

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(310) 590-5071

RECORD PACKET COPY



September 19, 1996

TO: Commissioners and Interested Persons

FROM: Charles Damm, South Coast District Director
Pam Emerson, Los Angeles County Area Supervisor
Charles Posner, Coastal Program Analyst

SUBJECT: Major Amendment Request No. 6-96 to the City of Long Beach Certified Local Coastal Program (For Public Hearing and Commission Action at the October 10, 1996 meeting in Los Angeles).

SYNOPSIS

The City of Long Beach Local Coastal Program (LCP) was certified by the Coastal Commission on July 22, 1980. The current proposal is the City's third and final major LCP amendment request for 1996. The proposed amendment affects only the implementing ordinances (LIP) of the City's certified LCP for a specific project in the Golden Shore area (LCP Subarea 2) of the Long Beach Downtown Shoreline area (see Exhibits). The certified Land Use Plan (LUP) is not affected. The proposed amendment increases the allowable height of the California State University Headquarters building from 35 feet to 100 feet.

The proposed changes to the certified LCP are contained in Ordinance No. C-7421 and Resolution No. C-26073 (Exhibit #6). The City Planning Commission held a public hearing for the proposed LCP amendment on August 1, 1996. The City Council held a public hearing for the proposed LCP amendment and adopted Resolution No. C-26073 on September 10, 1996 (Exhibit #4). Ordinance No. C-7421 was adopted on September 17, 1996 (Exhibit #5).

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing, approve the amendment request to the LCP Implementing Ordinances as submitted. The proposed amendment is in conformance with, and adequate to carry out, the provisions of the certified Land Use Plan (LUP). The motion to accomplish this recommendation is on page two.

STANDARD OF REVIEW

The standard of review for the proposed amendment to the LCP Implementing Ordinances, pursuant to Sections 30513 and 30514 of the Coastal Act, is that the proposed amendment is in conformance with, and adequate to carry out, the provisions of the certified Land Use Plan (LUP).

ADDITIONAL INFORMATION

Copies of the staff report are available at the South Coast District office located in the State Veterans Building, 245 West Broadway, Suite 380, Long Beach, 90802. To obtain copies of the staff report by mail, or for additional information, contact Charles Posner in the Long Beach office at (310) 590-5071.

I. STAFF RECOMMENDATION

Staff recommends adoption of the following motion and resolution:

APPROVAL OF THE AMENDMENT TO THE LCP IMPLEMENTING ORDINANCES AS SUBMITTED

MOTION

"I move that the Commission reject amendment request No. 6-96 to the City of Long Beach LCP Implementing Ordinances as submitted."

Staff recommends a NO vote which would result in the adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

Resolution to certify the amendment to the Implementing Ordinances as submitted

The Commission hereby approves the certification of the amendment to the Implementing Ordinances of the City of Long Beach Local Coastal Program, for the reasons discussed below on the grounds that the amended ordinances, maps, and other implementing actions are consistent with, and adequate to carry out, the provisions of the certified Land Use Plan, as provided in Section 30513 of the Coastal Act. This amendment is consistent with applicable decisions of the Commission that guide local government actions pursuant to Section 30625(c) of the Coastal Act, and approval of the amendment will not have significant environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.

II. FINDINGS

The following findings support the Commission's approval of the amendment to the LCP Implementing Ordinances as submitted. The Commission hereby finds and declares as follows:

A. Amendment Description

The proposed LCP amendment, contained in Resolution No. C-26073 (Exhibit #6), modifies the height restriction contained in the Planned Development District (PD-6) Ordinance for LCP Subarea 2 in order to allow the proposed construction of a one hundred foot tall California State University Chancellor's Office (see Coastal Development Permit 5-96-170). The currently certified Planned Development District (PD-6) Ordinance limits the building heights in LCP Subarea 2 as follows:

LCP Subarea 2 Height: Low rise, two or three stories, 35 feet maximum height.

The proposed LCP amendment modifies the building height limit in LCP Subarea 2 as follows:

LCP Subarea 2 Height. Low rise, two or three stories, thirty-five feet maximum height, except for the California State University Chancellor's Headquarters which may be a maximum of 100 feet in height.

The City's Planned Development District (PD-6) Ordinance contains the implementing ordinances (LIP) of the certified LCP for the Downtown Shoreline area of Long Beach. The implementing ordinances (LIP) carry out the provisions of the certified Land Use Plan (LUP). Ordinance No. C-7421, modifying the PD-6 Ordinance, was adopted by the Long Beach City Council on September 17, 1996 (Exhibit #5).

In order to be certified by the Commission pursuant to Section 30513 of the Coastal Act, the proposed amendment to the Implementation Sections of the LCP must conform to the certified LUP and be adequate to carry out the provisions of the LUP. The proposed amendment will become effective immediately following certification by the Coastal Commission.

B. Analysis

The certified LCP contains specific LUP policies for the Downtown Shoreline area which regulate land use and development. LCP Subarea 2, where the proposed CSU project is located, is within the Downtown Shoreline area (Exhibit #2). As stated above, the proposed amendment to the Implementation Sections of the LCP must conform to the certified LUP and be adequate to carry out the provisions of the LUP.

First of all, the Certified LUP specifically permits the construction of a new California State University Chancellor's Headquarters building. Coastal Development Permit application 5-96-170 has been submitted by the California

State University for the proposed construction of a one hundred foot tall California State University (CSU) Chancellor's Headquarters office building (Exhibit #7). This LCP amendment request is driven by the CSU project, and only the CSU project is affected by the proposed LCP amendment.

The LCP's implementation provisions currently limit building height to 35 feet in Subarea 2. The proposed LCP amendment increases the allowable height of the California State University Chancellor's Headquarters in LCP Subarea 2 to a maximum of 100 feet. All other structures in LCP Subarea 2 will still be limited to 35 feet in height.

In certifying the City of Long Beach LCP, the Commission found that the City was a metropolitan area where high-rise development had historically occurred. However, it was also recognized that LCP provisions related to visual resources, public access, and visitor serving uses were critical in order to comply with Chapter 3 policies of the Coastal Act. For the area between Long Beach Boulevard and the Los Angeles River on the south side of Ocean Boulevard, which includes the area subject to this amendment request, the emphasis in the LUP is on the provision of public use areas, visitor commercial uses, and office uses.

This amendment could affect the visual resources of the Downtown Shoreline area. In regards to the the visual resources of the Downtown Shoreline area, the certified LUP states:

The visual resources of the Downtown Shoreline are varied. Views of the bay and ocean, the Queen Mary and the Port may be enjoyed from within the tall buildings lining Ocean Boulevard, as a pedestrian or motorist at the street level, or as a visitor to parts of the filled areas below Ocean Boulevard. From the upper floors of some of the taller buildings one may also see the Palos Verdes Peninsula and beach cities of the South Bay, downtown Los Angeles framed by the San Gabriel Mountains, the coastline of Orange County, or Santa Catalina Island.

The visual resources enumerated in the Description section (above) of this chapter will be protected and enhanced by the design criteria stated in Locating and Planning New Development and Implementation. Of particular importance is the required east/west walkway, paralleling Ocean Boulevard, which will be constructed on the garage roof. Also of particular importance is the preservation of view corridors from Ocean Boulevard and Victory Park to Shoreline Village, Shoreline Park and the Queen Mary.

In the Locating and Planning New Development and Implementation section of the certified LCP (LCP Implementation Sections), it states that:

LCP Subarea 2 - Site Location: View blockage from the West Beach Redevelopment Project buildings shall be minimized. Site plans for any proposed building shall illustrate the view paths of the West Beach Redevelopment Project buildings.

Building heights must be addressed whenever visual resources are discussed. Excessively high structures can negatively impact the character of an area as

well as public views. Tall buildings may be appropriate in high density urban areas, such as the core of downtown Long Beach, but they are not appropriate in most other areas where scenic resources are considered important.

The proposed 100 foot height limit for the CSU Headquarters office building, although tall, is compatible with the existing structures in the immediate area (Exhibit #7). The proposed 99.5 foot height is similar to the height of the Golden Shore Office Towers located on the adjacent waterfront at Catalina Landing. The proposed structure is also much shorter than almost all of the structures located north of the project site on Ocean Boulevard in the West Beach Redevelopment Project. Therefore, the height of the proposed structure is consistent with the character of adjacent development.

Views to and along the coast are a very important visual resource protected by the certified LUP. A 100 foot high structure will affect the private views from adjacent office buildings. Public views to the coast, however, will not be negatively impacted.

The views that will be most affected are the private views from the offices in the West Beach Redevelopment Project (Exhibit #7). In order to analyze the view impacts of the proposed project, a view analysis was prepared and submitted to the City and the Commission (Exhibit #8). The view analysis illustrates the view paths of the Wells Fargo Building, the Union Bank Building, the ARCO Towers and the Harbor Bank Building. These four buildings are located on the south side of Ocean Boulevard within the West Beach Redevelopment Project. The view analysis shows that, due to the proposed removal of the existing CSU building, the proposed project will actually improve some of the views from the Wells Fargo Building, the Union Bank Building and the ARCO Towers. Some views from these buildings, however, will be at least partially blocked by a 100 foot tall structure.

The Locating and Planning New Development and Implementation section of the certified LCP (LCP Implementation Sections) requires that view blockage from the West Beach Redevelopment Project buildings be minimized. The proposed amendment minimizes view blockage from these buildings by limiting all buildings in LCP Subarea 2, except for the CSU building, to a height of 35 feet. The proposed CSU Headquarters building will not, by itself, block many of the views from the West Beach Redevelopment Project buildings.

Public views to and along the coast are protected by the certified LUP and the Coastal Act. The certified LUP states that the preservation of view corridors from Ocean Boulevard and Victory Park to Shoreline Village, Shoreline Park and the Queen Mary is important. The public views of the coast from Ocean Boulevard and Victory Park will not be negatively impacted by the proposed CSU project because the views to the coast from these area are already blocked by the West Beach Redevelopment Project Buildings and their landscaping. In addition, public views of the coast from Shoreline Drive are not affected because there are no views from Shoreline Drive in the project area because its elevation is below grade.

Prior Commission actions have reflected the fact that high-rise buildings are an acceptable use in the downtown Long Beach area. The proposed increase in the CSU project's high height limit will not be precedent setting in the

City's coastal zone. In 1992, the Commission approved LCP Amendment No. 1-92 and Coastal Development Permit 5-91-845 for a 425 foot tall mixed use structure on the corner of Ocean Boulevard and Pine Avenue. In 1989, the Commission certified LCP Amendment No. 1-89 allowing buildings up to 600 feet tall on the Pike property in LCP Subarea 4 west of Chestnut Place. Subarea 4 also allows buildings up to 420 feet above Ocean Boulevard east of Chestnut Place. Many existing buildings along Ocean Boulevard are two to three hundred feet tall or taller. The proposed 100 foot tall CSU structure is much smaller than most of the downtown Long Beach office buildings.

An increase in height limits could also affect coastal access by overburdening an area with dense development without adequate parking facilities. In this case, however, the proposed LCP amendment does not alter the LCP requirement to provide adequate on-site parking for all new development, and residential development is not permitted in LCP Subarea 2, so the increase in the height limit does not result in an increase in density.

The Commission finds that the proposed project is consistent with the character of the area and will not adversely affect the visual quality of the area. The Commission also finds that the proposed LCP amendment increasing the height limit for the CSU Headquarters Building conforms to, and can carry out the provisions of the certified LUP.

C. California Environmental Quality Act (CEQA)

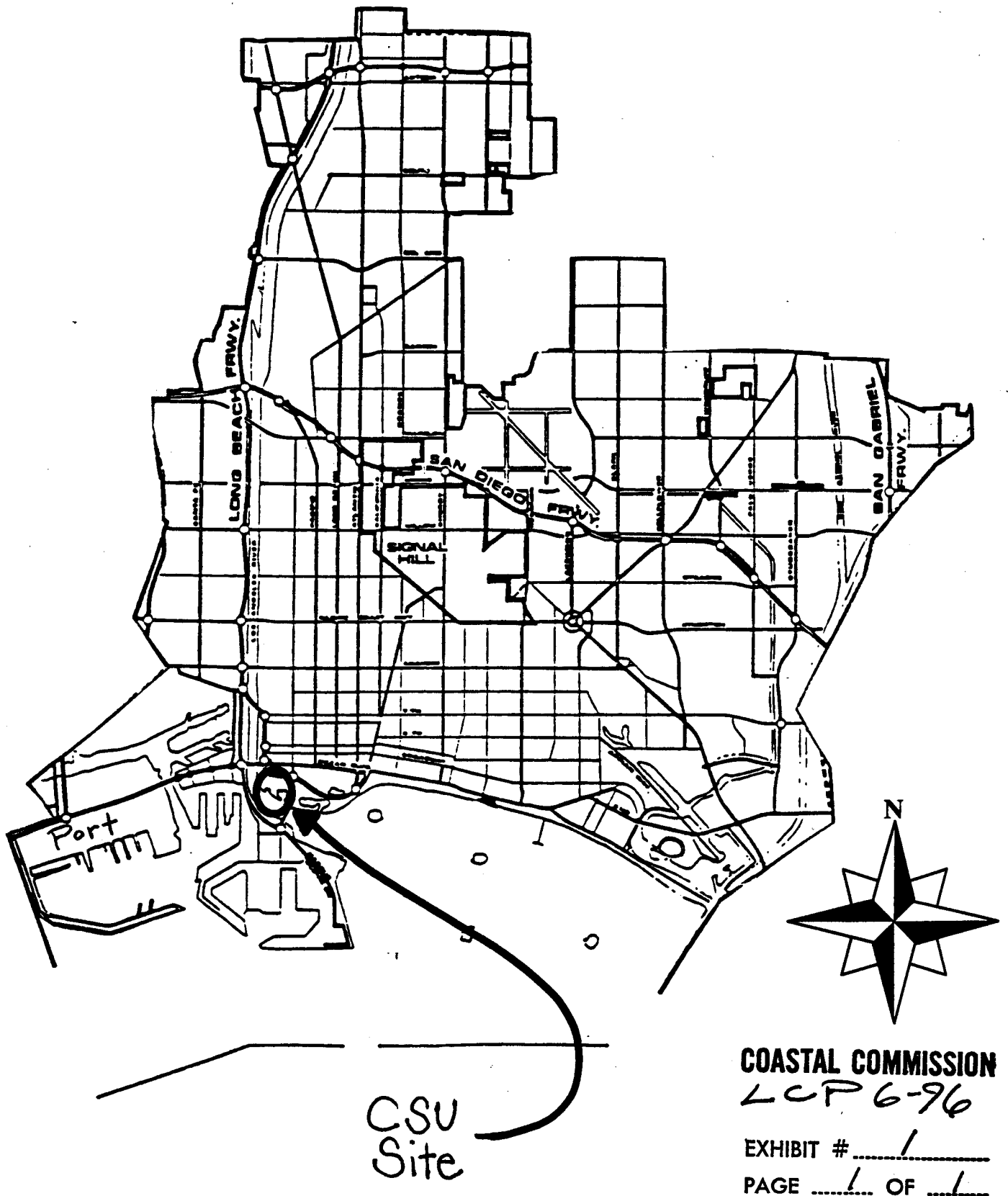
The City has certified Negative Declaration No. ND-32-96 in order to satisfy the CEQA requirements for the proposed amendment to the LCP. The City found that the proposed amendment will not cause significant adverse environmental impacts.

Pursuant to SB 1873, which amended the California Environmental Quality Act (CEQA), the Coastal Commission is the lead agency in terms of meeting CEQA requirements for Local Coastal Programs. In addition to making a finding that the implementation plan amendment is in full compliance with CEQA, the Commission must make a finding consistent with Section 21080.5 of the Public Resources Code. Section 21080.5(d)(2)(i) of the Public Resources Code requires that the Commission not approve or adopt an LCP:

...if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

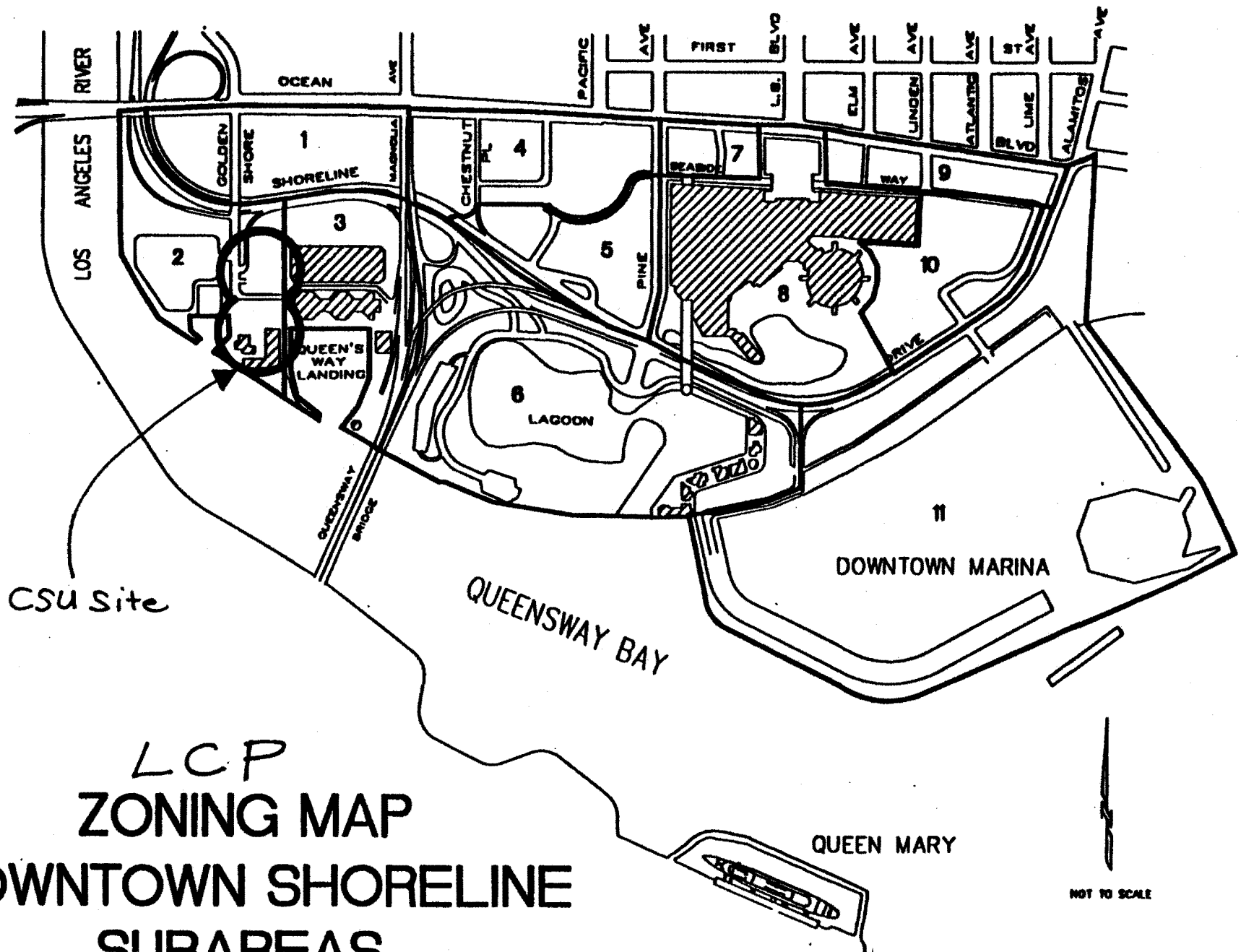
The Commission finds that for the reasons discussed in this report, there are no feasible alternatives or feasible mitigation measures available that could substantially reduce any adverse environmental impacts. The Commission further finds that the proposed LIP amendment is consistent with Section 21080.5(d)(2)(i) of the Public Resources Code.

City of Long Beach



COASTAL COMMISSION
LCP 6-96

EXHIBIT # 1
PAGE 1 OF 1



LCP
ZONING MAP
DOWNTOWN SHORELINE
SUBAREAS

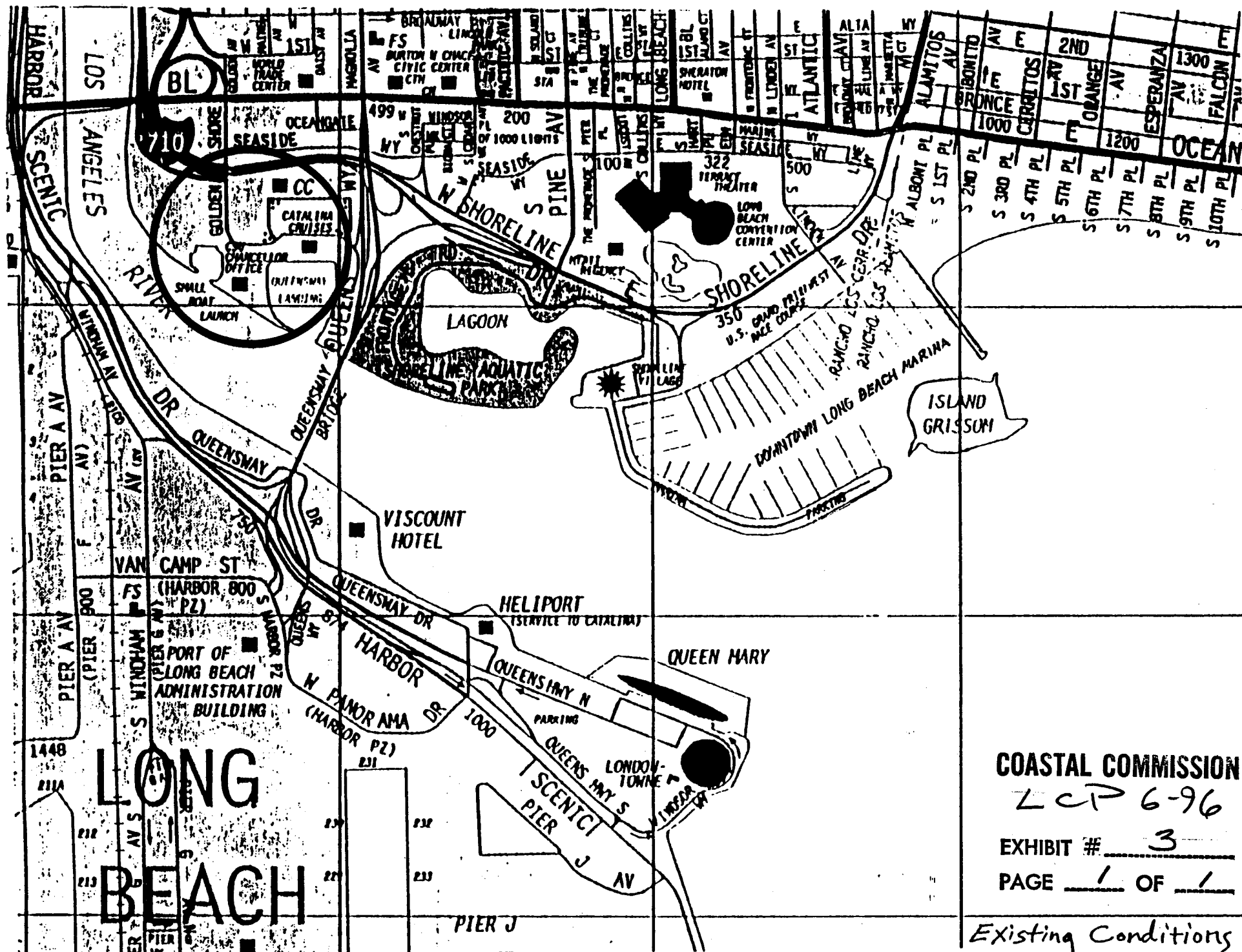
Planned Development Ordinance: PD-6

COASTAL COMMISSION

LCP 6-96

EXHIBIT # 2

PAGE 1 OF 1



COASTAL COMMISSION

LCP 6-96

EXHIBIT # 3

PAGE 1 OF 1

Existing Conditions

AN EXCERPT FROM THE MINUTES OF THE LONG BEACH CITY COUNCIL
MEETING HELD TUESDAY, SEPTEMBER 10, 1996

1. (1) Local Coastal Program Amendment to Downtown Shoreline Plan for California State University at Long Beach (CSULB) to Allow Building to Reach 100 Feet in Height Instead of Current 35 Foot Height Limit

This being the time set for continued hearing on the Local Coastal Program Amendment to Downtown Shoreline Plan for California State University at Long Beach (CSULB) to allow building to reach 100 feet in height instead of the current 35 foot height limit, the hearing was held at this time.

The City Clerk administered the Oath to those persons wishing to testify.

There was no one present to speak in favor or in opposition to the proposed project.

Resolution No. C-26073 adopted. A Resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ADOPTING, AFTER PUBLIC HEARING, AMENDMENT NO. 96-3 TO THE LOCAL COASTAL PROGRAM RELATING TO SUBAREA 2 OF THE DOWNTOWN SHORELINE PLANNED DEVELOPMENT DISTRICT (PD-6)" was introduced by Councilmember Lowenthal and read by the City Clerk, together with a communication from Douglas W. Otto, Chairman, City Planning Commission, signed by Eugene J. Zeller, Director of Planning and Building, relative to same.

Councilmember Lowenthal moved, seconded by Councilmember Oropeza, that the supporting documentation be received into the record, the hearing concluded, and the Resolution declared read and adopted as read. Carried by the following vote:

AYES:	COUNCILMEMBERS:	Oropeza, Lowenthal, Drummond, Roosevelt, Robbins, Topsy-Elvord, Donelon, Kellogg.
NOES:	"	: None.
ABSENT:	"	: Shultz.

An Ordinance entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING ORDINANCE NO. C-5562, ADOPTED FEBRUARY 26, 1980, AS AMENDED, ESTABLISHING THE DOWNTOWN SHORELINE PLANNED DEVELOPMENT DISTRICT (PD-6)" was introduced by Councilmember Lowenthal and read by the City Clerk.

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SEP 12 1996

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT LCP 6-96

EXHIBIT # 4

PAGE 1 OF 2

Councilmember Lowenthal moved, seconded by Councilmember Oropeza, that the Ordinance be declared read the first time and laid over to the next regular meeting of the City Council for final reading. Carried by the following vote:

AYES:	COUNCILMEMBERS:	Oropeza, Lowenthal, Drummond, Roosevelt, Robbins, Topsy-Elvord, Donelon, Kellogg.
NOES:	"	: None.
ABSENT:	"	: Shultz.

CERTIFIED AS A TRUE AND CORRECT COPY

Shelba Powell
CITY CLERK OF THE CITY OF LONG BEACH

BY *Kenneth Gladney*

DATE: SEP 11 1996

COASTAL COMMISSION

LCP 6-96

EXHIBIT # 4

PAGE 2 OF 2

AN EXCERPT FROM THE MINUTES OF THE LONG BEACH CITY COUNCIL
MEETING HELD TUESDAY, SEPTEMBER 17, 1996

25. Ordinance No. C-7421 adopted. An Ordinance entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING ORDINANCE NO. C-5562, ADOPTED FEBRUARY 26, 1980, AS AMENDED, ESTABLISHING THE DOWNTOWN SHORELINE PLANNED DEVELOPMENT DISTRICT (PD-6)" was read by the City Clerk.

Councilmember Topsy-Elvord moved, seconded by Councilmember Oropeza, that the Ordinance be declared read and adopted as read. Carried by the following vote:

AYES:	COUNCILMEMBERS:	Oropeza, Lowenthal, Drummond, Robbins, Topsy-Elvord, Shultz.
NOES:	"	: None.
ABSENT:	"	: Roosevelt, Donelon, Kellogg.

RECEIVED

SEP 19 1996

CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

CERTIFIED AS A TRUE AND CORRECT COPY

Shelba Powell
CITY CLERK OF THE CITY OF LONG BEACH

BY: *Kenneth Gladney*
DATE: SEP 19 1996

COASTAL COMMISSION

LCP 6-96

EXHIBIT # 5

PAGE 1 OF 1

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
(310) 570-2200

RESOLUTION NO. C-26073

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH ADOPTING, AFTER PUBLIC
HEARING, AMENDMENT NO. 96-3 TO THE LOCAL
COASTAL PROGRAM RELATING TO SUBAREA 2 OF THE
DOWNTOWN SHORELINE PLANNED DEVELOPMENT DISTRICT
(PD-6)

The City Council of the City of Long Beach resolves as
follows:

Section 1. The City Council finds, determines and
declares:

A. Pursuant to the California Coastal Act of
1976, the City Council approved the Local Coastal Program
for the City of Long Beach on April 29, 1980; and

B. The California Coastal Commission certified
the Long Beach Local Coastal Program on July 22, 1980; and

C. The California Coastal Act, at Public
Resources Code Section 30514, provides a procedure for
amending local coastal programs; and

D. Following a duly noticed public hearing on
August 1, 1996, the Planning Commission reviewed and
certified Negative Declaration ND-32-96 relating to
Amendments to the Local Coastal Program, and approved and
recommended that the City Council adopt such Amendments
to the Local Coastal Program; and

E. That on September 10, 1996, after due

COASTAL COMMISSION

LCP 6-96
EXHIBIT # 6

PAGE 1 OF 4

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4684
(310) 570-2200

1 certification of appropriate environmental documents, and
2 after public hearing duly noticed and conducted, the City
3 Council considered and approved a revision to the Local
4 Coastal Program relating to Subarea 2 of the Downtown
5 Shoreline Planned Development District (PD-6); and

6 F. These Amendments to the Local Coastal
7 Program are intended to be carried out in a manner fully
8 in conformity with the California Coastal Act; and

9 G. These Amendments to the Local Coastal
10 Program shall be effective upon certification and approval
11 by the California Coastal Commission.

12 Sec. 2. The City Council hereby amends the Local Coastal
13 Program at Pages III-DS-41-42 "Subarea 2" to read as follows:

14 SUBAREA 2

15 This is the Golden Shore Subarea. This subarea contains a
16 trailered boat launching ramp, the State University and Colleges
17 system headquarters and parking for both.

18 (a) Use. The boat launching ramp may be replaced by a nature
19 preserve, wetland, park or public recreation area,
20 provided that a plan and funding has been approved by the
21 Planning Commission for a new boat launching ramp of not
22 less than two launching lanes and 60 parking spaces for
23 autos with boat trailers within the Queensway Bay Area
24 (PD-6 or PD-21). The State University and College
25 headquarters complex may be expanded and/or reconstructed.
26 New recreation uses may be added to the area including a
27 recreation vehicle (RV) park for a minimum of seventy RV's
28 with associated office, convenience services and

COASTAL COMMISSION

convenience retail and entertainment facilities for Park users.

(b) Access.

1. Vehicular. Primary vehicular access shall be from Golden Shore Avenue.
2. Pedestrian access by a public walkway shall be provided along Golden Shore from Ocean Boulevard to Queensway. A public walkway perpendicular to Golden Shore Avenue shall be developed from Golden Shore Avenue to the edge of the Los Angeles River. Finally, a bicycle path shall be provided throughout the subarea as designated on the plan map; where feasible, the bicycle path shall be provided along the water's edge. Development of such access may be phased to coincide with development of adjacent portions of the subarea.

(c) Building Design.

1. Site location. View blockage from the West Beach Redevelopment Project buildings shall be minimized. Site plans for any proposed building shall illustrate the view paths of the West Beach project buildings.
2. Height. Low rise, two or three stories, thirty-five feet maximum height, except for the California State University Chancellor's Headquarters which may be a maximum of 100 feet in height.
3. Site coverage. Not more than thirty ~~percent~~ of the subarea shall be covered with buildings, including

Proposed
Change
→

COASTAL COMMISSION

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
(310) 570-2200

1 parking structures.

2 (d) Parking. Additional spaces shall be provided as required
3 to serve any new use. Parking requirements for
4 recreational uses shall be required in the zoning
5 regulations. Joint use of facilities shall be encouraged.

6 (e) Landscaping. The existing landscape theme and materials
7 shall be extended through further development of the
8 subarea.

9 Sec. 3. The Director of Planning and Building is hereby
10 directed to submit a certified copy of this resolution, together
11 with appropriate supporting materials, to the California Coastal
12 Commission for certification pursuant to the California Coastal Act.

13 Sec. 4. This resolution shall take effect immediately
14 upon its adoption by the City Council, and the City Clerk shall
15 certify to the vote adopting this resolution.

16 I hereby certify that the foregoing resolution was adopted
17 by the City Council of the City of Long Beach at its meeting of
18 _____, 1996, by the following vote:

19 Ayes: Councilmembers: _____

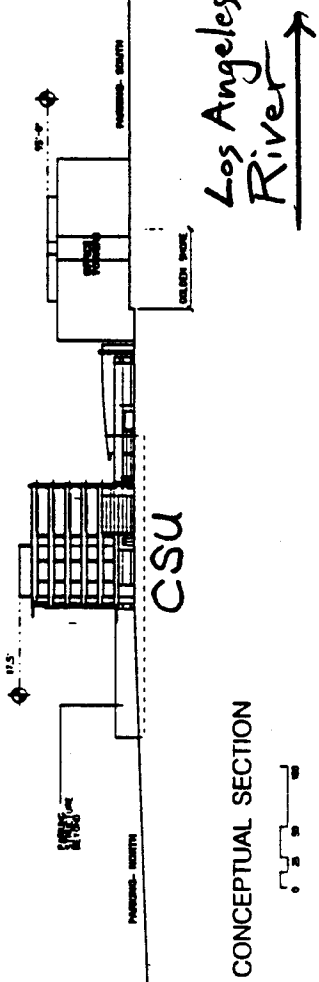
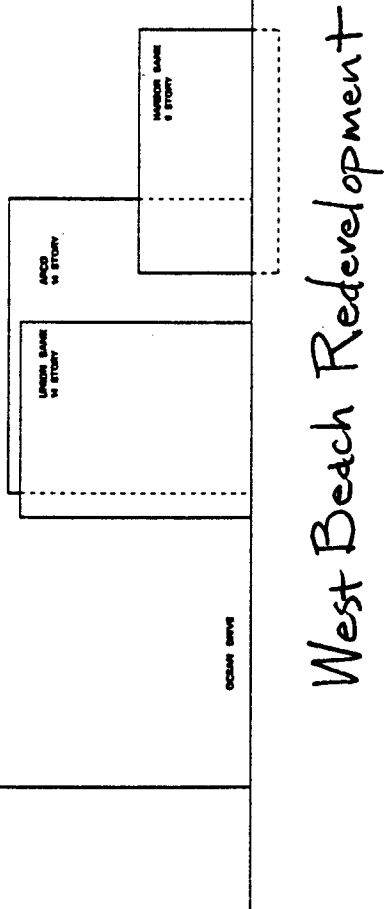
20 _____
21 _____
22 Noes: Councilmembers: _____

23 _____
24 Absent: Councilmembers: _____

25 _____
26 _____

27 _____
28 **COASTAL COMMISSION**

MJM:vmh:kjm;7/30/96;8/5/96
(R9)PD6-96-3.res



View From the West

CALIFORNIA STATE UNIVERSITY
Office of the Chancellor

VIEW DIAGRAM - EXISTING

Harbor Bank Building

LPA

- | | | |
|---|------------------------|------|
| A | Existing CSU Building | +68' |
| B | Catalina Landing Tower | +95' |
| C | Harbor Bank Building | +85' |

COASTAL COMMISSION

EXHIBIT # 8
PAGE 1 OF 8

CALIFORNIA STATE UNIVERSITY
Office of the Chancellor

VIEW DIAGRAM - PROPOSED

Harbor Bank Building

LPA

A	Proposed CSU Building	+117'
B	Catalina Landing Tower	+95'
C	Harbor Bank Building	+85'

COASTAL COMMISSION

EXHIBIT # 8
PAGE 2 OF 8

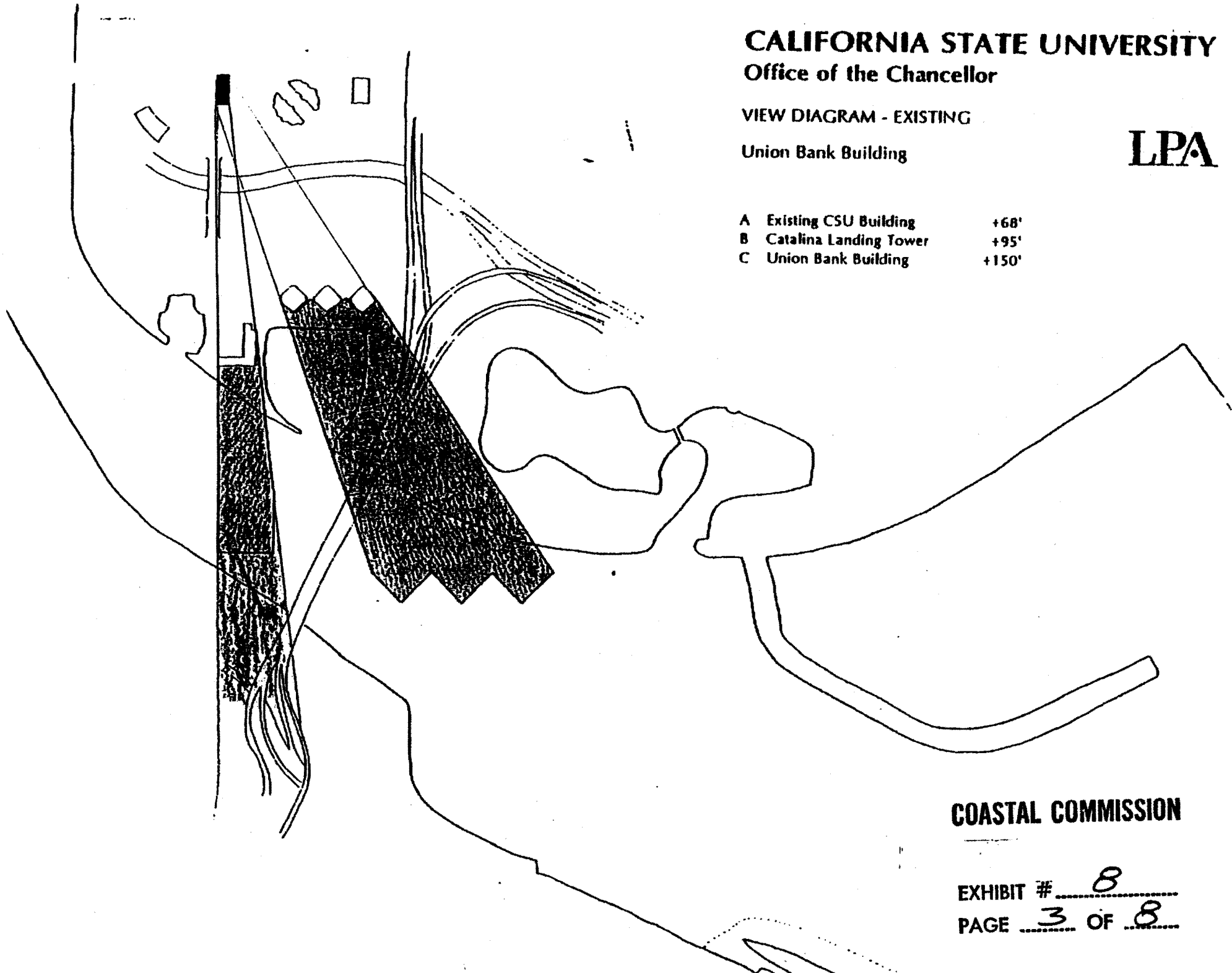
CALIFORNIA STATE UNIVERSITY
Office of the Chancellor

VIEW DIAGRAM - EXISTING

Union Bank Building

LPA

- | | | |
|---|------------------------|-------|
| A | Existing CSU Building | +68' |
| B | Catalina Landing Tower | +95' |
| C | Union Bank Building | +150' |



COASTAL COMMISSION

EXHIBIT # 8
PAGE 3 OF 8

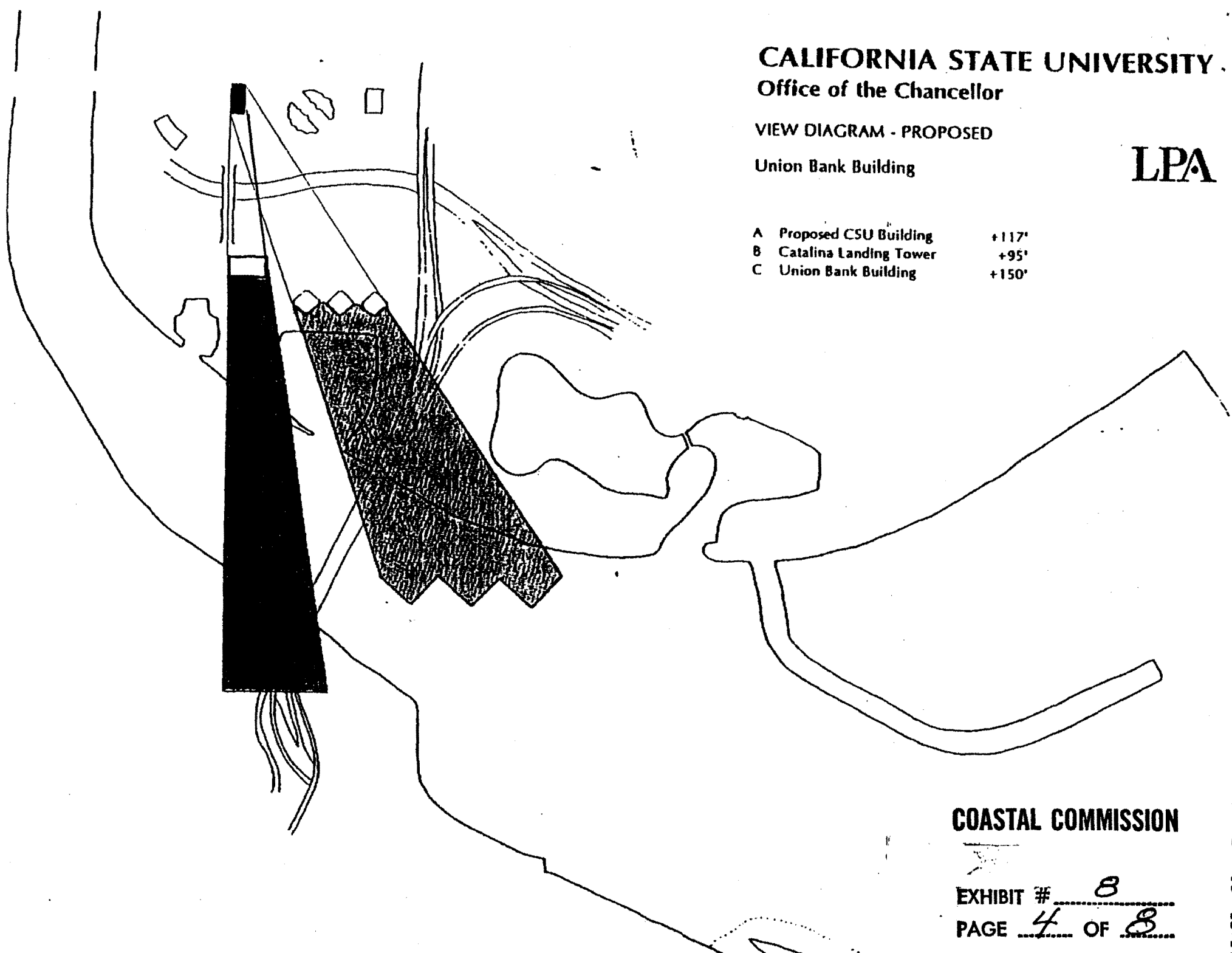
CALIFORNIA STATE UNIVERSITY .
Office of the Chancellor

VIEW DIAGRAM - PROPOSED

Union Bank Building

LPA

A	Proposed CSU Building	+117'
B	Catalina Landing Tower	+95'
C	Union Bank Building	+150'



COASTAL COMMISSION

EXHIBIT # 8
PAGE 4 OF 8

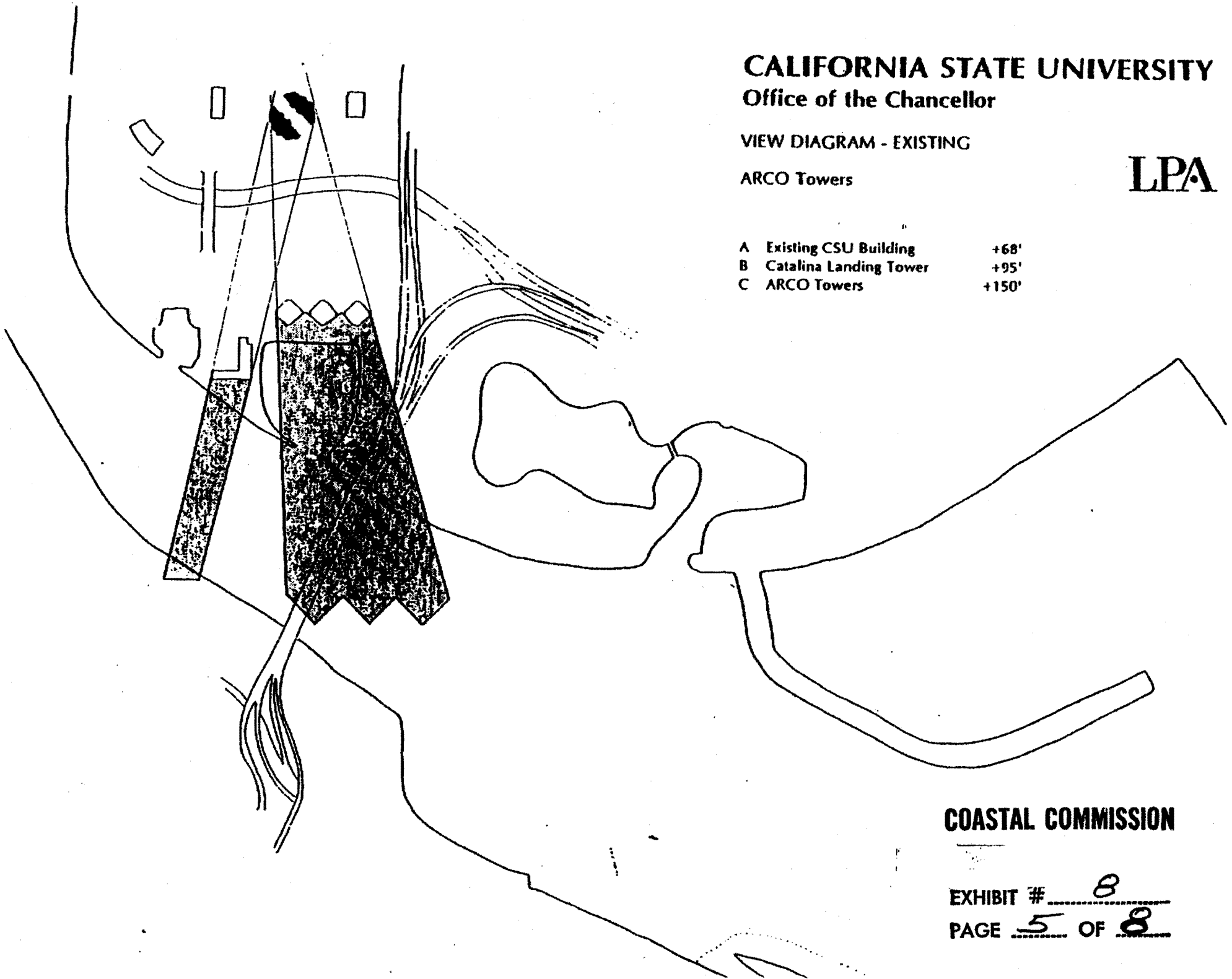
CALIFORNIA STATE UNIVERSITY
Office of the Chancellor

VIEW DIAGRAM - EXISTING

ARCO Towers

LPA

A	Existing CSU Building	+68'
B	Catalina Landing Tower	+95'
C	ARCO Towers	+150'



COASTAL COMMISSION

EXHIBIT # 8
PAGE 5 OF 8

CALIFORNIA STATE UNIVERSITY
Office of the Chancellor

VIEW DIAGRAM - PROPOSED

ARCO Towers

LPA

- | | | |
|---|------------------------|-------|
| A | Proposed CSU Building | +117' |
| B | Catalina Landing Tower | +95' |
| C | ARCO Towers | +150' |

COASTAL COMMISSION

EXHIBIT # 8
PAGE 6 OF 8

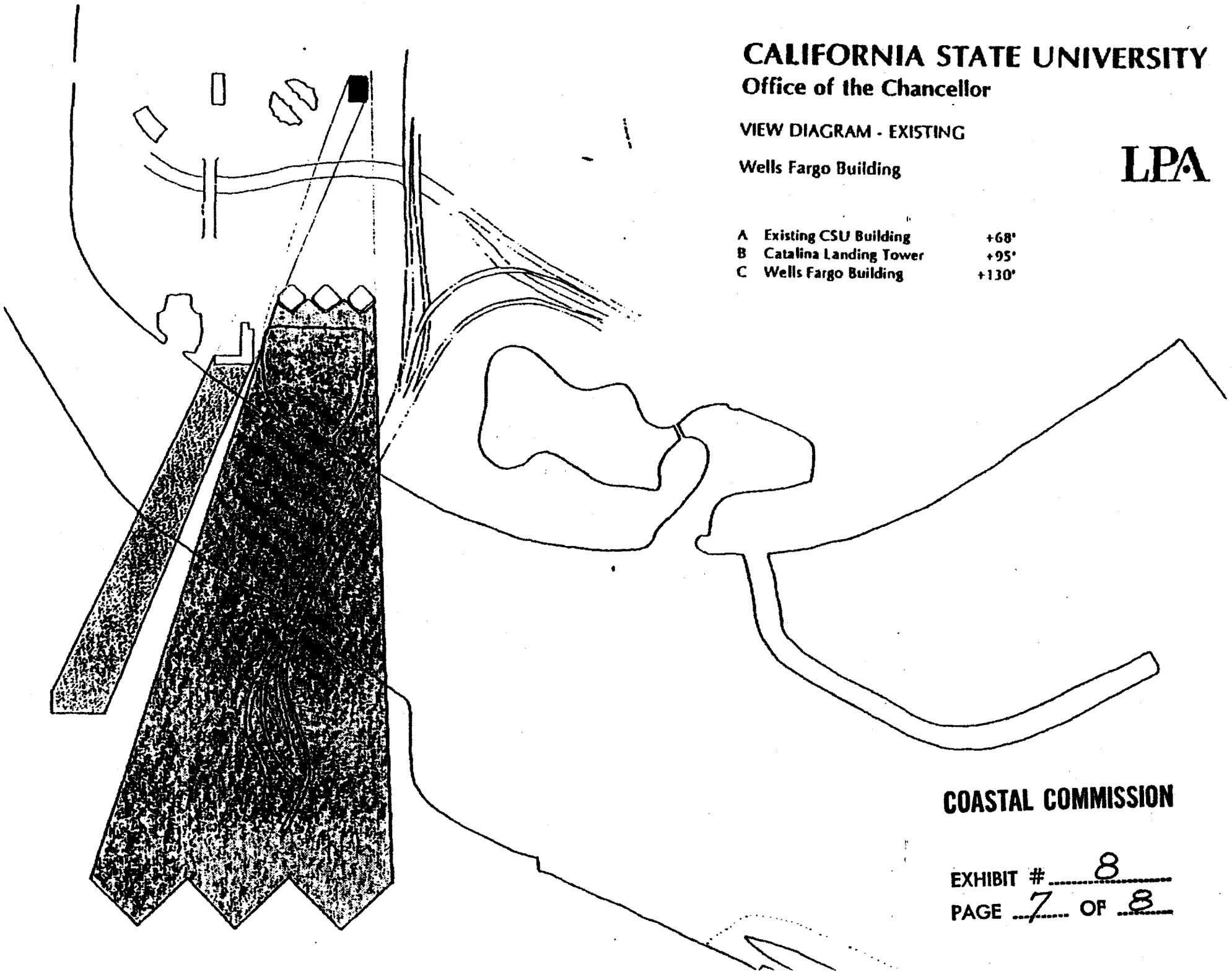
CALIFORNIA STATE UNIVERSITY
Office of the Chancellor

VIEW DIAGRAM - EXISTING

Wells Fargo Building

LPA

- | | | |
|---|------------------------|-------|
| A | Existing CSU Building | +68' |
| B | Catalina Landing Tower | +95' |
| C | Wells Fargo Building | +130' |



COASTAL COMMISSION

EXHIBIT # 8
PAGE 7 OF 8

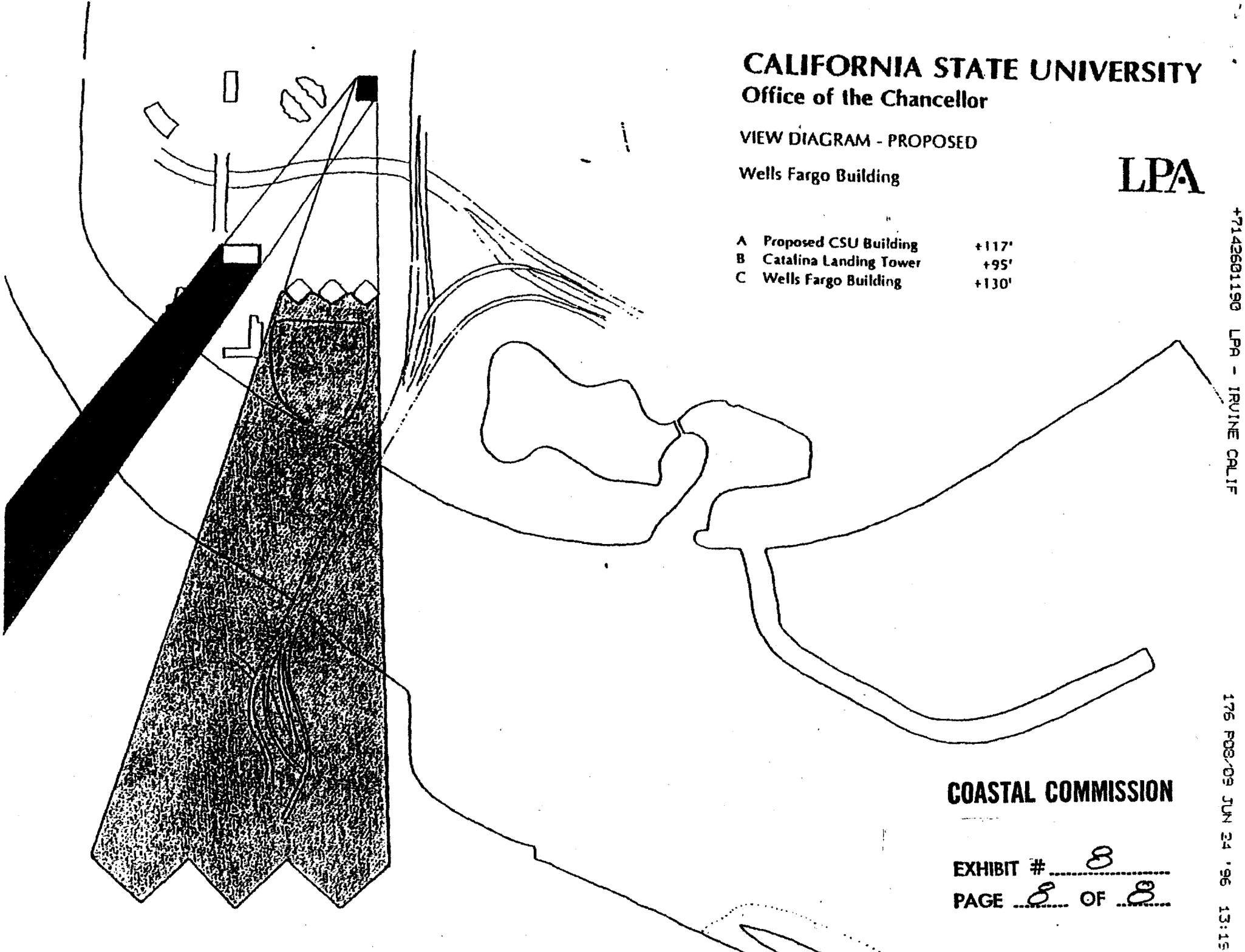
CALIFORNIA STATE UNIVERSITY
Office of the Chancellor

VIEW DIAGRAM - PROPOSED

Wells Fargo Building

LPA

A	Proposed CSU Building	+117'
B	Catalina Landing Tower	+95'
C	Wells Fargo Building	+130'



COASTAL COMMISSION

EXHIBIT # 8
PAGE 8 OF 8

