

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
301 E Ocean Blvd., Suite 300  
Long Beach, CA 90802-4302  
(562) 590-5071



# W14b

**LCP-5-LOB-20-0014-1 (City of Long Beach)**

**September 8, 2021**

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<i>*Ordinance related to and incorporated in RES-21-0080</i>	

RESOLUTION NO. RES-21-0082

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 adopted Ordinance No.  
ORD-20-0005 amending and restating the Belmont Pier Planned Development District  
(PD-2), and was thereafter submitted to the California Coastal Commission for approval  
of the modifications to the Local Coastal Program (LCP);

WHEREAS, the California Coastal Commission, at its February 11, 2021  
virtual meeting, reviewed and approved modifications to the Local Coastal Program  
(LCP) with suggested modifications;

WHEREAS, on July 13, 2021, the City Council of the City of Long Beach  
adopted amendments to the Local Coastal Program (LCP) of the Long Beach; and

WHEREAS, it is the desire of the City Council to resubmit 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

1 in the City of Long Beach and that the amendments are consistent with the goals,  
2 objectives and provisions of the City's General Plan and the City's Local Coastal  
3 Program.

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

6 Section 1. The amendments to the City's Local Coastal Program  
7 adopted on July 13, 2021, shall be submitted to the California Coastal Commission for its  
8 earliest review as to those parts of the amendments that directly affect land use matters  
9 in that portion of the California Coastal Zone within the City of Long Beach.

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

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

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I certify that this resolution was adopted by the City Council of the City of  
Long Beach at its meeting of July 13, 2021, by the following vote:

Ayes: Councilmembers: Zendejas, Allen, Price, Supernaw,  
Mungo, Saro, Uranga, Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: Austin.

Recusal(s): Councilmembers: None.

  
City Clerk

RESOLUTION NO. RES-21-0080

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  
THE 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) and by amending the Use District  
Map of the City of Long Beach.

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.

D. Following receipt and consideration of all appropriate environmental

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

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

11 F. On February 11, 2021, the California Coastal Commission, at its  
12 virtual meeting, reviewed and approved modifications to the Local Coastal Program  
13 (LCP) with suggested modifications;

14 G. On July 13, 2021, the City Council conducted a duly noticed public  
15 hearing at which time full consideration was given to all pertinent facts, information,  
16 proposals, environmental documentation and recommendations respecting the proposed  
17 amendments to the Local Coastal Program (LCP) Element of the General Plan, and to  
18 the views expressed at the public hearing, and afforded full opportunity for public input  
19 and participation.

20 H. Following receipt and consideration of all appropriate environmental  
21 documentation, full hearings and deliberation, the City Council adopted amendments to  
22 the Local Coastal Program Element of the General Plan by amending and restating the  
23 Belmont Pier Planned Development District (PD-2), which is attached hereto as Exhibit  
24 "A" and incorporated herein by this reference as though set forth herein in full; and by  
25 amending the Zoning Use District Map from PD-2 Subarea 4 to R-4-R, and from PD-2  
26 Subarea 5 to PD-2 Subarea 4, for those portions of the City shown on the Map attached  
27 hereto as Exhibit "B" and incorporated herein by this reference as though set forth herein  
28 in full.

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

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of July 13, 2021, by the following vote:

Ayes:	Councilmembers:	Zendejas, Allen, Price, Supernaw, Mungo, Saro, Uranga, Richardson.
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Noes:	Councilmembers:	None.
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Absent:	Councilmembers:	Austin.
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Recusal(s):	Councilmembers:	None.
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City Clerk

## **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. 20-0005, adopted 1/22/21; Ord-21-\_\_\_\_, adopted \_\_/\_\_/21.

### **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 by all people, including recreational and competitive swimming, as well as use of the public beach and park areas.

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. For development located within the Coastal Commission's retained jurisdiction area, the standard of review is Chapter 3 of the Coastal Act and the certified Local Coastal Program (LCP) may provide guidance. 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, of the certified LCP.

### **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 39<sup>th</sup> 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 certified LCP, including the certified Mobility Element.
- (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 4, 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 39<sup>th</sup> Place shall be excepted from this and may occupy one hundred percent of their sites.
- (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 with the exception of 40 parking spaces along Olympic Plaza and 130 parking spaces within the Granada public beach parking lot that may be removed pursuant to a California Coastal Commission-approved coastal development permit for the Belmont Beach and Aquatics Center. 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 on the second story only.
  - (a) Professional and Personal Services shall be allowed in buildings for which a Certificate of Occupancy has been granted prior to July 22, 1982.
  - (b) 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.
- (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 39<sup>th</sup> Place to Termino Avenue.
  - (b) 39<sup>th</sup> Place.
  - (c) Olympic Plaza.
  - (d) Termino Avenue from Ocean Boulevard to Olympic.
  - (e) 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) 39<sup>th</sup> Place.
  - (d) Along Termino Avenue east and west curbs.
  - (e) Mid-block between Termino Avenue and 43<sup>rd</sup> 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 43<sup>rd</sup> 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 an 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.
  - 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 4).

**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 39<sup>th</sup> 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 existing plaza.

**D. Parking.**

- (1) The existing parking lot shall remain.
- (2) A new parking lot of up to two hundred vehicles may be provided in the future to enhance public access.

**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 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 (such as uses that support beach or aquatics center programming).
- (3) Other public facilities accessory to the public aquatics center complex (such as storage or maintenance rooms).
- (4) Uses as allowed in the P (Park) zoning district, per Division I of Chapter 21.35 of the Zoning Regulations.

**B. Access.**

- (1) Public Access to Subarea 4 and any public facilities therein shall be maximized for all people. All recreational opportunities provided within this subarea shall be lower cost and visitor-serving.
- (2) Vehicular. Vehicular access shall be provided from Ocean Blvd. via a southerly prolongation of Bennett Ave. Access to the site by public transportation shall be increased and encouraged.
- (3) 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.
  - (b) Ocean Blvd., south curb west of Bennett Ave.
  - (c) Along beach frontage. A lateral path from east to west on the seaward side of the Belmont Beach and Aquatics Center with unobstructed views of the beach and ocean shall be provided and maintained onsite in perpetuity.
- (4) Beach. Public access to the sandy beach and ocean shall be provided through the maintenance of not less than one hundred fifty feet (150') of beach width seaward of the line of development or through the implementation of a Coastal Commission-approved

alternative sea level rise adaptation plan that conforms with the Chapter 3 policies of the Coastal Act.

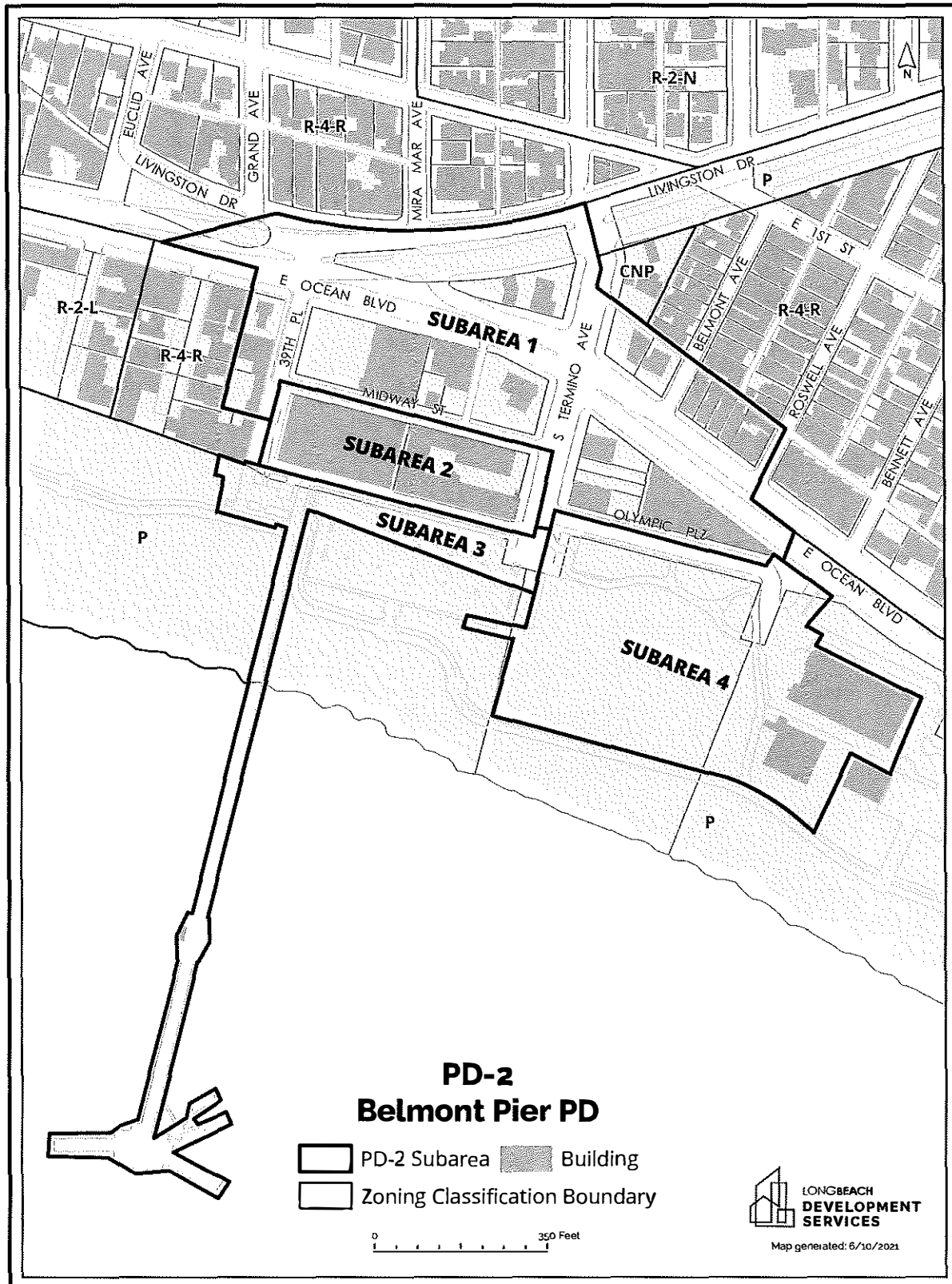
**C. Building Design.**

- (1) **Style.** Building design shall implement the policies of the Local Coastal Program.
- (2) **Height.** Buildings are allowed up to a height of 30 feet and visually permeable or minimally obtrusive accessory structures (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. Height in Subarea 4 shall be measured from the project grade datum established for the Belmont Beach and Aquatics Center project, which is approximately +10'-0" NGVD29.
- (3) **Setbacks.** Because the public aquatics complex in Subarea 4 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.

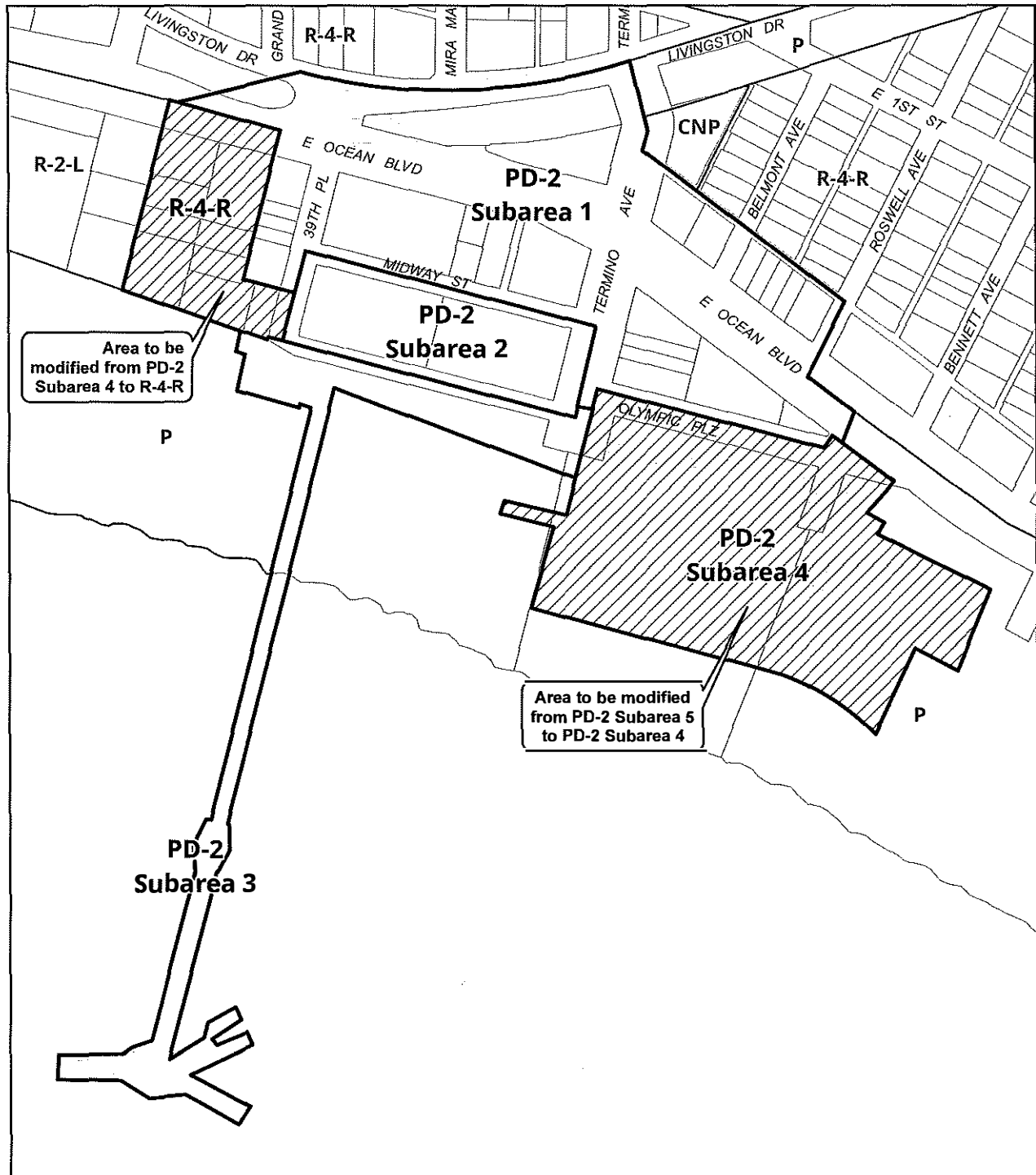
**D. Parking.** As provided in Section II, Subsection (D)(1), General Use and Development Standards – Parking – Public.




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

**Belmont Pier Planned Development District (PD-2)**







 Area to be modified 
  Other Zoning Classifications  
 PD-2



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

Rezoning Case  
1910-05 (ZCHG21-001))

1 RESOLUTION NO. RES-21-0081

2  
3 A RESOLUTION OF THE CITY COUNCIL OF THE  
4 CITY OF LONG BEACH ADOPTING, AFTER PUBLIC  
5 HEARING, AMENDMENTS TO THE LOCAL COASTAL  
6 PROGRAM (LCP) OF THE GENERAL PLAN BY AMENDING  
7 THE IMPLEMENTATION PLAN LAND USE MAP BY  
8 AMENDING PORTIONS OF THE MAP TO MAKE  
9 CONFORMING CHANGES, INCORPORATING  
10 MODIFICATIONS SUGGESTED BY THE CALIFORNIA  
11 COASTAL COMMISSION

12  
13 WHEREAS, the City Council of the City of Long Beach has adopted,  
14 pursuant to Section 65302 of the California Government Code, a Local Coastal Program  
15 Element as part of the City's General Plan.

16 WHEREAS, the City Council desires to amend the Local Coastal Program  
17 Element of the General Plan of the City of Long Beach by adopting amendments to the  
18 Implementation Plan Land Use Map by amending portions of the Map to make  
19 conforming changes, incorporating the suggested modifications recommended by the  
20 California Coastal Commission.

21 WHEREAS, on July 13, 2021, the City Council conducted a duly noticed  
22 public hearing at which time full consideration was given to all pertinent facts, information,  
23 proposals, environmental documentation and recommendations respecting the proposed  
24 amendments to the Local Coastal Program (LCP) Element of the General Plan  
25 Implementation Plan Land Use Map, and to the views expressed at the public hearing,  
26 and afforded full opportunity for public input and participation.

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

Section 1. The City Council hereby approves, adopts and certifies the environmental documentation and the amendments to the Local Coastal Program Element of the General Plan Implementation Land Use Map by amending portions of the Map to make conforming changes, incorporating the suggested modifications by the California Coastal Commission, which map is attached hereto as Exhibit "A" and incorporated herein by this reference as though set forth herein in full.

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

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of July 13, 2021, by the following vote:

Ayes:	Councilmembers:	<u>Zendejas, Allen, Price, Supernaw,</u>
		<u>Mungo, Saro, Uranga, Richardson.</u>

Noes:	Councilmembers:	<u>None.</u>
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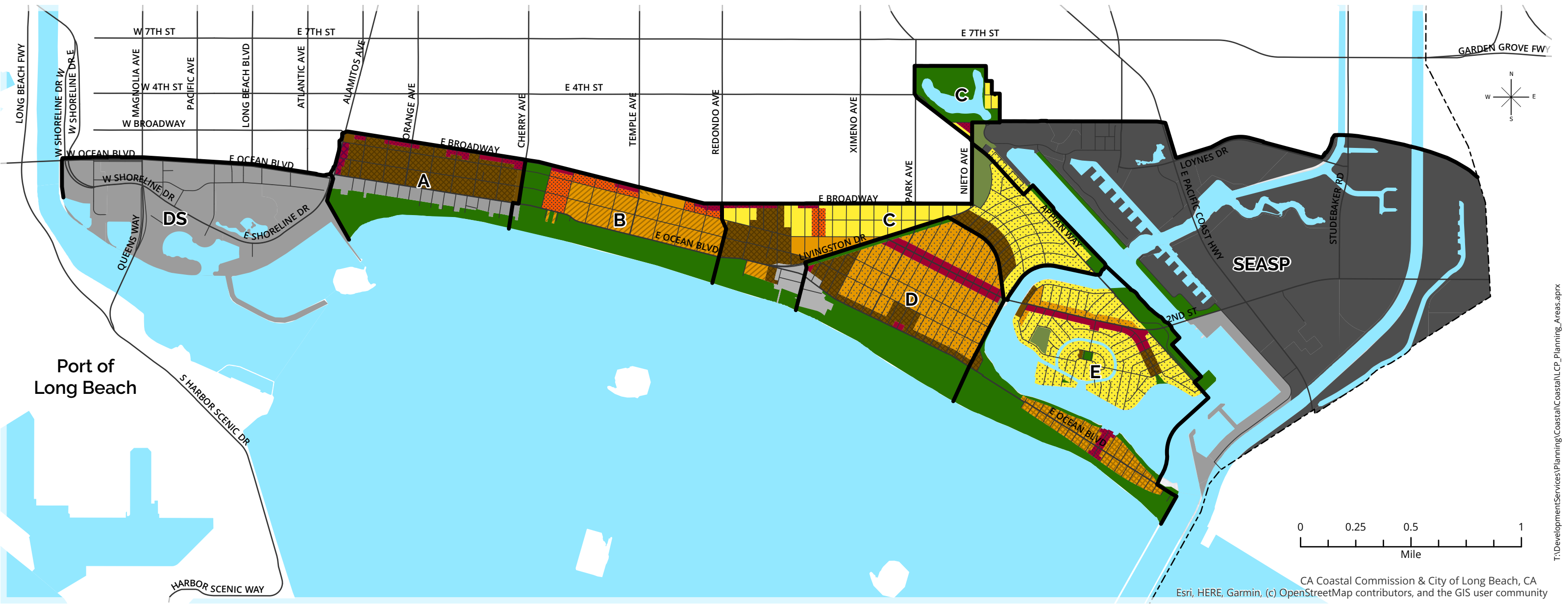
Absent:	Councilmembers:	<u>Austin.</u>
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Recusal(s):	Councilmembers:	<u>None.</u>
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City Clerk

# Long Beach Local Coastal Program Implementation Plan

City of Long Beach Development Services  
Updated April 29, 2021  
Revised July 13, 2021



## Zoning Districts

R-1-S	Single-family Residential, small lot	R-2-N	Two-family Residential, standard lot	R-4-N	Medium-density Multiple Residential	CT	Tourist and Entertainment Commercial
R-1-N	Single-family Residential, standard lot	R-2-A	Two-family Residential, accessory second unit	R-4-R	Moderate-density Multiple Residential	I	Institutional
R-2-S	Two-family Residential, small lot	R-2-L	Two-family Residential, large lot	CNP	Neighborhood Pedestrian-Oriented Commercial	P	Park
R-2-I	Two-family Residential, intensified development	R-3-S	Low-density Multi-family Residential, small lot	CNR	Neighborhood Commercial and Residential	SP	Specific Plan
						PD	Planned Development

## Coastal Community Outline

DS	Downtown Shoreline
A	Bluff Community
B	Bixby Park/Bluff Park Community
C	Belmont Heights/Belmont Park Communities
D	Belmont Shore
E	Naples and Alamitos Peninsula Communities
SEASP	Southeast Area Communities

EXHIBIT "A"

ORDINANCE NO. ORD- 21-0025

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 the Belmont Pier  
Planned Development District (PD-2), and recommended the City Council adopt same;

WHEREAS, on January 21, 2020, the City Council adopted Ordinance No.  
ORD-20-0005 amending and restating the Belmont Pier Planned Development District  
(PD-2), which was thereafter submitted to the California Coastal Commission for approval  
of the amendment/modifications to PD-2 and the associated amendment to the City's  
Local Coastal Program (LCP);

WHEREAS, the California Coastal Commission, at its February 11, 2021  
virtual meeting, reviewed and approved modifications to the LCP and PD-2, with  
suggested modifications;

WHEREAS, the City Council hereby finds that the proposed amendments to  
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,  
including all of the relevant Elements thereof.

WHEREAS, the suggested Coastal Commission modifications have been  
incorporated into the amended and restated Belmont Pier Planned Development District  
(PD-2);

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


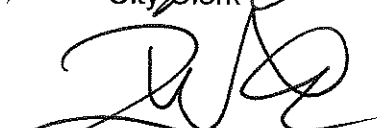
Section 1. The Belmont Pier Planned Development District (PD-2) is hereby amended and restated in its entirety as set forth in Exhibit "A", which exhibit is attached hereto, and incorporated herein by this reference, as though set forth in full, word for word.

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.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of July 20, 2021, by the following vote:

Ayes:	Councilmembers:	Zendejas, Allen, Price, Supernaw, Mungo, Saro, Uranga, Richardson.
Noes:	Councilmembers:	None.
Absent:	Councilmembers:	Austin.
Recusal(s):	Councilmembers:	None.

Approved: 7/23/21

  
City Clerk  
  
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. 20-0005, adopted 1/22/21; Ord-21-\_\_\_\_, adopted \_\_/\_\_/21.

### **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 by all people, including recreational and competitive swimming, as well as use of the public beach and park areas.

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. For development located within the Coastal Commission's retained jurisdiction area, the standard of review is Chapter 3 of the Coastal Act and the certified Local Coastal Program (LCP) may provide guidance. 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, of the certified LCP.

### **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 39<sup>th</sup> 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 certified LCP, including the certified Mobility Element.
- (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 4, 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 39<sup>th</sup> Place shall be excepted from this and may occupy one hundred percent of their sites.
- (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 with the exception of 40 parking spaces along Olympic Plaza and 130 parking spaces within the Granada public beach parking lot that may be removed pursuant to a California Coastal Commission-approved coastal development permit for the Belmont Beach and Aquatics Center. 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 on the second story only.
  - (a) Professional and Personal Services shall be allowed in buildings for which a Certificate of Occupancy has been granted prior to July 22, 1982.
  - (b) 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.
- (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 39<sup>th</sup> Place to Termino Avenue.
  - (b) 39<sup>th</sup> Place.
  - (c) Olympic Plaza.
  - (d) Termino Avenue from Ocean Boulevard to Olympic.
  - (e) 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) 39<sup>th</sup> Place.
  - (d) Along Termino Avenue east and west curbs.
  - (e) Mid-block between Termino Avenue and 43<sup>rd</sup> 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 43<sup>rd</sup> 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 an 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.
  - 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 4).

**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 39<sup>th</sup> 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 existing plaza.

**D. Parking.**

- (1) The existing parking lot shall remain.
- (2) A new parking lot of up to two hundred vehicles may be provided in the future to enhance public access.

**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 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 (such as uses that support beach or aquatics center programming).
- (3) Other public facilities accessory to the public aquatics center complex (such as storage or maintenance rooms).
- (4) Uses as allowed in the P (Park) zoning district, per Division I of Chapter 21.35 of the Zoning Regulations.

**B. Access.**

- (1) Public Access to Subarea 4 and any public facilities therein shall be maximized for all people. All recreational opportunities provided within this subarea shall be lower cost and visitor-serving.
- (2) Vehicular. Vehicular access shall be provided from Ocean Blvd. via a southerly prolongation of Bennett Ave. Access to the site by public transportation shall be increased and encouraged.
- (3) 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.
  - (b) Ocean Blvd., south curb west of Bennett Ave.
  - (c) Along beach frontage. A lateral path from east to west on the seaward side of the Belmont Beach and Aquatics Center with unobstructed views of the beach and ocean shall be provided and maintained onsite in perpetuity.
- (4) Beach. Public access to the sandy beach and ocean shall be provided through the maintenance of not less than one hundred fifty feet (150') of beach width seaward of the line of development or through the implementation of a Coastal Commission-approved

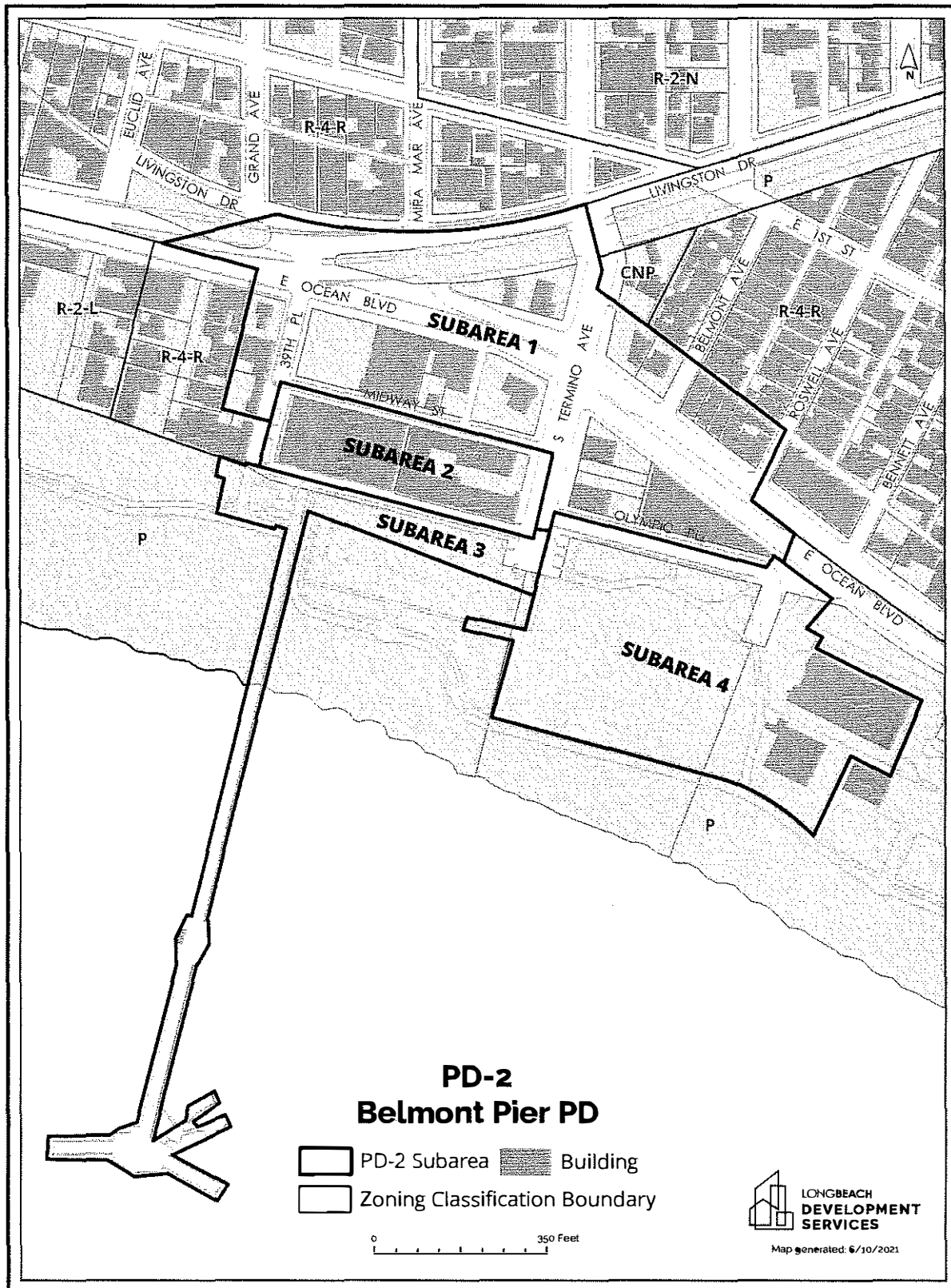
alternative sea level rise adaptation plan that conforms with the Chapter 3 policies of the Coastal Act.

C. Building Design.

- (1) Style. Building design shall implement the policies of the Local Coastal Program.
- (2) Height. Buildings are allowed up to a height of 30 feet and visually permeable or minimally obtrusive accessory structures (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. Height in Subarea 4 shall be measured from the project grade datum established for the Belmont Beach and Aquatics Center project, which is approximately +10'-0" NGVD29.
- (3) Setbacks. Because the public aquatics complex in Subarea 4 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).



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AFFIDAVIT OF POSTING

STATE OF CALIFORNIA        ) ss  
COUNTY OF LOS ANGELES   )  
CITY OF LONG BEACH        )

Tamela Austin being duly sworn says: That I am employed in the Office of the City Clerk of the City of Long Beach; that on the 22<sup>nd</sup> day of July, 2021, I posted three true and correct copies of ORD-21-0025 in three conspicuous places in the City of Long Beach, to wit: One of said copies in the lobby of Civic Chambers; one of said copies in the Main Library; and one of said copies on the front counter of the Office of the City Clerk.

Tamela Austin

Subscribed and sworn to before me  
This 22<sup>nd</sup> day of July 2021.

W. Douglas  
CITY CLERK



ORDINANCE NO. ORD-21-0026

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 BELMONT  
PIER PLANNED DEVELOPMENT DISTRICT (PD-2)  
SUBAREA 4 TO R-4-R (MODERATE-DENSITY MULTIPLE  
RESIDENTIAL), AND FROM PD-2 SUBAREA 5 TO PD-2  
SUBAREA 4

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 Belmont Pier Planned Development District (PD-2) Subarea 4 to R-4-R (Moderate-density Multiple Residential), and from PD-2 Subarea 5 to PD-2 Subarea 4.

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 July 20, 2021, by the following vote:

Ayes: Councilmembers: Zendejas, Allen, Price, Supernaw,  
Mungo, Saro, Uranga, Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: Austin.

Recusal(s): Councilmembers: None.

Approved: 7/23/21

[Signature]  
City Clerk

[Signature]  
Mayor



AFFIDAVIT OF POSTING

STATE OF CALIFORNIA        ) ss  
COUNTY OF LOS ANGELES   )  
CITY OF LONG BEACH        )

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Tamela Austin

Subscribed and sworn to before me  
This 22<sup>nd</sup> day of July 2021.

[Signature]  
CITY CLERK