

July 18, 2024

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

RECOMMENDATION:

Accept Categorical Exemption CE-18-190; and

Approve Site Plan Review SPR18-045, and adopt the proposed findings and conditions of approval thereto, for the remodel and expansion (20,179 square feet) of an existing private club building and outdoor areas (operated by the Long Beach Yacht Club) in conjunction with a Conditional Use Permit CUP22-027 for operation of a private club and a Conditional Use Permit CUP22-028 for the onsite service of alcoholic beverages (Type 51 – Club) located at 6201 Appian Way within the Park (P) Zoning District. (District 3)

APPLICANT: Long Beach Yacht Club
6201 Appian Way
Long Beach, CA 90803
(Application No. 1808-18)

DISCUSSION

The subject site is located on the east side of Appian Way, at the terminus of Appian Way on Naples Island (Attachment A - Vicinity Map). The subject site is located on the southern end of Basin 4 within the Alamitos Bay Marina. Alamitos Bay borders the northern, eastern, and southern boundaries of the project site. The site is located within the Park (P) Zoning District and General Plan Land Use District (LUD) No. 7, Mixed Use District, in the City's 1989 General Plan.¹ The site is located within the Coastal Zone within the California Coastal Commission's (CCC) Original Permit Jurisdiction. Properties in this area of the Coastal Zone must obtain local entitlements from the City of Long Beach (City) but obtain Coastal Development Permits directly from the CCC. Whatever action the Planning Commission may take is subject to modification or adjustment by the CCC.

¹ The General Plan Land Use Element was updated in 2019 and has not yet been certified as part of the City's Local Coastal Program. Therefore, the 1989 General Plan Land Use Element (1989) designation LUD No. 7 remains applicable to the project site.



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The site is 89,571 square feet in area, measuring approximately 325 feet by 275 feet, and is improved with a 22,900 square foot two-story clubhouse building, a 9,600-square-foot outdoor pool area, and gated surface parking lot with 72 vehicle parking spaces, and 46 member leased boat slips in Basin 4 of Alamitos Bay Marina (Attachment B – Site Photographs). The site is owned by the City and is under the jurisdiction of the Parks, Recreation, and Marine Department. In 1960, the City entered into a lease agreement with the Long Beach Yacht Club (LBYC) which granted use and development of the subject site. The building was constructed in 1960 under Building Permit number C-3482 and it has been used as the clubhouse for the LBYC ever since. Over the years additional building permits were issued for small building expansions, interior remodeling, installation of a swimming pool, construction of exterior decking and a storage building. The lease has been extended several times since 1960 with the most recent extension requested through 2050.

The LBYC is a private non-profit organization which focuses on sailing and sailing events. LBYC is a member club with 1,000 members and is supported by the United States Sailing Association that aims to increase sailing participation, education, and competition. The LBYC runs international, national, and regional courses and certification programs for boating race officials, umpires, and judges. The LBYC also partners with organizations and participates in many community and charitable initiatives such as, the Junior Flag which regularly assists philanthropic organizations and participates in beach cleanups, food drives, bake sales, and other charitable fundraising.

The project proposes to remodel to the existing building and construct a two-story addition (20,179 square feet) and exterior site improvements. Pursuant to Section 21.25.502 of the Zoning Regulations, the Planning Commission approval is required for Site Plan Review (SPR) applications that total 1,000 square feet or more of building area in the P Zoning District and for 500 square feet or more of new building area on City owned land. In addition, the proposed project represents an expansion of an existing private club with alcohol beverage service in the P Zone, which requires two Conditional Use Permits (CUPs) pursuant to Section 21.35.120 of the Zoning Regulations. There are no CUPs on file for the private club land use or alcohol beverage sales use for the existing LBYC. The existing private club was established prior to adoption date of the existing code regulations. Section 21.27.060 of the Zoning Regulations states that any use which was originally established in a zone district by right and has since been reclassified as a discretionary use in that district shall obtain a CUP prior to expansion of the use or any structure related to the use.

Therefore, the application before the Planning Commission requires approval of a SPR (SPR18-045) to allow the building expansion in conjunction with two CUPs requesting the operation of a private club (CUP22-027) and the alcoholic beverage service associated with the private club (CUP22-028). The coastal permit associated with the project shall be obtained from the CCC.

Site Plan Review

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The LBYC is a private organization which focuses on recreation and competitive sailing and sailing events. The clubhouse building is used as a social hall for the members club guests. The existing building totals 22,900 square feet in area and features several dining rooms, banquet/meeting room space, a bar totaling 48 feet of linear feet, several offices, a library, a kitchen, bathrooms that include showers, exterior decks, a swimming pool and spa and a storage building. The pool is located adjacent to the building and is accessed by raised decking. Non-habitable storage and mechanical rooms are located beneath the pool decking and between the pool and the parking lot. A 450 square foot storage room is located adjacent to the pool area.

The main building features a large cross gable roof system with post and beam construction. The building exterior walls feature a combination of white wood siding, stucco, and white brick. Large glass window and door systems allow views of the marina. The second floor of the building frontage is cantilevered forward which creates a porte cochere which is used for vehicle loading and unloading and provides a covered pedestrian entryway into the building.

The project proposes a remodel of the existing two-story building, the construction of a two-story addition (20,179 square feet), demolition of the existing pool and decking totaling 9,600 square feet of area, the construction of a new pool, two spas, a small children's splash pool and new pool decking in the same area (Attachment C – Plans). The ground floor of the existing building will be expanded to include new offices, lobby, classrooms, a multi-purpose room, bathrooms, and storage, mechanical, electrical and pool equipment rooms totaling 15,709 square feet of area. The second-floor expansion includes a pool lobby, multi-purpose room, new bar totaling 53 linear feet, bathroom, and storage room totaling 4,470 square feet of area. The interior of the building will be modified to expand dining room capacity, create new offices, and add a new bar to better serve the outdoor area. A new roof deck (2,312 square feet) is proposed on the 2nd floor of the new addition. The purpose of the project is to modernize the clubhouse and to make general upgrades to the interior and exterior of the building in compliance with the Americans with Disabilities Act of 1990 (ADA). The project would result in a 41,405 square foot clubhouse for the LBYC.

The proposed expansion would include the demolition and rebuilding existing areas and create habitable and non-habitable (mechanical/storage) floor areas. The existing 450-square foot storage room, pool, pool decking, and storage and mechanical rooms below the pool will be demolished. A new pool, children's pool, spas and pool decking will be constructed. Beneath the new pool area, classrooms, storage rooms, mechanical and electrical rooms will be rebuilt which will connect to the first floor of the main building. The first-floor expansion includes 6,362 square feet of habitable area which consists of dining, classroom, office, multi-purpose, lockers, public circulation areas and kitchen storage areas. The first-floor expansion also includes 9,347 square feet of non-habitable space which includes storage, mechanical, electrical, and pool equipment rooms. The second-floor expansion includes 3,500 square feet of habitable area which consists of dining areas, bar, kitchen, a multi-purpose, a pool service station, and public circulation areas. The second-

floor expansion also includes 970 square feet of non-habitable square footage which consists of restrooms and storage rooms.

Building Design

The new addition will match the existing building in exterior finishes and similar roof lines. Gable roof systems are repeated on all sides of the new addition which provide continuity in design. A new clerestory structure will be constructed over the existing building which will bring in natural light above the grand staircase. The exterior walls will feature white horizontal wood siding and aluminum window/sliding glass door systems. The existing cable railing will be replaced with glass railings. As conditioned, all new glass features on the building shall include bird-safe treatments, including but not limited to ultraviolet (UV) coatings, fritted/frosted glass, and limited reflectivity coefficients (Attachment D – Conditions of Approval). The expansion meets all of the development standards outlined on the P Zoning District such as buildings shall be designed, treated and finished to blend with the open and landscaped surroundings and building height limitations (Attachment E – Findings). All new landscaping shall comply with Section 21.42 of the Zoning Regulations.

Sea Level Rise

The site's vulnerability to sea level rise (SLR) was analyzed as part of the project. A Coastal Hazard and Sea Level Rise Study (GeoSoils, Inc. dated December 19, 2023) was prepared to evaluate the impact future sea level rise on the remodeled LBYC building and facility (Attachment F – Sea Level Rise Study). The document concluded that the proposed project would be designed for 75 years and based on SLR for 75 years, it is anticipated that rise would occur between two-feet (likely) and 6-feet 6-inch (unlikely) during this horizon year. As the use is coastal-dependent in nature and facilitates boating, it is not feasible to elevate or move the improvements inland, rather the improvements have been designed to be resilient in light of future sea level rise, severe storms, king tides and other events.

Parking

The existing lease grants 72 parking spaces inside a gated parking lot that is exclusive for LBYC members, which will remain in use as part of the project. The Basin 4 parking lot provides a total of 316 parking spaces that are shared with the general public and boat owners who hold parking permits issued by the Marine Bureau. The LBYC Club has 46 members that have been granted parking permits (which allow up to four cars) for the Basin 4 parking lot because they have a leased boat slip in the basin. Therefore, in consideration of the gated parking area and boat owner parking, the LBYC members have a total of 118 (72 and 46) available parking spaces for their use.

The private club use is a unique land use. The zoning code does not have a minimum parking requirements for a parking ratio for a private club use. Section 21.41.219 of the Zoning Regulations allows for a parking demand study to determine parking demand for unique land uses that are not specified in the zoning code. A Parking Demand Analysis

(prepared by Linscott Law and Greenspan December 15, 2023) analyzed the current parking demand for the private club and forecasts a parking demand using empirical and factual data. (Attachment G – Parking Demand Analysis). The parking demand analysis takes account of peak parking demands, and adjusts for alternative modes of transportation, hourly and weekday and weekend usage to determine peak demand for vehicular parking. Parking demand counts were based on LBYC operations prior to the Covid-19 pandemic and again in 2023. The counts were conducted for the existing use for the club on two non-event days. Table 1, Parking Demand Analysis, provides a summary of the parking demand for weekdays, weekends and special events². Based on the parking demand analysis, there is a current deficiency of parking stalls only on weekdays and days when the LBYC holds special events. The LBYC holds approximately ten (10) events per month and ten (10) additional large sailing competition events per year.

The Parking Demand Analysis used existing demand and forecasted parking demand for the project expansion. Based on the existing demand, there is a deficiency of parking on event days. Based on the forecasted parking demand with the proposed project and the existing parking conditions, there will be a deficiency of vehicular parking stalls on weekdays, weekends and special events. The Parking Demand Analysis forecasted parking demand for the project expansion using a 30 percent increase to account for summertime conditions for a conservative estimate. Based on the forecasted parking demand accounting for summer usage, there will be a deficiency of parking stalls on weekdays, weekends and special events.

Table 1: Parking Demand Analysis

	Vehicle Parking Capacity	Existing Demand	Proposed Project Demand	Proposed Demand (+30%)
Weekday				
Non-Event Day	72	76	143	204
Event Day	72	145	246	284
Weekend				
Non-Event Day	72	66	132	220
Event Day	72	unknown	155	284

² Long Beach Municipal Code Section 5.6.010 "Special Event" means: 1. Any organized formation, parade, procession, demonstration or assembly which may include persons, animals, vehicles, or any combination thereof, which is to assemble or travel in unison on any street, sidewalk or other public right-of-way owned or controlled by the City which does not comply with applicable traffic regulations, laws or controls; or 2. Any organized assemblage of seventy-five (75) or more persons at any public place, property or facility which is to gather for a common purpose under the direction or control of a person. 3. Examples of special events include, but are not limited to, concerts, parades, circuses, fairs, festivals, block parties, street fairs, community events, on the water activities (such as boat races), mass participation sports (such as marathons and other running events), athletic or sporting events, and community celebrations and observances conducted on public property or public rights of way. The Long Beach Yacht Club hosts sailing competitions year-round.

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Section 21.64 of the Zoning Regulations aims to minimize the number of peak period vehicle trips generated by additional development by promoting the use of alternative transportation would improve air quality and overall help to improve traffic patterns. To offset this parking deficiency, the LBYC proposes to utilize a Transportation Demand Management (TDM) Program (Attachment H – TDM Programs and Shared Parking Agreements). Section 21.64 of the Zoning Regulations establishes TDM initiatives to promote alternative transportation options other than dependency on personal vehicles. The LBYC has prepared a TDM Program that includes, but is not limited to, the use of boats due to the unique location of the private club and presence of public guest boat docks abutting the club. The TDM Program also includes incentives for club members to arrive and depart in personal boats, use City bike share or electric scooter programs, and use alternative forms of transportation for members, guests, and employees (golf carts, car sharing, etc.). Methods to incentivize the change in modes include establishing more golf cart parking stalls, marking a fixed pick-up area for car share services (Uber and Lyft), providing merchandise discounts for members using alternate transportation modes, provide education on the City's free shuttle service (Circuit).

The parking analysis concluded that during a non-event parking demand would total 204 and during a special event the peak parking demand would total 284 parking spaces. With the 72 parking spaces located in the gated parking lot, plus the 316 parking spaces within Basin 4 parking lot would provide adequate parking spaces to accommodate the expansion and operations. For situations where the parking demand is anticipated to be high, the LBYC holds long-term leases for additional off-site parking spaces. One lease with the Marine Bureau will allow usage of the surplus parking spaces within the Alamitos Bay Marina area (Basins 1,2,3,4, and Sea Scout) parking lots and another lease with the 2nd and PCH Shopping Center (for 75 parking spaces).

The club has a total of 94 employees: 50 are full-time employees and 44 are part-time employees. There are two daily work shifts: 8 am to 4 pm with approximately 40 employees and 2 pm to 10 pm with approximately 54 employees. A survey was recently taken to detail how members and guests would normally arrive at the site. A total of 76 percent (757) of the club members responded to the survey. The survey resulted that 24 percent of the members live within half mile of the club. Of those members, 19 percent prefer to walk to the club during a nonevent day and 10 percent prefer to walk to the club during a special event. Many members have boats and would prefer to take their boat to the club site, especially during special events.

With the current club members' usage of alternative transportation other than reliance on personal vehicles and the TDM Program to reduce reliance on daily vehicle trips, it is anticipated that the parking supply will support the parking demand. Conditions of approval relating to the implementing and monitoring the TDM Program, which includes strategies for reducing parking impacts to the community and marina. Therefore, with the proposed TDM measures, the expansion to the LBYC would not exacerbate current and future parking conditions. As conditioned, parking will continue to be available both to LBYC visitors and

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the general public, therefore there will be no impact to general coastal access, as protected under the Coastal Act and LCP.

Public Benefit

The LBYC provides a public benefit to the Long Beach community, as the LBYC promotes aquatic safety, environmental responsibility, and sailing education for Long Beach's diverse community. For decades, the LBYC has participated in many community and charitable initiatives.

The Junior Flag regularly assists philanthropic organizations and participates in beach cleanups, food drives, bake sales, and other charitable fundraising. It is estimated that over 1,000 community service hours are contributed by the LBYC's junior members annually. In 2022, LBYC members teamed up with the Aquatic Capital of America Foundation Youth Outreach (ACOA) and the Young Men's Christian Association (YMCA) to teach kids water safety, including swimming classes and exposed to sailing. Casa Youth Shelter is an emergency shelter that provides residential care and counseling to youths ages 12-17 in crisis. LBYC Youth Activities Committee, donates shoeboxes and small packable items such as cake mixes and toys for underprivileged children at the Casa Youth Shelter in Los Alamitos. The LBYC and the Long Beach Sailing Foundation jointly host the Sparking Educational Achievement through Sailing (STEM/Sailing) Program which exposes youths to sailing, swimming, marine biology, physics, math, and collaboration over multiple weeks. LBYC volunteers' boats, member experience, and time for the Panthers at Sea Program which provide students attending Jordan High School opportunity to learn to sail. The LBYC's Junior Board and Flag work closely with the Long Beach Ronald McDonald House to plan a variety of fundraisers and community outreach events throughout the year.

The club also fosters many environmental efforts. The LBYC Junior Board and Flag coordinate beach clean-ups throughout the year to clean and improve the beaches along Alamitos Beach, the Peninsula, and Belmont Shore. A collaborative effort between Orange County Coastkeeper, the LBYC, California State University, Fullerton and California State University, Long Beach to collect strings of oyster shells and uses these oysters and native eelgrass to create "Living Shorelines" projects.

Conditional Use Permit - Private Club

The LBYC was founded in 1920 to facilitate a motorboat race between Long Beach and San Francisco. The first clubhouse was established (on the water) in 1936 on land that is now owned by the Port of Long Beach. In 1960, the LBYC moved its clubhouse to its current location. The private club use became legal non-conforming due to updates in the Zoning Code which required private clubs to obtain a CUP in the P Zoning District. To facilitate the building expansion, the applicant is seeking approval of a CUP to legalize the private club land use that has continuously operated at this location for 64 years.

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The LBYC is a 1,000-person member club which focuses on sailing and sailing events. The LBYC runs international, national, and regional courses and certification programs for boating race officials, umpires, and judges. As described above, the LBYC administers programs that promote aquatic safety, environmental responsibility, sailing education, and charitable fundraising for the Long Beach community.

The location of the site in Alamitos Bay Marina has a direct relation to the coastal dependent uses that the LBYC facilitates, including the leased boat slips in Basin 4. The LBYC facility (building and outdoor space) is used as a classroom and hall for the members and guests, and participants in sailing events. The facility serves breakfast, lunch and dinner, and offers a full-service bar and lounge service for the members and invited guests, which operates from Tuesday through Sunday, 8:00 am through 11:00 pm. The club hosts 120 special events (10 per month) per year which generate approximately 150 people in attendance. The club also hosts approximately ten large sailing events (regattas and sailing competitions) per year. The facility also provides event and meeting room rentals and banquet room rentals to local community groups and club members. The office space is dedicated to supporting membership activities and organizing competitive marina and sailing, regatta events.

The existing use is a unique coastal dependent use that supports many local initiatives that bring members and visitors to the coast. Based on the survey, 24 percent of the members (who responded to the survey) live within half mile of the club. As the club has been operating for the past 64 years and the lease agreements have been extended several times now, staff has determined that the issuance of a CUP will not cause any additional substantial adverse effects on the neighboring land uses or the community at large.

Conditional Use Permit - Alcohol Beverage Sales

The LBYC currently maintains one full-service bar (48 linear feet) and provides alcohol service to members and guests. The club currently holds a Type 51 - Club license (License No. 43544) which was originally issued by the Alcohol Beverage Control (ABC) on January 1, 1994 (Attachment I – ABC License Map). The project proposes to enlarge the overall building and will add one additional full-service bar (53 linear feet). The sale of alcohol in the P Zoning District requires the granting of a CUP. The club became legal non-conforming due to previous updates in the Zoning Code which now require a CUP for alcohol sales. To facilitate the building expansion and interior remodel to expand bar areas, the applicant is seeking approval of a CUP for onsite alcohol beverage sales. The completed project would maintain two full-service bars totaling 101 linear feet on the second floor. No change in ABC license is requested under this permit. There would be no change to the LBYC alcohol and food service hours, which would continue to operate Tuesday through Sunday, 8:00 am through 11:00 pm. The club would be closed on Mondays unless a special event is scheduled.

In accordance with Section 21.25.201 of the Zoning Regulations, the purpose of a CUP is to allow the review of a proposed use to determine if it is compatible with the adjacent uses

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or can be made compatible with the surrounding uses, with the imposition of conditions. In addition, Section 21.52.201 of the Zoning Regulations establishes a number of requirements for projects that propose alcoholic beverage sales that require a CUP. Conditions include requirements for compliance with parking, that there not be an overconcentration of alcohol licenses within a Census Tract, and that the use not be in a reporting district with a high crime rate as reported by the Long Beach Police Department (LBPd).

According to the ABC License Report, the subject property is within Census Tract 5775.01, which allows for a maximum of three off-site alcohol licenses. There are currently 20 licenses for on-premises sales within this Census Tract, including the existing ABC license. The existing licenses in this tract are located along 2nd Street where many restaurants and bars are located along the commercial corridor. As no additional license is requested under this CUP request, the granting of the CUP would not contribute further to the over-concentration of on-site sales within the census tract.

The subject site is not located within 500 feet of a public school nor a public park. The nearest public school (Naples Elementary School) is located approximately 3,500-feet from the site and the nearest park (Overlook Park and Naples Plaza Park) are located approximately 900 feet from the site.

The site is located within LBPd Reporting District 623 within the East Division. The crime rate for this reporting district is 75. Pursuant to Section 21.15.1338 of the Zoning Regulations, "high crime" means crime rate in a crime reporting district that is 20 percent above the City-wide average for all crimes. The City-wide average for all crime is 55.04, therefore, the threshold for high crime is 66. Therefore, this location is located in a high crime district. The LBYC has operated in this location for the past 64 years and have not resulted in calls for service for negligence in operations. The lease for the site has been extended several times since 1960 which further demonstrates continued compliance with city codes and regulations. The LBYC has demonstrated they are responsible business operators and are an asset to the community. Conditions of approval have been included related to lighting, signage, employee training to ensure the safe and responsible operation of the private club use with alcohol service. For these reasons, the LBPd has reviewed the CUP request and has no objection to its approval. Additionally, the issuance of a CUP will not cause substantial adverse effects on the neighboring land uses or the community at large.

With these measures and the proposed conditions of approval, staff has determined that the approvals related to the expansion of a private club with the service of alcoholic beverages will not cause substantial adverse effects on the neighboring land uses or the community at large. Therefore, staff recommends that the Planning Commission approve the SPR and two CUP's, subject to conditions of approval.

PUBLIC HEARING NOTICE

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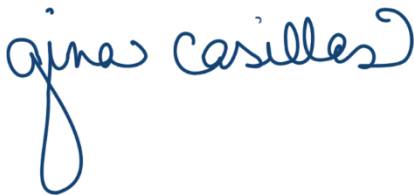
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A total of 1,587 Public Hearing notices were distributed on July 3, 2024, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. No comments were received at the time the report was prepared.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act, this project is eligible for a categorical exemption per Section 15301 (Existing Facilities) and Section 15302 (Replacement or Reconstruction) (CE-18-190). The project proposes a remodel of the existing two-story building, the construction of a two-story addition (20,179 square feet), demolition of the existing pool and decking totaling 9,600 square feet of area, the construction of a new pool, two spas, a small children's splash pool and new pool decking in the same area with the same purpose as the previous use which is to serve as a recreational amenity to the existing club use.

Respectfully submitted,



GINA CASILLAS
PROJECT PLANNER



MARYANNE CRONIN
ZONING ADMINISTRATION OFFICER



CHRISTOPHER KOONTZ, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

CK;MC:gc

Attachments:

- Attachment A – Vicinity Map
- Attachment B – Site Photographs
- Attachment C – Plans
- Attachment D – Conditions of Approval
- Attachment E – Findings
- Attachment F – Sea Level Rise Analysis
- Attachment G – Parking Demand Analysis
- Attachment H – TDM Programs and Shared Parking Agreements
- Attachment I – ABC License Map