

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



December 17, 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: Minor Amendment Request No. 7-96 to the City of Long Beach Certified Local Coastal Program (for Commission Concurrence at the January 7-10, 1997 meeting in Los Angeles).

Amendment Description

The City of Long Beach has requested to amend the implementing ordinances (LIP) portion of its certified Local Coastal Program (LCP) in order to: 1) increase the maximum allowable height of the proposed Downtown Harbor and Aquarium parking structure from 45 feet to 55 feet (except for its architectural or sculptural features), and 2) increase the maximum permitted number of parking spaces within the proposed structure from 1,200 to 1,500 spaces. The proposed LCP amendment is consistent with the intent of the certified Land Use Plan (LUP).

The proposed LCP amendment affects only the LIP portion of the LCP. The proposed changes to the certified LCP are contained in Ordinance No. C-7440 and Resolution No. C-26118 (Exhibit #1). The City Planning Commission held a public hearing for the proposed LCP amendment on November 21, 1996. The Long Beach City Council held a public hearing for the proposed LCP amendment and adopted Resolution No. C-26118 on November 26, 1996. Ordinance No. C-7440 was adopted on December 3, 1996.

Procedure

Pursuant to Section 30514(c) of the Coastal Act and Section 13554 of the California Code of Regulations, the Executive Director has determined that the proposed LCP amendment is "minor" in nature. Section 13554 of the California Code of Regulations lists several types of LCP amendments which can be defined and processed as minor LCP amendments. The list is not exclusive. Although the proposed amendment is not one of the types listed, it is a minor LCP amendment because it is project specific, will not have any adverse impacts on coastal resources, and is consistent with the certified Land Use Plan (LUP).

The Executive Director has determined that City of Long Beach LCP Amendment No. 7-96 is a minor LCP amendment. The proposed LCP amendment will become effective after report to the Commission of any written objections received within ten working days of the mailing of notice unless one-third of the

appointed members of the Commission request that the LCP amendment be processed and heard as a "major" LCP amendment pursuant to Section 13555 of the California Code of Regulations.

Analysis

As part of its implementation of the Commission approved Queensway Bay Plan, the City will soon be submitting a Coastal Development Permit application for the construction of a parking structure next to the Long Beach Aquarium of the Pacific. The project site is on former tidelands located within the Commission's area of original jurisdiction. It is also located in LCP Subarea 6 of the Downtown Shoreline Planned Development District. The proposed LCP amendment will increase the permissible height and capacity of the proposed parking structure in order to allow the construction of a five-level structure instead of a smaller four-level parking structure. A larger parking structure will provide more parking for visitors to this popular coastal area.

The proposed LCP amendment affects only the parking structure proposed to serve the Downtown Harbor, park and aquarium. The size and height limits for all other future development in the area are not affected.

The proposed 55 foot height limit for the parking structure is compatible with the existing and permitted structures in the immediate area. The Long Beach Aquarium of the Pacific, which is currently under construction next to proposed parking structure's site, is permitted to be 62 feet high. The Golden Shore Office Towers located on the waterfront to the west at Catalina Landing are 99.5 feet high, and the California State University Headquarters building was recently permitted with a height of 99.5 feet. The proposed 55 foot high parking structure is also much shorter than almost all of the structures located north of the project site along Ocean Boulevard. Therefore, a 55 foot high parking structure is consistent with the height of adjacent development.

Public views to and along the coast are very important visual resources which are protected by policies of 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 ten foot increase in the height limit because a 55 foot high parking structure will not block a significantly larger portion of the public view than a 45 foot high parking structure. The LCP already allows the construction of a 45 foot high parking structure. In addition, the views to the coast from Ocean Boulevard and Victory Park are already partially blocked by the aquarium structure. The proposed parking structure is located between the protected viewing areas and the aquarium.

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 parking structure's 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

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LCP Amendment No. 7-96
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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. On October 10, 1996, the Commission certified LCP Amendment No. 6-96 allowing a 100 foot tall California State University Headquarters building in LCP Subarea 2. Many existing buildings along Ocean Boulevard are two to three hundred feet tall or taller.

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 affects only the proposed parking structure and therefore does not alter the LCP requirement to provide adequate on-site parking for all new development. No residential development is permitted in LCP Subarea 6, so the increase in the height limit will not allow any increase in density.

The Executive Director finds that the proposed LCP amendment is consistent with the character of the area and will not adversely affect the visual quality of the area. Therefore, the Executive Director has determined that City of Long Beach LCP Amendment No. 7-96 is a minor LCP amendment and is consistent with the intent of the certified Land Use Plan (LUP).

8220F:CP

RESOLUTION NO. C- 26118

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH ADOPTING, AFTER PUBLIC
HEARING, AMENDMENT NO. 96-4 TO THE LOCAL
COASTAL PROGRAM RELATING TO SUBAREA 6 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
November 21, 1996, the Planning Commission of the City of
Long Beach reviewed certain proposed Amendments to the
Local Coastal Program, and approved and recommended that
the City Council adopt such Amendments to the Local
Coastal Program, as described in this Resolution; and

E. That on November 26, 1996, after due

COASTAL COMMISSION

LCR 7-96

EXHIBIT # 1

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John R. Calhoun
City Attorney of Long Beach
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1 consideration 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 6 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
13 Sec. 2. The City Council hereby amends the Local Coastal
14 Program at Pages III-DS-54, Section (c)2 Building Design, Height,
15 "Subarea 6" to read as follows:

16 SUBAREA 6

17 2. Height. Structures shall not exceed two stories or
18 35 feet in height, except that this height may be
19 exceeded by special architectural or sculptural
20 features on each side of the Harbor entrance
21 channel, by the aquarium, and by the new parking
22 structure which shall not exceed 55 feet in height
23 (except for its architectural or sculptural
24 features). A parking deck may be constructed above
25 all or a portion of the existing Shoreline Village
26 parking lot, provided that the structure is no
27 higher than 18 feet above existing grade.

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EXHIBIT # 1

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

1 Sec. 3. The City Council hereby amends the Local Coastal
2 Program at Pages III-DS-54, Section (d) Parking, "Subarea 6" to read
3 as follows:

4 (d) Parking. Parking shall be provided within the
5 Subarea and within Subarea 11 sufficient to meet the
6 average weekday demand. Additional parking to meet
7 peak weekend day and evening demand shall be
8 provided in subareas to the north and in Downtown.
9 All parking shall be on a shared or joint use basis;
10 it shall be available to the public on a first-come,
11 first-served basis without reservation for the
12 exclusive use of any one tenant or development. A
13 parking garage of up to 1500 spaces may be included
14 within the development on not more than four acres
15 of existing Shoreline Park adjacent to the aquarium
16 and retail/ entertainment uses. An additional 600
17 parking spaces may be added to Shoreline Village by
18 building a deck or small parking structure over all
19 or a portion of the existing parking lots.
20

21 Sec. 4. The Director of Planning and Building is hereby
22 directed to submit a certified copy of this resolution, together
23 with appropriate supporting materials, to the California Coastal
24 Commission for certification pursuant to the California Coastal Act.
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26 Sec. 5. This resolution shall take effect immediately
27 upon its adoption by the City Council, and the City Clerk shall
28 certify to the vote adopting this resolution.

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EXHIBIT # 1
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John Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
(310) 570-2200

1 I hereby certify that the foregoing resolution was adopted
2 by the City Council of the City of Long Beach at its meeting of
3 November 26, 1996, by the following vote:

4 Ayes: Councilmembers: Oropeza, Lowenthal, Drummond,
5 Roosevelt, Robbins, Topsy-Elvord,
6 Donelon, Shultz.

7 Noes: Councilmembers: None.

8
9 Absent: Councilmembers: Kellogg.

10
11 *Shelba Powell*

12 City Clerk

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21 COASTAL COMMISSION

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23 EXHIBIT # 1

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25 CERTIFIED AS A TRUE AND CORRECT COPY

26 *Shelba Powell*
27 CITY CLERK OF THE CITY OF LONG BEACH

28 BY *[Signature]*

DATE: 12-2-96

MJM:kjm
11/11/96;11/25/96
(R9)PD6-96-4.res