hope 33:3 42:7 43:7 44:22
46:5,14

Horik 39:17,18 40:10,14

horizontal 41:9

hotel 38:20,24

hours 30:22

hours' 5:21

house 7:2

housed 8:14

huge 10:14

hundred 17:23

hundreds 15:1 44:25

hydrology 23:17 24:5
25:23

I

iconic 10:1,4

identified 22:16

illuminated 22:7

imagine 13:13

immediately 5:23

impact 18:17 20:18 21:17
24:24 25:1,3 37:21 42:12

impacting 17:6 22:19 33:6, 18
impacts 10:24 20:3 21:13, 21 24:11,14 25:12 26:18 27:14,22 28:8 29:12,13 38:20
impervious 23:24
Implementation 22:16
importance 9:9 20:2
important 13:20 16:1 17:9
importantly 44:24
include 20:24 23:7
included 21:8 36:2 48:2
includes 49:9
incorporate 10:18,19 36:10
incorporation 37:25
increase 22:4 26:12 29:25 38:19
increased 22:3 29:11
incredibly 16:1 17:8
incrementally 29:12
indoor 14:12 29:4,21
indoors 7:23
inflated 47:5
informal 48:4
information 5:21 9:3 24:21 40:16
initial 18:23
input 10:20
Insane 42:18
inside 7:10 8:8 13:16 14:2,5 22:7
inspired 11:3
intended 27:21
intense 6:16
interest 19:13
interested 18:25 46:22 49:22
interesting 10:1
interests 45:10
interfere 22:17

interior 12:17
intersections 25:16
involved 6:24 19:24
issues 5:19,22 9:9 12:14 14:8

J

January 5:17
JARMACZ 32:7,9,16
jobs 38:17
Johnson 44:10,11
July 6:15
June 19:16 30:7 49:19,21,25
jurisdiction 50:21 51:3

K

kid 42:22
kids 14:25 42:20 43:12 44:2 46:12
kids' 15:3
kind 8:24 11:23 13:19,24 17:20 32:13 33:4
knowing 46:23

L

LA 38:17 39:15
labor 38:5,7,12,14 39:10,13
laid 13:24
land 21:6,8 24:24 32:23
landscaping 12:6
large 25:17 33:9 34:17 48:17
larger 15:16 16:5 33:15
launched 5:7
Laura 40:24
lawn 12:5,7
lawsuit 42:10
lead 23:16
Leadership 20:25

learn 42:21,23 43:12 44:2
learning 46:12
lease 27:6,9
leased 27:9
leases 44:9
leave 18:11
LEED 21:1
Leeway 43:15
left 5:24 7:6,8 11:22
left-hand 12:15
letting 44:23
level 8:11 13:2,3,4 14:24 20:4,21 21:22 39:4 49:11,14
levels 24:23 25:7,9
library 30:5
light 5:19 22:6,8 32:24
lighted 31:25
lighting 32:13,21
limit 39:23 40:2
limits 40:6
lines 37:24
list 23:7
listed 20:1,6
lit 32:2,6
live 41:24
local 10:6 21:10 37:23 38:1, 2,8,17 39:5,11,15 41:25 50:19 51:4
locate 28:23
located 24:8 41:6
locations 12:18
locker 8:7
lockers 28:14
long 6:3 10:8 26:13 27:8 30:4 38:15,22 39:11 42:20,23 43:22,23 45:6
looked 35:13 38:4
loosely 42:1
Lori 32:4,5
LOS 25:17

lot 14:10,24 27:8 33:9 36:18, 19 43:16 45:20,22,25 46:2 47:18
lower 25:9
LSA 5:16 18:13,16 39:25
Lucy 44:11

M

made 11:21 13:8
magnitude 37:22
main 9:11 30:4 31:17,19 42:6 47:17
maintain 28:10
maintained 20:12
maintaining 24:17 41:10
maintenance 22:12 26:9 28:4,5 41:10 47:17,19
MAIS 4:14,16
major 6:18 25:25
make 10:3 17:5,10 20:2 35:20 39:2
making 20:11
management 20:14 25:14,20 26:16 37:6,7
Manager 44:14
mandated 43:10
manufacturer 47:20
March 6:13
margins 38:22
Marine 49:16
Mary 27:5
mass 22:1 27:18
material 11:21,22 13:18 14:5,11 15:24 47:3,4,5,6,8,10, 12,14
materials 9:15 10:21 11:8 23:6,7,8,9,10,14,16
matter 40:20 46:20
matters 35:11
maximize 16:4
Mayor 44:13

measure 9:8 22:12 23:3
24:1,4,9,18 25:5,12
measures 16:21 21:20
22:19 23:12,20 24:14 25:22
measuring 48:10
meet 10:6,20 17:13 28:8
29:16 30:1 35:17
meeting 5:10 6:24 8:23
24:19 36:5 49:17
meetings 8:21
meets 28:19 29:5 45:19
member 42:1,20
members 4:2,24 5:1
membrane 47:7
Memorial 26:25
men's 45:19
mention 27:12
mentioned 19:11
mentioning 21:14
meter 7:9,21 8:4,5 12:19
14:14 15:14
metric 20:23 21:4
mezzanine 13:2,5 14:24
microphone 32:18
midpoint 34:22 35:1
Midway 16:10
Mike 4:11
million 17:21 34:7,10,24
mind 45:23 46:6
mindng 10:24
mine 44:1
minutes 40:22 42:3
mitigate 10:23 12:13 24:2
42:17
mitigated 20:3 21:21
mitigation 16:21 20:8,15
21:19,20 22:12,18 23:3,12,19
24:2,4,9,14 25:5,12,19,22
26:3,5,9,10,17,19 27:1 42:12,
16
Modica 4:4,24 30:18 31:2,
18 32:2 33:7 34:6 35:8 36:25
38:4 39:7,25 40:17 44:14

46:21,24 48:24
money 43:20,21
monstrosity 45:8
month 6:4
months 6:8 46:11
movable 7:11
moving 34:25
mufflers 20:12 24:18
municipal 9:21
myriads 45:19

N

narrow 15:19
natatorium 7:9,10 12:15
15:6 31:10
natural 9:13 14:9 22:14
26:19
naysayers 44:23
NCAA 45:18
nearby 25:3
needed 5:22 6:1,10 10:10
19:6 31:21
negotiate 38:10
negotiating 38:5
neighborhood 9:16,23
10:8 11:11 16:8,15 27:14 30:5
33:19
neighbors 16:16
nest 42:16 43:4
nesting 22:19
nice 45:2
night 15:7 31:13 32:6
nights 38:20,24
nighttime 31:25
noise 16:17,20 24:13,14,23,
25 25:1,6 27:13
noise-sensitive 24:24
25:1,4
nonprofit 42:10
NOP 18:24 19:4,7

normal 16:25 24:25 33:8
36:23
north 12:2 13:22 16:23
note 20:2,24 22:8
noted 23:23 24:7
notice 5:21 18:23
notified 24:20
number 8:21 11:5 35:15
42:11
numbers 21:19,20

O

o-o-o 51:11
objectives 28:9 29:5,17
30:2 35:17,21 36:1,5,8,10
obtain 22:20 23:21
occur 30:23 50:12
ocean 15:7
October 6:25 7:5 17:21
off-site 24:24 26:23
office 33:13
official 5:9
oil 17:22 18:1 43:20
Olympic 8:4,13,16 11:17
12:2 14:1 21:7 42:21 45:11,
17,18
on-call 22:23
on-site 24:3
online 9:10 30:4
opaque 14:7
open 12:2 17:9,10,15,16
28:15 29:10,25 31:1,21 40:18
46:10,11
opened 6:11 21:7
operate 25:16 31:4
operating 36:23
operational 20:13,20
operations 24:25 26:8
33:4
opinions 34:14

opponents 44:21
oral 4:12 41:18
Orange 38:16 39:15
order 8:15 12:13 15:15
27:15 34:23 49:10
oriented 15:19 16:6 32:22
outdoor 8:1 11:19 13:12
17:5 25:3 27:3 28:22 29:4,8,
20,22 31:24 32:6,14,22 43:5,
10,11
outline 10:20 35:21
overriding 20:5
owned 41:8

P

p.m. 22:9 51:10
Pacific 27:1
paleontologist 22:23
panels 9:17 41:7
parentheses 21:19
park 26:25 28:15 29:10 30:1
43:9
parking 14:23 33:6,8,9,10,
12,15,17 35:11 36:13,15,17,
18,19 45:16,20,24 46:2,3
parkland 26:25
part 4:14,17 13:14 16:25
37:1 44:4 48:2
participate 7:15
parties 19:1
passionate 44:12
passionately 45:3
past 39:14 45:24
path 14:17,18
patio 15:5
patterns 24:3
pedestrian 12:3 14:17
people 6:23 7:15,23 8:22
9:6 25:3 33:5,17 36:21 43:22
45:2 46:9
percent 26:13 28:18 34:20
38:24

period 19:12,15,16,22 49:21
permanent 28:12
permit 22:20 23:21,22 26:4
37:2 50:20 51:5
permitting 39:4
physical 28:8
physically 25:9
Pier 36:18
pipeline 17:20
plain 24:11,12
plan 6:5 12:4 21:10 23:13
24:2 25:14,20 26:10,16 33:12
37:6,7 42:12 44:1 50:16
planning 5:1 21:9 34:2
42:8 44:22 50:7
plans 26:9 33:17 43:8
plant 22:15
plastic 47:5,6
platform 7:21 14:14 15:14
31:15
plays 43:3
Plaza 11:18 14:1 45:11
plinth 12:11 49:9
podium 40:20
point 49:1 50:10,13
pointer 15:20
points 19:23 31:21
policy 38:13 48:5
pollutants 24:3
polo 43:1,3
polymer 9:17 11:21 13:8
47:4
pool 5:3,18,20,22 6:6,7,9,15,
17,19 7:2,10,13,14,17,24,25
8:1,5,14,15 11:19,20 12:20,24
14:2,13 16:23 17:6 23:10 25:3
27:13,15 28:3,4,6,11,14,18,24
29:9,10,22 30:20,21,25 31:3,7
32:5,6,11,13,22 36:22 40:5
42:22,25 43:6,11,18 45:11,17
49:5,8
pools 7:6 12:18 44:3 46:9,
10

populations 11:4
port 41:7
portion 50:20 51:2
positive 21:16
possibly 50:11
post 15:25
potential 21:21 22:11
23:18 24:2 25:1 26:2 49:11
potentially 23:9 38:19
Powerpoint 5:13 36:11
pre 15:25
pre-demolition 23:15
48:8
preconstruction 24:19
predicated 17:22
predict 38:23
prefer 29:3
premature 37:19
preparation 18:22,23
24:1,10
prepare 37:13
prepared 18:16 19:1,10
present 40:19
presentation 11:2 23:24
30:9,11 33:24 36:7 44:19
presentations 35:20
presented 30:20 45:14
pretty 6:16 47:23
prevent 20:10
previous 49:8
Price 44:16
prices 18:1
primarily 7:18 8:2 10:7
private 45:10
privately 27:9
problem 45:25
problems 24:21
process 5:9,18 6:9,24 8:19
18:2,20,22 19:20 34:13 37:2
44:17,24 48:14,16 49:16 50:5

produces 20:22 22:7
program 21:11 43:17 48:1,
4
programmable 15:2
programmatic 7:1,3
10:20 12:19
programming 14:25
16:25 17:1 21:15 29:2
programs 38:2
project 5:14 6:24 9:19
10:19 17:21 19:14,19,24
20:22 21:3,9,16,24,25 23:2,23
24:8 25:17,25 26:13 27:23
28:9,19,20,21 29:3,5,6,7,17,
18,19 30:1,2 34:16 35:17,21
36:8,10 37:22 38:5,7,9,12,13,
14 39:3,9,10,13,19 40:9 41:1
43:24 44:13,18,21 45:4,8,13,
14 49:6 50:14,20 51:1,2
Project-related 24:23
projected 26:15 36:21
projects 39:7 45:23
promotion 43:16
properly 24:17
propose 23:3
proposed 11:13 17:16
18:12 22:13,19 23:9,12,25
24:15 25:12 28:19,21 29:18
30:2 39:24 49:6,8
proposing 5:5
Prospect 16:9
protected 42:15
proud 6:12
provide 4:19,20 28:12
35:10 41:22 50:2
provided 4:21 29:15 30:7
public 4:2 19:11,22,24 21:7
27:3 40:19 44:9 46:8
publicly 12:8
published 19:4
purpose 18:24
put 11:10 43:11 44:3 47:15
50:6

Q

quality 18:18 20:9,14 23:17
Queen 27:5
question 30:18 32:5 35:10,
25 36:8,13,14 37:6,20 39:21
41:4,16 45:16 49:5
questions 16:7 30:11,13,
16 33:23,25 46:22 48:23
quick 33:25 41:16
quickly 6:2

R

Rainbow 27:1
range 38:22
readily 10:17
realize 18:5
reason 42:6,7
received 8:17 30:6 50:2
receptors 24:17
recognizable 10:5
recommend 50:16
recommendations 6:22
23:4
record 4:7,14,18 40:21
41:19,21
recreation 21:13 27:3
43:10
recreational 7:14 8:1,3
10:9 11:20 29:13
red 21:18
reduce 21:2 24:11 25:8
27:13,21 28:17 29:7,9,19,22
32:24
reduced 28:25
refer 4:10
reference 36:7
region 10:9 45:7
regional 39:6,14 45:19
regular 28:5

regulate 21:9
regulations 12:25 23:11
reiterate 50:15
rejected 26:23
related 4:7
relates 49:15
released 5:10
relies 36:17
relocated 48:12
remain 28:3
remind 48:25
removal 22:17,20
removed 47:25
repeat 40:10
replacement 28:5 45:10
48:1,4,5
replacing 46:6
report 18:17 24:5,11
representation 14:4
representative 13:23
represents 11:24 26:13
republished 19:7
requesting 40:16
require 8:12,13 20:7 22:17,
23 24:10 25:6,19 26:8 28:4
37:25 40:9
required 4:18,20 20:4,15
21:19 23:4 25:6,22 26:1,17,20
27:24 29:12,24 37:13 49:10
requirement 39:22
requirements 7:1,3 10:23
49:14
requires 19:12 20:10 23:15
24:1,15 39:3
requiring 22:12 26:3,10
research 47:10
resident 41:25 44:11
residential 9:25 10:9
residents 7:18 10:6 17:7
38:15 39:11
resources 22:14,21,22,24
38:1

respect 39:1
respond 19:16
response 41:18,22
responses 4:15,19,20
50:2
responsibility 18:25
37:10
restaurant 8:6
resting 15:3
restricts 29:1
restrooms 12:8,9 28:14
results 9:10
retained 22:24
return 50:7
revealed 11:14
revenue 18:4
review 4:1 19:11,12,15,22
30:4
reviewed 37:14
revise 19:7
rise 49:11,14
role 10:14 50:16
room 30:12 38:20,24
rooms 8:7
roughly 34:5 49:13 50:5
round 9:13
ruling 39:7
run 43:16,23
runoff 23:25 24:3 26:6
runs 19:15

S

sail 13:24
sailing 11:9 43:15
sanctuary 42:9
sand 28:2,15
scale 22:1 27:18
scenic 27:17
schedule 24:20 50:6

schematic 15:9
schematics 12:17
school 42:24,25 43:1 46:10
scientific 9:7
scrutiny 39:4
sea 49:11,14
seating 7:22 14:13
seats 8:10,12,13 17:2
section 24:10 25:23
secure 31:13
secured 30:21 31:14,15
34:8
seismic 5:19,22
sense 15:25 34:6 35:20
sensitive 22:14 24:17
sentiment 9:9
separate 31:3,4
separated 13:1
separately 21:23
September 6:15 50:8
serve 22:10
serves 45:13
service 25:21
services 8:8
session 49:1,16,19 51:9
set 26:22 34:11
setting 7:1
seven-foot 12:11
seven-foot-high 49:9
shade 13:9
shape 11:7,8,24
shapes 9:14,15
share 43:19
sheds 16:1
shorebirds 42:13,15,18
43:3
shortfall 18:4
shortly 5:10 6:13
show 6:23 12:17,19 15:9
19:21 32:21

shown 41:12
shows 17:14 18:21 19:20
30:3
shuttles 33:17
side 12:15,25 13:24 15:6
33:9 34:1 39:21 45:21 46:4
sides 16:23
significance 20:7
significant 20:3 21:22
26:19 38:25
signify 45:12
Silmer 40:24
similar 28:11 29:2
Similarly 26:18
simple 9:14
simply 19:20
simulated 16:8
sincerely 44:21
sir 35:8
site 9:16,24 10:2,21 11:10,
16,25 12:2,4 16:6 21:3,9,25
22:16,22 23:2,6 24:8 25:15
26:7,25 27:5 28:2 33:16 50:16
sites 33:18
size 8:4,13 33:14 34:14 37:7
38:6,9
sized 25:24
slide 18:21 19:20 30:3,8
slightly 15:16
sloped 12:6,22
smart 44:5
snack 28:14
soaring 9:14
soil 23:18
soils 22:25 23:1
solar 41:7
solution 6:2,3
someplace 43:12
soot 41:8
sort 37:21 50:14

sound 12:14 16:22
sounded 34:1
south 11:17 12:1 13:21,22
14:1 16:9 20:14
southeast 14:3
space 12:21,23 17:9,10,15,
16,17 28:15 29:10,25
speak 40:19,22 41:1 46:20
speaker 25:8
speakers 17:5 25:6,9,10
special 17:3 22:15 24:9
25:2,18 31:20 33:11,13 36:25
37:2 38:13 45:24 46:7
species 22:15,18
specific 30:13 38:10 40:7
specifically 32:16,21,22
39:10
specimen 48:17
specious 44:24
spectator 14:13
spectators 25:18 37:9
spent 9:2
spheres 11:6
spherical 11:7
spillage 32:24
sponsor 37:11
sponsored 37:12
sports 15:1
square 17:15,16,17,18 22:3
staff 4:1 30:16 31:5,22 39:25
44:15,16 47:17 48:25
staff's 30:10
staging 24:16
stakeholders 8:23
stand 7:15
standard 12:25 20:10 24:1,
15 25:7 26:10
standing 14:2 16:2
start 6:5 46:24 48:14
started 5:7,8 6:15 8:19
47:10

starting 45:17
starts 41:17
state 38:13 39:4,11 42:3
State-ordered 6:20
statement 20:5
static 47:7
status 22:15
stay 43:25 44:1
staying 17:23
steel 9:17
stenographer 4:10
step 18:22
steps 18:21 49:15
stick 47:8
stone 7:2
stop 7:15
stopped 42:9
storm 24:2,6 26:5,8,10
strategy 8:25 18:4
street 12:3 16:10
structure 13:8 22:6 27:16
29:10,23 39:24 46:4
structures 9:13 24:12 41:9
studies 19:10 38:18
study 18:23 23:5 25:16
38:21 49:1,16,18 51:8
stunning 39:19 41:3 44:19
style 41:11
subject 27:5
submit 30:6 49:25
Subsequent 19:5
success 39:13
successfully 48:17
suddenly 5:19
sufficient 36:20
suggested 42:15
summer 46:11
Sunday 46:2,3
sunlight 14:9

superimposed 15:11
supplies 26:16
supply 26:14
support 7:19 8:7 10:10,15
28:13
supported 43:24
surface 28:18
surrounded 12:10
surrounding 25:15 27:14
32:23 45:6
survey 9:1,6,7 48:8,10
surveys 23:15
sustainable 10:4
Suzie 44:16
swim 42:21,23 43:13 44:2
46:13
swimming 7:16 32:1
system 47:13
systems 25:21

T

table 44:20
tactics 45:1
takes 18:7,8
taking 9:3
talk 8:24 9:2 47:1
talked 9:12
talking 6:6 8:20,22 15:8
talks 5:14 43:8
target 22:11
teaching 7:24,25
team 6:14 10:17 43:2
teams 44:18
technical 19:10 50:4
technically 4:7
tells 49:24
Templin 33:1,2,20 35:9
Templin's 45:16
temporary 6:2,7,9 16:24
28:3,4,10,13 32:11,13

ten 6:8 7:21 14:14 15:14
tend 29:3
term 6:3
Termino 16:10 41:25
terms 7:2 16:14 32:2 35:15
theme 13:19
therapy 7:25
thing 16:9 44:7
things 9:11 11:3,6 15:3 17:8
20:11 33:6 46:5 47:11
thousands 44:25
threshold 20:14
thresholds 20:7 25:24
Thursday 49:17
Tidelands 38:12 39:8,12
43:20
til 42:22
time 15:2 18:14 19:9,23
27:10 30:17 31:1,2,3 41:17
42:23 45:14
today 5:2 6:6 9:5 32:12
38:25
Tom 21:14 44:14
Tom's 23:23
tonight 4:6,17 18:19 40:19
41:18
tons 20:23 21:5
top 40:1
topic 21:20 25:22
topics 19:2 20:1,6 21:18
TOT 38:19
total 7:6 18:6 28:18
Touch-a-truck 46:2
touched 35:12,18
tower 7:20
town 44:4
traffic 24:23 25:11,13,19
37:6,14
trailer 42:5
trained 46:12

transparencies 14:11
transparent 15:24 16:22
41:6
trash 22:11
tree 22:20 48:5
trees 22:17 42:16 45:4 47:25
48:8,9,10,11,17,19
tremendous 6:1
tremendously 45:4,5
Trials 8:16 21:7 45:18
trigger 37:7
true 4:8
trusses 9:14
trustee 18:24
turn 4:1,3 5:15 18:12 39:25
two-month 50:5
type 37:23 39:3 47:5,6,14
types 11:4

U

unclear 30:19
understand 35:22 36:6
39:2 41:17 43:14 45:12
understanding 34:4
46:25 47:7,20
understood 35:24
unique 9:24 10:5
unknown 23:13
unlike 9:21
unpaved 20:11
unusual 23:8
unworkable 41:8
update 5:4
updated 20:12
updates 8:22
urban 24:1 26:10,16
usage 21:2
utilities 25:21,24

V

Van 39:17,18 40:10,14
variance 21:11 29:1,11,24
40:9 50:24
variety 9:14
vehicles 25:14
vendor 31:4
Verduzco-vega 37:16,17
39:1,16
versus 22:3 29:4
view 13:16 14:13,23 15:5,6
16:1,3,9 18:11
viewing 13:12 31:15
views 14:15 16:4 21:25
22:4,5 27:17
volleyball 46:1

W

wait 42:22
walk 5:3,12 13:15 14:21
49:23
walking 13:13
walks 5:15
walkway 31:13
wall 12:11,12 16:22
wanted 17:9
wanting 13:14
warm 7:25
water 7:13,25 8:5 13:15
23:17,22 24:2 26:3,4,6,8,10,
12,14,15,16 43:1,3
watering 20:11
ways 25:7
wealth 43:19
west 9:21 11:16 13:11 14:12
45:21
wetlands 42:9,10
whirlpool 8:1
white 13:22

wide 7:10 15:23 42:4,5
widely 10:5
wildlife 42:15
Wilson 42:24,25 43:1
windows 41:6
withstanding 48:20
wood 9:17
woodlike 13:18
words 20:19
work 6:22 38:1 44:16
workable 43:9
works 7:7
world 7:12,14
world-renowned 45:11
writing 19:17 49:24
written 4:20 30:6

Y

yard 7:10 12:20
year 9:2 21:5 34:19 48:16
yearlong 43:17
years 20:18 42:11 45:20
youth 11:5 14:25 15:1

Z

zone 10:13 24:8,9
zoning 21:12 29:1 39:23
40:7

ATTACHMENT B

STUDY SESSION MARINE ADVISORY TRANSCRIPT (MAY 12, 2016)

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MEETING OF THE MARINE ADVISORY COMMISSION
FOR THE CITY OF LONG BEACH

TRANSCRIPT OF DISCUSSION
STUDY SESSION REGARDING THE
BELMONT BEACH and AQUATIC CENTER

MAY 12, 2016

2:30 P.M.

LONG BEACH YACHT CLUB

6201 APPIAN WAY

LONG BEACH, CALIFORNIA

MARY E. PIERCE, CSR 6143

JOB NO.: 16-062

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COMMISSION MEMBERS:

RICK DuREE, Chairman
DAVID THORNBURG, Vice Chairman
JERRY AVILA, Commissioner
TED KUHN, Commissioner
TOM MAYES, Commissioner
ERIC PETERSON, Commissioner
MIKE SCHACHTER Commissioner
PETER SCHNACK, Commissioner
MARK TURPIN, Commissioner

ELVIRA HALLINAN, Manager, Marine Bureau
VIVIAN CROOK, Secretary, Marine Bureau

CITY REPRESENTATIVES:

AMY BODEK, Director of Development Services
TOM MODICA, Assistant City Manager
LORI JARMACZ, Recreation, Parks & Marine

CONSULTANTS:

MICHAEL ROTONDI, Roto Architects, Inc.
BRENT MILLER, HED Design
ASHLEY DAVIS, LSA

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COMMISSIONERS:

BOB VATS
RICHARD GUTTMAN

1 THURSDAY, MAY 12, 2016; LONG BEACH, CALIFORNIA;

2 2:33 P.M.

3
4 CHAIRMAN DuREE: What we're going to do at this
5 time then is we're going to suspend our regular agenda
6 items and we're going to move right into the study
7 session that's going to be provided regarding the
8 Belmont Beach and Aquatic Center. We have Amy Bodek and
9 Tom Modica here from the City of Long Beach to handle
10 that presentation.

11 MS. BODEK: Thank you, Mr. Chairman, Members of
12 the Commission. I have been before you before, so I
13 want to thank you for your time and opportunity today.

14 The City of Long Beach is in the process of
15 designing a new aquatics facility to replace the old
16 Belmont Pool facility, and we have released an
17 environmental impact report for comments from the
18 community.

19 We wanted to use today as a study session
20 to share with you the design for the pool and for
21 members of the public, the design for the pool and then
22 also some of the environmental issues that may arise
23 through the construction of the pool.

24 Tom Modica is our Assistant City Manager.
25 He is going to walk you through the majority of the

1 project with Michael Rotondi. Michael Rotondi is from
2 Roto Architects, and he is the -- one of the lead
3 architects for this project.

4 And then we also have Ashley Davis from LSA
5 Associates, and she's going to walk through the
6 environmental review for the project.

7 This project was reviewed by the Planning
8 Commission last week in a study session, and it will be
9 going to the City Council in June for a study session
10 also, and then we hope to bring it back to the Planning
11 Commission in the fall for them to actually make a
12 consideration on the project. So that's kind of our
13 timeline.

14 With that, I'm going to turn it over to Tom
15 Modica.

16 MR. MODICA: Thank you, Amy.

17 So as Amy mentioned, my name's Tom. I've
18 been here before this group, as well, so it's good to
19 see you again.

20 Before I get started, I just want to say
21 thank you for your service. We realize we don't pay you
22 to be commissioners. You do this on your own time, and
23 you do it because you love the City. So we do give you
24 free water sometimes and a shirt.

25 But again, just on behalf of City staff,

1 it's important to have you here as our Commission
2 members, and I thank you for that.

3 The screen is in the back, so we'll be
4 going through a presentation and I'll be looking that
5 way. I do also want to say this is an official EIR
6 meeting. We are doing three of these where we have the
7 actual court reporter here.

8 The stenographer is over to my left, and so
9 anybody who does speak, please, for the record, say your
10 name and speak slowly. I have a tendency to speak
11 quickly, so she will not be shy and tell me if I'm going
12 too quick so we make sure that everything is recorded.

13 The reason for the stenographer is because
14 we're in this EIR process, the environmental review
15 process, we need to make sure during this 60 days that
16 we're taking everybody's comments and we're creating an
17 accurate record and we're then also responding and
18 reviewing those comments.

19 So I'm going to walk through a little bit
20 of project history. This project really got started in
21 January 2013. So we found out very quickly on very
22 short notice that we had a major structural problem with
23 the Belmont Pool.

24 Within 24 hours of receiving official
25 notice that there was dire seismic issues, we had to

1 close that pool. That was -- we've all lived in
2 California, at least many of us have, for a long time.
3 Most buildings have some type of seismic issue. This
4 was at a level where a 5.0 earthquake had the potential
5 to pancake and collapse the facility.

6 So within 24 hours, the City took emergency
7 notice and shut down the pool, and then we immediately
8 started on the process for how do we get water space
9 back for our community and how do we do that temporarily
10 and also long term.

11 And so December 2013 -- actually -- I'm
12 sorry -- about a month after January, in February, the
13 Council had already approved plans for a temporary pool
14 and plans to move forward with a permanent pool.

15 We opened the temporary pool on
16 December 19th, 2013, in about ten months' time, which is
17 really record, record speed to create a pproject like
18 that, have it built, have it opened through entitlement
19 process.

20 In March 2014, the Council approved the
21 contract for our architects, and they're here today.
22 Primarily, Brent Miller and Michael Rotondi are the two
23 representatives here and the leads on the project.

24 And then we went through a pretty intense
25 community input session with our stakeholder advisory

1 committee, a committee in addition to many other groups,
2 but this was one committee the Council appointed that
3 represented all the different areas from the different
4 disciplines in aquatics to the business community to our
5 residential community, bringing everyone together to
6 really determine what the program should be for the
7 building, what types of uses should this building be
8 able to support, but also given a budget. We had about
9 \$100 million budget for them to take a look at.

10 I think this group is very familiar with
11 Tidelands funds. So these are all Tidelands funds, so
12 these are not funds that go for streets and sidewalks
13 and roads and police officers and fire fighters, but
14 rather need to be used for coastal uses in the coastal
15 area.

16 So in October the City Council approved
17 those baseline programmatic requirements after the
18 stakeholder advisory committee gave their
19 recommendations, and also we had a 200-person meeting,
20 public input meeting where people came to give their
21 input on the various programs.

22 So this is an idea of the project site, so
23 I think you're very familiar with where the former pool
24 was. This is the outline of the former pool that you
25 can see here.

1 The former pool was about 55,000 square
2 feet, and the new proposed facility would be 68,000
3 square feet. One of the things the architecture team
4 did was to come out and really do a lot of study on this
5 site, looking at the beach area, looking at the
6 residents, looking at the businesses and trying to
7 determine the optimal layout for any building.

8 One thing you'll notice is they essentially
9 took this building that was on an east-west layout and
10 turned it north-south. One of the things that you'll
11 see in the design is by just doing that simple action,
12 even though it's a larger facility, it minimizes the
13 impact on the site, increases the view corridors. And
14 actually, we're able to increase a lot of our open space
15 and green space on the site.

16 This is essentially the baseline
17 programmatic requirements, so this is what the
18 stakeholder committee recommended and the Council
19 approved, which is what types of water bodies would we
20 have in the new Belmont Pool.

21 This right here is essentially the
22 natatorium, the inside of the building. We would have a
23 50-meter by 25-yard pool. It has a movable floor down
24 here.

25 One of the big discussions is this needs to

1 be a facility that supports our residents. Needs to be
2 for primarily for recreation, but we also want to be
3 able to accommodate competitive uses, and the City is
4 very strong that it has to be able to do both, and the
5 Coastal Commission is going to require that it serve not
6 only Long Beach but the entire region and the entire
7 state for recreation.

8 And so the movable floor was a compromise
9 in order to allow that indoor pool to both serve
10 competitive uses, which needs deep water, about eight
11 foot deep, and that movable floor can actually come up
12 all the way out of the water up to ground level,
13 actually, a little bit higher. So you can have a
14 tremendous amount of variability in your pool depth.

15 We have an indoor diving platform, a ten
16 meter diving platform and the springboards that are
17 associated. We have a beach restaurant down here.

18 This right here is a warm water pool. It's
19 what we call a teaching pool or a therapy pool. Could
20 be used for therapeutics, for seniors, for children, for
21 people learning to swim, as well, and also for the
22 disabled community. We have a whirlpool.

23 This in the center is essentially your
24 locker rooms and your office and support, and then over
25 here on the right you've got your outdoor pool, 50-meter

1 by 25-meter wide Olympic pool, deep water, can host
2 every single water event.

3 And then down here is an outdoor recreation
4 pool, so a pool really designed more for youth and for
5 outdoor recreation.

6 This is the second floor. We would have
7 1,250 seats. That type of seating -- we did a lot of
8 study about competition and what can we accommodate.
9 That will accommodate nearly every competitive event
10 that you can think of.

11 There are a couple that require 1500, very
12 few, that we could either accommodate outside or if we
13 get creative potentially inside. The one thing it will
14 not accommodate is Olympics. Olympics require about
15 25,000.

16 So nobody builds a pool anymore to host the
17 Olympics. What you do is you bring the Olympic pool
18 into an arena. So essentially, if we were to ever do
19 that, we would do something similar to what we did in
20 2004, bringing the pool down -- bringing a temporary
21 pool down to the Convention Center and building that
22 amount of seating.

23 So for project history, we got going with
24 the existing facility demolition in August, and it came
25 down very quickly. From December to January,

1 essentially, that building came down.

2 We then did additional outreach in May of
3 2013 with a design survey, knowing that once we knew
4 what the pool was going to host in terms of its program,
5 what did people envision what the building might look
6 like.

7 Obviously, that's the charge of
8 professional architects is to build and design and
9 really create that design, but they need to take input
10 to make sure that they know what the community is
11 thinking in terms of what this facility could be. So we
12 did a design survey, and I'll talk about that in a
13 minute.

14 From really spring 2015 to 2016, we were in
15 that stage of design development and the draft
16 environmental report, impact report.

17 So the design survey is online. It's a
18 tremendous amount of detail, and we're only going to
19 cover it in one page here, but essentially, 506
20 responses were received. So that's a tremendous amount
21 of input on the survey or on the pool.

22 We had about 150 people show up at the
23 meeting you see down here that we held back in May to
24 really hear from the architects and go through the
25 survey results, and one of the things that we really

1 heard were features that are imagined and materials that
2 are imagined.

3 So some of what we heard from the community
4 was natural colors, exposed structures, the use of round
5 edges, simple shapes and soaring trusses and also using
6 a variety of shapes in the design. And when we asked
7 what would you imagine as what the materials could be,
8 we heard glass, exposed steel, concrete, polymer panels,
9 wood and concrete block.

10 So before we get to the actual design and
11 have Michael walk through it, I want to talk a little
12 bit about the goals and the charges that we gave our
13 architects.

14 So the goals really established for the
15 project are to create a facility unlike any municipal
16 aquatics facility on the West Coast. This should be
17 something special. It should be something unique.

18 We would need a facility that is in harmony
19 with the neighborhood. It's right there in a
20 neighborhood, and it's got to be in harmony with that.

21 We wanted to employ an iconic and
22 sustainable design, something that really is going to
23 stand out and really is recognizable, and if you're
24 going to spend that amount of money, it should be
25 something that really is recognizable and an amazing

1 building.

2 We want to meet the needs of our local
3 residents. First and foremost, it does need to serve
4 recreation, but we also want to support those
5 competitive events as we desire. And we also need to
6 support the Coastal Act.

7 So this body is very familiar with the
8 Coastal Act, but many people aren't, that this is in a
9 coastal area and it needs to get ultimately Coastal
10 Commission approval, so we need to make sure that we're
11 meeting their needs.

12 So we gave the architect a challenge. We
13 said you need to incorporate all those project goals,
14 and you need to incorporate community input, and you
15 have to meet our programmatic outline, and you have to
16 utilize appropriate materials for the site, and you have
17 to adhere to all those Coastal Commission requirements,
18 and you have to mitigate the environmental impact, and
19 you have to create a beautiful facility.

20 So this is no easy charge. We have an
21 amazing design team that we have employed. I'll let
22 them talk a little bit about their design. We really
23 have been very happy with this partnership, and they're
24 going to show you something special. So I'm going to
25 turn this over to Michael Rotondi.

1 MR. ROTONDI: Thank you.

2 This is a special project for many reasons.
3 Architecturally, it's a very complex project, as you can
4 see. Actually, the more complexity, the bigger the
5 smile on our faces. There's a lot of variables when
6 you're designing any building, but especially one like
7 this, which has many, many variables.

8 Some of the variables are inherent to the
9 problem itself, and many more come from listening to the
10 community in all of the different forms that they come
11 in, individually and committees.

12 It's an iconic site which is really, I
13 think -- I can't imagine a better site anywhere on the
14 planet for a program like this, but it's also, I think,
15 a very exceptional project because of what water means
16 both in terms of recreation and competitive sports to a
17 community. Seems like everybody I meet is either a
18 swimmer or a sailor.

19 So we wanted to honor aquatics, we want to
20 honor the beach life, but I think also what's really
21 important to Long Beach and -- well, we wanted to honor
22 sailing, and we wanted to bring that into the
23 architecture, as well, which we will show you. And it
24 has many people using it, children, athletes. It can be
25 used for therapeutics, recreation.

1 The beach, the communal life is really
2 important, so we saw the building not just as a
3 stand-alone facility, but we saw it as an urban design
4 opportunity so that it begins to enliven that part of
5 the site, not just by virtue of the number of people
6 that are coming here, but by virtue of how the building
7 opens visually and accessibility to and fro.

8 And then we're looking at -- we looked at a
9 whole variety of building materials that allowed us to
10 reach -- to design a building that was at once
11 beautiful, but also very practical and economic, and
12 then build up very large sort of library.

13 I've always loved -- I was looking at the
14 models here of the hulls of these ships. Those shapes
15 are -- they're just beautiful. Quite frankly, they're
16 beautiful.

17 And then as an architect, we always like to
18 see buildings under construction. We say, ah, stop
19 there, and then they close them up.

20 So we were looking at also not just the
21 complete shape of the ships. We were also looking at
22 them framed prior to closing up because of looking at
23 that had to inspire us for the building itself.

24 The main street is down below. You can see
25 the beach up here. This is indoors, and this is

1 outdoors. All of the functional facilities are in the
2 middle. This is another hull of a ship, as you can see.

3 And then the outdoor is enclosed with a
4 12-foot high glass wall, so it's transparent to let
5 people inside and outside see what's going on, but it
6 blocks the wind for people that are in here, and it also
7 sort of captures some of the noise.

8 The seven-foot plinth in comparison to the
9 last building which was raised up on a plinth that was a
10 lot of solid wall around it with ramps going up to it.
11 We wanted to make it an urban view very much like, as we
12 all know, the Spanish Steps, which is the city itself
13 sort of steps down and terraces.

14 So it's very -- all the way around the
15 building, this is the hard side, and we'll show you in a
16 little while the soft side. The main entry is here.
17 You can go up the steps, you can sit on the steps on the
18 beach side watching volleyball and staring out at the
19 horizon, or you can sit and wait for someone, or you can
20 walk up onto the plinth here and actually sit and watch
21 the sports happening. So it's a very active building at
22 its base.

23 Okay. The roof plan. Olympic Way. That's
24 Ocean Avenue. Entry into this parking lot and then
25 coming across and then the main entry here. The outdoor

1 space, which is -- this is a cafe right here, vegetation
2 back on this side, and then park life area here, and
3 then a great lawn right at the edge here. And this is
4 the bikeway along here.

5 So even if you're not coming to the
6 building to swim, you can spend the entire day hanging
7 out in different locations doing different things.

8 Even in this area here, we're assuming that
9 during the competition that this is where the tents
10 would be for the competitive teams or the families, and
11 you can also do chalk art here, and then the cafe. You
12 can get off your bicycle here, and there's along this
13 edge of the park about 200 bicycles here, and hang out
14 here for a while before you continue on your way.

15 Inside, this is the main entry here,
16 outdoor pool. This is the recreation pool. This is
17 also -- all of it is technically recreation, but then
18 these are -- metric on these are for competition, and
19 the diving pool here.

20 And then there's a lot of space around the
21 outside for swimmers, or if there's no competition going
22 on, places for the public to hang out. And then there's
23 an area here that's almost like a beach inside that's
24 got a little bit of a slope, so you could lay in here
25 and then look back into here.

1 Inside here are locker rooms and the like.
2 All of the mechanical equipment is below all of this.
3 It's below the plinth. And then this is access
4 underneath. So all the pool equipment would be down
5 below.

6 That's the great lawn I was talking about
7 here. And then we'll show you a three-dimensional image
8 here of an outdoor area which is like a porch where
9 people can get up onto here, be outside but still look
10 into the events and be somewhat sheltered. And it could
11 be closed off, as well, when it needs to be.

12 And then moving up the first mezzanine,
13 this is where all the seating will be, more mechanical
14 equipment here. And then on the side of the outdoor
15 pool is a very large deck overlooking the pool, and this
16 could be used as an event space. It could be used for
17 yoga, pilates, whatever. I guess not pilates because
18 you need a machine, but definitely yoga. Again, the
19 main entry on this side, the beach down here.

20 And then going up on the second level,
21 which is where you get access. There's access to the
22 seating from two different levels. This is the primary
23 level of coming down, up on top and then you come down.
24 On the level below this, you can actually walk through,
25 like, coliseum seating to that lower level. And then

1 these are some more facilities, bathrooms and food.

2 And then on top, the highest level, which
3 is the second mezzanine, this is outside, this is
4 inside, separated by a glass wall that is openable,
5 completely openable so that people can pass through if
6 you want to see what's going on on both sides, and it's
7 like being on a ship's deck up here.

8 There's a staircase that you can go up and
9 down, and then also an elevator right there and then
10 there's a staircase right there.

11 And then the elevations. When we started
12 looking at the various shapes, the two primary shapes
13 are basically rectilinear and curvilinear. When you
14 look at a box, that has maximum surface area and minimum
15 volume. When you look at a bubble that's curvilinear,
16 it has minimum surface area and maximum volume.

17 So that's a way to, the practical side,
18 reducing the height, reducing the amount of material,
19 but also it -- with the structure that we can create for
20 this, it has -- it's easier to deal with gravity, so
21 it's more economical in the long run.

22 This is looking from the west. That's
23 looking from the west. This is that porch. This is
24 looking from the east towards it over the indoor area.
25 That was the upper sort of ship's deck up here. That's

1 the lower first mezzanine deck right here.

2 Looking at the main entry -- Dino was even
3 showing me how to use the buttons, but Italians aren't
4 good at buttons. We're good at knobs.

5 The main entry right here, and this is --
6 what eventually that will be, what we're showing here is
7 a very large sail that is turned on its side. That's
8 essentially the idea. And that would be the entry
9 coming up the ramp.

10 And then on the backside, there's a perch
11 up on top here. This is a staircase. Then you can come
12 out and have a perch that looks out over the ocean.

13 This is what we expect to be the primary
14 side that everybody would be coming to the building
15 from. You can see better now the stairs, and sometimes
16 they're double heights, so they're like coliseum seating
17 or there's stairs. Then there's a wide walkway around
18 that you can sit and look in at the events happening
19 around the pool.

20 In the corner on the ocean side looking
21 back at the building and what we're calling the
22 recreation pool here, the main competition pool here.
23 That's the upper deck, that's the lower deck, and then
24 these are stairs that we're hoping are going to be used
25 all of the time.

1 There are staircases that can take you from
2 the pool deck to that intermediate deck and then back
3 down. The stair over here also goes from the entry so
4 that people can come and watch the events without coming
5 onto the pool deck and coming up on top and look down.

6 If they go through a little passage there,
7 you get access to another staircase that can take you up
8 to here, or you can walk through and get an elevator
9 that would also take you up.

10 So there's many different routes that
11 you're going to be able to take once you're in the
12 facility, and wherever you start, you can end up back
13 there without stopping. Sort of like the freeway system
14 in Southern California.

15 On the pool deck itself, the material is --
16 it's a polymer. It's called ETFE. It's a carbon-based
17 material that is not petroleum based, so it's a
18 different material. It's basically thick Teflon. It's
19 transparent Teflon. So anything that falls on it slides
20 off. It's actually shaped so pigeons and gulls can't
21 stay on. And also, excuse me, but if they crap, it
22 slides off. Well, I've never seen -- on little piece of
23 Teflon you do it and it slides off. We're doing an
24 experiment.

25 But the objective was from the very

1 beginning, everybody said they wanted to swim outdoors
2 even though it's indoors. And so looking at all the
3 materials, most of the facilities that we were looking
4 at as examples were really indoor facilities with
5 skylights.

6 And so we wanted to find a material -- you
7 could do something like this out of glass, be very
8 expensive, very heavy and much heavier structure, which
9 would make it -- it would block the view little bit
10 more. So with the lightweight material like this, high
11 strength, light weight, you can actually design very
12 lightweight steel.

13 From the upper areas, seating area looking
14 down. This is from the beach looking back at what we
15 call the glass box here. So you'll be able to see in
16 when the light is correct.

17 This is our porch, the great lawn right
18 next to it. This is Olympic Way looking at the
19 building. Closer in looking at where all of the
20 facilities are behind there, but then trying to create
21 the illusion of a ship.

22 And then the porch, which is -- finally, we
23 have to put in a beautiful skeleton of a big sailing
24 ship that you would be sitting behind and feeling
25 private, although you can see back out to the ocean and

1 you can see into the pool.

2 And then at nighttime, the lighting on
3 this, which was everybody's concern, our intention is to
4 have it glow no brighter than a full moon. And for code
5 reasons, around the pool deck area, the light has to be
6 brighter, but when that's directed down, it's not
7 lighting up the sky.

8 So this would be from either a boat -- back
9 to Tom.

10 MR. MODICA: Great. Thank you, Michael.

11 So we get asked how does this compare to
12 what used to be there, and so what this diagram shows is
13 on the bottom, this is the old Belmont Pool, the one
14 built in 1968, which was primarily out of concrete, and
15 then it's superimposed here what the new facility would
16 look like.

17 And so as you can see, there is a height
18 difference. At its apex, the new building would be
19 about 18 feet higher. But in terms of the actual impact
20 on the view, you can see that the old facility, the way
21 it was positioned and also the materials, it was not a
22 transparent building.

23 It -- actually, you have not nearly as much
24 impact on the site itself from the way the architects
25 have positioned the building and in the way that they

1 have chosen the curvilinear shape as opposed to what was
2 there before.

3 We have this in the EIR, as well. If you
4 were to stand right about where the new Olympic is going
5 in, what would you have seen before with the old
6 facility and what would you see with the new facility.

7 And so the blue is essentially what you
8 would see with the new facility and the yellow with what
9 had been there before. And we've actually increased
10 that view shed from the way that it is now situated on
11 the site despite being a slightly larger facility.

12 We get asked what does it look like in the
13 neighborhood. It's gotta fit into that residential
14 neighborhood. And actually, this is at Prospect and
15 Ocean. The pool is right there.

16 So as you can see, it basically is -- you
17 know, fits into the neighborhood. It doesn't -- it's
18 not higher or anything than really what has been there
19 before. Not -- 18 feet higher, but not significantly
20 higher. And here's what it looks like at Termino from
21 Midway Street, and then here again from Ocean at
22 Bennett. So this is what you would see as you would
23 show up, and right there is the facility.

24 So one of the important things that we
25 looked at in the design was the impact on the

1 neighborhood. You do have residents that live right
2 across the street right there. You have Chuck's locally
3 world famous is right there, and then you've got other
4 businesses here.

5 And so we've looked at adding that 12-foot
6 high transparent sound wall as a way to mitigate some of
7 the sound that could come from the external pool, and
8 then, of course, you would have operations that are
9 inside the natatorium which would limit the sound there.

10 We do have the ability to support up to
11 3,000 temporary outdoor seats. If you were to have a
12 very large event we could bring in bleachers, but
13 there's nothing permanent there. And that was a
14 compromise with the community that we would not have
15 permanent seating outside for competitions, that it
16 would be brought in on a temporary basis, and then you
17 would have outdoor speaker systems that would be pointed
18 down and not towards the neighborhood.

19 One thing Michael mentioned was Olympic
20 Way. Under the design, we would actually be closing the
21 street to traffic. It would be a part of a pedestrian
22 area. So you would have Olympic Way that you could walk
23 there. It would still have fire access, so it would
24 still be ability to get a fire truck, fire engine in
25 there if necessary, but we would not have a through road

1 there as we do today.

2 One of the main goals was not to lose open
3 space. Open space is very important to the community,
4 so we didn't want to lose any open space or vegetative
5 space, and we actually did better than that. We
6 increased the amount of open space and the amount of
7 vegetative space.

8 So we used to have 118,000, 119,000 square
9 feet of existing open space, and we now have 127,000
10 square feet of open space. In terms of green space,
11 there was 45,000 square feet. Under the new design it
12 would be 55,000 square feet, the proposed design.

13 We get asked about funding often, how much
14 does this cost. We essentially have an approved budget
15 of 103 million, and that was approved in October 2014.
16 This is funded by Tidelands, and the primary funding
17 source is oil.

18 That funding estimate was put together when
19 oil was trading at about \$100 a barrel. As of today
20 it's at about 39, and it's up from about 23 just a
21 couple months ago. So oil has seen a precipitous
22 decline.

23 We do have enough budgeted to complete the
24 entitlement process and to fund the design, and we have
25 a fair amount set aside for construction, about \$43

1 million set aside for construction.

2 So all told of that 103 million, we have
3 set aside \$60 million, and that includes to fund the
4 demolition, to fund the design and a portion of the
5 construction costs, and we're developing a strategy to
6 address that revenue shortfall.

7 We know that construction cost escalation
8 is going to affect that number. The longer you wait,
9 the more that construction cost estimate can go up, and
10 that costs really aren't going to be certain until the
11 design is approved by the Planning Commission and/or the
12 City Council if it gets appealed, and the Coastal
13 Commission is going to have input on the design, as
14 well. And then, of course, you need to go out to bid
15 and see what the construction costs will be when you're
16 going out to bid.

17 So with that I'm going to turn it over to
18 LSA. They are our environmental consultants. This is
19 an official EIR scoping meeting, so in addition to
20 seeing the design, this body does need to hear about the
21 environmental impact and walk through the environmental
22 documents, so she'll be doing that for us.

23 MS. DAVIS: Good afternoon. My name is Ashley
24 Davis. I'm with LSA, and on behalf of the City, we
25 prepared the Environmental Impact Report, or EIR, and

1 today I'm going to briefly go over the CEQA process, the
2 CEQA process and the findings of the EIR.

3 So these are the steps that we take when we
4 start to prepare an EIR. We first prepare an initial
5 study and notice of preparation. That was initially
6 published and distributed April 18th to May 17th, 2013.
7 And the purpose of an NOP is to get input from agencies
8 and interested parties on what they want us to address
9 in the EIR.

10 Subsequent to that, there were design
11 changes, that we determined it was necessary to revise
12 the NOP and redistribute, so that was sent out April 9th
13 to May 8th, 2014.

14 During and after that period, the technical
15 studies and Draft EIR were prepared and, as Tom said, we
16 are now in the public review period for the EIR from
17 April 13th through June 16th, 2016.

18 I want to make a note that the public
19 review period for this project, the City extended it to
20 65 days. Under CEQA the required review period is 45
21 days, but due to the interest in the project the City is
22 allowing an extra 20 days for review.

23 After that review period ends, we will
24 respond to comments in writing and compile the final
25 EIR, and then the project and EIR will move forward for

1 both project approval and EIR certification.

2 So where are we now in the process? You
3 can see by the highlighted yellow-green box at the
4 bottom we're in that 65-day public review. All four
5 boxes along the bottom are the opportunities that the
6 public and agencies have to comment on the project and
7 the EIR process.

8 These are the topics, the 13 topics that
9 were addressed in the Draft EIR, and of note I want to
10 make a point that all impacts were mitigated to a less
11 than significant level. So there are no impacts that
12 are unavoidable and adverse, and the City does not have
13 to adopt a statement of overriding considerations.

14 Here you have the four topics in red that
15 were less than significant, they did not require
16 mitigation. Briefly, air quality, both construction and
17 operation, were below the thresholds, so there was no
18 mitigation required.

19 Global climate change, greenhouse gas
20 emissions. We actually take -- for construction, we
21 take the emissions during construction and you amortize
22 them over 30 years and add them to operational emissions
23 because in order to determine impacts on global climate
24 change, it's done as a long term cumulative impact.

25 There were no impacts that required mitigation for that

1 subject either.

2 Then land use. Since 1968, since the
3 Olympic Trials, the project site and the former building
4 were used for public recreational purposes. And so
5 since that time, the site has been designated as public
6 recreation, and the project is consistent with both
7 general plan and local coastal program. It does require
8 a height variance.

9 And just one point of clarification. In
10 the EIR, the building height is listed at 71 feet. That
11 was from the plinth, the first level to the top of the
12 building. If you took it from the ground level, it's a
13 total of 78. The former building was 60, so it's
14 approximately 18 feet higher, which you saw on the
15 previous slide.

16 Recreation. There were no adverse
17 recreational impacts. It's considered a positive
18 project and will provide continued aquatic recreation
19 for the city and region.

20 These are the topics in red that required
21 mitigation, and the numbers in the parentheses are the
22 number of measures that were required. I'll try to go
23 through these quickly for you.

24 Aesthetics. The project will alter the
25 views, but the building will be comparable in mass scale

1 and height to the former structure, and it has been
2 aligned to increase the coastal views as shown in the
3 figure.

4 Lighting. The structure would be
5 illuminated from the inside and produce a glow, not a
6 direct light. The building will close at 10:00 p.m.
7 and, therefore, the building itself will not be lit past
8 that point. There will be some security lighting on
9 site.

10 Construction fencing. It was determined
11 that it could potentially serve as a target for graffiti
12 and trash and, therefore, a need for mitigation measure
13 which requires maintenance of those construction
14 barriers throughout the whole construction to keep them
15 clean and free of such items.

16 Biological resources. There were no
17 sensitive natural communities or special status species
18 identified on site. However, due to the removal or
19 relocation of the trees on site, there's a possibility
20 that it could interfere with nesting birds and,
21 therefore, two mitigation measures, one to avoid impacts
22 to nesting birds during that nesting season, and the
23 second would be to obtain a tree removal permit.

24 Cultural resources. There are no known
25 resources on the project site. However, should

1 excavation or construction go below 23 feet below grade,
2 the City would be required to retain a paleontologist on
3 call to determine whether or not to ensure that there
4 are no resources at that depth.

5 Geology and soils. There are no geological
6 hazards, and the project was determined to be feasible.
7 There is one mitigation required, and that is to require
8 conformance with the recommendations in the geotechnical
9 study.

10 Hazards and hazardous materials. The site
11 is not on any list, government list of hazardous
12 materials sites, and there is no unusual use of
13 hazardous materials during construction or operation.
14 Any use of chlorine or pool cleaning materials would be
15 -- comply with applicable regulations and, therefore, is
16 not significant.

17 However, there are two mitigation measures
18 required for things that could potentially happen during
19 construction. First is a contingency plan in case
20 unknown hazardous materials are encountered. That's a
21 pretty standard mitigation. And the second is a
22 pre-demolition survey for potential asbestos and lead
23 that might be left over.

24 Hydrology and water quality. There is a
25 potential for soil erosion during construction and

1 dewatering, and so you have a mitigation measure for
2 compliance with the general construction permit and a
3 second one to obtain a ground water discharge permit.

4 The project decreases the impervious area,
5 but there is a potential for runoff to contain
6 pollutants, and so the third mitigation is prepare a
7 standard urban storm water mitigation plan.

8 The drainage patterns would change, and
9 therefore, the fourth mitigation, the City must prepare
10 a hydrology report.

11 In addition, a portion on the eastern half
12 of this site is in the special flood zone area, and
13 therefore, we are mitigating to require a flood plain
14 report, and that will just ensure that there's no impact
15 to the flood plain or the structures.

16 Noise. The heavy construction equipment
17 could cause noise impacts. Two mitigation measures are
18 proposed to address this. The first is standard
19 conditions for the construction equipment, such as
20 mufflers, and the second is a preconstruction community
21 meeting where they will advise the community of the
22 construction dates and times and provide contact
23 information number in case there's any problems during
24 construction.

25 The normal operations would not impact any

1 sensitive uses, but special events at the outdoor pool
2 could impact such uses with the noise. A special event
3 has been defined as anything with more than four and a
4 half thousand spectators.

5 MR. MODICA: You mean 450.

6 MS. DAVIS: 4500.

7 MR. MODICA: 4500? All right.

8 MS. DAVIS: Yeah, 4500.

9 The mitigation required is to reduce the
10 noise levels from the outdoor speakers to a level below
11 the City thresholds, and that can be achieved by either
12 actually reducing the noise level at the speakers,
13 lowering the speakers to the ground, removing a speaker
14 or two or having highly directional speakers so that
15 they would ensure that the noise does not disturb any
16 sensitive uses.

17 The traffic. There's no construction
18 traffic impacts, but we did require mitigation measure
19 for a traffic management plan, and that will ensure that
20 there's adequate emergency access to the site and
21 surrounding neighborhoods during construction.

22 For operations, all the study intersections
23 were operating at an acceptable level of service.
24 However, large, again, events over 4500 people or
25 spectators would require mitigation, and that mitigation

1 would be an event traffic management plan, and that
2 would be prepared specifically for that special event.

3 Utilities and service systems. All of the
4 mitigation measures for the utilities and service
5 systems are actually the same or repeat of measures in
6 the hydrology and water quality. There's no new major
7 facilities required. However, the ground water
8 discharge permit, storm water plan, hydrology report
9 will be required to reduce impacts.

10 The potential to encounter ground water
11 during construction means that the mitigation measure
12 for dewatering permits is applicable.

13 If there is a change in drainage pattern, a
14 new storm water best management practices require an
15 operations and maintenance program, and that would be
16 adherence to the mitigation measure for the storm water
17 plan, and hydrology report would address that.

18 As far as water demand, there's a slight
19 increase in water demand that is a 0.027 percent of the
20 Long Beach Water Department's water supply in 2015, and
21 it is within available and projected water supplies of
22 the Urban Water Management Plan.

23 There are less than significant impacts to
24 electricity and natural gas, so no mitigation was
25 required.

1 Finally, the EIR also addressed
2 alternatives to the project, and the first set that I'd
3 like to talk about are the off-site alternatives. There
4 were three of them.

5 The Harry Bridges Memorial Park. However,
6 this site is parkland mitigation for the Aquarium of the
7 Pacific and Rainbow Harbor and was federally funded.
8 There was a portion that was federally funded, and it
9 must be used for outdoor recreation, so that was
10 eliminated from further consideration.

11 The Queen Mary site is the second off-site
12 that was considered. However, there's a current lease
13 to a private operator for another 40 years, so that was
14 eliminated.

15 Finally, the Elephant Lot at the Long Beach
16 Convention Center was also considered, but again,
17 there's a private lease on that, and it doesn't expire
18 until 2030, so that was eliminated.

19 A fourth alternative originally considered
20 was to enclose all of the pool facilities within the
21 Bubble structure. However, the size and mass of a
22 structure that large would have been an impact that
23 would have been much greater than the project, so that
24 was also eliminated.

25 Alternatives considered were these five:

1 The no project/no new development; alternative two,
2 maintain the temporary pool with additional uses;
3 alternative three, move the diving well to the outdoor
4 pool area; alternative four, reduce the project with no
5 outdoor components; and alternative five, reduce the
6 project, no diving well and no outdoor components.

7 The purpose of evaluating alternatives
8 under CEQA is to reduce or eliminate any of the impacts
9 you have from the project. So I won't read these to
10 you. These are the project objectives.

11 The one in red at the top is a primary
12 objective, which was to replace the former pool facility
13 with a state-of-the-art aquatics facility that would
14 serve the recreational competitive venue for the
15 community, city, region and state.

16 And then you can see the others, some of
17 the bulleted highlighted points, similar aquatic
18 recreational purposes, a more modern facility, minimize
19 the time period the community's without a structure or a
20 facility, available to serve competitive events,
21 increase the programmable water space, a signature
22 design, generate revenue, meet the land use goals of the
23 planned development area, maximize sustainability and
24 energy efficiency, minimize view disruptions, maximize
25 views of the ocean from inside, serve the existing users

1 and then drought tolerant and maintain or increase the
2 amount of open space.

3 So those were the objectives we were
4 shooting for with the project.

5 I'll go over briefly each of the five
6 alternatives. The no project/no new development
7 alternative is required under CEQA. It means that there
8 would be no changes to the existing land uses and the
9 conditions on-site would remain the same.

10 The temporary pool located in the parking
11 area would continue to operate, but no pool facilities
12 would be constructed. The existing backfilled sand area
13 would remain unchanged, and eventually they would have
14 to upgrade or maintain that temporary pool, possibly
15 replacing it.

16 Alternative two, maintain the temporary
17 pool with ancillary uses. This would involve
18 improvements to construct a permanent foundation around
19 the temporary pool, and then some uses such as
20 administrative and support facilities, lockers,
21 restrooms and snack bar would be added to the temporary
22 pool. Again, the existing sand area would be removed,
23 and open space park area could be expanded.

24 Alternative three, the outdoor diving well.
25 This alternative would locate the diving well outside

1 the proposed enclosed Bubble area and would allow the
2 building height to be reduced. However, there would
3 still need -- a height variance would still be required.

4 The other components included in this
5 alternative would allow similar programming events as
6 with the proposed project. However, this does not meet
7 the project objectives to the same degree as the
8 project.

9 Alternative four is a reduced project with
10 no outdoor components, so it could just be the indoor,
11 the facilities inside the Bubble. This eliminates the
12 outdoor pool and reduces the footprint of the structure.
13 Open space and park areas could be increased, and
14 although many of the amenities would remain, you still
15 would need a height variance, and you could not serve as
16 many -- there would not be as many programming needs
17 that could be met by this alternative. So again, it
18 does not meet the objectives to the same degree as the
19 project.

20 Alternative five is a reduced project, no
21 diving well and no outdoor components. Similar to
22 alternative four, but it would eliminate the indoor
23 diving well along with the outdoor facilities. Again,
24 this reduced the footprint and height of the structure,
25 although there would still be a height variance

1 required, and it would increase the open space and park
2 areas. This, again, does not meet the objectives to the
3 same degree as the project due to the lack of space,
4 programmable space.

5 And finally, this site just tells you where
6 the EIR is available to view, both online and at two
7 libraries, and where to submit written comments at the
8 City.

9 And with that I'm turning it back over to
10 Amy.

11 MS. BODEK: Thank you, Ashley, Tom and Michael.
12 We'll let the audience turn themselves around.
13 Everybody stand up and stretch. Was a long PowerPoint,
14 but I did want to make sure that you were all fully
15 informed as the other groups that we're going to and
16 certainly to open it up to any questions that the Chair
17 would like.

18 CHAIRMAN DuREE: Peter Schnack.

19 COMMISSIONER SCHNACK: Peter Schnack.

20 And I just was curious from the architect's
21 point of view, did you do anything about -- because it's
22 really a cool project, by the way. Thought it was cool.

23 But acoustics on the inside, being the
24 dome, does it -- did you guys look at any of the
25 acoustical problems that could be associated with that?

1 MR. ROTONDI: Yeah, we're in the process of
2 studying that, but intrinsic to a material that is
3 somewhat flexible -- actually, what I didn't explain is
4 that you can get very long span out of this material.

5 What they do is they make it into pillows,
6 two layers, and then they put air in between. And one
7 of the first uses was in Devon, England, to make a
8 biodome, and the spans were up to 60 feet, actually.
9 These are a lot less, of course.

10 But when the sound hits a soft material, it
11 moves, so you don't get any vibration back, so -- and I
12 think also just because of the volume.

13 COMMISSIONER SCHNACK: Yeah.

14 MR. ROTONDI: That doesn't take care of somebody
15 screaming right next to you when you're sitting there.

16 COMMISSIONER SCHNACK: Thank you.

17 MR. ROTONDI: Yeah, you're welcome.

18 CHAIRMAN DuREE: Jerry Avila.

19 COMMISSIONER AVILA: Jerry Avila.

20 First of all, I want to just commend
21 everybody for their hard work, and the design is just
22 beautiful. It really is.

23 Just mine's a basic question. Occupancy.
24 What's the difference between what we currently have in
25 the old pool as far as -- it's probably for Tom, right?

1 -- to what we're going to have after the project is
2 complete?

3 MR. MODICA: So Lori can probably give the numbers
4 of actual people, but in terms of permanent seating,
5 this will have 1,250. The old pool actually could be
6 moved around and you could have up to 3,000, but it
7 wasn't really the same type of level of seating where
8 you'd be elevated and you can actually set up for
9 competition.

10 I can tell you, though, we're going to have
11 tremendously more opportunities for people to activate
12 and use the facility.

13 One of the great things about this facility
14 and this design is previously when we did a competition,
15 we would essentially shut down the pool to the
16 community. That would be the one thing the pool would
17 do that day. You close it down, you do your
18 competition, and nobody could get in.

19 Under this design, it's purposely been
20 designed so that you could have a competition in the
21 facility and still do recreation outdoors and segment
22 off sections of the pool so we don't lose that
23 capability.

24 Lori, anything to add in terms of numbers?

25 MS. JARMACZ: The occupancy of the former Belmont

1 Plaza Pool in the natatorium was 2,500, and that was a
2 combination of the elevated bleachers and then the
3 bleachers that went on the other three sides of the
4 facility, of the pool itself.

5 COMMISSIONER AVILA: Follow-up question would be
6 is there any facility elsewhere to this extent that
7 we're building right now in Long Beach that you're aware
8 of, a pool near the parameters of the beach, the setup,
9 this setup? Is there any other facility of this type?

10 MR. ROTONDI: A pool with facilities to this
11 extent?

12 COMMISSIONER AVILA: Just like the one we're doing
13 now.

14 MR. ROTONDI: Employee would be best answering
15 that one. I don't think so.

16 MS. DAVIS: I would say no. We do think this is
17 going to be incredibly unique given its location, the
18 beautiful design and then also the variability of the
19 programs. So we think it's going to be very popular
20 both with the residents and then with the region, as
21 well.

22 COMMISSIONER AVILA: Great. That's something I
23 want to hear. I was just talking to Courtney yesterday
24 at the facilities, and we're talking about bringing Long
25 Beach back to life, and I just wanted to make sure that

1 this was, you knowm, something nowhere else. Thank you.

2 MR. ROTONDI: I think from the architect
3 standpoint, Brent and myself, the one thing you try to
4 do with projects of this scale is not just appropriate
5 that size of land, which we know from shopping centers,
6 but it's a place where I think primarily people will
7 come to gather, and then while they're there they'll
8 find many different things to do. And then the longer
9 they stay, they start to find meaning in the
10 relationships between each other.

11 And I think that's the one thing that
12 really strikes me about this community, sailors and
13 swimmers. And it seems, in my experience in meeting
14 everybody, the one thing that everybody has in common is
15 water, and it seems that there's a whole different set
16 of ethos and a psyche in the people in Long Beach.

17 And so the building is really special in
18 that way. And those are the sort of intangibles that
19 we're always working on besides solving all the
20 practical stuff, and we really, Brent and I, believe
21 that this will be unique in the United States actually
22 in that regard.

23 MR. MODICA: And that aspect is going to be
24 important when we get to the Coastal Commission level.
25 This needs to be a facility that welcomes people and

1 also serves people that aren't going to pools, that are
2 going to be down near the beach and enhance the beach
3 experience. That really is their mission, to bring
4 people to the coast and to have them enjoy themselves.

5 So this facility is going to be very much
6 looking to enhance that experience.

7 MR. ROTONDI: I think what also might be unique
8 about this is that one of the things that we've also
9 been thinking about is when you look at swimmers' bodies
10 and you look at either yachts or sailing boats, it's all
11 about performance.

12 And the way you reach performance is
13 through the efficiency and the elegance of form, which
14 has to do with the mathematics of it, so that there's a
15 weight to the material and the form that you use. That
16 relationship gives you a higher performance. And then
17 ultimately, one that actually works hopefully, it's
18 beautiful.

19 COMMISSIONER AVILA: It's great. Thank you for
20 answering my questions.

21 COMMISSIONER MAYES: Tom Mayes.

22 Is that dome material transparent?

23 MR. ROTONDI: It's pretty close to totally
24 transparent, but it's sort of semi-transparent.

25 MR. MODICA: And one of the things that we'll be

1 looking at as time progresses is at what points would
2 you maybe not want as much transparency. Diving in
3 particular. When they're diving, we've heard from the
4 diving groups, immediately above them they're going to
5 have some issues if there's too much sunlight or if they
6 can't spot where the water is going to be.

7 So we'll need to look at those and see if
8 we can maybe use different levels of opacity at
9 different areas.

10 MR. ROTONDI: Yeah, the way the opacity is that
11 you print on the material itself. They call it
12 fritting. So we can actually now, with computer
13 modeling, we're going to be able to track the sun and
14 track the views out from the inside.

15 CHAIRMAN DuREE: Ted.

16 COMMISSIONER KUHN: Ted Kuhn.

17 The material you're using for the roof
18 that's transparent, what kind of a life expectancy do
19 you have on that?

20 MR. ROTONDI: They give it a basic long term.
21 There's a maintenance program that comes with it. Like,
22 every five years they come out to climb over the top of
23 it to check not the material itself, but to see how all
24 the fasteners are wearing and all of that.

25 So the material is polymer, so it has a

1 very, very long term.

2 COMMISSIONER PETERSON: Eric Peterson.

3 Just looking at the geology and the soils
4 -- beautiful design, by the way -- you've taken into
5 consideration the potential for liquefaction in the
6 event of a major earthquake and the location is -- the
7 structure's sound, as well as how it's anchored?

8 MS. DAVIS: Yes. There was a site-specific
9 geotechnical report required, and as I mentioned, the
10 mitigation, they have to adhere to all the
11 recommendations in that. Basically, all structures will
12 be built to the California Building Standards, so those
13 all take into account seismic potential.

14 Can I correct one thing while I've got the
15 floor? It was 450 spectators is a large event, not four
16 and a half thousand. So I misspoke. It's 450. Just
17 didn't seem like enough, but --

18 CHAIRMAN DuREE: You don't know our city.

19 COMMISSIONER SCHACHTER: Mike Schachter.

20 Do we have any figures from when the old
21 pool was at its peak use how many events were held
22 during a year and what that proposed number might be for
23 the new facility?

24 MR. MODICA: I actually have that because we knew
25 that we'd get asked. ESP.

1 So we believe that about 50 events per year
2 are -- on average per year were held at the old
3 facility. So that would be about ten large scale events
4 like the PAC-12 and PAC-10 tournaments and
5 championships, CIF, major high school championships and
6 beach and shore aquatics.

7 In terms of what it could hold, that really
8 is going to be looked at on a case-by-case basis. It
9 will have the ability to do really any event, but we
10 have to be very mindful that it's a neighborhood and not
11 to constantly have the burden of events on the
12 neighbors. So it will be a trade-off, and basically,
13 our Parks and Rec department will be in charge of
14 permitting those and finding that right balance.

15 COMMISSIONER SCHACHTER: Thank you.

16 COMMISSIONER TURPIN: Two questions. Is Olympic
17 Way a --

18 MS. BODEK: Mark.

19 COMMISSIONER TURPIN: Mark Turpin.

20 Is Olympic Way an existing street or
21 driveway or something like that?

22 MS. BODEK: Yes, it is an -- Olympic Way is an
23 existing street now.

24 COMMISSIONER TURPIN: So since this is not going
25 to be an Olympic venue, I just wanted to ask.

1 Second one is for Mr. Rotondi. The Teflon
2 roof structure you mentioned is a pillow structure. It
3 has an air space in between. It's basically going to be
4 a huge greenhouse with a large volume of air that even
5 though it's maybe a dual glaze essentially structure,
6 there's going to be a lot of hot air in there, barring
7 any City people in there and stuff like that.

8 But my question, it seems like that's --
9 obviously, that's way down the road. That's
10 construction documents and things like that, but how are
11 you -- have you guys thought about how you're going to
12 condition that large air space economically?

13 MR. ROTONDI: Yes. Actually, one of the bigger
14 problems -- that's definitely always an issue, how do
15 you keep it cool, how do you keep it warm.

16 The air movement inside of that, what's
17 actually critical is the chemistry is coming off of the
18 water, and keeping that moving, basically moving
19 horizontally and in, up and out, but also the air
20 circulation following the line of the bubble, the shape
21 of the bubble, up and out, as well.

22 So it will be like being in a performing
23 arts facility. There will be slow movement of air.

24 COMMISSIONER TURPIN: So more like a passive
25 system?

1 MR. ROTONDI: Yeah.

2 MS. BODEK: It's also my understanding that the
3 preliminary mechanical engineering on the system tells
4 us that we're actually going to need to heat it more
5 than we will have to cool it.

6 Is that correct; Brent?

7 MR. MILLER: Brent Miller with Harvey Ellis
8 Devereaux, so partner with Michael on the propject.

9 And you're exactly right. That was one of
10 our concerns from, you know, how do we create an
11 efficient mechanical system that doesn't have to cool
12 this entire volume within it.

13 So the mechanical system approach is to
14 provide warm and cool air at the appropriate places
15 where people are. So the zone of ten feet above the
16 floor of the seating is really the focus for those
17 systems.

18 So we're doing a lot of at-floor
19 distribution, so it really cools and heats only at the
20 places where the human beings need it. The larger
21 volume isn't really air conditioned mechanically. It's
22 really more of an exhaust system up high that will
23 naturally exhaust the heated air that rises on its own
24 out of the facility, which is also tied into the
25 chemical exhaust of the pool system itself.

1 MR. MODICA: And I think that will be something
2 really unique about this facility. We've all been in
3 pools where you walk in and the very first thing you
4 notice is chlorine, and that is really something the
5 team has looked at is how to eliminate that.

6 And what a great user experience that would
7 be to walk in and to have that performing art center
8 type of atmosphere rather than the chlorine that we're
9 all used to.

10 COMMISSIONER TURPIN: You know, a lot of people
11 are converting their home pools to salt water now. Is
12 that something that's not feasible for this large of a
13 venue?

14 MR. MODICA: Correct. Health and safety
15 regulations, because we are going to have so many users
16 and children and others, we're going to have to make
17 sure that we're using chlorine, unfortunately. But we
18 did ask that question. I asked that same question.

19 COMMISSIONER TURPIN: Then one last thing just to
20 jack the hood up is has there been any consideration for
21 solar?

22 MR. MILLER: Once again, Brent Miller.

23 So it was considered early on in the
24 project because sustainability is, obviously, something
25 the City was -- was very important to them. So it's a

1 budgeted item, and if we can afford it, it would be
2 great to have it on the project.

3 We're looking at other potential ways to
4 provide sustainable measures that may be more cost
5 effective for the City.

6 CHAIRMAN DuREE: Anyone else on this side of the
7 room?

8 COMMISSIONER MAYES: Yeah. Tom Mayes again.

9 I'm curious about the resistance to
10 ultraviolet ray damage for that dome material. We
11 boaters know that that stuff pretty well destroys
12 polymers of many kinds. So will that become opaque
13 after a while?

14 MR. ROTONDI: The manufacturer says no. They've
15 had it in place -- like, the dome in Devon is about 20
16 years old right now, and it's still the same as it was
17 then.

18 UNIDENTIFIED MAN: We get more sun than Devon.

19 COMMISSIONER MAYES: Thank you.

20 CHAIRMAN DuREE: Any member of the public in
21 attendance, please?

22 MR. VATS: Was the old pool --

23 MS. BODEK: Sir --

24 CHAIRMAN DuREE: State your name.

25 MR. VATS: Bob Vats.

1 Was the old pool revenue neutral, or did it
2 cost the City money to operate it, and what's the
3 approach with the new pool?

4 MR. MODICA: So every municipal pool who really is
5 serving residents loses money. That really is not a
6 Long Beach thing. That's not why cities make pools.
7 They make pools to serve their residents.

8 So the old one operated at a loss. The one
9 we have there today operates at a loss just from, you
10 know, revenue perspective and, of course, is supported
11 by Tidelands dollars, not General Fund dollars. The new
12 one would continue, as well.

13 So that's something we're going to have to
14 plan for and budget, and it would essentially come out
15 of Tidelands funds and not out of General Fund in order
16 to do that operation. But it's a good question.

17 MR. GUTTMAN: How much is --

18 THE REPORTER: Your name, please.

19 MR. GUTTMAN: Richard Guttman.

20 How much is added to the cost of this being
21 that it's built on a liquefaction area? How much
22 cheaper could it be built somewhere else is what I'm
23 asking.

24 MS. BODEK: That's not really an issue in terms of
25 its exact location. We have to deal with liquefaction

1 in a lot of areas of the city, so it's not an issue for
2 us to design that. I'd say it's less than, you know,
3 probably 1 percent or 2 percent.

4 MR. MILLER: If it's close to the foundation
5 they're further affected by it, the actual site
6 location.

7 COMMISSIONER SCHACHTER: Mike Schachter again.
8 Tom, you mentioned maintenance costs and
9 ongoing costs are essentially Tidelands. How do we
10 ensure that, that it doesn't become an issue for the
11 General Fund?

12 MR. MODICA: Well, General Fund can be spent on
13 anything, so any future Council could decide to do that.
14 Just from history, we used Tidelands because it's there,
15 and we've never used Tidelands -- I'm sorry -- General
16 Fund to support the specific pool operations for all the
17 time that it's been there.

18 I can't speak for what future Councils
19 might decide to do, but most of the other Council
20 members have other things they want to spend General
21 Fund on rather than a pool on the beach, so I think
22 that's probably a very good way to keep it Tidelands for
23 Tidelands.

24 COMMISSIONER SCHACHTER: Good point.

25 CHAIRMAN DuREE: Anyone else from the public we'd

1 like to hear?

2 MS. BODEK: Again, we really do want to thank you
3 for the courtesy of allowing us to come here and present
4 to you. I know we took a lot of your time today, but we
5 do feel it's important that you as the Marine Advisory
6 Commission understand the ins and outs of this project,
7 and we are certainly available to come back to any
8 future meeting and talk more about it at your desire.

9 So again, thank you very much for your
10 time.

11 CHAIRMAN DuREE: Thank you. We appreciate it.

12 (Whereupon the proceeding adjourned at
13 3:42 p.m.)

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1 STATE OF CALIFORNIA)
) ss.
2 COUNTY OF ORANGE)
3

4 I, MARY E. PIERCE, Certified Shorthand Reporter
5 No. 6143 in and for the State of California, do hereby
6 certify:

7 That I attended the foregoing study session and
8 that all comments made at the time of the proceedings
9 were recorded stenographically by me and that the
10 foregoing is a true record of the proceedings and all
11 comments made at the time thereof.

12 I hereby certify that I am not interested in the
13 event of the action.

14 IN WITNESS WHEREOF, I have subscribed my name
15 this 20th day of May, 2016.

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Certified Shorthand Reporter in and
for the State of California

ATTACHMENT C

STUDY SESSION CITY COUNCIL TRANSCRIPT (JUNE 14, 2016)

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MEETING OF THE LONG BEACH CITY COUNCIL

TRANSCRIPT OF DISCUSSION
STUDY SESSION REGARDING THE
BELMONT BEACH and AQUATIC CENTER

JUNE 14, 2016

4:06 P.M.

COUNCIL CHAMBERS, LONG BEACH CITY HALL

333 W. OCEAN BOULEVARD

LONG BEACH, CALIFORNIA

MARY E. PIERCE, CSR 6143

JOB NO.: 16-082

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CITY COUNCIL:

ROBERT GARCIA, Mayor
SUJA LOWENTHAL, Vice Mayor, 2nd District
LENA GONZALEZ, 1st District
SUZIE PRICE, 3rd District
DARYL SUPERNAW, 4th District
STACY MUNGO, 5th District
DEE ANDREWS, 6th District
ROBERTO URANGA, 7th District
AL AUSTIN, 8th District
REX RICHARDSON, 9th District

CITY REPRESENTATIVES:

PATRICK WEST, City Manager
TOM MODICA, Assistant City Manager
CHARLES PARKIN, City Attorney
AMY BODEK, Director of Development Services
LORI JARMACZ, Recreation, Parks & Marine

CONSULTANTS:

MICHAEL ROTONDI, Roto Architects, Inc.
BRENT MILLER, HED Design
ASHLEY DAVIS, LSA

MEMBERS OF THE PUBLIC WHO ADDRESSED CITY COUNCIL:

LUCY JOHNSON
BILL THOMAS
ANNA CHRISTENSEN

1 THURSDAY, JUNE 14, 2016; LONG BEACH, CALIFORNIA;

2 4:06 P.M.

3

4 COUNCILMEMBER ANDREWS: Thank you very much.

5 This study session, there will be no action
6 taken by the Council, so we will just listen and watch
7 what they're going to say about the EIR.

8 So let's go to the City Manager, Mr. Pat
9 West. Would you please give us an update on what we're
10 going to do.

11 CITY MANAGER WEST: Thank you, Acting Mayor
12 Andrews.

13 COUNCILMEMBER ANDREWS: Am I acting?

14 CITY MANAGER WEST: Sorry. Sorry.

15 Councilmembers, this is all part of the
16 Draft Environmental Impact Report process. Our
17 Assistant City Manager, Tom Modica, is going to walk us
18 through this. We have our Development Services
19 Director, as well, Amy Bodek, working with us, too, and
20 LSA planning firm is going to be here, as well, to walk
21 us through some of the planning aspects of this.

22 I want to highlight before I hand it over
23 to Tom, we've all been through this -- we've been going
24 through this for the past couple years, two, three
25 years, to do the Belmont Pool now, especially since

1 we've had to tear down the old historic pool. But this
2 truly is a labor of love for everyone.

3 Specifically, I can't say enough about
4 Councilmember Price and the time and energy and sweat
5 that she has put into this project to get it this far,
6 and the community should certainly appreciate that.

7 But truly, at the end of the day this is a
8 project that will be as large and as significant a
9 project as any of us have ever worked on.

10 So with that I'm going to turn it over to
11 Tom Modica.

12 MR. MODICA: Thank you, Mr. City Manager,
13 Mr. Acting Mayor and members of the City Council. What
14 we are going to do tonight is to go through and show you
15 the actual pool and talk a little bit about the history,
16 talk a little bit about where we came from and what the
17 design is.

18 This is also a special meeting in that this
19 is part of the EIR process, so we do have a court
20 reporter here who is going to be taking this all down.
21 And so you will also hear at the end of the presentation
22 the environmental impact, and so that's important that
23 we go through each one of those for you since this is a
24 public body that needs to know that level of detail.

25 So talk a little bit about project history.

1 The Belmont Pool has been such an important part of our
2 history in Long Beach. We are an aquatics capital, an
3 aquatics community, but we lost a very important piece
4 of that history on January 10th, 2013, when we closed
5 the Belmont Plaza Pool.

6 Due to seismic issues, we had to close it
7 immediately within 24 hours notice, and so that was a
8 loss of an incredible space for our aquatics community.

9 Due to the Mayor and City Council's
10 commitment, within about ten months we actually had a
11 temporary pool open, ready to receive people in December
12 2013, which was a herculean feat.

13 Council took very swift action to go out to
14 design a new pool, and on March 4th, 2014, the Council
15 approved the contract with our architects and design
16 team, who you're going to hear from tonight, on the
17 permanent pool.

18 So as we did the programmatic requirements,
19 as you start to develop what is a pool supposed to look
20 like and what are the aspects a pool will have in it,
21 it's really important to go out and do that public
22 outreach.

23 So we did a tremendous amount of public
24 outreach, meeting with our aquatics groups in April
25 2014, coming to the City Council and getting general

1 input, but then also creating a stakeholder advisory
2 committee.

3 This was a broad-based committee of
4 aquatics people, but also residents and businesses and
5 from a number of different areas that all came together
6 to give specific input on what that programmatic
7 requirement should be for the pool.

8 And so they also had a public meeting in
9 September 2014, very well attended, over 200 people, and
10 then recommended through staff a baseline programmatic
11 requirement that this Council took action on on
12 October 21, 2014.

13 So to give you a sense of the project site,
14 it's down in a residential neighborhood. It is near the
15 pier. It is near business. So it is a very unique
16 site, and I think we've spent a lot of time focusing on
17 that site and the Council is very familiar.

18 Just to remind you, on page five, this is
19 the approved baseline programmatic requirements. It is
20 essentially five different pools. We have our indoor in
21 the natatorium 50 meter by 25 yard pool with a movable
22 floor. There's a dive well. There's a teaching pool, a
23 warm water teaching pool, a warm water whirlpool and an
24 outdoor pool, 50 meters by 25 meters, that's an Olympic
25 size pool, and then we also have an outdoor recreation

1 pool. On the second floor, it was designed to have
2 1,250 seats. That would be for spectator seating.

3 And so the project has been moving on since
4 2014. We did get our Coastal Commission hearing and
5 waiver to be able to demolish the old pool, and that has
6 since been demolished.

7 And then since the Council has taken action
8 in October, we really went through a process to get
9 public outreach and public input on some of the design
10 aspects and the design's elements that the committee
11 would be interested in, that the architect should
12 reaffirm the community is interested in so that the
13 architect can take all that into account.

14 And so we did a public meeting, very well
15 attended. We did a design survey with over 500
16 responses. And then we've been working on the EIR or
17 the Draft Environmental Impact Report over the last year
18 or so.

19 So in our design survey, we used a tool to
20 help capture that broad community input, and that really
21 was to inform the architect so that he's developing
22 something that has -- that can achieve community
23 consensus. It wasn't a scientific survey, but it really
24 is a good way to measure that general sentiment and what
25 are the issues of importance.

1 Had 506 surveys completed with lots of
2 input, and the architect and the team have been
3 listening over the past two years to every community
4 meeting that we go to.

5 Some of the -- the entire survey's online
6 for anyone interested, but some of the highlights that
7 we heard for the features, that it include natural
8 colors, that it have exposed structures, round edges,
9 simple shapes, soaring trusses and a variety of shapes,
10 and then on some of the materials, that we incorporate
11 glass or exposed steel, concrete, polymer panels, wood
12 and concrete block or brick.

13 And so I'm going to talk and wrap up on the
14 goals that the Council established and the goals that
15 we've given the architect, and the architect is going to
16 get into the actual design.

17 But the project goals established by the
18 City Council were to create a facility unlike any
19 municipal aquatics facility on the West Coast. It
20 should be a facility that's in harmony with the
21 neighborhood, that employs an iconic and sustainable
22 design, that meets the local needs of our local
23 residents, but at the same time can support competitive
24 events as desired.

25 And then, of course, this is in the coastal

1 area, and Coastal Commission plays a very large role, so
2 it has to be able to support the Coastal Act.

3 So we gave a challenge to our architect.
4 We said you need to incorporate the project goals that
5 we just outlined, and you need to incorporate the
6 community input, and you have to meet that programmatic
7 outline, and you have to utilize appropriate materials
8 for the site, and you're going to have to adhere to
9 Coastal Commission requirements, and you're going to
10 have to mitigate any environmental impacts, and finally,
11 you're going to have to create a beautiful facility.

12 That's no small challenge, and we have an
13 incredible design team that has risen to that challenge,
14 and they're going to talk to you about the design in the
15 next segment. Thank you.

16 MR. ROTONDI: My name is Michael Rotondi. I'm
17 part of the team of architects. I'm with Roto
18 Architects, and I'm working with Brent Miller. We're
19 collaborating. He's from HED. And then a very large
20 team of specialty consultants on the project.

21 As Tom Modica was saying, this is
22 definitely a very special site. This is the kind of
23 site that you would invent for a project like this, and
24 you guys actually have a site like this.

25 It's also an extraordinary project not only

1 because of the program and the scope of the project, but
2 also because of how important it is to a very special
3 city, Long Beach, and so many people have weighed in on
4 what their aspirations are, as well as what their needs
5 are.

6 So I'll take you through a little bit of
7 the back story.

8 When we start a project, we're looking at
9 all of the variables, and the variables go from the most
10 practical aspects to what we call the poetic aspects.
11 When you're asked to produce magic, to produce a really
12 wonderful piece of architecture, that's where you go
13 from the practical to the poetic.

14 I think in a city like this where water,
15 both for recreation and competition, with all of these
16 different generations of people doing all variety of
17 things push it I think beyond the poetic into what makes
18 a project profound.

19 The children playing, the wonderful history
20 that the place has, how to honor that, the public space,
21 which I think is more than just the beach. How do we
22 bring the public space to the building and bring all of
23 Long Beach, even if you're not interested in swimming,
24 I'll show you in a minute.

25 That was one of our initial ideas. And

1 then the events that are happening down here from the
2 chalk painting to the sand constructions, et cetera.
3 And then the site right there, which is -- that is it.
4 It's a really extraordinary site.

5 When we're looking at a project, we're
6 trying to figure out what we call, through economy of
7 means, how do we get the most building with the least
8 expenditure, how do we enclose the most space with the
9 lease amount of building materials, which equates to
10 time and material being the equation to less material,
11 more efficient use of material and less time to build.

12 And what we're showing here is a spherical
13 structure. There is the greatest amount of volume
14 inside a spherical structure as opposed to a box.

15 The materials that we looked at were how do
16 we find the material that can satisfy in exceptional
17 ways all of the practical concerns which have to do with
18 both code and expense, but also gives us a high
19 performance in terms of durability, strength and
20 transparency.

21 Usually the last part, the transparency,
22 isn't really part of durability and strength. In this
23 case we found a material that hits the mark on all of
24 those.

25 Also, honoring both not only aquatic sports

1 that we know of, which are the swimming, but also the
2 boats and the sailing.

3 We'll show you that we've used it in a
4 couple of ways. One has to do with the beauty of that
5 shape and the beauty of the sails themselves.

6 Here you can see the hull of -- the
7 RELIANCE was a very early phase of America's Cup. The
8 boats have changed quite dramatically, but the
9 performance criteria stays the same. It's a really
10 beautiful hull. And then the hull of ships that are
11 made from ribs we were looking at.

12 And then the overall building, the enclosed
13 part of the facility and the open part of the facility.
14 There's the pool here and a pool there.

15 The site was conceived of as solving an
16 urban problem, not just the base of a building. We had
17 to raise the building up off of the ground because of
18 the flood plain from the ocean if it ever comes in with
19 storms, and it's possible that it will.

20 But what we decided to do was to leverage
21 that and turn that into an asset rather than a
22 liability. Instead of having walls that go straight up
23 and the building sitting on top of that, we're basically
24 stepping the walls back.

25 And so you basically have very large

1 staircases where people can sit and hang out, large
2 apron areas all the way around for people to hang out,
3 tents on this side, perhaps even tents here, Olympic
4 Way, and then a very large soft green area. We actually
5 have more green area now than we did before the building
6 started.

7 This is a cafe here, and then that's the
8 boardwalk bicycle path. We also have a place here for
9 about 200 bicycles to park.

10 The main entry is here. And you can --
11 we'll show you a plan, but you go in here and then you
12 can go look at the pools here or the pools there.

13 That's the site plan. Olympic Way here.
14 Outdoor pool, indoor pools. This is all sort of a
15 mixture of hard and soft, cafe, driveway in, drop off,
16 all green area over here.

17 And then here we'll show you an image at
18 the end of what we call a viewing porch. It's an
19 outdoor area that's protected that you can sit and look
20 in to whatever's happening on the inside.

21 So there's a lot of places you can sit and
22 watch volleyball, you can sit and watch other people,
23 you can look at the horizon, or you can look back into
24 the pool. So there's many reasons for people to want to
25 come here we believe.

1 Outdoor on this side, indoor on this side.
2 This is the diving well here. That's the pool for
3 either competition or recreation. Same over here. And
4 then that's purely recreation pool, and then this is a
5 therapy pool here for exercising and such.

6 All of the facilities, lockers and offices
7 and all the back house stuff is in the middle. And then
8 this area here, we've provided for besides what's needed
9 to move around the pool for events, that we have areas
10 that you can actually hang out. Inside here and
11 underneath here there's places to sit, and there's also
12 little spot here.

13 We're moving up to the first mezzanine.
14 This is the seating right here. First mezzanine has a
15 big flat area, very, very large, where it overlooks the
16 pool on this side, and then it looks to the east, but
17 it's an area that can be used for many events. That can
18 be used for everything from exercise to yoga to even
19 weddings right there. And then from here you pass
20 through to the seating on this side.

21 You move up. This is the second level that
22 you come up either the stairs or the elevator, which is
23 here, and then from up here you can drop down into the
24 seats here, or you can come over to the edge here and
25 here and look back over to that side and then restrooms

1 and food.

2 And then when you get up to the second
3 mezzanine, which in the three dimensional I'll show you,
4 it's like a ship in a bottle. This is like a ship's
5 deck up in here.

6 That's the glass wall that separates the
7 inside from the outside, and then, weather permitting,
8 that can be opened up and people can move back and
9 forth. This can also be used for events.

10 Then back to the overall. That's the
11 second mezzanine up there. So this would be at pool
12 level first deck up right there, and then that's the
13 second deck up. So you can see that you could have a
14 lot of people up here, here and all around.

15 And then we'll just move around. This
16 would be how most people would enter. This is if you're
17 in the complex and you're looking to the northwest, pool
18 deck, first mezzanine, second mezzanine right there.

19 And then there's access from this mezzanine
20 here, from the entry you can be -- you can be behind the
21 glass wall, go up the stairs to here. So parents who
22 drop their kids off for events can go directly up here
23 and watch, or if you want to come down to the pool deck,
24 you can come down right here. And then these
25 staircases, of course, are both for fire, as well as

1 easy access up and down.

2 And then surrounding the outside pool is a
3 12-foot high glass wall that works as a sound barrier
4 and a wind barrier. And this is inside looking back
5 towards the diving platforms that we haven't designed
6 yet, but that's where it will be located.

7 This is a place where you can sit here, and
8 that's a place that you can sit or lay on the ground
9 here. That's the second mezzanine on the upper deck, as
10 we call it. You see the different background. That's a
11 bulkhead that can move.

12 From the beach side, the pool, as it moves
13 down to this end, we put a big glass box here so that
14 there's both views in and views out. There's access
15 from the front up a slight ramp to what we call the
16 viewing patio right there.

17 This is Olympic Way. Then this is the
18 viewing patio, which is semi-protected. You can still
19 see in and out from this like a screen wall here. It
20 allows us to actually put a segment of the big wooden
21 ships, so to speak, on that backside there. So it gives
22 it a bit of a nautical feeling.

23 And then from here you can look in through
24 this glass wall into all of the activities that's on the
25 inside. So if you're here for events, you don't only

1 have to sit out here. You can actually sit -- there's
2 lots of places you could sit, actually. So no one is
3 going to be worried about that, I think.

4 Looking back more or less out near the end
5 of the pier, the amount of light that we're working on
6 is just below full moonlight. So that is when the thing
7 is in full glow, it still lets you see the stars.

8 Is this back to you, Tom?

9 MR. MODICA: Yep.

10 MR. ROTONDI: Okay. Thank you all.

11 MR. MODICA: So thank you very much, Michael, for
12 walking us through that and the facility.

13 So to talk a little bit more about some of
14 the elements that you saw there, one of the important
15 things is to look at what the height of the facility
16 was. And one of the things the architects did is really
17 look at what was there before and then how can we
18 improve some of the view corridors.

19 Even though this is a larger facility than
20 what was there before, the way that they situated it
21 onto the site, you can see it transposed here. This is
22 the old facility, and transposed right above it is the
23 new facility.

24 So while the new facility is about 18 feet
25 higher at its apex, you've actually got a lot of areas

1 that was blocked by the previous building that is no
2 longer blocked by the new facility just given the way
3 that it's situated.

4 This is another way to look at it, looking
5 at the pre- and post-view sheds. That's a very
6 important aspect for coastal. We have actually been
7 able to increase the view shed when you're near the
8 facility even though it is that slightly larger size of
9 a facility.

10 We wanted to get some context of what this
11 would like like. This is a neighborhood that surrounds
12 it, and it's important that it fit into that
13 neighborhood context.

14 So you can see it here what it would look
15 like from Ocean Boulevard at Prospect. This would be as
16 you come up to the Belmont Veteran Memorial Pier parking
17 lot at Midway Street, and you can see it over there on
18 the left. And then as you approach it from the front of
19 the facility, from Ocean Boulevard at Bennett.

20 One of the aspects to bear in mind -- and
21 it was mentioned by Michael -- is that there are
22 residents near it that are currently affected by noise
23 from the outdoor pool, and it's one of the elements that
24 we wanted to make sure was incorporated in the design.

25 So where elements are in the indoor

1 facility, those will, obviously, be taken care of from
2 the roof structure, but also we're being very cognizant
3 to create a 12-foot transparent sound wall on the north
4 and east sides of the pool, and also we have the ability
5 to bring in temporary bleachers.

6 So this facility can host events up to
7 3,000 people, but we would bring in bleachers. There is
8 no permanent outdoor seating. Bring in bleachers for
9 that special event, and also have speakers that would be
10 aimed down toward the pool and not toward the
11 neighborhood.

12 One of the really important aspects was the
13 green space and the open space. This is currently an
14 open space for the community that is very heavily
15 utilized, and so we've looked at actually not only
16 keeping the same amount of open space, but increasing
17 it, and we were successful in doing that.

18 So 118,000 square feet of existing open
19 space. Under the new design it would be 127,000 square
20 feet. 45,000 of that was vegetated currently, and we're
21 increasing that to 55,000.

22 And so we get asked questions about the
23 funding and how much does the pool cost and when would
24 that funding be available. So the City Council has
25 approved a budget of 103.1 million, and that budget was

1 set back in 2014. We do know that funding has been
2 delayed due to the drop in oil price. That really was
3 when oil was at about 90 to \$100 a barrel, and it's
4 about 40 to 45 today.

5 We are fully funded for the entitlement
6 process and design all the way through construction
7 documents, so that process is going. We have about 60
8 million total set aside in cash that has been funding
9 the demolition, the design and a portion towards that
10 \$103 million for construction.

11 We are continuing to develop strategies to
12 address revenue shortfalls and really trying to be
13 creative. Something Councilwoman Price has tasked us
14 with is find ways to look for additional revenue, and we
15 are fully embracing that.

16 And again, the total cost is really going
17 to be affected by the time that the dollars are in hand
18 and also the ultimate design. And so construction cost
19 escalation will affect the total cost. The sooner the
20 funds are available, the less amount of cost escalation
21 we will have.

22 And so we are in that EIR phase right now.
23 We are taking public comment. Public comments were
24 started in April 2013. We've held meetings at a
25 community meeting, Planning Commission, Marine Advisory

1 Commission and now the City Council, and we're taking
2 comments all the way through June 15th, 2016, and there
3 is specific instructions on how to submit those
4 comments.

5 So the remaining development process -- oh,
6 2013 I need to correct for the record. 2016. Excuse
7 me. Thank you, Amy.

8 And for the remaining project development
9 process, there are a number of steps still to go. After
10 the EIR comment period is final, we will be coming to
11 Planning Commission for review and approval.

12 If it is appealed, it would then come to
13 the City Council. And we also need to get budget
14 approval. We would then be going to City and Coastal
15 Commission for their process to go through a coastal
16 development permit, prepare construction documents,
17 identify funding, bid and award, and then go to
18 construction, which is estimated to take about 18
19 months.

20 This timeline is in your packet.
21 Essentially, we do have an established timeline, but
22 again, it's all predicated on the price of oil. And
23 we're about there in the project timeline, so we still
24 have a ways to go.

25 And so that is the presentation on the

1 design. We do need to turn it over to our environmental
2 consultants, who will then talk about the -- exactly
3 what's in the EIR that you will be asked to take a look
4 at later, and then we'll get to project questions from
5 the Council or from the community.

6 MS. BODEK: Thank you, Tom. I'm going to
7 introduce Ashley Davis from LSA Associates. She's the
8 principal in charge and has been overseeing the
9 environmental review process on behalf of the City.
10 She'll walk through a brief presentation of what the EIR
11 reviewed and basically the conclusions of that EIR.

12 Thank you.

13 MS. DAVIS: Good evening. As Amy said, I'm Ashley
14 Davis with LSA. I want to start first with the steps
15 that are involved with the Environmental Impact Report
16 or EIR.

17 We start with the initial study and Notice
18 of Preparation. You can see there all the steps all the
19 way through project approval. The Notice of
20 Preparation, the purpose of that is to let agencies and
21 the interested parties and the public give their input
22 on what they would like to see included in the document.

23 Where are we now in the process? You can
24 see the highlighted yellow box is where we are right now
25 after the NOP and public scoping meeting. We prepared

1 the draft EIR, and now we're receiving comments.

2 I would like to note that the required
3 review period is 45 days under CEQA. However, the City,
4 due to the significance of this project, has allowed a
5 65-day review period.

6 The boxes highlighted along the bottom are
7 all of the opportunities the public has to give input on
8 the project, the public scoping meeting, the review,
9 Planning Commission and, if necessary, City Council.

10 There were 13 topics that we addressed in
11 the EIR, and of note I want to make it very clear that
12 all impacts would be able to be mitigated to a less than
13 significant level. So there are no significant adverse
14 impacts. There will be no need for adoption of a
15 statement of overriding considerations.

16 So as you can see here, the topics in red
17 were those that were less than significant and did not
18 even require mitigation, those four topics. These
19 topics now in red are the topics where we did require
20 mitigation, but again, all the impacts can be reduced to
21 a less than significant level. I'm going to go through
22 these quickly.

23 Aesthetics. You can see it alters the
24 view. It is aligned to increase coastal views by the
25 shape of the building also, and there was one mitigation

1 measure required for maintenance of the construction
2 barriers.

3 Biological resources. There is no
4 sensitive natural communities or species on site. There
5 were two mitigation measures required for the trees and
6 the nesting birds.

7 Cultural resources. No known resources
8 were known to exist on the site. One mitigation measure
9 is required in the event that resources are discovered.

10 Geology and soils. There's no geological
11 hazards, and the project was deemed to be feasible.
12 Mitigation is required to conform with recommendations
13 in the geotechnical study.

14 Hazards and hazardous materials. There's
15 no hazardous materials on site and no unusual use of
16 hazardous materials during construction or operations.
17 Mitigation is required for contingency plan if they come
18 across unknown materials and then also for
19 pre-demolition surveys.

20 Hydrology and water quality. Due to the
21 potential for soil erosion and dewatering, there are a
22 couple mitigation measures to deal with those issues.
23 There is a decrease in impervious area, but to address
24 potential pollutants through the mitigation for storm
25 water mitigation plan. And because drainage patterns

1 would change, hydrology report will be prepared, a final
2 one, and a flood plain report is also mitigation for the
3 eastern half of the site.

4 Noise. There were no significant impacts.
5 We have two mitigation measures during construction, one
6 for standard conditions and one for preconstruction
7 meeting. A third mitigation for noise, to reduce noise
8 levels from outdoor speakers to below City levels. And
9 this particularly applies during special events to
10 ensure that there are no noise impacts.

11 Traffic. There were no construction or
12 long term traffic impacts, but we did have mitigation
13 for a traffic management plan during construction and a
14 special event traffic management plan for large special
15 events.

16 Utilities and service systems. We have
17 three mitigation measures required here. There are no
18 new major facilities, service facilities, required for
19 the project site, but these measures address ground
20 water and hydrology, as well as discharge permits.

21 So the alternative, also is required to
22 look at alternatives. The first set of alternatives
23 were off-site alternatives that were considered but
24 rejected for various reasons. The three alternatives
25 first were the Harry Bridges Memorial Park, the Queen

1 Mary site and the Elephant Lot at the Long Beach
2 Convention Center.

3 Each of these was looked into and rejected
4 for various reasons. Some of them were federally
5 funded. Some were mitigation, a mitigation site for
6 another project.

7 The next set of alternatives that we did
8 look into in more depth in the EIR, there were five of
9 them. I'm going to go through each of those briefly.

10 These are the project objectives, and the
11 project objectives are important when we're looking at
12 alternatives because we're trying to reduce or eliminate
13 impacts, but we're also trying to meet the objectives
14 with the alternatives.

15 I won't read these all to you, but you can
16 see that the primary alternative was or objective was to
17 replace the former facility with a state-of-the-art
18 aquatic facility.

19 So the first alternative is no project/no
20 new development alternative. No project alternative is
21 required by CEQA. So that assumes that there's no
22 changes, no new development on the site, that the
23 temporary pool would remain, but no additional
24 facilities would be opened. And the existing backfilled
25 sand area would also remain unchanged.

1 Although that had fewer impacts, it did not
2 meet any of the project objectives.

3 Alternative two was to maintain the
4 temporary pool with ancillary uses. So this would
5 include improvements to construct a permanent foundation
6 and some administrative and support facilities. The
7 backfilled sand area would be removed and open space
8 park would be expanded.

9 This met some of the objectives but not to
10 the same degree as the project, so it was also rejected.

11 Alternative three was the outdoor diving
12 well. This alternative is similar to the project, but
13 would have the outdoor diving well outside the pool
14 facility, allows the building height to be slightly
15 reduced. All other components are included in this.

16 However, outdoor diving well is not
17 considered desirable by the swimming and aquatic
18 community for several reasons, including sun and wind
19 and weather for divers in concern of their safety.

20 Alternative four is a reduced project with
21 no outdoor components. This eliminates the outdoor
22 pool, reduces the structure. Open space and park areas
23 would be increased, and many of the facility venues
24 would remain. However, again, this does not meet the
25 community project objectives as the proposed project.

1 The fifth alternative was a reduced project
2 with no diving well and no outdoor, so even a smaller
3 project. It would eliminate the diving well, along with
4 the outdoor facilities, reduces the footprint and height
5 of the facility and increases open space and park areas.

6 However, again, it does not meet the
7 objectives and the programming needs of the community,
8 so it was rejected.

9 And finally, if you have a comment on the
10 Draft EIR, I believe there's a handout upstairs with the
11 process that you go through to where you can review the
12 EIR and how to submit comments on it.

13 Thank you.

14 MR. MODICA: So, Mr. Mayor and members of the City
15 Council, that concludes our presentation. We stand
16 available to answer questions. And before we get to
17 questions, I just wanted to again thank our team. We
18 have a fabulous team of both City staff and our
19 architects and our environmental firm, and it takes a
20 monumental task to get a project like this to you to get
21 to this level. So thanks to them. They did a great
22 job.

23 Thank you.

24 COUNCILMEMBER ANDREWS: Excuse me. I see Vice
25 Mayor Suja is back with us.

1 Councilwoman Price?

2 COUNCILWOMAN LOWENTHAL: I think you're doing an
3 excellent job.

4 COUNCILMEMBER ANDREWS: Thank you.

5 COUNCILWOMAN PRICE: Okay. Thank you.

6 So first off, I want to thank City staff
7 and our architect team for coming up with this design.
8 I want to say that the part of this process that I am
9 most pleased with is the process that we've taken to get
10 to this point.

11 As our Assistant City Manager mentioned on
12 several occasions, this pool was and will be rebuilt in
13 a residential community, and therefore, it was very
14 important to me to make sure that we had input from our
15 residents and the community as we moved forward on the
16 design so that our architect could make this truly a
17 facility that embodied the spirit of Long Beach, and he
18 did that.

19 So I want to thank him for that. He worked
20 really hard to incorporate the elements that the public
21 wanted included in terms of the design elements, but
22 also our rich connection to the aquatics community, to
23 the sailing community, all those things that enhance
24 that particular area of the coastline.

25 So I want to thank staff for having a very

1 inclusive and transparent process, and I'm very happy
2 about where we've landed on that.

3 This is -- we are in the middle of the
4 process now. We're in the thick of it now, and so I
5 look forward to hearing comments from community members
6 and finding out what the recommendations are in response
7 to the comments that we receive from the public.

8 I think that the features that I'm most
9 excited about in regards to this project are really the
10 spirit of the project in making sure that we are in
11 conformity with the objectives of the Coastal Act with
12 enhancing recreation opportunities for the general
13 public along the coastline.

14 Some of the things I want to note about
15 this project that I think are really optimistic
16 attributes of the project are the additional 8200 --
17 thousands of square feet of open space that's going to
18 be created by the design, the seating and passive space
19 along the water that's going to be enhanced through this
20 design, which will allow a lot more general public
21 access.

22 I'm not sure how many of you have gone out
23 on the pedestrian path in the last, you know, six, seven
24 months, but that path is always activated. There is so
25 much going on on the beach, it's unbelievable.

1 Between volleyball and beach goers and the
2 temporary pool and all the improvements that I know the
3 Vice Mayor has been involved in, to the concession
4 areas, to the bathrooms, that entire area is so
5 activated.

6 So to have additional seating and passive
7 space for the general public to use in this area is
8 going to really enhance the City of Long Beach's access
9 to the general public to the coastline.

10 When we think about this location, I think
11 we're always thinking about ways to bring the public to
12 the coastline and give them the access to this City
13 asset that we have, and so we've increased opportunities
14 for them to do that.

15 We've also over the last year or so taken
16 some policy direction as a Council to make it more
17 affordable for youth and seniors to use our aquatics
18 facilities. So Long Beach youth now swim for free, and
19 they will do that here at the pool, as well.

20 And our seniors are going to be partaking
21 in swim exercise classes, water exercise classes at this
22 facility once it's open, and that is a really great
23 feature that we're able to hopefully pair up with the
24 building of this structure, to make it a desired space
25 for people throughout the city to come and use.

1 And I know that Parks, Rec & Marine is
2 going to be enhancing its programmatic features at the
3 pool, as well.

4 I can tell you the temporary pool right now
5 is completely at capacity. It is unbelievable how
6 active that temporary pool is. It is getting the
7 maximum allowable use for that facility right now. So
8 the new facility will give some breathing room to the
9 space and to the area because we'll be able to host a
10 lot more recreational courses and competitive activities
11 there.

12 One of the things that's really great about
13 the facility -- and I like what I've seen in the design
14 -- is that it's currently programmed for the optimum
15 recreational use, but it also has opportunities for
16 competitive use, which is very, very important.

17 For those who have youth who are in high
18 school, in college and understand the importance of
19 aquatics as a sport for the future of these children, it
20 should be noteworthy for them to know that this facility
21 will be an iconic facility that will be able to
22 accommodate large scale swim competitions and really
23 prepare these young athletes for a competitive stage as
24 they move on to college and perhaps even Olympic trials.

25 We have a very active aquatics community in

1 the City of Long Beach, and when our students travel --
2 and I know because my kids swim, as well. They're not
3 as competitive as a lot of the youth in the area, but
4 when we have to travel to a competition in another city,
5 the aquatics facilities that we go to are all far
6 superior to anything that we have in Long Beach, and
7 that is really disappointing for us to drive inland to a
8 place like Riverside and have a better aquatics facility
9 than we have here in Long Beach where aquatics is such a
10 big part of our culture and our life.

11 We're really denying the youth in our
12 community the opportunity of having a sense of pride
13 when they go on to compete at the college level in the
14 sport of swimming and diving and all things aquatic.

15 So I think this facility is going to be able
16 to bring in a lot more recreational users, but also
17 youth from throughout the nation to participate in
18 competitions.

19 And also we've created a lot of amenities.
20 I was talking about the pedestrian path, but we've got
21 the pier that we're currently doing some renovations to.
22 We've got the Leeway Sailing Center that has so many
23 offerings for our youth in terms of sailing, learning
24 how to sail and volleyball. We've completely activated
25 this entire space.

1 And Chief Medina was recently telling me
2 that the junior guard registrations are higher than last
3 year and that we have children enrolling in junior
4 guards from all over the city, much more so than we've
5 ever had in the past, which is unbelievable and
6 fantastic.

7 So we'll be able to enhance this whole area
8 for students who are in the junior guards or summer
9 beach activities because the pool will be another
10 facility that they can use as part of that summer
11 programming.

12 I do have a couple questions for staff.
13 You know, one of the comments we hear a lot from people
14 is a hundred million dollar pool. Why would you spend
15 so much money on a pool?

16 And based on the research that I've done
17 and my intimate involvement with this project, it's my
18 understanding that the cost per square foot for this
19 facility is within line of the cost per square foot of
20 other competitive swim facilities throughout the nation.
21 So it's not something that's unique to Long Beach in
22 terms of the cost. Is that right?

23 MR. MODICA: That's correct. So before the
24 Council even did the programmatic design, that question
25 came up, which is how much should we be spending on this

1 pool and kind of justifying the cost.

2 And so we did an analysis where we looked
3 at the building cost in California, which is very
4 different than the building cost in Missouri, for
5 example, and tried to compare a number of like
6 facilities and got a list of about ten facilities.

7 We provided that to the Council, and if I
8 recall correctly, we were about either number four or
9 number five on that list in terms of not the highest,
10 not the lowest, but in the middle.

11 COUNCILWOMAN PRICE: And one of the reasons the
12 cost is so high is because we're actually providing
13 numerous sources of water through this facility.
14 There's going to be multiple pools that will be able to
15 accommodate lots of different needs.

16 So whether it's activities designed for our
17 seniors, our youth, our competitive use, we're actually
18 designing a facility that's going to be able to
19 accommodate all of that in one place.

20 MR. MODICA: That's correct. And it's also very
21 important to note that this is not General Fund money,
22 but these are funds that are dedicated only to the beach
23 environment. They can't be spent on police and fire or
24 public works or streets or roads in other areas of the
25 city. It's really for coastal dependent-type uses like

1 this pool on this site.

2 COUNCILWOMAN PRICE: Now even though we have a
3 funding gap, we would not be able -- let's say we had
4 the money in hand today. Would we be able to start
5 constructing the facility today?

6 MR. MODICA: No. There's still a number of steps
7 we would have to go through. After we certify the EIR
8 and that comes to the Planning Commission, we still do
9 need to go to the Coastal Commission. They require a
10 permit, as well.

11 They're going to have the ability to
12 approve the design and make any type of modifications
13 that they see fit. And then we would put together
14 construction documents and go out to bid.

15 Right now with full funding, if we were
16 ready today with funding, we likely would not start
17 construction until about fall 2018, and that would be,
18 of course, changed depending on the funding
19 availability.

20 COUNCILWOMAN PRICE: So basically, we have between
21 now and the fall of 2018 to come up with \$40 million to
22 fund this project?

23 MR. MODICA: Roughly.

24 COUNCILWOMAN PRICE: Let's talk a little bit about
25 cost escalation. How has the -- you know, I don't

1 really think we've had a delay in the process because
2 the process has continued to move forward despite the
3 drop in oil prices, but what impact has that process had
4 on our anticipated budget for this project?

5 MR. MODICA: So the budget is still set at
6 103 million. What is going to be a factor is how long
7 it takes for that funding to come in.

8 And so we are seeing construction cost
9 escalation. The economy has rebounded since this
10 project was first envisioned, and so we are seeing in
11 other projects large increases in construction.

12 We don't have an actual number, this is
13 exactly what the facility will cost yet. We want to be
14 respectful of the design process, to go through that, if
15 there are any modifications to go to Coastal, but we do
16 expect increases every year.

17 We'd originally estimated, you know, a
18 couple million dollars a year in construction escalation
19 every year that it doesn't get built. So there is some
20 pressure to make sure that we get this funded before
21 cost escalation becomes too high.

22 COUNCILWOMAN PRICE: Okay. I want to thank the
23 City staff again for the presentation. I think it was
24 an excellent presentation. And again, at this juncture
25 we're just going through the process.

1 I look forward to hearing the comments that
2 the public provide as part of this EIR process, to see
3 what changes and recommendations will be made to the
4 design and the environmental impacts as the process
5 unfolds.

6 So I want to thank you for educating us.
7 And again, the process in this particular design was
8 perfect. So thank you.

9 COUNCILMEMBER ANDREWS: Thank you.

10 Councilman Uranga.

11 COUNCILMAN URANGA: Thank you, Acting Mayor. The
12 Mayor is here.

13 MAYOR GARCIA: It's okay. He's got it.

14 COUNCILMAN URANGA: Thank you for the excellent
15 presentation, and I think that Councilmember Price
16 mentioned a lot of things that I was going to talk about
17 in terms of the Coastal Act, access, making sure that we
18 do have programs that are going to be included in there
19 that would have access for inner-city kids to be able to
20 use the facility, as well. You talk about seniors.

21 So I'm really happy that we're looking at
22 the Coastal Act and its requirements to ensure that this
23 project meets all those requirements because I'm sure
24 that they will come up during the Coastal Commission
25 hearing, whenever this project comes before it, because

1 it is a very important aspect of projects that are on
2 the coast.

3 The other aspect that I really was pleased
4 to hear about was the view shed of the project because
5 there are -- it is abutting some neighborhoods, and
6 their views are going to be affected by this project in
7 regards to their views of the ocean.

8 And I'm not so sure about the height of the
9 project, so that might be something that you might want
10 to revisit in regards to ensuring that those views from
11 the developments across the street aren't, in fact,
12 impacted by this -- by this project because it's going
13 to be very important when it's reviewed.

14 And then finally, I just want to comment
15 about the water itself. You know, I mean, when you have
16 pools, you have to have the water in there. What kind
17 of impact is that going to have in regards to the City's
18 possible access to water and the impact it's going to
19 have around the neighborhoods in regards to water
20 pressure and those types of issues.

21 There was also a mention about the nesting
22 that takes place, and that's also going to be very
23 important. And it might affect the timeline for the
24 project itself because there are some protected birds
25 within that part of the district, and those are going to

1 be very important to look at in terms of what the
2 construction is going to have for them, as well as the
3 noise impacts during construction, what that's going to
4 have on the existing fauna, flora and all that that's
5 nearby.

6 So just mentioning those to keep in mind
7 because we will be addressing those, I'm sure, that they
8 will be -- looking forward to the Coastal Commission and
9 probably be addressed during the hearing. So I'm glad
10 that they are thinking that part in advance to ensure
11 that we cross every T and dot every I and put every
12 period where it belongs.

13 Thank you very much.

14 COUNCILMEMBER ANDREWS: Councilman Richardson.

15 COUNCILMEMBER RICHARDSON: Thank you so much.

16 I just want to take a moment and say this
17 is my first time looking at the design. I think it
18 looks great. I think the community really has something
19 to be excited about. So hats off to the architect.
20 Hats off to Councilmember Suzie Price for making sure
21 that, you know, the whole Council has been brought along
22 every little decision here.

23 So that that's important because, you know,
24 folks citywide are paying attention to this project, and
25 I think it's great that we've been transparent.

1 So I want to jump in and say thank you
2 folks, this is great, and I can't wait to see this
3 completed product.

4 COUNCILMEMBER ANDREWS: Thank you.

5 Any more councilmembers would like to
6 speak?

7 I, too, would like to thank Councilwoman
8 Price for this because the fact that you involved
9 everyone, and I think this is going to be -- we talk
10 about a Taj Mahal in the City of Long Beach, and I think
11 it's just wonderful.

12 I'd like to thank the architects also who
13 got involved in this. This is going to be a great,
14 great aquatics area we have in the City of Long Beach,
15 and thank you again.

16 Any more Council people like to speak? If
17 not, we'd like to send it now to the public. Any public
18 that would like to comment on this?

19 Please state your name.

20 LUCY JOHNSON: Mayor Garcia, members of the
21 Council, my name is Lucy Johnson. I'm a resident of the
22 5th District, and I have a few comments specific to the
23 EIR.

24 Sorry. I'm going to read this because I
25 get nervous.

1 First, I wish to commend the City staff and
2 the project team for all of their efforts in producing
3 this massive draft, and I'm mostly pleased with its
4 contents.

5 I am a passionate advocate for the proposed
6 Belmont Pool project with a strong desire to see Long
7 Beach once again offering a world class,
8 state-of-the-art aquatics facility, even better than the
9 original Belmont Plaza Olympic pool was in its heyday.

10 Beginning with its opening in 1968, I
11 participated in numerous events at Belmont Plaza as a
12 competitive swimmer, coach, meet director and spectator.

13 However, my three greatest remaining
14 concerns. The planned 1250 permanent seats for the
15 indoor structure are not enough for a world class
16 facility. There should be a minimum of 1500 permanent
17 seats, preferably more, so Long Beach can compete with
18 other facilities for the larger events other than
19 Olympics, world championships and Olympic swim trials.

20 Numbers two through five -- second.
21 Numbers two through five of the alternatives under
22 consideration should be eliminated from Section 5.3, as
23 they do not meet the project objectives, nor are they in
24 line with the unanimous City Council votes for the
25 project on both February 12th, 2013 and October 21st,

1 2014. Those four alternatives should be moved to
2 Section 5.2 titled "Alternatives initially considered
3 but rejected from further consideration."

4 Number three, the proposed mitigation
5 measure, Table 7.A, measure 4.12.1, for traffic is
6 ludicrous. Requiring an event traffic management plan
7 when expected attendance at larger events exceeds 450
8 spectators is insane.

9 There are over 1,000 parking spaces in the
10 two lots flanking the project with at least 1250
11 permanent seats planned. The former Belmont Plaza, with
12 about 2,000 seats or more, routinely had over 450
13 spectators with no requirement for a traffic management
14 plan.

15 I've attended and participated in numerous
16 events since it opened in 1968, including being the
17 person who reset the automatic timing equipment before
18 each event at the 1968 Men's Olympic Trials.

19 In my experience, those events never filled
20 parking lots, nor were there traffic issues. The cynic
21 in me says that such a requirement is simply a means for
22 the City to charge additional fees to the event
23 organizers.

24 I hope you will seriously consider amending
25 the Draft EIR to address my concerns. Thank you.

1 And one other question. Sorry. Tom Modica
2 mentioned that the EIR comment session goes through
3 June 15th, and Miss Davis talked about June 16th. So
4 please clarify.

5 COUNCILMEMBER ANDREWS: Thank you. Any more
6 comments?

7 Please state your name.

8 BILL THOMAS: Good evening, Mayor and City
9 Council. My name is Bill Thomas. I live in Alamitos
10 Heights near the Colorado Lagoon, and we appreciate what
11 the City has done for us in that area.

12 I watched with sadness as the old pool came
13 down so quickly and with trepidation as we wondered what
14 was going to happen, and I was very elated to find out
15 that you'd chosen the most qualified architect, Michael
16 Rotondi, in this area of activity and have followed this
17 for the last two years as you've moved along.

18 And I'm sure there's little details, as the
19 person in front of me stated, that need to be ironed
20 out, but I can't find anybody in my 500-home
21 neighborhood that has anything to complain about. They
22 think it's fantastic, and we can't wait for you to find
23 the other loose change that you need to get to be able
24 to get this thing started as scheduled.

25 Thank you very much.

1 COUNCILMEMBER ANDREWS: Thank you.

2 COUNCILWOMAN PRICE: If I might add a comment.

3 Mr. Thomas, we might put you in charge of the
4 fundraising effort since you're doing such a good job
5 fundraising in other areas.

6 So if I were you, I would stop coming to
7 these meetings unless you want to be nominated for
8 something.

9 COUNCILMEMBER ANDREWS: Thank you again.

10 Next? Please state your name.

11 ANNA CHRISTENSEN: My name is Anna Christensen. I
12 live up the street from the site of the pool. I just
13 quickly want to point out some concerns about the EIR,
14 which I consider to be somewhat inadequate.

15 First of all, this is either absolutely
16 unclear or it shows a lack of understanding of the word
17 "mitigate," but if under biological resources you're
18 mitigating the negative impact of interfering with
19 nesting birds by removing their trees, that's not how
20 you mitigate it.

21 You don't -- do you understand? I mean, do
22 you understand those two things don't belong together?
23 If you want to -- you don't just destroy the trees in
24 which they nest. That's not how you solve the problem
25 that you're hurting nesting birds. So that's just a

1 quick point there. All right?

2 But in general, my concern is the limited
3 view of terms such as "our community." I understand
4 this is a celebration by apparently every City
5 Councilman in Long Beach about the fact that we're going
6 to get a pool, and we need a pool, but we don't just
7 need a double wide, two Olympic pools, in the
8 wealthiest, whitest part of the city.

9 Now, you know, you really -- I'm sure we
10 all looked in the "Grunion" last week and saw that a
11 girl drowned -- practically drowned, a four-year-old.
12 And it was a gal that I baby-sit that rescued her.

13 You know, four-year-olds should know how to
14 swim. They're perfectly capable of learning how to
15 swim. But are we really building pools that -- where
16 low income people have access?

17 It's true. Mr. Uranga is right about the
18 Coastal Commission. There seems to be a great sudden
19 concern about, you know, diversity in terms of not only
20 the staff, which cost the last commissioner his job,
21 apparently, one of the reasons, but also what is the
22 diversity here?

23 If we don't even have the money to build
24 this right now but we're going to have to find the
25 change to build pools, why put two together? I mean,

1 why can't we have a pool in North Long Beach?

2 And even if you're using Tidelands oil
3 money, the fact that these sites were just totally
4 dismissed, these two sites or three sites, on really
5 bogus grounds.

6 I mean, one of the objections to one of the
7 sites was that it couldn't have an iconic building
8 because there was already one there in terms of the
9 aquarium. You couldn't have two iconic buildings next
10 to each other? Why not?

11 It seems to me that -- I'm trying to figure
12 out why even the aquatics community might not be
13 concerned about spending so much -- all of our resources
14 to put two facilities in one.

15 I mean, I kind of feel like the grinder.
16 You know, I'm going to grind here for a minute. I'm
17 going to say what if?

18 COUNCILMEMBER ANDREWS: Excuse me. Thank you.
19 Your time is up.

20 ANNA CHRISTENSEN: So that's the what if. What if
21 we could have easy access for low income people. What
22 if we could put pools not two in one place but two in
23 two places.

24 COUNCILMEMBER ANDREWS: Thank you.

25 Okay. That's it. Thank you.

1 MR. MODICA: And, Mr. Mayor, if I can correct for
2 the record, the submission date is -- for the EIR is
3 June 16th, and the year is 2016 on that.

4 COUNCILMEMBER ANDREWS: Thank you. No more? This
5 meeting is adjourned.

6 COUNCILWOMAN LOWENTHAL: Mr. Chair, actually, may
7 I just very briefly, if I can.

8 COUNCILMEMBER ANDREWS: Thank you.

9 COUNCILWOMAN LOWENTHAL: I appreciate the comments
10 from the last speaker, and I think for anyone that has
11 followed this process from the beginning, every one of
12 these councilmembers, all of us has advocated for
13 greater pool access, and it's not a bogus rule that
14 Tidelands funding can only be used in the tidelands
15 area.

16 I wish it were because I think there would
17 have been a majority of councilmembers on this Council
18 that would have voted to put the pool somewhere else if
19 a hundred million dollars of Tidelands funding was
20 available to do that.

21 And since it is not, the obligation rested
22 on us to see how we can provide as easy an access as
23 possible. And Mr. Modica, would you remind me what we
24 did with the youth fair for access to pools?

25 Because if I recall, Councilmember Andrews

1 and I worked pretty hard with Councilwoman Gonzalez, I
2 believe, and others to try and make this as low cost as
3 possible or free if possible.

4 MR. MODICA: Yes, certainly, Vice Mayor, the
5 Council did take action to reduce those fees, and for
6 the exact amount, I'm going to turn to Lori Jarmacz from
7 Parks, Rec & Marine.

8 MS. JARMACZ: Good evening.

9 The fees were reduced by City Council for
10 youth swimming to one dollar, and we will also be,
11 thanks to support from the school district, will be able
12 to offer admission to the swimming pools for youth this
13 summer at no charge for the ten-week summer program, and
14 then the fees will again go up to one dollar in the
15 fall.

16 COUNCILWOMAN LOWENTHAL: I think that doesn't
17 remove our obligation to continue to think of ways to
18 make pools accessible, public pools accessible to our
19 youth from throughout the city, and I'm happy that
20 Councilman Andrews has pool facilities in the 6th
21 District that actually provides some opportunities
22 there.

23 So I don't think that you'll see that this
24 Council rests on its laurels by reducing the fees to
25 zero in the summer or to a very low cost the rest of

1 year, but we have to be very clear that it is illegal to
2 use these funds in any other way other than for projects
3 along the Tidelands, and Council is aware of that.

4 COUNCILMEMBER ANDREWS: Thank you.

5 No more? This meeting is adjourned.

6 (Whereupon the meeting adjourned at

7 5:08 p.m.)

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1 STATE OF CALIFORNIA)
) ss.
2 COUNTY OF ORANGE)
3

4 I, MARY E. PIERCE, Certified Shorthand Reporter
5 No. 6143 in and for the State of California, do hereby
6 certify:

7 That I attended the foregoing study session and
8 that all comments made at the time of the proceedings
9 were recorded stenographically by me and that the
10 foregoing is a true record of the proceedings and all
11 comments made at the time thereof.

12 I hereby certify that I am not interested in the
13 event of the action.

14 IN WITNESS WHEREOF, I have subscribed my name
15 this 17th day of June, 2016.

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Certified Shorthand Reporter in and
for the State of California

ATTACHMENT D

MITIGATION MONITORING AND REPORTING PROGRAM

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7.0 MITIGATION, MONITORING, AND REPORTING PROGRAM

7.1 MITIGATION MONITORING REQUIREMENTS

Public Resources Code (PRC) Section 21081.6 (enacted by the passage of Assembly Bill 3180) mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
- The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.
- A public agency shall provide the measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a draft environmental impact report (EIR) or mitigated negative declaration (MND), a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit that authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

7.2 MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the City of Long Beach (City) to ensure that all mitigation measures adopted as part of the proposed Belmont Pool Revitalization Project (proposed Project) will be carried out as described in this EIR.

Table 7.A lists each of the mitigation measures specified in this EIR and identifies the party or parties responsible for implementation and monitoring of each measure.

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
4.1 Aesthetics		
<p>Mitigation Measure 4.1.1: Maintenance of Construction Barriers. Prior to issuance of any construction permits, the City of Long Beach Development Services Director, or designee, shall verify that construction plans include the following note: During construction, the Construction Contractor shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner. In the event that unauthorized materials or markings are discovered on any temporary construction barrier or temporary pedestrian walkway, the Construction Contractor shall remove such items within 48 hours.</p>	<p>Construction Contractor/ City of Long Beach Development Services Director, or designee</p>	<p>Prior to issuance of any construction permits and ongoing during construction</p>
4.2 Air Quality		
<p>The proposed Project would not result in any potentially significant impacts to air quality. No mitigation is required.</p>		
4.3 Biology		
<p>Mitigation Measure 4.3.1: Migratory Bird Treaty Act. Tree and vegetation removal shall be restricted to outside the likely active nesting season (January 15 through September 1) for those bird species present or potentially occurring within the proposed Project area. That time period is inclusive of most other birds' nesting periods, thus maximizing avoidance of impacts to any nesting birds. If construction is proposed between January 15 and September 1, a qualified biologist familiar with local avian species and the requirements of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code shall conduct a preconstruction survey for nesting birds no more than 3 days prior to construction. The survey shall include the entire area that will be disturbed. The results of the survey shall be recorded in a memorandum and submitted to the City of Long Beach (City) Parks, Recreation, and Marine Director within 48 hours. If the survey is positive, and the nesting species are subject to the MBTA or the California Fish and Game Code, the</p>	<p>City of Long Beach Parks, Recreation, and Marine Director or designee</p>	<p>No more than 3 days prior to commencement of grading activities, if construction is proposed between January 15 and August 31.</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>memorandum shall be submitted to the California Department of Fish and Wildlife (CDFW) to determine appropriate action. If nesting birds are present, a qualified biologist shall be retained to monitor the site during initial vegetation clearing and grading, as well as during other activities that would have the potential to disrupt nesting behavior. The monitor shall be empowered by the City to halt construction work in the vicinity of the nesting birds if the monitor believes the nest is at risk of failure or the birds are excessively disturbed.</p>		
<p>Mitigation Measure 4.3.2: Local Tree Removal Ordinances. Prior to the start of any demolition or construction activities, the City of Long Beach (City) Parks, Recreation, and Marine Director, or designee, shall obtain a tree removal permit from the City’s Director of Public Works. A City-approved Construction Plan shall be submitted with the permit to remove tree(s). The City approved Plan shall show that the existing City (parkway) tree has a direct impact on the design and function of the proposed Project. The City shall incur all removal costs, including site cleanup, make any necessary repair of hardscape damage, and replace the tree. The removed tree shall be replaced with an approved 15-gallon tree and payment of a fee that is equivalent to a City-approved 15-gallon tree.</p>	<p>City of Long Beach Parks, Recreation, and Marine Director, or designee</p>	<p>Prior to the start of any demolition or construction activities</p>
<p>4.4 Cultural Resources</p>		
<p>Mitigation Measure 4.4.1: Paleontological Resources Impact Mitigation Program. Prior to commencement of any grading or excavation activity on site, the City of Long Beach (City) Development Services Director, or designee, shall verify that a paleontologist has been retained on an on-call basis for all excavation from the surface to depths of 23 feet (ft) below the surface. Once a depth of 23 ft is reached, the paleontologist shall visit the site and determine if there is a potential for the sediments at this depth to contain paleontological resources.</p> <p>A paleontologist shall not be required on site if excavation is only</p>	<p>City of Long Beach Development Services Director, or designee</p>	<p>Prior to commencement of any grading or excavation activity on site</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>occurring in depths of less than 23 ft, unless there are discoveries at shallower depths that warrant the presence of a paleontological monitor. In the event that there are any unanticipated discoveries, the on-call paleontologist shall be called to the site to assess the find for significance, and if necessary, prepare a Paleontological Resources Impact Mitigation Program (PRIMP) as outlined below.</p> <p>If excavation will extend deeper than 23 ft, exclusive of pile-driving and vibro-replacement soil stabilization techniques, the paleontologist shall prepare a PRIMP for the proposed Project. The PRIMP should be consistent with the guidelines of the Society of Vertebrate Paleontologists (SVP, 1995 and 2010) and shall include but not be limited to the following:</p> <ul style="list-style-type: none"> • Attendance at the pre-grade conference or weekly tailgate meeting if the PRIMP is initiated after the commencement of grading, in order to explain the mitigation measures associated with the Project. • During construction excavation, a qualified vertebrate paleontological monitor shall initially be present on a full-time basis whenever excavation shall occur within the sediments that have a high paleontological sensitivity rating. Based on the significance of any recovered specimens, the qualified paleontologist may set up conditions that shall allow for monitoring to be scaled back to part-time as the Project progresses. However, if significant fossils begin to be recovered after monitoring has been scaled back, conditions shall also be specified that would allow increased monitoring as necessary. The monitor shall be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor shall be empowered to temporarily halt or divert equipment in the area of the find in 		

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>order to allow removal of abundant or large specimens.</p> <ul style="list-style-type: none"> • The underlying sediments may contain abundant fossil remains that can only be recovered by a screening and picking matrix; therefore, these sediments shall occasionally be spot-screened through 1/8 to 1/20-inch mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples (up to 6,000 pounds) shall be collected and processed through 1/20-inch mesh screens to recover additional fossils. Processing of large bulk samples is best accomplished at a designated location within the Project that shall be accessible throughout the Project duration but shall also be away from any proposed cut or fill areas. Processing is usually completed concurrently with construction, with the intent to have all processing completed before, or just after, Project completion. A small corner of a staging or equipment parking area is an ideal location. If water is not available, the location should be accessible for a water truck to occasionally fill containers with water. • Preparation of recovered specimens to a point of identification and permanent preservation. This includes the washing and picking of mass samples to recover small invertebrate and vertebrate fossils and the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the storage cost. • Identification and curation of specimens into a museum repository with permanent retrievable storage, such as the Natural History Museum of Los Angeles County (LACM). • Preparation of a report of findings with an appended itemized inventory of specimens. When submitted to the City Development Services Director, or designee, the report and 		

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
inventory would signify completion of the program to mitigate impacts to paleontological resources.		
4.5 Geology and Soils		
<p>Mitigation Measure 4.5.1: Conformance with the Project Geotechnical Studies. All grading operations and construction shall be conducted in conformance with the recommendations included in the <i>Report of Preliminary Geotechnical Investigation for the Proposed Belmont Plaza Olympic Pool Revitalization Project</i>, prepared by MACTEC (April 14, 2009); the <i>Geotechnical Investigation for the Temporary Myrtha Pool and Associated Improvements, Belmont Plaza Revitalization</i>, prepared by GMU Geotechnical, Inc. (April 3, 2013); the <i>Preliminary Geotechnical Report for the Belmont Plaza Pool Rebuild-Revitalization</i> prepared by AESCO (April 24, 2014); and <i>Soil Corrosivity Evaluation for the Belmont Plaza Pool Facility Rebuild/Revitalization Project</i>, prepared by HDR Schiff (April 23, 2014), which together are referred to as the <i>Geotechnical Evaluations</i>. Design, grading, and construction shall be performed in accordance with the requirements of the City of Long Beach (City) Municipal Code (Title 18) and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the requirements of the Project geotechnical consultant as summarized in a final written report, subject to review and approval by the City’s Development Services Director, or designee, prior to commencement of grading activities.</p> <p>Specific requirements in the Final Geotechnical Report shall address:</p> <ol style="list-style-type: none"> 1. Seismic design considerations and requirements for structures and nonstructural components permanently attached to structures 	City of Long Beach Development Services Director, or designee	Prior to commencement of grading activities

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>2. Foundations including ground improvements (deep soil mixing and stone columns) and shallow foundation design</p> <p>3. Earthwork, including site preparation for structural areas (building pad) and sidewalks, pavements, and other flatwork areas; fill material; temporary excavations; and trench backfill</p> <p>4. Liquefaction</p> <p>5. Site drainage</p> <p>6. Slabs-on-grade and pavements</p> <p>7. Retaining walls</p> <p>Additional site testing and final design evaluation shall be conducted by the Project geotechnical consultant to refine and enhance these requirements, if necessary. The City shall require the Project geotechnical consultant to assess whether the requirements in that report need to be modified or refined to address any changes in the Project features that occur prior to the start of grading. If the Project geotechnical consultant identifies modifications or refinements to the requirements, the City shall require appropriate changes to the final Project design and specifications.</p> <p>Grading plan review shall also be conducted by the City’s Development Services Director, or designee, prior to the start of grading to verify that the requirements developed during the geotechnical design evaluation have been appropriately incorporated into the Project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the Project geotechnical consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City Building Code. On-site inspection during</p>		

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
grading shall be conducted by the Project geotechnical consultant and the City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.		
<p>Mitigation Measure 4.5.2: Corrosive Soils. Prior to issuance of any building permits, the City of Long Beach Development Services Director, or designee, shall verify that structural design conforms to the requirements of the geotechnical study with regard to the protection of ferrous metals and copper that will come into contact with on-site soil. In addition, on-site inspections shall be conducted during construction by the Project geotechnical consultant and/or City Building Official to ensure compliance with geotechnical specifications as incorporated into Project plans.</p> <p>The measures specified in the geotechnical study for steel pipes, iron pipes, copper tubing, plastic and vitrified clay pipe, other pipes, concrete, post tensioning slabs, concrete piles, and steel piles shall be incorporated into the structural design and Project plans where ferrous metals (e.g., iron or steel) and/or copper may come into contact with on-site soils.</p>	City of Long Beach Development Services Director, or designee/Geotechnical Consultant or City Building Official	Prior to issuance of any building permits; inspections during project construction
4.6 Global Climate Change and Greenhouse Gas Emissions		
The proposed Project would not result in potentially significant impacts related to Greenhouse Gases. No mitigation is required.		
4.7 Hazards and Hazardous Resources		
<p>Mitigation Measure 4.7.1: Contingency Plan. Prior to issuance of any excavation or grading permits or activities, the City of Long Beach (City) Fire Department (LBFD), or designee, shall review and approve a contingency plan that addresses the potential to encounter on-site unknown hazards or hazardous substances during construction activities. The plan shall require that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the LBFD. The LBFD responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of</p>	City of Long Beach Fire Department, or designee	Prior to issuance of any excavation or grading permits or activities

Table 7.A: Mitigation and Monitoring Reporting Program

	Mitigation Measures	Responsible Party	Timing for Mitigation Measure
Mitigation Measure 4.7.2:	<p>the substance consistent with local, State, and federal regulations.</p> <p>Predemolition Surveys. Prior to commencement of demolition and/or construction activities, the City LBFD, or designee, shall verify that predemolition surveys for asbestos-containing materials (ACMs) and lead (including sampling and analysis of all suspected building materials) shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials E 1527-05, and 40 Code of Federal Regulations [CFR], Subchapter R, Toxic Substances Control Act [TSCA], Part 716). If the predemolition surveys do not find ACMs or lead-based pipes (LBPs), the inspectors shall provide documentation of the inspection and its results to the City LBFD, or designee, to confirm that no further abatement actions are required.</p> <p>If the predemolition surveys find evidence of ACMs or lead, all such materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers. The City shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the LBFD showing that abatement of any ACMs or lead identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agencies (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and California Code of Regulations Title 8, Article 2.6). An Operating</p>	City of Long Beach Fire Department, or designee	Prior to commencement of demolition and/or construction activities

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
and Maintenance Plan shall be prepared for any ACM or lead to remain in place and shall be reviewed and approved by the Lbfd.		
4.8 Hydrology and Water Quality		
<p>Mitigation Measure 4.8.1: Construction General Permit. Prior to issuance of a grading permit, the City of Long Beach (City) shall obtain coverage for the proposed Project under the State Water Resources Control Board National Pollutant Discharge Elimination System <i>General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities</i> (Order No. 2009-0009-DWQ, Permit No. CAS000002), as amended by Order Nos. 2010-0004-DWQ and 2012-0006-DWQ (Construction General Permit), or subsequent issuance. For projects with a disturbed area of 5 or more acres, a Storm Water Pollution Prevention Plan (SWPPP) with construction Best Management Plans (BMPs) is required to be submitted to both the Los Angeles Regional Water Quality Control Board (RWQCB) and the City.</p> <p>The City shall provide the Waste Discharge Identification Numbers to the Development Services Director to demonstrate proof of coverage under the Construction General Permit. A SWPPP shall be prepared and implemented for the proposed Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction BMPs to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities.</p>	City of Long Beach Development Services Director, or designee	Prior to issuance of a grading permit
<p>Mitigation Measure 4.8.2: Dewatering During Construction Activities. During project construction, the City of Long Beach Development Services Director, or designee, shall ensure that any dewatering activities during construction shall comply with the requirements of the <i>Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in</i></p>	City of Long Beach Development Services Director, or designee	Ongoing during any dewatering activities during project construction

Table 7.A: Mitigation and Monitoring Reporting Program

	Mitigation Measures	Responsible Party	Timing for Mitigation Measure
	<p><i>Coastal Watersheds of Los Angeles and Ventura Counties</i> (Order No. R4-2013-0095, Permit No. CAG994004) (Groundwater Discharge Permit) or subsequent permit. This Groundwater Discharge Permit shall include submission of a Notice of Intent (NOI) for coverage under the permit to the Los Angeles RWQCB at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges. If dewatered groundwater cannot meet the discharge limitations specified in the Groundwater Discharge Permit, a permit shall be obtained from the Los Angeles County Sanitation District (LACSD) to discharge groundwater to the sewer per LACSD’s Wastewater Ordinance.</p>		
<p>Mitigation Measure 4.8.3:</p>	<p>Standard Urban Stormwater Mitigation Plan. Prior to issuance of grading permits, the City shall submit a Final Standard Urban Stormwater Mitigation Plan (SUSMP) for the proposed Project to the Development Services Director for review and approval. Project-specific site Design, Source Control, and Treatment Control BMPs contained in the Final SUSMP shall be incorporated into final design. The BMPs shall be consistent with the requirements of the <i>Low Impact Development (LID) Best Management Practices (BMP) Design Manual</i>. Additionally, the BMPS shall be designed and maintained to target pollutants of concern and reduce runoff from the Project site. The SUSMP shall include an operations and maintenance plan for the prescribed Treatment Control BMPs to ensure their long-term performance.</p>	<p>City of Long Beach Development Services Director, or designee</p>	<p>Prior to issuance of grading permits</p>
<p>Mitigation Measure 4.8.4:</p>	<p>Hydrology Reports. Prior to issuance of grading permits, the City shall submit a final hydrology report for the proposed Project to the Development Services Director, or designee, for review and approval. The hydrology report shall demonstrate, based on hydrologic calculations, that the proposed Project’s on-site storm conveyance and detention and infiltration facilities are designed in</p>	<p>City of Long Beach Development Services Director, or designee</p>	<p>Prior to issuance of grading permits</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
accordance with the requirement of the Los Angeles County Department of Public Works Hydrology Manual.		
Mitigation Measure 4.8.5: Floodplain Report. During final design, the Project engineer shall prepare and submit a floodplain/hydrology report to the City Development Services Director, or designee, to address any potential impacts to the floodplain and, if required, reduce those impacts. The report shall comply with City and Federal Emergency Management Agency (FEMA) regulations and shall not increase the base flood elevation by more than 1 foot. Detailed analysis shall be conducted to ensure that the Project design specifically addresses floodplain issues so that the proposed Project complies with local and FEMA regulations on floodplains.	Project Engineer/City of Long Beach Development Services Director, or designee	During final design
4.9 Land Use		
The proposed Project would not result in potentially significant impacts related to land use. No mitigation is required.		
4.10 Noise		
Mitigation Measure 4.10.1: Prior to issuance of the occupancy permit, the City of Long Beach’s (City) Development Services Director, or designee, shall verify that a sound engineer has designed the permanent and temporary sound systems such that the City’s exterior noise standards (daytime exterior noise level of 50 dBA L ₅₀) are not exceeded at the surrounding sensitive land uses. Measures capable of reducing the noise levels include, but are not limited to: <ul style="list-style-type: none"> • Reducing the source levels; • Reducing the speaker elevations; • Directing the speakers away from adjacent noise-sensitive land uses; and • Using highly directional speakers. 	City of Long Beach Development Services Director, or designee	Prior to issuance of the occupancy permit
Mitigation Measure 4.10.2: Prior to issuance of demolition or grading permits, the City of Long Beach’s (City) Development Services Director, or designee, shall verify that construction and grading plans include the following conditions to reduce potential construction noise impacts on nearby sensitive receptors:	City of Long Beach Development Services Director, or designee	Prior to issuance of demolition or grading permits

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure	
<ul style="list-style-type: none"> • During all site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers’ standards; • The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site; • The construction contractor shall locate equipment staging to create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction; • The construction contractor shall ensure that engine idling from construction equipment (i.e., bulldozers and haul trucks) is limited to a maximum of 5 minutes at any given time; and • The construction contractor shall ensure that all construction activities are scheduled to avoid operating several pieces of heavy equipment simultaneously. • Construction, drilling, repair, remodeling, alteration, or demolition work shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. In accordance with City standards, no construction activities are permitted outside of these hours. 			
<p>Mitigation Measure 4.10.3:</p>	<p>Prior to issuance of a grading permit, the City of Long Beach Tidelands Capital Improvement Division shall hold a community preconstruction meeting in concert with the construction contractor to provide information to the public regarding the construction schedule. The construction schedule information shall include the duration of each construction activity and the specific location, days, frequency, and duration of the pile driving that will occur</p>	<p>City of Long Beach Tidelands Capital Improvement Division</p>	<p>Prior to issuance of a grading permit</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>during each phase of the Project construction. Public notification of this meeting shall be undertaken in the same manner as the Notice of Availability mailings for this Draft Environmental Impact Report.</p>		
4.11 Recreation		
<p>With implementation of Mitigation Measure 4.12.2, as identified in the Transportation and Traffic section, short-term construction-related impacts on recreational resources would be less than significant.</p>		
4.12 Transportation and Traffic		
<p>Mitigation Measure 4.12.1: Event Traffic Management Plan. In the event that a large special event (defined as more than 450 spectators) is held at Belmont Pool, the City of Long Beach (City) Parks and Recreation Director, or designee, shall develop an Event Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address potential impacts to traffic circulation and the steps necessary to minimize potential impacts (e.g., active traffic management and/or off-site parking and shuttles) during the large special event.</p>	<p>City of Long Beach Parks and Recreation Department Director, or designee/City Traffic Engineer</p>	<p>Prior to any large special event (defined as more than 450 spectators)</p>
<p>Mitigation Measure 4.12.2: Construction Traffic Management Plan. Prior to the issuance of any demolition permits, the City of Long Beach (City) Parks and Recreation Director, or designee, shall develop a Construction Traffic Management Plan for review and approval by the City Traffic Engineer. The plan shall be designed by a registered Traffic Engineer and shall address traffic control for any street closure, detour, or other disruption to traffic circulation and public transit routes and shall ensure that emergency vehicle access is maintained. The plan shall identify the routes that construction vehicles shall use to access the site, the hours of construction traffic, traffic controls and detours, and off-site staging areas. The plan shall also require that a minimum of one travel lane in each direction on Ocean Boulevard be kept open during construction activities. Access to Belmont Veterans' Memorial Pier, the Shoreline Beach Bike Path, and the beach shall be maintained at all times. The</p>	<p>City of Long Beach Parks and Recreation Director, or designee/City Traffic Engineer</p>	<p>Prior to the issuance of any demolition permits</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party	Timing for Mitigation Measure
<p>Construction Traffic Management Plan shall also require that access to the pier, the bike path, and the beach be kept open during construction activities. The plan shall also require the City to keep all haul routes clean and free of debris including, but not limited to, gravel and dirt</p>		
<p>4.13 Utilities and Service Systems</p>		
<p>With implementation of Mitigation Measures 4.8.2 and 4.8.4, as identified in the Hydrology and Water Quality Section, impacts with respect to hydrology and water quality would be less than significant.</p>		