

# CITY OF LONG BEACH

# H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4<sup>th</sup> Floor Long Beach, CA 90802 (562) 570-6428 Fax: (562) 570-6205

July 14, 2009

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Receive the supporting documents into the record, conclude the public hearing, and declare the Ordinance amending the Downtown Shoreline Planned Development District (PD-6) read for the first time and laid over to the next regular meeting of the City Council for final reading; and

Adopt the resolution submitting the amendment of the Local Coastal Program to the California Coastal Commission for its consideration and approval. (District 2)

## DISCUSSION

Lodgeworks L.P. is requesting approval to construct a new five-story, 125-room hotel at 290 Bay Street in the Pike development (Exhibit A – Site Map and Photos). The hotel will have guest rooms located on floors two through five, with a ground floor lobby, restaurant, and bar area. In addition, 14,725 square feet of the ground floor is reserved for retail space. The site owner, Developers Diversified Realty, has stated their intent to fill this retail space with a major anchor tenant. The building is required to meet the (LEED) Certified level of energy-efficient design standards.

On June 4, 2009, Planning Commission approved the Site Plan and Certified the Environmental Impact Report (Exhibit B – Planning Commission Staff Report). Subsequent to Planning Commission approval, a code amendment to Subarea 5 of PD-6 is necessary to allow a second hotel with the proposed height.

Subarea 5 was written for a specific project that was to occur at the Pike, and as a result, includes very specific provisions regarding the height and intensity of different uses, including retail uses, hotels, theaters, and amusement rides. Within the subarea, one hotel is allowed up to a height of 12 stories and 400 rooms. The Avia hotel was built at that location and is seven stories and 140 rooms. The proposed Hotel Sierra is located on the site originally planned for an IMAX theater, which was allowed at a height of 80 feet. While the subarea does allow for the number of hotel rooms proposed, and anticipated a building of 80 feet high, it does not currently allow a second hotel to be developed at a height of 80

July 14, 2009

Page 2 of 2

feet. Staff believes that these regulations are overly restrictive, and recommends that they be amended to allow the hotel project to proceed as this would further the goals of PD-6 and improve the Pike project (Exhibit C – PD-6 Redline).

Additionally, since PD-6 is an element of the adopted Local Coastal Program (LCP), an amendment to the LCP must also be approved as part of this code change. No other elements of the LCP would be changed beyond the update to PD-6.

This letter was reviewed by Assistant City Attorney Michael Mais on June 30, 2009 and by Budget and Performance Management Bureau Manager David Wodynski on June 29, 2009.

TIMING CONSIDERATIONS

The Municipal Code requires Council action within 60 days of positive action by the Planning Commission, which took place on June 4, 2009.

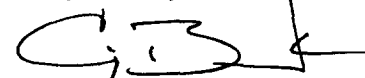
FISCAL IMPACT

There is no fiscal impact associated with the requested action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK  
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



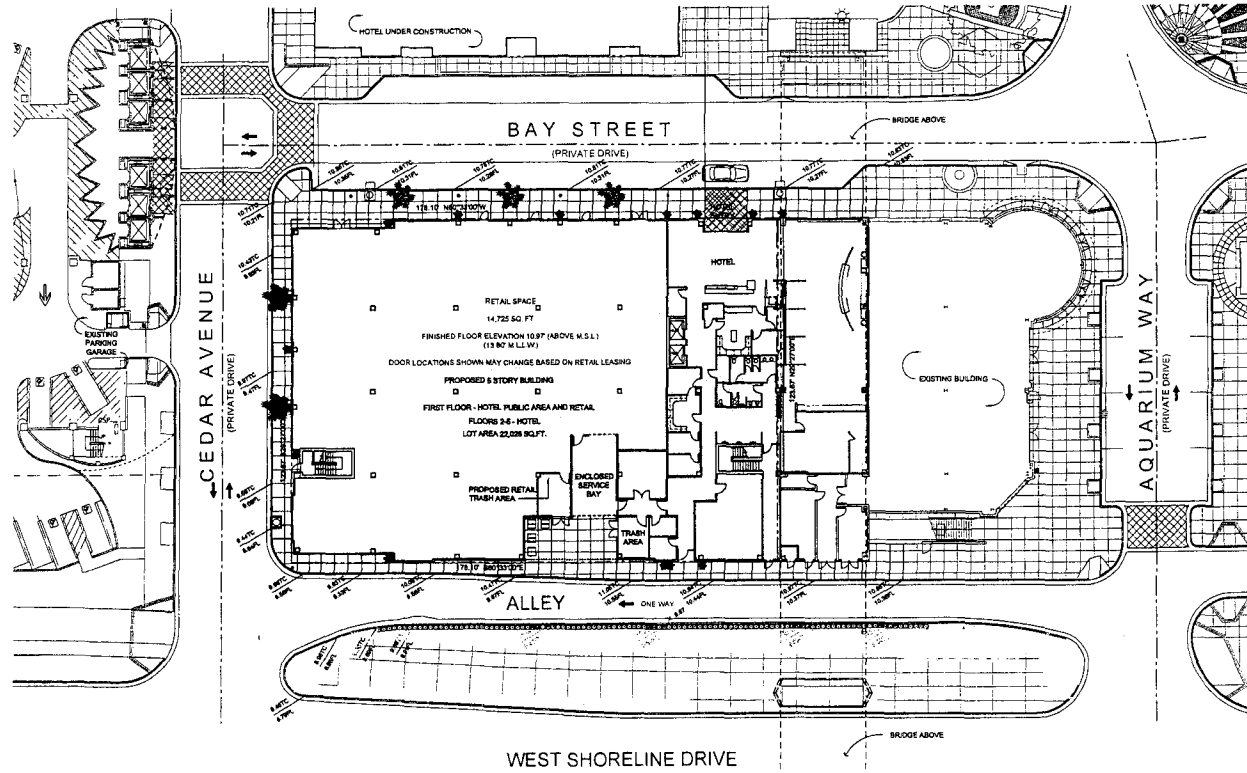
PATRICK H. WEST  
CITY MANAGER

CB:DB:SK

P:\clbchd\ldv\$\Planning\City Council Items (Pending)\Council Letters\2009-07-14\290 Bay St - Hotel Sierra\Council Letter 0812-04 for 2009-07-14v2.doc

Attachments: Exhibit A – Site Plan and Photos  
Exhibit B – Planning Commission Staff Report (Attachment online at [lbs.longbeach.gov](http://lbs.longbeach.gov))  
Exhibit C – PD-6 Redline  
City Council Ordinance  
City Council Resolution

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**A SITE PLAN**

**BUILDING DATA - HOTEL SIERRA**

FLOOR	STUDIO	DOUBLE STUDIO	KING ROOM	DOUBLE QUEEN	TOTAL UNITS	GROSS AREA	NOTES
FIRST FLOOR	..	..	..	..	..	8,731 SF	INCLUDING 12,269 SF UNDER BRIDGE - EXISTING CONSTRUCTION
SECOND FLOOR	18	..	4	1	23	7,263 SF	
THIRD FLOOR	24	4	5	3	36	19,136 SF	
FOURTH FLOOR	24	4	5	1	34	19,136 SF	
FIFTH FLOOR	24	4	6	..	34	19,060 SF	
<b>TOTAL</b>	<b>110</b>	<b>12</b>	<b>20</b>	<b>5</b>	<b>152</b>	<b>87,386 S.F.</b>	<b>(102 SF / UNIT)</b>
<b>SERVICE AREA</b>						<b>507 SF</b>	
<b>MEGA AND SERVICE DRIVING</b>						<b>522 SF</b>	
<b>RETAIL SPACE</b>						<b>14,725 SF</b>	
<b>TOTAL BUILDING AREA</b>						<b>103,485 SF</b>	

EXHIBIT A

DATE DRAWN  
07-23-07  
REVISIONS  
12-03-08  
3-10-08  
4-21-08

PRINTS ISSUED  
100 APPROVAL 12-14-08  
SITE PLAN REVIEW 12-15-08  
SPL PLAN REVIEW 12-16-08  
SPL PLAN REVIEW 4-21-08



DATE

**HOTEL SIERRA**  
THE PIKE  
LONG BEACH, CALIFORNIA  
SITE PLAN REVIEW

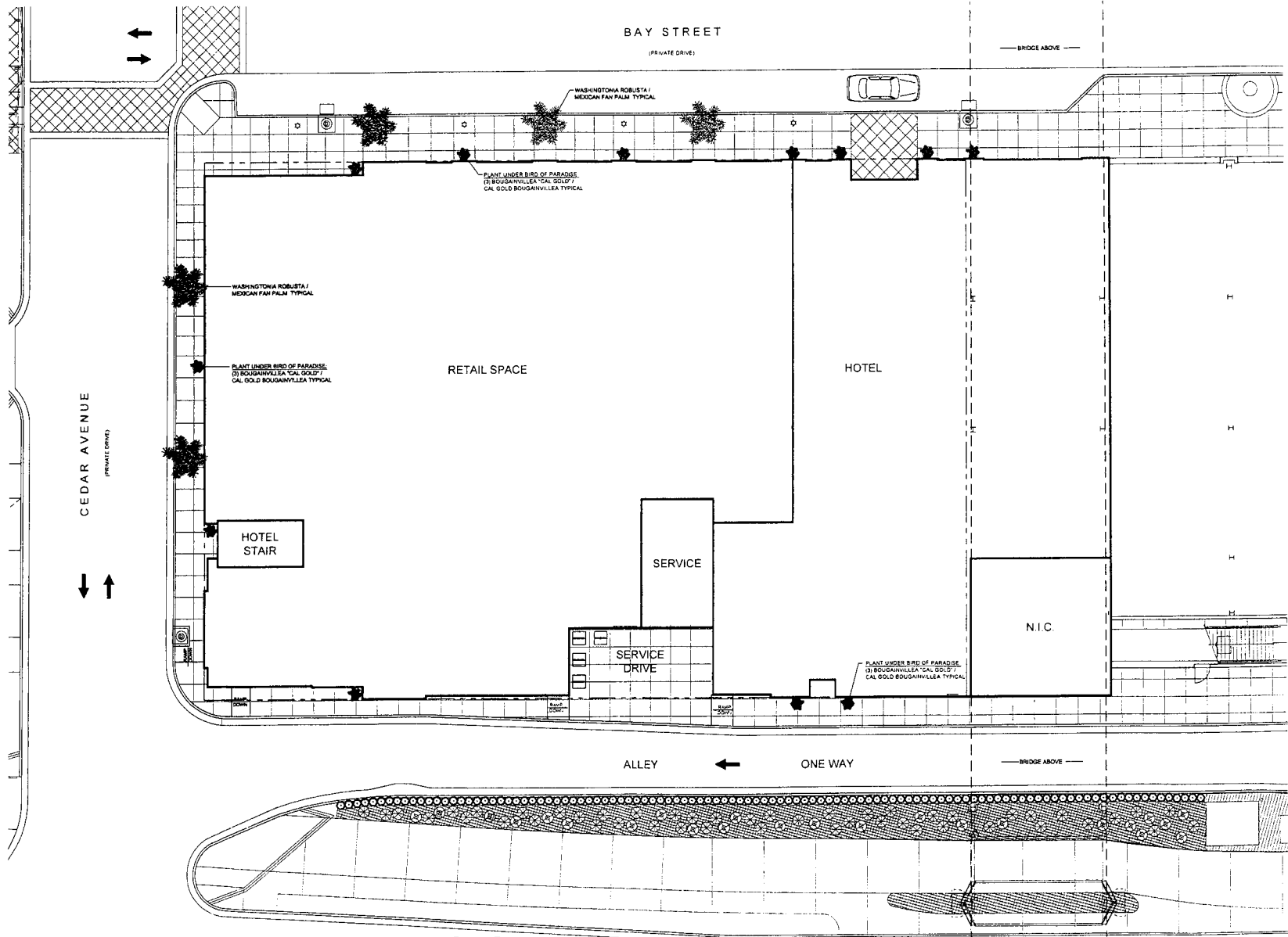


PROJECT NO.  
0551  
SHEET TITLE  
SITE PLAN

SHEET NO.  
**SA1.1**

SCALE  
AS SHOWN

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DATE DRAWN  
07/25/07

REVISIONS  
12/01/08  
3/10/09  
4/31/09

PRINTS ISSUED  
DD APPROVAL 12/4/08  
SIT PLAN REVIEW 12/8/08  
SIT PLAN REVIEW 3/10/09  
SIT PLAN REVIEW 4/21/09



DATE

**HOTEL SIERRA**  
THE PIKE  
LONG BEACH, CALIFORNIA  
SITE PLAN REVIEW

PROJECT NO.  
5023

SHEET TITLE  
LANDSCAPE PLAN

SHEET NO.  
**SL1.1**

SHEET 11 OF 11

DATE: 4/21/09 10:58 AM

LANDSCAPE PLAN

SCALE: 1" = 10'

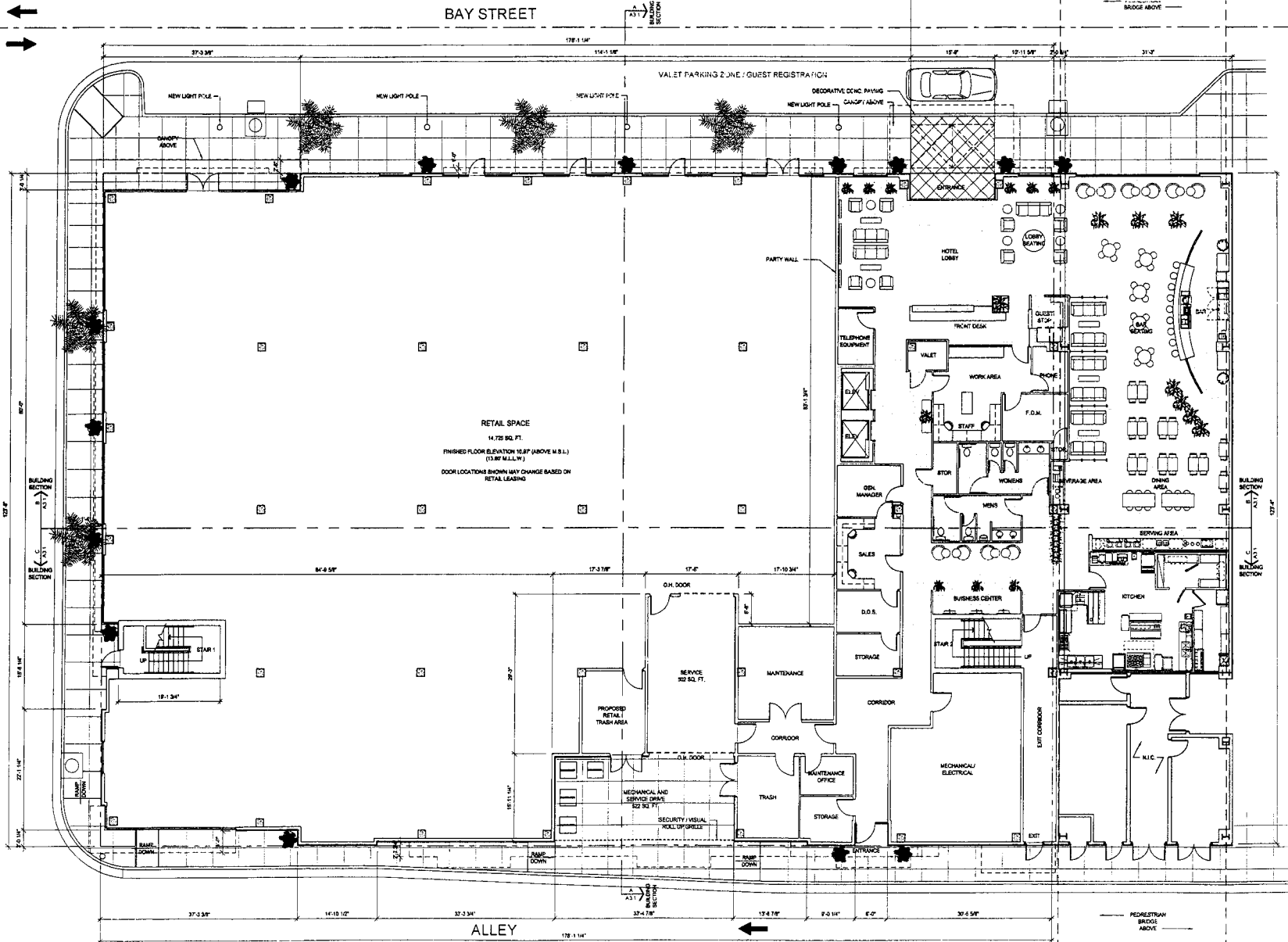
LANDSCAPE PLAN IS CONCEPTUAL ONLY  
LANDSCAPE ARCHITECT WILL BE RETAINED  
FOR FINAL DESIGN

WEST SHORELINE DRIVE

C:\06021\06021\_A1.dwg, 4/21/2009 2:37:11 PM, bcarroll

CEDAR AVENUE

BAY STREET



FIRST FLOOR PLAN

0 4 8 16 1/8"=1'-0"

DATE DRAWN  
01/25/07  
REVISIONS  
12/03/08  
2/10/09  
4/21/09

PRINTS ISSUED  
DD APPROVAL 12/14/08  
SITE PLAN REVIEW 12/18/08  
SITE PLAN REVIEW 12/18/08  
SITE PLAN REVIEW 4/21/09

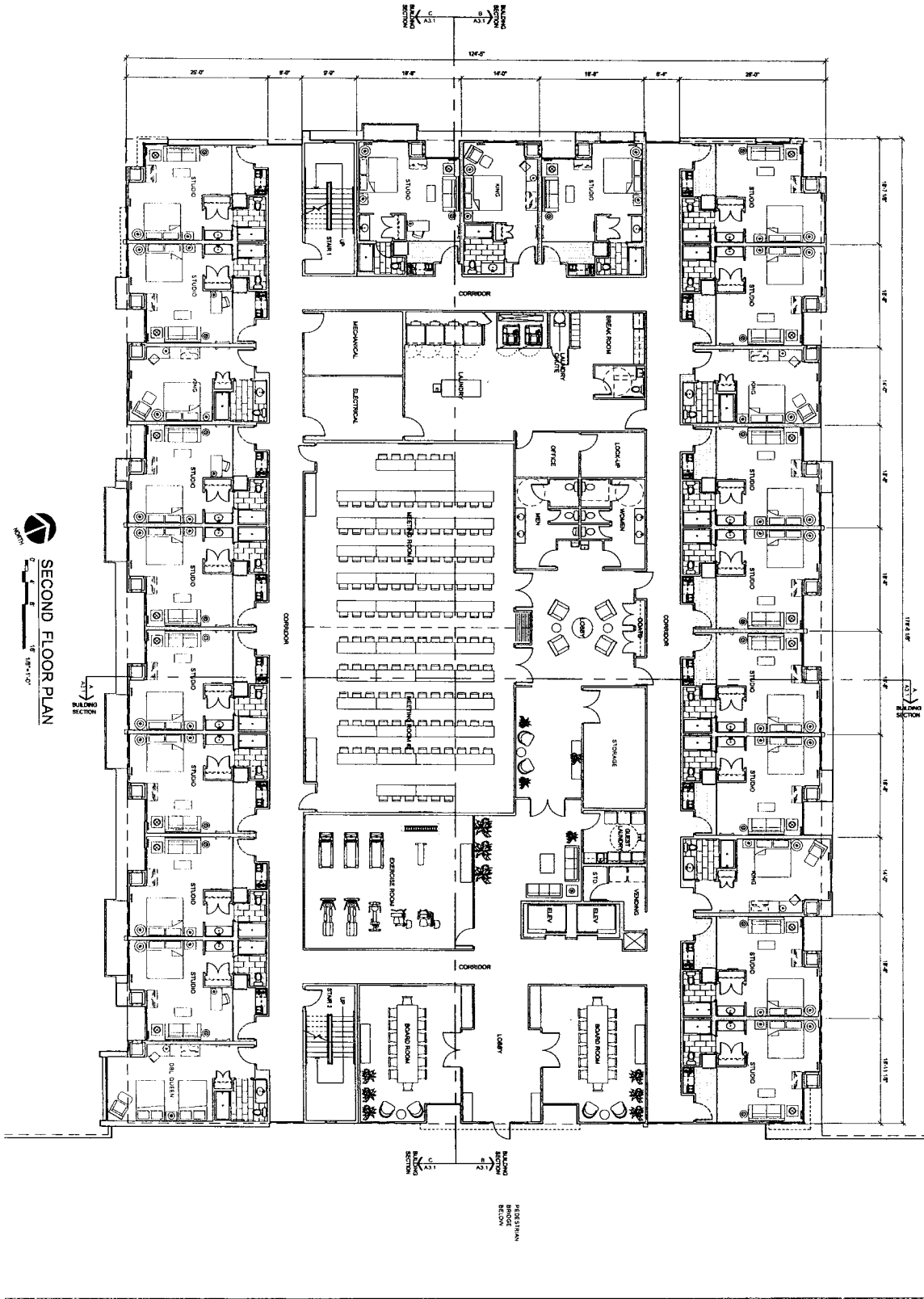
**KREHBIEL**  
ARCHITECTURE  
1300 E. 64th  
Wichita, KS 67211  
316.247.8223  
316.247.8284 fax  
www.krehbielarchitecture.com

DATE

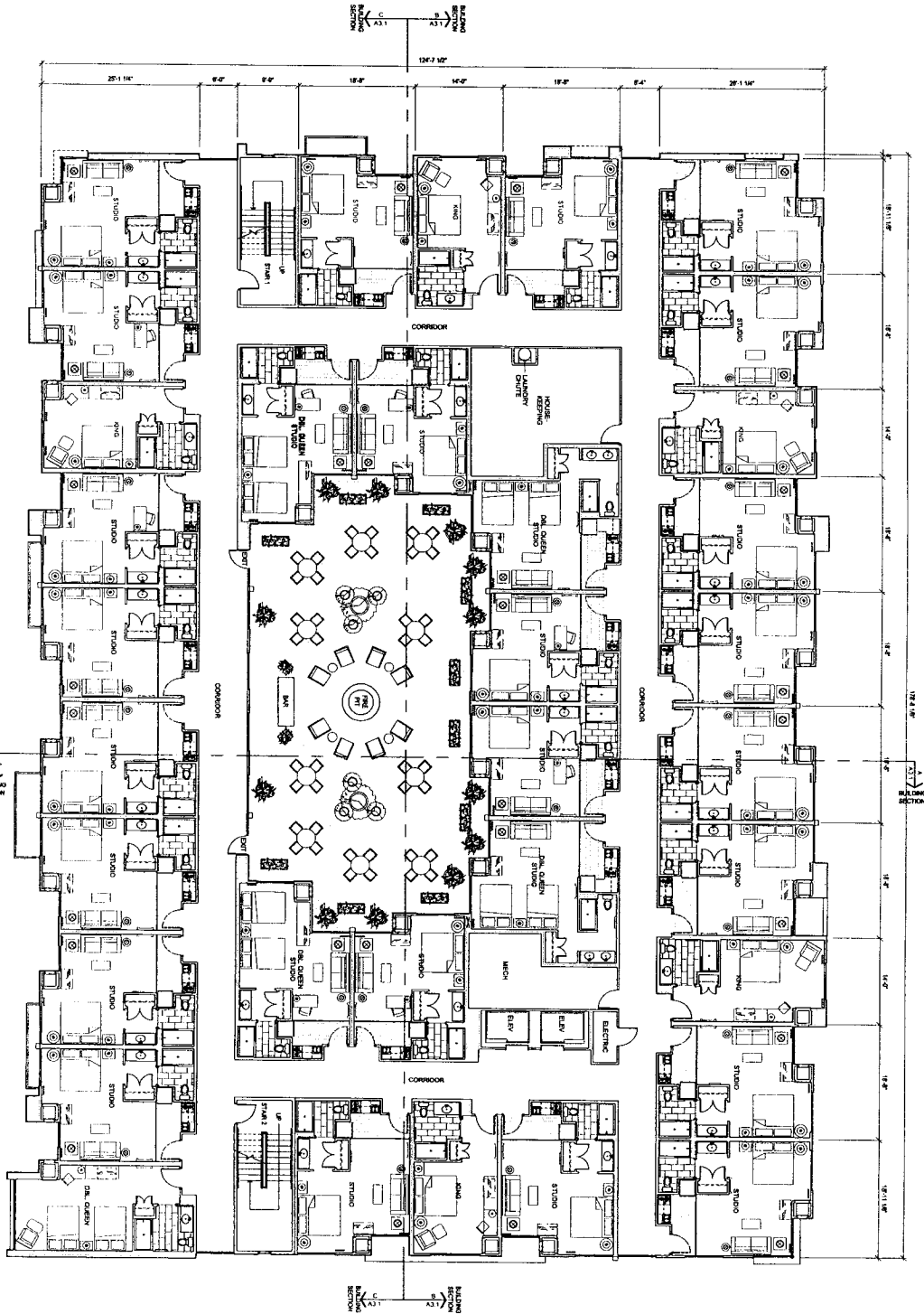
**HOTEL SIERRA**  
THE PIKE  
LONG BEACH, CALIFORNIA  
SITE PLAN REVIEW

PROJECT NO.  
0127  
SHEET TITLE  
FIRST FLOOR PLAN

SHEET NO.  
**A1.1**  
SHEET 9 OF 11  
DATE: 7/2009



SECOND FLOOR PLAN



THIRD FLOOR PLAN

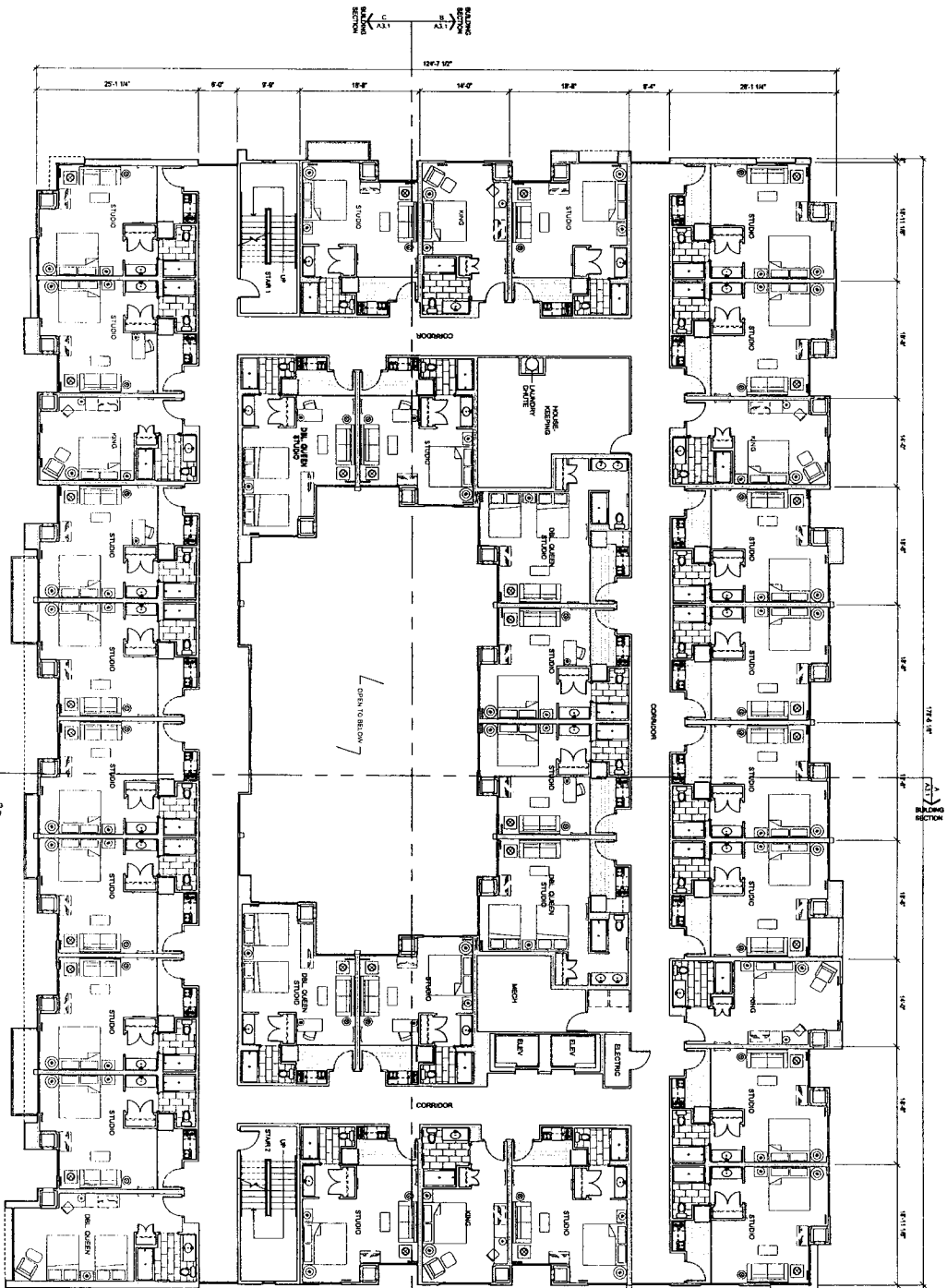
DATE: 4/21/09  
 DRAWN BY: J. B. CARROLL  
 CHECKED BY: J. B. CARROLL  
 SCALE: AS SHOWN

PAINTS LABELLED  
 1. ALL WALLS - P-101  
 2. ALL CEILING - P-102  
 3. ALL FLOORS - P-103  
 4. ALL TRIM - P-104

**KREMBIEL**  
 ARCHITECTS  
 13501 LAKEVIEW DRIVE  
 SUITE 200  
 LONG BEACH, CA 90803  
 TEL: 562-433-8888  
 FAX: 562-433-8889  
 WWW.KREMBIELARCHITECTS.COM

**HOTEL SIERRA**  
 THE PIKE  
 LONG BEACH, CALIFORNIA  
 SITE PLAN REVIEW

SHEET NO. **A1.3**  
 PROJECT NO. 06021  
 SHEET TITLE: THIRD FLOOR PLAN  
 DATE: 4/21/09



**FOURTH FLOOR PLAN**



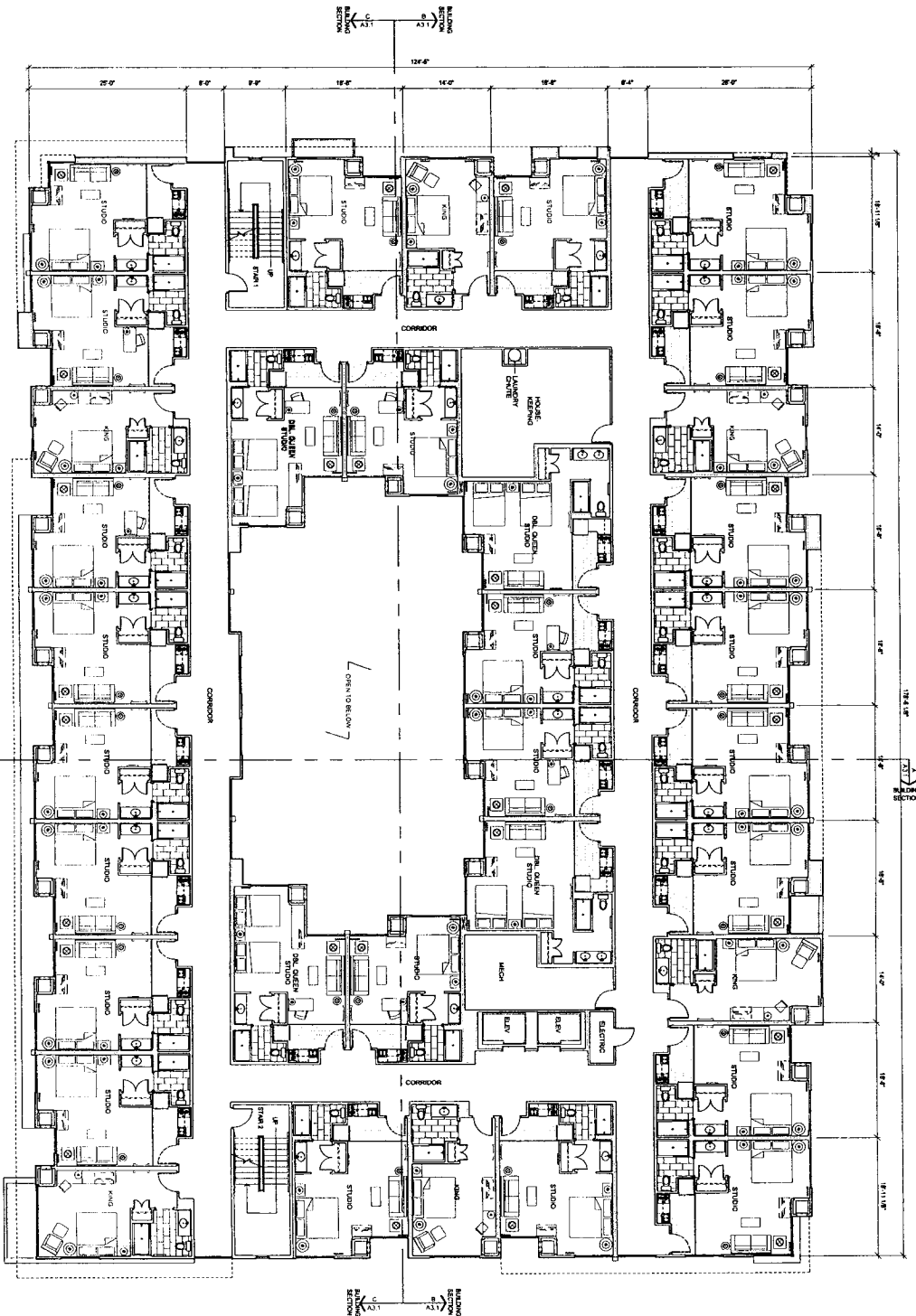
**HOTEL SIERRA**  
THE PIKE  
LONG BEACH, CALIFORNIA  
SITE PLAN REVIEW

**KREHBIEL**  
ARCHITECTS  
1301 1/2 AVENUE  
WILMINGTON, CA 90704  
310.397.8111  
WWW.KREHBIELARCHITECTS.COM

PROJECT NO. 07-2107  
DATE DRAWN 07/20/08  
DATE REVISION 12/22/08  
DATE REVISION 11/22/08  
DATE REVISION 11/20/08

DATE DRAWN 07/20/08  
DATE REVISION 12/22/08  
DATE REVISION 11/22/08  
DATE REVISION 11/20/08





**FIFTH FLOOR PLAN**

DATE: 4/21/09  
 PROJECT NO: 06021  
 SHEET NO: A1.5

**HOTEL SIERRA**  
 THE PIKE  
 LONG BEACH, CALIFORNIA  
 SITE PLAN REVIEW

**KREIBEL**  
 ARCHITECTS  
 1308 S. MAIN ST.  
 LONG BEACH, CA 90802  
 TEL: 562.595.1234  
 FAX: 562.595.1235  
 WWW.KREIBELARCHITECTS.COM

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 SHEET NO: A1.5

DATE DRAWN  
01/26/07  
REVISIONS  
15-0250  
2 6/08  
4/1/09

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SPEAK APPROVAL 12/8/08  
SPE PLAN REVIEW 3/10/09  
SITE PLAN REVIEW 4/21/09

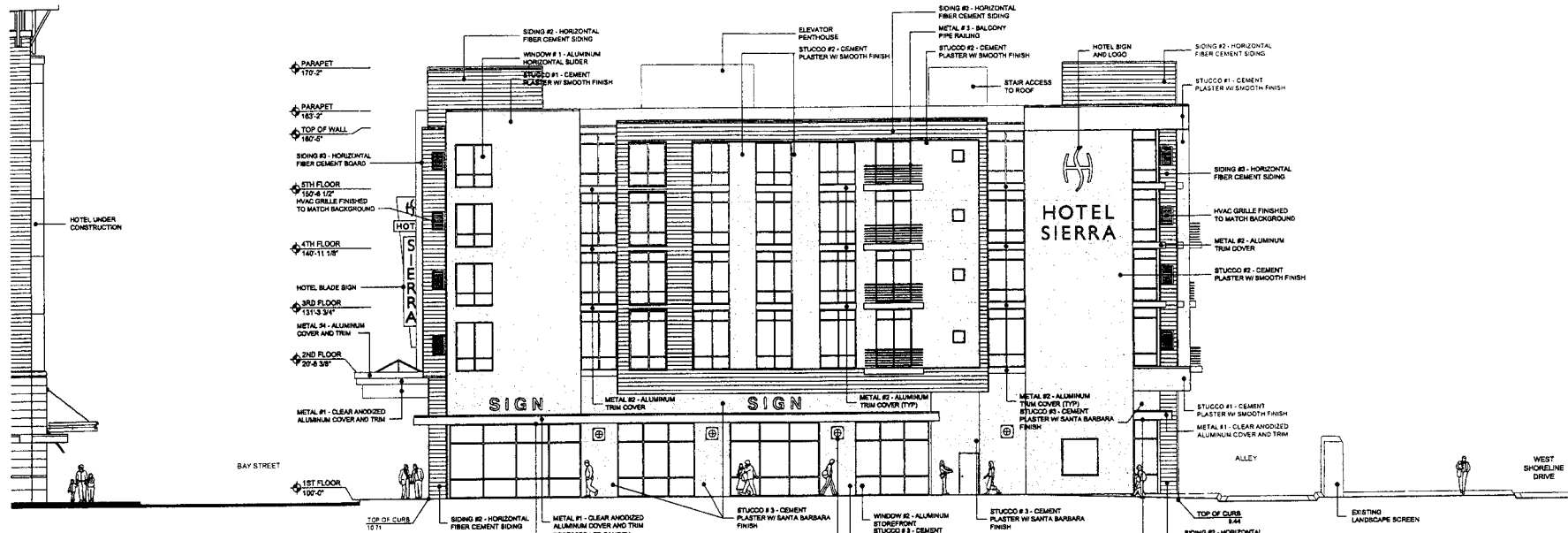


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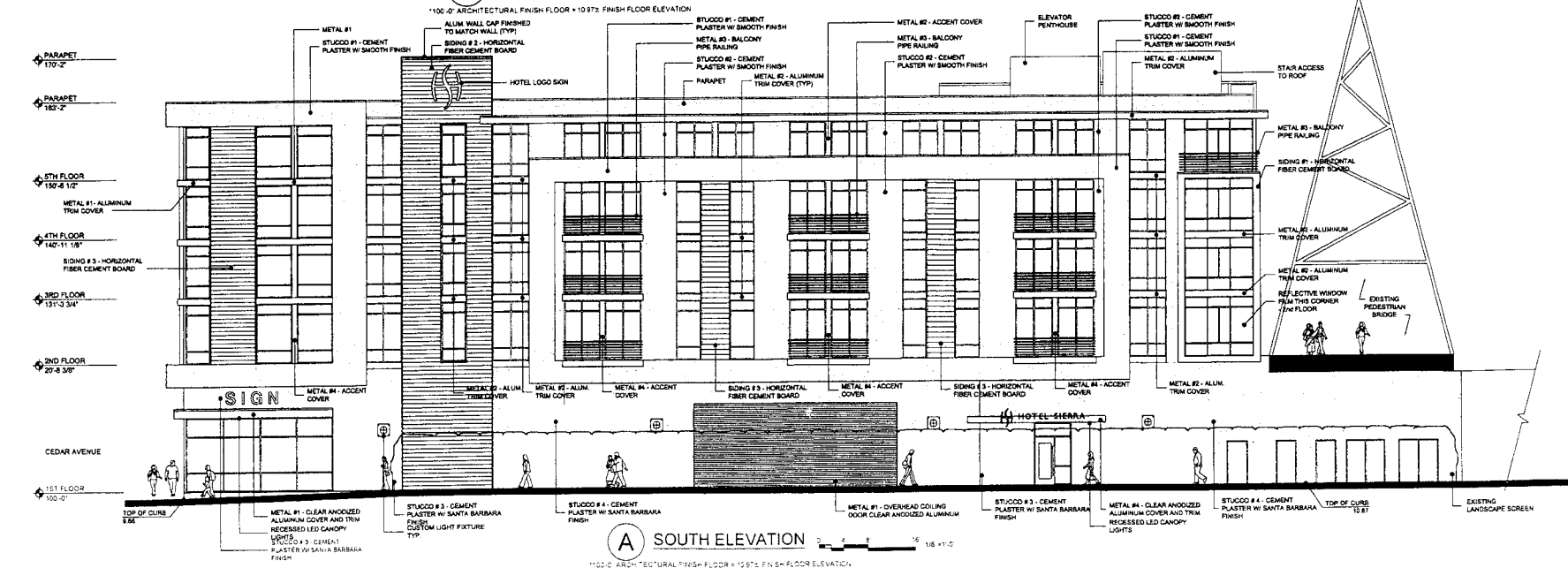
HOTEL SIERRA  
THE PIKE  
LONG BEACH, CALIFORNIA  
SITE PLAN REVIEW

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SHEET NO.  
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DATE  
01/26/07



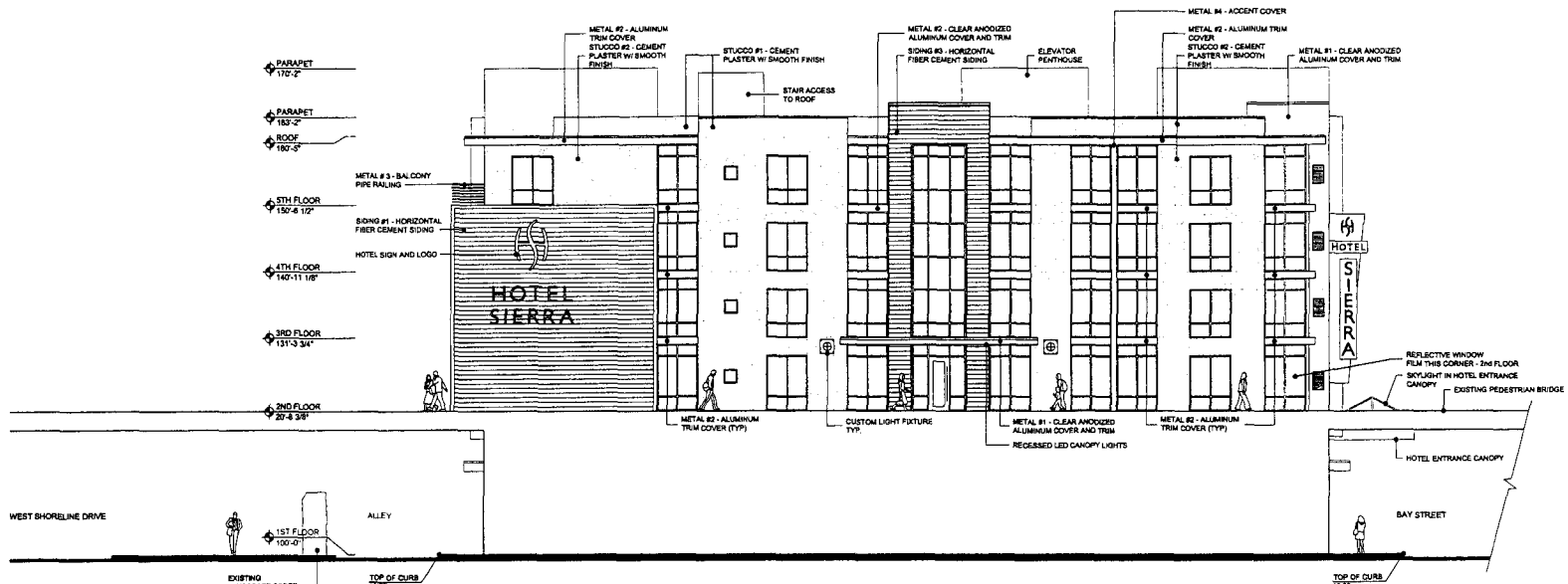
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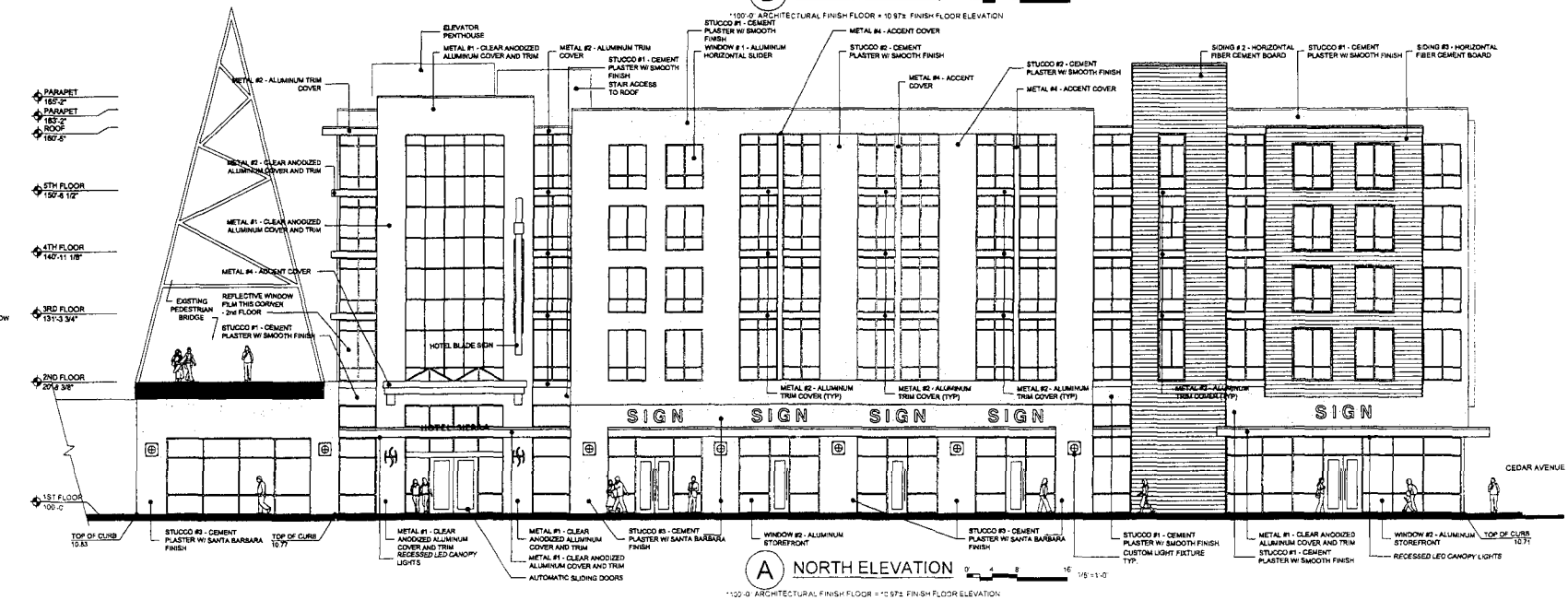
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**(B) EAST ELEVATION** 0' 4' 8' 16' 1/8" = 1'-0"



**(A) NORTH ELEVATION** 0' 4' 8' 16' 1/8" = 1'-0"

DATE DRAWN  
07/25/07  
REVISIONS  
12/01/08  
3/10/09  
4/21/09

PRINTS ISSUED  
DRA APPROVAL 12-4-08  
SITE PLAN REVIEW 12-18-08  
MEP PLAN REVIEW 3-10-09  
SITE PLAN REVIEW 4-21-09

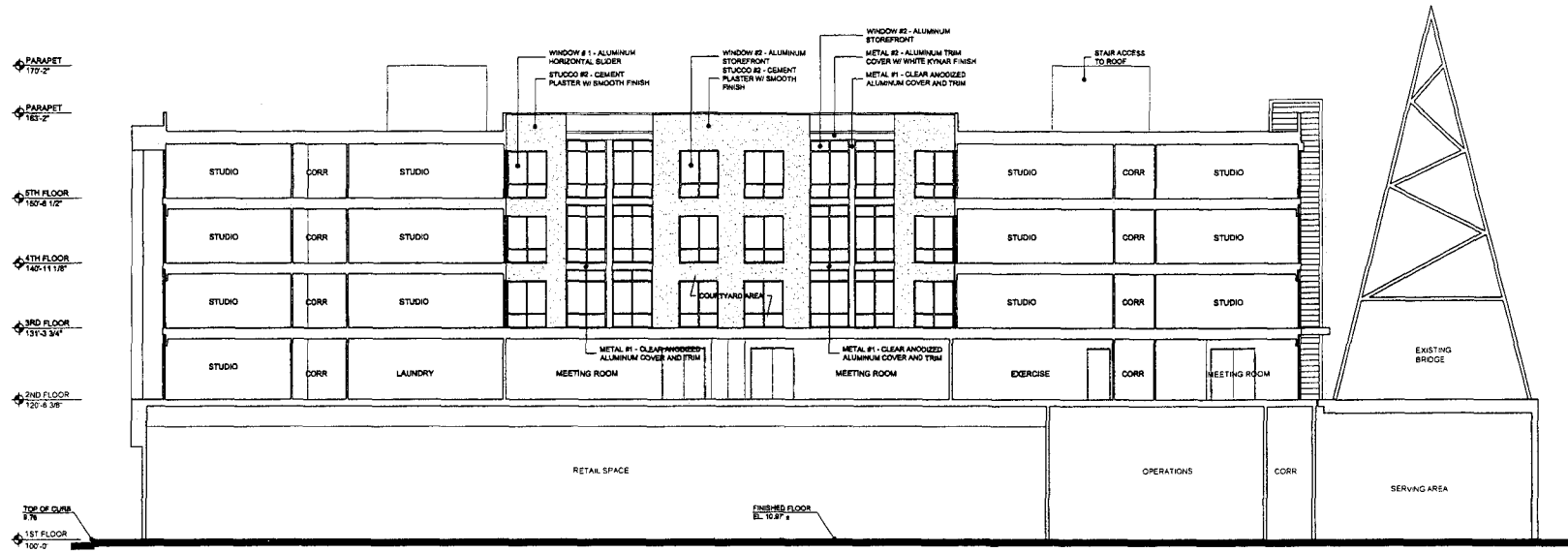


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**HOTEL SIERRA**  
THE PIKE  
LONG BEACH, CALIFORNIA  
SITE PLAN REVIEW

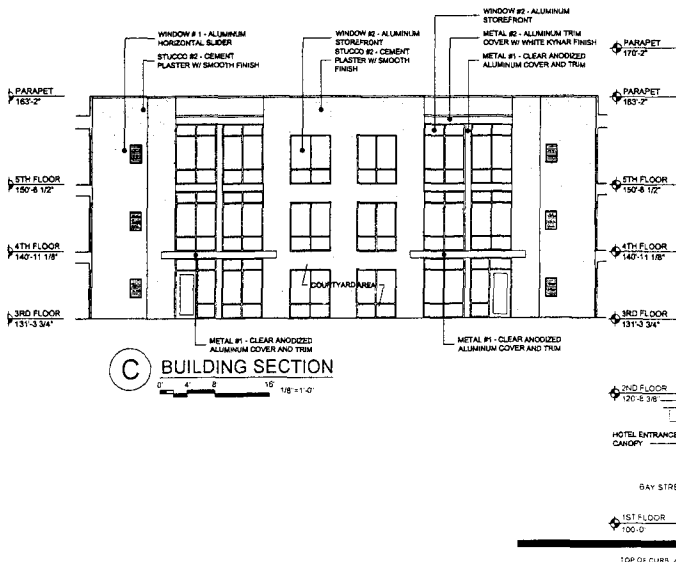
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E1-A2.2

SHEET NO.  
**A2.2**  
SHEET TOTAL  
1 OF 1

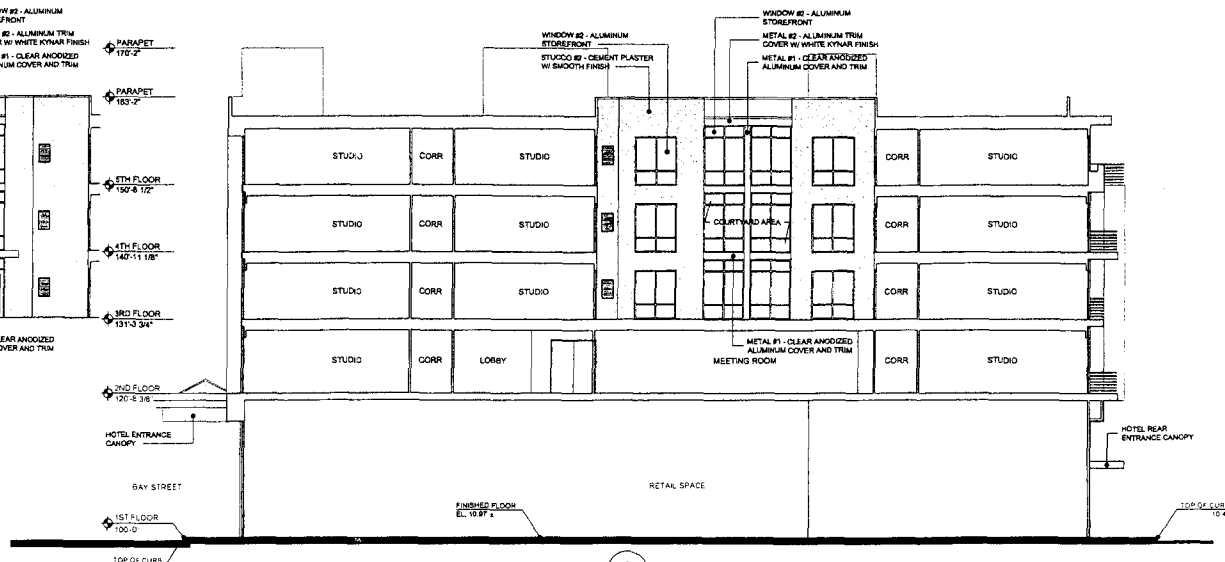
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**B** BUILDING SECTION  
1/8" = 1'-0"



**C** BUILDING SECTION  
1/8" = 1'-0"



**A** BUILDING SECTION  
1/8" = 1'-0"

DATE DRAWN  
07/25/07  
REVISIONS  
12/12/08  
3/10/09  
4/31/09

PRINTS IS BLDG  
DGR APPROVAL 12/4/08  
SITE PLAN REVIEW 12/8/08  
SITE PLAN REVIEW 3/10/09  
SITE PLAN REVIEW 4/2/09

**KREHBIEL**  
ARCHITECTURE  
1300 E. 15th  
Wichita KS 67211  
316.267.8233  
316.267.8282 FAX  
KREHBIELARCHITECTURE.COM

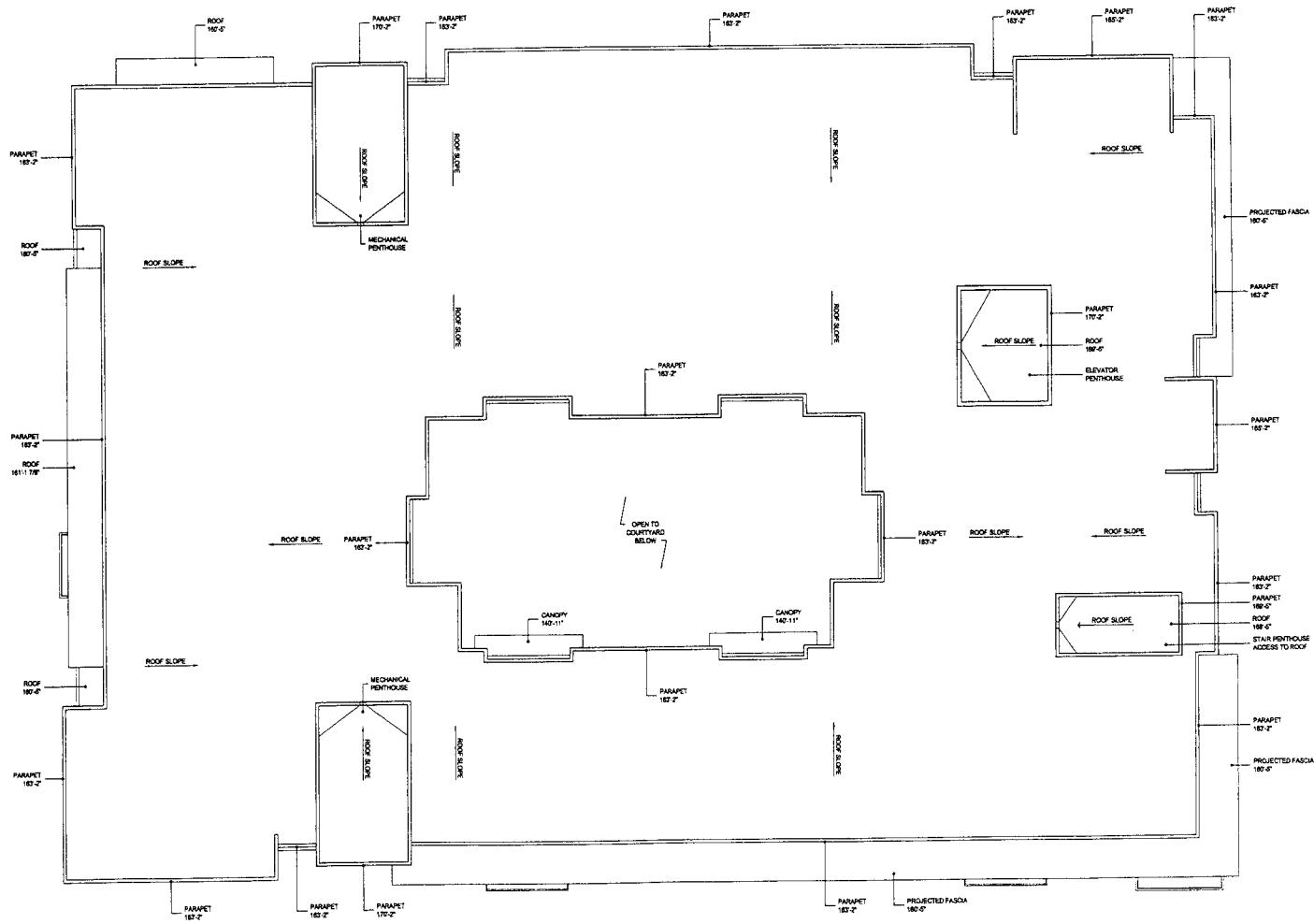
DATE


**HOTEL SIERRA**  
THE PIKE  
LONG BEACH, CALIFORNIA  
SITE PLAN REVIEW

PROJECT NO.  
1022  
SHEET TITLE  
BUILDING SECTION

SHEET NO.  
**A3.1**  
SHEET 1 OF 11  
© 2009 KREHBIEL ARCHITECTURE

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 **ROOF PLAN**  
 0" 4" 8" 16" 1/8"=1'-0"

DATE DRAWN  
 07.25.07  
 REVISIONS  
 12.03.08  
 3.10.09  
 4.21.09

PRINTS ISSUED  
 038 ARCH/08 12:43A  
 SITE PLAN REVIEW 12:28.08  
 SITE PLAN REVIEW 3:10.09  
 SITE PLAN REVIEW 4:21.09



**KREHBIEL**  
 ARCHITECTS

1300 L Street  
 Walnut Creek, CA 94701  
 916.267.4233  
 314.267.8368 Fax  
 krehbiel@krehbiel.com

DATE

 **HOTEL SIERRA**  
 THE PIKE  
 LONG BEACH, CALIFORNIA  
 SITE PLAN REVIEW

PROJECT NO.  
 0302  
 SHEET TITLE  
 ROOF PLAN

SHEET NO.  
**A5.1**

DATE  
 07.25.07



A



B



C



D







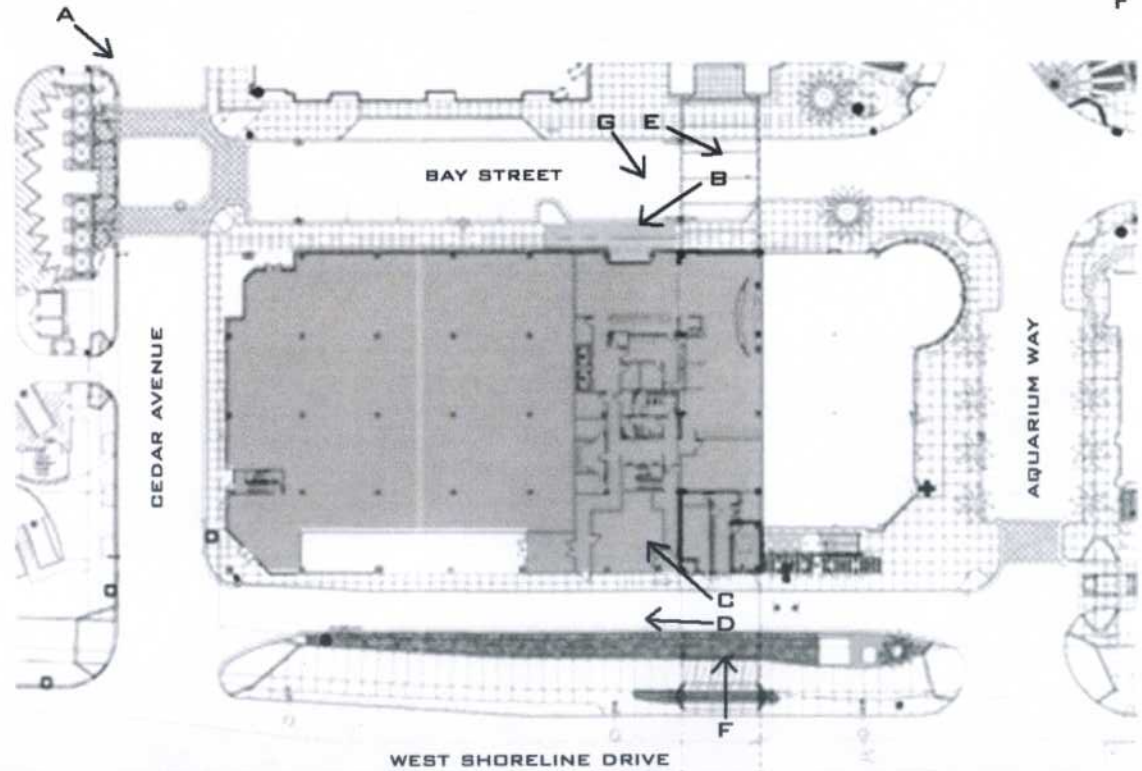
E



F



G





# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

June 4, 2009

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve Site Plan Review for development at 290 Bay Street; recommend that City Council approve an amendment to the Downtown Shoreline Planned Development District (PD-6); recommend that City Council approve an amendment to the Local Coastal Program incorporating the requested changes to PD-6; and certify Environmental Impact Report Addendum EIR 01-09, for the proposed project at 290 Bay Street. (District 2)

APPLICANT: Chris Gebert for Lodgeworks, L.P.  
229 W. Sycamore Ave.  
El Segundo, CA 90245  
(Application No. 0812-04)

## DISCUSSION

Lodgeworks, L.P. proposes to build a new five-story, 103,485-square-foot commercial building, consisting of a hotel and ground floor retail space, on a 22,026-square-foot development pad at 290 Bay Street in the Pike development (Exhibit A – Location Map). The hotel will have 125 guest rooms located on floors two through five, with a ground floor lobby, restaurant, and bar area (Exhibit B – Plans and Photos). The hotel project includes a variety of secondary amenities such as meeting rooms, an exercise room, boardrooms, pedestrian access from the adjacent bridge via a small second-floor lobby, and an outdoor bar, patio, and fire pit area located in an inner courtyard. On the ground floor, 14,725 square feet are reserved for retail space; the site owner, Developers Diversified Realty (DDR), has stated their intent to fill this retail space with a major anchor tenant rather than divide the space into smaller suites. Loading, refuse, and utility access to the project will be located on the private alley on the hotel's south elevation facing Shoreline Drive. This utility area will be screened from Shoreline Drive by a tall hedge in the landscaping median between the alley and Shoreline Drive.

The proposed building is designed in a contemporary architectural style, with a ground floor that is distinct from the upper four floors. A majority of the exterior treatment is cement plaster stucco with a "Santa Barbara" smooth finish. A significant amount of other materials are used for accenting; these include five metal types, both bare and colored, and three colored cement fiberboard siding types. At the time of this report, the colors selected for the exterior are a palette of neutral gray, white, and yellow as base colors, with architectural elements accented in bold



blue, green, and orange. The building is required to meet the LEED Certified level of energy-efficient design standards.

This project requires three entitlements, as follows: (1) A Site Plan Review entitlement; (2) An amendment to the Downtown Shoreline Planned Development District (PD-6) to allow a second hotel, to allow this hotel a maximum height of six stories, and to allow this hotel to exceed the current 65 percent site coverage limitation; and (3) An amendment to the Local Coastal Program (LCP) since PD-6 is an integral part of the LCP. Staff recommends approval of the requested entitlements (Exhibit C – Findings and Conditions of Approval).

### **PUBLIC HEARING NOTICE**

Public hearing notices were distributed on May 19, 2009, as required by the Long Beach Municipal Code. Staff has received several inquiries as to the project and environmental review process but no statements in support or opposition.

### **ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, an addendum to the latest Environmental Impact Report for the Pike development (EIR 14-04) was prepared for the proposed project (Exhibit D – EIR Addendum 01-09 on CD). Planning Commission certification of this EIR Addendum is required if the Commission wishes to approve the entitlements as staff recommends.

Respectfully submitted,

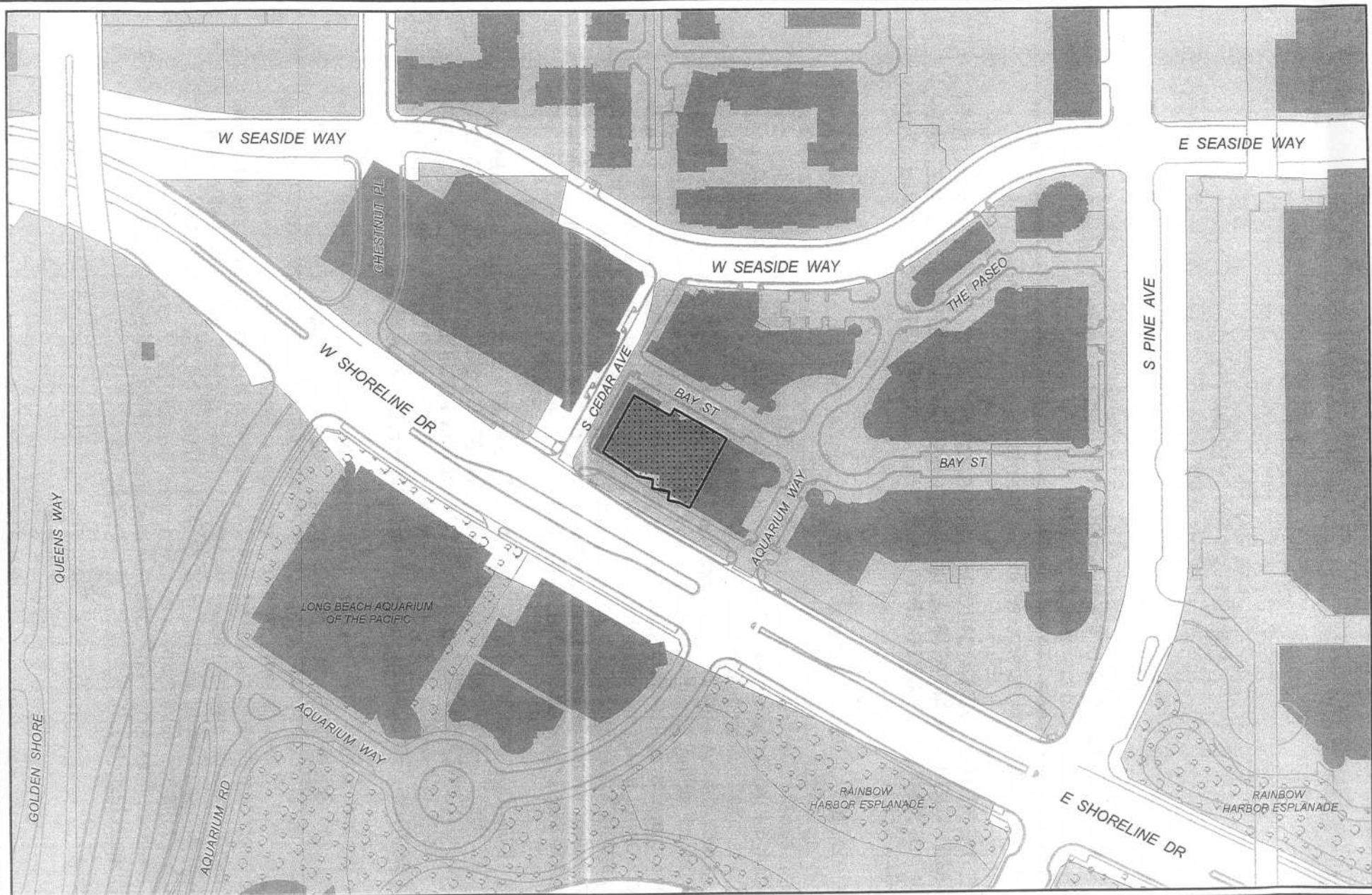
A handwritten signature in black ink, appearing to read 'C. Beck', with a horizontal line extending to the right and a vertical line ending in an arrowhead pointing down.

CRAIG BECK  
DIRECTOR OF DEVELOPMENT SERVICES

CB:DB:SK

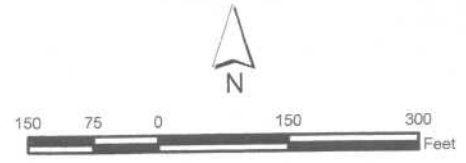
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Attachments	Exhibit A – Location map
	Exhibit B – Plans and photos
	Exhibit C – Findings and Conditions of Approval
	Exhibit D – EIR Addendum 01-09 on CD



**Subject Property:**  
 290 Bay St  
 Application No. 0812-04  
 Council District 2  
 Zoning Code : PD-6 (SubArea5)

**Exhibit A**



**FINDINGS**  
**290 Bay St.**  
**Application No. 0812-04**  
**June 4, 2009**

**Site Plan Review**

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the site plan review committee or the planning commission shall not approve a site plan review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

- 1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;**

The design of the proposed hotel building is harmonious, consistent and complete within itself. The proposed building is designed in a contemporary architectural style, with a ground floor that is distinct from the upper four floors. A majority of the exterior treatment is cement plaster stucco with a "Santa Barbara" smooth finish. A significant amount of other materials are used for accenting; these include five metal types, both bare and colored, and three colored cement fiberboard siding types. At the time of this report, the colors selected for the exterior are a pallet of neutral gray, white, and yellow as base colors, with architectural elements accented in bold blue, green, and orange. The project is compatible in design, character, and scale with neighboring structures and the community in which it is located—the quality of this project's design meets or exceeds that of any other building in the Pike development.

- 2. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES OR THE GENERAL PLAN;**

The project meets the design requirements established by PD-6 for the Downtown Shoreline area. These design standards establish guidelines for building siting to preserve views both between buildings and of the shoreline, and require that development in the Downtown Shoreline area contributes to perception of the site as a comprehensible, cohesive, and integrated entity. The proposed project meets these standards. The project is not located within another specific plan, or the R-3 or R-4 zone. The General Plan offers no specifications for development in Land Use District No. 7 and refers instead to the Planned Development District assumed to be adopted for each area designated LUD No. 7.

**3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS POSSIBLE;**

The development site is a graded dirt lot; no trees are on the site. The site is not adjoined by public right-of-way on any side and no city street trees are present.

**4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND**

The streets, sidewalks, and alley bounding the subject site are private property and no public improvements are required. Improvements to the surrounding streets were made in conjunction with the master plan for the Pike development.

**5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25 1 AS FOLLOWS:**

**Table 25-1  
 Transportation Demand Management Ordinance Requirements**

TDM Requirements	New Nonresidential Development		
	25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation information area	*	*	*
Preferential carpool/vanpool parking		*	*
Parking designed to admit vanpools		*	*
Bicycle parking		*	*
Carpool/vanpool loading zones			*
Efficient pedestrian access			*
Bus stop improvements			*
Safe bike access from street to bike parking			*
Transit review	For all residential and nonresidential projects subject to EIR		

The proposed project is over 100,000 square feet and will conform to all requirements set forth in Chapter 21.64. Each item has either been designed into the project or will be implemented as a condition of approval.

### **Zoning Amendment**

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

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

The parcel that makes up the project site currently is located in the Downtown Shoreline Planned Development District (PD-6), Subarea 5. This zoning amendment is not technically a rezoning but a modification to the development standards for Subarea 5. The zoning amendment would modify the development standards to allow a second hotel in Subarea 5, and set a maximum height limit of six stories for this hotel. The amendment also would allow the Site Plan Review Committee or Planning Commission to waive the 65% site coverage limit if the finding was made that such a waiver would further the stated goals of PD-6. Given that one 12-story hotel, a 70-foot tall parking garage, and an 80-foot tall large-format cinema all are allowed by right in this subarea, it logically follows that amending this subarea's restrictions to allow a hotel with a maximum height of six stories (in addition to the allowed 12-story hotel) would not generate any impacts beyond the scope of those originally considered acceptable by the authors of PD-6.

- 2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.**

The subject site currently has a General Plan Land Use District designation of No. 7, Mixed Uses. This LUD has the relatively wide objective of enabling a large, vital activity center, and it encompasses the entire downtown area. The zoning amendment to PD-6 will not alter the conformity of PD-6 to the stated goals and objectives of LUD No. 7.

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

The proposed change is not a rezoning of an existing mobile home park.

## CONDITIONS OF APPROVAL

290 Bay St.

Application No. 0812-04

June 4, 2009

1. This Site Plan Review approval is for the construction of a new 5-story, 125-room hotel, with approximately 15,000 square feet of ground floor retail area, on a 22,028-square foot development pad located at 290 Bay Street in the Downtown Shoreline Planned Development District (PD-6), Subarea 5.
2. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written request submitted to and approved by the Zoning Administrator prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

### Special Conditions:

4. Upon approval by the City of Long Beach of all necessary municipal entitlements for this project, the developer shall obtain all necessary permits and entitlements from the California Coastal Commission and the California State Lands Commission, as appropriate, prior to submittal of a Building Permit Application with the City of Long Beach.
5. The project shall attain "LEED Certified" status through registration with the U.S. Green Building Council, or attain an equivalency to be verified by an independent third party.
6. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
7. The developer shall provide landscaping screening in the median between Shoreline Drive and the service alley immediately south of the project site, to the satisfaction of the Director of Development Services, with the purpose of screening the service area from Shoreline Drive.

8. The developer shall comply with all safety and security suggestions, to the satisfaction of the Director of Development Services, as specified in the project-specific memorandum issued by the Long Beach Police Department on March 4, 2009.

**Standard Conditions:**

9. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
10. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
11. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
12. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
13. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
14. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee and/or the Planning Commission. No substantial changes shall be made without prior written approval of the Zoning Administrator and/or the Planning Commission.
15. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.

16. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
17. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Pubic Works. Approved root guards shall be provided for all street trees.
18. Where feasible, all landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
19. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
20. For commercial food service facilities, low-flow pre-rinse sprayers with average flow rates of no more than 2.0 GPM shall be used. Flow rates shall be specified on plans.
21. Prior to issuance of a building permit, the developer shall submit a landscaping plan to the Planning Bureau for review. Turf shall be limited to less than 50% of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50% or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Zoning Administrator.
22. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.



23. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
24. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
25. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
26. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
27. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
28. Any graffiti found on site must be removed within 24 hours of its appearance.
29. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Development Services.
30. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services prior to the issuance of a building permit.

31. All parking areas serving the site shall provide appropriate security lighting pursuant to Section 21.41.259. All exterior lighting shall be operated by a photocell that activates the lighting when it senses darkness. Such lighting shall be adequately shielded to prevent intrusion of light and glare upon neighboring properties. The Chief of Police may require other security measures to be provided.
32. Energy conserving equipment, lighting, and construction features shall be utilized on the building.
33. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
34. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations. For more information, contact Scott Minikus at (562) 570-7282.
35. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
36. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
37. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
38. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
  - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
  - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
  - c. Sundays: not allowed

39. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:
  - a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
  - b. Water all material being excavated and stockpiled.
  - c. Water all grading and cover materials being transported.
  - d. Properly maintain all grading and construction equipment propulsion systems to avoid excess emissions.
  - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
  - f. Discontinue construction during Stage 2 smog alerts (ozone greater than or equal to 0.35 ppm.)
40. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
41. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
42. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

June 23, 2009

Page 2

The Downtown Shoreline Planned Development District (PD-6) shall be amended to read as follows:

**SUBAREA 5**

(c) Building and Site Design

2. Height. Three (3) stories not to exceed forty feet (40'), except for the following permitted heights:
  - D. Twelve (12) stories for one (1) hotel located between the extended rights-of-way of Cedar Avenue and Pacific Avenue north of Bay Street, and six (6) stories for one (1) hotel located between the extended rights-of-way of Cedar Avenue and Pacific Avenue south of Bay Street.
3. Site Coverage. Not more than 65 percent (65%). Parking structures that do not exceed a height of elevation sixteen (16) Mean Lower Low Water (MLLW) shall not be counted as site coverage provided that such structure does not penetrate a plane sloping upward at a slope of five percent (5%) from the top of the curb of all streets surrounding the site. The 65% site coverage limit may be waived through the Site Plan Review process if the Site Plan Review Committee or the Planning Commission (as appropriate) finds that the an increase in site coverage would allow for a project that would further the goals of this Plan beyond what would be achieved without the waiver, and that such a waiver would be consistent with the goals and intent of this Plan.



1 a part of this ordinance.

2 Section 2. The Downtown Shoreline Planned Development District (PD-  
3 6) development and use standards are hereby amended and restated in its entirety, to  
4 read as follows:

5  
6 DOWNTOWN SHORELINE PLANNED DEVELOPMENT DISTRICT (PD-6)

7  
8 The intent of this Planned Development Plan (Plan) is to provide a framework to  
9 guide and control the development of the Downtown Shoreline. The area within the Plan  
10 boundary contains both public and private property, with some existing major land uses,  
11 but with significant undeveloped and underdeveloped property. This Plan is intended to  
12 coordinate future public and private improvements in a mixed land-use concept. Further,  
13 because of the high degree of public interest in this area (due to its historic role as the  
14 focus of the City, due to the existence of much of the area as public trust lands, and due  
15 to the potential public benefits that can be derived from its uses), the Planning  
16 Development Site Plan Review Process is intended to give the maximum public access  
17 to the review and approval of each future project.

18 In reviewing and approving site plans and tract maps for the development of the  
19 area, the City Planning Commission shall be guided by the goals and policies of the  
20 General Plan and the General Development and Use Standards (Standards) specified  
21 herein. The Commission shall not permit variance from those Standards unless it finds  
22 that such variance meets the intent of the Standards of this Plan.

23 Finally, it is intended that the Planned Development Plan Site Plan Review  
24 Process will lead to the creation of an area exhibiting the following characteristics, except  
25 as modified or specified by the Subarea Standards:

- 26 1. A mixture of public and private uses of a variety of land use types;  
27 2. Significant public access through and around uses, whether public or  
28 private, and to coastal resources;

- 1 3. An emphasis on uses of a recreational or recreational access nature;
- 2 4. Strong land use interactions and access connections with the downtown;
- 3 5. An urban park-like setting with a variety of strolling, bicycling, and active
- 4 and passive recreational areas, interesting water features and abundant
- 5 landscaping; and
- 6 6. The highest quality of development.

7  
8 GENERAL DEVELOPMENT AND USE STANDARDS

9 The entire downtown shoreline area shall be designed and improved in the spirit of  
10 the characteristics listed above and the following area-wide general use and development  
11 standards shall apply to all subareas unless modified by the standards of the Subarea.

- 12 (a) Use. A mixture of uses shall be permitted. Specified uses or use ranges  
13 will be designated by subarea.
- 14 (b) Access.
  - 15 1. Primary vehicle access to all uses shall be limited to Seaside Way,  
16 Golden Avenue, Chestnut Place, Queen's Way (Magnolia Avenue),  
17 Pine Avenue, Locust Avenue, Elm Avenue, Linden Avenue and  
18 Shoreline Drive, as appropriate.
  - 19 2. Pedestrian access to the shoreline from Ocean Boulevard shall be  
20 provided by a variety of pedestrian walkways in a reasonably direct  
21 path. Access ways from Ocean Boulevard to the shoreline areas  
22 shall be accentuated by attractive landscape treatment.
  - 23 3. All subareas should contain public walkways, seating in landscape  
24 areas, and, whenever feasible, shoreline viewing areas as specified  
25 in the Subarea Standards. Such areas shall be guaranteed public  
26 access through easements or deed restriction, or lease agreement  
27 provisions, whenever required as public walkways in this Plan.
  - 28 4. Pedestrian access shall be provided along the edge of all water

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features. Where necessary to control access for security or management of a use, portions of a water's edge may be developed for controlled public access.

5. A continuous east/west pedestrian walk at Ocean Boulevard level, from Cedar Avenue to Alamitos Avenue, not less than twenty feet (20') in width, accessible across each subarea from Ocean Boulevard, shall be provided by all new construction and all condominium conversions of sites located between Ocean Boulevard and Seaside Way unless modified by specific subarea criteria. This walk shall connect to the north/south Promenade. This walk shall be located at the southern edge of all development unless the need for appropriate connections to other sides, or opportunities for more active pedestrian areas, indicate an alternate location is a better design solution. Viewing promontory bays shall articulate the terminus of the north/south access(es) from Ocean Boulevard. The pedestrian framework shall be integrated and linked to all public open spaces and facilities.

6. A Traffic and Parking Management Association shall be created to monitor traffic generation and parking demand in the Planned Development Area, and to implement specific parking management strategies and transportation demand management programs as needed. The goal of the parking management program shall be to provide adequate parking to support the development in a cost-effective manner, and to provide public access to the coast while providing some discouragement for use of private automobiles over transit alternatives. The goal of the transportation demand management program shall be to minimize the negative impacts of project-related trips on local streets and intersections and upon the



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regional freeway network; it shall consider measures such as providing no free on-site parking for employees and providing employees with free transit passes. All development within the project area shall be required to participate in the Association when it is formed. The Association shall be formed prior to commencement of development of Subarea 5 or of the retail/entertainment complex in Subarea 6 west of Pine Avenue.

7. The regional bikepath connecting the Los Angeles River bikepath to the beach bikepath shall be provided through the Planned Development Area. Bicycle racks shall be provided by all development adjacent to this regional bikepath.

(c) Building Design.

1. All buildings shall be arranged on their sites so as to provide views between the buildings, so as to avoid the impression of a wall of buildings, so as to minimize blocking shoreline views of other buildings, and so as to entice pedestrians into the shoreline area.
2. The scale, heights, mass, location and materials of all buildings shall contribute to the perception of the site and the shoreline area as a comprehensible, cohesive, and integrated entity. To assure such integrated development, no project shall be reviewed or approved without a Master Site Plan, except Subareas 7 and 9.
3. Roofs of low-rise buildings shall be attractively treated for views from higher buildings. Rooftops usable for dining, viewing terraces, sundecks, and/or atria are encouraged.
4. All new development between Ocean Boulevard and Seaside Way, above the Ocean Boulevard curb level, shall be set back a minimum of eighty feet (80') from the Ocean Boulevard curblines, as existing on July 1, 1989, or set back the width of the City park strip, whichever is

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greater.

(d) Parking.

1. Number of spaces.

A. Residential uses.

i. <u>Bedroom/Unit</u>	<u>Spaces/Unit</u>
------------------------	--------------------

0	1.00
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1 or more	2.00
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ii For elderly housing one space/unit

iii Plus one guest space for each six units

B. Hotel/Motel Uses. 0.75 spaces/room (retail, restaurant and/or conference and banquet facilities calculated separately pursuant to Chapter 21.41 of the Long Beach Municipal Code).

C. Retail Use. Four (4) parking spaces/one thousand (1,000) square feet of usable floor area.

D. Office Use. Three (3) parking spaces/one thousand (1,000) square feet of usable floor area.

E. Whenever feasible, joint and shared use of parking facilities is encouraged. Office building parking shall be available for public use on weekends and evenings in order to meet peak parking demand for shoreline uses. Joint use parking shall follow the Urban Land Institute findings in their 1983 publication of "Shared Parking". Any joint or shared use parking shall be supported by a shared use parking plan.

2. All parking structure roofs shall be attractively screened from the view of taller buildings and all parking structure roofs north of Seaside Way at or below Ocean Boulevard level shall be designed to carry landscaping up to mature trees and heavy pedestrian use. The

1 visible edges of all parking structures shall be visually attractive  
2 through choice of material, landscaping, terracing and/or facing  
3 these edges with other uses. The edges shall recapture the original  
4 bluff edge with cascading, lush planting. Parking structures are  
5 encouraged to contain light wells, entry courtyards, and landscape  
6 wells in order to make their interior spaces attractive and to define  
7 and articulate auto arrival and pedestrian entrance to the buildings,  
8 as well as to provide a visual and physical connection to the lower  
9 levels. For all new development between Ocean Boulevard and  
10 Seaside Way, all parking structures shall not exceed the height of  
11 the Ocean Boulevard sidewalk grade adjacent to the site (parking  
12 structures may exceed Ocean Boulevard sidewalk grade if screened  
13 from Ocean Boulevard by a building or as otherwise specified by  
14 subarea). Landscape planters on top of parking structures may  
15 exceed Ocean Boulevard sidewalk grade by three feet (3'), provided  
16 such planters are not located in view corridors or in the public park  
17 strip.

18 3. Open parking. No open parking shall be permitted at Ocean  
19 Boulevard grade. This does not prohibit vehicle drop off or  
20 automobile court areas where these areas are specifically permitted.

21 4. All parking designed and/or constructed for a specific use shall be  
22 made available to the general public and to other uses on a shared  
23 basis whenever parking spaces are not used by the specific use.  
24 The Traffic and Parking Management Association shall coordinate  
25 availability and use of such spaces.

26 (e) Landscaping. All open areas shall be landscaped in a park-like setting or  
27 designed as sophisticated urban courtyards and plazas. All courtyard and  
28 plaza areas shall be treated with upgraded materials, ample color and rich

1 detailing.

- 2 (f) Developer improvement and maintenance responsibility. All pedestrian and  
3 bicycle access ways shall be improved and maintained by the developer.  
4 All utilities, roadway improvements and traffic circulation improvements  
5 shall be provided to the satisfaction of the responsible City agencies. All  
6 new developments between Ocean Boulevard and Seaside Way shall  
7 landscape the Ocean Boulevard park strip adjoining the site and the  
8 setback between the property line and the building in a landscape theme,  
9 and with landscape materials designated in the City landscape plan for this  
10 park. The basis for this plan shall be the landscape policies for the area  
11 adopted in the Local Coastal Plan.

12 Approval of any development project shall be expressly conditioned  
13 upon payment, prior to building permit issuance or Certificate of  
14 Occupancy, as applicable to the individual fee, of all applicable impact fees,  
15 capacity charges, connection fees and other similar fees based upon  
16 additional facilities needed to accommodate new development at  
17 established City service level standards, including, but not limited to, sewer  
18 capacity charges, park fees and transportation impact fees.

- 19 (g) Temporary uses and structures. Notwithstanding any other provisions of  
20 this Planned Development Ordinance, certain temporary uses shall be  
21 permitted during the development cycle of the Downtown Shoreline Portion  
22 of the Long Beach Coastal Zone. The purposes of permitting temporary  
23 uses are to facilitate rapid construction and to maximize the utility of the  
24 limited surface areas while development is taking place.

- 25 1. Intent. This section is established to differentiate temporary land  
26 uses and structures from permanent ones and to set up specific  
27 regulations for temporary uses and structures.  
28 2. Regulations. The following uses shall be permitted for the periods

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specified.

A. In any subarea, a trailer used as a construction office, watchman's quarters, or other temporary building when necessary and incidental to the construction of a building or structure, including Public Works projects, in the same or adjacent premises and only during the period of construction, except that no such structure shall be sited in public park areas;

B. In any subarea, for a period not to exceed seven days, a concession, advertising feature, entertainment facility or outdoor display incidental to a commercial or residential opening, preview, fiesta or celebration on the same of adjacent premises, subject to any special licenses or permits otherwise required by the City;

C. In any subarea, surface parking, public or private, provided that:

1. It shall not be on the same grade as Ocean Boulevard nor have access to or from Ocean Boulevard.
2. It shall be surfaced with asphalt, striped, and landscaped per applicable City codes;
3. It shall not be continued in use more than five years after commencing operation. An extension of time up to an additional five years may be granted by the Planning Commission upon completion of at least one public hearing on each such application for time extension.

(h) Interim uses. Interim uses (more than several days but not to exceed five years) are allowed in phased developments provided that any such use

1 shall require approval by the Planning Commission through Site Plan  
2 review and shall be treated as development for Local Coastal Development  
3 Permit purposes. Only such interim uses consistent with the intent of the  
4 Plan shall be permitted. An extension of time up to an additional five years  
5 may be granted by the Planning Commission upon completion of at least  
6 one public hearing on each such application for time extension.

- 7 (i) Park dedication policy. Existing parkland shall not be displaced until an  
8 equal amount of parkland (excluding roadways, parking and recreational  
9 vehicle parking) is under construction or developed elsewhere in the  
10 Queensway Bay Project (PD-6 and PD-21) in accordance with the Park  
11 Dedication Policy set forth in Chapter II of the City of Long Beach Local  
12 Coastal Program. Affordable ground transportation and/or water taxis shall  
13 be provided from downtown and Shoreline Park to new parkland  
14 constructed in PD-21 (South Shore).

## 15 SPECIFIC DEVELOPMENT AND USE STANDARDS

### 16 SUBAREA 1

17 This is the West Beach Redevelopment Subarea. All land within this subarea has  
18 either been developed or planned under binding development agreements and the  
19 decision of the Redevelopment Agency of the City of Long Beach, et al. v. California  
20 Coastal Commission. The undeveloped sites in this area shall be improved according to  
21 those specific agreements and permits. The undeveloped sites in this area shall also be  
22 developed in accordance with the general development and use standards of this district.  
23 The triangular area that was formerly part of Santa Cruz Park shall be designed and  
24 improved to encourage public use as open space. Santa Cruz/Victory Park is a public  
25 park and shall be designed and maintained in accordance with the Victory Park Design  
26 Guidelines.  
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SUBAREA 2

This is the Golden Shore Subarea. This subarea contains a trailered boat launching ramp, the State University and Colleges system headquarters and parking for both.

(a) Use. The boat launching ramp may be replaced by a nature preserve, wetland, park or public recreation area, provided that a plan and funding has been approved by the Planning Commission for a new boat launching ramp of not less than two (2) launching lanes and sixty (60) parking spaces for autos with boat trailers within the Queensway Bay Area (PD-6 or PD-21). The State University and College headquarters complex may be expanded and/or reconstructed. New recreation uses may be added to the area including a recreation vehicle (RV) park for a minimum of seventy (70) RV's with associated office, convenience services and convenience retail and entertainment facilities for Park users.

(b) Access.

1. Vehicular. Primary vehicular access shall be from Golden Shore Avenue.
2. Pedestrian access by a public walkway shall be provided along Golden Shore from Ocean Boulevard to Queensway. A public walkway perpendicular to Golden Shore Avenue shall be developed from Golden Shore Avenue to the edge of the Los Angeles River. Finally, a bicycle path shall be provided throughout the subarea as designated on the plan map; where feasible, the bicycle path shall be provided along the water's edge. Development of such access may be phased to coincide with development of adjacent portions of the subarea.

(c) Building Design.





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and extended from Golden Shore Avenue to Queen's Way Highway parallel to Shoreline Drive. A public walkway shall be maintained around Catalina Landing linking Subarea 2 to Subarea 6 under Queen's Way Bridge. The existing public walkway sidewalk shall also be maintained and extended parallel to Queen's Way from Ocean Boulevard to Queen's Way Bay.

3. The existing bicycle path through the subarea linking Subarea 2 to Subarea 6 under Queen's Way Bridge shall be maintained. This bicycle path shall be guaranteed public access through lease agreements with abutting uses.

(c) Building Design.

1. Buildings shall be located so as to minimize view blockage from buildings in the West Beach redevelopment project. Site plans for new buildings shall illustrate the views from existing buildings.
2. Height. Office buildings shall be limited to no more than four stories in height measured from the existing grade. Parking structures shall not exceed a height of 45 feet (45').
3. Site coverage. Not more than 65 percent (65%) of the subarea shall be covered by buildings exceeding one story in height.
4. Setbacks. A twenty foot (20') landscaped setback shall be provided along the north and south edge of any parking structure. Such setback shall be measured from the parking lot edge of the access driveways separating the parking lot from the existing buildings.
5. Special design features. New buildings shall be cited and designed so as to create an interesting relationship between open areas and the buildings that will produce a pedestrian scale at grade and providing a unique and intriguing walking environment. Harmony shall also be created with the scale and style of existing buildings,

1 and also with the existing Queen's Way Bridge.

2 (d) Parking

3 1. Number of spaces. All new uses shall provide additional parking  
4 spaces for their own needs, unless the developer can demonstrate  
5 the feasibility of joint use of a portion or all of the existing spaces. If  
6 existing uses are removed, the required parking for the remaining  
7 uses shall be retained according to the nonconforming use  
8 provisions of the Zoning Regulations.

9 2. Parking Structures. Any parking structures shall be attractively  
10 designed and landscaped blending with the architecture of the  
11 existing and the proposed buildings. Such structures shall be as  
12 inconspicuous as possible, shielding the vehicles from view,  
13 providing walkways to link pedestrian paths at similar levels and not  
14 overwhelming a sense of human scale with bulk and mass.

15 (e) Landscaping. The subarea shall be attractively landscaped according to a  
16 landscape plan to be approved with each site plan review. The landscape  
17 theme and materials of Subarea 2 shall be extended and provided in  
18 Subarea 3.

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20 SUBAREA 4

21 This subarea currently contains a mixture of residential, office and amusement  
22 uses. The Sovereign and Blackstone residential buildings and the General Telephone,  
23 Sumitomo Bank and Ocean Center buildings are anticipated to remain. The historic use  
24 of the remainder of the subarea was as an amusement area, including rides, carnival  
25 booths and games. Only remnants of this area still exist, including a gas station, and  
26 these are anticipated to be replaced.

27 (a) Uses. This subarea shall be a mixed-use development of residential, office,  
28 retail, hotel and ancillary, supportive and complimentary uses. High-density

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residential is permitted with as much as one hundred dwelling units per acre, but not to exceed one thousand five hundred (1,500) new residential units. New retail, personal service, office, entertainment uses, taverns and restaurants are allowed up to one million eight hundred thousand (1,800,000) square feet of usable floor area. Hotel use up to five hundred (500) rooms shall also be permitted.

A Master Site Plan for the entire subarea, containing detailed architectural and site planning guidelines for all properties under the control of the applying property owners, shall be submitted to and approved by the Planning Commission prior to, or concurrent with approval of, the first building by the applying owner. The Master Site Plan shall identify the location of all pedestrian ways and open spaces, and the placement, use and height of buildings and the project boundaries. This Master Site Plan shall be generally consistent with the Ehrenkrantz Group and Eckstut concept plan of July 1988. Building design details for new construction to be incorporated in this Master Site Plan are indicated in Subsection (c) below. Submittals for individual buildings may be denied if the mixed-use nature of the subarea is not being maintained although the maximum numbers of units and hotel rooms are not intended to indicate a specific mix of uses. Subsequent development on properties in the subarea, but not under the control of the applying owner, shall not affect the approved Site Plan.

Every effort shall be made to maintain and preserve the Sovereign and Blackstone buildings as affordable housing.

The Victory Park strip in this subarea shall be a dedicated City park.

1 (b) Access.

2 1. Vehicular. Primary vehicular access shall be provided from Seaside  
3 Way, Queens Way and Chestnut Place. In addition, limited vehicular  
4 access shall be permitted from Ocean Boulevard for pedestrian drop-  
5 off purposes only at the approximate locations of north/south streets  
6 (Pacific Avenue and Cedar Avenue) provided that existing Cedar  
7 Avenue is vacated. All other curb cuts and vehicular access to  
8 Ocean Boulevard shall be abandoned when the structure which it  
9 serves is removed, the curbs shall be restored to full height, and the  
10 park strip constructed across the former accessway. All other streets  
11 and alleys in the subarea may be vacated unless these streets and  
12 alleys are necessary to provide access to existing buildings that are  
13 to remain.

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15 A traffic demand management program for the entire project shall be  
16 submitted prior to building permit approval for the first building. This  
17 program shall be implemented for each phase of construction,  
18 monitored and revised with each subsequent site plan review. Major  
19 emphasis should be directed to employees.

20 Racks for bicycle parking shall be provided in major open spaces.

21 2. Pedestrian access. North/south public walkways and/or view  
22 corridors shall be provided in at least three locations dispersed  
23 through the subarea, shall have a total combined width of at least  
24 one hundred twenty feet (120'), and shall be located so as to  
25 maximize unobstructed pedestrian view, and to provide pedestrian  
26 access, from Ocean Boulevard to the southern portion of the  
27 subarea and beyond. These corridors, except Chestnut Place, shall  
28 be a minimum of twenty-five feet (25') in width, shall contain public

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walkways connecting to the east/west walk and shall intersect with the east/west walk in major public activity areas. One view corridor, in the vicinity of Cedar Walk, shall be a wide, open corridor with a minimum clear width of forty feet (40'), but which shall be generally wider and shall be placed to direct views to the Queen Mary. Building projections, as permitted in the Zoning Regulations, are allowed to intrude into the view corridors above twenty-five feet (25') above Ocean Boulevard curb elevation.

A minimum ten foot (10') sidewalk including parkway shall be provided as a dedicated public right-of-way along Chestnut Place. If Chestnut Place is to be utilized as a view corridor, then any bridging of Chestnut Place must be at least eight feet (8') above Ocean Boulevard sidewalk grade, and shall be of a visually transparent material.

A public walkway through the site shall be provided by an east/west walk, not less than thirty feet (30') wide, between the two easterly north/south view corridors. An attractive access to Seaside Way grade shall be provided near the central north/south view corridor.

The easterly walkway, Pacific Walk, shall continue across Seaside Way to Subarea 5. In Subarea 5, Pacific Walk shall be continued by the developer of that subarea across Pine Avenue to create a continuous connection to the Promenade. The maximum elevation of Pacific Walk shall not exceed eight feet (8') above Ocean Boulevard sidewalk grade, and shall reach such grade only through a gradual slope up from Ocean Boulevard to the maximum elevation.

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The westerly walkway, Cedar Walk, shall continue across Seaside Way to Subarea 5. In Subarea 5, Cedar Walk shall be continued by the developer of that subarea to connect to the waterfront. The maximum elevation of Cedar Walk shall not exceed five feet (5') above Ocean Boulevard sidewalk grade, and shall reach that grade only through a gradual slope up from Ocean Boulevard to the maximum elevation.

The north/south connections to the east/west walk shall terminate in viewing platforms or connections with the development south of Seaside Way.

- (c) Building design.
  - 1. Site locations. Buildings shall be generally located and sized as shown on the adopted Master Site Plan. Every effort should be made to vary the siting and orientation of these buildings to avoid a monotonous alignment of buildings (i.e., walls of building). Low-rise buildings shall be located in the portions of the site nearest pedestrian areas where essential to the pedestrian environment. The buildings shall be located so as to maximize benefits of breezeways into the downtown and to offer view corridors for the neighboring inland buildings north of Ocean Boulevard.
  - 2. Height. Buildings may be high-rise up to four hundred twenty feet (420') above Ocean Boulevard grade east of Chestnut Place, and up to six hundred feet (600') above Ocean Boulevard grade west of Chestnut Place, providing that any high-rise buildings are not so uniform in design or height as to create a monotonous design or overly monumental scale. Buildings fronting on Ocean Boulevard,

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east of Chestnut Place, shall not exceed one hundred fifty feet (150') in height, and west of Chestnut Place, buildings fronting on Ocean Boulevard shall not exceed two hundred feet (200') in height within thirty feet (30') of the Ocean Boulevard property line. Any tower in excess of three hundred feet (300') shall not have a floor plate greater than eighteen thousand (18,000) square feet above the three hundred foot (300') elevation.

3. Materials. Reflective glass with reflectivity greater than fifteen percent (15%) is discouraged. If such glass is used, a reflective glare study shall be submitted with the Site Plan Review for that building.
4. The Master Site Plan shall be designed so as to provide views to the pedestrian areas beyond the Ocean Boulevard frontage to invite and attract pedestrians into the Shoreline area.

(d) Special design features.

1. The open areas around buildings shall be developed as gardens, terraces, courtyards, resting, strolling and outdoor dining areas of a variety of shapes, sizes and uses.
2. All rooftops visible from the Ocean Center Building, Sumitomo Bank Building, Blackstone Hotel or Sovereign Apartments shall be attractively treated.
3. Five (5) major open space areas shall be provided within the site. Such open spaces shall connect to either the east/west walk or to the north/south walks.
4. West of Chestnut Avenue, a parking structure may be exposed above Ocean Boulevard grade if lushly landscaped, and attractively designed and articulated.
5. Victory Park, in front of the GTE building, shall be restored to the

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extent feasible to a public park at Ocean Boulevard grade.

6. The applicant shall undertake detailed studies of the areas of the project immediately adjacent to the Sovereign, Blackstone, Sumitomo and Ocean Center Buildings with the objective of providing pleasant and interesting views of the project from the lower levels of these structures. These studies shall be submitted as part of the site plan review for appropriate phases of the project.

7. Victory Park Strip. The segment of Victory Park situated between the extended right-of-way of Pacific Avenue and the Ocean Center office building (110 W. Ocean Blvd.) shall be enlarged by at least 4,042 square feet through additional private land dedications. The required additional 4,042 square feet of dedicated public parkland shall be provided beyond the eighty foot (80') building setback (from Ocean Boulevard curblin) required pursuant to Section (c)4 (Building Design) of the PD-6 General Development and Use Standards.

(e) Parking

1. Number of spaces. It is the policy of this Plan to reduce the use of individual automobiles to access this subarea in order to reach Air Quality Management District goals and to mitigate traffic congestion resulting from this development. However, this Plan also recognizes that inadequate parking can frustrate visitor access and recreational use of coastal resources. Thus, this Plan requires the provision of the demand based standards contained in the General Use and Development Standards, but will allow the Planning Commission to approve reduced standards in the second and later phases of development if the Commission finds such reductions, based upon demonstrated transportation demand management and/or public



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transportation ridership, will meet the full needs of the project as built and applied for at the time of the review of each application, and will not adversely affect visitor access or public recreational use of coastal resources.

New uses shall provide additional parking as required. Open surface parking for General Telephone shall be replaced with a number of enclosed spaces which, combined with the spaces in the GTE garage, will result in a parking ratio not less than the same office use parking ratios that apply to the rest of the project. Such parking shall be located within the subarea.

- 2. All parking that is provided in a structure below Victory Park shall be designed in such a manner that the landscaped area above the parking structure shall be approximately level with the Ocean Boulevard sidewalk. Pacific Walk and Cedar Walk shall be accessed across Victory Park without barriers to pedestrian access.

(f) On and off-site improvements and maintenance.

- 1. All new development in Subarea 4 shall be responsible for a reasonable share of the following street improvements. The City Traffic Engineer shall coordinate these improvements with the phasing of the project.
  - A. Extension of Seaside Way to connect Pine Avenue to Chestnut Place (consistent with prior contractual agreements with the City);
  - B. Installation of a traffic signal at the intersection of Chestnut Place and Seaside Way;
  - C. Installation of a traffic signal at the intersection of Golden Shore and Seaside Way;

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- D. Provision of one (1) eastbound lane as an optional left or right turn lane at the intersection of Golden Shore and the Long Beach Freeway off-ramp;
  - E. Installation of traffic signal modification at the intersection of Seaside Way and Pine Avenue;
  - F. Installation of traffic signal modification at the intersection of Shoreline Drive and Pine Avenue;
  - G. Installation of traffic signal at Ocean Boulevard and Cedar Walk.
2. The owners of the new development shall be responsible for the maintenance of the east/west walk and the pathways.

SUBAREA 5

This subarea is public tidelands trust property.

(a) Uses.

- 1. Retail, office, restaurant, entertainment display, educational, and recreational uses not to exceed three hundred twenty-seven thousand (327,000) square feet of usable floor area in an open and inviting pedestrian environment.
- 2. Hotel uses containing not more than two hundred seventy-five (275) rooms. Restaurant lounge and retail facilities, primarily for hotel tenants, may be located in the hotel.
- 3. Any office uses must be approved by the Executive Director of the State Lands Commission as coastally related or dependent and related to maritime commerce, marine transport, trade conducted via ocean-going vessels, marine shipping and fisheries.

(b) Access.

- 1. Vehicular. Vehicular access shall be from Seaside Way, from a new

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road between Shoreline Drive and Seaside Way and from Pine Avenue.

2. Pedestrian access. Public walkways shall be provided from the extension of the walkways from Subarea 4 and shall extend to the southern end of the Subarea. Walkways shall provide pedestrian access to the shoreline via designated pedestrian crossings at Shoreline Drive and to the Convention Center entrance on Pine Avenue.

A dedicated public sidewalk and parkway shall be provided along Pine Avenue from Ocean Boulevard to Shoreline Drive.

3. Public access. All open space areas shall be open and accessible to the public, as public parks would be, except a swimming pool area. All open space areas shall be designed so as to encourage public use through access and amenities.
4. Bicycle access. A bike path shall be provided linking the regional bike path to the Downtown (Ocean Boulevard).

(c) Building and Site design.

1. Site locations. Buildings shall be sited so as to provide staggered locations near Seaside Way, near Shoreline Drive, and near Pine Avenue. Buildings shall be sited so as to minimize view blockage from the overlooks and from buildings in Subareas 4 and 5. The relationship of buildings and open areas shall be such as to create an interesting pedestrian scale environment at grade. The location and height of structures shall be such as to enhance the required view corridors from Ocean Boulevard through Subarea 4 toward the water. Structures shall be designed so as to minimize view blockage to the water from buildings in Subareas 4 and 5. Building facades

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and rooftops which are visible from view corridors, buildings in Subarea 4, the Convention Center and Promenade South shall be attractively treated to enhance these views. Along Pine Avenue, active pedestrian-oriented uses shall be required on the ground floor with storefront access from Pine Avenue.

2. Height. Three (3) stories not to exceed forty feet (40'), except for the following permitted heights:

- A. Sixty (60') feet for one (1) multi-screen theater with a building footprint not to exceed eighty-two thousand five hundred (82,500) square feet may be located between the extended rights-of-way of Pine Avenue and Pacific Avenue;
- B. Seventy feet (70') for one parking structure located west of the extended right-of-way of Cedar Avenue;
- C. Eighty feet (80') for one large-format cinema with a building footprint not to exceed fifteen thousand (15,000) square feet may be located between the extended rights-of-way of Cedar Avenue and Pacific Avenue;
- D. Twelve (12) stories for one (1) hotel located between the extended rights-of-way of Cedar Avenue and Pacific Avenue north of Bay Street, and six (6) stories for one (1) hotel located between the extended rights-of-way of Cedar Avenue and Pacific Avenue south of Bay Street;
- E. One hundred fifty-five feet (155') for one (1) vertical monument with a footprint not to exceed five hundred (500) square feet above the forty foot (40') elevation;

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F. One hundred feet (100') for one amusement ride.

Throughout Subarea 5, architectural features may be permitted to extend above these height limits if they do not contain any usable interior space and do not significantly add to the mass of a structure or negatively affect public views.

3. Site coverage. Not more than 65 percent (65%). Parking structures THAT do not exceed a height of elevation sixteen (16) Mean Lower Low Water (MLLW) shall not be counted as site coverage provided that such structure does not penetrate a plane sloping upward at a slope of five percent (5%) from the top of the curb of all streets surrounding the site. The 65% site coverage limit may be waived through the Site Plan Review process if the Site Plan Review Committee or the Planning Commission (as appropriate) finds that an increase in site coverage would allow for a project that would further the goals of this Plan beyond what would be achieved without the waiver, and that such a waiver would be consistent with the goals and intent of this Plan.

4. Setbacks. Buildings shall be set back seventy-five feet (75') from Pine Avenue and seventy-five feet (75') from Shoreline Drive to accommodate temporary bleacher seating for the Grand Prix auto race, except in areas where bleachers are not to be placed.

5. Special design features. The entire area shall be designed in a urban waterfront atmosphere. Landscaping shall be lush and colorful. The area shall be open and inviting to the public, and shall facilitate and encourage pedestrian flow between the downtown and the shoreline. The facades of all buildings fronting on streets, especially Pine Avenue, shall be articulated with storefronts, display

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windows, special architectural and landscape treatment. If buildings back onto Shoreline Drive, they shall present an attractive facade through articulation and special architectural and landscape features.

6. View Corridors. No structures over forty-two inches (42”) in height, other than required safety features, structures required to meet ADA access standards where there is no alternative location for such structures outside of the view corridors, mobile vending carts, lighting features and low-scale official directional signs, shall be placed in the view corridors identified on Attachment A: View Corridors.

7. Public Space. A landscaped public open space area with a water feature shall be provided at the southeast corner of Subarea 5 at the intersection of Shoreline Drive and Pine Avenue. The landscaped and water area shall occupy at least twenty-three thousand (23,000) square feet, not counting the Regional Bicycle Route, and shall be accessible to the public from the pedestrian walkways on Shoreline Drive and Pine Avenue. Public park benches shall be provided, and restaurant table service shall not be permitted in this area.

(d) Developer on-site and off-site improvements and maintenance.

1. The developer shall provide for the construction of all roadways and pedestrian ways through the site, and for a proportionate share of the cost of extending and/or widening Seaside Way as determined by the Director of Public Works on the basis of use and Seaside Way frontage.

2. The developers or successors in interest shall construct and maintain all walkways and landscape areas.

(e) Parking. Parking shall be provided within the subarea sufficient to meet the average weekday demand. Additional parking to meet peak weekend day and evening demand shall be provided in

1 adjacent subareas and Downtown. All parking shall be on a shared  
2 or joint use basis; it shall be available to the public on a first-come,  
3 first-served basis without reservation for the exclusive use of any one  
4 tenant or development.

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6 SUBAREA 6

7 This subarea contains Shoreline Village and Shoreline Park.

8 (a) Uses. This subarea may be developed into an active, visitor-serving urban  
9 waterfront, including the following uses:

10 1. Downtown Harbor. The Shoreline Lagoon may be reconfigured into  
11 a commercial harbor, dredged to a depth of less than twenty feet  
12 (20'), and edged with a bulkhead and rip-rap. To the extent that this  
13 harbor will remove the existing low intertidal habitat area, this habitat  
14 area must be replaced in kind elsewhere, at a minimum one-to-one  
15 ratio, within the Queensway Bay Project (PD-6 and PD-21) area prior  
16 to or concurrent with construction of the harbor. This harbor may  
17 contain dockage for up to fifty (50) commercial boats (e.g., dinner  
18 cruises, whale watch, dive boats and fishing charters), historic ships,  
19 visiting tall ships, water taxis, and public day-use transient docks.

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21 The existing one hundred thirty-one (131) slips may be replaced by  
22 construction of the Downtown Harbor expansion. Any marina slips  
23 which are used for recreational boating and which are displaced by  
24 the Downtown Harbor expansion shall be replaced with slips which  
25 provide equivalent recreational boating opportunities.

26 2. Retail and entertainment. Up to three hundred thousand (300,000)  
27 square feet of new and existing visitor-serving commercial uses,  
28 including retail, restaurant, nightclub, movie, arcade and related

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entertainment uses may be permitted. Up to four (4) acres of existing Shoreline Park along the north side of the water basin may be converted to such uses if the City replaces the displaced parkland on an acre-for-acre basis within or adjacent to the coastal zone. Such replacement parkland must provide similar recreational opportunities and be accessible to the same population through private or affordable public transportation. Replacement parkland shall be developed prior to or concurrent with the commencement of the development which displaces it, and shall also be dedicated or designated in perpetuity.

3. Park. Park area of not less than twenty-three (23) acres, including park, roadways, parking areas, pedestrian walkways, and a major aquarium. The park shall include a children's play area, picnic areas and a public restroom. The existing fishing piers shall remain. All areas not covered with structure, roadway or walkway shall be landscaped.
4. Aquarium. An aquarium of up to one hundred fifty thousand (150,000) gross square feet may be constructed in the park. The existing recreational vehicle park shall not be displaced until a new recreational vehicle park is under construction elsewhere in the Queensway Bay Project (PD-6 and PD-21). This new recreational vehicle park shall include a minimum of seventy (70) recreational vehicle spaces with associated office, convenience services and convenience retail facilities for park users.

(b) Access.

1. Vehicular. Vehicular access to Shoreline Village and park shall be limited to the existing Shoreline Village entrance and the intersection of Shoreline Drive and Pine Avenue. New intersections with



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Shoreline Drive may be constructed at Chestnut Place and the Aquarium access road. There shall be a minimum of paved roadway surface within the subarea, except that a new two-lane roadway may be constructed from the new Shoreline Drive intersection to connect under the Queen's Way Bridge to the Catalina Landing Area (Subarea 3). Limited vehicular access may be provided along the south side of Shoreline Drive with the approval of the City Traffic Engineer. Vehicular access to the peninsula shall not be allowed east of the existing park access road and parking lot.

2. Pedestrian. Pedestrian access shall be provided from the Promenade South and from signalized pedestrian crossings of Shoreline Drive. If a view corridor/open space area at least one hundred fifty feet (150') wide is not provided from the intersection of Shoreline Drive and Aquarium Way to Rainbow Harbor (as formerly required by the certified LCP), then a pedestrian bridge connecting Subareas 5 and 6 shall be provided over Shoreline Drive. The bridge shall be at least twenty-five feet (25') wide and be at the same level as the public viewing deck provided between Aquarium Way and the parking structure in Subarea 6. The bridge shall be designed to provide open views to Rainbow Harbor and the Queen Mary which open up as one crosses the bridge from the north to the south. To protect the views from and through the bridge, all railings and solid structural features on the bridge shall be limited to a height of four feet (4') measured from the pedestrian deck, except that a gateway sculptural element which exceeds the height limit may be placed on the bridge, providing that its surface is not more than 15 percent (15%) solid or opaque.

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A shoreline pedestrian esplanade (Rainbow Harbor Esplanade) of not less than thirty-five feet (35') in width shall be maintained between all new commercial development and the waterfront. A continuous public walkway shall be provided along the water's edge throughout this subarea. Pedestrian walkways along north-south streets shall be provided from Ocean Boulevard to the waterfront.

3. Bicycle. The regional bikeway from the Los Angeles River to the beach shall be maintained as a continuous bikepath through the area and under the Queen's Way Bridge, avoiding pedestrian and vehicular conflicts as much as possible. Recreational bike paths may be connected to the regional bikeway, including a connection across the Queen's Way Bridge to the South Shore.
4. Boat. Public day-use transient docks shall be provided for boater access to the uses in the Downtown Shoreline. Affordable water taxis shall be encouraged from Shoreline Park to the new park areas at the South Shore.
5. Transit. Affordable ground transportation shall be provided from Shoreline Park to the new park areas at the South Shore.
6. Public Access. All open space areas shall be open and accessible to the public, as public parks are, except for the aquarium for which an admission fee is charged. All open space areas shall be designed so as to encourage public use through access and amenities such as park benches and picnic tables. Table service for restaurants shall be prohibited in open space areas unless specifically permitted by a coastal development permit. Public open space areas shall include, but are not limited to: Shoreline Park, Rainbow Harbor Esplanade, the terraces at the end of Pine Avenue,

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Pine Avenue Pier, Shoreline Wharf, the public viewing deck provided between Aquarium Way and the parking structure, pedestrian bridges, and all view corridors identified on Attachment A: View Corridors.

(c) Building Design.

1. Location and scale. Shops, restaurants and entertainment facilities shall be limited to Shoreline Village and the northern side of the Downtown (Rainbow) Harbor to provide a continuous pedestrian retail experience. No new buildings or structures over 42 inches (42") in height, other than required safety features, structures required to meet ADA access standards where there is no alternative locations, mobile vending carts, lighting features and low-scale official directional signs, shall be permitted in the four hundred ten-foot-long (410') (measured from the Promenade South to Shoreline Village) view corridor/public open space area located between Shoreline Wharf and Shoreline Drive (see Attachment A: View Corridors).

The development shall be punctuated by plazas and outdoor eating areas. Long continuous walls without windows and doors shall be avoided along the pedestrian esplanade. Pedestrian scale shall be maintained through frequently interrupted and articulated facades and through change of material and/or color.

2. Height. Structures shall not exceed two (2) stories or forty feet (40') in height, except that this height may be exceeded by special architectural or sculptural features on each side of the harbor entrance channel, by the aquarium, by the new parking structure which shall not exceed fifty-five feet (55') in height, and by one (1)

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amusement ride which shall not exceed one hundred thirty feet (130') in height that is in character with the existing Rainbow Harbor development and does not negatively affect public views to and along the shoreline. A parking deck may be constructed above all or a portion of the existing Shoreline Village parking lot, provided that the structure is no higher than eighteen feet (18') above existing grade.

Throughout Subarea 6, architectural features may be permitted to extend above these height limits if they do not contain any usable interior space and do not significantly add to the mass of a structure or negatively affect public views.

- 3. Setback. New buildings along Shoreline Drive west of Pine Avenue shall be set back seventy-five feet (75') from Shoreline Drive to accommodate temporary bleacher seating for the Grand Prix auto race, except in areas where bleachers are not to be placed.
- 4. Special design features. Structures shall be designed and located along Shoreline Drive so as to provide interesting facades through the use of construction details and articulated building walls. In order to comply with the Coastal Act requirement pertaining to visual access from the first public street to the water edge, view corridors from Shoreline Drive shall be provided between structures, and a view corridor shall be provided along Pine Avenue from Ocean Boulevard to the water edge, as shown on the attached diagram "A" incorporated herein by this reference. The facade of the parking structure shall be treated with landscaping and supplemental design elements so as to soften its visual impact on Shoreline Drive.
- 5. Public Viewing Deck. If a view corridor/open space area at least one

1 hundred fifty feet (150') wide is not provided from the intersection of  
2 Shoreline Drive and Aquarium Way to Rainbow Harbor (as formerly  
3 required by the certified LCP), then a public viewing deck with a  
4 minimum of thirty-five thousand (35,000) square feet of usable public  
5 area shall be provided on the second level of the building or  
6 buildings located between the aquarium parking structure and  
7 Aquarium Way. The public viewing deck shall be designed and  
8 oriented to provide open views to Rainbow Harbor and the Queen  
9 Mary, and shall be available for public use, including picnics, as  
10 public parks are. Park benches and tables for eating shall be  
11 provided for general public use on the viewing deck. Take-out and  
12 walk-up food services are encouraged behind the viewing deck, but  
13 restaurant table service is prohibited. All structures in Subarea 6  
14 shall be designed and sited to protect the public views to Rainbow  
15 Harbor and the Queen Mary from the public viewing deck.

- 16 6. View Corridors. The one hundred fifty-foot-wide (150') view corridor  
17 that the LCP formerly required at the intersection of Shoreline Drive  
18 and Aquarium Way may be substituted if all three (3) of the following  
19 alternative view corridor/public open space areas are provided:
- 20 A. A sixty-foot-wide (60') view corridor at the intersection of  
21 Shoreline Drive and Aquarium Way,
  - 22 B. A pedestrian bridge over Shoreline Drive at Aquarium Way as  
23 required by Section (b)2 above, and
  - 24 C. A thirty-five thousand (35,000) square foot public viewing  
25 deck, as required by Section (c)5 above, on the second level  
26 of the structure(s) located between Aquarium Way and the  
27 aquarium parking structure. Refer to Attachment A: View  
28 Corridors.

1 No structures over 42 inches (42") in height, other than required  
2 safety features, structures required to meet ADA access standards  
3 where there is no alternative location for such structures outside of  
4 the view corridors, mobile vending carts, lighting features and low-  
5 scale official directional signs, shall be placed in the view corridors  
6 identified on Attachment A: View Corridors.

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8 (d) Parking. Parking shall be provided within the Subarea and within Subarea  
9 11 sufficient to meet the average weekday demand. Additional parking to  
10 meet peak weekend day and evening demand shall be provided in  
11 subareas to the north and in Downtown. All parking shall be on a shared or  
12 joint use basis; it shall be available to the public on a first-come, first-served  
13 basis without reservation for the exclusive use of any one tenant or  
14 development. A parking garage of up to fifteen hundred (1500) spaces may  
15 be included within the development on not more than four acres of existing  
16 Shoreline Park adjacent to the aquarium and retail/entertainment uses. An  
17 additional six hundred (600) parking spaces may be added to Shoreline  
18 Village by building a deck or small parking structure over all or a portion of  
19 the existing parking lots.

20 (e) Landscaping. Unpaved surfaces shall be landscaped in a waterfront resort  
21 theme. Plant material shall be lush and colorful abutting the pedestrian  
22 esplanade; trees, lawn and/or other ground covers shall be provided within  
23 the open park area. Plant material shall be utilized which is tolerant to the  
24 special waterfront soil and climate conditions.

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26 SUBAREA 7

27 This subarea currently contains an office building and the Breakers Hotel  
28 (designated by the City as a cultural landmark).

1 (a) Uses. Residential, hotel, and office with hotel or residential uses occupying  
2 not less than one-third of the land area of this subarea. Retail, personal  
3 service, art galleries, and restaurants may be permitted in addition to  
4 residential uses in mixed use buildings. The location of these commercial  
5 uses shall be limited to the Ocean Boulevard level and levels below Ocean  
6 Boulevard. Restaurants and art galleries may also be permitted on the top  
7 levels of buildings in this subarea. The entrance to the Promenade South,  
8 as an extension of Promenade North, shall also be completed in this  
9 subarea. If the Breakers is replaced, its site shall be reused for hotel or  
10 residential use. The City property on the south side of Ocean Boulevard in  
11 this subarea shall be maintained as a part of Victory Park, except that  
12 portions of City streets can be vacated only if a functional area at least 1.5  
13 times the size of the vacated street area is kept open for public use for the  
14 life of the use which requires vacation of any portion of the City street.

15 (b) Access.

16 1. Vehicular access. All new buildings shall have access only from  
17 Seaside Way or Pine Avenue. Existing buildings may utilize existing  
18 Ocean Boulevard access provided that such access is only for  
19 passenger loading and unloading.

20 2. Pedestrian access. Pedestrian access will be provided from Ocean  
21 Boulevard southerly on the Promenade South as approved in  
22 Coastal Commission permit number A71-78. The east/west  
23 pedestrian walkway shall either be extended through this area along  
24 the southern edge of development parcels to the Promenade South  
25 or alternative public pedestrian access and viewing area(s) shall be  
26 provided at higher elevations. In order to provide necessary  
27 pedestrian interaction in the area, new developments shall provide  
28 public walkways, at least ten feet (10') in width, around the perimeter

1 of the site except where a site abuts to public street(s) with adequate  
2 public pedestrian walkways at least fifteen feet (15') in width. In  
3 addition, whenever it is feasible the development shall provide  
4 shoreline viewing areas. The walkways and viewing areas shall be  
5 guaranteed public access through easements or deed restrictions.

6 (c) Building Design.

7 1. Site location. New development between the Jergins Trust site and  
8 the Breakers should be set back not less than twenty feet (20')  
9 behind the string line between the two buildings to accent the entry  
10 to the Promenade South and to highlight the two buildings. In no  
11 case shall it be set back less than one hundred twenty feet (20') from  
12 the curblineline of Ocean Boulevard. A corner cut-off for access from  
13 Promenade North measuring one hundred twenty feet (120') by one  
14 hundred twenty feet (120') shall be provided at the northwest corner  
15 of the site, measured along the north and west property lines, clear  
16 from Ocean Boulevard grade to the sky. A side yard setback of not  
17 less than ten feet (10') shall be provided from the property lines on  
18 the east side. Replacement of the Jergins Trust building shall  
19 provide a similar corner cut-off on the northeast corner of the site in  
20 order to create a cohesive entry feature to the Promenade South  
21 from Pine Avenue.

22 2. Height. Low and/or high rise, not to exceed two hundred fifty (250')  
23 feet above Ocean Boulevard grade, except for the development  
24 between the Promenade South and Pine Avenue, the height can  
25 exceed two hundred fifty feet (250') up to four hundred twenty-five  
26 feet (425') only if the building meets the following conditions and is  
27 designed and articulated as follows:

28 A. The portion of the building higher than eighty-five feet (85')



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above Ocean Boulevard grade has a building footprint no greater than seventy percent (70%) of the site area, and is set back a minimum of twenty-five feet (25') from the east property line, and a minimum of fifteen feet (15') from the west property line, with the exception of minor projections;

- B. Horizontal architectural features and minimal terracing, although subordinate to the building's vertical nature, occur substantially in line with the top of the parapet of the front parapet of a surviving Ocean Center Building (100 West Ocean Boulevard) and with the top of the parapet of a surviving building (180 East Ocean Boulevard), both existing at the time of this amendment;
- C. The periphery of the building at the Ocean Boulevard level shall contain only pedestrian serving uses such as retail, office, and entrance lobbies; and shall provide a minimum of ten-foot-wide (10') by ten-foot-high (10') open walkway or arcade adjacent to the west and south property lines which shall always remain open and accessible to the public every day between 8:00 a.m. and dusk;
- D. The developer of the site shall submit a traffic study for the proposed building which shows that the additional height of the building above two hundred fifty feet (250') does not reduce the Level of Service (LOS) at the intersections of Ocean Boulevard/Pine Avenue and Pine Avenue/Seaside Way below LOS D.

3. Site coverage. The building to be located between the former Jergins Trust building site and the Breakers Hotel was designed so as to minimize its impact upon the pedestrian scale environment of

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the Promenade. In the future, any new construction abutting the Promenade and the Ocean Boulevard strip park shall not exceed thirty feet (30') in height for a width of thirty feet (30') along those property lines. Site coverage shall be limited to fifty-five percent (55%) of the project area and any portion of the project to exceed four stories in height shall not exceed thirty-five percent (35%) of the project area. The project area for this project shall include the width of the Promenade from the south edge of the Ocean Boulevard strip park to the northern edge of the relocated Seaside Way.

4. Special design features. The Promenade South and Promenade entrance area.
  - A. A coordinated theme should be established for the entire entrance area and for the full length of the Promenade South.
  - B. The entrance shall be broad and wide, with gradual narrowing to the Promenade width.
  - C. The entrance shall be inviting, visually attractive, nicely landscaped, have public benches, attract casual strollers from the downtown area, and have an open feel.
  - D. The entrance shall create a visual and physical linkage between the Ocean Boulevard downtown area and the shoreline.
  - E. A tram stop shall be provided.
  - F. The Ocean Boulevard park strip between Locust and Pine shall be designed to emphasize the Promenade entrance.
  - G. The developers of all construction of new buildings, of all condominium conversions, and of all changes in the use shall provide for the construction of the Promenade and public walkways abutting the site and over one-half the width of the

1 public right-of-way necessary to join the Promenade to the  
2 adjoining property. On the site of the old Jergins building,  
3 future developers are required to pay an in-lieu fee equivalent  
4 to one-half of the cost of a bridge structure across Pine  
5 Avenue. The in-lieu fee shall be used only for the expansion  
6 of the Promenade South bridge over Seaside Way and/or for  
7 the extension of the east/west public walkway from the  
8 Promenade South to Subarea 8.

9 (d) Parking. Number of spaces. Reuse of existing buildings shall not require  
10 parking in excess of what currently exists. New construction shall provide  
11 parking as required for new development pursuant to the parking standards  
12 listed in the General Development and Use Standards for PD-6, or pursuant  
13 to a detailed parking study that demonstrates that the project will provide  
14 adequate parking to meet the needs of the development without causing  
15 negative impacts to coastal access or access to public recreational  
16 facilities. All parking shall be enclosed and located below Ocean Boulevard  
17 level, except if the architectural treatment of higher levels of parking blends  
18 into the facade of the rest of the building so that they do not appear as  
19 parking levels from the outside of the building. The periphery of the building  
20 at the Ocean Boulevard level shall contain only pedestrian serving uses  
21 such as retail, office, and entrance lobbies; and shall provide a minimum of  
22 ten-foot- wide (10') by ten-foot-high (10') open walkway or arcade adjacent  
23 to the west and south property lines as further described in Section (c).2.C.  
24 of the Specific Development and Use Standards for Subarea 7. Office  
25 building and commercial parking shall be available for public use on  
26 evenings and weekends. Office uses may lease Convention Center parking  
27 for usual business requirements.

28 (e) Developer on and off-site Improvements and Maintenance. New

1 development or change of use of existing buildings shall provide for the  
2 eastward continuation of the east/west pedestrian walkway across the  
3 subject sites. Such development or change in use shall also be required to  
4 improve the park strip along Ocean Boulevard and the plazas created by  
5 the corner cut-offs, except as otherwise provided for the Promenade.

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7 SUBAREA 8

8 This subarea contains the Long Beach Convention and Entertainment Center and  
9 Rainbow Lagoon.

10 (a) Uses.

- 11 1. The existing uses of a sports arena, two theaters, an exhibition hall  
12 and associated meeting rooms and offices shall continue;
- 13 2. A Promenade South as a continuation of Promenade North leading  
14 from Subarea 7 to Subarea 6 shall be provided.
- 15 3. A five hundred forty-two (542) room convention hotel with ballrooms,  
16 meeting rooms, restaurants, health club and retail uses of thirty-nine  
17 thousand eight hundred fifty (39,850) square feet.
- 18 4. Rainbow Lagoon and park.
- 19 5. Up to thirty-six thousand (36,000) square feet of retail use facing  
20 Pine Avenue along the western edge of the parking structure, not to  
21 exceed the height of the Promenade level. This height limit applies  
22 to building parapets and to roof-top equipment, which shall be  
23 organized and enclosed so as not to distract from views from the  
24 Promenade.

25 (b) Access.

- 26 1. Vehicular access. Vehicular access shall be provided from Pine  
27 Avenue, Locust Avenue, Hart Place and Seaside Way.
- 28 2. Pedestrian access shall be provided along the Promenade South,

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from the walkway connecting to the Promenade South from Subarea 7 and/or 9, from Ocean Boulevard over the Convention and Entertainment Center entrance terrace, and from Subarea 10 along Shoreline Drive through Rainbow Lagoon Park. Pedestrian access from the Promenade South to Rainbow Lagoon Park shall be provided. A bicycle path shall be maintained through this subarea.

3. Bicycle access. A bike path shall be provided through Rainbow Lagoon Park.

(c) Building Design.

1. Site location. The Promenade South shall extend in a north/south direction near the western edge of the site, and shall be forty feet (40') in width from Ocean Boulevard to the convention hotel and thirty feet (30') in width south of the convention hotel. The hotel and related facilities shall be located east of the Promenade South.
2. Height. The hotel shall not exceed two hundred fifty feet (250') above grade. The Promenade South shall be at Ocean Boulevard elevation. Parking structures shall not exceed Ocean Boulevard level.
3. Special design features. Rainbow Lagoon shall contain not less than 5.5 acres of water surface.
4. Promenade South special design features.
  - A. Lighting shall carry out the common theme of the total Promenade, be attractive, and provide adequate light for public safety and comfort. Low pressure sodium vapor lighting should not be allowed.
  - B. The surface materials of the Promenade South shall be of brick paver, textured concrete or other aesthetically pleasing materials.

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- C. Development adjacent to the Promenade South should not create a visual or physical barrier; but rather should encourage strollers toward the ocean.
- D. There should be a strong connection between downtown and Shoreline Park, Marina Green Park, the Marina and Shoreline Village. This should be accomplished principally by extending a walkway at grade from the Promenade South all the way to the west promontory of Shoreline Village, and by placing a prominent feature or facility on the west promontory of Shoreline Village. This feature should be placed so it is visible directly down the Promenade South. The Promenade South should accommodate pedestrians and trams.

- (d) Parking. All parking shall be in structures except a small open lot between the exhibit hall and Seaside Way. A total of not less than four thousand eight hundred and thirty (4,830) spaces shall be provided.
- (e) Landscaping. The landscaping shall be a mixture of trees, shrubs and ground cover in a park-like setting.

Landscaping and maintenance of Rainbow Lagoon and Park shall be public.

SUBAREA 9

This area contains several older and some relatively modern residential buildings along with some vacant sites.

- (a) Uses. Dense residential or hotel, west of Elm Avenue; dense residential or mixed residential and office in the same structure east of Elm Avenue. Retail and restaurant uses shall be permitted at the Ocean Boulevard level, or at top levels. Victory Park in the subarea shall be a dedicated City park.

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Residential uses shall not exceed  
a density of two hundred and fifty dwelling units per acre.

(b) Access.

1. Vehicular access. All construction of new buildings shall have vehicular access only from Seaside Way and Elm and Linden Avenues. Existing buildings may maintain access from Ocean Boulevard for reuse or conversion to condominium.
2. Pedestrian access. Pedestrian access shall be provided along the southern edge of the subarea by a public promenade twenty feet (20') in width from Hart Place to Lime Avenue. This promenade shall be at Ocean Boulevard level adjoining the north curb of Seaside Way or on the southern edge or any development utilizing air rights over Seaside Way.

A public walkway from Ocean Boulevard to the promenade shall be provided at Hart Place, Elm Avenue, Atlantic Avenue, and Lime Avenue. These walks shall be within open public areas not less than thirty feet (30') in width providing an unobstructed view from Ocean Boulevard to the southern boundary of the subarea.

Pedestrian access from Ocean Boulevard to Seaside Way shall be provided by a dedicated public sidewalk on both sides of Linden Avenue.

(c) Building Design.

1. Site location. Wherever feasible, buildings should be staggered so as not to present a uniform alignment.
2. Height. Height controlled by density and other standards cited herein.

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- 3. Site coverage. Forty percent (40%) from Ocean Boulevard grade to the sky.
- 4. All buildings shall be designed so as to provide views through the buildings to pedestrian areas beyond in order to entice pedestrians into the shoreline area.
- (d) Parking. Parking for all construction of new buildings shall be in parking structures not to exceed Ocean Boulevard elevation. Parking structures not visible from Ocean Boulevard may exceed the Ocean Boulevard elevation. Parking spaces shall be provided as designated in the general development and use standards for new uses.
- (e) Landscaping. All construction of new buildings shall provide for park-like landscaping for all open areas at the Ocean Boulevard elevation.
- (f) Developer On and Off-site Improvements and Maintenance. The developer of all construction of new buildings and of all condominium conversions shall provide for the construction of the promenade and public walkways abutting the site and over one-half the width of the public right-of-way necessary to join the promenade to the adjoining property.

SUBAREA 10

This area is currently used and improved as parking for the Long Beach Convention and Entertainment Center.

- (a) Uses. Long Beach Convention and Entertainment Center parking west of Linden Avenue, and Convention and Entertainment Center parking, tourist oriented commercial, two hotels of up to four hundred fifty (450) rooms, park or museum east of Linden Avenue.
- (b) Access.
  - 1. Vehicular access. Vehicular access for all new construction shall be provided from Hart Place,



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Linden Avenue and/or Seaside Way.

2. Pedestrian access. Public walkways from Ocean Boulevard shall be provided from a public walkway on a bridge over Seaside Way from the east-west public pedestrian walkway as a continuation of Atlantic Avenue. This public walkway shall be continued south through the site to Shoreline Drive near the Linden Avenue crossing of Shoreline Drive. This shall be a grade separated walk from the parking lot unless the parking area is reconfigured to provide an uninterrupted surface walkway. A public walkway shall also be provided along the exterior of the subarea along Shoreline Drive, and along the arena in Subarea 8. The walkways shall be at least ten feet (10') in width within a thirty foot (30') landscaped open public area except on the bridge where the walkway only need be provided. A dedicated public sidewalk shall be provided along Seaside Way.

(c) Building Design.

1. Site location. Buildings should be placed so as to minimize blockage of view from Subarea 9. Buildings shall be aligned so as to provide a variety of orientation and pattern. Varied and interesting spaces shall be created around and between buildings. No building shall be located more than four hundred feet (400') south of Seaside Way.
2. Height.
  - A. No building shall exceed five (5) stories or sixty feet (60') above grade east of Linden Avenue.
  - B. No building shall exceed two (3) stories above grade west of Linden Avenue.
3. Site Coverage. Not more than thirty percent (30%) in buildings more than two stories above grade east of Linden Avenue.
4. Setbacks. A forty foot (40') setback shall be provided along Seaside

- 1 Way, Shoreline Drive, the border with Subarea 9 and along Linden  
2 Avenue if Linden Avenue is to remain.
- 3 5. Special design features.
- 4 A. Each story shall be set back forty feet (40') from the exterior  
5 edge of the story below it.
- 6 B. Pedestrian areas open to the public shall be provided flowing  
7 through the subarea at the parking deck level.
- 8 (d) Parking.
- 9 1. Number of spaces. All existing spaces shall be preserved or  
10 replaced. The new uses shall provide additional parking as required  
11 for the use.
- 12 2. Parking structures. All parking structures shall be not less than four  
13 feet (4') below Ocean Boulevard level north/south Promenade grade  
14 in order to provide overviews and a feeling of bluff from the  
15 Promenade. Any parking structure roof used for open parking shall  
16 comply with the following restrictions:
- 17 A. The roof shall be designed to accommodate overflow parking  
18 during peak load events;
- 19 B. The roof shall be treated with a visually attractive surface that  
20 will resist soiling due to oil leaks; and
- 21 C. The roof top shall be landscaped so as to provide a visually  
22 attractive appearance and so as to allow views over the  
23 parking structure to the shoreline.
- 24 (e) Landscaping. All ground areas shall be lushly landscaped. Trees shall be  
25 planted throughout surface parking lots to soften the impact of continuous  
26 asphalt paving.
- 27 (f) Developer On and Off-site Improvements. The developer shall provide for  
28 the public pedestrian bridge over Seaside Way, the public walkway to

1 Shoreline Drive, and other public improvements.

2  
3 SUBAREA 11

4 This area currently contains Oil Island Grissom, the Downtown Marina, Marina  
5 Green and water area.

6 (a) Uses.

- 7 1. Continuation of oil production on Island Grissom and development as  
8 a dedicated public park when oil production ceases;  
9 2. Marina with one thousand six hundred ninety-four (1,694) boat slips;  
10 3. One thousand six hundred sixty (1,660) parking spaces;  
11 4. One (1) fuel dock and two (2) sewage pump-out stations;  
12 5. One (1) fishing platform and two (2) combination fishing and  
13 observation platforms;  
14 6. Tidal mud flats or sand beach east of the easterly jetty;  
15 7. Nine (9) comfort stations, not less than two (2) of which are public;  
16 8. A two thousand (2,000) square foot administration and maintenance  
17 building;  
18 9. Public bicycle and pedestrian pathways; an overlook at end of  
19 marina mole; and  
20 10. Eleven (11) acre park.

21 (b) Access.

- 22 1. Vehicular access. Vehicular access shall be from Shoreline Drive.  
23 2. Pedestrian access. Pedestrian access shall be provided from the  
24 Promenade South, from Shoreline Village, from the Linden Avenue  
25 crossing of Shoreline Drive and from the beach to the east. Access  
26 through the marina shall be provided by pedestrian walkways  
27 through Marina Green Park and along the westerly mole. A public  
28 bicycle path shall be provided along the westerly mole, connecting to

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the beach bicycle path to the east, the Linden Avenue crossing of Shoreline Drive, and the regional bicycle path through Subarea 6.

(c) Building Design. Structures within the Marina shall be functional but reflect a nautical design. Any new building shall not exceed two (2) stories or twenty-five feet (25') in height.

(d) Parking. One thousand six hundred sixty (1,660) open parking spaces shall be provided.

(e) Landscaping. All ground areas, including the parking lot, shall be heavily landscaped in a park-like setting.

Section 3. 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 \_\_\_\_\_, 2009, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_  
\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_  
\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
City Clerk

Approved: \_\_\_\_\_  
(Date)

\_\_\_\_\_  
Mayor

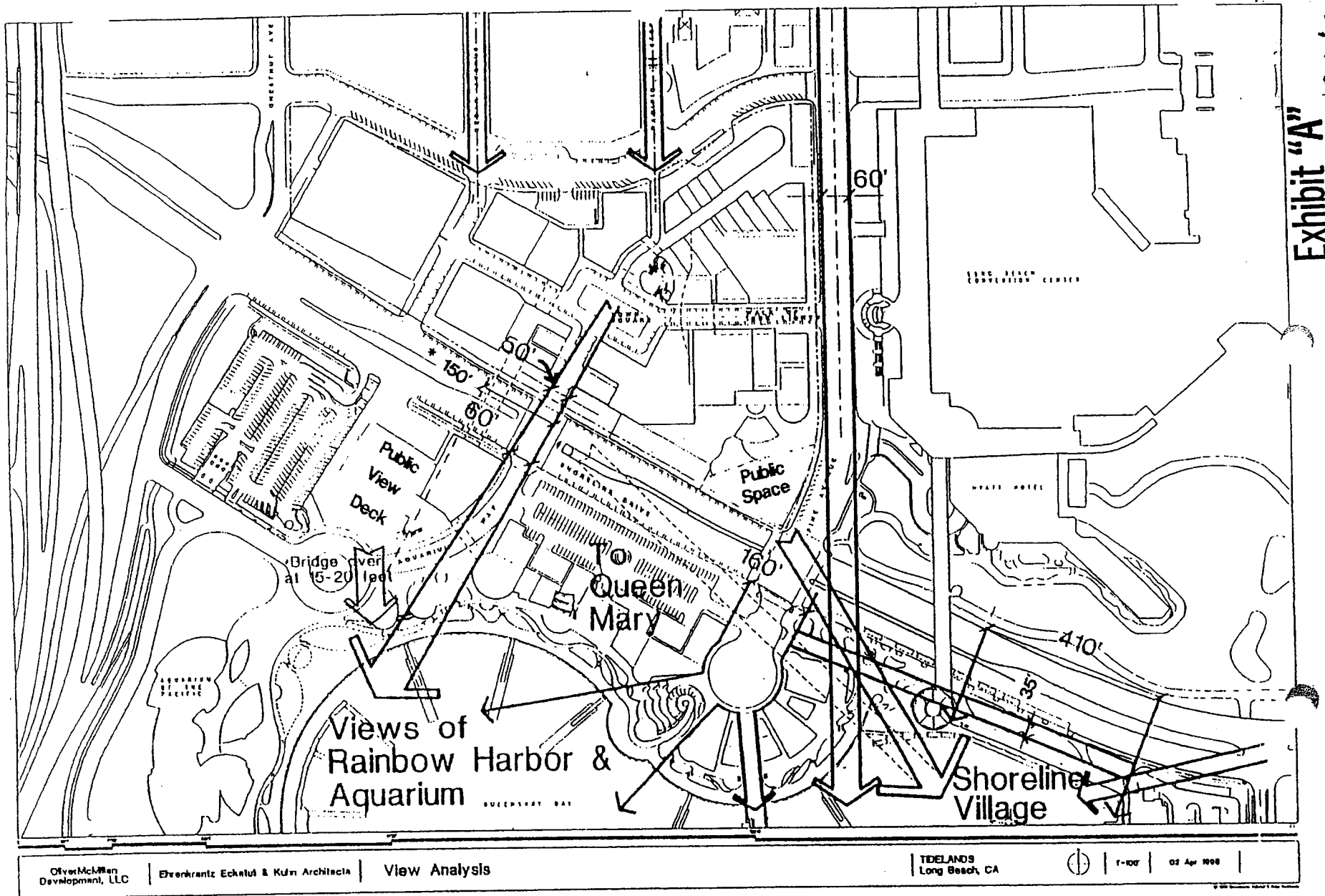
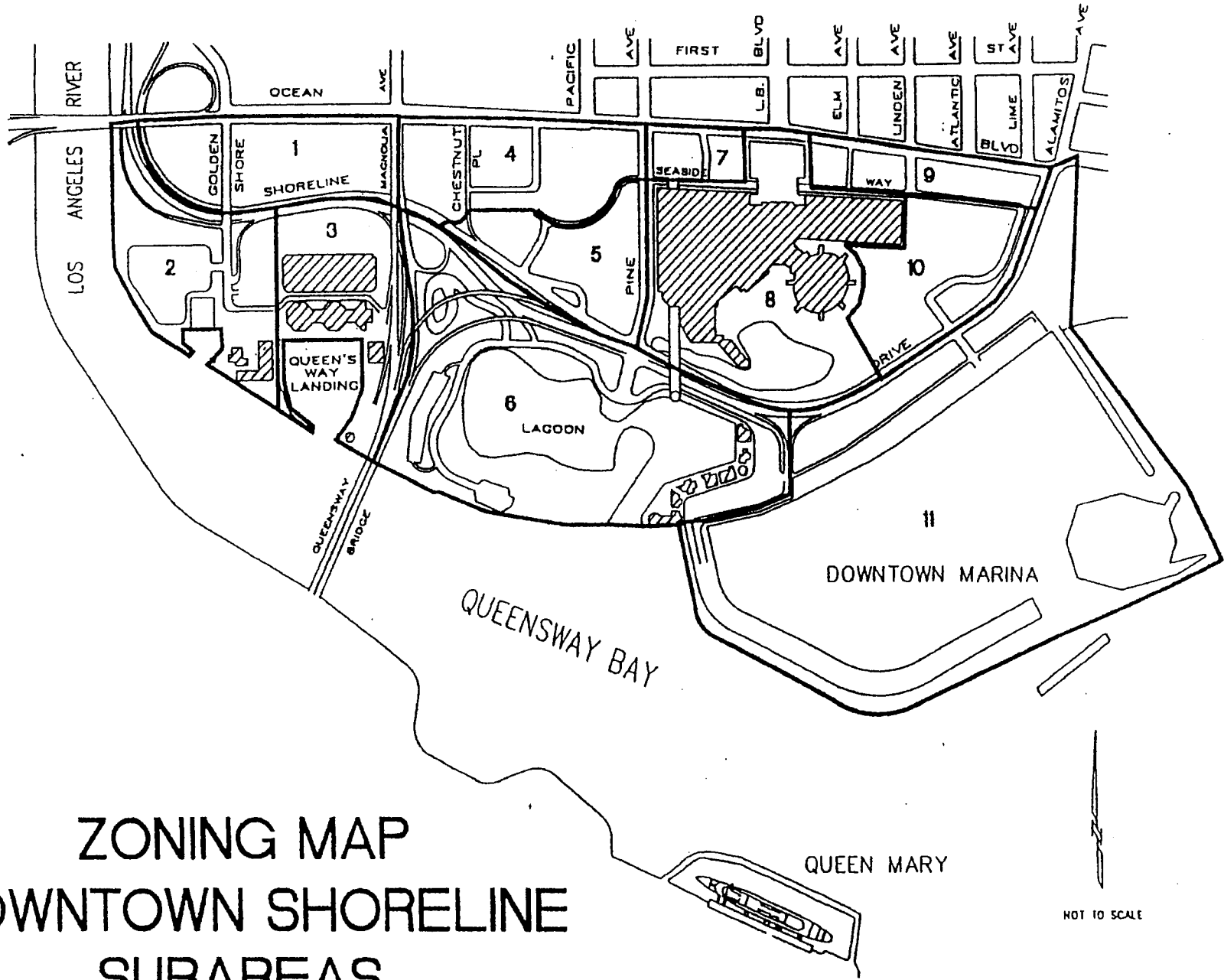


Exhibit "A"

## PD 6 Attachment "A" - View Corridors

\*150' wide view corridor or 60' corridor, and 25' wide pedestrian bridge, and 35,000 sq. ft. public viewing deck.



# ZONING MAP DOWNTOWN SHORELINE SUBAREAS

Planned Development Ordinance: PD-6

Attachment "B"

NOT TO SCALE