

CALIFORNIA COASTAL COMMISSION

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**F20c**

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original staff report

ADDENDUM

February 5, 2016

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: ADDENDUM TO **ITEM F20c**, COASTAL COMMISSION PERMIT
APPLICATION **#5-92-050-A4(City of Long Beach)** FOR THE COMMISSION
MEETING OF **November 2015**.

Revisions to the Staff Report

Commission staff recommends the following new language to clarify that Special Conditions #4 and #6 apply specifically to this permit amendment and not to prior permit amendments. Deleted language is shown in ~~strike through~~ and new language is in **bold, underlined italic**.

At the bottom of page 7 of the staff report:

4. **Protection of Marine Resources.** PRIOR TO ISSUANCE OF ~~THE~~ COASTAL DEVELOPMENT PERMIT AMENDMENT **5-92-050-A4**, the applicant shall submit a project staging and construction plan, subject to the review and approval of the Executive Director, that includes specific staging and construction measures sufficient to prevent the unpermitted deposition, spill or discharge of any liquid or solid into coastal waters.

At the bottom of page 8 of the staff report, the second paragraph of Special Condition #6 :

PRIOR TO ISSUANCE OF ~~THE~~ COASTAL DEVELOPMENT PERMIT **AMENDMENT 5-92-050-A4**, the permittee shall submit final plans showing the location, design, height and materials of ocean front deck railings, fences, screen walls and gates for the review and approval of the Executive Director.

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Filed:	12/23/15
180th Day:	6/20/15
Staff:	L. Roman-LB
Staff Report:	1/22/16
Hearing Date:	2/12/16

STAFF REPORT: PERMIT AMENDMENT

Application No.:	5-92-050-A4
Applicant:	City of Long Beach
Agents:	Ballast Point and Smith Consulting Architects, Dana Tsui
Project Location:	110 Marina Drive, Alamitos Bay Landing, City of Long Beach (Los Angeles County)
Description of Proposed Amendment, 5-92-050-A4:	Construction of a new 4,100 sq. ft. outdoor dining patio expansion for Ballast Point Restaurant/Brewery into existing landscaped and parking area, improvement of the public pedestrian entrance to the waterfront walkway, relocation of ten (10) parking spaces by re-striping a small area of the parking lot, termination of Parking Management Plan for said parking lot serving Alamitos Bay Landing commercial development including termination of parking fees and valet parking, removal of existing 2-hour parking restriction, removal of parking restriction signage in parking lot, removal of traffic control electronic arm at parking payment kiosk, and landscaping improvements.
Description of Previously Approved Amendment 5-92-050-A3 on 3/1/09:	Extend the five-year term for the previously approved parking fees and a valet parking service. The new term expires March 31, 2014.
Description of Previously Approved Amendment 5-92-050-A2 on 11/5/03:	Modify the vehicular entrance and exit of the Seaport Village/Alamitos Bay Landing public parking lot; install a parking control system with gates and a pay booth;

implement new parking restrictions, parking fees and a valet parking service; and improve the parking lot drains and landscaping.

**Description of Previously
Approved Amendment,
5-92-050-A1 on 11/17/92:**

Revise approved parking lot expansion plan to reduce the number of new parking spaces from 63 to 57 (324 spaces).

**Description of Previously
Approved Project, 5-92-050
on 4/9/92:**

Expansion and modification of the existing 267 space parking lot which serves the Seaport Village shopping center. The lot will be expanded by 63 parking spaces for a total of 330 parking spaces.

SUMMARY OF STAFF RECOMMENDATION

The proposed project is located at 110 Marina Drive in the Alamitos Bay Landing shopping center in southeast Long Beach. The project site is on filled State Tidelands within the Coastal Commission's area of original jurisdiction. Therefore, the permittee (City of Long Beach) must obtain a coastal development permit amendment from the Commission for the proposed Ballast Point restaurant/brewery development. The City of Long Beach administers the tidelands on behalf of the State and acts as the Master Ground Lessor, leasing the site to BANCAP Sea Port Village, Inc. doing business as Alamitos Bay Landing which in turn is landlord to Ballast Point. The applicant proposes construction of a new 4,100 sq. ft. outdoor dining patio expansion into existing landscaped and parking area, and elimination of the existing parking lot management program authorized by a prior permit amendment. The proposed project also includes improvement of the public pedestrian entrance to the existing waterfront walkway, landscaping improvements, and relocation of ten (10) parking spaces by re-striping the existing 304 space parking lot.

Commission staff recommends **approval** of coastal development permit amendment 5-92-050-A4, with the removal and modification of some Special Conditions from the previous amendment 5-92-050-A2, and imposition of new Special Conditions for a total of **eight (8) Special Conditions** concerning: 1) Public Access; 2) Parking Lot Management Program; 3) Signage Plan; 4) Protection of Marine Resources; 5) Conformance with Erosion and Drainage Control Plan; 6) Bird Strike Hazards Prevention; 7) Future Improvements; and 8) Assumption of Risk, Waiver of Liability and Indemnity. The proposed development has been conditioned to assure consistency with the resource protection policies of the Coastal Act.

STAFF NOTE:

Pursuant to Section 30519 of the Coastal Act, any development located within the Commission's area of original jurisdiction requires a coastal development permit directly from the Commission. The Commission's area of original jurisdiction includes tidelands, submerged lands and public trust lands, whether filled or unfilled. The proposed project is located on filled tidelands within the Commission's area of original jurisdiction. Therefore, the proposed development must

obtain a coastal development permit from the Coastal Commission. Although the City of Long Beach has a certified Local Coastal Program (LCP), the Commission's standard of review in the original jurisdiction area is the Chapter 3 policies of the Coastal Act. The City of Long Beach certified LCP is advisory in nature and may provide guidance.

PROCEDURAL NOTE:

The Commission's regulations provide for referral of permit amendment requests to the Commission if:

- 1) The Executive Director determines that the proposed amendment is a material change,
- 2) Objection is made to the Executive Director's determination of immateriality, or
- 3) The applicant appeals the Executive Director's determination that a proposed amendment would lessen or avoid the intended effect of a permit.

If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. 14 Cal. Code Regs. § 13166.

The subject application is being forwarded to the Commission because the Executive Director has determined that the proposed amendment is a material change and affects conditions required for the purposes of protecting coastal resources or coastal access.

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EXHIBITS

Exhibit 1 – Area Maps

Exhibit 2 – Project Plans

Exhibit 3 – Example of Proposed Small Boardwalk Entry Plaza

Exhibit 4 – City of Long Beach Certified Local Coastal Program (PD-4)

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the proposed amendment to Coastal Development Permit No. 5-92-050-A4 subject to the conditions set forth in the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit amendment as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves the Coastal Development Permit Amendment on the grounds that the development as amended, and subject to conditions, will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the permit amendment complies with 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 development on the environment, or 2) there are no further feasible mitigation measures or alternatives that will substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit amendment is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
3. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
4. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

This permit amendment is granted subject to the following special conditions:

Note: All special conditions from Coastal Development Permit 5-92-050 and subsequent amendments have been renumbered and are listed below. New special conditions are also listed below. Accordingly, the following provides a complete set of special conditions for the amended coastal development permit.

A. UNMODIFIED SPECIAL CONDITION OF PERMIT AMENDMENT 5-92-050-A1

1. **Public Access.** Public access to Alamitos Bay along the west jetty of the San Gabriel River shall be maintained. Prior to the issuance of the Coastal Permit amendment, the applicants shall submit revised plans for the proposed project, subject to review and approval of the Executive Director, which maintains public access to Alamitos Bay along the west jetty of the San Gabriel River.

B. SPECIAL CONDITIONS OF PERMIT AMENDMENT 5-92-050-A2 MODIFIED HEREIN

Deletions Shown in ~~Strike-Out~~, Insertions Shown in ***Bold Italic Underline***

2. **Parking Lot Management Program.** The applicant shall maintain and operate the Alamitos Bay Landing (a.k.a. Seaport Village) parking lot consistent with the Commission's approval of Coastal Development Permit 5-92-050 as amended. All parking within Seaport Village parking lot shall be reserved for the use of the general public and shall be available for use on a first-come, first-served basis. ~~At least two hours of free public parking shall be available to all visitors (i.e. everyone) on a first-come, first-served basis. Parking fees may be charged, as approved herein, for parking longer than two hours in the Seaport Village parking lot. [Approved Rates: \$1 per 30 minutes after two hours of free parking, \$10 daily maximum.]~~ There shall be no exclusive use of parking spaces or reserved parking spaces within the parking lot by any person or group other than the general public (handicapped spaces excluded), ~~except as permitted by Special Condition Two (Valet Parking).~~
2. ~~**Valet Parking.** In order to increase the parking capacity of the Seaport Village parking lot, the applicant is permitted to provide the general public with valet or assisted parking on a first come, first served basis. Fees for any valet or assisted parking shall be the same as for self parking. No more than 25% of the parking stalls in the Seaport Village public parking lot shall be reserved at any time for valet or assisted parking.~~
3. **Signage.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT, the applicant shall submit a signage plan, subject to the review and approval of the Executive Director. The signage plan shall provide sign designs and shall identify specific locations of signs at the entrance and exit of the parking lot and within the parking lot which clearly announce: ***unrestricted free public parking.***
 - a) ~~The availability of up to two hours of free parking for all visitors;~~
 - b) ~~The approved parking fee rates for vehicles that are parked for longer than two~~

hours.

~~—The signs shall be posted in the parking lot prior to, or concurrent with, the implementation of the approved parking lot management program. The signs shall be maintained consistent with the signage plan approved by of the Executive Director.~~

~~4. **Changes to the Parking Lot Management Program.** By acceptance of this permit amendment, the applicant agrees that any increase in the parking fees and/or change in the management practices of the Seaport Village public parking lot shall be submitted to the Executive Director to determine whether another permit amendment or new coastal development permit is necessary.~~

~~5. **Time Limit on Parking Lot Management Program.** The Commission's approval for the fee structure shall expire five years after the date of the Commission's approval of Coastal Development Permit amendment 5-92-050-A2, unless the Commission approves another permit amendment to extend the time limit. If the applicant submits a permit amendment request before expiration of the time limit, the Executive Director may authorize the fees to continue to be collected at the rate authorized by this permit amendment until the Commission can act on the future amendment request. The Commission, in approving any subsequent permit amendment, shall review evidence that the parking lot management program has not reduced the general public's use and enjoyment of the Alamitos Bay Marina and jetty. If the Commission does not approve a permit amendment granting an extension of this time limit, no parking fees may be charged or collected after the expiration of the five-year term established by this condition.~~

4. **Protection of Marine Resources.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT, the applicant shall submit a project staging and construction plan, subject to the review and approval of the Executive Director, that includes specific staging and construction measures sufficient to prevent the unpermitted deposition, spill or discharge of any liquid or solid into coastal waters. At a minimum, the plan shall include the following provisions:

- a) The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction shall not occur where such materials/chemicals could pass into the water. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
- b) Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than fifty feet away from all stormdrains, open ditches and surface waters.
- c) All floatable debris and trash generated by construction activities within the project area shall be disposed of at the end of each day, or as soon as possible.
- d) All grading and excavation areas shall be properly covered and sandbags and/or

ditches shall be used to prevent runoff from leaving the site, and measures to control erosion must be implemented at the end of each day's work.

- e) **Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the onset of such activity.**
- f) **All BMPs shall be maintained in a functional condition and/or continuously implemented throughout the duration of construction activity.**

The permittee shall implement and carry out the project staging and construction plan during all demolition and construction activities consistent with the plan approved by the Executive Director.

C. ADDED SPECIAL CONDITIONS FOR PERMIT AMENDMENT 5-92-050-A4

- 5. **Drainage Plan.** Applicant shall comply with the Drainage Plan with a drawing date of 8/05/15, submitted to this office on 12/8/15 and included as Exhibit #2, page 3 of this staff report identifying proposed areas of new pervious and impervious pavers, drainage inlets and pipelines within the proposed outdoor patio area.
- 6. **Bird Strike Prevention.** Ocean/bay fronting deck railing systems, fences, screen walls and gates subject to this permit shall use materials designed to minimize bird-strikes with the deck railing, fence, screen walls, or gates. Such materials may consist, all or in part, of wood; wrought iron; frosted or partially-frosted glass, Plexiglas or other visually permeable barriers that are designed to prevent creation of a bird strike hazard. Clear glass or Plexiglas shall not be installed unless appliques (e.g. stickers/decals) designed to reduce bird-strikes by reducing reflectivity and transparency are also used. Any appliques used shall be installed to provide coverage consistent with manufacturer specifications (e.g. one applique for every 3 foot by 3 foot area) and the recommendations of the Executive Director. Use of opaque or partially opaque materials is preferred to clear glass or Plexiglas and appliques. All materials and appliques shall be maintained throughout the life of the development to ensure continued effectiveness at addressing bird strikes and shall be maintained at a minimum in accordance with manufacturer specifications and as recommended by the Executive Director.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the permittee shall submit final plans showing the location, design, height and materials of ocean front deck railings, fences, screen walls and gates for the review and approval of the Executive Director. Said plans shall reflect the requirements of this special condition. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

7. **Future Improvements.** This permit is only for the development described in Coastal Development Permit Amendment No. 5-92-050-A4. Except as provided in Public Resources Code section 30610 and applicable regulations, any future development as defined in Public Resources Code section 30106, including, but not limited to, a change in the density or intensity of land use, collection of parking fees, hardscape improvements including perimeter walls or fencing, shall require a new coastal development permit or another amendment to Coastal Development Permit No. 5-92-050 from the Commission.
8. **Assumption of Risk and Waiver of Liability.** By acceptance of this permit amendment, the applicant acknowledges and agrees (i) that the site may be subject to hazards from seismic events, liquefaction, storm waves, tsunamis, flooding, sea level rise, and erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards; and (v) to agree to include a provision in any subsequent sublease or assignment of the development authorized by this permit requiring the sublessee or assignee to submit a written agreement to the Commission, for review and approval of the Executive Director, incorporating all of the foregoing restrictions identified in (i) through (iv).

IV. FINDINGS AND DECLARATIONS

A. PROJECT LOCATION AND DESCRIPTION

The proposed project is located at 110 Marina Drive in the Alamitos Bay Landing (a.k.a. Seaport Village) a marine-oriented commercial center comprised of restaurants, retail, sports fishing venues and parking areas in the City of Long Beach. The commercial center and public parking lot was built in the 1960s on filled State Tidelands within the Coastal Commission's area of original jurisdiction. The Alamitos Bay Landing is a triangular shaped site with Alamitos Bay to the north and west, the San Gabriel River to the south and east; a thin strip of land to the northeast connects the Alamitos Bay Landing to the mainland (**Exhibit #1**).

The City of Long Beach (applicant) administers the tidelands on behalf of the State and acts as the Master Ground Lessor, leasing the site to BANCAP Sea Port Village, Inc., doing business as Alamitos Bay Landing, which in turn is landlord to Ballast Point (agent).

The public parking lot associated with Alamitos Bay Landing commercial center is the subject of Coastal Development Permit (CDP) 5-92-050 issued to the City of Long Beach. In this permit amendment request, the applicant proposes construction of a new 4,100 sq. ft. outdoor dining patio expansion for Ballast Point Restaurant/Brewery into existing landscaped and parking area, improvement of the public pedestrian entrance to the existing waterfront walkway, landscaping improvements, relocation of ten (10) parking spaces by re-striping a small area of the parking lot, termination of Parking Management Plan for said parking lot serving Alamitos Bay Landing

commercial center including termination of parking fees and valet parking, removal of existing 2-hour parking restriction, removal of parking restriction signage in parking lot, and removal of traffic control electronic arm at parking payment kiosk. The applicant has revised the restaurant patio expansion plans and proposes to relocate ten (10) parking spaces that would otherwise be impacted by the patio expansion through parking lot re-striping, thereby avoiding any loss of parking spaces. Plans for the proposed patio expansion, public access improvements, and changes to the parking lot are included as **Exhibit #2**.

Previous Commissions Actions

- Coastal Development Permit 5-92-050 (City of Long Beach) approved in April 1992, permitting the expansion and modification of the 267 space public parking lot which serves the subject site and other uses in this commercial shopping center to a total of 324 parking spaces.
- CDP 5-92-050-A1 (City of Long Beach) approved in November 1992, revising the approved parking lot expansion to reduce the number of new parking spaces from 63 to 57, and to include in the parking lot a 565 sq. ft. portion of the existing Los Angeles County Flood Control District (LACFCD) turn around area; construction of a new larger LACFCD turn around area using portions of the existing turn around area; and construction of a fence across an existing access point to Alamitos Bay.
- CDP 5-92-050-A2(City of Long Beach) approved in December 2003, modifying the vehicular entrance and exit of the Seaport Village/Alamitos Bay Landing public parking lot; installation of a parking control system with gates and a pay booth; implementation of new parking restrictions, parking fees and a valet parking service; and parking lot drainage and landscaping improvements.
- CDP 5-92-050-A3(City of Long Beach) approved in March 2009, extending the five-year term for the previously approved parking fees and a valet parking service. The new term expired March 31, 2014.
- CDP 5-15-1152(Ballast Point) approved in November 2015, for the remodel and conversion of an existing 42-ft. high, 11,427 sq.ft. restaurant/banquet hall at 110 Marina Drive to a new restaurant/brewery/office facility with 2,289 sq.ft. first floor addition by enclosing patio seating area and new 3,372 sq.ft. roof top patio seating area with new tinted glass railing, resulting in 42-ft. high, 17,088 sq.ft. structure; façade improvements, new signage and landscaping improvements.

B. LAND USE

Section 30213 of the Coastal Act states in relevant part:

Lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided. Developments providing public recreational opportunities are preferred.

The proposed project is located on State tidelands administered by the City of Long Beach and leased to private developers for commercial uses. Because the land is actually public property, and is located immediately adjacent to the waters of Alamitos Bay, visitor-serving commercial uses such as the proposed restaurant outdoor dining patio is a priority use.

Additionally, the site is located within the City of Long Beach Planned Development District PD-4, which is part of the certified City of Long Beach LCP. PD-4 includes a list of principal permitted uses for Subarea One where the proposed project is located (**Exhibit #3**). All of the uses permitted in PD-4 are visitor serving commercial uses which, in some way, support or enhance public opportunities for coastal recreation. The certified LCP list of permitted uses for the project site includes various specialty retail uses, personal and professional services, and restaurant and entertainment uses. The applicant's proposed restaurant outdoor dining patio and proposal to remove parking restrictions and no longer collect parking fees for the use of the parking lot supports and enhances public opportunities for coastal recreation in the marina and is consistent with Section 30213 of the Coastal Act.

However, any change of use or intensity of use to the space proposed for an expansion of outdoor dining may not be consistent with the Chapter 3 policies of the Coastal Act and the certified LCP. Therefore, the Commission imposes **Special Condition #7** to the coastal development permit stating that future improvements including any intensification of use, change in use or other deviation from the approved plans shall be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations.

As conditioned, the proposed project will be maintained as a visitor-serving commercial use consistent with Section 30213 of the Coastal Act.

C. PUBLIC ACCESS

Section 30210 of the Coastal Act states in relevant part:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30212 of the Coastal Act states in relevant part:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby,

Section 30252 of the Coastal Act states, in relevant part:

The location and amount of new development should maintain and enhance public access to the coast by

(4) providing adequate parking facilities

Parking – Alamitos Bay Landing Commercial Center Public Parking Lot

One of the basic goals of the Coastal Act is to maximize public access to the coast. When private development does not provide adequate on-site parking, users of that development who arrive by automobile are forced to occupy public parking that would otherwise be used by other visitors to the coastal zone. Thus, all private development must provide adequate on-site parking to minimize adverse impacts on public access. It is also often the case that, given a choice between a pay-to-park public parking lot and free on-street public parking, users of a commercial development will occupy the free on-street parking spaces first. On-street parking on Marina Drive and public parking within the adjacent Alamitos Bay Marina parking lots surrounding the Alamitos Bay Landing commercial center is unmetered and typically receives overflow parking from the Alamitos Bay Landing commercial center.

The proposed permit amendment includes discontinuing the Parking Management Plan approved for the Alamitos Bay Landing public parking lot in 2003 under 5-92-050-A2 and extended for an additional 5-year period under 5-92-050-A3 in 2009. As proposed, the valet parking program would also be discontinued; the existing pay kiosk would remain as a guard shack and the traffic control arm removed; parking fees would no longer be collected; existing pay parking signage would be removed; and the parking lot would remain open on a first come, first serve basis. In order to ensure that the project enhances public access to the coast, **Special Condition #3** requires that the applicant provide a signage plan prior to the issuance of the permit amendment that shows the number, size, material, location, and wording of required information signs indicating unrestricted free public parking.

The parking for the proposed Ballast Point Restaurant/Brewery 4,100 sq. ft. outdoor dining patio expansion is supplied by the 324-space public parking lot serving the entire Alamitos Bay Landing shopping center (per CDP 5-92-050-A1). The applicant provided a recent site survey identifying only 304 parking spaces in the Alamitos Bay Landing public parking lot (240 standard, 57 compact, and 7 ADA compliant spaces), which is 20 fewer parking spaces than the 324 parking spaces previously identified in CDP 5-92-050-A1 (approving expansion and modification of the 267 space parking lot serving the Seaport Village shopping center to 324 parking spaces). The current number of parking spaces in this surface parking lot (304 by last survey) will not be altered by the proposed restaurant patio expansion. Through a reconfiguration of parking spaces achieved by re-striping the parking lot area adjacent to Ballast Point Restaurant/Brewery, the applicant was able to accommodate the proposed 4,100 sq. ft. restaurant outdoor dining patio expansion into the parking lot and landscaped area without a net loss of parking spaces.

Parking – Parking Requirements for Development Uses

Parking requirements for development uses at the Alamitos Bay Landing are contained in Planned Development District PD-4, which is part of the certified LCP, as follows:

<u>Use</u>	<u>Parking per 1,000 sq. ft. of gross floor area</u>
Retail	4.0
Restaurant (Dining Areas)	10.0
Taverns	20.0
Dance Floor	25.0

For patio dining, the City has applied a parking standard of five (5.0) spaces per 1,000 square feet of patio dining, which is half the rate required for indoor dining areas. The rate of five spaces per 1,000 square feet of patio dining is included in the commercial parking requirement table of certified LIP (Table 41-1C), but this reduced rate is not included in the parking table specific for PD-4 which specifically covers Alamitos Bay Landing commercial area.

Applying the parking standards set forth in the certified LCP for this area (PD-4), with no differentiation between indoor and outdoor dining, the parking requirement for the proposed outdoor patio is 40 additional parking spaces (4,100 sq. ft. dining area @ 10 spaces/1,000 sq. ft.), applying the parking standard of 5 spaces/1,000 sq. ft. of patio dining results in a parking requirement of 20 additional parking spaces. Although this project falls under the Commission's original jurisdiction, and these parking requirements therefore do not apply, they still provide useful guidance to the Commission in making its findings here.

The applicant proposes to offset the additional parking demand generated by the 4,100 sq. ft. outdoor dining patio expansion (with a seating capacity of 140) by changing the use of an existing 2,400 sq. ft. banquet hall located next door to Ballast Point Restaurant/Brewery at 113 N. Marina Drive from banquet hall use (with occupant capacity of 240) to office use (with occupant capacity of 24). This adjacent 2,400 sq. ft. banquet hall has a parking requirement of 60 parking spaces (2,400 sq. ft. dance floor @ 25 spaces/1,000 sq. ft.). That banquet hall space had been used by a previous tenant and is no longer in use. The parking requirement for a 2,400 sq. ft. office space is 9 spaces (4 spaces/1,000 sq. ft.).

On this basis, the overall parking demand for the entire commercial center is not expected to increase significantly, and may actually decrease. The project's demand for 20 – 40 parking spaces will be offset by the 51 parking spaces freed up by redesignating the banquet hall as office space. This redesignation will also make up for the fact that the parking lot has 20 fewer spaces than assumed under the prior permit. Both the City of Long Beach (the applicant) and BANCAP (the Master Lessee) are in agreement with the proposed change in use of the lease space at 113 N. Marina Drive to accommodate the additional parking demand generated by the Ballast Point Restaurant/Brewery outdoor patio dining area expansion at 110 N. Marina Drive. As proposed, the proposed project will not result in adverse impacts to the Alamitos Bay Landing parking lot and the adjacent Alamitos Bay Marina parking supply. It is important that the parking demand does not increase significantly because the shopping center's parking lot already fills to capacity on busy weekends. The adjacent Alamitos Bay Marina parking lot typically receives the overflow parking from vehicles that cannot fit into the parking area provided for the shopping center.

Any change, however, in the balance of uses at the Alamitos Bay Landing commercial center could increase the demand for parking and cause an increase in the competition for the limited number of parking spaces in the marina. As increase in parking demand could have a negative

effect on public access to the shoreline, the Commission imposes **Special Condition #7** requiring the applicant to obtain Commission approval for any future improvements at the site. Any proposed change in use or other deviation from the approved plans shall be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations. Therefore, the Commission finds that the proposed project, as conditioned, has a sufficient parking supply to meet the parking demand and to protect access to the shoreline. The proposed project will not negatively impact coastal access and is consistent with Sections 30210, 30212, and 30252 of the Coastal Act.

Public Access to Waterfront

One of the main tenets of the Coastal Act is the preservation and enhancement of coastal access. The waters of Alamitos Bay are located only a few feet west of the proposed patio (**Exhibit #1**). The certified City of Long Beach LCP protects the public's right to access the shoreline along Alamitos Bay where the proposed project is located. Planned Development District PD- 4, which is part of the certified LCP reads:

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

Ballast Point Restaurant/Brewery (and the proposed patio) is located immediately inland of the existing waterfront walkway near the south most corner of the Alamitos Bay Landing which is a triangular shaped site with Alamitos Bay to the north and west, the San Gabriel River to the south and east. The waters of Alamitos Bay are located only a few feet west of the proposed 4,100 sq. ft. outdoor dining patio that is part of this permit amendment (**Exhibit #1**).

The applicant proposes to improve public access to the existing waterfront walkway from the parking lot by providing a new, improved, 10' wide walkway adjacent to the proposed outdoor dining patio that will connect the parking lot to the existing marina boardwalk. The applicant is also proposing additional public improvements in the form of a small entry plaza (**Exhibit #2**), with a public seating area providing an open view of Alamitos Bay, and providing a wider entry point to the existing waterfront walkway from this corner of the Alamitos Bay landing public parking lot. The design/style of entry plaza will coordinate with a similar waterfront boardwalk entry plaza at the opposite end of the Alamitos Bay Landing commercial center and will bookend the boardwalk along the commercial center.

As proposed, the project is consistent with the certified LCP shoreline access requirement, Section 30210 of the Coastal Act, and Section 30212 of the Coastal Act which states, in part, that "public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects..." A public waterfront walkway already exists along the water's edge, between the project site and the waters of Alamitos Bay (**Exhibit #1**). The proposed project would not inhibit or interfere with the public's continued use of the existing waterfront walkway but would actually improve access to and visibility of the accessway. Therefore, as proposed, the project is consistent with the public access policies of the Coastal Act and the certified LCP.

D. SCENIC AND VISUAL RESOURCES

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The proposed outdoor dining patio will extend the footprint of the existing restaurant structure into areas that are currently paved parking spaces or landscaped. The overall height of the proposed patio screen wall does not exceed 5' height and is proposed to have "vision glass" on the top half of the wall to allow views across the patio to Alamitos Bay. Additionally, the applicant proposes a 10' wide public walkway adjacent to the proposed outdoor patio connecting the public parking lot to a proposed new public seating area providing a public viewpoint of Alamitos Bay (**Exhibit #2**). Therefore, the proposed outdoor dining patio expansion would not negatively affect public views or visual resources from public vantage points within the Alamitos Bay Landing commercial center.

As proposed, the Commission finds that the development conforms to the scenic and visual protection policies of the Coastal Act.

E. RESOURCES

Section 30240(b) of the Coastal Act states:

Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The proposed project is located near the south most corner of the Alamitos Bay Landing which is a triangular shaped site with Alamitos Bay to the north and west, the San Gabriel River to the south and east; a thin strip of land to the northeast connects the Alamitos Bay Landing to the mainland. The waters of Alamitos Bay are located only a few feet west of the proposed structure.

Bird Strike Hazard

The proposed project also includes construction of a new ground level patio screenwall. The exact materials proposed for the screenwall are not detailed in the project plans, but the screenwall does include a glass component. Due to the location of the proposed patio screenwall adjacent to open bay waters there is a substantial risk of bird strikes to the screenwall. Glass

walls are known to have adverse impacts upon a variety of bird species. Birds are known to strike glass walls causing their death or stunning them which exposes them to predation. Some authors report that such birds strikes cause between 100 million to 1 billion bird deaths per year in North America alone. Birds strike the glass because they either don't see the glass, or there is some type of reflection in the glass which attracts them (such as the reflection of bushes or trees that the bird might use for habitat). To ensure protection to coastal avian species, **Special Condition #6** requires the applicant to submit final revised plans showing greater screenwall detail and ensuring that whatever screenwall material is utilized addresses bird strike issues in order to protect against significant disruption of habitat values.

Therefore, the Commission finds that the development, as conditioned, does not pose significant adverse impacts that would significantly degrade habitat areas and is compatible with the continuance of those areas consistent with Section 30240 of the Coastal Act.

F. MARINE RESOURCES/WATER QUALITY

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for longterm commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The proposed project is located immediately adjacent to the coastal waters of Alamitos Bay and near the San Gabriel River Estuary (**Exhibit #1**). The standard of review for the proposed development is the Chapter 3 policies of the Coastal Act, including the aforementioned marine resource policies.

The proposed project poses a potential source of pollution due to contaminated runoff generated at the site during construction phase and from the proposed restaurant use and surrounding parking lot. Runoff from the site would enter the City's storm drain system and would ultimately be discharged into the marine environment. To mitigate potential impacts to marine resources caused by polluted runoff leaving the site, **Special Condition #5** requires the applicant comply with the submitted drainage and runoff control plans which incorporate best management

practices (BMPs) into the project design (such as permeable pavers) aimed to reduce or prevent contaminants from running off the site and impacting nearby coastal waters. Additionally, **Special Condition #4** imposed on the underlying CDP requires the implementation of BMPs to prevent adverse impacts to the marine resources of Alamitos Bay and the San Gabriel River during the construction phase of the proposed project still applies to this permit amendment.

As conditioned, the proposed project is consistent with past Commission action regarding water quality requirements and will minimize water quality impacts. The Commission, therefore, finds that as conditioned, the development will be consistent with Section 30230 and 30231 of the Coastal Act.

G. HAZARDS

Section 30253 of the Coastal Act states, in part:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

The proposed 4,100 sq. ft. outdoor dining patio part of this permit amendment is located on filled tidelands on the shore of Alamitos Bay. While the development as proposed is expected to minimize risks to life and property, development located near the ocean nevertheless has the potential for such damage due to wave energy, floods, seismic events, storms and erosion. The applicant has pursued approval of development in this potentially hazardous location, despite such risks. Therefore, the applicant should bear the risk for such development. The Commission routinely imposes conditions for assumption of risk in areas at high risk from hazards. The condition ensures that the permittee understands and assumes the risk for damage caused by potential hazards associated with development in or near the water. Therefore, **Special Condition 8** requires the applicant to acknowledge and agree that the site may be subject to coastal hazards and to waive any claim of damage or liability against the Commission.

H. LOCAL COASTAL PROGRAM

Pursuant to Section 30519 of the Coastal Act, any development located within the Commission's area of original jurisdiction requires a coastal development permit from the Commission. The proposed project is situated on filled tidelands within the Commission's area of original permit jurisdiction. Therefore, a coastal development permit must be obtained from the Commission. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The City of Long Beach certified LCP is advisory in nature and may provide guidance. The City of Long Beach LCP was certified by the Commission on July 22, 1980.

The LCP includes standards (Planned Development District PD-4) which address development in the Alamitos Bay Marina. These standards include the previously mentioned parking standards, public access protections and building height limit. The proposed project, as conditioned, complies with the policies of the LCP and the Coastal Act.

I. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved 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.

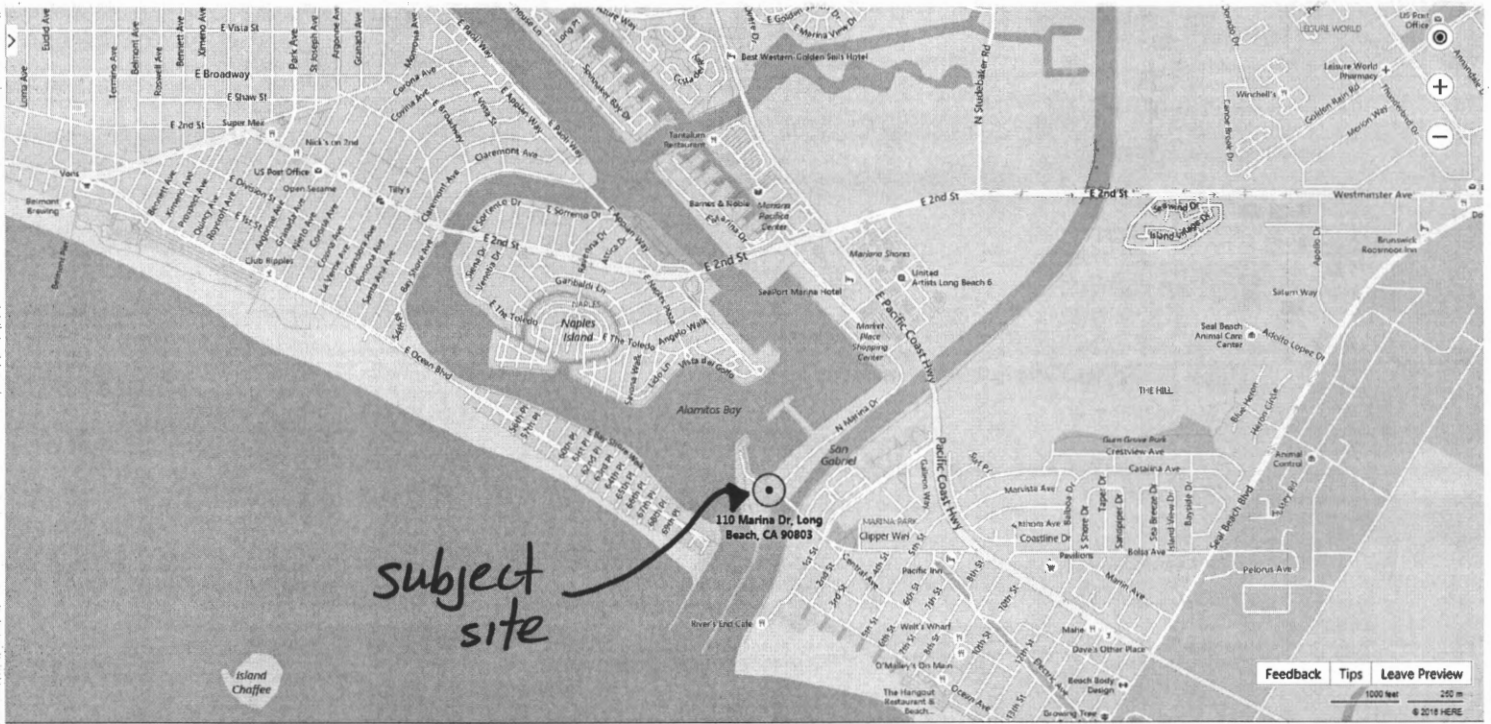
The City of Long Beach is the lead agency for purposes of CEQA compliance. As determined by the City, this project is statutorily exempt from CEQA. As such, the project is exempt from CEQA's requirements regarding consideration of mitigation measures and alternatives. The Commission, however, has conditioned the proposed project in order to ensure its consistency with Coastal Act requirements regarding public access and resource protection. These special conditions are: 1) Public Access; 2) Parking Lot Management Program; 3) Signage Plan; 4) Protection of Marine Resources; 5) Conformance with Erosion and Drainage Control Plan; 6) Bird Strike Hazards Prevention; 7) Future Improvements; and 8) Assumption of Risk, Waiver of Liability and Indemnity.

There are no other feasible alternatives or mitigation measures available which will lessen any significant adverse impact the project would have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

APPENDIX A

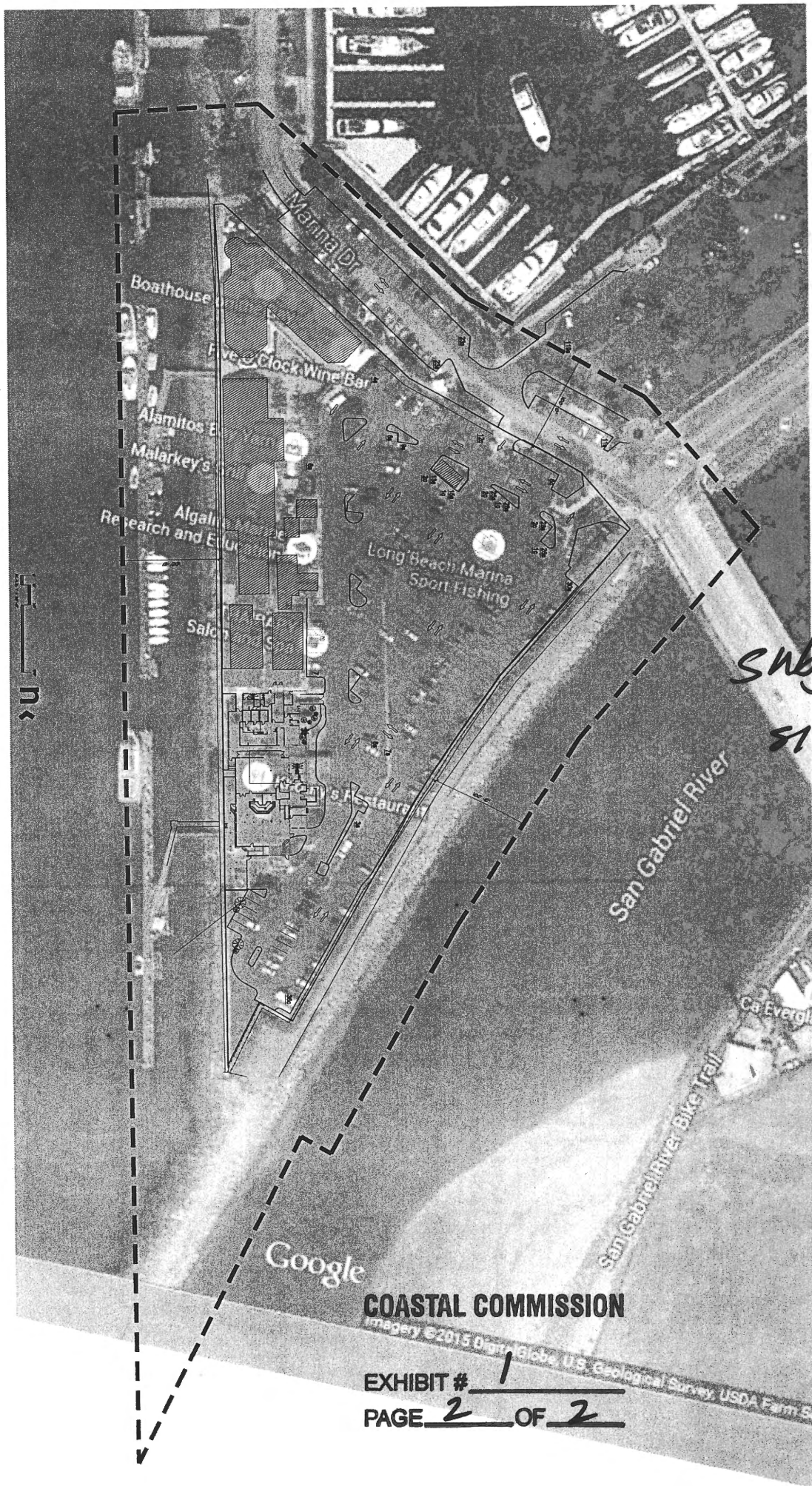
SUBSTANTIVE FILE DOCUMENTS

- 1) City of Long Beach Certified Local Coastal Program (PD-4)
- 2) City of Long Beach Conditional Approval, dated October 27, 2015.
- 3) Parking Utilization Study for Ballast Point, Application #5-92-050-A4, Revised 12/7/15 by Dana Tsui, AIA, Smith Consulting Architects
- 3) CDP 5-15-1152(Ballast Point);
5-92-050, 5-92-050-A1, and 5-92-050-A2 (City of Long Beach Department of Parks, Recreation and Marine);
CDP 5-01-275 and 5-01-275-A1 (BANCAP Seaport Village Inc. and City of Long Beach)



COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 2

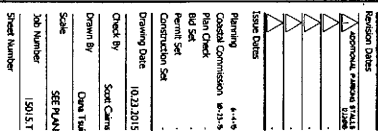


subject
site

COASTAL COMMISSION

EXHIBIT # 1

PAGE 2 OF 2



[illegible]

TENANT IMPROVEMENTS
110 MARINA DRIVE
LONG BEACH, CA 90803

SCG
SmithConsulting Architects
11200 Buena Vista Drive Suite
100
San Diego, CA 92128
619/576-6777
619/576-0707 Fax
www.scg-arch.com

SCALE 1" = 20'

20

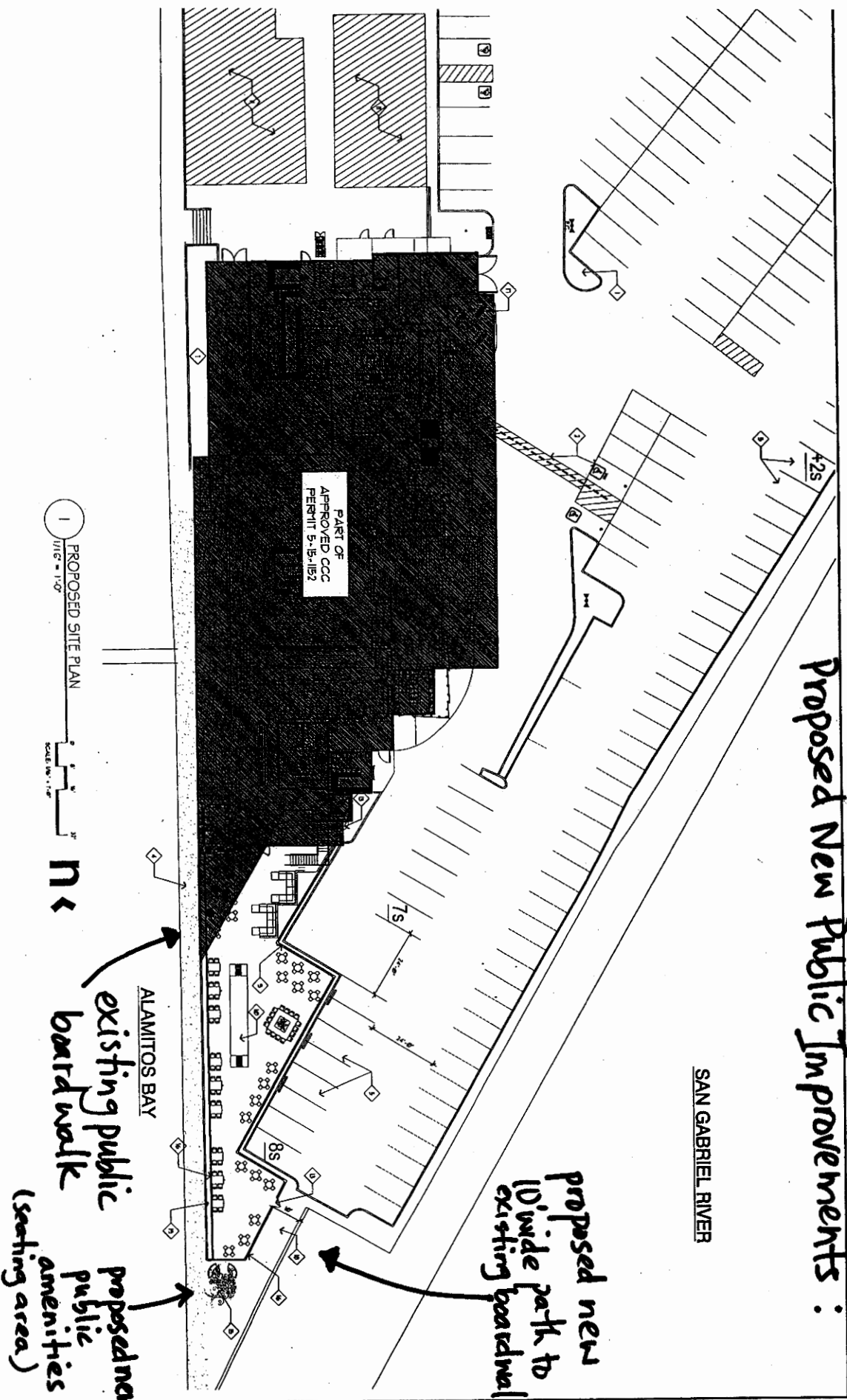
Revised Dates	
Payroll Commencement	1/2/97
Latest Dates	
Planning	4/4/96
Design Development	
Plot Check	4/4/96
Not Set	
Permit Set	
Construction Set	
Drawing Date	4/25/20
Check by	JCS
Drawn by	DY
Scale	SEE PLAN

- SITE KEY NOTES:**
- 1 EXISTING TREE BELLS AND PLUMBING
 - 2 ACCESSIBLE PARKING AND ACCESSIBLE PATHWAY
 - 3 TRUNCATED CORNER
 - 4 15' PUBLIC BOARDWALK
 - 5 NEW EXISTING PARKING STALLS (9'-9" TYPICAL)
 - 6 NOT USED
 - 7 NOT USED
 - 8 NOT USED
 - 9 KITCHEN WITH VISION GLASS ABOVE
 - 10 RETAIL SALES / COFFEE BAR
 - 11 EXISTING ADJACENT BUILDING
 - 12 NOT USED
 - 13 EXISTING BUS STOP
 - 14 NOT USED
 - 15 EXISTING PUBLIC TO COORDINATE SIGNAGE ON OPPOSITE SIDE OF THE ST
 - 16 PROVIDE GLASS CURB ALONG BUILDING
 - 17 PROVIDE SEAT BACKS FOR 24 SECTIONS
 - 18 NEW PATHWAY FROM PARKING LOT TO BOARDWALK
 - 19 WIDE LANDSCAPED PARKER

COASTAL COMMISSION

EXHIBIT # 2
PAGE 4 OF 4

Proposed New Public Improvements:



BALLAST POINT
DEDICATED TO THE CRAFT

PARKING AMENDMENT
110 MARINA DRIVE
LONG BEACH, CA 90803



SCS
Smith Consulting Architects
12801 Irvine Blvd. Suite 200
San Diego, CA 92126
619.733.4777
619.733.4777 Fax

Revision Dates

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Issue Date



Proposed Public
Seating Area at
South end of
Alamitos Bay Landing
to match this existing
seating area at
north end of commercial
center.



COASTAL COMMISSION

EXHIBIT # 3
PAGE 1 OF 1

PLANNED DEVELOPMENT FOR LONG BEACH MARINA (PD-4) COASTAL COMMISSION

Ordinance History: C-5561, 1980; C-5666, 1980; C-5722, 1981; C-5770, 1981; C-6151, 1985; C-6355, 1987; C-6585, 1989; C-7202, 1994; C-7794, 2002.

EXHIBIT # 4
PAGE 1 OF 8

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.

In reviewing and approving site plans and tract maps for the development of the area, the City Planning Commission shall be guided by the goals and policies of the General Plan and the General Development and Use Standards specified herein. The Commission shall not permit variance from those standards unless it finds that such variance meets the intent of the original standards and is consistent with the overall goals and objectives of the adopted Local Coastal Plan.

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

GENERAL DEVELOPMENT AND USE STANDARDS

- A. Uses. To be described in development and use standards for individual subareas.
- B. Access.
 - 1. Vehicular access to all parking facilities shall be from Marina Drive.
 - 2. Pedestrian access shall be maintained along the water's edge of the marina and at marina channels at all locations where it exists at the time of adoption of this plan.
- C. Building Design.
 - 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. **COASTAL COMMISSION**

D. Parking.

EXHIBIT # 4
PAGE 2 OF 8

1. Commercial:

New Construction Use	Parking per 1,000 square feet of Gross Floor Area
Retail	4.0
Restaurants (Dining Areas)	10.0
Taverns (Including Tavern Areas in Restaurants)	20.0
Dance Hall, Entertainment Lounge Areas, Restaurant Lobby Areas	25.0

2. New use of existing commercial buildings. All new uses shall be required to provide the same parking as new construction; however, each new use shall be credited with the parking that is required of the existing uses.
3. Marina parking. Not less than 0.75 parking spaces per boat slip shall be maintained for non-commercial use boat slips and not less than one (1) space for each three (3) seats of passenger capacity for commercial boat uses operating as excursions, fishing trips, cruises, and harbor or bay tours.
4. Joint use. Joint use of parking spaces is to be encouraged.
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.

- 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 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.

COASTAL COMMISSION

SPECIFIC DEVELOPMENT AND USE STANDARDS

EXHIBIT # 4
PAGE 3 OF 8

Subarea 1.

This area is located in the southwesterly portion of the P.D. 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 specialty shopping area.

A. Uses.

1. Principal uses. Commercial:

a. Retail sales.

- (1) Bakery, donuts, pastries.
- (2) Book store.
- (3) Cards, gifts, novelties and stationery.
- (4) Clothing store.
- (5) Florist, plant shop.
- (6) Chandlery.
- (7) Gourmet foods.
- (8) Fish market.
- (9) Delicatessen.
- (10) Photographic equipment and supplies, telescopes and the like.
- (11) Art gallery.

COASTAL COMMISSION

EXHIBIT # 4
PAGE 4 OF 8

- (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.

c. Professional Services.

- (1) Yacht Broker.
- (2) Architect.
- (3) Artist studio.
- (4) Oceanographic study office.
- (5) Marine insurance.
- (6) On upper floors only, tenant occupied offices for management of leasehold premises.

d. Financial Services.

- (1) Automatic teller machine.

e. Restaurants and Taverns.

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

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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.

EXHIBIT # 4
PAGE 5 OF 8

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

2. Conditional Uses. Hall rentals, subject to findings required for approval of Conditional Use Permits in Title 21 of the Long Beach Municipal Code.
3. Accessory Uses. Dancing and entertainment cafe uses shall be permitted as accessory to restaurant and tavern uses.
4. Prohibited Uses. Transient residential use (including motels and boatels).
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 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:
 - 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 in 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 Alamitos Bay Landing may be leased for secondary permitted uses at any given time.

COASTAL COMMISSION

6. Access. Same as General Standards.
7. Building Design. Same as General Standards.
8. Parking. Same as General Standards.
9. Landscaping. Same as General Standards.

EXHIBIT # 4
PAGE 6 OF 8

Subarea 2.

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

A. Uses.

1. Primary Use. Marina parking.
2. Other Marina supporting permitted principal uses:
 - a. Yacht brokerage
 - b. Boat rentals.
 - c. Boat repairs.
 - d. Chandlery.
 - e. Sports equipment (sales and/or rental).
 - f. Not more than five restaurants.
 - g. Oil drilling in boat yard abutting J.H. Davies Bridge.
3. Accessory Uses. Dancing and entertainment cafe uses as accessory uses for restaurants.
4. Prohibited Uses.
 - a. Hotels, motels, boatels, or any other form of transient housing.
 - b. Fast food restaurants.

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

COASTAL COMMISSION

- B. Access. Same as General Standards.
- C. Building Design. Same as General Standards.
- D. Parking. Same as General Standards.
- E. Landscaping. Same as General Standards.

EXHIBIT # 4
PAGE 7 OF 8

The Planning Bureau provides this information for reference and the convenience to the public. The adopted ordinance, together with any amendment thereto, is in the possession of the City Clerk and should be reviewed and considered prior to making any land use decisions. Information contained herein is subject to change without notice as a result of updates, corrections or amendments.

COASTAL COMMISSION

EXHIBIT # 4
PAGE 8 OF 8

LONG BEACH MARINA
PLANNED DEVELOPMENT
PLAN (PD - 4)

PD - 4

