

**CALIFORNIA COASTAL COMMISSION**

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October 27, 2005



**TO:** Commissioners and Interested Persons

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

**F5a**

**SUBJECT:** Major Amendment Request No. 2-04 (LOB-MAJ-2-4) to the City of Long Beach Certified Local Coastal Program. For public hearing and Commission action at the Commission's November 18, 2005 meeting in Los Angeles.

**SUMMARY OF LCP AMENDMENT REQUEST NO. 2-04**

The Coastal Commission certified the City of Long Beach Local Coastal Program (LCP) on July 22, 1980. Amendment Request No. 2-04 is the City's second and final major LCP amendment request for 2004. The proposed LCP amendment, contained in City Council Ordinance No. C-7904, proposes several changes to the City's zoning ordinance provisions that regulate commercial storage/self-storage land uses throughout the City (Exhibit #6). Commercial storage/self-storage, as defined by amended zoning ordinance Section 21.15.570, is a commercial land use consisting of the rental of space for the storage of personal property and recreational vehicles. The proposed LCP amendment affects only the Implementing Ordinances (LIP) portion of the LCP. The certified Land Use Plan (LUP) portion of the LCP is not affected by the LCP amendment, and no properties are being rezoned.

The zoning changes contained in City Council Ordinance No. C-7904 would affect specific commercial and industrial zoning districts and several planned development districts located outside of the coastal zone, but the LCP amendment request is comprised of only the portion of the zoning regulation changes that are applicable to the certified portion of the City's coastal zone. The only proposed changes that directly affect the coastal zone are some of the proposed changes to the PD-1 (Planned Development District One) ordinance, which is also known as the Southeast Area Development and Improvement Plan (SEADIP). The proposed changes to the PD-1 ordinance would prohibit commercial storage/self-storage land uses in SEADIP Subareas 25 and 26, and would allow commercial storage/self-storage in SEADIP Subarea 19 only as a conditional use (Exhibit #3). However, since the SEADIP area includes both certified and uncertified geographic areas, the proposed change to SEADIP Subarea 26 does not affect the certified LCP since Subarea 26 (among others) was omitted from LCP certification in 1980. The City's proposed zoning ordinance changes also include the adoption of a new set of conditional use conditions/standards (Section 21.52.219.7) that would be applied to any Conditional Use Permit (CUP) approving a new commercial storage/self-storage use within SEADIP Subarea 19 or within the other areas of the City where such uses are allowed as a conditional use. Currently, commercial storage/self-storage uses are prohibited uses in all of the park, residential and commercial zoning districts throughout the City's coastal zone.

**SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending that the Commission, after public hearing: 1) Reject the LIP amendment request as submitted; and, 2) Certify, only if modified, the LIP amendment request. The motions to accomplish this recommendation begin on Page Two. The suggested modifications, on the bottom of Page Three, are necessary to protect dry boat storage areas in the coastal zone that support public recreational opportunities (See Page Six). If the LIP is modified as suggested, dry boat storage, including the four existing dry boat storage facilities at Alamitos Bay, will be a permitted conditional use (as a park related improvement) within park districts that provide recreational boating opportunities. Only if modified as suggested, would the LCP amendment request conform with, and be adequate to carry out, the provisions of the certified LUP that protect recreational boating activities.

**CONTENTS OF LCP AMENDMENT REQUEST NO. 2-04**

The City Planning Commission held a public hearing for the LCP amendment on December 18, 2003, and the City Council held a public hearing on February 10, 2004. On April 27, 2004, the City of Long Beach submitted LCP Amendment Request No. 2-04 to the Commission's South Coast District office in Long Beach for Commission certification. The LCP amendment request, contained in City Council Ordinance No. C-7904, was submitted with City Council Resolution No. C-28332 (Exhibits #5&6). The resolution states that the LCP amendment is intended to be carried out in full conformity with the California Coastal Act, and that the LCP amendment shall be effective upon certification by the Coastal Commission.

On November 5, 2004, after receiving from the City additional materials that were deemed necessary to complete the LCP amendment submittal, the Executive Director determined that LCP Amendment Request No. 2-04 was in proper order and legally adequate to comply with the submittal requirements of Section 30510 of the Coastal Act and Section 13553 of the California Code of Regulations (Title 14). On December 8, 2004, the Commission granted a one-year extension to the time limit for Commission action on the LCP amendment request.

**FOR 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* or *Pam Emerson* in the South Coast District office at (562) 590-5071.

**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 conforms with, and is adequate to carry out, the provisions of the certified LUP.

**I. STAFF RECOMMENDATION**

Staff recommends adoption of the following motions and resolutions:

**A. Deny the LIP Amendment as Submitted**

**MOTION I:** *"I move that the Commission reject Amendment Request No. 2-04 to the City of Long Beach Implementing Ordinances as submitted by the City."*

Staff recommends a **YES** vote. Passage of this motion will result in rejection of the amendment to the LCP Implementing Ordinances as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

**Resolution Rejecting the LIP Amendment as Submitted**

The Commission hereby rejects the Amendment Request No. 2-04 to the LCP Implementing Ordinances for the City of Long Beach, as submitted, and adopts the findings set forth below on grounds that the Implementing Ordinances do not conform with and are not adequate to carry out the provisions of the certified Land Use Plan as certified. Certification of the

Implementing Ordinances would not meet the requirements of the California Environmental Quality Act because there area feasible mitigation measures and/or alternatives available which would substantially lessen any significant adverse effects of the Implementation Program on the environment.

**B. Certify the LIP Amendment if Modified**

**MOTION II:** *"I move that the Commission certify Amendment Request No. 2-04 to the City of Long Beach Implementing Ordinances if it is modified in conformity with the modifications set forth in this staff report."*

Staff recommends a **YES** vote. Passage of this motion will result in certification of the amendment to the LCP Implementing Ordinances, if modified as suggested, and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

**Resolution to Certify the LIP Amendment if Modified**

The Commission hereby certifies Amendment Request No. 2-04 to the LCP Implementing Ordinances for the City of Long Beach, if modified as suggested, and adopts the findings set forth below on grounds that the Implementing Ordinances, if modified according to the suggested modification stated in Section II of this report, conform with and are adequate to carry out the provisions of the certified Land Use Plan. Approval of the Implementing Ordinances, if modified according to the suggested modifications stated in Section II of this report, will meet the requirements of the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program.

**II. SUGGESTED MODIFICATIONS**

Certification of the LIP amendment is subject to the following modifications (A, B & C):

**A. Modification to Zoning Ordinance Table 35-1 - Uses in Park Districts**

Add the following use category (Dry Boat Storage) to Zoning Ordinance Table 35-1:

Use

Dry boat storage for small boats in the coastal zone (as a park related improvement within park districts that provide recreational boating opportunities).

C - Conditional Use

**B. Conditions that shall apply to Dry Boat Storage in Park Districts – Section 21.52.219.7**

Add the following section (N) to the list of conditions that shall apply to commercial/self-storage uses approved by Conditional Use Permit (Section 21.52.219.7):

N. Dry Boat Storage in Park Districts. Boat owners with small boats in dry boat storage areas within a Park District shall be provided 24-hour access to the storage area.

**C. Correct Typographical Error**

Correct the following typographical error in the SEADIP Subarea 19 section of the PD-1 ordinance – See Exhibit #6, p.5 (error is crossed-out, and the correction is in **bold text**):

- c. Commercial storage/self-storage (21.15.570) shall be allowed by Conditional Use Permit (21.52.219.57).

**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 No. 2-04**

The LCP amendment, contained in City Council Ordinance No. C-7904, proposes several changes to the City's zoning ordinance provisions that regulate commercial storage/self-storage land uses throughout the City (Exhibit #6). Commercial storage/self-storage, as defined by amended zoning ordinance Section 21.15.570, is a commercial land use consisting of the rental of space for the storage of personal property and recreational vehicles.

The City's stated purpose for the proposed changes to the zoning regulations and LCP amendment request is to limit the development of self-storage uses in zoning districts deemed inappropriate for the use and/or inconsistent with the purpose of the zoning regulation and General Plan. The proposed changes target areas that are zoned for industrial and business park uses, land use districts that are intended to attract and maintain industrial and manufacturing operations and/or business park settings that are labor intensive. The City has determined that the development of such areas with self-storage uses would be an underutilization of industrial property and is inconsistent with the intent of the land use regulations. As a result, the City proposes to impose additional restrictions on the potential locations for self-storage uses throughout the City. Such uses are currently prohibited in all residential zones and every commercial zone except for the CHW (Commercial Highway) and CS (Commercial Storage) zoning districts.

In 2002, the Long Beach City Council enacted a temporary moratorium on the development of new self-storage facilities in order to allow time for the Planning Department to study and better regulate this unique type of commercial land use. The City states that the moratorium was brought about by a concern that improved regulation of self-storage facilities is needed to: 1) ensure proper development and compatibility with other land uses, and 2) ensure that the development of self-storage facilities does not preclude other development opportunities that may provide greater public benefit. In May 2003, the City published the "City of Long Beach Self-Storage Study" by consulting firm Cotton/Bridges/Associates, in association with Stanley R. Hoffman Associates. The study documents 31 existing self-storage facilities in the City of Long Beach (none documented in the coastal zone), includes an analysis of the self-storage regulations of five similarly-sized cities, and recommends that the City adopt several zoning ordinance changes in order to better regulate self-storage facilities.

The City Council adopted the zoning ordinance changes set forth in Ordinance No. C-7904, and has submitted the changes to the Commission for certification as part of the Implementing Ordinances

(LIP) portion of the certified City of Long Beach LCP (Exhibit #6). The first proposed change would amend zoning code Section 21.15.570 in order to clarify that the definition of "commercial storage" includes "self-storage." The amended definition is as follows:

"Commercial storage/self-storage" means a commercial land use consisting of the rental of space for the storage of personal property (mini warehouse) and recreational vehicles. An industrial warehouse is not considered commercial storage. [Note: The single revision is underlined.] (Exhibit #6, ps.6-7).

The City's commercial and industrial zoning districts and several planned development districts located outside of the coastal zone would be affected by the proposed changes to the zoning ordinance, but the only proposed changes that directly affect the coastal zone are some of the proposed changes to the PD-1 (Planned Development District One) ordinance, which is also known as the Southeast Area Development and Improvement Plan (SEADIP). The proposed changes to the PD-1 ordinance would prohibit commercial storage/self-storage land uses in SEADIP Subareas 25 and 26, and would allow commercial storage/self-storage in SEADIP Subarea 19 only as a conditional use (Exhibit #3). However, since the SEADIP area includes both certified and uncertified geographic areas of the City's coastal zone, the proposed changes to SEADIP Subarea 26 do not affect the certified LCP since Subarea 26 (among others) was omitted from LCP certification in 1980 (Exhibit #3, p.2).

The changes that affect areas outside of the coastal zone involve changes to several planned development districts and the permitted use tables for the commercial and industrial zoning districts. The City proposes to amend to Zoning Ordinance Table 32-1, which lists the permitted uses in the commercial zoning districts. The first change would list self-storage and recreational vehicle storage as a permitted use in the CS (Commercial Storage) zoning district, but only with a CUP (Conditional Use Permit). Currently, Table 32-1 lists self-storage and recreational vehicle storage as a permitted use in the CS district without the requirement for a CUP. The second proposed change to Table 32-1 would make self-storage and recreational vehicle storage a prohibited use in the CHW district (Commercial Highway) rather than a use that is currently permitted with a CUP. There are no CS or CHW zoned properties within the City's coastal zone, so the changes to Table 32-1 would not affect any land uses in the coastal zone. Commercial self-storage and recreational vehicle storage would continue to be prohibited in all commercial zoning districts except for the CS (Commercial Storage) district.

The City also proposes to amend Zoning Ordinance Table 33-2, which lists the permitted uses in the industrial zoning districts. Table 33-2 would be amended in order to clarify that Wholesale Trade is a permitted use in the Industrial Zoning Districts, while personal storage, self-storage and recreational vehicle storage are prohibited uses except in the IG zone where such uses can be permitted with a CUP. There are no Industrial Zoning Districts located within the City's coastal zone, so the changes to Table 33-2 would not affect any land uses in the coastal zone (Exhibit #2).

The City's proposed zoning ordinance changes include the adoption of a new set of conditional use conditions/standards (Section 21.52.219.7) that would be applied to any Conditional Use Permit (CUP) approving a new commercial storage/self-storage use within SEADIP Subarea 19 or within the other areas of the City where such uses are allowed as a conditional use (i.e. the CS and IG zones). The conditions would limit the location and design of such uses, where they are permitted with a CUP, and include landscaping, fence, noise, lighting and security provisions (Exhibit #6, ps.3-4).

With the proposed zoning ordinance changes, commercial storage/self-storage uses will continue to be prohibited uses in all of the park, residential and commercial zoning districts throughout the City's coastal zone (commercial storage/self-storage uses are not permitted in any park or residential zone). Commercial storage/self-storage uses will continue to be permitted uses (with a CUP) in the CS and IG zoning districts, and the planned development districts that reference the CS and IG zoning districts.

**B. Reject the LCP Amendment Request**

The basis for the Commission's rejection of the proposed LCP amendment as submitted is that it strengthens the City's prohibition on self-storage uses throughout the coastal zone (except in SEADIP Subarea 19) without making any exception for dry boat storage areas that support recreational boating. Dry boat storage areas, including the four existing facilities at Alamitos Bay, support and encourage recreational boating as required by Section 30224 of the Coastal Act, which states:

Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing *dry storage areas*, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

Facilities that serve recreational boating, including the four existing facilities at Alamitos Bay, are protected by Section 30234 of the Coastal Act, which states

Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.

Self-storage, including the storage of recreational vehicles, is the subject being addressed by the proposed LCP amendment. Boats are a specific type of recreational vehicle. Therefore, dry boat storage as a land use falls within the definition of "commercial storage/self-storage" set forth by amended zoning code Section 21.15.570:

"Commercial storage/self-storage" means a commercial land use consisting of the rental of space for the storage of personal property (mini warehouse) and *recreational vehicles*. An industrial warehouse is not considered commercial storage. (*emphasis added*)

Currently, commercial storage/self-storage uses are generally prohibited in all of the residential, commercial, and park zoning districts throughout the City's coastal zone. The City states, however, that dry boat storage is a special park-related use that is permitted in the Park zone as an accessory park use. The certified LIP (Zoning Table 35-1) lists *park improvements* as a permitted use in the Park zone, but does not list *dry boat storage* as a use that can be permitted in a park. In order to protect dry boat storage facilities that support of recreational boating, the zoning ordinance should list this use as an allowable use in the Park zone.

There are four existing dry boat storage areas in the City, all of which are located at Alamitos Bay (Exhibit #4, p.1). The City asserts that three of the existing dry boat storage facilities are permitted in the Park zones where they are located, but the City lists the dry boat storage at the north end of Marine Stadium as a non-conforming use. The distinction between the three permitted dry boat facilities and the non-conforming facility is not clear. All four facilities are in Park zones; all four are next to the waters of Alamitos Bay, and all four support boating recreational activities in the bay.

As previously stated, the certified LIP (City zoning ordinance) does not clearly state whether dry boat storage areas are permitted or prohibited uses in the Park zone. This puts the existing facilities at risk of being closed as a non-conforming land use in the Park zone. Closing a dry boat storage area as a

non-conforming use would conflict with the LCP and Coastal Act provisions that protect recreational boating opportunities (unless the LCP specifically calls for the closing of a dry boat storage facility).

Dry boat storage areas support recreational boating use of coastal waters by enabling the public to store boats near the water, thus reducing the need to moor additional vessels in the Bay or transport the vessels to the sea with automobiles. The cost of renting marina space for small vessels is often prohibitive for many users of small rowboats and sailboats, so they are dependent on dry boat storage areas. Boaters using the dry boat storage areas at the water's edge at Alamitos Bay can access the water using public transportation as the boats are already at the shoreline. The certified LUP calls for increased reliance on public transportation and decreased reliance on automobiles (LCP p. II-2). The continued provision of dry boat storage areas near the water carries out these certified LUP policies.

The certified LUP identifies dry boat storage as an important accessory use at waterfront recreation areas and identifies at least three such areas at Alamitos Bay (LCP Area E Map, LCP p. III-E-3). The certified Long Beach LCP includes the following LUP policies that address dry boat storage:

A. General Policy – Alamitos Bay (LCP p. III-R25)

The use of Alamitos Bay should be primarily recreational. Commercial use should be limited to support of recreation. Educational use should be encouraged, particularly as related to aquatic skills. Within recreational uses, emphasis should be swimming, and sailing or rowing of small boats....

B. 3. Public Access Policies – Alamitos Bay (LCP p. III-R27)

- j. Additional dry boat storage should be provided for small boats that utilize the Bay as their recreation area.

C. Augmenting Implementations – Alamitos Bay (LCP p. III-R30)

- 14. An economical and simple small-boat storage facility will be established with immediate access to the Bay water for use by owners of non-powered small craft (rowing, paddling, sailing) for use primarily within the Bay and Marine Stadium. Financing could be "at cost" by user fees.

The above-stated provisions of the certified LCP clearly call for the provision of dry storage of small boats to support recreation at Alamitos Bay. The City agrees that dry boat storage facilities can be, and are currently, permitted as accessory park uses or park improvements. Therefore, the certified LIP should allow dry boat storage areas that support recreational boating, and it would not if the LCP amendment request is certified as submitted. In order to ensure that the certified LIP conforms with and carries out the provisions of the certified LUP, the LIP amendment as proposed must be rejected.

In order to protect dry boat storage areas, and to clarify whether the dry boat storage areas are permitted or prohibited uses, the certified LIP shall be modified to state that dry storage for small boats is a permitted conditional use within park districts that provide recreational boating opportunities (See Section II). Without the suggested modification, it could be argued that one or more of the existing dry boat storage areas would have to be closed as a non-conforming land use in the Park zone. The same argument could be made to prevent the City from establishing a new dry boat storage area or relocate an existing facility, should the need arise. The suggested modification would not require that any new dry boat storage areas be built, but it would clarify that these uses can be consistent with park zoning when designed with the appropriate mitigation measures (See Section 21.52.219.7 – Exhibit #6, p.5). It would also provide a better planning framework for determining where and how any new dry boat storage area could be permitted. The City is considering at least one new dry boat storage facility at

the Alamitos Bay Marina (Exhibit #4). Therefore, only if modified as suggested, will the proposed LCP amendment LIP conform with and carry out the provisions of the certified LUP.

The second suggested modification is necessary to ensure that boat owners with small boats in dry boat storage areas within a Park District shall be provided 24-hour access to their boats, instead of the limited hours (7 a.m.-7 p.m. weekdays and 9 a.m.-5 p.m. weekends and holidays) set forth by zoning code Section 21.52.219.7.K for commercial storage units (Exhibit #6, p.4). The suggested new provision (Section 21.52.219.7.N) would ensure that the boat owners have access to the dry boat storage areas and their boats during the early morning, late evening and nighttime hours when boaters often embark or return from the sea. The hours set forth for commercial storage units by zoning code Section 21.52.219.7.K are too restrictive for typical boating recreation activities, as many boaters must leave the bay in the early morning hours (e.g., for fishing excursions or trips to the Channel Islands). Only if modified as suggested to allow boating at all hours will the proposed LCP amendment LIP conform with and carry out the provisions of the certified LUP that protect recreational boaters' use of Alamitos Bay.

The third suggested modification is necessary to correct a typographical error in the SEADIP Subarea 19 section of the PD-1 ordinance (See Exhibit #6, p.5). The City ordinance refers to Section 21.52.219.5 instead of Section 21.52.219.7.

### **C. Certify the LCP Amendment with Modifications**

Only if the City modifies the LCP amendment as suggested in Section II, would the amendment to the LCP Implementing Ordinances conform with, and be adequate to carry out, the provisions of the certified LUP.

The proposed LCP amendment includes changes to the zoning regulations that apply to Subareas 19, 25 and 26 of PD-1 (Planned Development District One), which is also known as SEADIP, the Southeast Area Development and Improvement Plan (Exhibit #3). The City's proposed zoning ordinance changes do not affect any other zoning districts or properties within the coastal zone. The proposed changes to the PD-1 ordinance would prohibit commercial storage/self-storage land uses in SEADIP Subareas 25 and 26, and would allow commercial storage/self-storage in SEADIP Subarea 19 only as a conditional use (Exhibit #3).

The **SEADIP Specific Plan** has a long history. It was originally adopted by the City of Long Beach in 1977, prior to certification of the City's LCP. In 1980, the Commission included part of the SEADIP document into the original LCP as both the implementing ordinances (LIP) and Land Use Plan (LUP) for the southeast portion of the City. However, large geographic areas covered by SEADIP were deleted from the proposed LCP when the Commission originally certified the City of Long Beach LCP in 1980. The policies and standards that apply to the uncertified LCP areas were never certified as part of the certified LCP. The geographic areas that were never incorporated into the certified LCP include the formerly unincorporated portions of Los Angeles County (Los Cerritos Wetlands) and Parcel 11b (Exhibit #3 p.2). Other City areas covered by SEADIP are located outside of the coastal zone and therefore are also not part of the certified LCP.

Therefore, the City's SEADIP document includes both certified and uncertified standards and geographic areas. This LCP amendment request would affect only the portion of SEADIP that has been certified by the Commission and only the geographic SEADIP area that is currently covered by the certified City of Long Beach LCP. The Los Cerritos Wetlands area, which was annexed from Los



Angeles County into the City of Long Beach, is not within the area covered by any certified LCP<sup>1</sup>. This LCP amendment would not alter the boundaries of the currently certified City of Long Beach LCP.

### **SEADIP Subarea 19**

SEADIP Subarea 19 is located in southeast Long Beach, on the eastern edge of the Los Cerritos Wetlands (Exhibit #2). Subarea 19 is a developed industrial area occupied by two electric generating plants and their associated fuel tank farms (Exhibit #3). One of the tank farms in Subarea 19 is also the site of a proposed commercial development that may include a Home Depot store (See EIR - State Clearinghouse No. 2004031093). The northern end of Subarea 19 extends outside of the coastal zone. The land area within the southern portion of Subarea 19 that falls within the coastal zone is within the permitting jurisdiction of the City of Long Beach LCP.

Since the PD-1 ordinance allows industrial uses in Subarea 19, the City determined that commercial storage/self-storage uses are currently permitted uses. In fact, one commercial self-storage business is in operation at the northern end of the subarea, outside of the coastal zone. The proposed LCP amendment would allow commercial storage/self-storage in SEADIP Subarea 19 only as a conditional use. The proposed change would result in a requirement to obtain a Conditional Use Permit (and a Local Coastal Development Permit for a project within the coastal zone) for any new commercial storage/self-storage use in the subarea (Exhibit #6, p.5).

The certified LUP identifies Subarea 19 as an industrial area. The certified LUP allows commercial storage/self-storage uses in this industrial area where the existing established industrial uses do not conflict with recreational, commercial or residential land uses. The proposed change to require a Conditional Use Permit for any new commercial storage/self-storage use conforms with, and is adequate to carry out, the provisions of the certified LUP.

### **SEADIP Subareas 25 and 26**

SEADIP Subareas 25 and 26 are also located in southeast Long Beach, south of Second Street and east of Pacific Coast Highway (Exhibit #3). Subareas 25 and 26 are developed with oil producing facilities. The San Gabriel River runs along the southeast edge of these subareas, and scattered wetlands and ponds can be seen throughout both subareas. Some commercial development exists along Pacific Coast Highway in the southern portion of Subarea 25.

Subarea 25 is entirely within the coastal zone, but most of Subarea 25 was omitted from LCP certification in 1980 (Exhibit #3, p.2). Therefore, permitting jurisdiction is split between the Coastal Commission (for the uncertified areas) and the City (for the areas subject to the certified LCP). The existing commercial development in Subarea 25 is within the City's certified LCP area. Subarea 26 is entirely within the coastal zone, but permitting jurisdiction for the entire subarea remains with the Coastal Commission since this subarea was entirely was omitted from LCP certification in 1980. Therefore, Subarea 26 is not included in the certified City of Long Beach LCP or any other LCP that is effectively certified.

The SEADIP Specific Plan (PD-1) identifies Subareas 25 and 26 as Business Park where office commercial and light industrial uses are permitted. Since the PD-1 ordinance currently allows light industrial uses in Subareas 25 and 26, the City is concerned that commercial storage/self-storage uses could be permitted if the ordinance is not changed to prohibit such uses. No commercial storage/self-

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<sup>1</sup> In 1984 the Commission approved an LCP for the Los Cerritos Wetlands with suggested modifications, but the LCP never received final certification. The Commission's approval of the Los Cerritos Wetlands LCP with suggested modifications has since lapsed.

storage uses currently exist in these two subareas. In order to make the PD-1 ordinance clear, the proposed amendment would prohibit commercial storage/self-storage in SEADIP Subareas 25 and 26.

Self-storage uses (except boat storage near recreational boating areas) are not a priority land use and do not provide any recreational value. They occupy land, but provide for very limited human activity. The certified LUP protects community character, public access and recreational facilities. Therefore, with the exception of the one type of storage addressed in the suggested modification, the proposed change to prohibit commercial storage/self-storage uses in Subareas 25 and 26 would not conflict with any provision of the certified LUP.

In fact, the provisions applicable to Subarea 26 are not even part of the certified Long Beach LCP, since Subarea 26 was omitted from LCP certification (Exhibit #3, p.2). Subarea 26, most of Subarea 25, and several other parts of the SEADIP area were omitted from LCP certification because the omitted area was unincorporated and not part of the City at that time, and the extent of the wetlands was being disputed by stakeholders. For the certified portion of Subarea 25, the Commission notes that it is only certifying the proposed prohibition of one type of use: commercial storage/self-storage. This is important for two reasons. First, any use proposed in the uncertified SEADIP subareas, which includes a large part of Subarea 25 and all of Subarea 26 and others, would have to conform with the Chapter 3 policies of the Coastal Act. Since it is likely that wetlands occupy large swaths of both subareas, Section 30233 may prohibit most, if not all, commercial, residential and industrial land uses.

Secondly, the SEADIP specific plan (PD-1 ordinance) does not preserve the wetland areas that would be restricted by Section 30233. The plan, developed in 1977 prior to the development of the Long Beach LCP, essentially calls for the consolidation of scattered wetlands into a restored northern Los Cerritos Wetlands area, and the filling and development of Subareas 11, 25 and 26. In light of the California appellate court decision in *Bolsa Chica Land Trust v. Superior Court* (1999), 71 Cal. App. 4<sup>th</sup> 493, and the requirements of Section 30233, any planning scenario involving the consolidation and filling of wetlands is extremely problematic.

The certified Long Beach LCP recognizes the legal problem with the plan's proposed residential development on wetlands, even if the overall plan includes consolidation and restoration of a large wetland area. The RMP (Resource Management Plan ps. III-R77 through R-83) section of the certified Long Beach LCP includes Sections 30230, 30231, 30233 and 30240 of the Coastal Act and notes that:

*The application of these (Coastal Act) policies to the Los Cerritos Wetlands rather strongly supports several important aspects of this RMP. The SEADIP plan allows significant alteration of the configuration of the wetlands for purposes of residential development, "if feasible" (see page 7, line 2c, SEADIP plan) and ecological enhancement. While residential development is neither coastal-dependant nor listed in Section 30233 as a legitimate reason for diking, filling or dredging, the RMP would allow such activities only after scientific studies and decisions of the Steering Committee determine the net benefits to the ecosystems would be increased.*

The Commission has attempted to address this problem in prior LCP amendments that proposed changes to the SEADIP ordinance, but with limited success. In 1998, the City refused to accept the Commission's suggested modification to the SEADIP ordinance, pursuant to LCP Amendment Request No. 2-98B, that would have inserted specific wetland protection provisions into the PD-1 Ordinance (SEADIP). The suggested wetland protection provisions closely mirrored the provisions of Section 30233 of the Coastal Act, and included the Coastal Act's definition of wetland. The City was concerned that applying the Commission's suggested wetland protection provisions to all of the SEADIP area could cause litigation related to "takings" issues in the future (City Council staff report dated June 1, 1999). As a result, the Commission's approval of LCP Amendment Request No. 2-98B lapsed and the LCP amendment was not certified. Instead, the City agreed to adopt the Coastal Act's wetland

protection provisions *only for SEADIP Subarea 29*. In August of 1999, the Commission certified LCP Amendment No. 2-99B with wetland protection provisions that applied only to SEADIP Subarea 29. LCP Amendment Requests Nos. 2-98B and 2-99B were project driven amendments associated with Appeal No. A-5-LOB-980-336 (Marina Shores, 6500 E. Pacific Coast Highway, City of Long Beach).

In addition at that time, the City agreed to continue to work with Commission staff to formulate suitable wetland protection policies for the entire SEADIP area. Since 1999, nothing has been accomplished so the SEADIP plan (except for Subarea 29) still does not include adequate wetland protection provisions. In any case, the LIP changes proposed by this LCP amendment (the changes to the City's zoning regulations for commercial storage/self-storage land uses), if modified as suggested, conform with, and are adequate to carry out, the provisions of the certified LUP.

**C. 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:

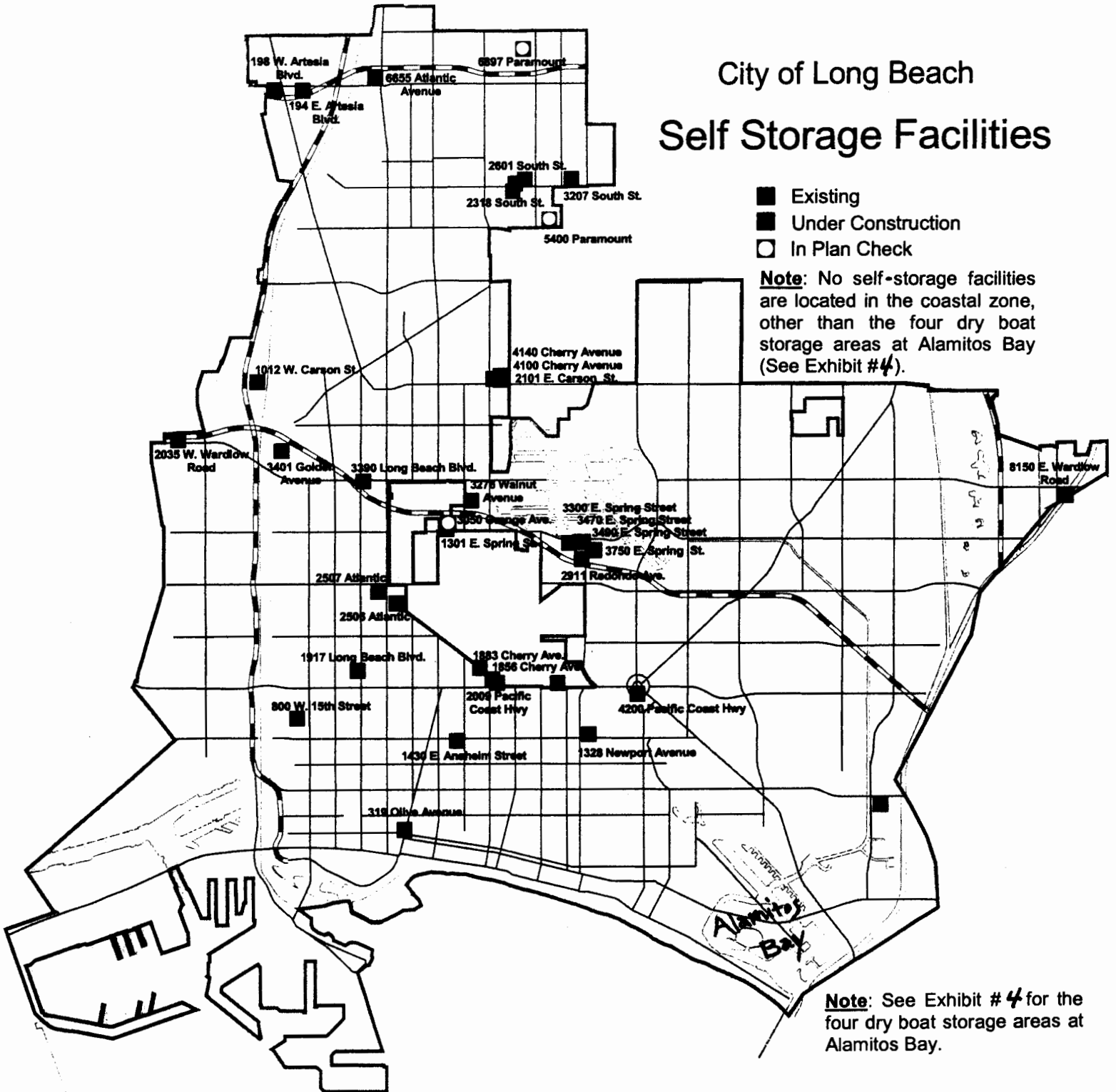
...if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The Commission finds that for the reasons discussed in this report, that if the LCP amendment is modified as suggested in Section II, 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 Self Storage Facilities

- Existing
- Under Construction
- In Plan Check

**Note:** No self-storage facilities are located in the coastal zone, other than the four dry boat storage areas at Alamitos Bay (See Exhibit #4).



**Note:** See Exhibit #4 for the four dry boat storage areas at Alamitos Bay.

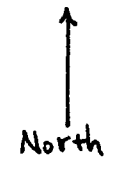
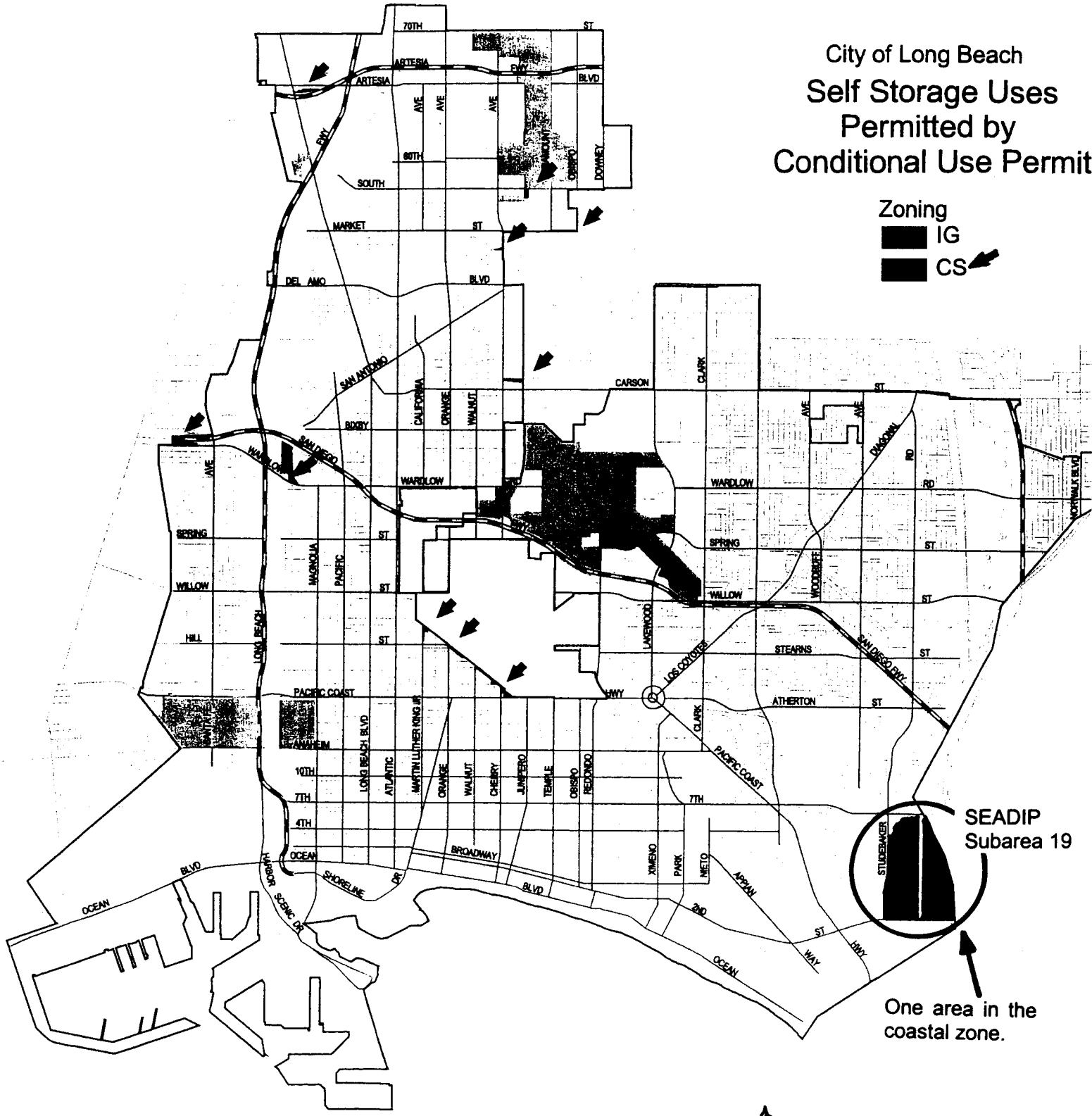


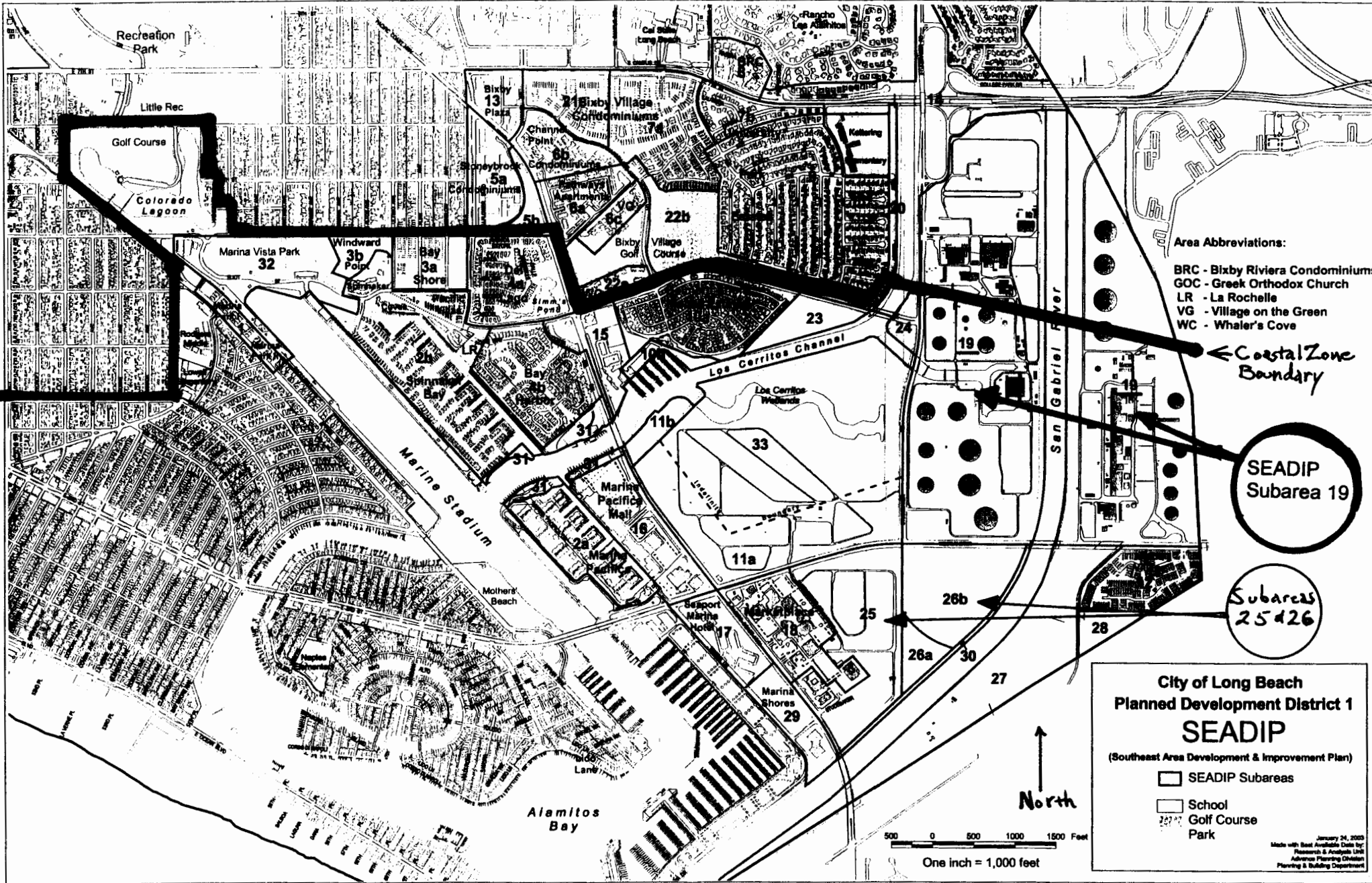
**COASTAL COMMISSION**  
**LCP 2-04**

EXHIBIT # 1  
PAGE 1 OF 1

City of Long Beach  
 Self Storage Uses  
 Permitted by  
 Conditional Use Permit

Zoning  
 ■ IG  
 ■ CS





Area Abbreviations:  
 BRC - Bixby Riviera Condominiums  
 GOC - Greek Orthodox Church  
 LR - La Rochelle  
 VG - Village on the Green  
 WC - Whaler's Cove

← Coastal Zone Boundary

SEADIP Subarea 19

Subareas 25 & 26

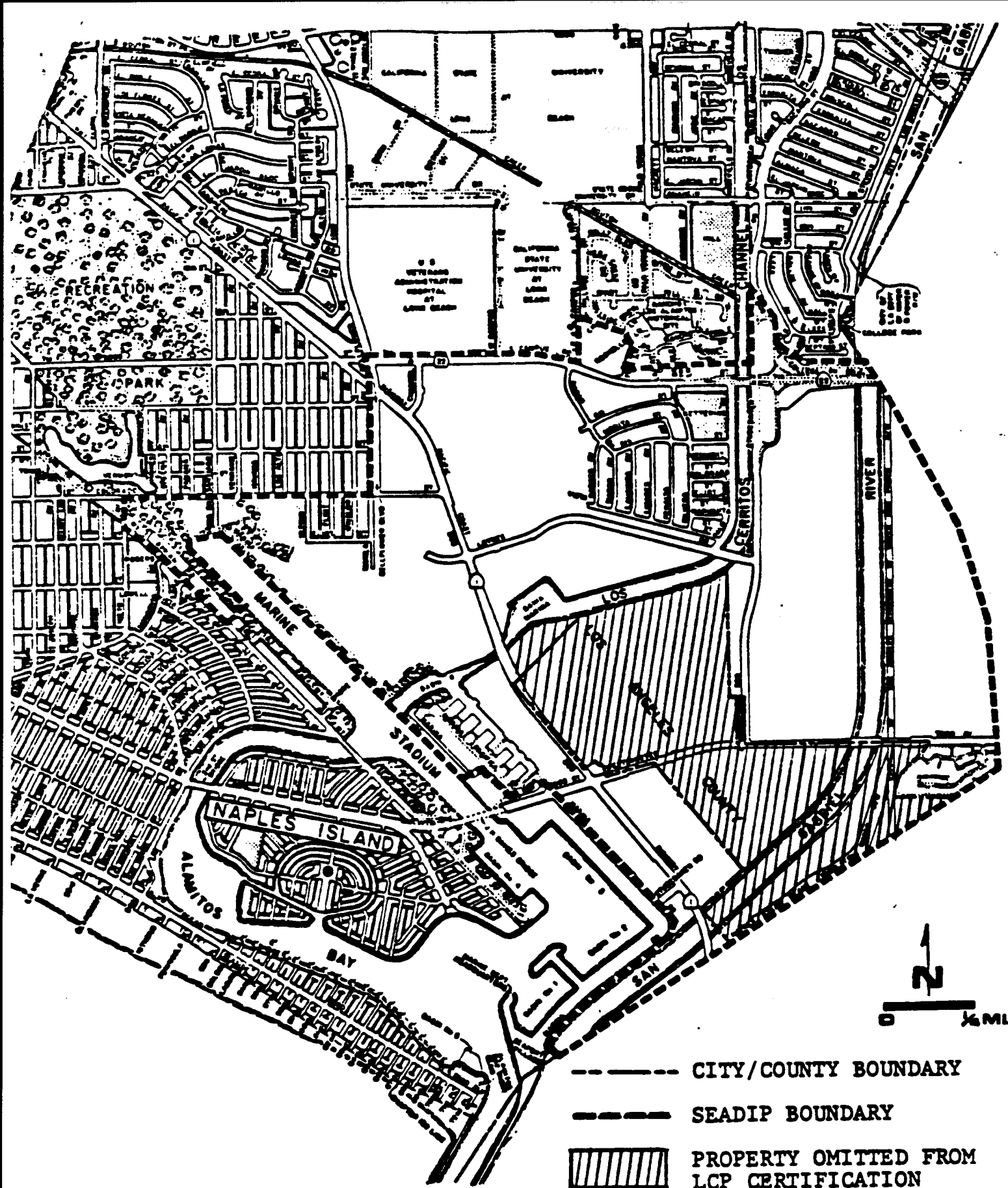
City of Long Beach  
 Planned Development District 1  
**SEADIP**  
 (Southeast Area Development & Improvement Plan)

SEADIP Subareas  
 School  
 Golf Course  
 Park

January 24, 2003  
 Made with Best Available Data by:  
 Research & Analysis Unit  
 Address Planning Division  
 Planning & Building Department

**COASTAL COMMISSION**  
**LCP 2.04**

EXHIBIT # 3  
 PAGE 1 OF 2

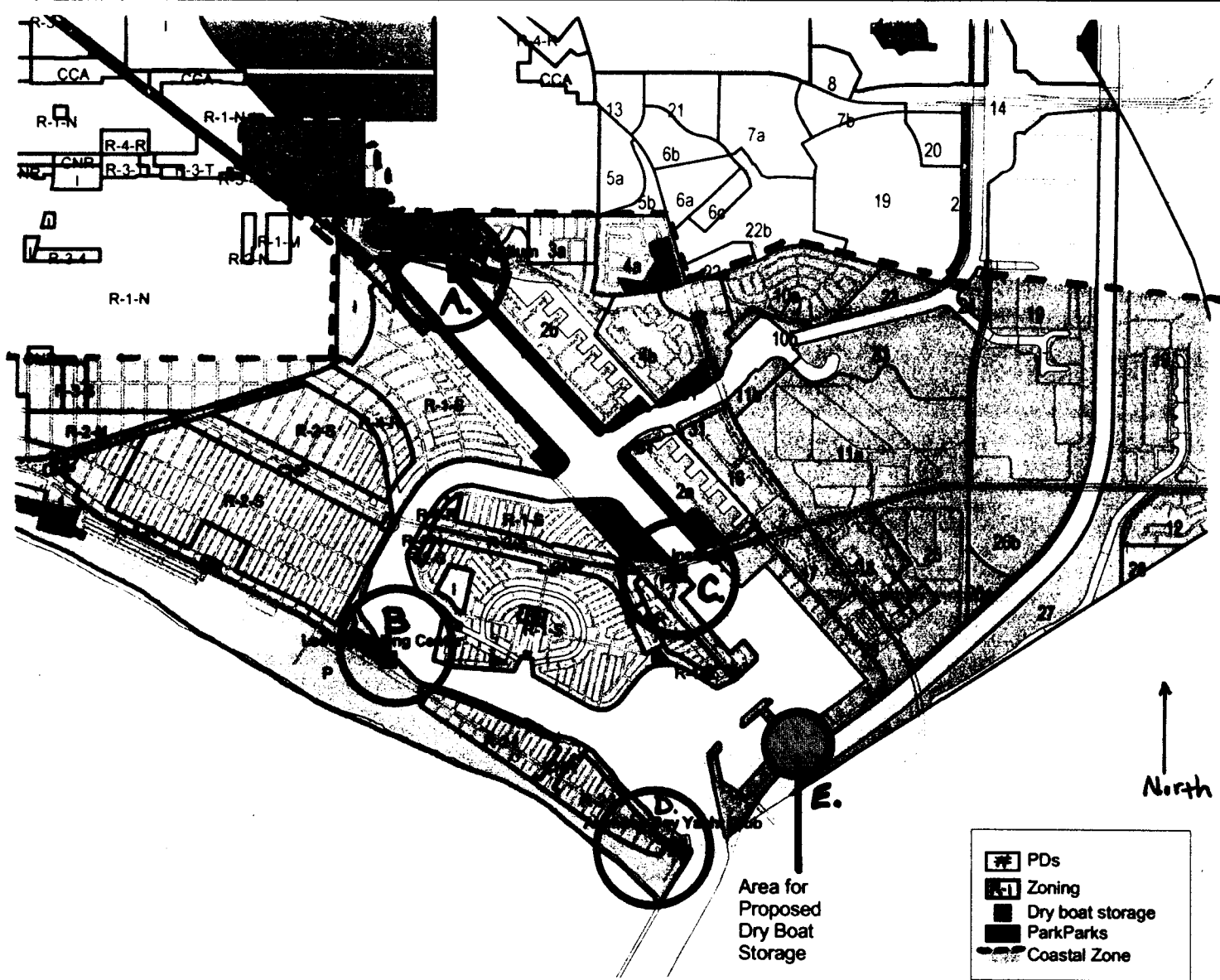


LOCATION OF STUDY AREA AND  
PROPERTY OMITTED FROM LCP CERTIFICATION

COASTAL COMMISSION  
LCP 2.04

EXHIBIT # 3

PAGE 2 OF 2



	Existing Dry Boat Storage	Zoning	Permitted Status	Accessory Use	Effects of Proposed Change
<b>A.</b>	Marine Stadium	P	Non conforming		No
<b>B.</b>	Bayshore Playground/ Leeway Sailing Center	P	Permitted	x	No
<b>C.</b>	Long Beach Marine Institute / Boy Scouts of America.	P	Permitted	x	No
<b>D.</b>	Alamitos Bay Yacht Club	P	Permitted	x	No
	<i>Proposed - Future proposal</i>				
<b>E.</b>	Near Crab Pot Restaurant	PD-4	Permitted		No

Dry Boat Storage - Alamitos Bay

COASTAL COMMISSION  
LB LCP 2-04





# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6108 FAX (562) 570-6068

ADVANCE PLANNING DIVISION

November 4, 2004

Mr. Peter M. Douglas  
Executive Director  
California Coastal Commission  
200 OceanGate 10th Floor  
Long Beach, CA 90802

**RECEIVED**  
South Coast Region

NOV 05 2004

CALIFORNIA  
COASTAL COMMISSION

**SUBJECT:** Request to certify citywide Zoning Code changes relating to self-storage facilities.

Dear Mr. Douglas:

On May 11, 2004, the City of Long Beach Department of Planning and Building received from your office a letter notifying the City of an incomplete application to amend the Local Coastal Program relating to zoning regulations of self-storage facilities in the Coastal Zone.

Four items were identified for additional information needed to complete the application. Listed below is the City's response to those points:

**Item One:**

As set forth in the existing and amended zoning ordinance § 21.15, dry boat storage would fall within the definition of "commercial storage / self-storage." In other words, "dry boat storage" is a subset of "commercial storage / self-storage."

**Item Two:**

The proposed amendment is consistent with the provisions in the certified LCP relating to recreational boating opportunities. The Local Coastal Program (LCP) identifies dry boat storage as an important accessory use. However, the discussion of dry-boat storage consists mainly of a description of existing conditions – circa 1980. The plan identifies existing dry boat storage at the Alamitos Bay Yacht Club. The Water resource section cites the dry boat storage Boy and Girl Scout campground. This amendment does not change the permitted status of any existing dry boat storage.

All of the existing dry boat storage facilities are located in the Park zone, whose permitted status is not affected by this amendment. In other words, commercial dry boat storage is not allowed in the park zone before and after this amendment.

**COASTAL COMMISSION**  
LB LCP 2-04

EXHIBIT # 4  
PAGE 2 OF 3

**Item Three:**

Please see Figure 1.

**Item Four:**

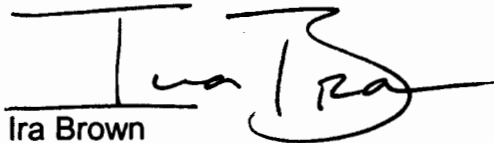
The zoning code amendment would prohibit self-storage in all commercial zones – except the Commercial Storage zone (CS) – and prohibit self-storage in industrial districts, except General Industrial (IG), but only then with a conditional use permit. This amendment also applies to Planned Development districts that reference those zoning districts. However, the only implementing ordinance of the LCP that this amendment affects is SEADIP.

As a result of this amendment, commercial dry boat storage would be allowed in Subarea 19 of SEADIP with a conditional use permit, but prohibited in Subarea 25 and 26. All other zoning districts in the Coastal Zone are not affected by this amendment.

Nevertheless, under existing city Zoning ordinances dry boat self storage would be allowed in all of PD-4 (Long Beach Marina). The City's Marine Bureau is currently trying to find funds to build another dry boat storage area near the Crab Pot Restaurant in Subarea 2 of PD-4 or at the former water injection well site in the Alamitos Bay Marina.

If there are any additional clarification questions, please do not hesitate to contact me at (562) 570-5972 to schedule an information conference call with Greg Carpenter, the Planning Manager. Thank you for your attention to this matter.

Respectfully Submitted,



Ira Brown  
Planner III

File: ccc letter.doc  
cc: Greg Carpenter  
Dennis Eschen

Attachment

**COASTAL COMMISSION**  
LB LCP 204  
EXHIBIT # 4  
PAGE 3 OF 3

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

1 RESOLUTION NO. C- 28332

2  
3 A RESOLUTION OF THE CITY COUNCIL OF THE  
4 CITY OF LONG BEACH AUTHORIZING THE DIRECTOR OF  
5 PLANNING AND BUILDING TO SUBMIT AMENDMENTS TO  
6 THE ZONING REGULATIONS OF THE CITY OF LONG  
7 BEACH TO THE CALIFORNIA COASTAL COMMISSION AS  
8 A LOCAL COASTAL PROGRAM AMENDMENT

9  
10 The City Council of the City of Long Beach resolves as follows:

11  
12 WHEREAS, the City Council of the City of Long Beach has recently amended  
13 the Zoning Regulations of the Long Beach Municipal Code as set forth in Ordinance No.  
14 C- 7904 of the City of Long Beach; and

15 WHEREAS, it is the desire of the City Council to submit said amendments to  
16 the California Coastal Commission for its review as implementing ordinances and  
17 resolutions of the Long Beach Local Coastal Program (LCP); and

18 WHEREAS, the Planning Commission and City Council gave full  
19 consideration to all facts and the proposals respecting the amendments at properly noticed  
20 and advertised public hearings; and

21 WHEREAS, the City Council approved the proposed changes by adopting the  
22 ordinance. The proposed zoning regulations are to be carried out in a manner fully  
23 consistent with the Coastal Act and become effective in the Coastal Zone immediately upon  
24 Coastal Commission certification; and

25 WHEREAS, environmental documentation has been prepared, certified,  
26 received and considered as required by law, and the City Council hereby finds that the  
27 proposed amendments will not adversely affect the character, livability or appropriate  
28 development of the surrounding properties and that the amendments are consistent with

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

1 the goals, objectives and provisions of the general plan;

2 NOW THEREFORE, the City Council of the City of Long Beach resolves as  
3 follows:

4 Section 1. The amendments to the Zoning Regulations of the City of Long  
5 Beach as adopted by Ordinance No. C- 7904 of the Long Beach City Council on  
6 March 23, 2004, copies of which are attached hereto and incorporated in this  
7 resolution as Exhibit "A" are hereby submitted to the California Coastal Commission for its  
8 review as to those parts of the ordinance that directly affect land use matters in that portion  
9 of the California Coastal Zone within the City of Long Beach.

10  
11 Sec. 2. The Director of Planning and Building of the City of Long Beach is  
12 hereby directed to submit a certified copy of this resolution, together with appropriate  
13 supporting materials, to the California Coastal Commission with a request for its earliest  
14 action, as an amendment to the Local Coastal program that will take effect automatically  
15 upon Commission approval pursuant to the Public Resources Code or as an amendment  
16 that will require formal City Council adoption after Coastal Commission approval.

17  
18 Sec. 3. This resolution shall take effect immediately upon its adoption by the  
19 City Council, and the City Clerk shall certify the vote adopting this resolution.

20 //

21 //

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**COASTAL COMMISSION**  
**LCP 2.04**

EXHIBIT # 5

PAGE 2 OF 3

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

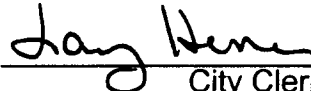
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I certify that this resolution was adopted by the City Council of the City of Long Beach at its meeting of March 16, 2004, by the following vote:

Ayes: Councilmembers: Lowenthal, Baker, Colonna, Carroll,  
Kell, Richardson, Reyes Uranga, Webb,  
Lerch.

Noes: Councilmembers: None.

Absent: Councilmembers: None.

  
City Clerk

MJM:KJM 2/4/04; 2/19/04  
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**COASTAL COMMISSION**  
**LCP 2-04**

EXHIBIT # 5  
PAGE 3 OF 3



Robert E. Shannon  
 City Attorney of Long Beach  
 333 West Ocean Boulevard  
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1 warehouse) and the storage of recreational vehicles. An industrial  
 2 warehouse is not considered commercial storage.

3  
 4 Sec. 2. "Recreational vehicle storage" under "Automobile (Vehicle) Uses"  
 5 of Table 32-1, Uses In All Other Commercial Zoning Districts, of the Long Beach  
 6 Municipal Code is amended to read as follows:

	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Recreational vehicle storage	N	N	N	N	N	N	N	N	C	

7  
 8  
 9  
 10  
 11 Sec. 3. "Self-storage (indoor only) under "Personal Services" of Table  
 12 32-1, "Uses In All Other Commercial Zoning Districts," of the Long Beach Municipal  
 13 Code is amended to read as follows:

	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Self-storage (indoor only)	N	N	N	N	N	N	N	N	C	

14  
 15  
 16  
 17  
 18 Sec. 4. Table 33-2 under "6. Wholesale Trade" of the Long Beach  
 19 Municipal Code is amended to read as follows:

	IL	IM	IG	IP	Notes and Exceptions
Wholesale Trade (SIC codes 50*, 51*, 422)	Y	Y	Y	See Item 10 in this table.	a. Prohibited in IL, IM, and IP, and requires a conditional use permit in IG: <ul style="list-style-type: none"> <li>• 4225 (Personal storage, self-storage, including Recreational Vehicle, and/or mini warehouse as defined by 21.15.570)</li> <li>• 5015 (Motor Vehicle Parts, Used)</li> <li>• 5093 (Scrap and Waste Materials, including retail sales)</li> <li>• 5154 (Livestock Sales)</li> </ul>

20  
 21  
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**COASTAL COMMISSION**  
**LCP 2-04**  
 EXHIBIT # 6  
 PAGE 2 OF 9

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

1                   Sec. 5. Section 21.52.219.7 is added to the Long Beach Municipal Code  
2 to read as follows:

3                   21.52.219.7 Commercial storage/Self-storage.

4                   The following conditions shall apply to commercial  
5 storage/self-storage:

6                   A. Commercial storage/self-storage shall not be permitted or  
7 located in an existing business or office park.

8                   B. Commercial storage/self-storage shall only be permitted with a  
9 Conditional Use Permit if the development site is impractical for industrial  
10 development due to such conditions as the shape or topography of the  
11 site, difficult vehicular access or close proximity to residential uses that  
12 would preclude industrial development uses.

13                  C. Storage spaces shall not be used for manufacturing, retail or  
14 wholesale selling, office, other business or service use or human  
15 habitation.

16                  D. Prefabricated shipping containers shall not be allowed to be on  
17 sites located within 1,000 feet from any property zoned for residential use,  
18 unless located or screened so as to not be visible from a public street.

19                  E. Building and roof design. The building and roof shall be  
20 designed to be compatible with surrounding development, especially  
21 nearby residential uses. Considerations include design elements that  
22 break up long, monotonous building and rooflines and elements that are  
23 compatible with the desired character of the zone.

24                  F. Building materials. The materials used for buildings, roofs,  
25 fences and other structures shall be compatible with the desired character  
26 of the zone and shall be visually pleasing, especially near residential uses.

27                  G. Street facades. The design and layout of the street side of the  
28 site shall provide a varied and interesting facade. Considerations include



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the use of setbacks, building placement, roof design, variations in building walls, fencing, other structural elements, and landscaping. Access doors to individual storage units shall be located within a building or shall be screened from adjacent property or public right of ways.

H. Landscaping. The landscaping on the site shall be abundant and shall provide an appropriate transition from public to private spaces, separate and buffer the buildings from other uses, and provide visual relief from stark, linear building walls.

I. Fencing. Any proposed fencing shall be designed to be compatible with the desired character of the area and is especially sensitive to abutting residential uses. Use of rolled razor wire is prohibited adjacent to residential zones.

J. Lighting. Exterior lighting shall not intrude on surrounding properties.

K. Noise. The hours of operation and access to the storage units shall be limited to seven o'clock (7:00) a.m. to seven o'clock (7:00) p.m. Monday through Friday and nine o'clock (9:00) a.m. to five o'clock (5:00) p.m. on Saturday, Sunday and holidays. To further limit noise impacts, metal roll-up doors shall be lubricated and maintained on a regular monthly basis.

L. Security. Prior to the issuance of building permits, the project shall submit a security plan that will be subject to the review and approval of the Police Department.

M. Loading. Provide adequate loading and unloading areas outside of fire lanes.

COASTAL COMMISSION  
LCP 2-04  
EXHIBIT # 6  
PAGE 4 OF 9

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1 The following Sections 6 through 12, inclusive, shall not be codified in the  
2 Long Beach Municipal Code but shall constitute amendments to the City's Planned  
3 Development District ordinances as indicated and as set forth below:

4  
5 Sec. 6. Section 1. PD-1 (Southeast Area Development and Improvement  
6 Plan) is hereby amended by amending Subarea 19, and Subsections a and b of 25 and  
7 26 as follows:

See Exhibit #3 for  
map of SEADIP.

8 SUBAREA 19

- 9 a. Use: Industrial  
10 b. This area is fully developed in accordance with the provisions of  
11 the IG zone.  
12 c. Commercial storage/self-storage (21.15.570) shall be allowed by  
13 Conditional Use Permit (21.52.219.5). ← Typographical Error.

14 SUBAREAS 25 AND 26

- 15 a. Use: (Area 25) Business Park (Office Commercial and Light  
16 Industrial); restaurants and hotel. Commercial/Self-storage (defined by  
17 21.15.570) is a prohibited land use.  
18 b. Use: (Area 26) Business Park (Office Commercial and Light  
19 Industrial). Commercial/self-storage (defined by 21.15.570) is a prohibited  
20 land use.

Note: Subsections c through f  
are unchanged by this amendment.

21  
22 Sec. 7. The Redondo Avenue Planned Development District (PD-15) is  
23 hereby amended by amending Subsection A.1 of Section II (General Use and  
24 Development Standards) as follows:

25 A. Uses

- 26 1. The use of the Redondo Avenue Planned Development District  
27 shall be any combination of research and development, light industrial,  
28 office, retail sales and hotel of up to 300 rooms. Commercial storage/self-

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1 storage (defined by 21.15.570) is a prohibited land use. Further,  
2 development of the site shall be limited to an intensity of development  
3 equal to no more than 1,642 vehicle trips to and from the site in the peak-  
4 trip hour between 4:00 p.m. and 6:00 p.m. and implementation of a  
5 Transportation Demand Management Plan that reduces exiting work trip  
6 generation in the evening peak hour by twenty percent. Any combination  
7 of uses allowed in the PD which generate an equal or lesser number of  
8 trips per hour in the P.M. peak hour are allowed if consistent with the  
9 Master Site Plan. The initial plan for the site that satisfies this trip  
10 limitation consists of:

- 11 -- One 195,000 sq. ft. office building;
- 12 -- One 155,000 sq. ft. medical office building;
- 13 -- Two 150,000 sq. ft. office buildings;
- 14 -- Two 132,000 sq. ft. office buildings.

15  
16 Sec. 8. The Kilroy Airport Center Planned Development District (PD-18) is  
17 amended by amending Section F, Subsection 4, "Prohibited Uses," by adding item  
18 number 14 as follows:

19 14. Commercial storage/self-storage (21.15.570).

20  
21 Sec. 9. The Pacific Railway Planned Development District (PD-22) is  
22 amended by amending Subarea 4, Subsection I, "Use," as follows:

23 The principal permitted uses in this section shall be commercial  
24 storage/self-storage (21.15.570) and those uses permitted in the Light  
25 Industrial (IL) district with the exception of those uses which are  
26 specifically prohibited in Section 2 below. Commercial storage/self-  
27 storage shall be permitted only with the approval of a conditional use  
28 permit.

**COASTAL COMMISSION**

**LCP 2-04**

EXHIBIT # 6

PAGE 6 OF 9

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

1                   Sec. 10. The Pacific Railway Planned Development District (PD-22) is  
2 amended by amending Subarea 4a, Subsection 1, "Use," as follows:

3                   1. Use

4                   The principal permitted uses in this subarea shall be  
5 Commercial storage/self-storage (21.15.570) and those uses permitted in  
6 the Light Industrial (IL) district with the exception of those uses which are  
7 specifically prohibited in Section 2 below. Commercial storage/self-  
8 storage shall be permitted only with the approval of a Conditional Use  
9 Permit.

10  
11                   Sec. 11. The West Long Beach Business Park Planned Development  
12 District (PD-26), Permitted Uses, Section F, is amended to read as follows:

13                   F. Storage, provided that open storage and commercial  
14 storage/self-storage (21.15.570), except vehicle parking, shall be  
15 prohibited:

- 16                   1. Cold storage plant;
- 17                   2. Warehousing of furniture, household goods, appliances,  
18 dry goods, clothing, textiles, mechanical equipment and other durable  
19 goods and consumer products;
- 20                   3. Petroleum and petroleum products less than 2,500  
21 barrels;
- 22                   4. Natural gas less than 500,000 cubic feet;
- 23                   5. Oxygen, acetylene;
- 24                   6. Liquid petroleum gas less than 100 cubic feet;
- 25                   7. Commercial parking.

26  
27                   Sec. 12. The Long Beach Boulevard Planned Development District (PD-  
28 29) is amended by amending the Use Table as follows:

LCP 2-04

EXHIBIT # 6  
PAGE 7 OF 9

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

1 Recreational Vehicle Storage under Automobile Uses is amended to read  
2 as follows:

3

Subareas					
	1a	1	Nodes 2&5	3	4
4 Recreational Vehicle 5 Storage	N	N	N	N	N

6

7

8 Self-storage facility under Industrial Related Uses is amended to read as  
9 follows:

10

Subareas					
	1a	1	Nodes 2&5	3	4
11 Self-storage facility	N	N	N	N	N

12

13

14 Footnote (2) is hereby deleted.

15

16 Sec. 13. The California State University Research and Technology Center/  
17 Villages at Cabrillo Long Beach Vets Planned Development District (PD-31) is amended  
18 by adding item D to Prohibited Uses to read as follows:

19 D. Commercial storage/self-storage (21.15.570) in  
20 Subareas A, B, C, and D.

21

22 Sec. 14. The City Clerk shall certify to the passage of this ordinance by  
23 the City Council and cause it to be posted in three conspicuous places in the City of  
24 Long Beach, and it shall take effect on the 31st day after it is approved by the Mayor.

25 //

26 //

27 **COASTAL COMMISSION**  
**LCP 2-04**

28 EXHIBIT # 6  
PAGE 8 OF 9

1 I hereby certify that the foregoing ordinance was adopted by the City Council of  
2 the City of Long Beach at its meeting of March 23, 2004, by the  
3 following vote:

4 Ayes: Councilmembers: Lowenthal, Baker, Colonna, Carroll,  
5 Kell, Richardson, Reyes Uranga, Webb,  
6 Lerch.

7  
8 Noes: Councilmembers: None.

9  
10 Absent: Councilmembers: None.

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City Clerk

Approved: 3-26-04

  
Mayor

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

MJM:kjm 2/5/04; 2/19/04  
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**COASTAL COMMISSION**  
**LCP 2-04**  
EXHIBIT # 6  
PAGE 9 OF 9

TO:Mr. Charles Posner:California Coastal Commission  
FROM:Laurence B. Good USPO BOX 14464 LONG BEACH CALIORNIA 90803  
RE:MAJOR AMENDMENT REQUEST NO:2-04(LOBMA-J2-4)  
DATE:May,28,2005

Thank you for being kind and sending the data regarding the issue.  
It would appear that you, Ira Brown, Greg Carpenter and Dennis Eschen have done a ~~credible job~~ in moving ~~to~~ protect the small boating coastal recreationist in this area-particulary those that use the Marine Stadium for and surrounding coastal waters.

Permit me if you will to suggest inclduing some language-that further eliminates any wdges issues which might be-at some point-in time-be brought forth by someone whose perspective is at war with the governing articles which affordthe aegis~~wherein~~ small boating opportunities are afforded,enhanced and protected.  
TURN PLEASE TO PAGE 7 :THE LAST SENTENCE OF PARAGRAPH A

...the words....rowing of small boats.  
REFERING THE ACTUAL LENGTH OF SMALL BOATS

In its proceedings of Tuesday June 7,2005 when the commission takes up the above can you develop the lanugage that manifests a cognizance of the type of rowing which historically has,presently,and should continusly take place in the Marine Stadium and surrounding areas.

Absent such some lawyer might try to define rowing of small boats to-a ten(10)foot inflateable dingy.

60feet is the current length of a "Eight"-8 crew+ 1 coxswain.  
That distinction becomes important interms of space for boat ~~storage~~.

Because of the explosive growth of rowing since 1984-fleet size has grown.  
A resulting consequence is that from time to time-on a roating basis-there is the need to store some boats-for varing periods of time.

ACCESS HOURS

It is noted on page 4 of 9 in exhibit #6-ITEM K DENOTES HOURS.  
HERE TO LET US MANIFEST COGANCE OF THE DICTUM REALATIVE TO ROWING SHELLS HISTORICAL USE AND THE INHERENCY ISSUES RELATIVE TO HOURS.

TO WIT:

Attached are copies of:  
April 25,1994 letter from John R. Calhoun,City Attorney for Long Beach in the matter of City of Long Beach V. State of CaLIFORNIA,etc:CASENO:NC0113115 with operative pages of an ordiance dealing with hours of access.

The dictum of the meeting,which this individual attended at LAX(hotel) included a copy of memo by James.C. Hankla,then City Manager of Long Beach and testimony by this coastal recreationist(former president of one of the rowing organizations).The commission took manifest cognisance of the operational hours of acting in concert with the need.

It is hoped that in the instant matter the commission will have a correlative responsive to its actions in caseNO:013115.

c.City of Long Beach Staff

**COASTAL COMMISSION**  
LCP 2-04  
EXHIBIT # 7  
PAGE 1 OF 3



**Date:** May 27, 1994  
**To:** Honorable Mayor and City Council  
**From:** James C. Hankla, City Manager *JCH*  
**Subject:** CODIFYING MECHANISMS REGARDING CLOSING BOATHOUSE LANE

In response to your request at the May 24, 1994 City Council meeting to report back on the issue of beach and beach parking lot closing hours as they relate to Boathouse Lane, the following information has been prepared for your information.

As you may recall, Mr. Larry Goodhue was concerned that the opening of Boathouse Lane in the new ordinance will be on or before sunrise, which is different than the 5 a.m. opening that the original ordinance provides. The change in the Coastal Commission approved wording states that Boathouse Lane will be open at sunrise, which during the course of a calendar year would be between 4:45 a.m. and 5:30 a.m.

Staff has remedied Mr. Goodhue's concerns by instructing Marine Patrol to open the lot at approximately 5 a.m. each day. In addition, the ordinance does provide for any person attending a permitted activity or concession, such as the Rowing Club, to be allowed access to and from that program or facility.

If you have any questions, please contact Mr. Ralph Cryder, Director of Parks, Recreation and Marine, at 421-9431, ext. 3100.

cc: Shelba Powell, City Clerk  
Larry Goodhue

*✓ TB  
LETTER*

**COASTAL COMMISSION**

EXHIBIT # 7  
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OFFICE OF THE  
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OF  
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(310) 436-1570

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APR 26 1994

CALIFORNIA  
COASTAL COMMISSION  
SAN DIEGO COAST DISTRICT

April 25, 1994

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APR 25 1994

CALIFORNIA  
COASTAL COMMISSION  
SOUTH COAST DISTRICT

California Coastal Commission  
South Coast District Office  
245 West Broadway  
Long Beach, CA 90802

Re: Beach and Beach Parking Lot Hours

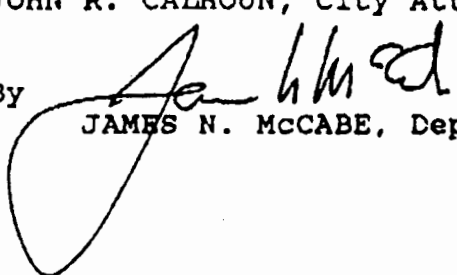
Members of the Commission:

Please find enclosed our draft ordinance in this matter. This should be considered as an amendment to Application No. 5-93-232 to the Coastal Commission from the City of Long Beach. This ordinance will only take effect after City Council approval and, of course, is contingent on the adoption by the Commission and City Council of the settlement agreement that has been worked out between the Office of the Attorney General (by Deputy Attorney General J. Matthew Rodriguez) and this office in the matter of City of Long Beach v. State of California, etc.; Case No. NC013115.

Very truly yours,

JOHN R. CALHOUN, City Attorney

By

  
JAMES N. McCABE, Deputy

510 - 286 - 4200

JNM:vmh  
Enclosure

COASTAL COMMISSION

EXHIBIT # 7  
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