

CALIFORNIA COASTAL COMMISSION

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**Item M7a****June 20, 2002****RECORD PACKET COPY**

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. 1-02 (LOB-MAJ-1-2) to the City of Long Beach Certified Local Coastal Program. For public hearing and Commission action at its July 8, 2002 meeting in Huntington Beach.

SUMMARY OF LCP AMENDMENT REQUEST NO. 1-02

The City of Long Beach Local Coastal Program (LCP) was certified by the Coastal Commission on July 22, 1980. The current proposal is the City's first major LCP amendment request for 2002. Amendment Request No. 1-02, contained in City Council Ordinance No. C-7794 and submitted by City Council resolution C-27994, would amend the Long Beach Marina Planned Development Plan (PD-4). The Marina Planned Development Plan (PD-4) comprises part of the Implementing Ordinances (LIP) portion of the Long Beach certified LCP. The PD-4 ordinance, however, also contains the certified LCP's only land use policies and regulations that apply specifically to this part of the City, which is entirely within the Commission area of original jurisdiction.

Amendment Request No. 1-02 would amend the certified Long Beach LCP in order to: a) list professional office uses and one 50-room hotel as allowable land uses in Subarea One of PD-4 (Alamitos Bay Marina), b) list boat storage and hoist facilities, and non-dockside mooring as prohibited land uses in Subarea Two of PD-4, and c) make other miscellaneous revisions. The requested changes would implement the recommendations contained in the City's Alamitos Bay Master Plan. The Alamitos Bay Master Plan is not being submitted for inclusion into the certified LCP.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing:

1. Deny the amendment request to the LIP as submitted; and,
2. Approve, only if modified, the amendment request to the LIP.

The motions to accomplish this recommendation begin on **Page Three**. The suggested modifications, which begin on **Page Four**, are necessary to carry out the land use policies of the certified LCP that call for the preservation of support facilities for the Alamitos Bay Marina and the maintenance of the specialty shopping center (Seaport Village/Alamitos Bay Landing). If modified, the LCP amendment request will be in conformance with, and adequate to carry out the land use policies of the certified LCP. The City does not agree with the suggested modifications.

CONTENTS OF LCP AMENDMENT REQUEST

The LCP amendment request is contained in City Council Ordinance No. C-7794 (Exhibit #6). City Council Resolution No. C-27994 submits the LCP amendment to the Commission for certification (Exhibit #5). The City Planning Commission held a public hearing for the proposed LCP amendment on February 7, 2002. The City Council held a public hearing for the proposed LCP amendment on March 19, 2002. The amendment request was deemed submitted for Commission review on May 17, 2002, ten working days after it was received in the Commission's Long Beach office. This LCP amendment request is consistent with the submittal requirements of the Coastal Act and the regulations which govern such proposals (Sections 30501, 30510, 30514 and 30605 of the Coastal Act, and Sections 13551, 13552 and 13553 of the California Code of Regulations).

STANDARD OF REVIEW

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 LIP amendment is in conformance with, and adequate to carry out, the provisions of the certified Land Use Plan (LUP).

ORIGINAL PERMIT JURISDICTION

This LCP amendment request affects an area located wholly within the Commission's area of original jurisdiction. Pursuant to Sections 30519 and 30600 of the Coastal Act, only the Commission can approve a coastal development permit for development located in the area of original jurisdiction, which includes tidelands, submerged lands and public trust lands. Therefore, any development proposed in the area subject to this LCP amendment will be reviewed by the Commission during the coastal development permit application process.

When reviewing a coastal development permit application for development within the Commission's area of original jurisdiction, the standard of review is the Chapter 3 policies of the Coastal Act. While the certified LCP provides guidance (for the Commission, City and applicants) for development in the Commission's area of original jurisdiction, the provisions of the certified LCP are not binding on the Commission. Therefore, the standards contained in the proposed LCP amendment are not be binding upon the Commission when reviewing development in the area of original jurisdiction. Any action on the LCP amendment request does not in any way prejudice the Commission's future action on any development proposal within the Commission's area of original jurisdiction.

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.

I. **STAFF RECOMMENDATION**

Staff recommends adoption of the following motions and resolutions:

A. **Deny the Amendment to the LCP Implementing Ordinances as Submitted**

MOTION I:

"I move that the Commission reject Amendment Request No. 1-02 to the City of Long Beach LCP Implementing Ordinances as submitted by the City."

Staff recommends a **YES** vote which would result in the rejection of the amendment as submitted and 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 Rejecting Amendment to LCP Implementing Ordinances as Submitted

The Commission hereby rejects Amendment Request No. 1-02 to the Implementing Ordinances of the City of Long Beach certified Local Coastal Program, as submitted, for the reasons discussed below and adopts the findings set forth below on the grounds that the amendment to the Implementing Ordinances does not conform with, or is inadequate to carry out, the provisions of the Land Use Plan as certified. Approval of the Implementing Ordinances 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 that the approval of the amendment to the Implementing Ordinances would have on the environment.

B. **Approve the Amendment to the LCP Implementing Ordinances if Modified**

MOTION II:

"I move that the Commission certify Amendment Request No. 1-02 to the City of Long Beach LCP Implementing Ordinances if it is modified in conformity with the modifications set forth in this staff report."

Staff recommends a **YES** vote which would result in certification of the amendment with suggested modifications and 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 Amendment to the LCP Implementing Ordinances if Modified

The Commission hereby certifies Amendment Request No. 1-02 to the Implementing Ordinances of the City of Long Beach Local Coastal Program if modified as suggested, for the reasons discussed below and adopts the findings set forth 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 amendment to the Implementing Ordinances, if modified as suggested, 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 that would substantially lessen any significant adverse impact that the approval of the amendment to the Implementing Ordinances would have on the environment.

II. SUGGESTED MODIFICATIONS

Certification of the LCP amendment is subject to the following modifications (A & B):

[*Staff Note:* For the suggested modifications shown below, the City's proposed language is shown in regular text, and Commission's suggested new or retained text is identified by **bold underlined text**. The Commission's suggested deletions are identified by the ~~crossed-out text.~~]

A. Subarea One - Principal Permitted Commercial Uses (Exhibit #6, p.5)

In order to maintain the existing unique character and mix of uses in the Seaport Village/Alamitos Bay Landing specialty shopping center, the list of principal permitted commercial uses (Section A.1.c of the Specific Development and Use Standards for Subarea One) shall be modified to allow unlimited professional office uses only on the upper floors of buildings in Subarea One. Visitor-serving uses shall continue to be the preferred uses in the ground level of the shopping center. However, the limited types of professional service uses that are already permitted by the currently certified LCP (yacht broker, architect, artist studio, oceanographic study and marine insurance) will continue to be permitted uses on the ground floors and upper floors of buildings in Subarea One.

Therefore, Section A.1.c of the Specific Development and Use Standards for Subarea One shall be modified to read as follows:

Subarea 1.

A. Uses

1. Principal Uses. Commercial

[Subsections a,b,d,e,f & g not shown here; see Exhibit #6, ps.4-5]

c. Professional Offices Services

1. Yacht Broker

2. Architect

3. Artist Studio

4. Oceanographic study office

5. Marine Insurance

6. On upper floors only, Professional Offices

B. Subarea Two - Prohibited Uses (Exhibit #6, p.7)

In order to preserve support facilities for the Alamitos Bay Marina, the list of prohibited uses in Subarea Two (Section A.4 of the Specific Development and Use Standards for Subarea Two) shall be modified delete boat storage and hoist facilities and non-dockside mooring.

Therefore, Section A.4 of the Specific Development and Use Standards for Subarea Two shall be modified to read as follows:

Subarea 2.

A. Uses

[Sections A.1-A.3 not shown here; see Exhibit #6, p.7]

4. Prohibited Uses.

- a. Hotels, motels, boatels, or any other form of transient housing.
- b. Fast food restaurants.
- c. ~~Boat storage and hoist facilities.~~
- d. ~~Non-dockside moorings (or anchoring in the bay).~~
- e. Storage of recreational vehicles and unattached trailers.
Administrative relief from this regulation can be obtained if approved by the Marine Bureau.

III. FINDINGS

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

A. Description of LCP Amendment Request and History of PD-4

This LCP amendment request would amend the land use regulations contained in the Long Beach Marina Planned Development Plan, which is referred to as Planned Development District No. 4 or PD-4 (Exhibit #6). The proposed changes to PD-4, which are contained in City Council Ordinance No. C-7794, would: a) list professional office uses and one 50-room hotel as allowable land uses in Subarea One of PD-4 (Alamitos Bay Marina), b) list boat storage and hoist facilities, and non-dockside mooring and as prohibited land uses in Subarea Two of PD-4, and c) make other miscellaneous revisions. Each proposed change to PD-4 is described in more detail below. The City's February 7, 2002 staff report provides additional background information regarding the proposed LCP amendment (Exhibit #8).

The Long Beach Marina Planned Development Plan (PD-4) is the City's zoning ordinance, as well as the LCP implementing ordinance, for the Alamitos Bay Marina area in southwest Long Beach (Exhibit #3). Planned Development District No. 4 (PD-4) is divided into Subareas One and Two (Exhibit #4). The entire PD-4 area is located within the Commission's area of original jurisdiction. Therefore, the standard of review for development within PD-4 has been, and continues to be, the Chapter 3 policies of the Coastal Act. Outside of the land use regulations

contained in the PD-4 ordinance, the certified Long Beach LCP does not contain any specific land use policies for this area. The general land use policies of the certified LCP, however, provide guidance for the Alamitos Bay Marina and the rest of the City's coastal zone.

The City originally adopted the planned development district and ordinance prior to the development and certification of the Long Beach LCP. In 1980, the City and Commission included the PD-4 ordinance (then known as PD-1) as part the original Long Beach LCP when it was certified. The PD-4 ordinance contains the certified LCP's only land use policies and regulations that apply specifically to this part of the City. The City's land use district map of the general plan (part of the certified LUP) designates both subareas of PD-4 as Land Use District 7, a mixed-use district (Exhibit #2). The types of land uses allowed in Land Use District 7 include retail, office, medical, visitor-serving, personal, professional and recreational uses. Industrial and manufacturing uses are prohibited. The PD-4 ordinance, however, further defines the types of land uses that are allowed and prohibited within PD-4 area (Exhibit #6). The types of land uses that are allowed and prohibited in PD-4 are the central subject of this LCP amendment.

LCP Amendment No. 1-85

The first amendment to PD-4 (then known as PD-1) occurred on May 24, 1985, when the Commission approved LCP Amendment No. 1-85. Amendment No. 1-85 amended PD-4 to allow charter boat operations as a permitted use and included parking standards for such use (See Marina Parking: Exhibit #6, p.3).

LCP Amendment No. 1-89

The second amendment to PD-4 occurred in July of 1989 when the Commission approved LCP Amendment No. 1-89. Amendment No. 1-89 expanded the types of permitted uses in Subarea One of PD-4 to enhance the economic viability of the Seaport Village shopping center (now known as "Alamitos Bay Landing"). Seaport Village/Alamitos Bay Landing is a commercial retail and entertainment complex with a maritime theme in the southwest area of Alamitos Bay. It is located on filled tidelands and is in the Commission's area of retained permit jurisdiction. The shopping center was built in the late 1960's and has endured economic difficulties over the past decades. High vacancy rates have been a problem.

The approval of LCP Amendment No. 1-89 resulted in the currently certified list of permitted uses listed in Section A (Uses) of the Specific Development and Use Standards for Subarea One (Exhibit #6, ps.4-5). By expanding the types of permitted uses in Subarea One, the City was attempting to broaden the retail and service opportunities at the shopping center while retaining the visitor-serving nature of this shoreline area. The goal was to make the center more profitable by providing more interest to visitors.

In approving LCP Amendment No. 1-89 as submitted, the Commission adopted the following findings:

"The original concept of the LCP was to create a visitor-serving center by restricting the array of permitted uses. The list of permitted uses was derived, in fact, from the

uses which were operating there at the time of the preparation of the LCP. As some of those use failed, and similar types of uses did not follow because of the previous failures, the list of permitted uses in the LCP became irrelevant to the economic realities of the site.

This amendment request proposes to amend Subarea One (Seaport Village) to expand the permitted uses to include: retail sales (e.g. delicatessen, bookstore, toy store, etc.); personal services (e.g. day care); professional services (e.g. yacht broker, architect, marine insurance); financial services (e.g. automatic teller machine); restaurants and taverns; and entertainment services (e.g. boat rental, boat cruises, hall rental).

The purpose of this proposal is to strengthen the visitor-serving character of Seaport Village, thereby enhancing the shoreline access potential of the site. Therefore, staff is recommending that the Commission find that the proposed amendment is consistent with all applicable Coastal Act and LCP polices and certifies the amendment request as submitted."

The list of permitted uses approved for Subarea One in 1989 is the currently certified list of permitted uses which the City is requesting to amend in order to allow all professional office uses and one 50-room hotel.

LCP Amendment No. 1-94

The most recent amendment of PD-4 occurred on August 11, 1994, when the Commission approved LCP Amendment No. 1-94. Amendment No. 1-94 increased the number of restaurants allowed in Subarea Two of PD-4 from two to five. Amendment No. 1-94 also made further revisions to the list of allowable uses for Subarea One of PD-4, where the Seaport Village shopping center (now known as "Alamitos Bay Landing") is located (Exhibit #4). Subsequent to the Commission's 1989 approval of LCP Amendment 1-89, the Seaport Village shopping center continued to endure the economic difficulties that it had been suffering over the previous years.

The City again sought to enhance the economic viability of the Seaport Village shopping center by expanding the list of allowable uses for Subarea One. The LCP amendment request proposed to allow non-visitor-serving uses to occupy vacant storefronts as interim land uses under certain specific conditions. The proposed interim uses were previously allowed only as conditional uses, and were subject to the City's Conditional Use Permit requirements. As amended in 1994, the list of allowable uses for Subarea One allows uses other than the principal permitted uses as interim uses, if the following criteria are met (See Exhibit #6, p.6: Interim Uses):

- a. The lease space has been vacant for 180 days or more and the lessee has made a reasonable effort to lease the property to primary permitted uses;
- b. In order to ensure that the primary permitted uses maintain long term accessibility to the center, the term of the lease may not exceed five years;

- c. Not more than twenty-five percent (25%) of the net leasable area of the Seaport Village center may be leased for secondary permitted uses at any given time.

Now, the current amendment request would allow professional office uses as a principal permitted land use, rather than being allowed only as an interim use subject to the above-stated conditions (See Exhibit #6, p.5).

LCP Amendment No. 1-02 - Proposed Changes to Subarea One of PD-4

The current LCP amendment request would make additional changes to the list of allowable uses for Subarea One of PD-4, where the Alamitos Bay Landing (formerly Seaport Village) shopping center is located (Exhibit #4). The City states that the proposed changes to the PD-4 ordinance would allow the area to be developed to its highest and best use in accordance with market forces and the desires of the community (Exhibit #7).

First, the introductory statement for Subarea One would be modified to clarify the location and extent of the subarea (See Exhibit #6, p.4) as follows:

This area is located in the southwesterly easterly portion of the City PD, and is known as Seaport Village. This area extends southward from Marina Drive where it becomes an east/west roadway and bridges the San Gabriel River and includes the mole extension of Marina Drive which forms the southwestern border of Basin 1. This subarea is intended to maintain the existing specialty shopping center.

[Staff Note: Bold underlined text identifies the City's proposed new language. The crossed-out text would be deleted.]

Secondly, Subsection c (Professional Services) of the list of Principal Commercial Uses (for Subarea One) would be revised in order to allow professional office uses as a principal permitted land use, rather than being allowed only as an interim use (See Exhibit #6, p.5). Currently, the types of principal permitted professional services (office) uses are limited to yacht broker, architect, artist studio, oceanographic study office and marine insurance. The proposed change is as follows:

Subarea 1.

A. Uses

1. Principal Uses. Commercial

c. Professional Offices Services

~~1. Yacht Broker~~

~~2. Architect~~

~~3. Artist Studio~~

~~4. Oceanographic study office~~

~~5. Marine Insurance~~

Along with the proposed addition of professional offices to the list of principal commercial uses for Subarea One, the list of permitted interim uses would be modified to not include professional services (See Exhibit #6, p.6). Professional services uses (i.e. professional offices) would be allowed as a principal permitted land use rather than being allowed as an interim use and therefore subject to the limitations of interim land uses (See a-c below).

Subarea 1.

A. Uses

5. Interim Uses. All other retail uses other than those permitted as principal uses under Subsection A.1.a, all other personal uses other than those permitted as principal uses under Subsection A.1.b, ~~all other professional services other than those permitted as principal uses under Subsection A.1.c,~~ and all other financial uses other than those permitted under Subsection A.1.d may be permitted as Interim Uses provides that the following standards are met:

- a. The lease space has been vacant for 180 days or more and the lessee has made a reasonable effort to lease the property to primary permitted uses;
- b. In order to ensure that the primary permitted uses maintain long term accessibility to the center, the term of the lease may not exceed five years;
- c. Not more than twenty-five percent (25%) of the net leasable area of the Seaport Village Center may be leased for secondary permitted uses at any given time.

The third proposed change to the land use regulations for Subarea One involves the addition of one 50-room hotel as an allowable use in Subarea One of PD-4. Subsection g (Hotel/Inn) would be added to allow one hotel or inn to be established in part of Subarea One of PD-4 (See Exhibit #6, ps.5-6).

Proposed Subsection A.1.g states:

Subarea 1.

A. Uses

1. Principal Uses. Commercial

g. Hotel/Inn. A hotel or inn use is restricted to the southernmost end of Subarea 1 in the "Alamitos Bay Landing" center and is limited to a development of fifty (50) rooms or less.

Transient residential uses, including hotels, motels and boatels are currently listed as prohibited uses in Subarea One of P4 (See Exhibit #6, p.6). The list of prohibited uses in Subarea One of P4-4 would be revised as follows to delete hotels from the list.

Subarea 1.

A. Uses

4. Prohibited Uses. Transient residential use (including hotels, motels and boatels).

As amended, motels and boatels would still be prohibited uses in Subareas One and Two.

LCP Amendment No. 1-02 - Proposed Changes to Subarea Two of PD-4

The current LCP amendment request also proposes to change the land use regulations that apply to Subarea Two of PD-4. Subarea Two of PD-4 comprises most of the land that abuts the Alamitos Bay Marina (Exhibit #4). The proposed change would list boat storage and hoist facilities, non-dockside mooring, and the storage of recreational vehicles¹ and unattached trailers as prohibited uses in Subarea Two of PD-4 (See Exhibit #6, p.7).

The proposed change is as follows:

Subarea 2.

A. Uses

4. Prohibited Uses.
 - a. Hotels, motels, boatels, or any other form of transient housing.
 - b. Fast food restaurants.
 - c. **Boat storage and hoist facilities.**
 - d. **Non-dockside moorings (or anchoring in the bay).**
 - e. **Storage of recreational vehicles and unattached trailers.**
Administrative relief from this regulation can be obtained if approved by the Marine Bureau.

Although the certified PD-4 land use regulations do not currently address or apply to uses in the waters of Alamitos Bay, the City is attempting to prohibit anchoring in the bay by incorporating item d above into the PD-4 ordinance, and thus into the certified LCP.

Proposed Changes to General Development and Use Standards for PD-4

The current LCP amendment request also proposes three miscellaneous changes to the general development and use standards that apply to all of PD-4 (See Exhibit #6, ps.2-4). First, the City proposes to add Subsection 3 to Section C (Building Design) in order to address the design of restrooms and the provision of public restroom facilities in the Alamitos Bay Marina area (PD-4).

Proposed Subsection C.3 (Restrooms) states:

C. Building Design.

¹ The City states that parking for recreational vehicles owned by live-aboards in the marina will be permitted by a special parking permit.

1. Style. All new buildings shall be appropriately designed so as to be consistent with a coastal oriented design motif.
2. Height. No building shall exceed thirty-five feet (35') in height.
3. **Restrooms. The remodeling and/or additions to the restroom facilities shall be subject to design review. Separate restroom facilities for the public shall be added at each location.**

Secondly, the City proposes to add Subsection 5 to Section D (Parking) to clarify that the off-street parking and loading requirements of the zoning ordinance (Chapter 21.41) apply to development in PD-4, unless otherwise specified (Exhibit #6, p.3). This change would provide the necessary parking standards for any future hotel/inn and the professional office uses that are being proposed to become principal permitted uses in Subarea One.

Proposed Subsection D.5 states:

D. Parking.

- 5. Unless otherwise specified, all development shall comply with the off-street parking and loading provisions of Chapter 21.41 of the zoning regulations. The parking of recreational vehicles and unattached trailers shall be consistent with Marine Bureau policy.**

Chapter 21.41 (Parking and Loading) of the zoning regulations, part of the currently certified LCP, requires the provision of parking for hotels and office uses at the following rates:

Hotel: 1 space per guest room plus parking figured separately for banquet rooms, meeting rooms, restaurant and gift shops, plus 2 loading and unloading spaces.

Medical or dental office: 5 spaces per 1000 sq. ft.

Professional or unspecified office use: 4 spaces per 1000 sq. ft up to 20,000 sq. ft, plus 2 spaces per 1000 sq. ft. for more than 20,000 sq. ft.

Finally, Section E (Landscaping) of the general development and use standards that apply to all of PD-4 would be amended to protect existing trees and seating areas, and to strengthen the City's ability to require appropriate landscaping for development in PD-4 (Exhibit #6, ps.3-4).

As proposed, Section E states:

- E. Landscaping. Prior to approval of any new construction, landscaping plans for the new construction designed to harmonize with the existing landscaping shall be provided for review and approval. **Existing berms, seating cutouts, and trees shall be maintained. A landscape theme shall be developed for Marina Drive that includes new palm tree, shrubs, vines, and accent lighting. The existing fence along Marina Drive will be removed and/or replaced with a better fence product. Prior to any major landscape**

improvements, a landscape Master Plan shall be submitted for review and approval.

The Commission will only certify those proposed changes that are consistent with and carry out the stated goal of the LCP to preserve support facilities for the Alamitos Bay Marina and to maintain the specialty shopping center (Seaport Village/Alamitos Bay Landing). Some of the proposed changes are not fully consistent with the goals of the LCP, and therefore must be denied.

B. Denial of LCP Amendment as Submitted

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

Section 30513 of the Coastal Act states, in part:

...The Commission may only reject zoning ordinances, zoning district maps, or other implementing actions on the grounds that they do not conform with, or are inadequate to carry out, the policies of the certified Land Use Plan...

The certified LUP contains policies and land use designations. The proposed amendment to the LCP Implementing Ordinances must be evaluated for its consistency with, and adequacy to carry out, the LUP policies and land use designations. In this case, the PD-4 ordinance is more than just an implementing ordinance of the LCP because it contains land use regulations that are normally found in a certified LUP. The PD-4 ordinance lists the specific land uses that are permitted and prohibited in each subarea. These lists of permitted and prohibited land uses for PD-4 are the subject of this LCP amendment. The certified Long Beach LCP does not contain any specific land use policies for the PD-4 area other than those contained in the PD-4 ordinance, which is the subject of this amendment.

As indicated below, the proposed LCP amendment is not consistent with, and is not adequate to carry out, the provisions of the land use policies of the certified LCP that call for the preservation of support facilities for the Alamitos Bay Marina and the maintenance of the specialty shopping center (Seaport Village/Alamitos Bay Landing). Therefore, the LCP amendment is denied. Only if modified as suggested (Section II), will the LIP amendment request be in conformance with, and adequate to carry out, the provisions of the certified LUP.

Professional Office Uses in PD-4

The City's request to allow unlimited professional office uses to occupy the Alamitos Bay Landing shopping center in Subarea One of PD-4 is inconsistent with prior Commission actions for this area and the land use policy contained in the subarea's introductory statement. The intent of the Commission's prior actions and Subarea One's introductory policy clearly support the preservation of the existing specialty shopping center. The policy states: "This subarea is intended to maintain the existing specialty shopping center." The currently certified

PD-4 ordinance carries out this land use policy by limiting the types of permitted land uses in Subarea One to visitor-serving uses, with limited exceptions.

Allowing unrestricted office uses is inconsistent with the policy to maintain the existing shopping center. Shopping centers provides visitor—serving uses; they are not office complexes. The existing specialty shopping center is a visitor-serving land use that attracts the general public to the shoreline. It provides people with the opportunity to enjoy coastal views while dining and shopping, and to take boat tours of the marina. General or professional office uses are not visitor-serving land uses, and if allowed as proposed as an unrestricted land use, could displace the visitor-serving uses that have defined the character of the existing specialty shopping center. General office uses can be located anywhere, whereas the unique character of the existing shopping center is dependant on its shoreline location and its maritime ambiance. It should also be noted that non-coastal related office uses might not be consistent with the State Tidelands Grant that covers this area.

The Coastal Act gives priority to visitor-serving uses in the coastal zone. In addition, the certified LCP gives priority to visitor-serving uses in PD-4. Office uses are not visitor-serving uses. Therefore, in order to protect the existing specialty shopping center and the visitor-serving uses within it, this LCP amendment cannot be certified if it would encourage the conversion of any existing visitor-serving uses to other low priority uses, like offices. The LCP amendment request is denied as submitted. If, however, the City modifies the ordinance as suggested in Section II (Suggested Modifications), the LCP amendment request will be in conformance with, and adequate to carry out the land use policies of the certified LCP.

Marina Support Facilities in PD-4

The City's request to prohibit boat storage and hoist facilities, and non-dockside mooring (anchoring in the bay) in Subarea Two of PD-4 is also inconsistent with the land use policy contained in the subarea's introductory statement. The introductory policy for Subarea Two of PD-4 states: "This subarea is intended to preserve the necessary support facilities for the marina" (Exhibit #6, p.7). The currently certified PD-4 ordinance carries out this land use policy by limiting the types of permitted land uses in Subarea Two to marina-related and visitor-serving uses, with limited exceptions (Exhibit #6, p.7).

Therefore, the proposed prohibition of boat storage and a hoist in the Alamitos Bay Marina would directly conflict with the land use policy to preserve the necessary support facilities for the marina in Subarea Two. Boat storage and a hoist are necessary support facilities that should be allowed, not prohibited in the marina. The proposed prohibition on non-dockside mooring also conflicts with the policy. It must be noted, however, that the PD-4 ordinance is applicable only to the land areas of the Alamitos Bay Marina (Exhibit #4). Therefore, it is not appropriate to include any in-the-water regulations in this ordinance, such as the proposed prohibition on anchoring in the bay.

The Coastal Act and gives priority to visitor-serving uses and coastal-dependant uses in the coastal zone. The marina and its necessary support facilities are coastal-dependant and visitor-serving uses. In addition, the certified LCP gives priority to marina-related and visitor-serving uses in PD-4. Therefore, in order to preserve the necessary support facilities for the

marina, this LCP amendment cannot be certified if it would prohibit such facilities. The LCP amendment request is therefore denied. If, however, the City modifies the ordinance as suggested in Section II (Suggested Modifications), the LCP amendment request will be in conformance with, and adequate to carry out the land use policies of the certified LCP

C. Approval of LCP Amendment if Modified

If the LCP amendment is modified as suggested in Section II (Suggested Modifications), the LCP amendment request will be in conformance with, and adequate to carry out the land use policies of the certified LCP, for the reasons discussed below.

Professional Office Uses in Subarea One of PD-4

The future development plans for Subarea One of PD-4 involve the construction of new two or three-story commercial buildings to replace the existing single-story buildings that comprise the existing Seaport Village/Alamitos Bay Landing shopping center. A new two-story building is currently being constructed in Subarea One. This building has a restaurant on the ground floor, and offices (for the management of the shopping center) on the upper floor, as permitted by Coastal Development Permit 5-01-275 (BANCAP).

The land use policy that requires the preservation of the specialty shopping center and its visitor-serving uses can be carried out with an implementing ordinance that preserves visitor-serving uses on the ground floors, while allowing new office uses on the upper floors that do not yet exist. Such a provision would not encourage the conversion of any existing visitor-serving uses that do exist on the ground floors to other low priority uses. A suggested provision to allow professional offices on the upper floors could generate additional business for the higher priority visitor-serving uses on the ground floors.

Therefore, in order to maintain the existing unique character and mix of uses in the Seaport Village/Alamitos Bay Landing specialty shopping center, the list of principal permitted commercial uses (Section A.1.c of the Specific Development and Use Standards for Subarea One) shall be modified to allow unlimited professional office uses only on the upper floors of buildings in Subarea One. Visitor-serving uses shall continue to be the preferred uses in the ground level of the shopping center. However, the limited types of professional service uses that are already permitted by the currently certified LCP (yacht broker, architect, artist studio, oceanographic study and marine insurance) will continue to be permitted uses on the ground floors and upper floors of buildings in Subarea One.

Section A.1.c of the Specific Development and Use Standards for Subarea One shall be modified to read as follows:

Subarea 1.

A. Uses

1. Principal Uses. Commercial

[Subsections a,b,d,e,f & g not shown here; see Exhibit #6, ps.4-5]

c. Professional Offices Services

1. Yacht Broker
2. Architect
3. Artist Studio
4. Oceanographic study office
5. Marine Insurance
6. On upper floors only, Professional Offices

[*Staff Note:* For the suggested modifications shown above and below, the City's proposed language is shown in regular text, and Commission's suggested new or retained text is identified by **bold underlined text**. The Commission's suggested deletions are identified by the ~~crossed-out text~~.]

If the LCP amendment is modified as suggested, the LCP amendment request will be in conformance with, and adequate to carry out the land use policies of the certified LCP.

The parking impacts that may result from new office uses in the upper floors of new buildings in Subarea One must be mitigated by the provision of adequate parking facilities. The proposed addition of Subsection 5 to Section D (Parking) would clarify that the off-street parking and loading requirements of the zoning ordinance (Chapter 21.41) apply to development in PD-4, including any new office uses (Exhibit #6, p.3). This change would provide the necessary parking standards for any future hotel/inn and any new professional office uses that would become principal permitted uses in Subarea One.

Chapter 21.41 (Parking and Loading) of the zoning regulations, part of the currently certified LCP, requires the provision of parking for hotels and office uses at the following rates:

Hotel: 1 space per guest room plus parking figured separately for banquet rooms, meeting rooms, restaurant and gift shops, plus 2 loading and unloading spaces.

Medical or dental office: 5 spaces per 1000 sq. ft.

Professional or unspecified office use: 4 spaces per 1000 sq. ft up to 20,000 sq. ft, plus 2 spaces per 1000 sq. ft. for more than 20,000 sq. ft.

The proposed amendment to the parking standards for PD-4 is in conformance with, and adequate to carry out the land use policies of the certified LCP that require the provision of adequate parking facilities.

Marina Support Facilities in PD-4

In order to preserve support facilities for the Alamitos Bay Marina, the list of prohibited uses in Subarea Two (Section A.4 of the Specific Development and Use Standards for Subarea Two) shall be modified delete boat storage and hoist facilities and non-dockside mooring.

Therefore, Section A.4 of the Specific Development and Use Standards for Subarea Two shall be modified to read as follows:

Subarea 2.

A. Uses

[Sections A.1-A.3 not shown here; see Exhibit #6, p.7]

4. Prohibited Uses.

- a. Hotels, motels, boatels, or any other form of transient housing.
- b. Fast food restaurants.
- c. ~~Boat storage and hoist facilities.~~
- d. ~~Non-deckside moorings (or anchoring in the bay).~~
- e. Storage of recreational vehicles and unattached trailers.
Administrative relief from this regulation can be obtained if approved by the Marine Bureau.

Only if modified as suggested will the LCP amendment request will be in conformance with, and adequate to carry out the land use policies of the certified LCP. The prohibition against the storage of recreational vehicles and unattached trailers does not conflict with the land use policies of the certified LCP.

Hotel Use in Subarea One of PD-4

The proposed provision of one hotel, with fifty rooms or less, in Subarea One does not conflict with the land use policies of the certified LCP. In fact, because hotels are visitor-serving uses that provide public access to the coast, they are considered to be priority uses in the coastal zone. The proposed permitted use is also consistent with the land use policy that calls for the maintenance of the existing specialty shopping center.

The parking requirements for the hotel are contained in Chapter 21.41 (Parking and Loading) of the zoning regulations, which is being incorporated by reference into the PD-4 ordinance. Chapter 21.41 requires the provision of parking for hotels at the following rate: one space per guest room plus parking figured separately for banquet rooms, meeting rooms, restaurant and gift shops, plus two loading and unloading spaces. Any new hotel proposal would come before the Commission as a coastal development permit application because the entire subarea is situated within the Commission's area of original jurisdiction.

Restroom and Landscaping Provisions for PD-4

The restroom and landscaping provisions proposed as part of this LCP amendment do not conflict with the land use policies of the certified LCP. The provision of public restrooms is consistent with the land use policy that calls for the preservation of necessary support facilities for the marina. Restrooms are necessary support facilities.

D. California Environmental Quality Act (CEQA)

Pursuant to the California Environmental Quality Act (CEQA) and the California Code of Regulations [Title 14, Sections 13540(f), 13542(a), 13555(b)] the Commission's certification of this LCP 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:

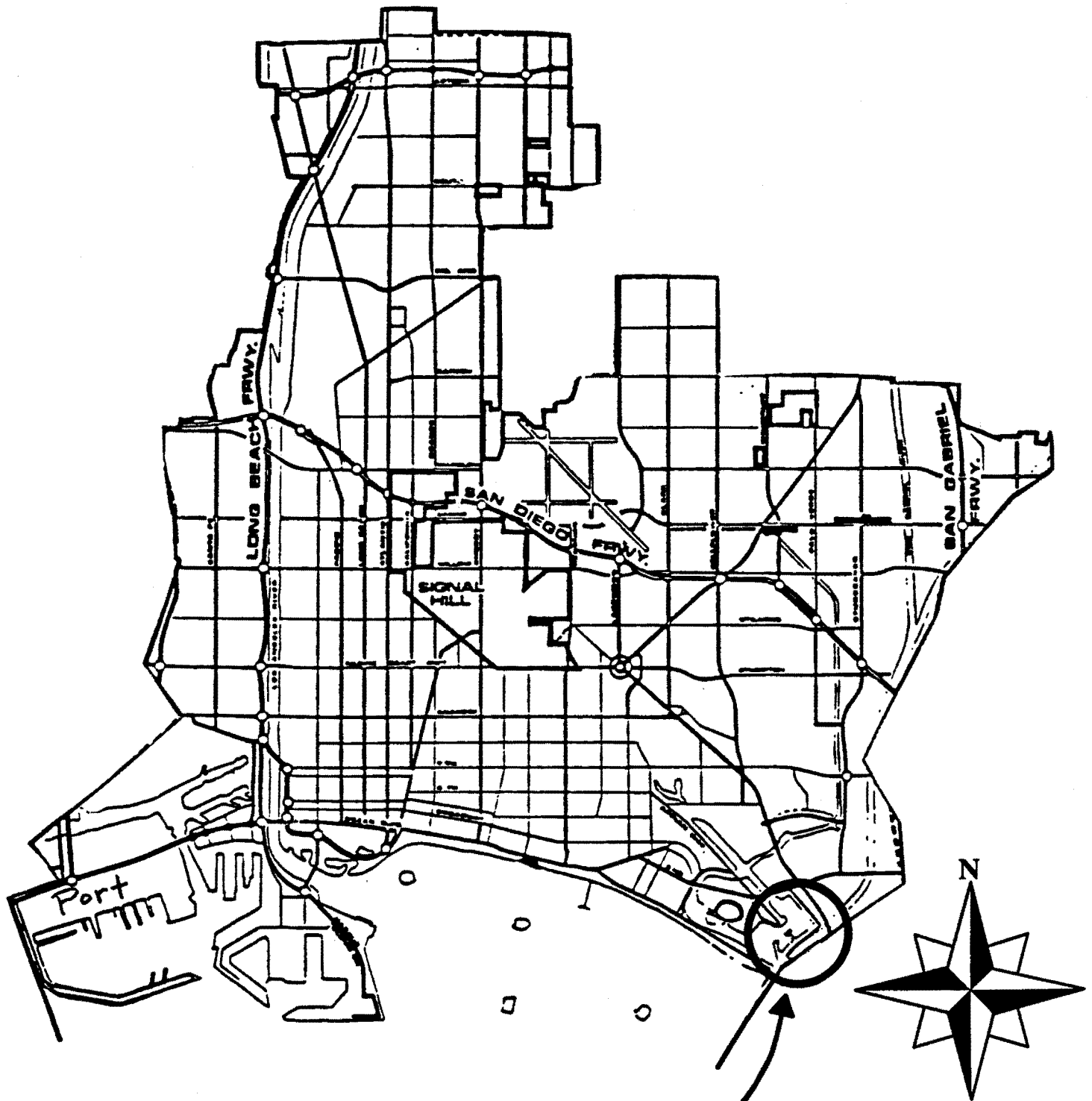
...if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The Commission finds that for the reasons discussed in this report 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.

CP/END



City of Long Beach

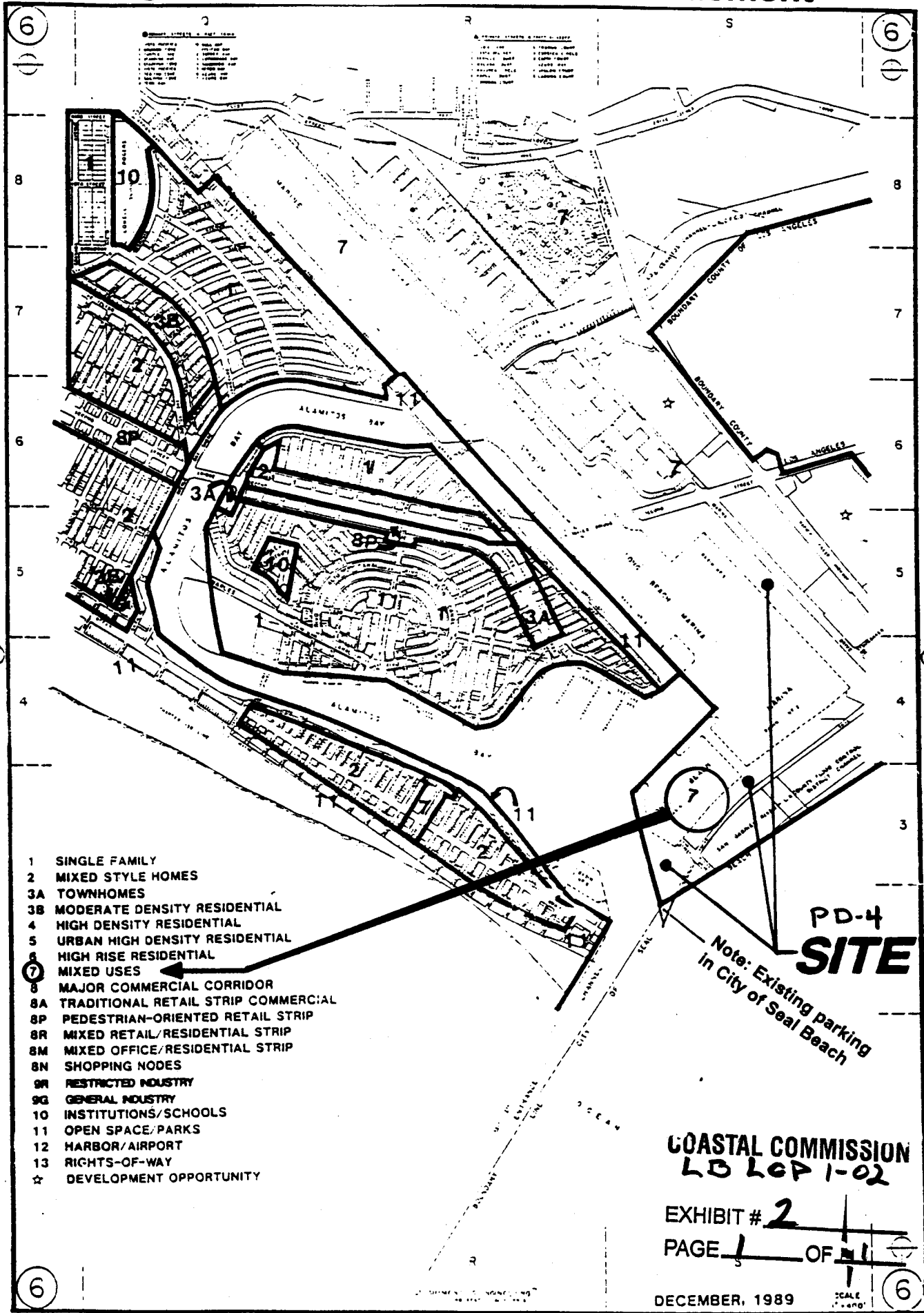


PD-4
Alamitos Bay

COASTAL COMMISSION
LB LCP 1-02

EXHIBIT # 1
PAGE 1 OF 1

Figure 2, General Plan Land Use Element



- 1 SINGLE FAMILY
- 2 MIXED STYLE HOMES
- 3A TOWNHOMES
- 3B MODERATE DENSITY RESIDENTIAL
- 4 HIGH DENSITY RESIDENTIAL
- 5 URBAN HIGH DENSITY RESIDENTIAL
- 6 HIGH RISE RESIDENTIAL
- 7 MIXED USES
- 8 MAJOR COMMERCIAL CORRIDOR
- 8A TRADITIONAL RETAIL STRIP COMMERCIAL
- 8P PEDESTRIAN-ORIENTED RETAIL STRIP
- 8R MIXED RETAIL/RESIDENTIAL STRIP
- 8M MIXED OFFICE/RESIDENTIAL STRIP
- 8N SHOPPING NODES
- 9R RESTRICTED INDUSTRY
- 9G GENERAL INDUSTRY
- 10 INSTITUTIONS/SCHOOLS
- 11 OPEN SPACE/PARKS
- 12 HARBOR/AIRPORT
- 13 RIGHTS-OF-WAY
- ☆ DEVELOPMENT OPPORTUNITY

PD-4
SITE
Note: Existing parking
in City of Seal Beach

COASTAL COMMISSION
LB LCP 1-02

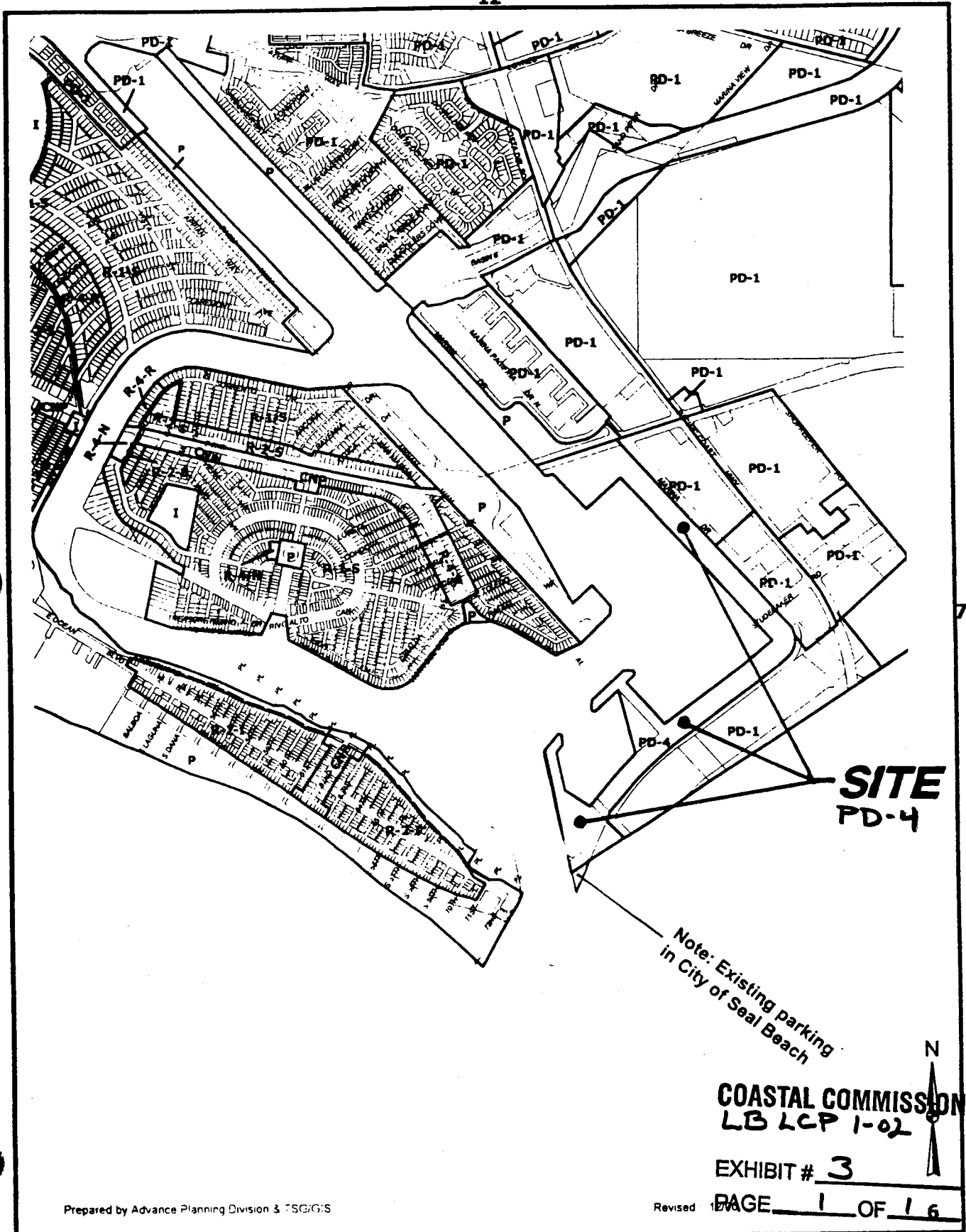
EXHIBIT # 2
PAGE 1 OF 11

DECEMBER, 1989

SCALE
1" = 100'

Figure 3, Zoning Map

12



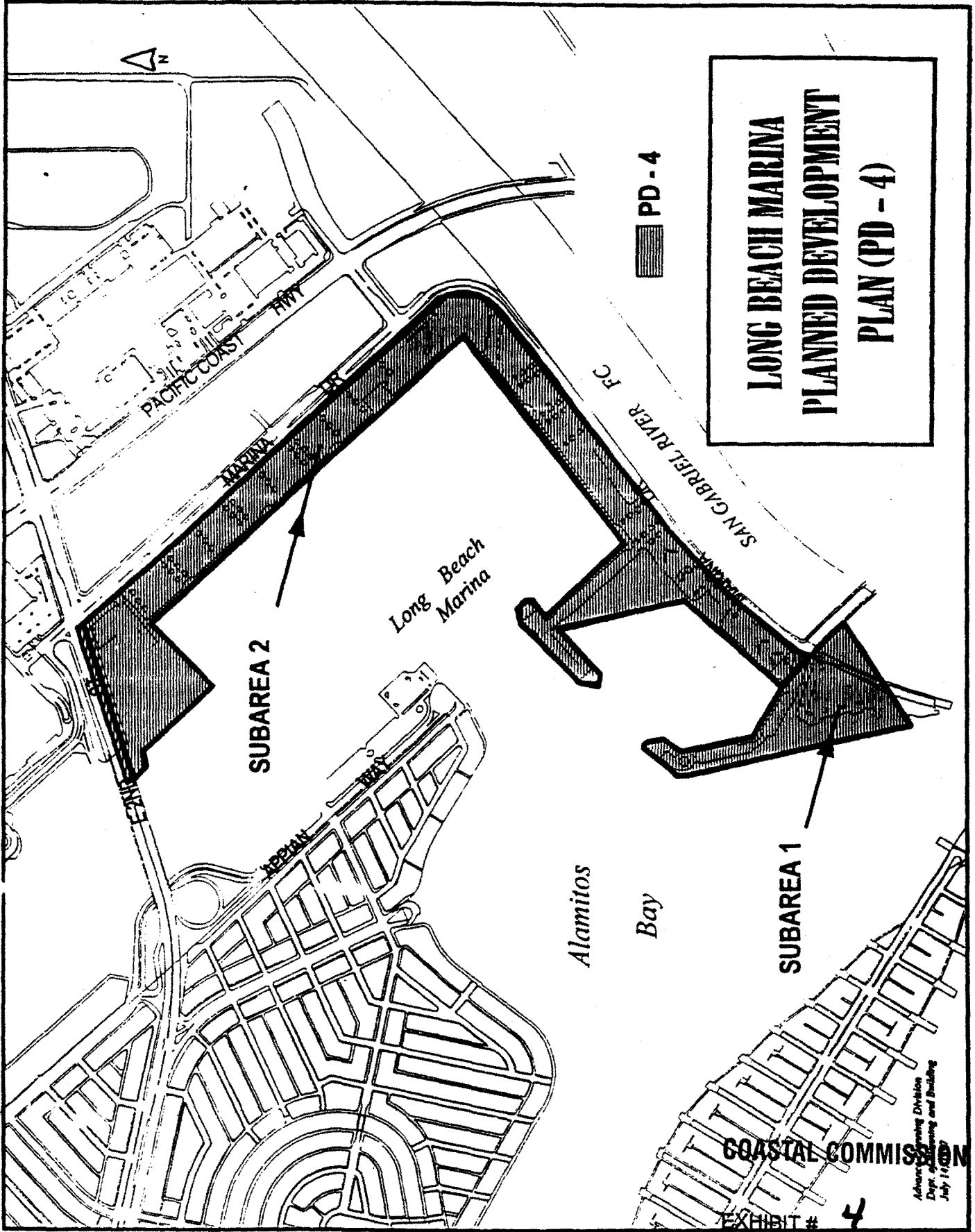
COASTAL COMMISSION
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EXHIBIT # **3**

Revised PAGE 1 OF 16

Prepared by Advance Planning Division & TSG/G/S





**LONG BEACH MARINA
PLANNED DEVELOPMENT
PLAN (PD - 4)**

COASTAL COMMISSION

Advanced Planning Division
Dept. of Planning and Building
July 1968

EXHIBIT # 4

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ADOPTING, AFTER PUBLIC HEARING, AMENDMENTS TO THE LOCAL COASTAL PROGRAM RELATING TO LONG BEACH MARINA PLANNED DEVELOPMENT (PD-4)

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

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

- A. Pursuant to the California Coastal Act of 1976, the City Council approved the Local Coastal Program for the City of Long Beach on February 12, 1980; and
- B. The California Coastal Commission certified the Long Beach Local Coastal Program on July 22, 1980; and
- C. The California Coastal Act, at Public Resources Code Section 30514, provides a procedure for amending local coastal programs; and
- D. Following duly noticed public hearings on February 25, 2002, the Planning Commission of the City of Long Beach reviewed certain proposed Amendments to the Local Coastal Program, and approved and recommended that the City Council adopt such Amendments to the Local Coastal Program, as described in this Resolution; and
- E. That on March 19, 2002, after due consideration of appropriate environmental documents, and after public hearing duly noticed, and conducted, the City Council considered and approved a revision to the Local Coastal Program relating to Planned Development for Long Beach Marina (PD-4). Said revisions are embodied in Ordinance No. C- 7794, a true and correct copy of which is attached hereto and incorporated herein by this reference as though set forth word for word; and

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 1-02
EXHIBIT # 5
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F. These Amendments to the Local Coastal Program are intended

to be carried out in a manner fully in conformity with the California Coastal Act; and

G. These Amendments to the Local Coastal Program shall be

effective upon certification and approval by the California Coastal Commission.

Sec. 2. The Director of Planning and Building is hereby directed to submit a certified copy of this resolution, together with appropriate supporting materials, to the California Coastal Commission for certification pursuant to the California Coastal Act.

Sec. 3. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify to the vote adopting this resolution.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of March 19, 2002, by the following vote:

Ayes: Councilmembers: Lowenthal, Baker, Colonna, Carroll,
Kell, Richardson-Batts, Grabinski,
Webb, Shultz.

Noes: Councilmembers: None.

Absent: Councilmembers: None.

Elaine M. Marsh
Acting City Clerk

CERTIFIED AS A TRUE AND CORRECT COPY
Elaine M. Marsh
CITY CLERK OF THE CITY OF LONG BEACH
BY Kathy Yarrow
DATE: MAR 28 2002

MJM:KJM
3/7/02; #02-00834
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COASTAL COMMISS
LB LCP 1-02
EXHIBIT # 5
PAGE 2 OF 2

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ORDINANCE NO. C-7794

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING ORDINANCE NO. C-5561, ADOPTED FEBRUARY 26, 1980, BY AMENDING AND RESTATING THE LONG BEACH MARINA PLANNED DEVELOPMENT (PD-4)

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

Section 1. Section 3 of Ordinance No. C-5561, adopted February 26, 1980, and as amended by Ordinance No. C-5666, adopted on December 30, 1980, by Ordinance No. C-5722, adopted on June 2, 1981, by Ordinance No. C-5770, adopted on October 27, 1981, by Ordinance No. C-6151, adopted March 19, 1985, by Ordinance No. C-6355, adopted on March 10, 1987, by Ordinance No. C-6585, adopted March 28, 1989, and by Ordinance No. C-7202, adopted May 3, 1994, is hereby further amended and restated in its entirety to read as follows:

PLANNED DEVELOPMENT FOR LONG BEACH MARINA (PD-4)

The intent of the Planned Development Plan is to provide a set of land use regulations for the Long Beach Marina. This is a unique area and facility. Such factors make the established Zoning Regulations inappropriate in this location. The area is also of sufficient interest to the surrounding community, including all the abutting areas in the SEADIP Planned Development Plan to warrant public review of each development proposal. A map of the Long Beach Marina Planned Development district is attached hereto as Exhibit "A" and incorporated herein by this reference.

Note: Underlining added by Commission staff to show proposed new language.

COASTAL COMMISSION
LB LCP 1-02

EXHIBIT # 6
PAGE 1 OF 8

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City Manager of Long Beach
3331 Pacific Ocean Boulevard
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City Attorney of Long Beach
333 West Ocean Boulevard
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1 In reviewing and approving site plans and tract maps for the
2 development of the area, the City Planning Commission shall be guided
3 by the goals and policies of the General Plan and the General
4 Development and Use Standards specified herein. The Commission shall
5 not permit variance from those standards unless it finds that such
6 variance meets the intent of the original standards and is consistent with
7 the overall goals and objectives of the adopted Local Coastal Plan.

8 Any variance from those standards shall only be allowed if the
9 following finding of fact is made: The variation will have no adverse affect
10 on access along the shoreline including physical, visual or psychological
11 characteristics of access.

12 GENERAL DEVELOPMENT AND USE STANDARDS

13 A. Uses. To be described in development and use standards for
14 individual subareas.

15 B. Access.

16 1. Vehicular access to all parking facilities shall be from
17 Marina Drive.

18 2. Pedestrian access shall be maintained along the water's
19 edge of the marina and at marina channels at all locations where it exists
20 at the time of adoption of this plan.

21 C. Building Design.

22 1. Style. All new buildings shall be appropriately designed
23 so as to be consistent with a coastal oriented design motif.

24 2. Height. No building shall exceed thirty-five feet (35') in
25 height.

26 3. Restrooms. The remodeling and/or additions to the
27 restroom facilities shall be subject to design review. Separate restroom
28 facilities for the public shall be added at each location.

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City Attorney of Long Beach
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Long Beach, California 90802-4664
Telephone (562) 570-2200

1 D. Parking.

2 1. Commercial:

3 <u>New Construction Use</u>	<u>Parking per 1,000 square feet of</u> <u>Gross Floor Area</u>
4 Retail	4.0
5 Restaurants (Dining Areas)	10.0
6 Taverns (Including Tavern Areas in 7 Restaurants)	20.0
8 Dance Hall, Entertainment Lounge Areas, Restaurant Lobby Areas	25.0

9 2. New use of existing commercial buildings. All new uses
10 shall be required to provide the same parking as new construction;
11 however, each new use shall be credited with the parking that is required
12 of the existing uses.

13 3. Marina parking. Not less than 0.75 parking spaces per
14 boat slip shall be maintained for non-commercial use boat slips and not
15 less than one (1) space for each three (3) seats of passenger capacity for
16 commercial boat uses operating as excursions, fishing trips, cruises, and
17 harbor or bay tours.

18 4. Joint use. Joint use of parking spaces is to be
19 encouraged.

20 5. Unless otherwise specified, all development shall comply
21 with the off-street parking and loading provisions of Chapter 21.41 of the
22 Zoning Regulations.

23 The parking of recreational vehicles and unattached trailers
24 shall be consistent with Marine Bureau policy.

25 E. Landscaping. Prior to approval of any new construction,
26 landscaping plans for the new construction designed to harmonize with
27 the existing landscaping shall be provided for review and approval.

28 Existing berms, seating cutouts, and trees shall be maintained. A

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1 landscape theme shall be developed for Marina Drive that includes new
2 palm trees, shrubs, vines, and accent lighting. The existing fence along
3 Marina Drive will be removed and/or replaced with a better fence product.
4 Prior to any major landscape improvements, a landscape Master Plan
5 shall be submitted for review and approval.
6

7 SPECIFIC DEVELOPMENT AND USE STANDARDS

8 Subarea 1.

9 This area is located in the southwesterly portion of the P.D. This
10 area extends southward from Marina Drive where it becomes an east/west
11 roadway and bridges the San Gabriel River and includes the mole road
12 extension of Marina Drive which forms the southwestern border of
13 Basin 1. This subarea is intended to maintain the existing specialty
14 shopping area.

15 A. Uses.

16 1. Principal uses. Commercial:

17 a. Retail sales.

- 18 (1) Bakery, donuts, pastries.
- 19 (2) Book store.
- 20 (3) Cards, gifts, novelties and stationery.
- 21 (4) Clothing store.
- 22 (5) Florist, plant shop.
- 23 (6) Chandlery.
- 24 (7) Gourmet foods.
- 25 (8) Fish market.
- 26 (9) Delicatessen.
- 27 (10) Photographic equipment and supplies,
28 telescopes and the like.

COASTAL COMMISSION
LB LCP 1-0

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- (11) Art gallery.
- (12) Coin or stamp shop.
- (13) Jewelry store.
- (14) Bicycle shop.
- (15) Sport goods store, fishing equipment.
- (16) Hobby shop.
- (17) Tobacconist.
- (18) Toy store.
- (19) Candy store, ice cream, yogurt.

b. Personal Services.

- (1) Uses accessory to retail sales.
- (2) Post Office box rental.
- (3) Day care.

c. Professional Offices.

d. Financial Services.

- (1) Automatic teller machine.

e. Restaurants and Taverns.

- (1) Restaurants without drive-up windows.
- (2) All taverns.

f. Entertainment Services.

- (1) Restaurants or taverns with dancing.
- (2) Boat rental.
- (3) Boat cruises, charters or excursions.
- (4) Restaurants or taverns with live entertainers, including dinner theater.

g. Hotel/Inn.

A hotel or inn use is restricted to the southern most end of Subarea 1 in the "Alamitos Bay Landing" center and is limited

COASTAL COMMISSION
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1 to a development of fifty (50) rooms or less.

2 2. Conditional Uses. Hall rentals, subject to findings
3 required for approval of Conditional Use Permits in Title 21 of the Long
4 Beach Municipal Code.

5 3. Accessory Uses. Dancing and entertainment cafe uses
6 shall be permitted as accessory to restaurant and tavern uses.

7 4. Prohibited Uses. Transient residential use (including
8 motels and boatels).

9 5. Interim Uses. All other retail sales uses other than those
10 permitted as principal uses under Subsection a.1.A, all other personal
11 services uses other than those permitted as principal uses under
12 Subsection a.1.B, all other financial services uses other than those
13 permitted as principal uses under Subsection a.1.D, may be permitted as
14 Interim Uses provided that the following standards are met:

15 a. The lease space has been vacant for 180 days or
16 more and the lessee has made a reasonable effort to lease the property
17 to primary permitted uses;

18 b. In order to ensure that the primary permitted uses
19 maintain long term accessibility in the center, the term of the lease may
20 not exceed five years;

21 c. Not more than twenty-five percent (25%) of the net
22 leasable area of the Seaport Village Center may be leased for secondary
23 permitted uses at any given time.

24 6. Access. Same as General Standards.

25 7. Building Design. Same as General Standards.

26 8. Parking. Same as General Standards.

27 9. Landscaping. Same as General Standards.

28 //

* Hotels deleted from list.
✓ Professional Services deleted from list. 6

COASTAL COMMISSION
LB LCP 1-02

EXHIBIT # 6
PAGE 6 OF 8

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1 Subarea 2.

2 This area is the area that is backed up to Long Beach Marina and
3 is located seaward of Marina Drive to the water's edge from the northern
4 edge of the J.H. Davies Bridge. This subarea is intended to preserve the
5 necessary support facilities for the Marina.

6 A. Uses.

7 1. Primary Use. Marina parking.

8 2. Other Marina supporting permitted principal uses:

9 a. Yacht brokerage

10 b. Boat rentals.

11 c. Boat repairs.

12 d. Chandleries.

13 e. Sports equipment (sales and/or rental).

14 f. Not more than five restaurants.

15 g. Oil drilling in boat yard abutting J.H. Davies Bridge.

16 3. Accessory Uses. Dancing and entertainment cafe uses
17 as accessory uses for restaurants.

18 4. Prohibited Uses.

19 a. Hotels, motels, boatels, or any other form of
20 transient housing.

21 b. Fast food restaurants.

22 c. Boat storage and hoist facilities.

23 d. Non-dockside moorings (or anchoring in the bay).

24 e. Storage of recreational vehicles and unattached
25 trailers. Administrative relief from this regulation can be obtained if
26 approved by the Marine Bureau.

27 B. Access. Same as General Standards.

28 C. Building Design. Same as General Standards.

COASTAL COMMISSION
LB LCP 1-02

EXHIBIT # 6
PAGE 7 OF 8

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1 D. Parking. Same as General Standards.

2 E. Landscaping. Same as General Standards.

3
4 Sec. 2. The City Clerk shall certify to the passage of this ordinance by the
5 City Council and cause it to be posted in three conspicuous places in the City of Long
6 Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

7 I hereby certify that the foregoing ordinance was adopted by the City Council of
8 the City of Long Beach at its meeting of March 26, 2002, by the
9 following vote:

10 Ayes: Councilmembers: Lowenthal, Baker, Colonna, Carroll,
11 Kell, Richardson-Batts, Grabinski,
12 Webb, Shultz.

13
14 Noes: Councilmembers: None.

15
16 Absent: Councilmembers: None.

17
18
19
20 E. Elaine M. Marsh
Acting City Clerk

21
22
23 Approved: 3-27-02

Quay Neel
Mayor

24
25
26
27 MJM:KJM 3/7/02

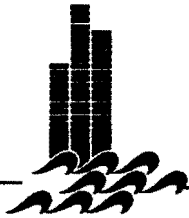
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28 #02-00834

COASTAL COMMISSION
LB LCP 1-2

EXHIBIT # 6

PAGE 8 OF 8



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-5972 FAX (562) 570-8068

June 6, 2002

Charles Posner
Coastal Program Analyst
California Coastal Commission
200 Oceangate
Long Beach, CA 90802

RECEIVED
South Coast Region

JUN 17 2002

CALIFORNIA
COASTAL COMMISSION

Dear Mr. Posner,

On May 24, 2002, the California Coastal Commission submitted to our office a request for additional information on the proposed changes in the allowable office uses in Subarea One of the Long Beach Marina Planned Development (PD-4). The changes in PD-4 include broadening the list of professional office uses allowable in Subarea One from the current limit of yacht brokers, architects, artist studios, oceanographic studies offices and marine insurance.

The City has not consulted with the State Lands Commission regarding the expansion of allowable professional office uses in PD-4. The intent of this change is to add flexibility to the implementing ordinance so that the Alamitos Bay can be developed to its highest and best use, responding to market forces and the desires of the community. Moreover, the City intends to fully comply with the State Land Commission's land use restrictions in the Tidelands.

If you have any additional questions, please contact me at (562) 570-5972.

Sincerely,



Ira Brown
Planner

COASTAL COMMISSION
LB LCP 1-02

EXHIBIT # 7

PAGE 1 OF 1

CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. OCEAN BLVD. • LONG BEACH, CA 90802 • (562) 570-6194 FAX (562) 570-6088

ZONING DIVISION

February 7, 2002

CHAIRMAN AND PLANNING COMMISSIONERSCity of Long Beach
California**SUBJECT:** Amendments To The Local Coastal Program And The Long Beach Marina Planned Development District (PD-4)(Council District 3)**LOCATION:** 205 Marina Drive**APPLICANT:** City of Long Beach
Mark Sandoval, Marine Bureau Manager
Department of Parks, Recreation, and Marine
205 Marina Drive
Long Beach, CA 90803**RECOMMENDATIONS**

1. Certify Negative Declaration ND 40-01; and
2. Recommend City Council approve Local Coastal Plan and PD-4 Ordinance Amendments.

REASONS FOR RECOMMENDATION

1. The recommendation of approval of the Local Coastal Plan Amendment and Amendments to Long Beach Marina Planned Development Plan (PD-4) will allow future hotel development and site improvements that are appropriate to the site and will be consistent and supportive to surrounding land and water oriented uses;
2. No negative environmental impacts are anticipated.

BACKGROUND

The Long Beach Marina Planned Development Plan (PD-4) provides a set of land use regulations for the Long Beach Marina. It is a unique area and facility that is divided into two subareas. Subarea 1 is a small commercial node identified as Seaport Village which

COASTAL COMMISSION
LB LCP 1-02

EXHIBIT # 8PAGE 1 OF 9

has recently been renamed "Alamitos Bay Landing". Subarea 2 is adjacent to the Long Beach Marina (basins 1,2, and 3) and is intended to preserve the necessary support facilities for the Marina. Permitted uses include boat rentals/repairs/sales, sports equipment sales/rentals, oil drilling operations, and several restaurants.

In 1998 a proposal was set forth to construct a 44 unit 3 story boutique hotel at the end of the mole road near the entrance to Alamitos Bay. The concept was to demolish the existing Marine Bureau Headquarters for the hotel site. On May 7, 1998 the Planning Commission approved a PD-4 amendment that permitted hotel development. This matter, on appeal, was scheduled before the City Council on July 7. This item was continued due to public controversy created by the hotel proposal. Consequently, an advisory committee was formed by Councilman Frank Colonna to review and deliberate on the proposal. On October 6th, City Council remanded the matter back to the Planning Commission to adopt a plan of action on a Master Plan, both land and water development, for Alamitos Bay. The original hotel/inn concept has been abandoned. No development is proposed at this time.

On April 1, 1999, the Planning Commission directed the development of a Master Plan for Alamitos Bay, including the marina and adjoining land. The Alamitos Bay Master Plan Steering Committee was formed to facilitate the process. The twenty-one member committee, administered by the Marine Bureau, deliberated over the past 2 years on developing recommendations for the Master Plan, including the use of outside consultants. On July 11, 2001, the Committee adopted an Alamitos Bay Master Plan. The Marine Advisory Commission (MAC) subsequently endorsed the Master Plan Steering Committee's recommendations.

The attached Master Plan outlines both the **Land Use** and **Water Use** recommendations.

Although the Planned Development District use and development criteriado not address Water Use, two recommendations should be incorporated into the PD-4 amendments as follows:

- **Boat Storage/Hoist Facilities**

Boat storage and hoist facilities in the Marina Parking lot are to be specifically listed as prohibited uses.

- **Moorings**

Non-dockside moorings (or anchoring in the bay) is to be specifically listed as a prohibited use.

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The following recommended code amendments address the Land Use section:

- **Restrooms**

The remodeling and/or additions to the restroom facilities will be added to the PD with a design review requirement.

- **Landscape Improvements**

Maintaining the existing berms, seating cutouts, and existing trees are to be added to the PD with a review process for review of overall landscape plans for Marina Drive.

A Marina Drive landscape theme will eventually be developed with new palm trees, shrubs, vines, and accent lighting. The existing fence along the drive will be removed and/or replaced with a better fence product. A statement will be added to the PD to require design review.

- **Storage of Recreational Vehicles and Unattached Trailers**

Such storage in the Marina parking lot is currently not addressed by the PD. For enforcement purposes, an amendment would be necessary if this activity is to be prohibited. Administrative relief from this regulation can be obtained if approved by the Marine Bureau.

- **Hotels**

Transient residential uses are currently a prohibited land uses. An amendment is necessary to allow such a use. The hotel will be restricted to the southern most end of Sub Area 1 in the Alamitos Bay Landing area and will be limited to fifty rooms or less.

- **Office Uses**

The permitted office (professional services) uses in the PD are narrowly defined as principal uses. Other office uses are only allowed as "interim" uses for limited periods of time. An amendment is required to allow general office uses.

- **Parking**

At the recommendation of the Marine Advisory Commission, language will be added to the parking sections to mandate compliance to the general parking requirements of the Zoning Regulations. The current parking section in the

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PD is specific to a limited number of land uses and does not address parking for general office or hotel uses.

The following is a summary of the current zoning, general plan, and land uses around the site:

	ZONING	GENERAL PLAN	LAND USE
SITE	PD-4	LUD #7 - MIXED USES	MARINA/COMM.
NORTH	R-1-S	LUD #1 - SINGLE FAMILY	RESIDENTIAL
SOUTH	PD-4	LUD #7 - MIXED USES	COMMERCIAL
EAST	PD-4	LUD #7 - MIXED USES	COMMERCIAL
WEST	R-1-S	LUD #7 - MIXED USES	MARINA

LOCAL COASTAL PROGRAM/PD-4 AMENDMENT

The following amendments are recommended to the "GENERAL DEVELOPMENT AND USE STANDARDS":

- **Add subsection (3) to item c regarding building design as follows:**

(3) Restrooms. The remodeling and/or additions to the restroom facilities shall be subject to design review. Separate restroom facilities for the public shall be added at each location.

This modification (bolded) adds language mandating design review and requires separate restroom facilities for the general public.

- **Add subsection 5 to the parking section as follows:**

(5) Unless otherwise specified, all development shall comply with the off-street parking and loading provisions of Chapter 21.41 of the Zoning Regulations.

The parking of recreational vehicles and unattached trailers shall be consistent with Marine Bureau policy.

This modification (bolded) adds language mandating compliance to the general parking requirements for all uses not specified as well as the parking space and access development standards. This amendment will provide parking standards for a future hotel/inn and general office use.

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- **Modify subsection e by adding landscape requirements as follows:**

Prior to approval of any new construction, landscaping plans for new construction shall be designed to harmonize with the exiting landscaping and shall be provided for review and approval.

Existing berms, seating cutouts, and trees shall be maintained. A landscape theme shall be developed for Marina Drive that includes new palm trees, shrubs, vines, and accent lighting. The existing fence along Marina Drive will be removed and/or replaced with a better fence product. Prior to any major landscape improvements, a landscape Master Plan shall be submitted for review and approval.

This modification (bolded) adds language address the landscape concerns of the Master Plan Committee. This item gives direction as to required improvements and mandates review and approval of any major landscape improvements to the marina area.

The following amendments are recommended to the SPECIFIC DEVELOPMENT AND USE STANDARDS:

Sub area 1

- **Modify the introductory statement as follows:**

This area is **located** in the southwesterly ~~easterly~~ portion of the PD. ~~City and is known as Seaport Village.~~ This area extends southward from Marina Drive where it becomes an east/west roadway and bridges the San Gabriel River **and includes the mole road extension of Marina Drive which forms the southwestern border of Basin 1.** This subarea is intended to maintain the existing shopping center.

This staff recommended modification deletes the name of the shopping center and more accurately locates the subarea within the plan. The center has recently been renamed Alamitos Bay Landing. This modification more clearly defines the subarea boundary which will avoid conflicts or confusion to prospective tenants.

a. Use

- **Modify office use subsection C as follows:**

C. Professional **Offices Services**

- 1) ~~Yacht broker~~
- 2) ~~Architect~~
- 3) ~~Artist Studio~~

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- 4) ~~Oceanographic study office~~
5) ~~Marine insurance~~

This modification allows general office uses in Sub area 1.

- **Add subsection G to the list of permitted uses as follows:**

G. Hotel/Inn

A hotel or inn use is restricted to the southern most end of sub area 1 in the "Alamitos Bay Landing" center and is limited to a development of fifty (50) rooms or less.

This modification (bolded) addition allows hotel/inn uses in Sub area 1.

- **Modify Prohibited Uses subsection (4) uses as follows:**

- (4) Prohibited Uses: Transient residential use (including ~~hotels~~ motels and boatels).

This modification deletes hotels from the list while maintaining the other forms of transient residential housing as prohibited uses.

- **Modify Interim Uses subsection (5) uses as follows:**

- (5) Interim Uses. All other retail sales uses other than those permitted as principal uses under Subsection (a)1.A, all other personal services uses other than those permitted as principal uses under Subsection (a)1.B, ~~all other professional services uses other than those permitted as principal uses under Subsection (a)1.C~~, all other financial services uses other than those permitted as principal uses under Subsection (a)1.D, may be permitted as Interim Uses provided that the following standards are met;

This modification deletes professional offices from the list while maintaining the other forms interim uses as stipulated in the current PD.

Sub area 2

- **Add subsections c, d, and e to the list of prohibited uses as follows:**

- (c) Boat Storage and Hoist Facilities.
(d) Non-dockside moorings (or anchoring in the bay).

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- (e) **Storage of recreational vehicles and unattached trailers. Administrative relief from this regulation can be obtained if approved by the Marine Bureau.**

This modification (bolded) to the prohibited use section is consistent with the Committee's recommendations for Sub area 2.

CURRENT ACTION REQUESTED

The current action requested is an amendment to the Local Coastal Program and Long Beach Marina Planned Development (PD-4).

Such requests may be granted only when favorable findings, as specified in Chapter 21.25, are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

LOCAL COASTAL PROGRAM /ZONING REGULATION (PD-4) AMENDMENT FINDINGS

Pursuant to Chapter 21.25, Division I of the Long Beach Municipal Code, the City Council shall not approve a Zone Change or a Zoning Regulation Amendment unless positive findings are made consistent with the criteria set forth in the Zone Change regulations. Such permits may be granted only when favorable findings are made on all of the following criteria:

- A. **THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA.**

Positive findings can be made on this item.

The major change in the PD regulations is to allow hotel and general office use in the Alamitos Bay Landing center (Sub Area 1). The hotel development and general office use has been determined to be ideal in this location as a visitor serving facility in a coastal location. No traffic or circulation impacts are anticipated, as the site for the hotel is in a fully developed commercial center. Parking will be required at the time of the development.

The miscellaneous amendments are minor in nature and relate mainly to Marina maintenance and operations.

According to the guidelines to implement the California Environmental Quality Act, Negative Declaration ND 40-01 has been prepared and is forwarded to the City Planning Commission for concurrent consideration. Adverse environmental impacts have not been identified.

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B. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.

A positive finding can be made on this item.

The General Plan is expressed through the Local Coastal Plan (LCP) and the implementing ordinance is the Long Beach Marina Planned Development Plan (PD-4). According to Advance Planning staff, an amendment (LCP.AMD1-02) will amend both the LCP and PD-4 with regard to the recommendations outlined in the Alamitos Bay Master Plan. The code amendments will be in conformance with the LCP once adopted by the City Council and Coastal Commission.

C. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN WILL BE FULLY MET.

The project does not involve the rezoning of a mobile home park.

PUBLIC HEARING NOTICE

Ninety Notices of Public Hearing were mailed on January 18, 2002 to the boat occupants in the adjacent Alamitos Bay Marina, the Marina Pacifica/Naples/Alamitos Bay Beach community groups, as well as to the elected representative of the of the Third Council District. Local newspaper notice was published January 22, 2002.

Marine Bureau staff notified the Alamitos Bay Master Plan Steering Committee members.

REDEVELOPMENT REVIEW

The project is not located in a Redevelopment Project Area.

ENVIRONMENTAL REVIEW

According to the guidelines to implement the California Environmental Quality Act, Negative Declaration ND 40-01 has been prepared and is forwarded to the City Planning Commission for concurrent consideration.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

1. Certify Negative Declaration ND 40-01;
2. Recommend that the City Council adopt amendments to the Local Coastal Program (General Plan) and the Long Beach Marina Planned Development Plan (PD-4).

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Respectfully submitted,

EUGENE ZELLER,
DIRECTOR OF PLANNING AND BUILDING

By: 
HAROLD SIMKINS
SENIOR PLANNER

Approved: 
ROBERT BENARD
ZONING ADMINISTRATOR

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Attachments

1. Alamos Bay Master Plan and Illustrative Land Side Development Concepts; and
2. Long Beach Marina Planned Development Plan (PD-4).

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