

**CALIFORNIA COASTAL COMMISSION**

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**F7b**

May 21, 1999

**TO:** Commissioners and Interested Persons

**FROM:** Deborah Lee, Deputy Director  
Pam Emerson, Los Angeles County Area Supervisor  
Charles Posner, Coastal Program Analyst

**SUBJECT:** Major Amendment Request No. 1-99 to the City of Long Beach Certified Local Coastal Program (For Public Hearing and Commission Action at the June 11, 1999 meeting in Santa Barbara.

**SUMMARY OF LCP AMENDMENT REQUEST**

The City of Long Beach Local Coastal Program (LCP) was certified by the Coastal Commission on July 22, 1980. The current proposal, which the City has submitted as Part A and Part B, is the City's first major LCP amendment request for 1999. Parts A and B both include proposed amendments to the certified implementing ordinances (LIP) that apply to Planned Development District No. 6 (PD-6). Planned Development District No. 6 covers the Downtown Shoreline area of Long Beach (Exhibit #3).

Part A of LCP Amendment Request No. 1-99 proposes four changes to the certified LIP height limits that apply to Subareas 5 and 6 of PD-6. Part B proposes to change the certified LIP pedestrian access requirements for Subarea 7 of PD-6. Part B, which also proposes two changes to the certified Land Use Plan (LUP) related to parking, is being submitted in conjunction with a proposed Marriott Hotel project in Subarea 7 of PD-6 (Exhibit #4/A-5-LOB-99-135). This LCP amendment affects both the implementing ordinances (LIP) portion and the Land Use Plan (LUP) portion of the City's certified LCP.

**SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending that the Commission, after public hearing:

1. Approve Part A of the amendment request to the LIP as submitted;
2. Deny Part B of the amendment request to the LUP as submitted;
3. Approve Part B of the amendment request to the LUP if modified;
4. Deny Part B of the amendment request to the LIP as submitted; and,
5. Approve, only if modified, Part B of the amendment request to the LIP.

See Pages 3, 4 and 5 for the motions to accomplish this recommendation. The LUP modifications for Part B are necessary to bring the LUP into conformance with the Chapter 3 policies of the Coastal Act. The LIP modifications for Part B are necessary to carry out the certified LUP provisions that require new development to provide adequate parking and pedestrian access to the coast. See Page 6 for the suggested modifications.

## **CONTENTS OF LCP AMENDMENT REQUEST**

For **Part A** of LCP Amendment Request No. 1-99, the proposed changes to the certified LIP are contained in Ordinance No. C-7589<sup>1</sup>. Resolution No. C-27472 submits Part A of the LCP amendment request for certification by the Commission. The City Planning Commission held a public hearing for the height limit changes proposed by Part A on January 7, 1999. The City Council held a public hearing for Part A on January 7, 1999. The Long Beach City Council adopted Ordinance No. C-7589 on February 2, 1999.

For **Part B** of LCP Amendment Request No. 1-99, the proposed changes to the certified LIP are contained in Ordinance No. C-7598 (Exhibit #6). Resolution No. C-27489 contains the proposed LUP amendment and submits Part B of the LCP amendment request for certification by the Commission (Exhibit #5). The City Planning Commission held a public hearing for the LIP and LUP amendments proposed by Part B on February 18, 1999. The City Council held a public hearing for Part B on March 16, 1999. The Long Beach City Council adopted Ordinance No. C-7598 on March 23, 1999 (Exhibit #6).

On April 2, 1999, the City of Long Beach forwarded LCP Amendment Request No. 1-99, already split into Parts A and B, to the Commission's Long Beach office. On April 16, 1999, Commission staff determined that the LCP amendment request is consistent with the submittal requirements of the Coastal Act and the regulations that govern such proposals, and deemed the submittal complete. [See Sections 30501, 30510, 30514 and 30605 of the Coastal Act and Sections 13551, 13552 and 13553 of the California Code of Regulations.]

## **ADDITIONAL INFORMATION**

Copies of the staff report are available at the South Coast District office located in the ARCO Center Towers, 200 Oceangate, Suite 1000, 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 (562) 590-5071.

## **STANDARD OF REVIEW**

The standard of review for the proposed amendment to the LUP, pursuant to Section 30512 of the Coastal Act, is that the proposed LUP amendment meets the requirements of, and is in conformity with, the Chapter 3 policies of the Coastal Act. The standard of review for the proposed amendment to the LCP Implementing Ordinances (LIP), 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 LUP.

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<sup>1</sup> All changes to the certified LIP proposed by Part A are also contained in Ordinance No. C-7598 (adopted 3/23/99) which supercedes Ordinance No. C-7589 (adopted 2/2/99) [For Part A changes see pages 29, 38 & 39 of Exhibit #6].

**I. STAFF RECOMMENDATION**

Staff recommends adoption of the following motions and resolutions:

**A. Approve Part A of the amendment to the LCP Implementing Actions as submitted**

**MOTION**

"I move that the Commission reject amendment request No. 1-99A to the City of Long Beach LCP Implementing Actions 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 approve Part A of the amendment to the LCP Implementing Actions as submitted**

*The Commission hereby certifies amendment request No. 1-99A to the Implementing Actions 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. Approval of the Implementing Actions meets the requirements of Section 21080.5(d)(2)(A) of the California Environmental Quality Act in that there are no further feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact that the approval of the Implementing Actions would have on the environment.*

**B. Deny the amendment to the Land Use Plan (Part B) as submitted**

**MOTION**

"I move that the Commission certify amendment request No. 1-99B to the City of Long Beach Land Use Plan 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 appointed Commissioners is needed to pass the motion.

**Resolution to deny the amendment to the Land Use Plan (Part B) as submitted**

*The Commission hereby denies certification of amendment request No. 1-99B to the City of Long Beach Land Use Plan as submitted and adopts the findings stated below on the*

*grounds that the amended Land Use Plan will not meet the requirements of and does not conform with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act; the Land Use Plan amendment as submitted is not consistent with applicable decisions of the Commission that guide local government actions pursuant to Section 30625(c) of the Coastal Act, and certification of the Land Use Plan amendment as submitted does not meet the requirements of Section 21080.5(d)(2)(A) of the California Environmental Quality Act, as there are feasible alternatives or feasible mitigation measures which would substantially lessen significant adverse effects on the environment.*

**C. Certify the amendment to the Land Use Plan (Part B) if modified**

**MOTION**

"I move that the Commission certify amendment request No. 1-99B to the City of Long Beach Land Use Plan if it is modified in conformity with the modifications suggested below."

Staff recommends a **YES** vote which would result in the adoption of the following resolution and findings. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

**Resolution to certify the amendment to the Land Use Plan (Part B) if modified**

*The Commission hereby approves certification of amendment request No. 1-99B to the City of Long Beach Land Use Plan and adopts the findings stated below on the grounds that the amended Land Use Plan meets the requirements of and conforms with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act if modified according to the suggested modifications stated in Section II of this report. The Land Use Plan amendment, if modified, contains a specific access component as required by Section 30500(a) of the Coastal Act and is consistent with applicable decisions of the Commission that guide local government actions pursuant to Section 30625(c) of the Coastal Act. Certification of the Land Use Plan amendment as modified meets the requirements of Section 21080.5(d)(2)(A) of the California Environmental Quality Act in that there are no feasible alternatives or mitigation measures which would substantially lessen any significant adverse impacts on the environment.*

*The Commission further finds that if the local government adopts and transmits its revisions to the amendment to the Land Use Plan in conformity with the suggested modifications, then the Executive Director shall so notify the Commission.*

**D. Deny Part B of the amendment to the LCP Implementing Actions as submitted**

**MOTION**

"I move that the Commission reject amendment request No. 1-99B to the City of Long Beach LCP Implementing Actions as submitted."

Staff recommends a **YES** 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 reject Part B of the amendment to the Implementing Actions as submitted**

*The Commission hereby rejects amendment request No. 1-99B to the Implementing Actions of the City of Long Beach certified Local Coastal Program, as submitted, for the reasons discussed below on the grounds that it does not conform with, or is inadequate to carry out, the provisions of the Land Use Plan as certified. Approval of the Implementing Actions would not meet the requirements of Section 21080.5(d)(2)(A) of the California Environmental Quality Act in that there are alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effects which the approval of the amendment to the Implementing Actions would have on the environment.*

**E. Approve Part B of the amendment to the LCP Implementing Actions if modified**

**MOTION**

"I move that the Commission approve amendment request No. 1-99B to the City of Long Beach LCP Implementing Ordinances if it is modified in conformity with the modifications suggested below."

Staff recommends a **YES** 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 Part B of the amendment to the Implementing Actions if modified**

*The Commission hereby certifies amendment request No. 1-99B to the Implementing Actions 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, if amended according to the suggested*

*modifications stated in Section II of this report. Approval of the Implementing Act meets the requirements of Section 21080.5(d)(2)(A) of the California Environmental Quality Act in that there are no further feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact that the approval of the Implementing Actions would have on the environment. The Commission further finds that if the local government adopts and transmits its revisions to the amendment to the Implementing Actions in conformity with the suggested modifications, then the Executive Director shall so notify the Commission.*

## II. SUGGESTED MODIFICATIONS

Certification of City of Long Beach LCP amendment No. 1-99B is subject to the following LUP and LIP modifications.

The existing certified LCP policies and standards are shown in regular text.

The City's proposed changes are identified by underlined text.

*The suggested modifications are shown in bold italics for new language, and ~~crossed out bold type for deletions.~~*

### 1. Modification to LUP Amendment Request No. 1-99B

Downtown Shoreline Policy Plan [See Exhibit #3, p.2.]

Residential Uses and Overnight Accommodations (LCP page III-DS-28)

South Side of Ocean Blvd. (Excluding Pike Area)

Each development shall supply required parking within the building, *except that new hotels may be permitted with off-site parking consistent with all of the following requirements:*

- A. All off-site parking shall be located within 600 feet of the hotel that it serves.*
- B. Existing parking shall not be displaced and shall not be used to satisfy the parking requirements of the hotel.*
- C. All required parking shall be constructed concurrently with the hotel, and shall be open for use prior to or concurrent with the occupancy of the hotel.*
- D. All off-site parking shall be dedicated for use of the hotel, and all succeeding uses, for the life of the hotel structure.*

**Each development shall ~~unless they~~ become participants in a Traffic and Parking Management Association as outlined in the implementation section of this Downtown Shoreline chapter. Access shall be from Seaside Way or side streets, rather than from Ocean Blvd.**

2. **Modifications to LIP Amendment Request No. 1-99B/General Development and Use Standards for All Subareas**

(d) Parking:

1. Number of spaces

- B. Hotel/Motel uses. 0.75 spaces/room (retail, restaurant and/or conference and banquet facilities calculated separately *pursuant to Chapter 21.41 of the Long Beach Municipal Code*).

3. **Modifications to LIP Amendment Request No. 1-99B/Specific Development and Use Standards for Subarea 7**

(a) Uses.

Residential, hotel and office with hotel or residential uses occupying not less than one-third of the land area of this subarea. Retail, personal service, art galleries, and restaurants may be permitted in addition to residential uses in mixed-use buildings. The location of these commercial uses shall be limited to the Ocean Boulevard level and levels below Ocean Boulevard. Restaurants and art galleries may also be permitted on the top levels of buildings in this subarea. The entrance to the Promenade South, as an extension of Promenade North, shall also be completed in this subarea. If the Breakers is replaced, its site shall be reused for hotel or residential use. The City property on the south side of Ocean Boulevard in this subarea shall be maintained as a part of Victory Park, except that *portions of* City streets ~~vacations~~ can be ~~vacated~~ ~~allowed~~ only if ~~a functional area~~ *an elevated public walkway at Ocean Blvd. level* at least 1.5 times the size of the vacated street area is kept open for public use for the life of the use which requires vacation *of any portion of* the City street.

(b) Access.

2. Pedestrian Access. Pedestrian access will be provided from Ocean Boulevard southerly on the Promenade South as approved in Coastal Commission Permit No. A71-78. The east/west pedestrian walkway shall ~~either~~ be extended

through this area along the southern edge of development parcels to the Promenade South ~~or alternative public pedestrian access and viewing area(s) shall be provided at higher elevations.~~ In order to provide necessary pedestrian interaction in the area, new developments shall provide public walkways, at least ten feet in width, around the perimeter of the site *at the Ocean Boulevard level* ~~except where a site abuts to public street(s) with adequate public pedestrian walkways at least 15' feet in width.~~ In addition, whenever it is feasible the development shall provide shoreline viewing areas. The walkways and viewing areas shall be guaranteed public access through easements or deed restrictions, ~~or lease agreement provisions.~~

(c) Building Design. [Note: All City proposed changes to "Building Design" are denied.]

1. Site location. New development between the Jergins Trust site and the Breakers should be set back not less than twenty feet behind the string line between the two buildings to accent the entry to the Promenade South and to highlight the two buildings. In no case shall it be setback less than one hundred twenty feet from the curblineline of Ocean Boulevard. A corner cut-off for access from Promenade North measuring one hundred twenty feet by one hundred twenty feet shall be provided at the northwest corner of the site, measured along the north and west property lines, clear from Ocean Boulevard grade to the sky. A side yard setback of not less than ten feet shall be provided from the property lines on the east side. Replacement of the Jergins Trust building shall provide a ~~similar~~ *similar* corner cut-off on the northeast corner of the site ~~or make significant improvement to that portion of Victory Park in front of 100 and 180 E. Ocean Blvd.~~ in order to create a cohesive entry feature to the Promenade South from Pine Avenue ~~and the Promenade North. Such improvement shall include renovation of the existing park improvement in front of 180 E. Ocean Blvd. based on a comprehensive park improvement plan to be approved by the Planning Commission and the Park and Recreation Commission, and shall include special paving, landscaped planters, public seating and a water fountain or other water feature.~~
2. Height. Low and/or high rise, not to exceed 250 feet above Ocean Boulevard grade, except for the development between the Promenade South and Pine Avenue, the height can ~~be exceed~~ *exceed 250 feet* up to four hundred and twenty-five feet (425') only if the building meets the following conditions and is designed and articulated as follows:[ . . . ]
4. Special design features. The Promenade South and promenade entrance area.
  - G. The developers of all construction of new buildings, of all condominium conversions, and of all changes in the use shall provide for the construction of the Promenade and public walkways abutting the site and



over one-half the width of the public right-of-way necessary to join the Promenade to the adjoining property. On the site of the old Jergins building, future developers are required to pay an in-lieu fee equivalent to one-half of the cost of a bridge structure across Pine Avenue. The in-lieu fee shall be used only for the expansion of the Promenade South bridge over Seaside Way and/or for the extension of the east/west public walkway from the Promenade South to Subarea 7 ~~5 unless alternative public accessways and viewing platforms are provided.~~

(d) Parking.

Number of spaces. Reuse of existing buildings shall not require parking in excess of what currently exists. New construction shall provide parking as required for new development *pursuant to the parking standards listed in the General Development and Use Standards for PD-6, or pursuant to a detailed parking study that demonstrates that the project will provide adequate parking to meet the needs of the development without causing negative impacts to coastal access or access to public recreational facilities.* All parking shall be enclosed and located below Ocean Boulevard level, except if the architectural treatment of higher levels of parking blends into the facade of the rest of the building so that they do not appear as parking levels from the outside of the building. The periphery of the building at the Ocean Boulevard level shall contain only pedestrian serving uses such as retail, office, and entrance lobbies; and shall provide a minimum 10 foot wide by 10 foot high open walkway or arcade adjacent to the west and south property lines as further described in Section (c).2.C. of the Specific Development and Use Standards for Subarea 7. Office building and commercial use parking shall be available for public use on evenings and weekends. Office uses may lease Convention Center parking for usual business requirements.

### III. FINDINGS FOR LOCAL COASTAL PLAN AMENDMENT

#### A. Amendment Request No. 1-99A to the City of Long Beach LCP Implementing Actions

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

Part A of LCP Amendment Request No. 1-99 proposes four changes to the certified LIP height limits that apply to Subareas 5 and 6 of PD-6 (Exhibit #3). The LIP changes proposed as Part A were adopted on February 2, 1999 in City Council Ordinance No. C-7589, but are also contained in City Council Ordinance No. C-7598 (adopted 3/23/99) which supercedes

Ordinance No. C-7589. See pages 29, 38 & 39 of Exhibit #6 (Ordinance No. C-7598) for four changes to the LIP proposed by Part A.

The four proposed changes to the LIP proposed by Part A are:

1. Increase the height limit of one parking structure in Subarea 5 of PD-6 from 60 to 70 feet (Exhibit #6, p.29).
2. Increase the height limit of one vertical monument in Subarea 5 of PD-6 from 100 to 155 feet (Exhibit #6, p.29).
3. Increase the height limit of one amusement ride (Ferris wheel) in Subarea 6 of PD-6 from 100 to 130 feet (Exhibit #6, p.38).
4. Add the following exception to the PD-6 height limits (Exhibit #6, p.39): "Throughout Subarea 6, architectural features may be permitted to extend above these height limits if they do not contain any usable interior space and do not significantly add to the mass of a structure or negatively affect public views."

The four above-stated changes to the LIP are necessary to bring the certified LCP into conformance with a coastal development permit that has already been approved by the Commission. On February 3, 1999, the Commission approved Coastal Development Permit 98-156 (Queensway Bay) for a 508,550 square foot commercial retail and entertainment complex in Subareas 5 and 6 of PD-6 on the Long Beach waterfront. The development approved by Coastal Development Permit 5-98-156 (Queensway Bay) includes a 70-foot high parking structure and a 152-foot high vertical monument in Subarea 5 of PD-6, and a 130-foot tall Ferris wheel in Subarea 6 of PD-6. Therefore, the LCP Amendment Request No. 1-99A will bring consistency between the certified LCP and the Commission's prior approval.

The standard of review for the proposed amendment to the LIP is that the proposed amendment is in conformance with, and adequate to carry out, the provisions of the certified LUP. In this case, the proposed amendment is in conformance with, and adequate to carry out, the provisions of the certified LUP.

The certified LUP contains policies to protect public views to the water and to enhance the visual qualities of the Downtown Shoreline area of Long Beach. The certified LUP, in regards to visual resources, states:

The visual resources enumerated in the description section of this chapter will be protected and enhanced by the design criteria stated in Locating and Planning New Development and Implementation.

The visual resources enumerated in the description section of the certified LCP which shall be protected in the Downtown Shoreline area (PD-6) include views of Shoreline Village, Shoreline

Park and the Queen Mary. Rainbow Harbor and the Aquarium of the Pacific are part of Shoreline Park (Exhibit #2).

The two proposed LIP changes that affect the height of structures in Subarea 6 (130-foot high Ferris Wheel and architectural features) are in conformance with, and adequate to carry out, the above-stated LUP policy because both contain provisions that will protect the visual resources of the Downtown Shoreline area. As required by the certified LIP, the proposed 130 foot Ferris wheel in Subarea 6 shall be in character with the existing Rainbow Harbor development and shall not negatively affect public views to and along the shoreline (Exhibit #6, P.38). Architectural features that are permitted to extend above the height limits shall not contain any usable interior space and shall not significantly add to the mass of a structure or negatively affect public views (Exhibit #6, P.39).

Public views to and along the shoreline will not be negatively affected because the previously permitted 130-foot high Ferris Wheel and architectural features are located on top of buildings that already block ground level views, and they are also located outside of the protected view corridors shown on LCP Attachment A (Exhibit #6, p.61). Furthermore, none of the previously permitted items over the height limits include building mass or usable space.

The currently certified LUP also contain specific policy language for the Tidelands Parcel (Subarea 5 of PD-6). The certified LUP states:

The eastern portion of the site not exceed three stories in height. Pedestrian scale and interest shall be reinforced with human scale courtyards, walkways, and lush landscaping. The western portion of the site may accommodate taller buildings, including a 12-story hotel and a parking structure.

The two proposed changes that affect the height of structures in Subarea 5 (70-foot high parking structure and a 155-foot high vertical monument) are in conformance with, and adequate to carry out, the above-stated LUP policy because neither would be located on the eastern portion of the Tidelands Parcel. The certified LUP calls for taller buildings on the western portion of the Tidelands Parcel. The certified LIP requires that the parking structure be located west of Cedar Avenue, which is on the westernmost side of the Tidelands Parcel. The 152-foot high monument, which is permitted in the center of the Tidelands parcel, has a limited footprint area of 500 square feet for the portion that exceeds the 40-foot elevation (Exhibit #6, p.30). Therefore, Part A of LCP Amendment Request No. 1-99 is in conformance with, and adequate to carry out, the provisions of the certified LUP.

**B. Amendment Request No. 1-99B to the City of Long Beach Land Use Plan**

The following findings support the Commission's denial of the LUP amendment as submitted, and approval of the LUP amendment if modified as indicated in Section II (SUGGESTED MODIFICATIONS) of this report. The Commission hereby finds and declares as follows:

Part B of LCP Amendment Request No. 1-99 proposes two changes to the certified Land Use Plan (LUP), both of which have been proposed in conjunction with the proposed construction of a Marriott Hotel in Subarea 7 of PD-6 (Exhibit #4). The local coastal development permit for the proposed Marriott Hotel has been appealed to the Commission (Appeal A-5-LOB-99-135). On May 11, 1999, the Commission found that a substantial issue exists in regards to the local approval of the proposed hotel, and continued the hearing open.

The two changes proposed to the certified LUP by Part B of this LCP amendment both involve the Marriott Hotel's proposal to use off-site parking instead of providing all parking within the building as required by the currently certified LUP. Resolution No. C-27489 contains the proposed LUP amendment and submits Part B of the LCP amendment request for certification by the Commission (Exhibit #5).

The first proposed LUP change would add parking as a permitted use to Area 14 (Breakers) of the Downtown Shoreline Policy Plan (Exhibit #3, p.2). Area 14 (Breakers) of the Downtown Shoreline Policy Plan is where the proposed Marriott Hotel has proposed to build a new parking structure. The LUP is proposed to be amended as follows (City changes are underlined):

**LUP AMENDMENT (first of two proposed changes):**

**Downtown Shoreline Policy Plan**

| Area         | Permitted Uses:   |
|--------------|---|
| 14. Breakers | Victory Park; Residential; Hotel; <u>Parking</u> ; Mixed Use Office with Hotel or Residential; Strengthen entry to Promenade South on Ocean Blvd. at southeast corner of Pine Avenue. |

The second proposed LUP change would eliminate the currently certified LUP requirement that all residential uses and overnight accommodations on the south side of Ocean Blvd. shall supply required parking within the building. As previously stated, the proposed Marriott Hotel has proposed to build a new parking structure for off-site parking. The LUP is proposed to be amended as follows (the City's proposed changes are underlined):

**LUP AMENDMENT (second of two proposed changes):**

**Residential Uses and Overnight Accommodations/South Side of Ocean Blvd. (Except Pike Area)**

Each development shall supply required parking within the building unless they become participants in a Traffic and Parking Management Association as outlined in the implementation section of this Downtown Shoreline chapter. Access shall be from Seaside Way or side streets, rather than from Ocean Blvd

The standard of review for the proposed amendment to the LUP is that the proposed amendment meets the requirements of, and is in conformity with, the Chapter 3 policies of the Coastal Act. The Commission has consistently found that a direct relationship exists between the provision of adequate parking and availability of public access to the coast. Section 30252 of the Coastal Act requires that new development should maintain and enhance public access to the coast by providing adequate parking facilities.

Section 30252 of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

The first proposed LUP amendment (addition of parking as a permitted use in Area 14 of the Downtown Shoreline Policy Plan) meets the requirements of, and is in conformity with, the Chapter 3 policies of the Coastal Act because the proposed change would allow new development (parking) that would maintain and enhance public access to the coast through the permitting of new parking facilities. In addition, the proposed change is consistent with the existing uses in Area 14 of the Downtown Shoreline Policy Plan. Parking is an existing use in the building located in Area 14 at 180 E. Ocean Blvd. and on the surface lot behind the Breakers Hotel (senior residences) where the proposed Marriott proposes to construct a parking structure. The site of the proposed Marriott Hotel at 100 E. Ocean Blvd. is also within Area 14, and must provide some on-site parking when it is developed. Therefore, allowing parking as a permitted use would carry-out the Chapter 3 policies of the Coastal Act that encourage the provision of parking to increase public access to the coast.

The second proposed LUP amendment does not meet the requirements of, and is not in conformity with, the Chapter 3 policies of the Coastal Act because it would eliminate the LUP requirement for on-site parking for new residential uses and overnight accommodations on the south side of Ocean Blvd. without requiring any off-site parking. The City's proposed amendment would only require that these uses become participants in the Traffic and Parking Management Association required by the certified LCP. In fact, all new developments in the Downtown Shoreline area are already required by the certified LCP to become participants in the Traffic and Parking Management Association. Therefore, the proposed LUP amendment would not be consistent with Section 30252 of the Coastal Act because it would allow new development without adequate parking facilities.

New developments must provide adequate parking facilities in order to protect the public's ability to access the coast. Hotels, especially, must provide adequate parking because parking studies consistently show that hotel uses generate a significant parking demand. The use of existing parking facilities to meet the demands of new uses would worsen the parking problems in the Downtown Shoreline area that have been documented during the high-use periods. Therefore, the Commission must deny Part B of the amendment request to the LUP as submitted, and approve the amendment request to the LUP only if it is modified to require new development to provide adequate parking, either on-site or off-site.

Certification of City of Long Beach LCP amendment No. 1-99B is subject to the following LUP modifications (*The suggested modifications are shown in bold italics for new language, and crossed out bold type for deletions.*):

Residential Uses and Overnight Accommodations/South Side of Ocean Blvd. (Except Pike Area)

Each development shall supply required parking within the building, *except that new hotels may be permitted with off-site parking consistent with all of the following requirements:*

- A. All off-site parking shall be located within 600 feet of the hotel that it serves.*
- B. Existing parking shall not be displaced and shall not be used to satisfy the parking requirements of the hotel.*
- C. All required parking shall be constructed concurrently with the hotel, and shall be open for use prior to or concurrent with the occupancy of the hotel.*
- D. All off-site parking shall be dedicated for use of the hotel, and all succeeding uses, for the life of the hotel structure.*

*Each development shall* ~~unless they~~ become participants in a Traffic and Parking Management Association as outlined in the implementation section of this Downtown Shoreline chapter. Access shall be from Seaside Way or side streets, rather than from Ocean Blvd.

Only as modified, can the proposed LUP amendment meet the requirements of, and be in conformity with, the Chapter 3 policies of the Coastal Act that protect public access to the coast.

**C. Amendment Request No. 1-99B to the City of Long Beach LCP Implementing Actions**

The following findings support the Commission's denial of Part B of the LIP amendment as submitted, and approval of Part B of the LIP amendment if modified as indicated in Section II (SUGGESTED MODIFICATIONS) of this report. The Commission hereby finds and declares as follows:

Part B proposes to change the certified LIP pedestrian access requirements for Subarea 7 of PD-6. The proposed changes to the certified pedestrian access requirements have been proposed in conjunction with the proposed construction of a Marriott Hotel in Subarea 7 of PD-6 (Exhibit #4). As previously stated, the local coastal development permit for the proposed Marriott Hotel has been appealed to the Commission (Appeal A-5-LOB-99-135). On May 11, 1999, the Commission found that a substantial issue exists in regards to the local approval of the proposed hotel, and continued the hearing open.

The changes proposed to the certified LIP by Part B of this LCP amendment include:

1. Deletion of the requirements for an east/west pedestrian walkway through Subarea 7 of PD-6 that is required by the certified LUP.
2. Deletion of the requirements for a corner cut-off on the site of the proposed Marriott Hotel that would facilitate pedestrian access to the Promenade South from Pine Avenue.
3. Deletion of the requirements for a pedestrian accessway around the perimeter of the site of the proposed Marriott Hotel.

The changes proposed by Part B to the certified LIP are contained in Ordinance No. C-7598 (Exhibit #6). The certified LIP for the Downtown Shoreline area (PD-6) is proposed to be amended as follows (City changes are underlined):

**LIP General Development and Use Standards for all subareas:**

(b) Access.

5. A continuous east/west pedestrian walk at Ocean Blvd. level, from Cedar Avenue to Alamitos Avenue, not less than 20 feet in width, accessible across each subarea from Ocean Blvd., shall be provided by all new construction and all condominium conversions of site located between Ocean Blvd. and Seaside Way unless modified by specific subarea criteria. This walk shall connect to the north/south Promenade. This walk shall be located at the southern edge of all development unless the need for appropriate connections to other sides, or opportunities for more active pedestrian areas, indicate an alternate location for a better design solution. Viewing promontory bays shall articulate the terminus of the north/south access(es) from

Ocean Blvd. The pedestrian framework shall be integrated and linked to all public open spaces and facilities.

### LIP Specific Development and Use Standards for Subarea 7

This subarea currently contains an office building and the Breakers Hotel (designated by the City as a cultural landmark).

#### (b) Access.

2. Pedestrian Access. Pedestrian access will be provided from Ocean Boulevard southerly on the Promenade South as approved in Coastal Commission Permit No. A71-78. The east/west pedestrian walkway shall either be extended through this area along the southern edge of development parcels to the Promenade South or alternative public pedestrian access and viewing area(s) shall be provided at higher elevations. In order to provide necessary pedestrian interaction in the area, new developments shall provide public walkways, at least ten feet in width, around the perimeter of the site except where a site abuts to public street(s) with adequate public pedestrian walkways at least 15' feet in width. In addition, whenever it is feasible the development shall provide shoreline viewing areas. The walkways and viewing areas shall be guaranteed public access through easements or deed restrictions, or lease agreement provisions.

#### (c) Building Design.

1. Site location. New development between the Jergins Trust site and the Breakers should be set back not less than twenty feet behind the string line between the two buildings to accent the entry to the Promenade South and to highlight the two buildings. In no case shall it be setback less than one hundred twenty feet from the curblineline of Ocean Boulevard. A corner cut-off for access from Promenade North measuring one hundred twenty feet by one hundred twenty feet shall be provided at the northwest corner of the site, measured along the north and west property lines, clear from Ocean Boulevard grade to the sky. A side yard setback of not less than ten feet shall be provided from the property lines on the east side. Replacement of the Jergins Trust building shall provide a similar corner cut-off on the northeast corner of the site or make significant improvement to that portion of Victory Park in front of 100 and 180 E. Ocean Blvd. in order to create a cohesive entry feature to the Promenade South from Pine Avenue and The Promenade North. Such improvement shall include renovation of the existing park improvement in front of 180 E. Ocean Blvd. based on a comprehensive park improvement plan to be approved by the Planning Commission and the Park and Recreation Commission, and shall include special paving, landscaped planters, public seating and a water fountain or other water feature.



As stated above, the standard of review for the proposed LIP amendment is that it is in conformance with, and adequate to carry out, the provisions of the certified LUP. The proposed LIP amendment is not in conformance with, and not adequate to carry out, the provisions of the certified LUP because public access to the water is not adequately protected. Modifications to the proposed LIP amendment are necessary in order to protect public accessways to the shoreline.

First, the proposed deletion of the east/west pedestrian walkway, corner cut-off and perimeter access is not consistent with the LUP policy that is succinctly stated on the certified Downtown Shoreline Policy Plan (Exhibit #3, p.2). The LUP policy states:

Significant public access through and around uses and strong land use interactions and pedestrian connections between the downtown and the shoreline are mandated by this plan.

The certified LUP provides for specific public accessways in the downtown area that provide for a lateral (east/west) accessway seaward of the high-rise buildings along Ocean Boulevard and vertical accessways that connect from the east/west walkway to the shoreline. For the lateral accessway, the LUP calls for a continuous east/west public walkway that passes through all of the developments located on the south side of Ocean Boulevard. The east/west walkway is to extend across the entire downtown area. Most of the developments on the south side of Ocean Boulevard are high-rise buildings, therefore, the design of the east/west walkway is supposed to provide pedestrian access and views to the coast from buildings whose construction has blocked views to the coast from Victory Park and Ocean Boulevard. The east/west walkway is only partially in place because some of the parcels which it is to cross have not yet been developed. The proposed LCP amendment would eliminate the LUP requirement for the east/west walkway on the site of the proposed Marriott Hotel (Exhibit #4).

The primary vertical accessway to the Shoreline is the Promenade South, a pedestrian boardwalk that runs through the center of Subarea 7 connecting the shoreline to the downtown area (Exhibit #2). Additional vertical accessways are provided between the buildings that line Ocean Boulevard. The certified LUP calls for the provision of a wide and attractive entrance to the Promenade South which provides direct pedestrian access to the shoreline from downtown Long Beach.

The LUP states that, "the Promenade South is to be wider near Ocean Boulevard....". The proposed LCP amendment would eliminate the LUP requirement for a wide and attractive entrance to the Promenade South by not requiring the provision of a corner cut-off on the northeast corner of the site of the proposed Marriott Hotel (Exhibit #4).

The proposed LCP amendment would also eliminate the requirement for pedestrian access around the perimeter of the proposed Marriott Hotel. Such access is necessary to provide more direct access from Pine Avenue to the east/west walkway that is required on the south edge of the site, and to provide access to the southwest corner of the site where views

toward the shoreline will be available to the public as called for in the certified LUP. The City's proposal for a public viewing area within the upper floors of a private building may provide good views to the coast if the viewing area was actually accessible to the general public, but would not provide the same pedestrian access through the downtown area as the east/west walkway that is required by the certified LUP.

The proposed LIP amendment would eliminate the requirements in Subarea 7, where the proposed Marriott Hotel is proposed, for: a) the extension of the east/west pedestrian walkway, b) the corner cut-off at the entrance to the promenade south, and c) perimeter pedestrian access around the proposed Marriott Hotel. The City's proposed alternatives to the access requirements do not carry out the requirements of the certified LUP. Therefore, the proposed LIP amendment is not in conformance with, and not adequate to carry out, the provisions of the certified LUP. Modifications to the proposed LIP amendment are necessary in order to protect public accessways to the shoreline.

Therefore, the Commission must deny Part B of the amendment request to the LIP as submitted, and approve the amendment request to the LIP only if it is modified to protect public pedestrian access in Subarea 7. Certification of City of Long Beach LCP amendment No. 1-99B is subject to the following LIP modifications (*The suggested modifications are shown in bold italics for new language, and crossed-out bold type for deletions.*):

**Modifications to LIP Amendment Request No. 1-99B/General Development and Use Standards for All Subareas**

(d) Parking:

1. Number of spaces

- B. Hotel/Motel uses. 0.75 spaces/room (retail, restaurant and/or conference and banquet facilities calculated separately *pursuant to Chapter 21.41 of the Long Beach Municipal Code*).

**Modifications to LIP Amendment Request No. 1-99B/Specific Development and Use Standards for Subarea 7**

(a) Uses.

Residential, hotel and office with hotel or residential uses occupying not less than one-third of the land area of this subarea. Retail, personal service, art galleries, and restaurants may be permitted in addition to residential uses in mixed-use buildings. The location of these commercial uses shall be limited to the Ocean Boulevard level and levels below Ocean Boulevard. Restaurants and art galleries may also be permitted on the top levels of buildings in this subarea. The entrance to the Promenade South, as an extension of Promenade North, shall also be completed.

this subarea. If the Breakers is replaced, its site shall be reused for hotel or residential use. The City property on the south side of Ocean Boulevard in this subarea shall be maintained as a part of Victory Park, except that *portions of City streets* ~~vacations~~ can be ~~vacated~~ ~~allowed~~ only if ~~a functional area~~ *an elevated public walkway at Ocean Blvd. level* at least 1.5 times the size of the vacated street area is kept open for public use for the life of the use which requires vacation *of any portion of the City street.*

(b) Access.

2. Pedestrian Access. Pedestrian access will be provided from Ocean Boulevard southerly on the Promenade South as approved in Coastal Commission Permit No. A71-78. The east/west pedestrian walkway shall ~~either~~ be extended through this area along the southern edge of development parcels to the Promenade South ~~or alternative public pedestrian access and viewing area(s) shall be provided at higher elevations.~~ In order to provide necessary pedestrian interaction in the area, new developments shall provide public walkways, at least ten feet in width, around the perimeter of the site *at the Ocean Boulevard level* ~~except where a site abuts to public street(s) with adequate public pedestrian walkways at least 15' feet in width.~~ In addition, whenever it is feasible the development shall provide shoreline viewing areas. The walkways and viewing areas shall be guaranteed public access through easements or deed restrictions, ~~or lease agreement provisions.~~

(c) Building Design. [Note: All City proposed changes to "Building Design" are denied.]

1. Site location. New development between the Jergins Trust site and the Breakers should be set back not less than twenty feet behind the string line between the two buildings to accent the entry to the Promenade South and to highlight the two buildings. In no case shall it be setback less than one hundred twenty feet from the curblineline of Ocean Boulevard. A corner cut-off for access from Promenade North measuring one hundred twenty feet by one hundred twenty feet shall be provided at the northwest corner of the site, measured along the north and west property lines, clear from Ocean Boulevard grade to the sky. A side yard setback of not less than ten feet shall be provided from the property lines on the east side. Replacement of the Jergins Trust building shall provide a ~~similar~~ *similar* corner cut-off on the northeast corner of the site ~~or make significant improvement to that portion of Victory Park in front of 100 and 180 E. Ocean Blvd.~~ in order to create a cohesive entry feature to the Promenade South from Pine Avenue ~~and the Promenade North.~~ ~~Such improvement shall include renovation of the existing park improvement in front of 180 E. Ocean Blvd. based on a comprehensive park improvement plan to be approved by the Planning Commission and the Park and Recreation~~

~~Commission, and shall include special paving, landscaped planters, public seating and a water fountain or other water feature.~~

2. Height. Low and/or high rise, not to exceed 250 feet above Ocean Boulevard grade, except for the development between the Promenade South and Pine Avenue, the height can ~~be~~ **exceed 250 feet** up to four hundred and twenty-five feet (425') only if the building meets the following conditions and is designed and articulated as follows: [ . . . ]
4. Special design features. The Promenade South and promenade entrance area.
  - G. The developers of all construction of new buildings, of all condominium conversions, and of all changes in the use shall provide for the construction of the Promenade and public walkways abutting the site and over one-half the width of the public right-of-way necessary to join the Promenade to the adjoining property. On the site of the old Jergins building, future developers are required to pay an in-lieu fee equivalent to one-half of the cost of a bridge structure across Pine Avenue. The in-lieu fee shall be used only for the expansion of the Promenade South bridge over Seaside Way and/or for the extension of the east/west public walkway from the Promenade South to Subarea 7 ~~5 unless alternative public accessways and viewing platforms are provided.~~

(d) Parking.

Number of spaces. Reuse of existing buildings shall not require parking in excess of what currently exists. New construction shall provide parking as required for new development ***pursuant to the parking standards listed in the General Development and Use Standards for PD-6, or pursuant to a detailed parking study that demonstrates that the project will provide adequate parking to meet the needs of the development without causing negative impacts to coastal access or access to public recreational facilities.*** All parking shall be enclosed and located below Ocean Boulevard level, except if the architectural treatment of higher levels of parking blends into the facade of the rest of the building so that they do not appear as parking levels from the outside of the building. The periphery of the building at the Ocean Boulevard level shall contain only pedestrian serving uses such as retail, office, and entrance lobbies; and shall provide a minimum 10 foot wide by 10 foot high open walkway or arcade adjacent to the west and south property lines as further described in Section (c).2.C. of the Specific Development and Use Standards for Subarea 7. Office building and commercial use parking shall be available for public use on evenings and weekends. Office uses may lease Convention Center parking for usual business requirements.

The above-stated modifications are necessary for two reasons: 1) to maintain the public pedestrian amenities that are required in Subarea 7 of PD-6 for public access to the shoreline, and 2) to clarify the intent of the standards. The suggested deletions of the City's proposed LIP amendments that are identified by ~~crossed out bold type~~ are necessary to maintain the public pedestrian amenities that are currently certified for Subarea 7 of PD-6. The above-stated modifications that relate to parking requirements, vacations of portions of City streets, and the height limit are necessary to clarify the intent of the existing standards. Only as modified, can the proposed LIP amendment be found in conformance with, and adequate to carry out, the provisions of the certified LUP.

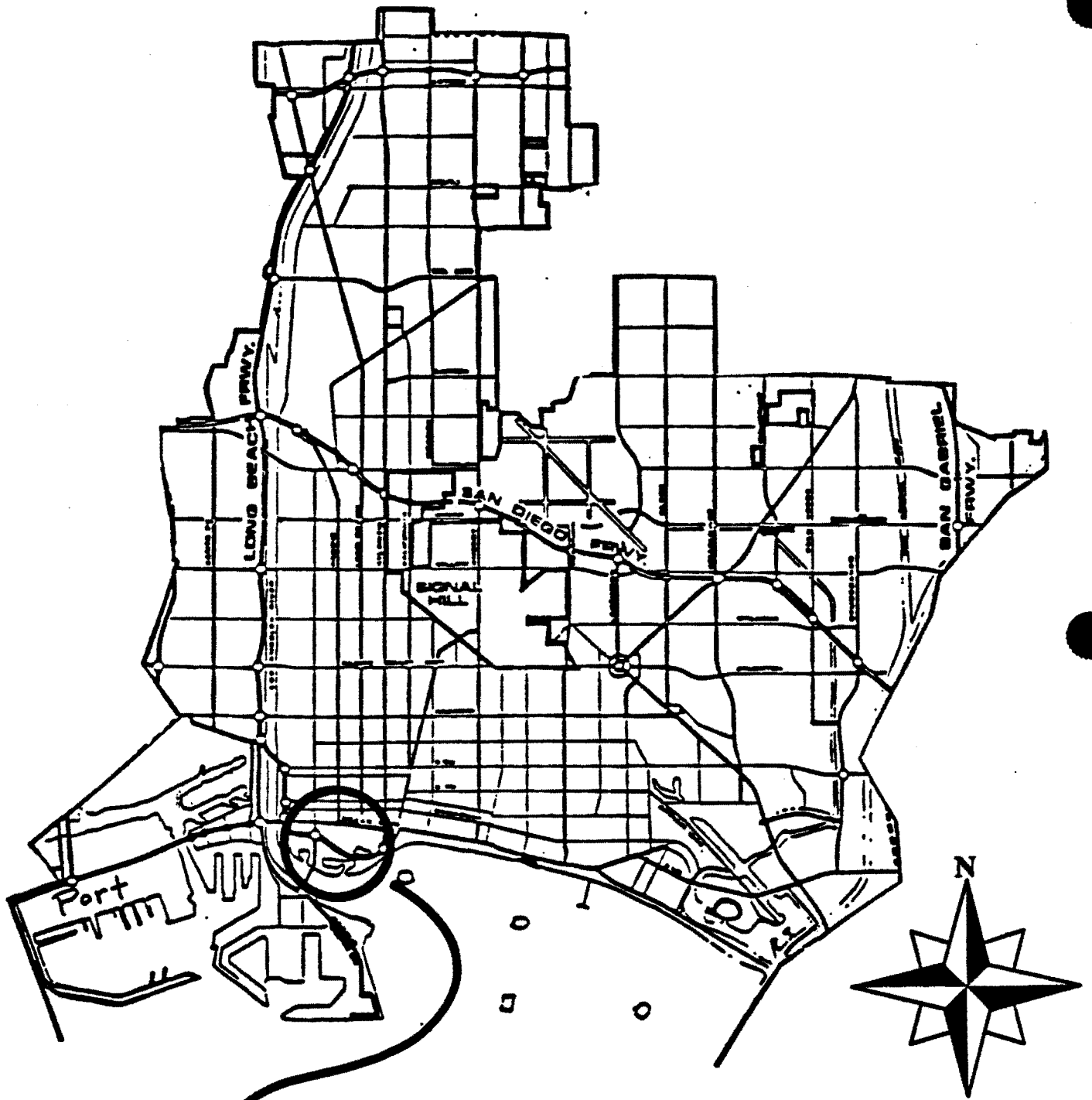
**D. California Environmental Quality Act (CEQA)**

Pursuant to the California Environmental Quality Act (CEQA) and the Coastal Commission's regulations [see California Code of Regulations, Title 14, Sections 13540(f), 13542(a), 13555(b)] the Commission's certification of this Local Coastal Program amendment must be based in part on a finding that it is consistent with CEQA Section 21080.5(d)(2)(A). That section 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 effect which the activity may have on the environment.

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

# City of Long Beach



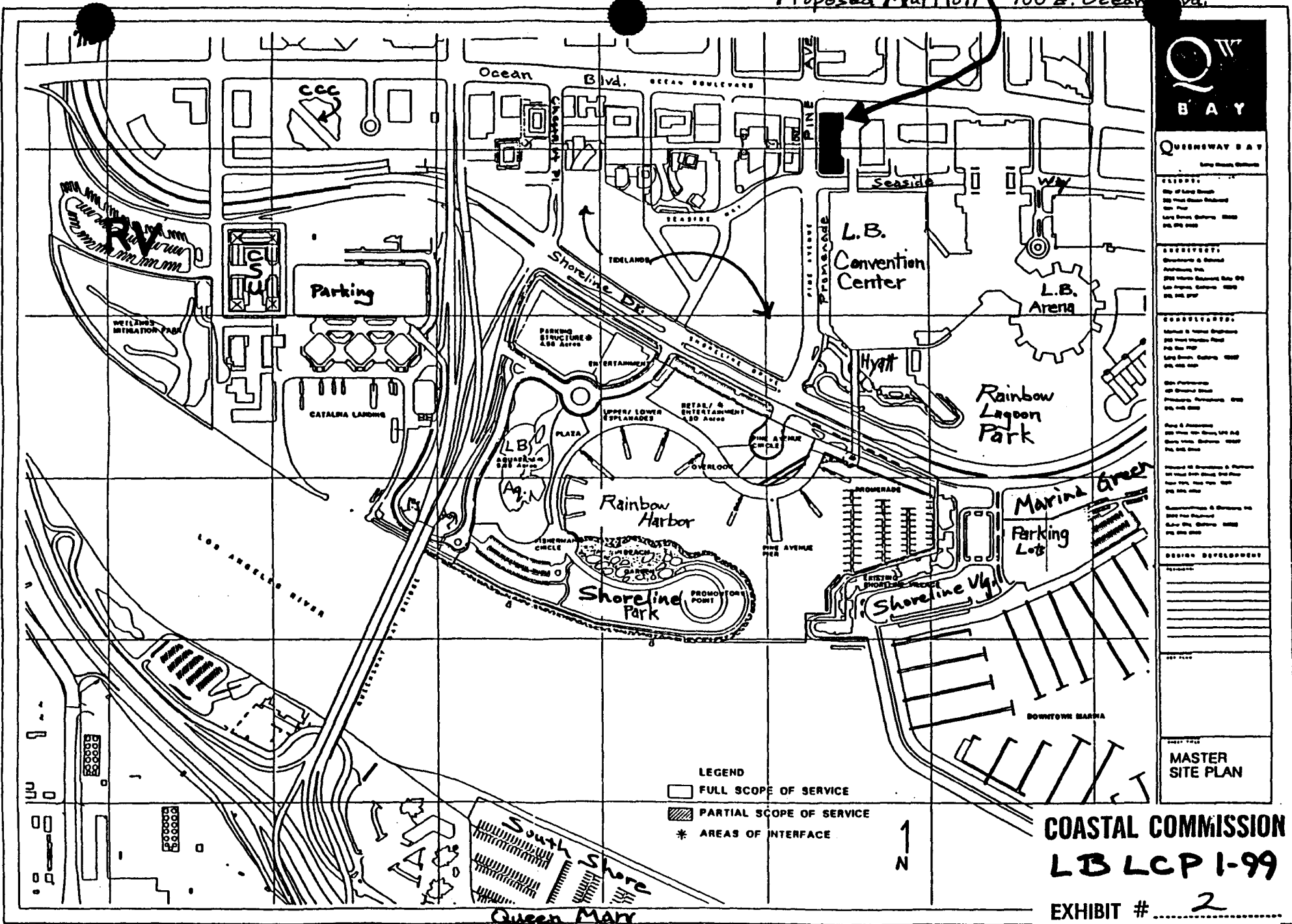
Site

COASTAL COMMISSION

LB LCP 1-99

EXHIBIT # 1

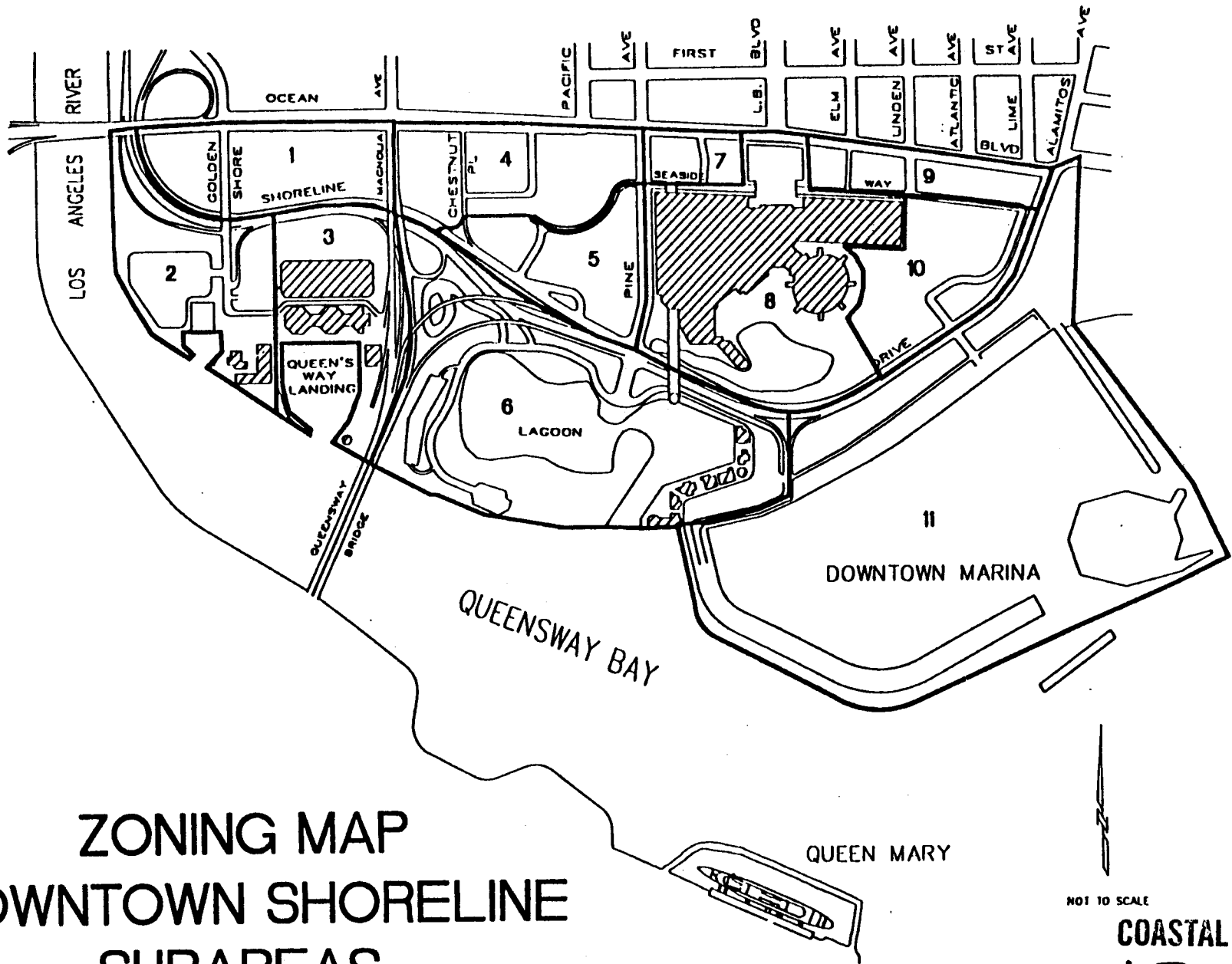
PAGE 1 OF 1



|                           |  |
|---------------------------|--|
| <b>Q BAY</b>              |  |
| <b>QUEENSWAY BAY</b>      |  |
| Long Beach, California    |  |
| <b>CLIENT:</b>            | City of Long Beach<br>City of Long Beach<br>City of Long Beach<br>City of Long Beach<br>City of Long Beach<br>City of Long Beach<br>City of Long Beach<br>City of Long Beach<br>City of Long Beach<br>City of Long Beach |
| <b>ARCHITECT:</b>         | Architectural Firm<br>Architectural Firm<br>Architectural Firm<br>Architectural Firm<br>Architectural Firm<br>Architectural Firm<br>Architectural Firm<br>Architectural Firm<br>Architectural Firm<br>Architectural Firm |
| <b>CONSULTANT:</b>        | Consulting Firm<br>Consulting Firm<br>Consulting Firm<br>Consulting Firm<br>Consulting Firm<br>Consulting Firm<br>Consulting Firm<br>Consulting Firm<br>Consulting Firm<br>Consulting Firm                               |
| <b>DATE:</b>              | 1999<br>1999<br>1999<br>1999<br>1999<br>1999<br>1999<br>1999<br>1999<br>1999   |
| <b>PROJECT:</b>           | Project Name<br>Project Name<br>Project Name<br>Project Name<br>Project Name<br>Project Name<br>Project Name<br>Project Name<br>Project Name<br>Project Name   |
| <b>DESIGN DEVELOPMENT</b> | Design Development<br>Design Development<br>Design Development<br>Design Development<br>Design Development<br>Design Development<br>Design Development<br>Design Development<br>Design Development<br>Design Development |
| <b>MASTER SITE PLAN</b>   |  |

LB Downtown Shoreline Area

COASTAL COMMISSION /  
 LB LCP 1-99  
 EXHIBIT # 2  
 PAGE 1 OF 1



# ZONING MAP DOWNTOWN SHORELINE SUBAREAS

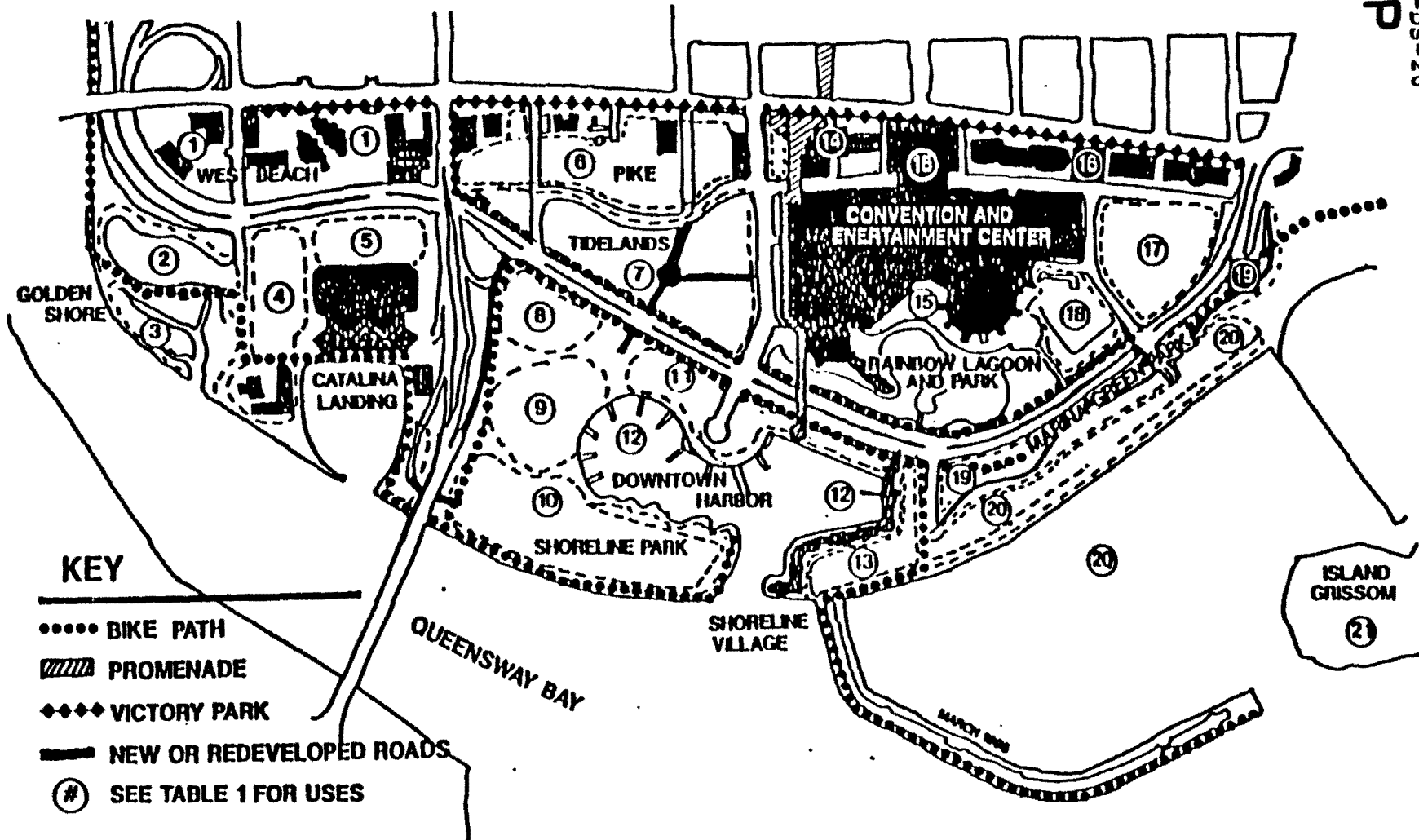
Planned Development Ordinance: PD-6

NOT TO SCALE  
**COASTAL COMMISSION**  
**LB LCP 1-99**  
 EXHIBIT # 3  
 PAGE 1 OF 2



# DOWNTOWN SHORELINE POLICY PLAN

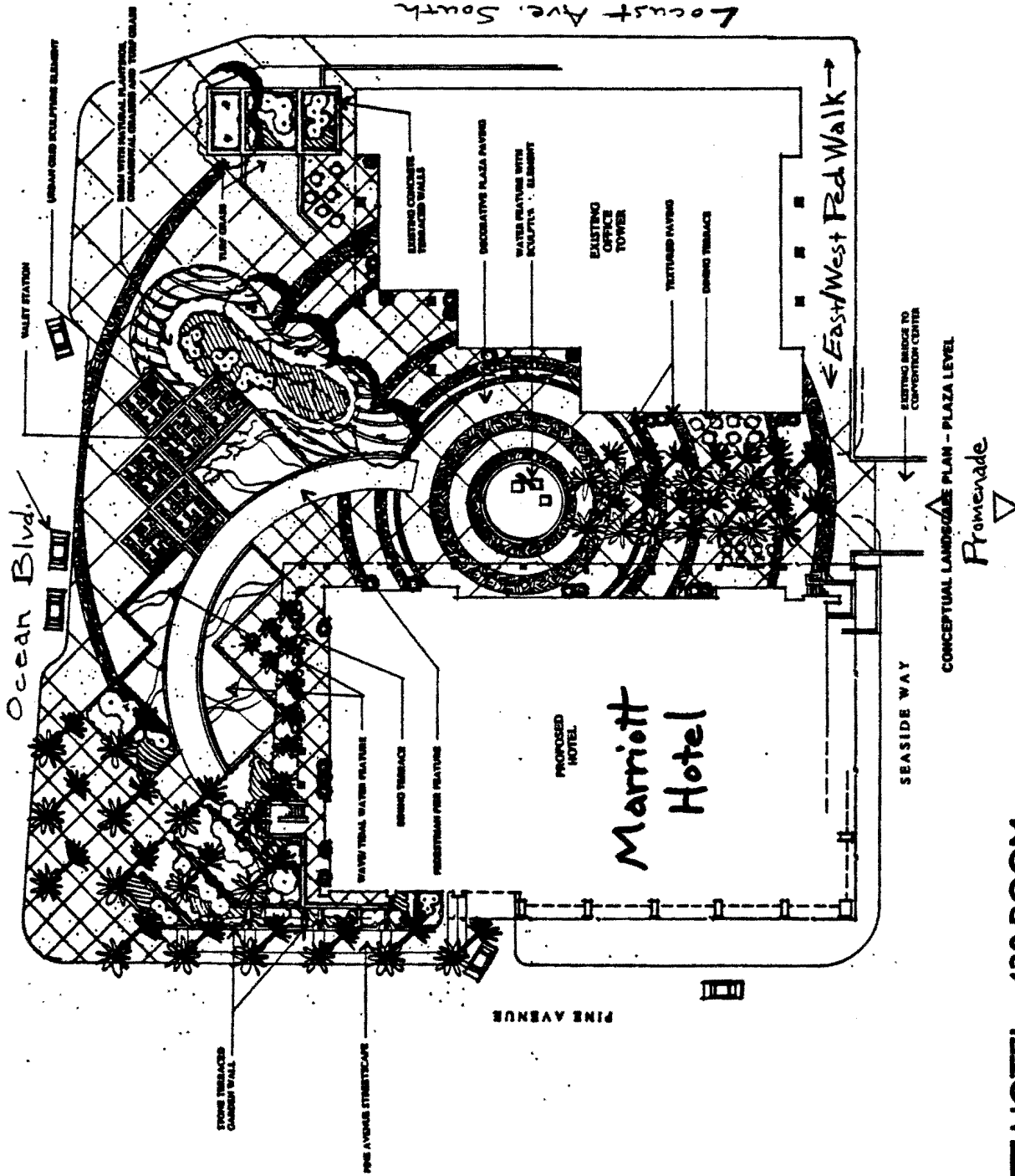
2000  
 LUP  
 III-DS-20



**NOTE:** Significant public access through and around uses and strong land use interactions and pedestrian connections between the downtown and the shoreline are mandated by this plan.

**COASTAL COMMISSION**  
**LB LCP 1.99**

EXHIBIT # 3  
 PAGE 2 OF 2



**MARRIOTT HOTEL - 430 ROOM**  
 100 East Ocean Boulevard Long Beach California

**100 E. Ocean Blvd.**

**See Appeal A-S-LOB-99-135**

Prepared for: **BERKELEY, U.S.A.**

Prepared by: **Geographical Design Associates, Inc.**

City: **Long Beach, California**

Sheet No. **14**

**CANDIDATE TREE MATERIAL:**

| SYMBOL | DESCRIPTION | NO. PER TREE |
|--------|-------------|--------------|
| ☀      | Manzanita   | 20-30        |
| ○      | Shrub       | 10-15        |
| ●      | Shrub       | 10-15        |

**CANDIDATE SHRUB, VINE, AND CREEPER COVER MATERIAL:**

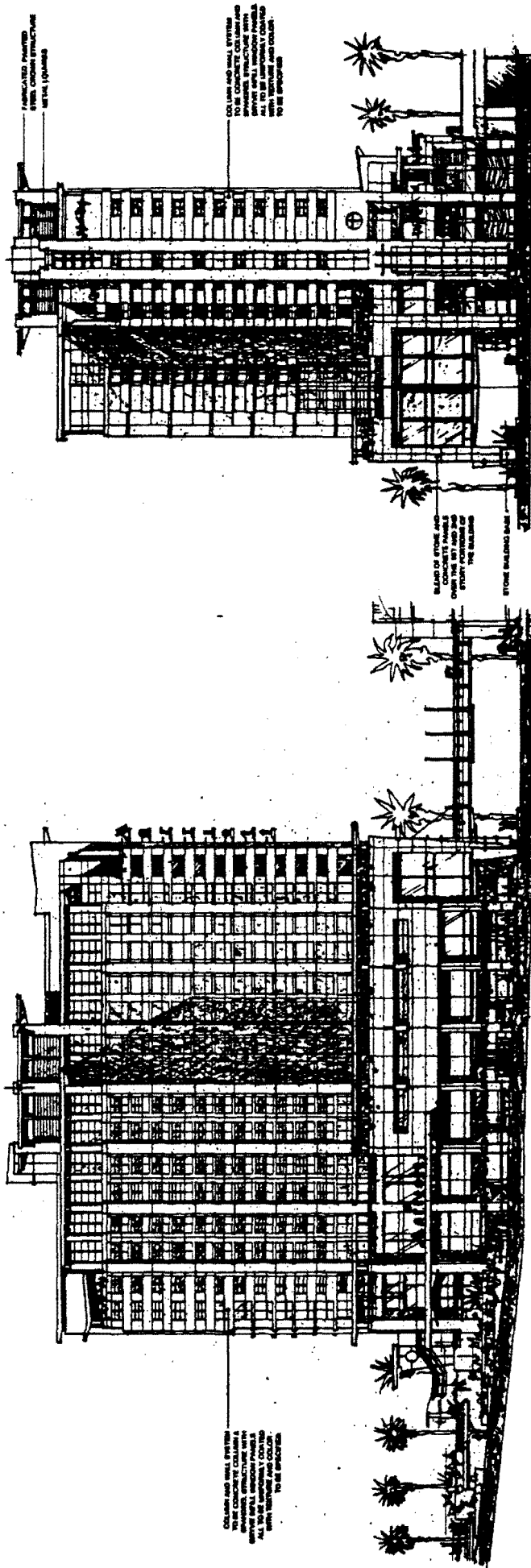
| SYMBOL | DESCRIPTION | NO. PER TREE |
|--------|-------------|--------------|
| ☀      | Manzanita   | 20-30        |
| ○      | Shrub       | 10-15        |
| ●      | Shrub       | 10-15        |

**WATER CONSERVATION CONCEPT STATEMENT:**

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHWEST CALIFORNIA, THIS PROJECT'S DESIGN ON THE CITY OF LONG BEACH'S AVAILABLE WATER SUPPLY:

- THE DESIGN TEAM WILL BE AESTHETIC AND FUNCTIONAL LOW VOLUME, LOW ANGLE OVERHEAD SPRAY IRRIGATION SYSTEMS SHALL BE INSTALLED TO ALLOW FOR THE SYSTEM'S OPERATION IN RESPONSE TO CLIMATATION AND DEMAND.
- TWO GRADE AREAS HAVE BEEN IDENTIFIED AND DESIGN TO BE AREAS OF HIGH VISIBILITY. THE PROPOSED TROPICAL PLANTING SHALL BE MAINTAINED. A STRONG TALL, WIDE, WINDY PLANTING STRATEGY SHALL BE ADOPTED TO PROVIDE VISUAL BARRIERS AND IMPROVE VISUALIZATION.
- PLANT MATERIALS SHALL BE SPECIFIED IN ASSOCIATION WITH THE TROPICAL, SOUTH, AND WEST AFRICAN PLANTING STRATEGY.
- PLANTING SHALL BE PROVIDED TO PROVIDE VISUAL BARRIERS AND IMPROVE VISUALIZATION. FOR ALL PLANTING MATERIALS AND PLANTING PLANTING SHALL BE ANALYZED TO OBTAIN THE HIGHEST AND MOSTEST VISUALIZATION.





East/Pine Avenue Elevation

South/Seaside Way Elevation

**MARRIOTT HOTEL - 430 ROOM**

100 East Ocean Boulevard Long Beach California

Prepared for: MARSHALL, L.L.C.

Prepared by: Cambridge Group Architects

SHEET NO. 11

DATE: 24 November 1988

COASTAL COMMISSION

LB LCP 1-99

EXHIBIT # 4

PAGE 2 OF 2

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South Coast Region

APR 2 1999

RESOLUTION NO. C-27489

CALIFORNIA  
COASTAL COMMISSION

1  
2  
3 A RESOLUTION OF THE CITY COUNCIL OF THE  
4 CITY OF LONG BEACH ADOPTING, AFTER PUBLIC  
5 HEARING, AMENDMENT 1-99B TO THE LOCAL COASTAL  
6 PROGRAM RELATING TO SUBAREA 7 OF THE DOWNTOWN  
7 SHORELINE PLANNED DEVELOPMENT DISTRICT (PD-6);  
8 AND DIRECTING THE DIRECTOR OF PLANNING AND  
9 BUILDING TO SUBMIT CERTIFIED COPIES OF THIS  
10 RESOLUTION AND THE IMPLEMENTING ORDINANCE TO  
11 THE CALIFORNIA COASTAL COMMISSION FOR APPROVAL  
12 AND CERTIFICATION

13  
14 The City Council of the City of Long Beach resolves as  
15 follows:

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

18 A. Pursuant to the California Coastal Act of  
19 1976, the City Council approved the Local Coastal Program  
20 for the City of Long Beach on February 12, 1980; and

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

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

27 D. Following a duly noticed public hearing on  
28 February 18, 1999, the Planning Commission of the City of

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

COASTAL COMMISSION

LB LCP 1-99

EXHIBIT # 5

PAGE 1 OF 4

Roll Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
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1 Long Beach reviewed certain proposed Amendments to the  
2 Local Coastal Program, and approved and recommended that  
3 the City Council adopt such Amendments to the Local  
4 Coastal Program, as described in this Resolution; and

5 E. That on March 16, 1999, after due  
6 consideration of appropriate environmental documents, and  
7 after public hearing duly noticed and conducted, the City  
8 Council considered and approved a revision to the Local  
9 Coastal Program relating to Subarea 7 of the Downtown  
10 Shoreline Planned Development District (PD-6); and

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

14 G. These Amendments to the Local Coastal  
15 Program shall be effective upon certification and  
16 approval by the California Coastal Commission.

17  
18 Sec. 2. The City Council hereby amends the Local Coastal  
19 Program at Pages III-DS-19, Area 14 - Breakers, to read as follows:

20 14. Breakers Victory Park; Residential; Hotel; Parking;  
21 Mixed Use Office with Hotel or Residential;  
22 Strengthen entry to Promenade South on Ocean  
23 Boulevard at southeast corner of Pine Avenue  
24

25 Sec. 3. The City Council hereby amends the Local Coastal  
26 Program at Pages III-DS-28, second paragraph, to read as follows:

27 Each development shall supply required parking within the  
28 building unless they become participants in a Traffic and

**COASTAL COMMISSION**

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1           Parking Management Association as outlined in the  
2           implementation section of this Downtown Shoreline  
3           chapter. Access shall be from Seaside Way or side  
4           streets, rather than from Ocean Boulevard.

5  
6           Sec. 4. The Director of Planning and Building is hereby  
7           directed to submit a certified copy of this resolution and a  
8           certified copy of Ordinance No. C- 7598 , amending and restating  
9           the Downtown Shoreline Planned Development District (PD-6),  
10          together with appropriate supporting materials, to the California  
11          Coastal Commission for certification and approval by the Coastal  
12          Commission as an amendment to the City's Local Coastal Program and  
13          the implementing ordinances thereof in accordance with the  
14          provisions of Public Resources Code Section 30515 and California  
15          Coastal Commission Regulation 13557.

16  
17          Sec. 5. This resolution shall take effect immediately  
18          upon its adoption by the City Council, and the City Clerk shall  
19          certify to the vote adopting this resolution.

20 //  
21 //

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I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of March 16, 1999, by the following vote:

Ayes: Councilmembers: Oropeza, Colonna, Kell,  
Topsy-Elvord, Grabinski, Kellogg,  
Shultz.

Noes: Councilmembers: None.

Absent: Councilmembers: Roosevelt.

*Shelba Powell*  
City Clerk

E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

MJM:kjm  
3/1/99  
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**COASTAL COMMISSION**

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South Coast Region

APR 2 1999

ORDINANCE NO. C-7598

CALIFORNIA  
COASTAL COMMISSION

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING ORDINANCE NO.  
C-7589<sup>\*</sup>, ADOPTED FEBRUARY 2, 1999, AMENDING AND  
RESTATING THE DOWNTOWN SHORELINE PLANNED  
DEVELOPMENT DISTRICT (PD-6)

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

Section 1. The Zoning Map and View Corridors Diagrams (A  
and B) for the Downtown Shoreline Subareas for Planned Development  
Ordinance: PD-6, are hereby readopted and attached hereto and by  
this reference made a part of this ordinance.

Sec. 2. Section 2 of Ordinance C-7589, adopted  
February 2, 1999, is amended and restated in its entirety, to read  
as follows:

DOWNTOWN SHORELINE

PLANNED DEVELOPMENT PLAN (PD-6)

The intent of this Planned Development Plan (Plan) is to  
provide a framework to guide and control the development of the  
Downtown Shoreline. The area within the Plan boundary contains  
both public and private property, with some existing major land  
uses, but with significant undeveloped and underdeveloped property.  
This Plan is intended to coordinate future public and private  
improvements in a mixed land-use concept. Further, because of the

COASTAL COMMISSION  
LB LCP 1999

EXHIBIT # 6  
PAGE 1 OF 61

\* Amended Ord. C-7575  
(LCP Amend. No. 2-98A)

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Shannon  
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Telephone (562) 570-2200

1 high degree of public interest in this area (due to its historic  
2 role as the focus of the City, due to the existence of much of the  
3 area as public trust lands, and due to the potential public  
4 benefits that can be derived from its uses), the Planning  
5 Development Site Plan Review Process is intended to give the  
6 maximum public access to the review and approval of each future  
7 project.

8 In reviewing and approving site plans and tract maps for the  
9 development of the area, the City Planning Commission shall be  
10 guided by the goals and policies of the General Plan and the  
11 General Development and Use Standards (Standards) specified herein.  
12 The Commission shall not permit variance from those Standards  
13 unless it finds that such variance meets the intent of the  
14 Standards of this Plan.

15 Finally, it is intended that the Planned Development Plan Site  
16 Plan Review Process will lead to the creation of an area exhibiting  
17 the following characteristics, except as modified or specified by  
18 the Subarea Standards:

- 19 1. A mixture of public and private uses of a variety of land  
20 use types;
- 21 2. Significant public access through and around uses,  
22 whether public or private, and to coastal resources;
- 23 3. An emphasis on uses of a recreational or recreational  
24 access nature;
- 25 4. Strong land use interactions and access connections with  
26 the downtown;
- 27 5. An urban park-like setting with a variety of strolling,  
28 bicycling, and active and passive recreational areas,

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- 1 interesting water features and abundant landscaping; and  
2 6. The highest quality of development.  
3

4 GENERAL DEVELOPMENT AND USE STANDARDS

5 The entire downtown shoreline area shall be designed and  
6 improved in the spirit of the characteristics listed above and the  
7 following area-wide general use and development standards shall  
8 apply to all subareas unless modified by the standards of the  
9 Subarea.

10 (a) Use. A mixture of uses shall be permitted. Specified  
11 uses or use ranges will be designated by subarea.

12 (b) Access.

13 1. Primary vehicle access to all uses shall be limited  
14 to Seaside Way, Golden Avenue, Chestnut Place,  
15 Queen's Way (Magnolia Avenue), Pine Avenue, Locust  
16 Avenue, Elm Avenue, Linden Avenue and Shoreline  
17 Drive, as appropriate.

18 2. Pedestrian access to the shoreline from Ocean  
19 Boulevard shall be provided by a variety of  
20 pedestrian walkways in a reasonably direct path.  
21 Access ways from Ocean Boulevard to the shoreline  
22 areas shall be accentuated by attractive landscape  
23 treatment.

24 3. All subareas should contain public walkways,  
25 seating in landscape areas, and, whenever feasible,  
26 shoreline viewing areas as specified in the Subarea  
27 Standards. Such areas shall be guaranteed public  
28 access through easements or deed restriction, or

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lease agreement provisions, whenever required as public walkways in this Plan.

4. Pedestrian access shall be provided along the edge of all water features. Where necessary to control access for security or management of a use, portions of a water's edge may be developed for controlled public access.

5. A continuous east/west pedestrian walk at Ocean Boulevard level, from Cedar Avenue to Alamitos Avenue, not less than twenty feet in width, accessible across each subarea from Ocean Boulevard, shall be provided by all new construction and all condominium conversions of sites located between Ocean Boulevard and Seaside Way unless modified by specific subarea criteria. This walk shall connect to the north/south Promenade. This walk shall be located at the southern edge of all development unless the need for appropriate connections to other sides, or opportunities for more active pedestrian areas, indicate an alternate location is a better design solution. Viewing promontory bays shall articulate the terminus of the north/south access(es) from Ocean Boulevard. The pedestrian framework shall be integrated and linked to all public open spaces and facilities.

6. A Traffic and Parking Management Association shall be created to monitor traffic generation and

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1 parking demand in the Planned Development Area, and  
2 to implement specific parking management strategies  
3 and transportation demand management programs as  
4 needed. The goal of the parking management program  
5 shall be to provide adequate parking to support the  
6 development in a cost-effective manner, and to  
7 provide public access to the coast while providing  
8 some discouragement for use of private automobiles  
9 over transit alternatives. The goal of the  
10 transportation demand management program shall be  
11 to minimize the negative impacts of project-related  
12 trips on local streets and intersections and upon  
13 the regional freeway network; it shall consider  
14 measures such as providing no free on-site parking  
15 for employees and providing employees with free  
16 transit passes. All development within the  
17 project area shall be required to participate in  
18 the Association when it is formed. The Association  
19 shall be formed prior to commencement of  
20 development of Subarea 5 or of the  
21 retail/entertainment complex in Subarea 6 west of  
22 Pine Avenue.

23 7. The regional bikepath connecting the Los Angeles  
24 River bikepath to the beach bikepath shall be  
25 provided through the Planned Development Area.  
26 Bicycle racks shall be provided by all development  
27 adjacent to this regional bikepath.

28 (c) Building Design.

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1. All buildings shall be arranged on their sites so as to provide views between the buildings, so as to avoid the impression of a wall of buildings, so as to minimize blocking shoreline views of other buildings, and so as to entice pedestrians into the shoreline area.
2. The scale, heights, mass, location and materials of all buildings shall contribute to the perception of the site and the shoreline area as a comprehensible, cohesive, and integrated entity. To assure such integrated development, no project shall be reviewed or approved without a Master Site Plan, except Subareas 7 and 9.
3. Roofs of low-rise buildings shall be attractively treated for views from higher buildings. Rooftops usable for dining, viewing terraces, sundecks, and/or attria are encouraged.
4. All new development between Ocean Boulevard and Seaside Way, above the Ocean Boulevard curb level, shall be set back a minimum of eighty feet from the Ocean Boulevard curblines, as existing on July 1, 1989, or set back the width of the City park strip, whichever is greater.

(d) Parking.

1. Number of spaces.
  - A. Residential uses.

| i | <u>Bedroom/Unit</u> | <u>Spaces/Unit</u> |
|---|---------------------|--------------------|
|   | 0                   | 1.00               |

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1 or more 2.00

- ii For elderly housing one space/unit
- iii Plus one guest space for each six units

B. Hotel/Motel Uses. 0.75 spaces/room (retail, restaurant and/or conference and banquet facilities calculated separately).

C. Retail Use. Four parking spaces/1,000 square feet of usable floor area.

D. Office Use. Three parking spaces/1,000 square feet of usable floor area.

E. Whenever feasible, joint and shared use of parking facilities is encouraged. Office building parking shall be available for public use on weekends and evenings in order to meet peak parking demand for shoreline uses. Joint use parking shall follow the Urban Land Institute findings in their 1983 publication of "Shared Parking". Any joint or shared use parking shall be supported by a shared use parking plan.

2. All parking structure roofs shall be attractively screened from the view of taller buildings and all parking structure roofs north of Seaside Way at or below Ocean Boulevard level shall be designed to carry landscaping up to mature trees and heavy pedestrian use. The visible edges of all parking structures shall be visually attractive through choice of material, landscaping, terracing and/or

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facing these edges with other uses. The edges shall recapture the original bluff edge with cascading, lush planting. Parking structures are encouraged to contain light wells, entry courtyards, and landscape wells in order to make their interior spaces attractive and to define and articulate auto arrival and pedestrian entrance to the buildings, as well as to provide a visual and physical connection to the lower levels. For all new development between Ocean Boulevard and Seaside Way, all parking structures shall not exceed the height of the Ocean Boulevard sidewalk grade adjacent to the site (parking structures may exceed Ocean Boulevard sidewalk grade if screened from Ocean Boulevard by a building or as otherwise specified by subarea). Landscape planters on top of parking structures may exceed Ocean Boulevard sidewalk grade by three feet, provided such planters are not located in view corridors or in the public park strip.

3. Open parking. No open parking shall be permitted at Ocean Boulevard grade. This does not prohibit vehicle drop off or automobile court areas where these areas are specifically permitted.
4. All parking designed and/or constructed for a specific use shall be made available to the general public and to other uses on a shared basis whenever parking spaces are not used by the specific use.

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1           The Traffic and Parking Management Association  
2           shall coordinate availability and use of such  
3           spaces.

4           (e) Landscaping. All open areas shall be landscaped in a  
5           park-like setting or designed as sophisticated urban  
6           courtyards and plazas. All courtyard and plaza areas  
7           shall be treated with upgraded materials, ample color and  
8           rich detailing.

9           (f) Developer improvement and maintenance responsibility.  
10          All pedestrian and bicycle access ways shall be improved  
11          and maintained by the developer. All utilities, roadway  
12          improvements and traffic circulation improvements shall  
13          be provided to the satisfaction of the responsible City  
14          agencies. All new developments between Ocean Boulevard  
15          and Seaside Way shall landscape the Ocean Boulevard park  
16          strip adjoining the site and the setback between the  
17          property line and the building in a landscape theme, and  
18          with landscape materials designated in the City landscape  
19          plan for this park. The basis for this plan shall be the  
20          landscape policies for the area adopted in the Local  
21          Coastal Plan.

22  
23          Approval of any development project shall be expressly  
24          conditioned upon payment, prior to building permit  
25          issuance or Certificate of Occupancy, as applicable to  
26          the individual fee, of all applicable impact fees,  
27          capacity charges, connection fees and other similar fees  
28          based upon additional facilities needed to accommodate

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1 new development at established City service level  
2 standards, including, but not limited to, sewer capacity  
3 charges, park fees and transportation impact fees.

4 (g) Temporary uses and structures. Notwithstanding any other  
5 provisions of this Planned Development Ordinance, certain  
6 temporary uses shall be permitted during the development  
7 cycle of the Downtown Shoreline Portion of the Long Beach  
8 Coastal Zone. The purposes of permitting temporary uses  
9 are to facilitate rapid construction and to maximize the  
10 utility of the limited surface areas while development is  
11 taking place.

12 1. Intent. This section is established to  
13 differentiate temporary land uses and structures  
14 from permanent ones and to set up specific  
15 regulations for temporary uses and structures.

16 2. Regulations. The following uses shall be permitted  
17 for the periods specified.

18 A. In any subarea, a trailer used as a  
19 construction office, watchman's quarters, or  
20 other temporary building when necessary and  
21 incidental to the construction of a building  
22 or structure, including Public Works projects,  
23 in the same or adjacent premises and only  
24 during the period of construction, except that  
25 no such structure shall be sited in public  
26 park areas;

27 B. In any subarea, for a period not to exceed  
28 seven days, a concession, advertising feature,

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1 entertainment facility or outdoor display  
2 incidental to a commercial or residential  
3 opening, preview, fiesta or celebration on the  
4 same of adjacent premises, subject to any  
5 special licenses or permits otherwise required  
6 by the City;

7 C. In any subarea, surface parking, public or  
8 private, provided that:

9 1. It shall not be on the same grade as  
10 Ocean Boulevard nor have access to or  
11 from Ocean Boulevard.

12 2. It shall be surfaced with asphalt,  
13 striped, and landscaped per applicable  
14 City codes;

15 3. It shall not be continued in use more  
16 than five years after commencing  
17 operation. An extension of time up to an  
18 additional five years may be granted by  
19 the Planning Commission upon completion  
20 of at least one public hearing on each  
21 such application for time extension.

22 (h) Interim uses. Interim uses (more than several days but  
23 not to exceed five years) are allowed in phased  
24 developments provided that any such use shall require  
25 approval by the Planning Commission through Site Plan  
26 review and shall be treated as development for Local  
27 Coastal Development Permit purposes. Only such interim  
28 uses consistent with the intent of the Plan shall be

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1 permitted. An extension of time up to an additional five  
2 years may be granted by the Planning Commission upon  
3 completion of at least one public hearing on each such  
4 application for time extension.

5 (I) Park dedication policy. Existing parkland shall not be  
6 displaced until an equal amount of parkland (excluding  
7 roadways, parking and recreational vehicle parking) is  
8 under construction or developed elsewhere in the  
9 Queensway Bay Project (PD-6 and PD-21) in accordance with  
10 the Park Dedication Policy set forth in Chapter II of the  
11 City of Long Beach Local Coastal Program. Affordable  
12 ground transportation and/or water taxis shall be  
13 provided from downtown and Shoreline Park to new parkland  
14 constructed in PD-21 (South Shore).

15  
16 SPECIFIC DEVELOPMENT AND USE STANDARDS

17  
18 SUBAREA 1

19 This is the West Beach Redevelopment Subarea. All land within  
20 this subarea has either been developed or planned under binding  
21 development agreements and the decision of the Redevelopment Agency  
22 of the City of Long Beach, et al. v. California Coastal Commission.  
23 The undeveloped sites in this area shall be improved according to  
24 those specific agreements and permits. The undeveloped sites in  
25 this area shall also be developed in accordance with the general  
26 development and use standards of this district. The triangular  
27 area that was formerly part of Santa Cruz Park shall be designed  
28 and improved to encourage public use as open space.

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SUBAREA 2

1  
2 This is the Golden Shore Subarea. This subarea contains a  
3 trailered boat launching ramp, the State University and Colleges  
4 system headquarters and parking for both.

5 (a) Use. The boat launching ramp may be replaced by a nature  
6 preserve, wetland, park or public recreation area,  
7 provided that a plan and funding has been approved by the  
8 Planning Commission for a new boat launching ramp of not  
9 less than two launching lanes and 60 parking spaces for  
10 autos with boat trailers within the Queensway Bay Area  
11 (PD-6 or PD-21). The State University and College  
12 headquarters complex may be expanded and/or  
13 reconstructed. New recreation uses may be added to the  
14 area including a recreation vehicle (RV) park for a  
15 minimum of seventy RV's with associated office,  
16 convenience services and convenience retail and  
17 entertainment facilities for Park users.

18 (b) Access.

- 19 1. Vehicular. Primary vehicular access shall be from  
20 Golden Shore Avenue.  
21 2. Pedestrian access by a public walkway shall be  
22 provided along Golden Shore from Ocean Boulevard to  
23 Queensway. A public walkway perpendicular to  
24 Golden Shore Avenue shall be developed from Golden  
25 Shore Avenue to the edge of the Los Angeles River.  
26 Finally, a bicycle path shall be provided  
27 throughout the subarea as designated on the plan  
28 map; where feasible, the bicycle path shall be

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1 provided along the water's edge. Development of  
2 such access may be phased to coincide with  
3 development of adjacent portions of the subarea.

4 (c) Building Design.

5 1. Site location. View blockage from the West Beach  
6 Redevelopment Project buildings shall be minimized.  
7 Site plans for any proposed building shall  
8 illustrate the view paths of the West Beach project  
9 buildings.

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

14 3. Site coverage. Not more than thirty percent of the  
15 subarea shall be covered with buildings, including  
16 parking structures.

17 (d) Parking. Additional spaces shall be provided as required  
18 to serve any new use. Parking requirements for  
19 recreational uses shall be required in the zoning  
20 regulations. Joint use of facilities shall be  
21 encouraged.

22 (e) Landscaping. The existing landscape theme and materials  
23 shall be extended through further development of the  
24 subarea.

25  
26 SUBAREA 3

27 This is the Catalina Landing Subarea. Current use of the area  
28 is for office buildings, the Catalina Cruise terminal, and parking

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1 garage of 1440 spaces.

2 (a) Uses. The current uses of the area should be encouraged  
3 to remain. Uses consistent with tidelands trust purposes  
4 or water oriented recreational facilities may be added to  
5 or may replace existing uses. Office uses shall be  
6 consistent with the Tidelands settlement.

7 (b) Access.

8 1. Vehicular access. Primary vehicular access shall  
9 be provided by Golden Shore Avenue or Queens' Way.  
10 A roadway connection to Subarea 6 shall be  
11 constructed under the Queen's Way Bridge.

12 2. The existing pedestrian access public walkway shall  
13 be maintained and extended from Golden Shore Avenue  
14 to Queen's Way Highway parallel to Shoreline Drive.  
15 A public walkway shall be maintained around  
16 Catalina Landing linking Subarea 2 to Subarea 6  
17 under Queen's Way Bridge. The existing public  
18 walkway sidewalk shall also be maintained and  
19 extended parallel to Queen's Way from Ocean  
20 Boulevard to Queen's Way Bay.

21 3. The existing bicycle path through the subarea  
22 linking Subarea 2 to Subarea 6 under Queen's Way  
23 Bridge shall be maintained. This bicycle path  
24 shall be guaranteed public access through lease  
25 agreements with abutting uses.

26 (c) Building Design.

27 1. Buildings shall be located so as to minimize view  
28 blockage from buildings in the West Beach

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1 redevelopment project. Site plans for new  
2 buildings shall illustrate the views from existing  
3 buildings.

4 2. Height. Office buildings shall be limited to no  
5 more than four stories in height measured from the  
6 existing grade. Parking structures shall not  
7 exceed a height of 45 feet.

8 3. Site coverage. Not more than 65 percent of the  
9 subarea shall be covered by buildings exceeding one  
10 story in height.

11 4. Setbacks. A twenty foot landscaped setback shall  
12 be provided along the north and south edge of any  
13 parking structure. Such setback shall be measured  
14 from the parking lot edge of the access driveways  
15 separating the parking lot from the existing  
16 buildings.

17 5. Special design features. New buildings shall be  
18 cited and designed so as to create an interesting  
19 relationship between open areas and the buildings  
20 that will produce a pedestrian scale at grade and  
21 providing a unique and intriguing walking  
22 environment. Harmony shall also be created with  
23 the scale and style of existing buildings, and also  
24 with the existing Queen's Way Bridge.

25 (d) Parking

26 1. Number of spaces. All new uses shall provide  
27 additional parking spaces for their own needs,  
28 unless the developer can demonstrate the

COASTAL COMMUNITY DEVELOPMENT

1 feasibility of joint use of a portion or all of the  
2 existing spaces. If existing uses are removed, the  
3 required parking for the remaining uses shall be  
4 retained according to the nonconforming use  
5 provisions of the Zoning Regulations.

6 2. Parking Structures. Any parking structures shall  
7 be attractively designed and landscaped blending  
8 with the architecture of the existing and the  
9 proposed buildings. Such structures shall be as  
10 inconspicuous as possible, shielding the vehicles  
11 from view, providing walkways to link pedestrian  
12 paths at similar levels and not overwhelming a  
13 sense of human scale with bulk and mass.

14 (e) Landscaping. The subarea shall be attractively  
15 landscaped according to a landscape plan to be approved  
16 with each site plan review. The landscape theme and  
17 materials of Subarea 2 shall be extended and provided in  
18 Subarea 3.

19  
20 SUBAREA 4

21 This subarea currently contains a mixture of residential,  
22 office and amusement uses. The Sovereign and Blackstone  
23 residential buildings and the General Telephone, Sumitomo Bank and  
24 Ocean Center buildings are anticipated to remain. The historic use  
25 of the remainder of the subarea was as an amusement area, including  
26 rides, carnival booths and games. Only remnants of this area still  
27 exist, including a gas station, and these are anticipated to be  
28 replaced.

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1 (a) Uses. This subarea shall be a mixed-use development of  
2 residential, office, retail, hotel and ancillary,  
3 supportive and complimentary uses. High-density  
4 residential is permitted with as much as one hundred  
5 dwelling units per acre, but not to exceed one thousand  
6 new residential units. New retail, personal service,  
7 office, entertainment uses, taverns and restaurants are  
8 allowed up to two million square feet of usable floor  
9 area. Hotel use up to five hundred rooms shall also be  
10 permitted.

11  
12 A Master Site Plan for the entire subarea, containing  
13 detailed architectural and site planning guidelines for  
14 all properties under the control of the applying property  
15 owners, shall be submitted to and approved by the  
16 Planning Commission prior to, or concurrent with approval  
17 of, the first building by the applying owner. The Master  
18 Site Plan shall identify the location of all pedestrian  
19 ways and open spaces, and the placement, use and height  
20 of buildings and the project boundaries. This Master  
21 Site Plan shall be generally consistent with the  
22 Ehrenkrantz Group and Eckstut concept plan of July 1988.  
23 Building design details for new construction to be  
24 incorporated in this Master Site Plan are indicated in  
25 Subsection <sup>©</sup> below. Submittals for individual buildings  
26 may be denied if the mixed-use nature of the subarea is  
27 not being maintained although the maximum numbers of  
28 units and hotel rooms are not intended to indicate a

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1 specific mix of uses. Subsequent development on  
2 properties in the subarea, but not under the control of  
3 the applying owner, shall not affect the approved Site  
4 Plan.

5  
6 Every effort shall be made to maintain and preserve the  
7 Sovereign and Blackstone buildings as affordable housing.

8  
9 The Victory Park strip in this subarea shall be a  
10 dedicated City park.

11 (b) Access.

12 1. Vehicular. Primary vehicular access shall be  
13 provided from Seaside Way, Queens Way and Chestnut  
14 Place. In addition, limited vehicular access shall  
15 be permitted from Ocean Boulevard for pedestrian  
16 drop-off purposes only at the approximate locations  
17 of north/south streets (Pacific Avenue and Cedar  
18 Avenue) provided that existing Cedar Avenue is  
19 vacated. All other curb cuts and vehicular access  
20 to Ocean Boulevard shall be abandoned when the  
21 structure which it serves is removed, the curbs  
22 shall be restored to full height, and the park  
23 strip constructed across the former accessway. All  
24 other streets and alleys in the subarea may be  
25 vacated unless these streets and alleys are  
26 necessary to provide access to existing buildings  
27 that are to remain.

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A traffic demand management program for the entire project shall be submitted prior to building permit approval for the first building. This program shall be implemented for each phase of construction, monitored and revised with each subsequent site plan review. Major emphasis should be directed to employees.

Racks for bicycle parking shall be provided in major open spaces.

2. Pedestrian access. North/south public walkways and/or view corridors shall be provided in at least three locations dispersed through the subarea, shall have a total combined width of at least one hundred and twenty-feet, and shall be located so as to maximize unobstructed pedestrian view, and to provide pedestrian access, from Ocean Boulevard to the southern portion of the subarea and beyond. These corridors, except Chestnut Place, shall be a minimum of twenty-five feet in width, shall contain public walkways connecting to the east/west walk and shall intersect with the east/west walk in major public activity areas. One view corridor, in the vicinity of Cedar Walk, shall be a wide, open corridor with a minimum clear width of forty feet, but which shall be generally wider and shall be placed to direct views to the Queen Mary. Building projections, as permitted in the Zoning Regulations, are allowed to intrude into the view

COASTAL COMMISSION

1 corridors above twenty-five feet above Ocean  
2 Boulevard curb elevation.

3  
4 A minimum ten-foot sidewalk including parkway shall  
5 be provided as a dedicated public right-of-way  
6 along Chestnut Place. If Chestnut Place is to be  
7 utilized as a view corridor, then any bridging of  
8 Chestnut Place must be at least eight feet above  
9 Ocean Boulevard sidewalk grade, and shall be of a  
10 visually transparent material.

11  
12 A public walkway through the site shall be provided  
13 by an east/west walk, not less than thirty feet  
14 wide, between the two easterly north/south view  
15 corridors. An attractive access to Seaside Way  
16 grade shall be provided near the central  
17 north/south view corridor.

18  
19 The easterly walkway, Pacific Walk, shall continue  
20 across Seaside Way to Subarea 5. In Subarea 5,  
21 Pacific Walk shall be continued by the developer of  
22 that subarea across Pine Avenue to create a  
23 continuous connection to the Promenade. The  
24 maximum elevation of Pacific Walk shall not exceed  
25 eight feet above Ocean Boulevard sidewalk grade,  
26 and shall reach such grade only through a gradual  
27 slope up from Ocean Boulevard to the maximum  
28 elevation.

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1 The westerly walkway, Cedar Walk, shall continue  
2 across Seaside Way to Subarea 5. In Subarea 5,  
3 Cedar Walk shall be continued by the developer of  
4 that subarea to connect to the waterfront. The  
5 maximum elevation of Cedar Walk shall not exceed  
6 five feet above Ocean Boulevard sidewalk grade, and  
7 shall reach that grade only through a gradual slope  
8 up from Ocean Boulevard to the maximum elevation.  
9 The north/south connections to the east/west walk  
10 shall terminate in viewing platforms or connections  
11 with the development south of Seaside Way.

12  
13 (c) Building design.

- 14 1. Site locations. Buildings shall be generally  
15 located and sized as shown on the adopted Master  
16 Site Plan. Every effort should be made to vary the  
17 siting and orientation of these buildings to avoid  
18 a monotonous alignment of buildings (i.e., walls of  
19 building). Low-rise buildings shall be located in  
20 the portions of the site nearest pedestrian areas  
21 where essential to the pedestrian environment. The  
22 buildings shall be located so as to maximize  
23 benefits of breezeways into the downtown and to  
24 offer view corridors for the neighboring inland  
25 buildings north of Ocean Boulevard.  
26 2. Height. Buildings may be high-risè up to four  
27 hundred and twenty feet above Ocean Boulevard grade  
28 east of Chestnut Place, and up to six hundred feet

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1 above Ocean Boulevard grade west of Chestnut Place,  
2 providing that any high-rise buildings are not so  
3 uniform in design or height as to create a  
4 monotonous design or overly monumental scale.  
5 Buildings fronting on Ocean Boulevard, east of  
6 Chestnut Place, shall not exceed one hundred and  
7 fifty feet in height, and west of Chestnut Place,  
8 buildings fronting on Ocean Boulevard shall not  
9 exceed two hundred feet in height within thirty  
10 feet of the Ocean Boulevard property line. Any  
11 tower in excess of three hundred feet shall not  
12 have a floor plate greater than eighteen thousand  
13 square feet above the three-hundred-foot elevation.

14 3. Materials. Reflective glass with reflectivity  
15 greater than fifteen percent is discouraged. If  
16 such glass is used, a reflective glare study shall  
17 be submitted with the Site Plan Review for that  
18 building.

19 4. The Master Site Plan shall be designed so as to  
20 provide views to the pedestrian areas beyond the  
21 Ocean Boulevard frontage to invite and attract  
22 pedestrians into the Shoreline area.

23 (d) Special design features.

24 1. The open areas around buildings shall be developed  
25 as gardens, terraces, courtyards, resting,  
26 strolling and outdoor dining areas of a variety of  
27 shapes, sizes and uses.

28 2. All rooftops visible from the Ocean Center

COASTAL COMMUNITY DEVELOPMENT

1 Building, Sumitomo Bank Building, Blackstone Hotel  
2 or Sovereign Apartments shall be attractively  
3 treated.

4 3. Five major open space areas shall be provided  
5 within the site. Such open spaces shall connect to  
6 either the east/west walk or to the north/south  
7 walks.

8 4. West of Chestnut Avenue, a parking structure may be  
9 exposed above Ocean Boulevard grade if lushly  
10 landscaped, and attractively designed and  
11 articulated.

12 5. Victory Park, in front of the GTE building, shall  
13 be restored to the extent feasible to a public park  
14 at Ocean Boulevard grade.

15 6. The applicant shall undertake detailed studies of  
16 the areas of the project immediately adjacent to  
17 the Sovereign, Blackstone, Sumitomo and Ocean  
18 Center Buildings with the objective of providing  
19 pleasant and interesting views of the project from  
20 the lower levels of these structures. These  
21 studies shall be submitted as part of the site plan  
22 review for appropriate phases of the project.

23 (e) Parking

24 1. Number of spaces. It is the policy of this Plan to  
25 reduce the use of individual automobiles to access  
26 this subarea in order to reach Air Quality  
27 Management District goals and to mitigate traffic  
28 congestion resulting from this development.

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1                   However, this Plan also recognizes that inadequate  
2                   parking can frustrate visitor access and  
3                   recreational use of coastal resources. Thus, this  
4                   Plan requires the provision of the demand based  
5                   standards contained in the General Use and  
6                   Development Standards, but will allow the Planning  
7                   Commission to approve reduced standards in the  
8                   second and later phases of development if the  
9                   Commission finds such reductions, based upon  
10                  demonstrated transportation demand management  
11                  and/or public transportation ridership, will meet  
12                  the full needs of the project as built and applied  
13                  for at the time of the review of each application,  
14                  and will not adversely affect visitor access or  
15                  public recreational use of coastal resources.

16  
17                  New uses shall provide additional parking as  
18                  required. Open surface parking for General  
19                  Telephone shall be replaced with a number of  
20                  enclosed spaces which, combined with the spaces in  
21                  the GTE garage, will result in a parking ratio not  
22                  less than the same office use parking ratios that  
23                  apply to the rest of the project. Such parking  
24                  shall be located within the subarea.

- 25                  2. All parking that is provided in a structure below  
26                  Victory Park shall be designed in such a manner  
27                  that the landscaped area above the parking  
28                  structure shall be approximately level with the

COASTAL COMMISSION



1 Ocean Boulevard sidewalk. Pacific Walk and Cedar  
2 Walk shall be accessed across Victory Park without  
3 barriers to pedestrian access.

4 (f) On and off-site improvements and maintenance.

5 1. All new development in Subarea 4 shall be  
6 responsible for a reasonable share of the following  
7 street improvements. The City Traffic Engineer  
8 shall coordinate these improvements with the  
9 phasing of the project.

10 A. Extension of Seaside Way to connect Pine  
11 Avenue to Chestnut Place (consistent with  
12 prior contractual agreements with the City);

13 B. Installation of a traffic signal at the  
14 intersection of Chestnut Place and Seaside  
15 Way;

16 C. Installation of a traffic signal at the  
17 intersection of Golden Shore and Seaside Way;

18 D. Provision of one eastbound lane as an optional  
19 left or right turn lane at the intersection of  
20 Golden Shore and the Long Beach Freeway off-  
21 ramp;

22 E. Installation of traffic signal modification at  
23 the intersection of Seaside Way and Pine  
24 Avenue;

25 F. Installation of traffic signal modification at  
26 the intersection of Shoreline Drive and Pine  
27 Avenue;

28 G. Installation of traffic signal at Ocean

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1 Boulevard and Cedar Walk.

- 2 2. The owners of the new development shall be  
3 responsible for the maintenance of the east/west  
4 walk and the pathways.

5  
6 SUBAREA 5

7 This subarea is currently vacant or in open parking use. It  
8 is public tidelands trust property.

9 (a) Uses.

- 10 1. Retail, office, restaurant, entertainment display,  
11 educational, and recreational uses not to exceed  
12 327,000 square feet of usable floor area in an open  
13 and inviting pedestrian environment.
- 14 2. Hotel uses containing not more than 275 rooms.  
15 Restaurant lounge and retail facilities, primarily  
16 for hotel tenants, may be located in the hotel.
- 17 3. Any office uses must be approved by the Executive  
18 Director of the State Lands Commission as coastally  
19 related or dependent and related to maritime  
20 commerce, marine transport, trade conducted via  
21 ocean-going vessels, marine shipping and fisheries.

22 (b) Access.

- 23 1. Vehicular. Vehicular access shall be from Seaside  
24 Way, from a new road between Shoreline Drive and  
25 Seaside Way and from Pine Avenue.
- 26 2. Pedestrian access. Public walkways shall be  
27 provided from the extension of the walkways from  
28 Subarea 4 and shall extend to the southern end of

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the Subarea. Walkways shall provide pedestrian access to the shoreline via designated pedestrian crossings at Shoreline Drive and to the Convention Center entrance on Pine Avenue.

A dedicated public sidewalk and parkway shall be provided along Pine Avenue from Ocean Boulevard to Shoreline Drive.

3. Public access. All open space areas shall be open and accessible to the public, as public parks would be, except a swimming pool area. All open space areas shall be designed so as to encourage public use through access and amenities.

4. Bicycle access. A bike path shall be provided linking the regional bike path to the Downtown (Ocean Boulevard).

(c) Building and Site design.

1. Site locations. Buildings shall be sited so as to provide staggered locations near Seaside Way, near Shoreline Drive, and near Pine Avenue. Buildings shall be sited so as to minimize view blockage from the overlooks and from buildings in Subareas 4 and 5. The relationship of buildings and open areas shall be such as to create an interesting pedestrian scale environment at grade. The location and height of structures shall be such as to enhance the required view corridors from Ocean Boulevard through Subarea 4 toward the water.

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Structures shall be designed so as to minimize view blockage to the water from buildings in Subareas 4 and 5. Building facades and rooftops which are visible from view corridors, buildings in Subarea 4, the Convention Center and Promenade South shall be attractively treated to enhance these views. Along Pine Avenue, active pedestrian-oriented uses shall be required on the ground floor with storefront access from Pine Avenue.

2. Height. Three stories not to exceed 40 feet, except for the following permitted heights:

- A. 60 feet for one multi-screen theater with a building footprint not to exceed 82,500 square feet may be located between the extended rights-of-way of Pine Avenue and Pacific Avenue;
- B. 70 feet for one parking structure located west of the extended right-of-way of Cedar Avenue;
- C. 80 feet for one large-format cinema with a building footprint not to exceed 15,000 square feet may be located between the extended rights-of-way of Cedar Avenue and Pacific Avenue;
- D. twelve stories for one hotel located between the extended rights-of-way of Cedar Avenue and Pacific Avenue;
- E. 155 feet for one vertical monument with a

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1 footprint not to exceed 500 square feet  
2 above the 40 foot elevation; and  
3 F. 100 feet for one amusement ride.  
4

5 Throughout Subarea 5, architectural features  
6 may be permitted to extend above these height  
7 limits if they do not contain any usable  
8 interior space and do not significantly add to  
9 the mass of a structure or negatively affect  
10 public views.

11 3. Site coverage. Not more than 65 percent. Parking  
12 structures which do not exceed a height of  
13 elevation 16 Mean Lower Low Water (MLLW) shall not  
14 be counted as site coverage provided that such  
15 structure does not penetrate a plane sloping upward  
16 at a slope of five percent from the top of the curb  
17 of all streets surrounding the site.

18 4. Setbacks. Buildings shall be set back 75 feet from  
19 Pine Avenue and 75 feet from Shoreline Drive to  
20 accommodate temporary bleacher seating for the  
21 Grand Prix auto race, except in areas where  
22 bleachers are not to be placed.

23 5. Special design features. The entire area shall be  
24 designed in a urban waterfront atmosphere.  
25 Landscaping shall be lush and colorful. The area  
26 shall be open and inviting to the public, and shall  
27 facilitate and encourage pedestrian flow between  
28 the downtown and the shoreline. The facades of all

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1 buildings fronting on streets, especially Pine  
2 Avenue, shall be articulated with storefronts,  
3 display windows, special architectural and  
4 landscape treatment. If buildings back onto  
5 Shoreline Drive, they shall present an attractive  
6 facade through articulation and special  
7 architectural and landscape features.

8 6. View Corridors. No structures over 42 inches  
9 in height, other than required safety  
10 features, structures required to meet ADA  
11 access standards where there is no alternative  
12 location for such structures outside of the  
13 view corridors, mobile vending carts, lighting  
14 features and low-scale official directional  
15 signs, shall be placed in the view corridors  
16 identified on Attachment A: View Corridors.

17 7. Public Space. A landscaped public open space area  
18 with a water feature shall be provided at the  
19 southeast corner of Subarea 5 at the intersection  
20 of Shoreline Drive and Pine Avenue. The landscaped  
21 and water area shall occupy at least 23,000 square  
22 feet, not counting the Regional Bicycle Route, and  
23 shall be accessible to the public from the  
24 pedestrian walkways on Shoreline Drive and Pine  
25 Avenue. Public park benches shall be provided, and  
26 restaurant table service shall not be permitted in  
27 this area.

28 (d) Developer on-site and off-site improvements and

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1 maintenance.

2 1. The developer shall provide for the construction of  
3 all roadways and pedestrian ways through the site,  
4 and for a proportionate share of the cost of  
5 extending and/or widening Seaside Way as determined  
6 by the Director of Public Works on the basis of use  
7 and Seaside Way frontage.

8 2. The developers or successors in interest shall  
9 construct and maintain all walkways and landscape  
10 areas.

11 (e) Parking. Parking shall be provided within the subarea  
12 sufficient to meet the average weekday demand.  
13 Additional parking to meet peak weekend day and evening  
14 demand shall be provided in adjacent subareas and  
15 Downtown. All parking shall be on a shared or joint use  
16 basis; it shall be available to the public on a first-  
17 come, first-served basis without reservation for the  
18 exclusive use of any one tenant or development.

19  
20 SUBAREA 6

21 This subarea contains Shoreline Village and Shoreline Park.

22 (a) Uses. This subarea may be developed into an active,  
23 visitor-serving urban waterfront, including the following  
24 uses:

25 1. Downtown Harbor. The Shoreline Lagoon may be  
26 reconfigured into a commercial harbor, dredged to a  
27 depth of less than 20 feet, and edged with a  
28 bulkhead and rip-rap. To the extent that this

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1 harbor will remove the existing low intertidal  
2 habitat area, this habitat area must be replaced in  
3 kind elsewhere, at a minimum one-to-one ratio,  
4 within the Queensway Bay Project (PD-6 and PD-21)  
5 area prior to or concurrent with construction of  
6 the harbor. This harbor may contain dockage for up  
7 to 50 commercial boats (e.g., dinner cruises, whale  
8 watch, dive boats and fishing charters), historic  
9 ships, visiting tall ships, water taxis, and public  
10 day-use transient docks.

11  
12 The existing 131 slips may be replaced by  
13 construction of the Downtown Harbor expansion. Any  
14 marina slips which are used for recreational  
15 boating and which are displaced by the Downtown  
16 Harbor expansion shall be replaced with slips which  
17 provide equivalent recreational boating  
18 opportunities.

- 19 2. Retail and entertainment. Up to 300,000 square  
20 feet of new and existing visitor-serving commercial  
21 uses, including retail, restaurant, nightclub,  
22 movie, arcade and related entertainment uses may be  
23 permitted. Up to four acres of existing Shoreline  
24 Park along the north side of the water basin may be  
25 converted to such uses if the City replaces the  
26 displaced parkland on an acre-for-acre basis within  
27 or adjacent to the coastal zone. Such replacement  
28 parkland must provide similar recreational

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1 opportunities and be accessible to the same  
2 population through private or affordable public  
3 transportation. Replacement parkland shall be  
4 developed prior to or concurrent with the  
5 commencement of the development which displaces it,  
6 and shall also be dedicated or designated in  
7 perpetuity.

8 3. Park. Park area of not less than 23 acres,  
9 including park, roadways, parking areas, pedestrian  
10 walkways, and a major aquarium. The park shall  
11 include a children's play area, picnic areas and a  
12 public restroom. The existing fishing piers shall  
13 remain. All areas not covered with structure,  
14 roadway or walkway shall be landscaped.

15 4. Aquarium. An aquarium of up to 150,000 gross  
16 square feet may be constructed in the park. The  
17 existing recreational vehicle park shall not be  
18 displaced until a new recreational vehicle park is  
19 under construction elsewhere in the Queensway Bay  
20 Project (PD-6 and PD-21). This new recreational  
21 vehicle park shall include a minimum of seventy  
22 (70) recreational vehicle spaces with associated  
23 office, convenience services and convenience retail  
24 facilities for park users.

25 (b) Access.

26 1. Vehicular. Vehicular access to Shoreline Village  
27 and park shall be limited to the existing Shoreline  
28 Village entrance and the intersection of Shoreline

COASTAL COMMISSION

1 Drive and Pine Avenue. New intersections with  
2 Shoreline Drive may be constructed at Chestnut  
3 Place and the Aquarium access road. There shall be  
4 a minimum of paved roadway surface within the  
5 subarea, except that a new two-lane roadway may be  
6 constructed from the new Shoreline Drive  
7 intersection to connect under the Queen's Way  
8 Bridge to the Catalina Landing Area (Subarea 3).  
9 Limited vehicular access may be provided along the  
10 south side of Shoreline Drive with the approval of  
11 the City Traffic Engineer. Vehicular access to the  
12 peninsula shall not be allowed east of the existing  
13 park access road and parking lot.

14 2. Pedestrian. Pedestrian access shall be provided  
15 from the Promenade South and from signalized  
16 pedestrian crossings of Shoreline Drive. If a view  
17 corridor/open space area at least 150 feet wide is  
18 not provided from the intersection of Shoreline  
19 Drive and Aquarium Way to Rainbow Harbor (as  
20 formerly required by the certified LCP), then a  
21 pedestrian bridge connecting Subareas 5 and 6 shall  
22 be provided over Shoreline Drive. The bridge shall  
23 be at least 25 feet wide and be at the same level  
24 as the public viewing deck provided between  
25 Aquarium Way and the parking structure in Subarea  
26 6. The bridge shall be designed to provide open  
27 views to Rainbow Harbor and the Queen Mary which  
28 open up as one crosses the bridge from the north to

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1 the south. To protect the views from and through  
2 the bridge, all railings and solid structural  
3 features on the bridge shall be limited to a height  
4 of four feet measured from the pedestrian deck,  
5 except that a gateway sculptural element which  
6 exceeds the height limit may be placed on the  
7 bridge, providing that its surface is not more than  
8 15 percent solid or opaque.

9  
10 A shoreline pedestrian esplanade (Rainbow Harbor  
11 Esplanade) of not less than 35 feet in width shall  
12 be maintained between all new commercial  
13 development and the waterfront. A continuous  
14 public walkway shall be provided along the water's  
15 edge throughout this subarea. Pedestrian walkways  
16 along north-south streets shall be provided from  
17 Ocean Boulevard to the waterfront.

18 3. Bicycle. The regional bikeway from the Los Angeles  
19 River to the beach shall be maintained as a  
20 continuous bikepath through the area and under the  
21 Queen's Way Bridge, avoiding pedestrian and  
22 vehicular conflicts as much as possible.  
23 Recreational bike paths may be connected to the  
24 regional bikeway, including a connection across the  
25 Queen's Way Bridge to the South Shore.

26 4. Boat. Public day-use transient docks shall be  
27 provided for boater access to the uses in the  
28 Downtown Shoreline. Affordable water taxis shall

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1 be encouraged from Shoreline Park to the new park  
2 areas at the South Shore.

3 5. Transit. Affordable ground transportation shall be  
4 provided from Shoreline Park to the new park areas  
5 at the South Shore.

6 6. Public Access. All open space areas shall be open  
7 and accessible to the public, as public parks are,  
8 except for the aquarium for which an admission fee  
9 is charged. All open space areas shall be designed  
10 so as to encourage public use through access and  
11 amenities such as park benches and picnic tables.  
12 Table service for restaurants shall be prohibited  
13 in open space areas unless specifically permitted  
14 by a coastal development permit. Public open space  
15 areas shall include, but are not limited to:  
16 Shoreline Park, Rainbow Harbor Esplanade, the  
17 terraces at the end of Pine Avenue, Pine Avenue  
18 Pier, Shoreline Wharf, the public viewing deck  
19 provided between Aquarium Way and the parking  
20 structure, pedestrian bridges, and all view  
21 corridors identified on Attachment A: View  
22 Corridors.

23 (c) Building Design.

24 1. Location and scale. Shops, restaurants and  
25 entertainment facilities shall be limited to  
26 Shoreline Village and the northern side of the  
27 Downtown (Rainbow) Harbor to provide a continuous  
28 pedestrian retail experience. No new buildings

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1 or structures over 42 inches in height, other than  
2 required safety features, structures required to  
3 meet ADA access standards where there is no  
4 alternative locations, mobile vending carts,  
5 lighting features and low-scale official  
6 directional signs, shall be permitted in the 410  
7 foot long (measured from the Promenade South to  
8 Shoreline Village) view corridor/public open space  
9 area located between Shoreline Wharf and Shoreline  
10 Drive (see Attachment A: View Corridors).

11  
12 The development shall be punctuated by plazas and  
13 outdoor eating areas. Long continuous walls  
14 without windows and doors shall be avoided along  
15 the pedestrian esplanade. Pedestrian scale shall  
16 be maintained through frequently interrupted and  
17 articulated facades and through change of material  
18 and/or color.

- 19 2. Height. Structures shall not exceed two stories or  
20 40 feet in height, except that this height may be  
21 exceeded by special architectural or sculptural  
22 features on each side of the harbor entrance  
23 channel, by the aquarium, by the new parking  
24 structure which shall not exceed 55 feet in height,  
25 and by one amusement ride which shall not exceed  
26 130 feet in height that is in character with the  
27 existing Rainbow Harbor development and does not  
28 negatively affect public views to and along the

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shoreline. A parking deck may be constructed above all or a portion of the existing Shoreline Village parking lot, provided that the structure is no higher than 18 feet above existing grade.

Throughout Subarea 6, architectural features may be permitted to extend above these height limits if they do not contain any usable interior space and do not significantly add to the mass of a structure or negatively affect public views.

◀ Add

3. Setback. New buildings along Shoreline Drive west of Pine Avenue shall be set back 75 feet from Shoreline Drive to accommodate temporary bleacher seating for the Grand Prix auto race, except in areas where bleachers are not to be placed.

4. Special design features. Structures shall be designed and located along Shoreline Drive so as to provide interesting facades through the use of construction details and articulated building walls. In order to comply with the Coastal Act requirement pertaining to visual access from the first public street to the water edge, view corridors from Shoreline Drive shall be provided between structures, and a view corridor shall be provided along Pine Avenue from Ocean Boulevard to the water edge, as shown on the attached diagram "A" incorporated herein by this reference. The facade of the parking structure shall be treated

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with landscaping and supplemental design elements so as to soften its visual impact on Shoreline Drive.

5. Public Viewing Deck. If a view corridor/open space area at least 150 feet wide is not provided from the intersection of Shoreline Drive and Aquarium Way to Rainbow Harbor (as formerly required by the certified LCP), then a public viewing deck with a minimum of 35,000 square feet of usable public area shall be provided on the second level of the building or buildings located between the aquarium parking structure and Aquarium Way. The public viewing deck shall be designed and oriented to provide open views to Rainbow Harbor and the Queen Mary, and shall be available for public use, including picnics, as public parks are. Park benches and tables for eating shall be provided for general public use on the viewing deck. Take-out and walk-up food services are encouraged behind the viewing deck, but restaurant table service is prohibited. All structures in Subarea 6 shall be designed and sited to protect the public views to Rainbow Harbor and the Queen Mary from the public viewing deck.

6. View Corridors. The 150 foot wide view corridor that the LCP formerly required at the intersection of Shoreline Drive and Aquarium Way may be substituted if all three of the following

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1 alternative view corridor/public open space areas  
2 are provided:

3 A. a 60 foot wide view corridor at the  
4 intersection of Shoreline Drive and Aquarium  
5 Way,

6 B. a pedestrian bridge over Shoreline Drive at  
7 Aquarium Way as required by Section (b)2  
8 above, and

9 C. a 35,000 square foot public viewing deck, as  
10 required by Section (c)5 above, on the second  
11 level of the structure(s) located between  
12 Aquarium Way and the aquarium parking  
13 structure. Refer to Attachment A: View  
14 Corridors.

15 No structures over 42 inches in height, other than  
16 required safety features, structures required to  
17 meet ADA access standards where there is no  
18 alternative location for such structures outside of  
19 the view corridors, mobile vending carts, lighting  
20 features and low-scale official directional signs,  
21 shall be placed in the view corridors identified on  
22 Attachment A: View Corridors.

23  
24 (d) Parking. Parking shall be provided within the Subarea  
25 and within Subarea 11 sufficient to meet the average  
26 weekday demand. Additional parking to meet peak weekend  
27 day and evening demand shall be provided in subareas to  
28 the north and in Downtown. All parking shall be on a



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1 shared or joint use basis; it shall be available to the  
2 public on a first-come, first-served basis without  
3 reservation for the exclusive use of any one tenant or  
4 development. A parking garage of up to 1500 spaces may  
5 be included within the development on not more than four  
6 acres of existing Shoreline Park adjacent to the aquarium  
7 and retail/entertainment uses. An additional 600 parking  
8 spaces may be added to Shoreline Village by building a  
9 deck or small parking structure over all or a portion of  
10 the existing parking lots.

11 (e) Landscaping. Unpaved surfaces shall be landscaped in a  
12 waterfront resort theme. Plant material shall be lush  
13 and colorful abutting the pedestrian esplanade; trees,  
14 lawn and/or other ground covers shall be provided within  
15 the open park area. Plant material shall be utilized  
16 which is tolerant to the special waterfront soil and  
17 climate conditions.

18 SUBAREA 7

19 This subarea currently contains an office building and the  
20 Breakers Hotel (designated by the City as a cultural landmark).

21 (a) Uses. Residential, hotel, and office with hotel or  
22 residential uses occupying not less than one-third of the  
23 land area of this subarea. Retail, personal service, art  
24 galleries, and restaurants may be permitted in addition  
25 to residential uses in mixed use buildings. The location  
26 of these commercial uses shall be limited to the Ocean  
27 Boulevard level and levels below Ocean Boulevard.  
28 Restaurants and art galleries may also be permitted on

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1 the top levels of buildings in this subarea. The  
2 entrance to the Promenade South, as an extension of  
3 Promenade North, shall also be completed in this subarea.  
4 If the Breakers is replaced, its site shall be reused for  
5 hotel or residential use. The City property on the south  
6 side of Ocean Boulevard in this subarea shall be  
7 maintained as a part of Victory Park, except that City  
8 street vacations can be allowed only if a functional area  
9 at least 1.5 times the size of the vacated street area is  
10 kept open for public use for the life of the use which  
11 requires vacation of the City street.

12 (b) Access.

13 1. Vehicular access. All new buildings shall have  
14 access only from Seaside Way or Pine Avenue.  
15 Existing buildings may utilize existing Ocean  
16 Boulevard access provided that such access is only  
17 for passenger loading and unloading.

18 2. Pedestrian access. Pedestrian access will be  
19 provided from Ocean Boulevard southerly on the  
20 Promenade South as approved in Coastal Commission  
21 permit number A71-78. The east/west pedestrian  
22 walkway shall either be extended through this area  
23 along the southern edge of development parcels to  
24 the Promenade South or alternative public  
25 pedestrian access and viewing area(s) shall be  
26 provided at higher elevations. In order to provide  
27 necessary pedestrian interaction in the area, new  
28 developments shall provide public walkways, at

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1 least ten feet in width, around the perimeter of  
2 the site except where a site abuts to public  
3 street(s) with adequate public pedestrian walkways  
4 at least 15' in width. In addition, whenever it is  
5 feasible the development shall provide shoreline  
6 viewing areas. The walkways and viewing areas  
7 shall be guaranteed public access through easements  
8 or deed restrictions, or lease agreement  
9 provisions.

10 (c) Building Design.

- 11 1. Site location. New development between the Jergins  
12 Trust site and the Breakers should be set back not  
13 less than twenty feet behind the string line  
14 between the two buildings to accent the entry to  
15 the Promenade South and to highlight the two  
16 buildings. In no case shall it be set back less  
17 than one hundred twenty feet from the curblines of  
18 Ocean Boulevard. A corner cut-off for access from  
19 Promenade North measuring one hundred twenty feet  
20 by one hundred twenty feet shall be provided at the  
21 northwest corner of the site, measured along the  
22 north and west property lines, clear from Ocean  
23 Boulevard grade to the sky. A side yard setback of  
24 not less than ten feet shall be provided from the  
25 property lines on the east side. Replacement of  
26 the Jergins Trust building shall provide a corner  
27 cut-off on the northeast corner of the site or make  
28 significant improvement to that portion of Victory

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1 Park in front on 100 and 180 E. Ocean Boulevard in  
2 order to create a cohesive entry feature to the  
3 Promenade South from Pine Avenue and The Promenade  
4 North. Such improvement shall include renovation  
5 of the existing park improvement in front of 180 E.  
6 Ocean Boulevard based on a comprehensive park  
7 improvement plan to be approved by the Planning  
8 Commission and the Park and Recreation Commission,  
9 and shall include special paving, landscaped  
10 planters, public seating and a water fountain or  
11 other water feature.

12 2. Height. Low and/or high rise, not to exceed two  
13 hundred fifty feet above Ocean Boulevard grade,  
14 except for the development between the Promenade  
15 South and Pine Avenue, the height can be up to four  
16 hundred twenty-five feet only if the building meets  
17 the following conditions and is designed and  
18 articulated as follows:

19 A. The portion of the building higher than  
20 eighty-five feet above Ocean Boulevard grade  
21 has a building footprint no greater than  
22 seventy percent of the site area, and is set  
23 back a minimum of twenty-five feet from the  
24 east property line, and a minimum of fifteen  
25 feet from the west property line, with the  
26 exception of minor projections;

27 B. Horizontal architectural features and minimal  
28 terracing, although subordinate to the

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1 building's vertical nature, occur  
2 substantially in line with the top of the  
3 parapet of the front parapet of a surviving  
4 Ocean Center Building (100 West Ocean  
5 Boulevard) and with the top of the parapet of  
6 a surviving building (180 East Ocean  
7 Boulevard), both existing at the time of this  
8 amendment;

9 C. The periphery of the building at the Ocean  
10 Boulevard level shall contain only pedestrian  
11 serving uses such as retail, office, and  
12 entrance lobbies; and shall provide a minimum  
13 of ten foot wide by ten foot high open walkway  
14 or arcade adjacent to the west and south  
15 property lines which shall always remain open  
16 and accessible to the public every day between  
17 8 a.m. and dusk;

18 D. The developer of the site shall submit a  
19 traffic study for the proposed building which  
20 shows that the additional height of the  
21 building above two hundred fifty feet does not  
22 reduce the Level of Service (LOS) at the  
23 intersections of Ocean Boulevard/Pine Avenue  
24 and Pine Avenue/Seaside Way below LOS D.

25 3. Site coverage. The building to be located between  
26 the former Jergins Trust building site and the  
27 Breakers Hotel was designed so as to minimize its  
28 impact upon the pedestrian scale environment of the

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Promenade. In the future, any new construction abutting the Promenade and the Ocean Boulevard strip park shall not exceed thirty feet in height for a width of thirty feet along those property lines. Site coverage shall be limited to fifty-five percent of the project area and any portion of the project to exceed four stories in height shall not exceed thirty-five percent of the project area. The project area for this project shall include the width of the Promenade from the south edge of the Ocean Boulevard strip park to the northern edge of the relocated Seaside Way.

- 4. Special design features. The Promenade South and Promenade entrance area.
  - A. A coordinated theme should be established for the entire entrance area and for the full length of the Promenade South.
  - B. The entrance shall be broad and wide, with gradual narrowing to the Promenade width.
  - C. The entrance shall be inviting, visually attractive, nicely landscaped, have public benches, attract casual strollers from the downtown area, and have an open feel.
  - D. The entrance shall create a visual and physical linkage between the Ocean Boulevard downtown area and the shoreline.
  - E. A tram stop shall be provided.
  - F. The Ocean Boulevard park strip between Locust

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and Pine shall be designed to emphasize the Promenade entrance.

G. The developers of all construction of new buildings, of all condominium conversions, and of all changes in the use shall provide for the construction of the Promenade and public walkways abutting the site and over one-half the width of the public right-of-way necessary to join the Promenade to the adjoining property. On the site of the old Jergins building, future developers are required to pay an in-lieu fee equivalent to one-half of the cost of a bridge structure across Pine Avenue. The in-lieu fee shall be used only for the expansion of the Promenade South bridge over Seaside Way and/or for the extension of the east/west public walkway from the Promenade South to Subarea 5 unless alternative public access ways and viewing platforms are provided.

(d) Parking. Number of spaces. Reuse of existing buildings shall not require parking in excess of what currently exists. New construction shall provide parking as required for new development. All parking shall be enclosed and located below Ocean Boulevard level, except if the architectural treatment of higher levels of parking blends into the facade of the rest of the building so that they

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1 do not appear as parking levels from the outside of  
2 the building. The periphery of the building at the  
3 Ocean Boulevard level shall contain only pedestrian  
4 serving uses such as retail, office, and entrance  
5 lobbies; and shall provide a minimum of ten foot  
6 wide by ten foot high open walkway or arcade  
7 adjacent to the west and south property lines as  
8 further described in Section (c).2.C. of the  
9 Specific Development and Use Standards for Subarea  
10 7. Office building and commercial parking shall be  
11 available for public use on evenings and weekends.  
12 Office uses may lease Convention Center parking for  
13 usual business requirements.

14 (e) Developer on and off-site Improvements and  
15 Maintenance. New development or change of use of  
16 existing buildings shall provide for the eastward  
17 continuation of the east/west pedestrian walkway  
18 across the subject sites. Such development or  
19 change in use shall also be required to improve the  
20 park strip along Ocean Boulevard and the plazas  
21 created by the corner cut-offs, except as otherwise  
22 provided for the Promenade.

23  
24 SUBAREA 8

25 This subarea contains the Long Beach Convention and  
26 Entertainment Center and Rainbow Lagoon.

27 (a) Uses.

28 1. The existing uses of a sports arena, two theaters,

COASTAL COMMISSION



1 an exhibition hall and associated meeting rooms and  
2 offices shall continue;

3 2. A Promenade South as a continuation of Promenade  
4 North leading from Subarea 7 to Subarea 6 shall be  
5 provided.

6 3. A five hundred forty-two room convention hotel with  
7 ballrooms, meeting rooms, restaurants, health club  
8 and retail uses of thirty-nine thousand eight  
9 hundred fifty square feet.

10 4. Rainbow Lagoon and park.

11 5. Up to 36,000 square feet of retail use facing Pine  
12 Avenue along the western edge of the parking  
13 structure, not to exceed the height of the  
14 Promenade level. This height limit applies to  
15 building parapets and to roof-top equipment, which  
16 shall be organized and enclosed so as not to  
17 distract from views from the Promenade.

18 (b) Access.

19 1. Vehicular access. Vehicular access shall be  
20 provided from Pine Avenue, Locust Avenue, Hart  
21 Place and Seaside Way.

22 2. Pedestrian access shall be provided along the  
23 Promenade South, from the walkway connecting to the  
24 Promenade South from Subarea 7 and/or 9, from Ocean  
25 Boulevard over the Convention and Entertainment  
26 Center entrance terrace, and from Subarea 10 along  
27 Shoreline Drive through Rainbow Lagoon Park.

28 Pedestrian access from the Promenade South to

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1 Rainbow Lagoon Park shall be provided. A bicycle  
2 path shall be maintained through this subarea.

- 3 3. Bicycle access. A bike path shall be provided  
4 through Rainbow Lagoon Park.

5 (c) Building Design.

- 6 1. Site location. The Promenade South shall extend in  
7 a north/south direction near the western edge of  
8 the site, and shall be forty feet in width from  
9 Ocean Boulevard to the convention hotel and thirty  
10 feet in width south of the convention hotel. The  
11 hotel and related facilities shall be located east  
12 of the Promenade South.

- 13 2. Height. The hotel shall not exceed two hundred  
14 fifty feet above grade. The Promenade South shall  
15 be at Ocean Boulevard elevation. Parking  
16 structures shall not exceed Ocean Boulevard level.

- 17 3. Special design features. Rainbow Lagoon shall  
18 contain not less than 5.5 acres of water surface.

- 19 4. Promenade South special design features.

20 A. Lighting shall carry out the common theme of  
21 the total Promenade, be attractive, and  
22 provide adequate light for public safety and  
23 comfort. Low pressure sodium vapor lighting  
24 should not be allowed.

25 B. The surface materials of the Promenade South  
26 shall be of brick paver, textured concrete or  
27 other aesthetically pleasing materials.

28 C. Development adjacent to the Promenade South

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should not create a visual or physical barrier; but rather should encourage strollers toward the ocean.

D. There should be a strong connection between downtown and Shoreline Park, Marina Green Park, the Marina and Shoreline Village. This should be accomplished principally by extending a walkway at grade from the Promenade South all the way to the west promontory of Shoreline Village, and by placing a prominent feature or facility on the west promontory of Shoreline Village. This feature should be placed so it is visible directly down the Promenade South. The Promenade South should accommodate pedestrians and trams.

(d) Parking. All parking shall be in structures except a small open lot between the exhibit hall and Seaside Way. A total of not less than four thousand eight hundred and thirty (4,830) spaces shall be provided.

(e) Landscaping. The landscaping shall be a mixture of trees, shrubs and ground cover in a park-like setting.

Landscaping and maintenance of Rainbow Lagoon and Park shall be public.

SUBAREA 9

This area contains several older and some relatively modern

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1 residential buildings along with some vacant sites.

2 (a) Uses. Dense residential or hotel, west of Elm Avenue;  
3 dense residential or mixed residential and office in the  
4 same structure east of Elm Avenue. Retail and restaurant  
5 uses shall be permitted at the Ocean Boulevard level, or  
6 at top levels. Victory Park in the subarea shall be a  
7 dedicated City park. Residential uses shall not exceed  
8 a density of two hundred and fifty dwelling units per  
9 acre.

10 (b) Access.

11 1. Vehicular access. All construction of new  
12 buildings shall have vehicular access only from  
13 Seaside Way and Elm and Linden Avenues. Existing  
14 buildings may maintain access from Ocean Boulevard  
15 for reuse or conversion to condominium.

16 2. Pedestrian access. Pedestrian access shall be  
17 provided along the southern edge of the subarea by  
18 a public promenade twenty feet in width from Hart  
19 Place to Lime Avenue. This promenade shall be at  
20 Ocean Boulevard level adjoining the north curb of  
21 Seaside Way or on the southern edge or any  
22 development utilizing air rights over Seaside Way.

23  
24 A public walkway from Ocean Boulevard to the  
25 promenade shall be provided at Hart Place, Elm  
26 Avenue, Atlantic Avenue, and Lime Avenue. These  
27 walks shall be within open public areas not less  
28 than thirty feet in width providing an unobstructed

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1 view from Ocean Boulevard to the southern boundary  
2 of the subarea.

3  
4 Pedestrian access from Ocean Boulevard to Seaside  
5 Way shall be provided by a dedicated public  
6 sidewalk on both sides of Linden Avenue.

7 (c) Building Design.

8 1. Site location. Wherever feasible, buildings should  
9 be staggered so as not to present a uniform  
10 alignment.

11 2. Height. Height controlled by density and other  
12 standards cited herein.

13 3. Site coverage. Forty percent from Ocean Boulevard  
14 grade to the sky.

15 4. All buildings shall be designed so as to provide  
16 views through the buildings to pedestrian areas  
17 beyond in order to entice pedestrians into the  
18 shoreline area.

19 (d) Parking. Parking for all construction of new buildings  
20 shall be in parking structures not to exceed Ocean  
21 Boulevard elevation. Parking structures not visible from  
22 Ocean Boulevard may exceed the Ocean Boulevard elevation.  
23 Parking spaces shall be provided as designated in the  
24 general development and use standards for new uses.

25 (e) Landscaping. All construction of new buildings shall  
26 provide for park-like landscaping for all open areas at  
27 the Ocean Boulevard elevation.

28 (f) Developer On and Off-site Improvements and Maintenance.

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1 The developer of all construction of new buildings and of  
2 all condominium conversions shall provide for the  
3 construction of the promenade and public walkways  
4 abutting the site and over one-half the width of the  
5 public right-of-way necessary to join the promenade to  
6 the adjoining property.

7 SUBAREA 10

8 This area is currently used and improved as parking for the  
9 Long Beach Convention and Entertainment Center.

10 (a) Uses. Long Beach Convention and Entertainment Center  
11 parking west of Linden Avenue, and Convention and  
12 Entertainment Center parking, tourist oriented  
13 commercial, two hotels of up to 450 rooms, park or museum  
14 east of Linden Avenue.

15 (b) Access.

16 1. Vehicular access. Vehicular access for all new  
17 construction shall be provided from Hart Place,  
18 Linden Avenue and/or Seaside Way.

19 2. Pedestrian access. Public walkways from Ocean  
20 Boulevard shall be provided from a public walkway  
21 on a bridge over Seaside Way from the east-west  
22 public pedestrian walkway as a continuation of  
23 Atlantic Avenue. This public walkway shall be  
24 continued south through the site to Shoreline Drive  
25 near the Linden Avenue crossing of Shoreline Drive.  
26 This shall be a grade separated walk from the  
27 parking lot unless the parking area is reconfigured  
28 to provide an uninterrupted surface walkway. A

1 public walkway shall also be provided along the  
2 exterior of the subarea along Shoreline Drive, and  
3 along the arena in Subarea 8. The walkways shall  
4 be at least ten feet in width within a thirty foot  
5 landscaped open public area except on the bridge  
6 where the walkway only need be provided. A  
7 dedicated public sidewalk shall be provided along  
8 Seaside Way.

9 (c) Building Design.

10 1. Site location. Buildings should be placed so as to  
11 minimize blockage of view from Subarea 9.  
12 Buildings shall be aligned so as to provide a  
13 variety of orientation and pattern. Varied and  
14 interesting spaces shall be created around and  
15 between buildings. No building shall be located  
16 more than four hundred feet south of Seaside Way.

17 2. Height.

18 A. No building shall exceed five stories or sixty  
19 feet above grade east of Linden Avenue.

20 B. No building shall exceed two stories above  
21 grade west of Linden Avenue.

22 3. Site Coverage. Not more than thirty percent in  
23 buildings more than two stories above grade east of  
24 Linden Avenue.

25 4. Setbacks. A forty foot setback shall be provided  
26 along Seaside Way, Shoreline Drive, the border with  
27 Subarea 9 and along Linden Avenue if Linden Avenue  
28 is to remain.

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1 5. Special design features.

2 A. Each story shall be set back forty feet from  
3 the exterior edge of the story below it.

4 B. Pedestrian areas open to the public shall be  
5 provided flowing through the subarea at the  
6 parking deck level.

7 (d) Parking.

8 1. Number of spaces. All existing spaces shall be  
9 preserved or replaced. The new uses shall provide  
10 additional parking as required for the use.

11 2. Parking structures. All parking structures shall  
12 be not less than 4'0" below Ocean Boulevard level  
13 north/south Promenade grade in order to provide  
14 overviews and a feeling of bluff from the  
15 Promenade. Any parking structure roof used for  
16 open parking shall comply with the following  
17 restrictions:

18 A. The roof shall be designed to accommodate  
19 overflow parking during peak load events;

20 B. The roof shall be treated with a visually  
21 attractive surface that will resist soiling  
22 due to oil leaks; and

23 C. The roof top shall be landscaped so as to  
24 provide a visually attractive appearance and  
25 so as to allow views over the parking  
26 structure to the shoreline.

27 (e) Landscaping. All ground areas shall be lushly  
28 landscaped. Trees shall be planted throughout surface

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1 parking lots to soften the impact of continuous asphalt  
2 paving.

- 3 (f) Developer On and Off-site Improvements. The developer  
4 shall provide for the public pedestrian bridge over  
5 Seaside Way, the public walkway to Shoreline Drive, and  
6 other public improvements.

7  
8 SUBAREA 11

9 This area currently contains Oil Island Grissom, the Downtown  
10 Marina, Marina Green and water area.

11 (a) Uses.

- 12 1. Continuation of oil production on Island Grissom  
13 and development as a dedicated public park when oil  
14 production ceases;
- 15 2. Marina with one thousand six hundred ninety-four  
16 boat slips;
- 17 3. One thousand six hundred sixty parking spaces;
- 18 4. One fuel dock and two sewage pump-out stations;
- 19 5. One fishing platform and two combination fishing  
20 and observation platforms;
- 21 6. Tidal mud flats or sand beach east of the easterly  
22 jetty;
- 23 7. Nine comfort stations, not less than two of which  
24 are public;
- 25 8. A two thousand square foot administration and  
26 maintenance building;
- 27 9. Public bicycle and pedestrian pathways; an overlook  
28 at end of marina mole; and

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1 10. Eleven acre park.

2 (b) Access.

3 1. Vehicular access. Vehicular access shall be from  
4 Shoreline Drive.

5 2. Pedestrian access. Pedestrian access shall be  
6 provided from the Promenade South, from Shoreline  
7 Village, from the Linden Avenue crossing of  
8 Shoreline Drive and from the beach to the east.  
9 Access through the marina shall be provided by  
10 pedestrian walkways through Marina Green Park and  
11 along the westerly mole. A public bicycle path  
12 shall be provided along the westerly mole,  
13 connecting to the beach bicycle path to the east,  
14 the Linden Avenue crossing of Shoreline Drive, and  
15 the regional bicycle path through Subarea 6.

16 (c) Building Design. Structures within the Marina shall be  
17 functional but reflect a nautical design. Any new  
18 building shall not exceed two stories or 25' in height.

19 (d) Parking. One thousand six hundred sixty open parking  
20 spaces shall be provided.

21 (e) Landscaping. All ground areas, including the parking  
22 lot, shall be heavily landscaped in a park-like setting.

23  
24 Sec. 3. The City Clerk shall certify to the passage of  
25 this ordinance by the City Council of the City of Long Beach and  
26 cause the same to be posted in three conspicuous places in the City  
27 of Long Beach, and it shall take effect on the thirty-first day  
28 after it is approved by the Mayor.

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I hereby certify that the foregoing ordinance was adopted  
by the City Council of the City of Long Beach at its meeting of  
March 23, 1999, by the following vote:

Ayes: Councilmembers: Colonna, Kell, Topsy-Elvord,  
Kellogg, Shultz.

Noes: Councilmembers: None.

Absent: Councilmembers: Oropeza, Roosevelt, Grabinski.

*Shelba Daniel*  
City Clerk

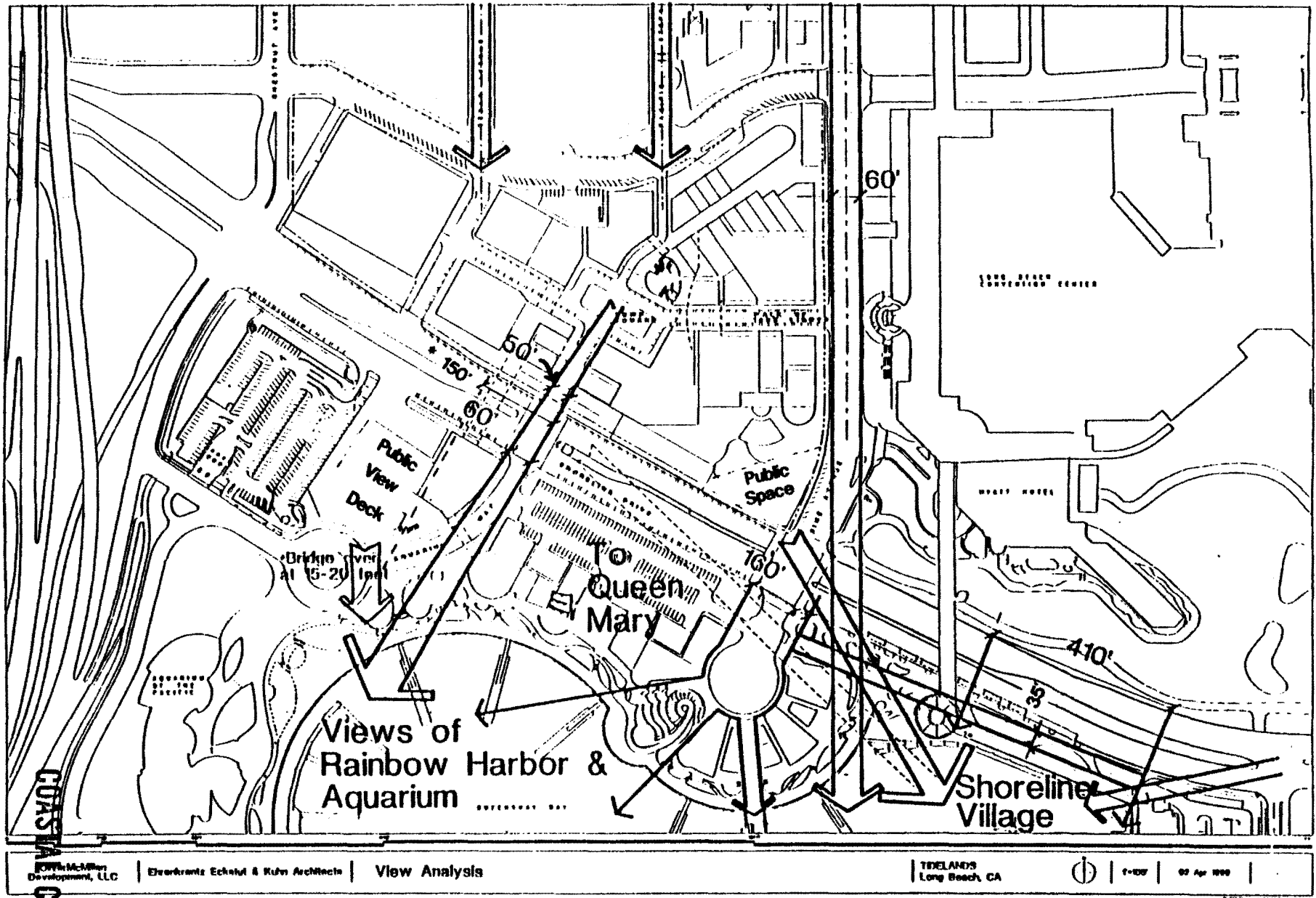
*Benny Neel*  
Mayor

Approved: 3-25-99  
(Date)

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CITY COMMISSION



COASTAL COMMISSION

McMillan Development, LLC

Eberkrantz Eckstut & Kuhn Architects | View Analysis

THE ISLANDS Long Beach, CA

1-1007 | 07 Apr 2008

## PD 6 Attachment "A" - View Corridors

\*150' wide view corridor or 60' corridor, and 25' wide pedestrian bridge, and 35,000 sq. ft. public viewing deck

EXHIBIT # 61 OF 61