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LCP-5-LOB-20-0014-1 (Belmont Beach and Aquatics Center)
City of Long Beach
December 10, 2020

EXHIBITS

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Exhibit 1 - Resolutions & Ordinances

RESOLUTION NO. RES-20-0015

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AUTHORIZING THE DIRECTOR OF
DEVELOPMENT SERVICES TO SUBMIT LOCAL COASTAL
PROGRAM AMENDMENTS TO THE CALIFORNIA COASTAL
COMMISSION FOR ITS REVIEW AND CERTIFICATION

WHEREAS, on January 21, 2020, the City Council of the City of
Long Beach adopted an amendments to the Local Coastal Program (LCP) of the Long
Beach; and

WHEREAS, it is the desire of the City Council to submit the above
referenced amendments to the California Coastal Commission for its review and
consideration; and

WHEREAS, the City Council gave full consideration to all facts and the
proposals respecting the adoption of the amendments to the Local Coastal Program at a
duly noticed City Council public hearing; and

WHEREAS, the City Council approved the proposed LCP amendments
which are to be carried out in a manner fully consistent with the California Coastal Act
and become effective upon Coastal Commission certification and approval; and

WHEREAS, the City Council hereby finds that the Local Coastal Program
amendments will not adversely affect the character, livability or appropriate development
in the City of Long Beach and that the amendments are consistent with the goals,
objectives and provisions of the City's General Plan and the City's Local Coastal
Program.

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

Section 1. The amendments to the City's Local Coastal Program

1 adopted on January 21, 2020, shall be submitted to the California Coastal
2 Commission for its earliest review as to those parts of the amendments that directly affect
3 land use matters in that portion of the California Coastal Zone within the City of Long
4 Beach.

5 Section 2. The Director of Development Services of the City of Long
6 Beach is hereby authorized to and shall submit certified copies of the resolutions and
7 ordinances, together with all appropriate supporting materials, to the California Coastal
8 Commission with a request for its earliest action, that will take effect and be implemented
9 in the Coastal Zone upon Coastal Commission approval.

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

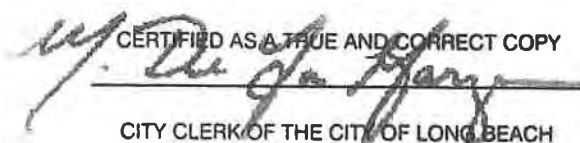
12 I certify that this resolution was adopted by the City Council of the City of
13 Long Beach at its meeting of January 21, 2020, by the following vote:

14 Ayes: Councilmembers: Zendejas, Pearce, Price, Supernaw,
15 Mungo, Uranga, Austin, Andrews.

16
17 Noes: Councilmembers: None.

18
19 Absent: Councilmembers: Richardson.

20
21
22 
City Clerk

23
24 
CERTIFIED AS A TRUE AND CORRECT COPY
CITY CLERK OF THE CITY OF LONG BEACH

25 BY: TA

26 DATE: 2/12/2020

RESOLUTION NO. RES-20-0014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LONG BEACH ADOPTING, AFTER PUBLIC HEARING,
AMENDMENTS TO THE LOCAL COASTAL PROGRAM (LCP)
ELEMENT OF THE GENERAL PLAN OF THE CITY OF LONG
BEACH CONSISTING OF AMENDMENTS TO THE BELMONT
PIER PLANNED DEVELOPMENT DISTRICT (PD-2), AND
USE DISTRICT MAP, ALL RELATING TO THE BELMONT
POOL REVITALIZATION PROJECT

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

Section 1. The City Council does hereby find, determine and declare:

A. The City Council of the City of Long Beach has adopted, pursuant to
Section 65302 of the California Government Code, a Local Coastal Program Element as
part of the City's General Plan.

B. The City Council desires to amend the Local Coastal Program
Element of the General Plan of the City of Long Beach by adopting amendments to the
Belmont Pier Planned Development District (PD-2) as set forth in Ordinance No.
ORD-20- 0005 and by amending the Use District Map of the City as set forth in
Ordinance No. ORD-20- 0006.

C. The Planning Commission held a public hearing on December 19,
2019, on a proposed amendment to the Local Coastal Program Element of the General
Plan. At that hearing, the Planning Commission gave full consideration to all pertinent
facts, information, proposals, environmental documentation and recommendations
respecting the proposed amendment, and to the views expressed at the public hearing,
and afforded full opportunity for public input and participation.

1 D. Following receipt and consideration of all appropriate environmental
2 documentation, full hearings and deliberation, the City Planning Commission voted on
3 December 19, 2019, to recommend approval of the amendment to the Local Coastal
4 Program Element of the City of Long Beach General Plan and further directed that said
5 recommendation be forwarded to the City Council for its consideration.

6 E. On January 21, 2020, the City Council conducted a duly
7 noticed public hearing at which time full consideration was given to all pertinent facts,
8 information, proposals, environmental documentation and recommendations respecting
9 the proposed amendments to the Local Coastal Program (LCP) Element of the General
10 Plan, and to the views expressed at the public hearing, and afforded full opportunity for
11 public input and participation.

12 F. Following receipt and consideration of all appropriate environmental
13 documentation, full hearings and deliberation, the City Council did concur with the
14 recommendations of the Planning Commission and did approve, adopt and certify the
15 environmental documentation and the amendments to the Local Coastal Program
16 Element of the General Plan by amending the Belmont Pier Planned Development
17 District (PD-2) as indicated on Ordinance No. ORD-20-0005, which is attached hereto
18 as Exhibit "A" and incorporated herein by this reference as though set forth herein in full;
19 and by amending the Zoning Use District Map from Park (P) to PD-2, Subarea 5, for
20 those portions of the City shown on the attached Ordinance No. ORD-20-0006, which
21 is attached hereto as Exhibit "B" and incorporated herein by this reference as though set
22 forth herein in full.

23 Section 2. This resolution shall take effect immediately upon its adoption
24 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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28

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of January 21, 2020, by the following vote:


Ayes: Councilmembers: Zendejas, Pearce, Price, Supernaw,
Mungo, Uranga, Austin, Andrews.

Noes: Councilmembers: None.

Absent: Councilmembers: Richardson.


City Clerk

CERTIFIED AS A TRUE AND CORRECT COPY


CITY CLERK OF THE CITY OF LONG BEACH

BY: TA

DATE: 2/12/2020

ORDINANCE NO. ORD-20-0005

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING AND RESTATING
THE BELMONT PIER PLANNED DEVELOPMENT
DISTRICT (PD-2)

WHEREAS, the Planning Commission, at its hearing on December 19, 2019, reviewed the proposed amendment to the maps and text of PD-2, and recommended the City Council adopt same;

WHEREAS, the City Council, hereby finds that the proposed amendments to the boundary maps and text of the Belmont Pier Planned Development District (PD-2) will not adversely affect the character, livability or appropriate development of the surrounding properties and that the proposed amendments are consistent with the goals, objectives and provisions of the General Plan.

NOW, THEREFORE, the City Council of the City of Long Beach ordains as follows:

Section 1. The Belmont Pier Planned Development District (PD-2) is hereby amended, restated, and adopted in its entirety as set forth in Exhibit "A" which is attached hereto and incorporated herein by this reference.

Section 2. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of February 4, 2020 by the following vote:

Ayes: Councilmembers: Zendejas, Pearce, Price,
Supernaw, Mungo, Andrews, Uranga,
Austin, Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: None.

Approved: 2/6/2020

[Signature]
City Clerk

[Signature]
Mayor

BELMONT PIER PLANNED DEVELOPMENT DISTRICT (PD-2)

Ordinance History: Ord. C-5563, adopted 2/26/80; Ord. C-5610, adopted 7/8/80; Ord. C-5626, adopted 8/25/80; Ord. C-5824, adopted 4/27/82; Ord. C-5899, adopted 9/28/82; Ord. C-6063, adopted 5/22/84, Ord. 20-____, adopted ____/____/20.

I. PURPOSE AND INTENT

The intent of the Planned Development is to encourage a joint public and private effort to revitalize this underutilized area containing the significant public resources of the Belmont Pier and the Olympic Plaza Pool. The Planned Development District is to be utilized in this effort because of its ability to combine flexibility of regulation while specifying detailed development requirements within a framework of maximum public review and involvement. This plan shall promote use of and visitation to the Coastal Zone, including recreational and competitive swimming.

In reviewing and approving site plans and tract maps for the development of the area, the City Planning Commission and Site Plan Review Committee shall be guided by the goals and policies of the General Plan and the General Development and Use Standards specified herein. All specific procedures not specified in this plan shall be carried out pursuant to Chapter 21.25 (Specific Procedures) of the Zoning Regulations, Title 21, LBMC.

II. General Development and Use Standards

- A. Uses. Recreation, commercial recreation and retail, residential and office commercial.
- B. Access.
 - (1) Vehicle. Primary vehicular access to the area shall be from Ocean Boulevard and Livingston Drive. Vehicular circulation within the area shall be from Termino Avenue. Parts or all of 39th Place, Midway, Olympic Plaza and Ocean Boulevard may be vacated.
 - (2) Bicycle. A continuous bicycle path, as part of the beach bicycle path linking the Los Angeles and San Gabriel Rivers, shall run through the area per the City's Bicycle Master Plan.
 - (3) Pedestrian. Pedestrian walkways shall flow throughout the area to maximize access, including ADA-accessible access, to the beach, pier, pool, and other public facilities. All walkways shall be improved to the satisfaction of the City Engineer.
- C. Building Design.

- (1) **Style.** All buildings shall be designed in appropriate coastally oriented design styles in harmony with other existing styles in the area.
- (2) **Height.** No building shall exceed two stories in height or twenty-five feet above grade if located on-shore or two stories or twenty-five feet above the pier if located over the water, except in Subarea 5, as specified in development standards for that subarea.
- (3) **Lot Coverage.** No building shall cover more than fifty percent of its site nor shall it occupy more than fifty percent of its site parallel to Ocean Boulevard. Commercial uses on the west site of 39th Place shall be excepted from this and may occupy one hundred percent of their sites. The Belmont Beach and Aquatics Center located in Subarea 5 also shall be excepted from this requirement.
- (4) **Special Design Standards.** All buildings shall be located and designed to provide a maximum feasible amount of the unobstructed views through their sites toward the beach and recreational facilities.
- (5) **Open Areas.** Open areas shall be landscaped and shall contain pedestrian pathways accessible to the public. Such access shall be guaranteed through deed restrictions. Open areas may also be utilized as areas for outdoor dining.

D. Parking.

- (1) **Public.** The existing number of public parking spaces shall be retained. Notwithstanding the requirements of Chapter 21.41 of the Zoning Regulations, no additional parking for new, rebuilt, or remodeled public facilities shall be required. Public parking may be relocated from the Granada Avenue parking lot to under and west of Belmont Pier, but not to extend westward of 38th Place, provided an equal number of spaces in the Granada Avenue parking lot be converted to beach, bicycle path or landscaped uses. No parking structures shall be allowed.
- (2) **Private.** Expansions or changes in use of private developments shall be required to provide additional parking for the expansion or change of use as required in the Zoning Regulations.

E. Landscaping. Landscaping shall comply with the provisions of Chapter 21.42 (Landscaping Standards) of the Zoning Regulations. Landscaping for public facilities shall create a park-like setting.

- (1) **Materials.** Landscape materials for public facilities shall be California-native drought-tolerant species.

- (2) Maintenance. All landscaped areas on private property shall be maintained by the property owner.
- (3) Quantity. Not less than five percent of each site shall be landscaped. One street tree shall be planted for each twenty-five feet of street frontage, or ten feet of pathway frontage.

F. Developer On and Off-Site Improvements and Maintenance.

- (1) All walkways on private property or vacated streets.
- (2) All landscaping on private property or vacated streets.

III. Specific Development and Use Plans

Subarea 1.

Subarea 1 is developed with coastal-oriented retail, restaurant, hospitality (hotel), and personal service uses.

A. Uses.

- (1) Retail sales of clothing, jewelry, gifts, cards, novelties, sporting goods, fishing bait, art, groceries, drugs, sundries, and tobacco products.
- (2) Sporting goods rental.
- (3) Residential uses on second story only.
- (4) Motel.
- (5) Professional and Personal Services.
 - (a) Professional and Personal Services shall be allowed in buildings which were originally occupied prior to July 22, 1980.
 - (b) Professional and Personal Services shall not be allowed on the street level of any building originally occupied on or after July 22, 1980.
 - (c) Additions, alterations and repairs amounting to more than fifty percent (50%) of the replacement value or of the area of the existing building, excluding improvements required to meet minimum health and safety code standards, shall require issuance of a new Certificate of Occupancy, and hence no building so expanded, altered or repaired on or after July 22,

1980 shall be allowed to be used for professional and personal services on the street level.

- (6) Restaurants, taverns, delicatessens, snack bar.
- (7) Entertainment uses, subject to the conditional use provisions of the Zoning Regulations.

B. Access.

- (1) Vehicular. Ocean Boulevard, Livingston Drive, and Termino Avenue.
- (2) Vehicular access to be abandoned, and streets to be vacated, as feasible with new development.
 - (a) Ocean Boulevard south of Livingston Drive from 39th Place to Termino Avenue.
 - (b) 39th Place.
 - (c) Olympic Plaza.
 - (d) Termino Avenue from Ocean Boulevard to Olympic Plaza may be narrowed to the satisfaction of the City Engineer.
- (3) Pedestrian.
 - (a) Along Ocean Boulevard, south curb.
 - (b) Along Livingston Drive, south curb.
 - (c) 39th Place.
 - (d) Along Termino Avenue east and west curbs.
 - (e) Mid-block between Termino Avenue and 43rd Place.

C. Building Design.

- (1) Style. The buildings should be as open, airy and colorful as possible within a coastal oriented style. Balconies, decks and terraces are encouraged.
- (2) Site Locations.
 - (a) As Ocean Boulevard is vacated, this area may be used as landscaped parking area to serve adjacent developments. Parking lot landscaping for any new parking spaces shall be provided at one fifteen gallon tree for each two parking

spaces. The landscaping may be placed in or along the existing lot.

- (b) As the block from Termino Avenue to 43rd Place is redeveloped, that site may expand one lane into Termino.
- (c) Special Design Features. Portions of vacated Ocean Boulevard shall be utilized for landscape treatment to create an entrance and image for the area.
- (d) Parking.
 - 1) Commercial. Parking shall be provided at the rate of four spaces per one thousand square feet of floor area, for any addition of floor area beyond the existing floor area. This requirement does not apply to parking for public facilities.
 - 2) Residential. Parking shall be provided at a rate of one space per zero-bedroom unit and two spaces per unit with one bedroom or more.
- (e) Landscaping. As noted above.
- (f) Off-site and Public Use Improvements by Developers. The pedestrian walkways as previously noted.

Subarea 2.

This subarea is currently in high density residential use. It shall remain in such use unless redeveloped. If redeveloped by removing the existing buildings, the provisions of Subarea 1 for use and building design shall apply. Additionally, a mid-block walkway shall be provided.

Subarea 3.

This is the Belmont Pier and public trust tidelands area, except for the Belmont Beach and Aquatics Center complex (see Subarea 5).

A. Uses.

- (1) Fishing pier, parking plaza over portion of the parking area and accessory uses.
- (2) Restaurants serving various types and prices of food and other commercial facilities in keeping with the coastal theme of the area.

B. Access.

- (1) Vehicular. From Termino Avenue and through existing parking lot.
- (2) Bikeway. Along south beach edge of parking lot.
- (3) Pedestrian:
 - (a) Along Allin Street;
 - (b) Along Termino Avenue;
 - (c) Along the south edge of parking lot;
 - (d) On pier; and
 - (e) Around the Plaza on the south and west perimeter of the Plaza and including a viewing platform at the foot of 39th Place extending from the south end of the Plaza, a sufficient distance to provide panoramic views.

C. Building Design.

- (1) Site locations.
 - (a) Restaurants at southern ends of pier, mid-pier, and at northern end of the pier or on plaza.
 - (b) Restrooms at mid-pier should be moved to outside edge to provide clear view to the end of the pier.
- (2) Style. The restaurant at the center of the south end of the Pier should be built above and below pier level, as feasible, according to the Belmont Pier Concept Plan to provide views underneath it.
- (3) Special Design Features. The pier may be expanded to provide additional fishing platforms at various locations along the pier, but no major expansions of the pier shall be permitted.
- (4) Open Space. All portions of the subarea shall be open except parts of the plaza, the plaza covering parts of the parking, and the restaurants and restrooms on the pier. An open public area shall be provided on the plaza at least as large as the existing plaza.

D. Parking.

- (1) The existing parking lot shall remain.
- (2) A new parking lot of up to three hundred cars may be provided. Such parking shall be located under an enclosed 39th Place Plaza, and westerly of the pier to the western edge of 38th Place. Such parking

lot may be built provided an equal number of spaces are eliminated in the Granada Avenue parking lot and the area obtained converted to beach, bikeway, walkways or landscaping. The 39th Place Plaza shall be expanded as shown in Belmont Pier Concept Plan so that no parking area is exposed along the southern edge of the plaza. This plaza should be appropriately designed along the eastern edge to direct view of pedestrians over the parking lot rather than directly down upon it.

- E. Landscaping. One fifteen-gallon tree shall be provided in and surrounding the new parking lot for each five open parking spaces.
- F. Off-site and Public Use Improvements Developer Requirements. New parking lot with landscaping.

Subarea 4.

Subarea 4 is developed with high-density residential uses with gated access from a private alley (Ocean Manor Place).

- A. Uses. Residential Uses.
- B. Density. 514 square feet of land per unit (81 DU/AC).
- C. Access.
 - (1) Vehicular – Ocean Boulevard, 38th Place and Belmont Drive (a private alley).
 - (2) Pedestrian.
 - (a) Along Ocean Boulevard, south curb.
 - (b) Along 38th Place.
 - (c) Along Belmont Drive (a private alley).
 - (d) Along beach frontage.
- D. Building Design.
 - (1) Style. The buildings should be as open, airy, and colorful as possible within a coastal-oriented style. Balconies, decks, and terraces are encouraged.
 - (2) Height. No building shall exceed thirty-five feet above grade.
 - (3) Standard Site Development. No building shall exceed in gross floor area more than two and one-half times the area of the site.

(Subterranean and semi-subterranean structures and areas are exempt from consideration and/or computation).

(4) Setbacks.

- (a) Ocean Boulevard frontage – ten feet from property line.
- (b) 38th Street – eight feet from side property line.
- (c) Interior property lines – ten percent of the lot width.
- (d) One zero side yard provided that:
 - (i) The side yard opposite the zero side yard shall not be less than the total required side width if the zero side yard were not used (double the width of an individual side yard);
 - (ii) Any structure on the property adjoining the zero side yard shall be not less than six feet from the structure proposed to be located on the property line, except that another principal use may be constructed abutting the same zero side yard.
- (e) Setbacks described in Subarea 4, Subsection (D)(4)(a) through (D)(4)(d) shall not apply to subterranean and semi-subterranean structures or areas.
- (f) No building shall extend toward the beach further than the toe of the bluff, or where existing development has removed the toe of the bluff, no building shall extend toward the beach further than the existing foundations of development on the site.
 - 1) Special Design Standards. All buildings shall be located and designed to provide a maximum feasible amount of unobstructed views through their site toward the beach and maintain an unobstructed view corridor towards the ocean a minimum of forty-two feet and centered on the prolongation of the centerline of 38th Place.
 - 2) Landscaping. As noted in the General Development and Use Standards.

Subarea 5.

Subarea 5 contains the Belmont Beach and Aquatics Center complex on an expanded site that was the former location of the Belmont Plaza Olympic Pool.

A. Uses.

- (1) Public aquatics center complex, including but not limited to recreational and competitive swimming and diving, and similar aquatic uses, and related special events.
- (2) Coastal-oriented support and accessory uses related to the public aquatics center complex.
- (3) Other public facilities accessory to the public aquatics center complex.
- (4) Uses as allowed in the P (Park) zoning district, per Division I of Chapter 21.35 of the Zoning Regulations.

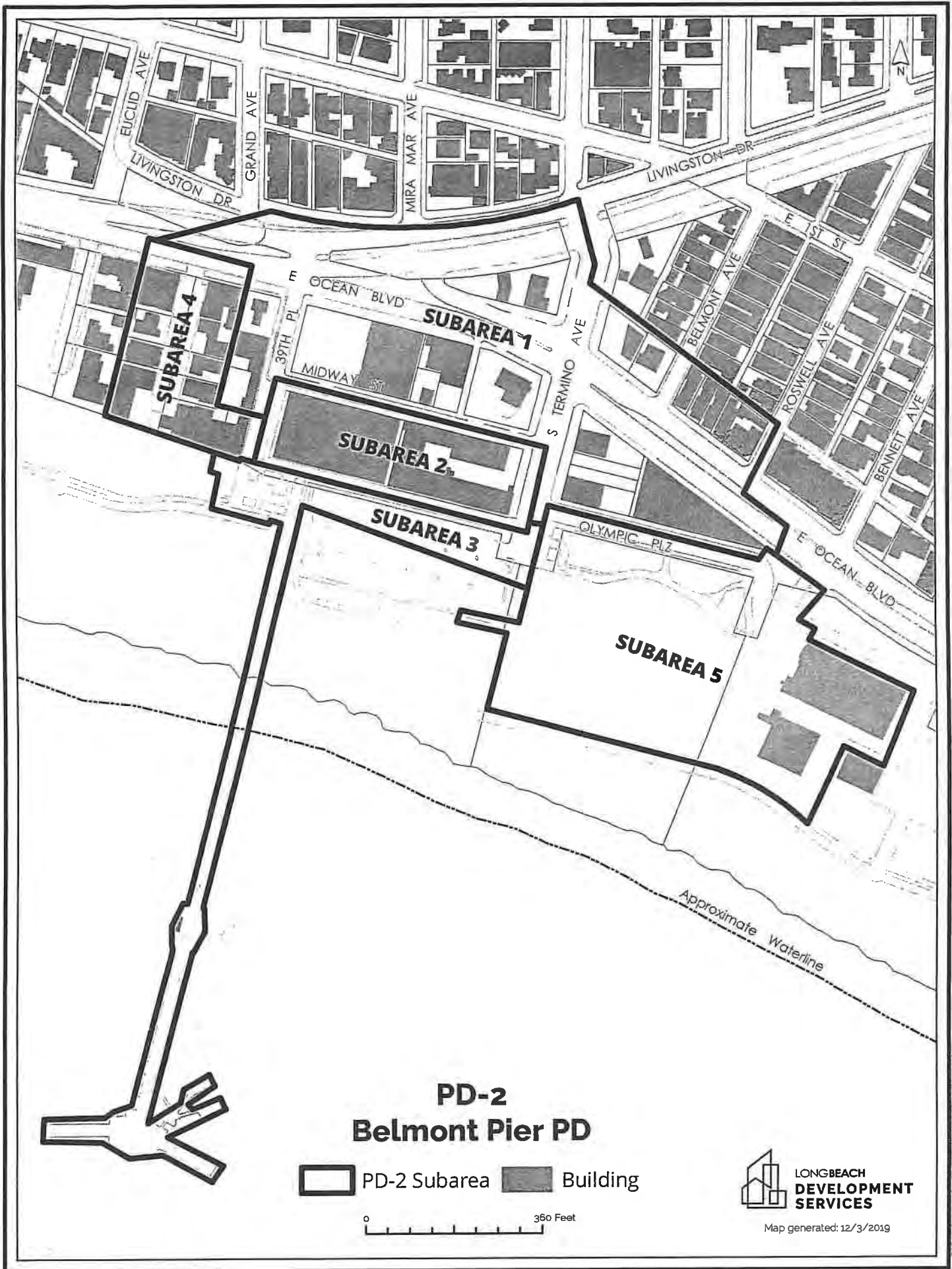
B. Access.

- (1) Vehicular. Vehicular access to Subarea 5 shall be provided from Ocean Blvd. via a southerly prolongation of Bennett Ave.
- (2) Pedestrian.
 - (a) Along a walkway not less than twenty feet (20') in width, in the former Olympic Plaza right-of-way between Termino Ave. and Bennett Ave., with unobstructed views of the Belmont Beach and Aquatics Center complex.
 - (b) Ocean Blvd., south curb west of Bennett Ave.
 - (c) Along beach frontage.

C. Building Design.

- (1) Style. Building design shall implement the policies of the Local Coastal Program.
- (2) Height. Buildings and structures (non-building area, including but not limited to the aquatics complex shade awnings or structures, architectural features, and diving towers) are allowed up to a height of 60 feet (the height of the former Belmont Pool building). Height in Subarea 5 shall be measured from the project grade datum established for the Belmont Beach and Aquatics Complex project at sea elevation level +10'-0".

- (3) Setbacks. Because the public aquatics complex in Subarea 5 is a unique public facility with unique building requirements, appropriate setbacks shall be determined by the Site Plan Review Committee. The SPR Committee may choose to require no setback in one or several areas or frontages, provided that the goals and intent of this ordinance are met.
- D. Parking. As provided in Section II, Subsection (D)(1), General Use and Development Standards – Parking – Public.
- E. Landscaping. Landscaping shall be provided as specified in Section II, Subsection (E).



ORDINANCE NO. ORD-20-0006

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING THE USE DISTRICT
MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS
BEEN ESTABLISHED AND AMENDED BY AMENDING
PORTIONS OF PART 5 OF SAID MAP FROM PARK (P) TO
BELMONT PIER PLANNED DEVELOPMENT DISTRICT
(PD-2)

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

Section 1. Environmental documentation having been prepared, certified, received and considered as required by law, and the City Council hereby finding that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding area and that the proposed change is consistent with the goals, objectives and provisions of the General Plan, the official Use District Map of the City of Long Beach, as established and amended, is further amended by amending portions of Part 5 of said Map from Park (P) to Belmont Pier Planned Development District (PD-2).

Section 2. That portion of Part 5 of said Map that is amended by this ordinance is depicted on Exhibit "A" which is attached hereto and by this reference made a part of this ordinance and the official Use District Map of the City.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

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

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of February 4, 2020, by the following vote:

Ayes: Councilmembers: Zendejas, Pearce, Price, Supernaw,
Mungo, Andrews, Uranga, Austin,
Richardson.

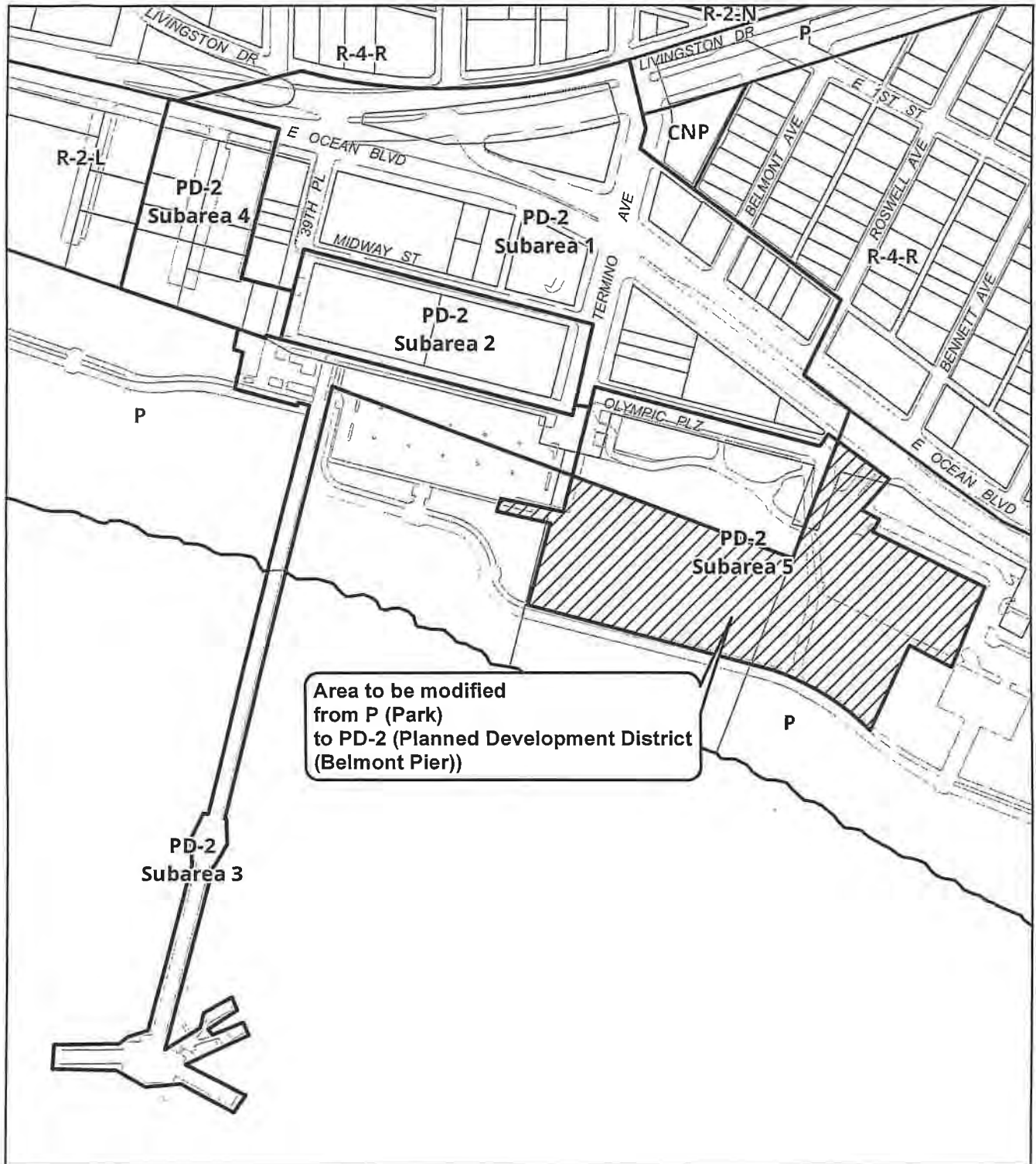
Noes: Councilmembers: None.

Absent: Councilmembers: None.

Approved: 2/6/2020

My. De. J. M.
City Clerk

[Signature]
Mayor



Area to be modified from P to PD-2



Other Zoning Classification Boundary



Area to remain PD-2



AMENDMENT TO A PORTION OF PART 5 OF THE USE DISTRICT MAP

EXHIBIT A

Rezoning Case
1910-05 (ZCHG19-005)

LCP-5 LOP-20-0014-1 Exhibits
California Coastal Commission

Exhibit 2 - Subarea 5 Location

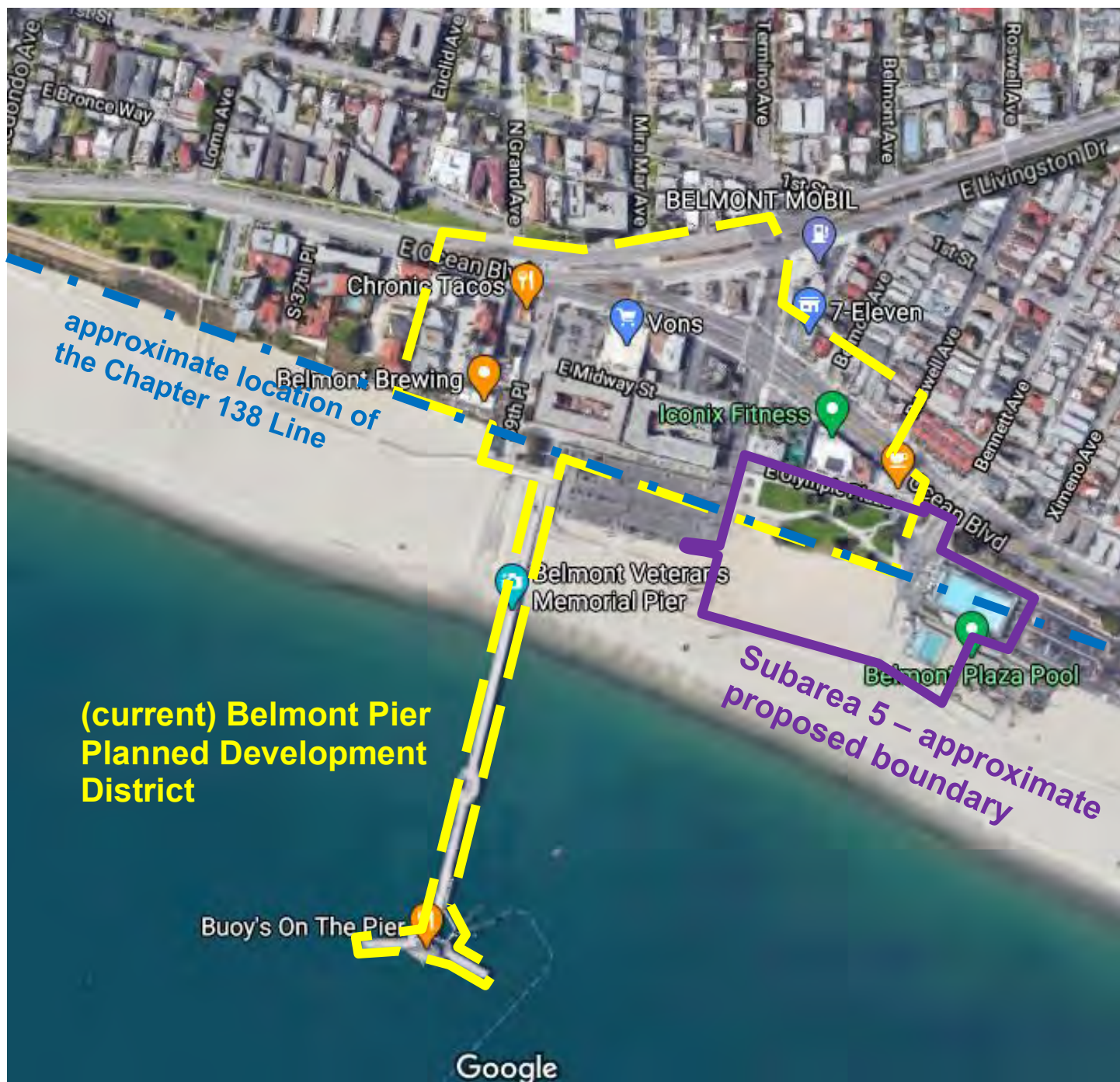


Exhibit 3 - Administrative Draft Identifying City-Proposed Changes

Language of the currently certified LCP is shown in plain text.

The City's proposed (intended) additions are shown in **bold, underline text**.

The City's proposed (intended) deletions are shown in **bold, underline, strike out text**.

The City's proposed (unintended) additions are shown in underline text.

The City's proposed (unintended) deletions are shown in ~~strike out text~~.

BELMONT PIER PLANNED DEVELOPMENT AREA DISTRICT (PD-12)

I. PURPOSE AND INTENT

The intent of the Planned Development is to encourage a joint public and private effort to revitalize this underutilized area containing the significant public resources of the Belmont Pier and the Olympic Plaza Pool. The Planned Development District is to be utilized in this effort because of its ability to combine flexibility of regulation while specifying detailed development requirements within a framework of maximum public review and involvement. ~~The spirit of future development within the area shall conform to the Belmont Pier Concept Plan by CHNMB Associates of August, 1979.~~ **This plan shall promote use of and visitation to the Coastal Zone, including recreational and competitive swimming.**

In reviewing and approving site plans and tract maps for the development of the area, the City Planning Commission **and Site Plan Review Committee** 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 Specific 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.~~ **All specific procedures not specified in this plan shall be carried out pursuant to Chapter 21.25 (Specific Procedures) of the Zoning Regulations, Title 21, LBMC.**

II. General Development and Use Standards

4-A. Uses. Recreation, commercial recreation and retail, residential and office commercial.

2-B. Access.

A-(1) Vehicular ~~le~~. Primary vehicular access to the area shall be from Ocean Boulevard and Livingston Drive. Vehicular circulation within the area shall be from Termino Avenue. Parts or all of 39th Place, Midway, Olympic Plaza and Ocean Boulevard may be vacated ~~within the subarea as~~

~~depicted in the Belmont Pier Concept Plan (Page III C-12).~~

~~B.(2)~~ Bicycle. A continuous bicycle path, as part of the beach bicycle path linking the Los Angeles and San Gabriel Rivers, shall run through the area per the City's Bicycle Master Plan.

~~C.(3)~~ Pedestrian. Pedestrian walkways shall flow throughout the area to maximize access, including ADA-accessible access, to the beach, pier, pool, and other public facilities. All walkways shall be improved to the satisfaction of the City Engineer.

~~3.C.~~ Building Design.

~~A.(1)~~ Style. All buildings shall be designed in appropriate coastally oriented design styles in harmony with other existing styles in the area.

~~B.(2)~~ Height. No building shall exceed two stories in height or 25' twenty-five feet above grade if located on-shore or two stories or 25' twenty-five feet above the pier if located over the water, except in Subarea 5, as specified in development standards for that subarea.

~~C.(3)~~ Lot Coverage. No building shall cover more than 50% fifty percent of its site nor shall it occupy more than 50% fifty percent of its site parallel to Ocean Boulevard. Commercial uses on the west side of 39th Place shall be excepted from this and may occupy 400% one hundred percent of their sites. The Belmont Beach and Aquatics Center located in Subarea 5 also shall be excepted from this requirement.

~~D.(4)~~ Special Design Standards. All buildings shall be located and designed to provide a maximum feasible amount of the unobstructed views through their sites toward the beach and recreational facilities.

~~E.(5)~~ Open Areas. Open areas shall be landscaped and shall contain pedestrian pathways accessible to the public. Such access shall be guaranteed through deed restrictions. Open areas may also be utilized as areas for outdoor dining.

~~4.D.~~ Parking.

~~A.(1)~~ Public. The existing number of public parking spaces shall be supplemented by the addition of up to 200 spaces to be located immediately south of the existing Belmont Pier parking lot retained. Notwithstanding the requirements of Chapter 21.41 of the Zoning Regulations, no additional parking for new, rebuilt, or remodeled public facilities

shall be required. Public parking may be relocated from the Granada Avenue parking lot to under and west of Belmont Pier, but not to extend westward of 38th Place, provided an equal number of spaces in the Granada Avenue parking lot be converted to beach, bicycle path or landscaped uses. No parking structures shall be allowed.

~~B-(2)~~ Private. Expansions or changes in use of private developments shall be required to provide additional parking for the expansion or change of use as required in the Zoning Regulations.

~~5-E.~~ Landscaping. Landscaping shall ~~be lush and~~ **comply with the provisions of Chapter 21.42 (Landscaping Standards) of the Zoning Regulations. Landscaping for public facilities** shall create a park-like setting.

~~A-(1)~~ Materials. Landscape materials **for public facilities** shall be ~~predominately those used in the area north of the Belmont Plaza Pool and in the Granada Avenue parking lot~~ **California-native drought-tolerant species.**

~~B-(2)~~ Maintenance. All landscaped areas on private property shall be maintained by the property owner.

~~C-(3)~~ Quantity. Not less than ~~5%~~ **five percent** of each site shall be landscaped. One street tree shall be planted for each ~~40'~~ **twenty-five feet** of street **frontage,** or **ten feet of** pathway frontage.

~~6-F.~~ Developer On and Off-Site Improvements and Maintenance.

~~A-(1)~~ All walkways on private property or vacated streets.

~~B-(2)~~ All landscaping on private property or vacated streets.

III. Specific Development and Use Plans

Subarea 1.

Subarea 1 is developed with coastal-oriented retail, restaurant, hospitality (hotel), and personal service uses.

~~4-A.~~ Uses.

~~A-(1)~~ Retail sales of clothing, jewelry, gifts, cards, novelties, sporting goods, fishing bait, art, groceries, drugs, sundries, and tobacco products.

~~B-(2)~~ Sporting goods rental.

~~C-(3)~~ Residential uses on second story only.

~~D.(4)~~ Motel ~~not to exceed the area of the existing motel.~~

~~E.(5)~~ Professional offices and Personal Services ~~on the second story only.~~

~~Uses – Nonconforming~~

~~1.(a)~~ Professional and Personal Services shall be allowed in buildings which were ~~lawfully constructed~~ originally occupied prior to July 22, 1980.

~~(b)~~ Professional and Personal Services shall not be allowed on the street level of any building originally occupied on or after July 22, 1980.

~~2.(c)~~ Additions, alterations and repairs amounting to more than fifty percent (50%) of the replacement value or of the area of the existing building, excluding improvements required to meet minimum health and safety code standards, shall require issuance of a new Certificate of Occupancy, and hence no building so expanded, altered or repaired on or after July 22, 1980 shall be allowed to be used for professional and personal services on the street level.

~~F.(6)~~ Restaurants, taverns, delicatessens, snack bar.

~~G.(7)~~ Entertainment uses, subject to the conditional use provisions of the Zoning Regulations.

~~2.B.~~ Access.

~~A.(1)~~ Vehicular. Ocean Boulevard, Livingston Drive, and Termino Avenue.

~~B.(2)~~ Vehicular access to be abandoned, and streets to be vacated, as feasible with new development.

(a) Ocean Boulevard south of Livingston Drive from 39th Place to Termino Avenue.

(b) 39th Place.

(c) Olympic Plaza.

(d) Termino Avenue from Ocean Boulevard to Olympic Plaza ~~may be narrowed to the satisfaction of the City Engineer.~~

(e) Plaza may be narrowed to the satisfaction of the City Engineer.

~~C.(3)~~ Pedestrian.

- (a) Along Ocean Boulevard, south curb.
- (b) Along Livingston Drive, south curb.
- (c) 39th Place.
- (d) Along Termino Avenue east and west curbs.
- (e) Mid-block between Termino Avenue and 43rd Place.
- ~~(f) Paralleling Olympic Plaza north of to the Olympic Plaza Pool.~~

C. Building Design.

- (1) Style. The buildings should be as open, airy and colorful as possible within a coastal oriented style. Balconies, decks and terraces are encouraged.
- (2) Site Locations.
 - (a) As Ocean Boulevard is vacated, this area may be used as landscaped parking area to serve adjacent developments. Parking lot landscaping for any new parking spaces shall be provided at one fifteen gallon tree for each two parking spaces. The landscaping may be placed in or along the existing lot.
 - (b) As the block from Termino Avenue to 43rd Place is redeveloped, that site may expand one lane into Termino ~~and Olympic Plaza provided a mid-block walkway area not less than twenty feet in width with unobstructed views through to the Olympic Plaza Pool shall be provided.~~
 - (c) Special Design Features. Portions of vacated Ocean Boulevard shall be utilized for landscape treatment to create an entrance and image for the area.
 - (d) Parking.
 - 1) Commercial. Parking shall be provided at the rate of four spaces per one thousand square feet of floor area, for any addition of floor area beyond the existing floor area. This requirement does not apply to parking for public facilities.
 - 2) Residential. Parking shall be provided at a rate of one space per ~~zero-zero~~ bedroom unit and two spaces per unit with one bedroom or more units.

- (e) Landscaping. As noted above.
- (f) Off-site and Public Use Improvements by Developers. The pedestrian walkways as previously noted.

Subarea 2.

This subarea is currently in high density residential use. It shall remain in such use unless redeveloped. If redeveloped by removing the existing buildings, the provisions of Subarea 1 for use and building design shall apply. Additionally, a mid- block walkway shall be provided.

Subarea 3.

This is the Belmont Pier and public trust tidelands area, **except for the Belmont Beach and Aquatics Center complex (see Subarea 5).**

A. Uses.

- (1) Fishing pier, parking plaza over portion of the parking area, and accessory uses.
- (2) Restaurants serving various types and prices of food, and other commercial facilities in keeping with the coastal theme of the area.

B. Access.

- (1) Vehicular. From Termino Avenue and through existing parking lot.
- (2) Bikeway. Along south beach edge of parking lot.
- (3) Pedestrian:
 - (a) Along Allin Street;
 - (b) Along Termino Avenue;
 - (c) Along the south edge of parking lot;
 - (d) On pier; and
 - (e) Around the Plaza on the south and west perimeter of the Plaza and including a viewing platform at the foot of 39th Place extending from the south end of the Plaza, a sufficient distance to provide panoramic views.

C. Building Design.

- (1) Site locations.

- (a) Restaurants at southern ends of pier, mid-pier, and at northern end of the pier or on plaza.
- (b) Restrooms at mid-pier should be moved to outside edge to provide clear view to the end of the pier.
- (2) Style. The restaurant at the center of the south end of the Pier should be built above and below pier level, as feasible, according to the Belmont Pier Concept Plan to provide views underneath it.
- (3) Special Design Features. The pier may be expanded to provide additional fishing platforms at various locations along the pier, but no major expansions of the pier shall be permitted.
- (4) Open Space. All portions of the subarea shall be open except parts of the plaza, ~~and the~~ plaza covering parts of the parking, and the restaurants and restrooms on the pier. An open public area shall be provided on the plaza at least as large as ~~the existing~~ plaza.

D. Parking.

- (1) The existing parking lot shall remain.
- (2) A new parking lot of up to ~~200~~ three hundred cars may be provided. Such parking shall be located ~~southerly of the existing Belmont Pier parking lot~~ under an enclosed 39th Place Plaza, and westerly of the pier to the western edge of 38th Place. Such parking lot may be built provided an equal number of spaces are eliminated in the Granada Avenue parking lot and the area obtained converted to beach, bikeway, walkways or landscaping. The 39th Place Plaza shall be expanded as shown in Belmont Pier Concept Plan so that no parking area is exposed along the southern edge of the plaza. This plaza should be appropriately designed along the eastern edge to direct view of pedestrians over the parking lot rather than directly down upon it.

E. Landscaping. One fifteen-gallon tree shall be provided in and surrounding the new parking lot for each five open parking spaces.

F. Off-site and Public Use Improvements Developer Requirements. New parking lot with landscaping.

Subarea 4.

Subarea 4 is developed with high-density residential uses with gated access from a private alley (Ocean Manor Place).

A. Uses. Residential Uses.

B. Density. 514 square feet of land per unit (81 DU/AC).

C. Access.

(1) Vehicular – Ocean Boulevard, 38th Place and Belmont Drive (a private alley).

(2) Pedestrian.

(a) Along Ocean Boulevard, south curb.

(b) Along 38th Place.

(c) Along Belmont Drive (a private alley).

(d) Along beach frontage.

D. Building Design.

(1) Style. The buildings should be as open, airy, and colorful as possible within a coastal-oriented style. Balconies, decks, and terraces are encouraged.

(2) Height. No building shall exceed thirty-five feet above grade.

(3) Standard Site Development. No building shall exceed in gross floor area more than two and one-half times the area of the site. (Subterranean and semi-subterranean structures and areas are exempt from consideration and/or computation).

(4) Setbacks.

(a) Ocean Boulevard frontage – ten feet from property line.

(b) 38th Street – eight feet from side property line.

(c) Interior property lines – ten percent of the lot width.

(d) One zero side yard provided that:

(i) The side yard opposite the zero side yard shall not be less than the total required side width if the zero side yard were not used (double the width of an individual side yard);

(ii) Any structure on the property adjoining the zero side yard shall be not less than six feet from the structure proposed to be located on the property line, except that another principal use may be constructed abutting the same zero side yard.

- (e) Setbacks described in **Subarea 4**, Subsection ~~(dD)(4)-(Aa) through-(D)(4)(Dd)~~ shall not apply to subterranean and semi- subterranean structures or areas.
- (f) No building shall extend toward the beach further than the toe of the bluff, or where existing development has removed the toe of the bluff, no building shall extend toward the beach further than the existing foundations of development on the site.
- 1) Special Design Standards. All buildings shall be located and designed to provide a maximum feasible amount of unobstructed views through their site toward the beach and maintain an unobstructed view corridor towards the ocean a minimum of forty-two feet and centered on the prolongation of the centerline of 38th Place.
- 2) Landscaping. As noted in the General Development and Use Standards.

Subarea 5.

Subarea 5 contains the Belmont Beach and Aquatics Center complex on an expanded site that was the former location of the Belmont Plaza Olympic Pool.

A. Uses.

- (1) Public aquatics center complex, including but not limited to recreational and competitive swimming and diving, and similar aquatic uses, and related special events.
- (2) Coastal-oriented support and accessory uses related to the public aquatics center complex.
- (3) Other public facilities accessory to the public aquatics center complex.
- (4) Uses as allowed in the P (Park) zoning district, per Division I of Chapter 21.35 of the Zoning Regulations.

B. Access.

- (1) Vehicular. Vehicular access to Subarea 5 shall be provided from Ocean Blvd. via a southerly prolongation of Bennett Ave.
- (2) Pedestrian.

(a) Along a walkway not less than twenty feet (20') in width, in the former Olympic Plaza right-of-way between Termino Ave. and Bennett Ave., with unobstructed views of the Belmont Beach and Aquatics Center complex.

(b) Ocean Blvd., south curb west of Bennett Ave.

(c) Along beach frontage.

C. Building Design.

(1) Style. Building design shall implement the policies of the Local Coastal Program.

(2) Height. Buildings and structures (non-building area, including but not limited to the aquatics complex shade awnings or structures, architectural features, and diving towers) are allowed up to a height of 60 feet (the height of the former Belmont Pool building). Height in Subarea 5 shall be measured from the project grade datum established for the Belmont Beach and Aquatics Complex project at sea elevation level +10'-0".

(3) Setbacks. Because the public aquatics complex in Subarea 5 is a unique public facility with unique building requirements, appropriate setbacks shall be determined by the Site Plan Review Committee. The SPR Committee may choose to require no setback in one or several areas or frontages, provided that the goals and intent of this ordinance are met.

D. Parking. As provided in Section II, Subsection (D)(1), General Use and Development Standards – Parking – Public.

E. Landscaping. Landscaping shall be provided as specified in Section II, Subsection (E).

(Insert updated PD-2 map)

