



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

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June 1, 2017

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council adopt Findings and Statement of Overriding Considerations, certify the Final Environmental Impact Report (EIR 02-16), select the reduced intensity alternative, adopt the Mitigation Monitoring and Reporting Program, repeal Planned Development District 1 (PD-1), enact the General Plan Amendment related to changing the boundaries and content of the certified Local Coastal Plan (GPA17-002), enact the Local Coastal Plan Amendment related to the Southeast Area Specific Plan (LCPA17-004), enact Zoning Code Amendment 17-011 creating the Southeast Area Specific Plan (SP-2) (ZCA17-001), and enact a Zone Change amending Parts 6, 7, 12 and 13 of the City's zoning map and modifying the zoning from PD-1 to SP-2, R-1-S and I (ZCH17-008). (District 3)

APPLICANT: City of Long Beach
333 West Ocean Boulevard, 3rd Floor
Long Beach, CA 90802
(Application No. 1705-01)

DISCUSSION

This staff report provides the Planning Commission with an overview of the requested entitlement actions for adoption of the Southeast Area Specific Plan (SEASP). The May 4, 2017 study session memo is incorporated by reference and included as Exhibit A providing an overview of the plan itself and the planning policy issues presented to the Commission during the May study session.

The purpose of SEASP is to implement the community vision developed over the last four years. That vision is for Southeast Long Beach to be a livable, thriving, ecologically diverse, and sustainable coastal gateway and destination in the City and the Southern California region. The Specific Plan updates and replaces existing regulations, currently within Planned Development District 1 (PD-1) and otherwise known as the Southeast Area Development and Improvement Plan (SEADIP), for the purpose of expanding mobility choices, enhancing wetland protections, and expanding living, shopping, and public space enjoyment opportunities within specific areas of change.

This will be the second Specific Plan in the City of Long Beach. A Specific Plan is similar in function to a Planned Development District (PD) as a distinct land use regulation document.

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However, Specific Plans are advantageous in that they are explicitly recognized by State law, consistent with CEQA and housing law, and able to benefit from streamlining provisions. Staff recommends a Specific Plan as the best way to achieve the community vision and goals for this area of the City. Once the Specific Plan is approved, individual projects will still return to the Planning Commission for their individual Site Plan Review conformance determinations.

The EIR and Its Alternatives

The Draft Environmental Impact Report (EIR), Exhibit B, for SEASP was released in July 2016. That draft included four alternatives, including no project, no development, reduced intensity, and reduced building height. Staff is recommending that the Planning Commission recommend the reduced intensity alternative to the City Council. This alternative contains approximately 30 percent less development potential than the proposed project alternative. Development would still occur in the same locations, follow the same design and development regulations, and accomplish the same mobility and public space improvements, but would be subject to an overall area-wide development cap. That development cap would be fulfilled on a first-come, first-served basis. Once the development capacity is reached, potential developers would need to demolish improvements in order to build any new square footage.

Table 1, EIR Alternatives

	Proposed Project	No Project / Adopted PD-1 (SEADIP)	No Project / No Development	Reduced Intensity Alternative	Reduced Building Height Alternative
Dwelling Units	9,518	5,499	4,079	6,663	9,518
Population	15,134	8,743	6,486	10,594	15,134
Commercial/Employment Square Feet	2,665,052	3,106,610	2,091,476	2,398,547	2,665,052
Hotel Rooms	425	375	375	375	425
Total Employees	4,115	5,280	3,555	3,704	4,115

Source: Draft EIR

Traffic impacts was the most common concern expressed by the public during the development of SEASP. The selection of the reduced intensity alternative results in the least potential traffic increase between the existing PD-1 and SEASP. Through reductions in residential and particularly commercial development, the reduced intensity alternative results in impacts comparable to buildout with the existing PD-1 regulations.

Scenario	Trips (External)	Change from Existing
Existing	65,731	-
Proposed	96,299	30,568
No Project (Adopted PD-1)	86,564	20,833
Reduced Intensity Alternative	85,964	20,233

The selection of this alternative continues to meet project objectives by providing sufficient development potential to transform the SEASP area and provide the amenities, view corridors,

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and mobility enhancements requested by the public during the visioning process. The financial analysis conducted during the preparation of the Specific Plan, tab C of Exhibit C, shows that five- to seven-story development is feasible in relation to existing land values and improvements.

The net new development capacity will include:

	Recommended Alternative
Dwelling Units	2,584
Population	4,108
Commercial/Employment Square Feet	307,071
Hotel Rooms	0 ¹

During the May 4, 2017 study session, the Planning Commission received public testimony that the analysis of the recommended alternative was incomplete and that further time was needed to consider the alternative. The recommended alternative has been in public discussion since it was released in the EIR on July 20, 2016. Sufficient detail exists within the EIR to adopt this alternative, particularly since the development will be in the same location and similar in character, simply less in total construction. This alternative was also discussed during the August 18, 2016 Planning Commission study session on the SEASP EIR. Since there have been numerous opportunity for discussion and public comment on this alternative, as well as SEASP in totality, staff recommends moving forward at this time.

CEQA is designed to evaluate projects for environmental impacts and provide decision-makers with alternatives. In this case, the analysis and the process leads to selection of one of those alternatives. While this is atypical, it is allowed, and in fact encouraged, in the structure of CEQA's statutory and guideline framework. A summary memo expounding on the environmental impacts of the alternative is attached as Exhibit D.

Height Restrictions

During the May study session, the Planning Commission asked for clarification of whether the seven-story height limit (up to 20 percent of total area) applied only to hotel use or also to residential use. Staff recommends the following change to footnote #2 on page 70 of the Specific Plan.

2. Additional height may be considered up to seven stories for the following:
Hotel or mixed-use buildings containing hotel as a portion of their use, if it is demonstrated that significant community amenities are provided, above and beyond those that are required under the maximum height of five stories. Amenities can include plaza spaces, enhanced landscaping, public artwork, public parking (see Section 5.7a Mixed Use Community Core height and FAR Incentives)
Seven-story buildings are intended to be an exception to the building massing for all structures within a project. The majority of the buildings within the Mixed-Use

¹ Baseline includes units at the SeaPort Marina Hotel that were open at the time of the SEASP Notice of Preparation.

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Community Core designations are intended to be constructed at or near the maximum base height. Building footprint of all buildings using seven stories cannot exceed 20 percent of the total acres in the MU-CC.

While staff recommends maintaining the seven-story height limit for hotels up to 20 percent of the total development area that is appropriate to attract hotel uses and the highest quality of amenities, several Commissioners have expressed concern or opposition to this level of height. A potential compromise for the Commission's consideration would be to remove the seven-story opportunity from the Marketplace site, responsive to the public concerns about the height interface with the wetlands while still providing one site (Marina Pacifica shopping center) to provide a meaningful incentive for the creation of visitor-serving uses including hotel uses. This compromise would help the City achieve a balancing and prioritizing of visitor-serving uses explicitly called out in the Coastal Act.

General Plan Amendment

The City's General Plan Land Use Element assigns designations including Single-Family District, Mixed Use District, Institutional and School District, and Open Space and Park District to the SEASP area. These broad designations are consistent with both the existing and future uses contemplated in SEASP. Most of the proposed SEASP is also within the Coastal Zone. The City's Local Coastal Program (LCP) is a part of the City's overall General Plan, therefore for conformity purposes, this action is considered to include a General Plan Amendment as it updates the LCP.

General Plan Amendments are legislative actions that require findings only when the proposed amendment is consistent with other policies and elements of the General Plan. This consistency analysis can be found within Exhibit E.

Local Coastal Program Amendment

This action removes the references to PD-1 (SEADIP) from the City's certified LCP and adds policy language and maps consistent with SEASP. The LCP Amendment is contained within Exhibit F. The proposed amendment is self-contained, impacting only parcels within the coastal zone portion of SEASP and not changing any other designations or policies within the LCP. Importantly, the proposed amendment seeks to certify portions of the Los Cerritos Wetlands that are currently excluded, also known as a "white hole". This would place these parcels within the City's land use jurisdiction subject to appeal to the Coastal Commission on certain parcels proximate to wetlands or an open channel.

The Local Coastal Program Amendment is also a legislative action with no specific findings required under the City's Municipal Code. The consistency analysis found within Exhibit E covers the proposed amendment.

Zoning Code Amendment

The Zoning Code Amendment includes repealing the existing Planned Development District (PD-1 / SEADIP), adoption of SEASP itself, Exhibit C, as well as providing the nomenclature of SP-2 Southeast Area Specific Plan (SEASP) within Section 21.37.210 of the Long Beach Municipal

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Code. This legislative action requires two findings set forth in Municipal Code Section 21.25.106: the proposed change will not adversely affect the character, livability, or appropriate development of the surrounding area; and the proposed change is consistent with the goals, objectives, and provisions of the General Plan. While the SEASP area does include an existing mobile home park, no change is identified for that parcel, therefore supplemental findings per 21.25.109 are not required. Zone Change findings are set forth in Exhibit G.

Zone Change

This action involves three different zone changes. The first involves re-zoning the parcels within the boundaries of the Specific Plan from PD-1 and respective subareas to SP-2 SEASP. The second action involves removing the City-owned parcel at Colorado and Eliot Streets (location of Fire Station 14) from PD-1 and changing the zoning to the "I" Institutional zone. The final action involves removing 38 residential properties near Marine Stadium from PD-1 SEADIP and zoning them to R-1-S. This zone change to R-1-S will provide these properties with regulations that are more consistent with their as-built condition and also the same regulations as similar homes to the south and east of this area. A map of the proposed zone change is found within Exhibit H. Minor technical changes to the Specific Plan text itself, provided to the Planning Commission for their May 4, 2017 meeting, is included as Exhibit I.

PUBLIC HEARING NOTICE

This action was noticed through advertisement in the Press Telegram on May 11, 2017, in accordance with the provision of the Zoning Ordinance. Additionally, written notices were sent to the California Coastal Commission and 100-foot radius of the plan pursuant to the Coastal Zone notification provisions of the Municipal Code. Staff also provided courtesy notices through email to all interested parties that had participated in the preparation of the Specific Plan. Comments received by the date of this report are included in the Planning Commission packet.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study was been prepared for the project, identifying potentially significant effects. A Draft Environmental Impact Report (EIR) was prepared for the project, analyzing the following environmental effects: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. The Draft EIR was circulated for a 60-day public review period between July 20, 2016 and September 19, 2016. Subsequent to the Draft EIR, the section regarding Transportation and Traffic was recirculated for a 45-day public review period between February 17, 2017 and April 3, 2017.

The Final EIR, including responses to comments, mitigation monitoring and reporting program, errata, and corrections was posted to the City's website and distributed to commenting agencies. Consideration of this project by the Planning Commission includes certification of the Environmental Impact Report consisting of both the Draft and Final EIR. The Draft and Final EIR

are on file and available for review at the City of Long Beach Development Services Department, Planning Bureau, 333 West Ocean Boulevard, 5th Floor, Long Beach, CA 90802, Monday through Friday from 7:30 a.m. to 4:30 p.m.

GENERAL PLAN CONSISTENCY

SEASP is consistent with the general goals, policies and designations within the City's General Plan. The adopted General Plan Land Use Element identifies the Specific Plan area for mixed-use, residential, institutional, and open-space/recreation uses (LUE map grid 6, 7, 12, and 13). These uses are consistent with the development standards and allowed uses contained within Chapter 5 of the proposed Specific Plan. Land Use Element goals are also advanced by the proposed Specific Plan, including: economic development, new housing construction, and functional transportation (LUE p. 17-19).

SEASP protects natural areas through the Coastal Habitat, Wetlands and Recreation land use category. Stewardship of these areas is facilitated through impact fees on new development within the Specific Plan boundaries. Specific provisions within the plan and mitigation measures in the Program EIR all protect wildlife and enhance habitat. These provisions are consistent with the Open Space Element, including Goals 1.1, 1.2, 1.3, 1.4, 1.5, 2.1, and 4.6.

Implementation of SEASP will result in new housing opportunities for various types of families, consistent with Housing Element Goal 4 of providing increased opportunities for the construction of high-quality housing (HE p. 104). Likewise, SEASP focuses on facilitating live, work and play by foot, bicycle, and transit. These efforts will eliminate vehicle trips and reduce vehicle miles traveled consistent with the City's Air Quality Element (AQE p.7) and the Mobility Element goal of creating an efficient, balanced, multimodal mobility network (ME p. 72).

Within the Coastal Zone portion of SEASP, this action is also consistent with the adopted Local Coastal Program (LCP), as amended. This action concentrates development on existing paved and developed parcels while providing substantial protections to open space habitat and wetland areas. The plan also identifies coastally preferred land uses consistent with the LCP and Coastal Act emphasis on visitor-serving facilities.

CONCLUSION AND RECOMMENDATION

Staff has prepared a Specific Plan that is consistent with the community vision and advances many of the goals expressed during the public outreach process. While absolute community consensus is not possible on a project of this scale, the process has been responsive and reflective of public input. The reduced intensity alternative best achieves the community goal of rebirth for the area within a feasible and achievable framework. Staff recommends that the Planning Commission certify the EIR, select the reduced intensity alternative, adopt the associated Findings and Statement of Overriding Considerations, and adopt the requested entitlement actions.

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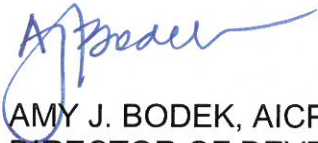
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Respectfully submitted,



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PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
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AJB:LFT:CK

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Attachments:

- Exhibit A – May 4, 2017 Study Session Memo
- Exhibit B – Draft and Final EIR
- Exhibit C – Draft Southeast Area Specific Plan and Appendices
- Exhibit D – Alternatives Memo
- Exhibit E – General Plan Consistency Findings
- Exhibit F – LCP Amendment
- Exhibit G – Zone Change Findings
- Exhibit H – Zone Change Map
- Exhibit I – Specific Plan Technical Changes

SOUTHEAST AREA DEVELOPMENT AND IMPROVEMENT PLAN (SEADIP) (PD-1)

Ordinance History: C-5328, 1977; C-5336, 1977; C-5501, 1979; C-6058, 1984, C-6058, 1987; C-6424, 1987; C-6425, 1987; C-6448, 1987; C-7528, 1998; C-7625, 1999; C-7904, 2004; 06-0001, 2006;

The Southeast Area Development and Improvement Plan provides for a total community of residential, business and light industrial uses integrated by an extensive system of parks, open space, and trails. The residential areas shall be family-oriented; the predominant type shall be sales units, although provision is also made for moderately priced apartments as well as luxury condominium units. In reviewing and approving site plans and tract maps for the development of the areas within the City of Long Beach, the City Planning Commission shall be guided by the goals and policies of the Specific Plan and the Commission shall not permit variance from those standards unless it finds that such variance meets the intent of the original standards and is consistent with the overall goals and objectives of the adopted Specific Plan.

A. PROVISIONS APPLYING TO ALL AREAS

1. Homes and offices shall be oriented toward open space, green belts and water wherever possible. Vehicular access shall generally be provided from the side opposite these natural amenities.
2. Areas, which are designated for single-family detached dwellings, shall be developed in accordance with R-1-N standards. However, if the area is to be re-subdivided, lot size and lot width and setback may be reduced provided that adequate common open space and guest parking are provided, and that the design is consistent with the adjacent residential development.
3. Prior to issuance of a building permit, all infrastructure, including street improvements, fire hydrants, water lines, storm drains, and sanitary sewers shall be constructed on a block basis in accordance with the approved plans. Such improvements, including engineering plans, shall be financed by subdivider(s) or by an assessment district or both.
4. A minimum of thirty percent of the site shall be developed and maintained as usable open space (building footprint, streets, parking areas and sidewalks adjacent to streets shall not be considered usable open space. Bicycle and pedestrian trails not included within the public right-of-way may be considered usable open space). All buildings shall be set back a minimum of twenty feet from all public streets and a wider setback may be required by individual subarea. Within this minimum twenty-foot setback

area, a strip having a minimum width of ten feet and abutting the street shall be attractively landscaped.

5. The maximum height of buildings shall be 30 feet for residential and 35 feet for non-residential uses, unless otherwise provided herein.
6. Minimum parking for each residential unit shall be the same as required Citywide by the zoning regulations; except that, in that part of SEADIP within the coastal zone, coastal zone standards shall apply. Minimum parking for commercial and industrial uses shall be provided in accordance with parking standards as specified in the zoning regulations.
7. Navigable waterways shall not be extended unless it can be demonstrated that such extension will not have an adverse impact on water quality and boat traffic.
8. All developments shall be open and inviting to the public; the public shall not be excluded from use of private streets and bicycle and pedestrian trails, although the public may be excluded from private yard areas, from private recreation areas designed for the use of residents of the development, and from private drives serving parking lots and garage structures reserved for residents and their guests.
9. All development shall be designed and constructed to be in harmony with the character and quality of surrounding development so as to create community unity within the entire area.
10. Developers shall construct public open space, trails, pathways and bicycle trails for each development in such a manner that they will be generally accessible to the public and that they will interconnect with similar facilities in adjacent developments so as to form an integrated system of open space and trails connecting major points of destination.
11. Public access shall be provided to and along the boundaries of all public waterways as provided for in the wetlands restoration plan.
12. Public views to water areas and public open spaces shall be maintained and enhanced to the maximum extent possible, consistent with the wetlands restoration plan.
13. Adequate landscaping and required irrigation shall be provided to create a park-like setting for the entire area. A landscaped parkway area shall be provided along all developments fronting on Pacific Coast Highway, Westminster Avenue, Studebaker Road, Seventh Street and Loynes Drive.
14. No additional curb cuts shall be permitted on Pacific Coast Highway, Westminster Avenue, Studebaker Road, or Seventh Street, unless it can

be shown that inadequate access exists from local streets or unless specifically permitted by Subarea regulations provided herein. This restriction shall not preclude the provision of emergency access from these streets as may be required by the City.

15. All utility lines shall be placed underground and utility easements shall be provided as required unless waived by the Commission on the advice of the Director of Public Works.
16. Developers shall construct, in accordance with plans approved by the Director of Public Works, all necessary sanitary sewers to connect with existing public sewers, and shall provide easements to permit continued maintenance of these sewers by the City where the City accepts responsibility for such maintenance.
17. Developers shall construct, in accordance with plans approved by the Director of Public Works, all new streets and ways within the area. All streets and ways will include:
 - a. Roadway pavement, curbs and sidewalks approved by the Director of Public Works. The sidewalk requirement may be waived or the sidewalk may be combined with an enlarged bicycle trail in such cases where the Commission and the Director of Public Works determine that an independent sidewalk is not required for pedestrian convenience and safety.
 - b. Water lines approved by the General Manager of the Water Department.
 - c. Fire hydrants approved by the Fire Chief and the General Manager of the Water Department.
 - d. Street lighting using low energy luminaries as approved by the Director of Public Works.
 - e. Storm drainage approved by the Director of Public Works.
 - f. Street trees approved by the Manager of the Park Bureau.
 - g. Street signs and pavement traffic markings approved by the Director of Public Works.
 - h. All traffic control devices required by the Director of Public Works.
18. Developers shall improve and dedicate to the City certain streets, recreation areas and other public facilities necessary to support the proposed private development, as specified by area in subsequent paragraphs. If any such required improvements are found by the

Commission to be infeasible or undesirable for engineering, legal or other reasons, the Commission may accept alternative improvements proposed by the developer so long as they meet the intent of the original requirements and are consistent with the overall goals and objectives of the adopted Specific Plan. Developers shall make such improvements or furnish security in connection with such improvements prior to commencement of construction of adjacent areas, which the improvements are designed to support; improvements may be phased with the phased construction of such adjacent areas. In those cases where the developer is to dedicate land area for subsequent improvement by the City, the developer shall not be required to convey such area until the City has budgeted funds for the improvements.

19. Developers shall make provision for the continued private maintenance of all common areas that are not to be dedicated and accepted by the City, and of all ways not to be dedicated and accepted by the City, including maintenance of street lighting, walks, curbs, storm drainage, water lines, fire hydrants, and street trees. Such provisions shall be perpetuated by their inclusion in the covenants, conditions, and restrictions of the property owners.

B. RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE OF WETLANDS AND BUFFERS

The Wetlands

1. The wetlands and associated habitats, and all fresh, brackish and tidal water supply and control systems, shall be constructed at the expense of the developers of Areas 11a, 25 and 26, unless otherwise provided for by agreements between land owners and the managing agency. The developer(s) of Areas 11a and 25 shall be responsible for wetlands development of Areas 23 and 33. The developer(s) of Area 26 shall be responsible for wetlands development of Area 27.
2. Owing to the need to make connections with the existing tidal marsh, the major wetlands restoration project between Los Cerritos Channel and Westminster Boulevard shall be accomplished at one time. Restoration of wetlands north of the Los Cerritos Channel and south of the San Gabriel River need not be accomplished concurrently with the major restoration project, or with each other. Prior to the issuance of permits for residential, commercial or industrial development, each applicant shall develop a detailed phasing plan that assures that restoration of wetlands will be completed prior to or concurrently with the completion of urban development on related parcels as specified above. Said detailed phasing

plans shall be submitted for approval to the agency responsible for granting the coastal permit.

3. The standard of wetlands restoration is that it shall be completed prior to or concurrently with upland development on related areas. This standard may be satisfied by using one of the following options:
 - a. Percentage Option. Whenever part of the development acreage is built upon, an equal percentage of the future wetland acreage will be developed as wetlands; and
 - b. Acre-for-Acre Option. For every acre of wetland identified for fill and/or consolidation under the Local Coastal Plan that will be covered by the development, the developer shall improve one acre of wetland.

4. Exceptions to this standard may arise in Areas 25, 26 and 27 where continuing oil operations and/or leasing problems may make it impossible to fulfill part of a permanent wetlands obligation in connection with upland developments. In such instances (and only in such instances), the following method of fulfilling the wetland obligation may be utilized.
 - a. The developer must first develop wetlands on all areas designated for wetlands, which are not encumbered, by active oil operations and/or leases.
 - b. If the full wetlands obligation is not satisfied thereby, the remainder of his obligation may be fulfilled by construction of interim wetland areas as a temporary wetlands restoration measure. If such an interim restoration alternative is needed, an interim wetlands restoration program may be developed for up to 8 acres of the total wetlands obligation for development of Parcel 26, and up to 8 acres for development of Parcel 25, where continuing oil operations and/or leasing problems may interfere with the total restoration program as set forth in the Wetlands Enhancement Plan. Such a program shall be subject to review and approval by the Executive Director of the California Coastal Commission in consultation with the Department of Fish and Game.

This alternate interim wetlands restoration program, limited for up to 16 acres total, shall at minimum, include provisions that:

- (1) Identify location and size of affected developable areas and proposed interim wetland areas, and provide for the construction of interim wetlands equal in productivity and size to areas filled. They shall be maintained for wildlife by

the developer until such time as the major restoration program can be accommodated on encumbered lands.

- (2) Provide for a monitoring system undertaken in conjunction with Department of Fish and Game, assuring biological values of the interim wetlands.
 - (3) Where legally possible, place deed restrictions over the interim wetlands prohibiting development in such areas until the implementation of the primary restoration program.
 - (4) Provide for the construction of the interim wetlands prior to or concurrently with the development of wetland areas of Areas 25 and 26 that cannot be directly mitigated by the acre-for-acre restoration option set forth in the land use plan.
 - (5) Insure that interim wetlands are to be viewed as temporary and shall not in any way be construed to increase the total wetland obligation within the study area. These areas may be converted to upland areas for development purposes upon completion of the primary restoration project.
 - (6) When sufficient on-site acreage is not available, use of off-site acreage within the San Gabriel River Wetlands system may be permitted for interim wetlands, with such location of off-site interim wetlands being subject to the approval of the Executive Director of the California Coastal Commission in consultation with the Department of Fish and Game.
5. If an owner/developer elects to utilize the temporary wetlands option to obtain permits and proceed with development, it is necessary to provide a mechanism, which will assure that monies for future construction of permanent wetlands to replace the temporary wetlands will be available when such permanent construction is imminent. This is particularly important in view of the fact that many years may separate the construction of the temporary and permanent wetlands, and that during that span of time, title may change several times and the obligation for permanent wetlands construction may become clouded or lost. Therefore, when an owner/developer utilizes the temporary wetlands option (in the limited circumstances described in #4 above), he/she must deposit monies in a Wetlands Restoration Fund, under the terms described below, (or provide other means to guarantee development of the permanent wetlands):

- a. The construction assurance funds shall be deposited at the time the developer applies for construction permits for a temporary wetlands program;
- b. The amount of the funds to be deposited shall be derived from the cost estimate referred to in Item 5c, below;
- c. The first developer shall be responsible for the preparation of construction drawings, specifications, and cost estimates for the total wetland plan in his area. Such cost estimates shall include a contingency factor, which is normal and customary in projects of this magnitude and complexity. These shall be approved by the engineer of the local jurisdiction in consultation with the Department of Fish and Game;
- d. The Wetlands Restoration Fund shall be established by the City of Long Beach when the first assurance payment is imminent. The fund shall be established in an interest-bearing account. Interest shall accrue to the account. As much as possible, the account shall be managed to earn sufficient annual interest to match the annual increases in the Consumer Price Index for Southern California.

Monies shall be withdrawn from the fund to pay for the construction of permanent wetlands deferred through use of the temporary option. Any monies remaining in the fund, including interest, after all wetlands are totally restored, shall be utilized for on-going maintenance of the wetlands.

When an agency or non-profit corporation accepts permanent management responsibilities of the wetlands, the Fund may be transferred to that agency or corporation.

- e. Wetlands in those areas for which assurance funds were deposited shall be developed at the first available opportunity. When an agency or non-profit corporation accepts permanent management responsibilities of the wetlands, the Fund may be transferred to that agency or corporation.
6. Overall custodial and interpretive management and financial responsibility for maintenance of Los Cerritos Wetlands shall be vested in an appropriate governmental agency or private non-profit corporation upon the initiation of the first wetlands restoration project. Prior to issuance of any permits for any projects related to wetlands construction, nomination of the managing agency shall be made by the City of Long Beach with the concurrence of the State Department of Fish and Game.

The Buffers

1. The wetlands are to be separated from urban developments by "buffers". In the context of this LCP, the buffers are treated as a part of the adjacent urban developments, as they will form a part of the amenities. Construction and maintenance of the buffers, therefore, falls entirely on the developers and their successors in interest. The reader should note that buffers are constructed only north of Westminster Boulevard. The restored wetlands south of Westminster Boulevard will have no buffers, owing to the fact that they will be separated from other uses by natural barriers.
2. Buffers between subareas 11a and 33 shall be created by developer(s) of 11a prior to or concurrently with development of upland areas. The berm between wetlands and development shall be created as a part of the grading operation of the wetland. If build out is phased over a period longer than two years, then the landscaping and irrigation system for the buffer can be phased with each phase of landscaping for the development with this exception; that at the beginning of each phase, prior to finish grading for that phase, a row of shrubs shall be planted at the top of the berm to offer protection during construction. Provisions must be made to deny public access to all portions of areas not included in the current building program. Design of the buffers must conform to the standards set forth in the certified Local Coastal Plan for the Los Cerritos Wetlands.
3. If urban developments remain the property of landowners and/or developers, they shall be responsible for continuous maintenance of the buffers. This responsibility shall run with the land. If urban developments become condominiums, the buffers shall become a part of the area held in common, and continuous maintenance shall be the responsibility of the property owner's association(s). The agency in charge of the management of the restored wetlands may provide comments and recommendations to those responsible for maintenance of the buffers if lack of proper maintenance is causing the buffers to fail in their primary mission to prevent visual and physical access to the wetlands habitats. Breaches in the buffer which seriously threaten habitat values in the wetlands, and which have been reported by the wetlands management agency and have not been repaired in a timely fashion by the individual or agency responsible for maintenance, may be repaired by the wetlands management agency. Costs for such repairs shall be collected from the property owner's association.
4. Where property owners' associations are formed, the requirement for continuous buffer maintenance shall be included in their Articles of Incorporation, and monthly dues shall be sufficient for this purpose.

5. The primary mission of the buffer is to prevent physical access into the wetlands and to prevent visual disturbances of wetland wildlife. The buffer, as shown in the Local Coastal Plan, consists of a berm of mounded soil, a fence, and plant material. Plant material will be chosen to be (in descending order of priority):
 - a. of a growth form that supports the primary mission (i.e., of assistance in preventing access and/or screening development from the wetlands);
 - b. compatible with soil, water and climate conditions of the immediate site;
 - c. fast growing;
 - d. compatible with adjacent development;
 - e. low maintenance; and
 - f. of wildlife food and/or cover value.

C. SPECIFIC DEVELOPMENT AND USE STANDARDS

SUBAREA 1

- a. Use: Residential.
- b. Maximum Density: 9.5 dwelling units/gross acre.
- c. Planning or Coastal Commission may require such additional parking (over and above the minimum of two integral spaces) as it determines to be necessary for guests and for storage of boats and recreational vehicles.
- d. The site plan should provide for views of Marine Stadium from Appian Way; a minimum of 20 percent of the property frontage along Appian Way shall be left open to Marine Stadium.
- e. Developers shall construct, in accordance with plans approved by the Director of Public Works, Paoli Way from its present terminus to the proposed public park in Area 32 and dedicate the same to the City.
- f. Vehicular access shall be limited to no more than two points from Appian Way if the area is developed as a single entity, or to no

more than three points if the area is developed as two separate parcels.

SUBAREA 2 (a)

- a. Use: Residential.
- b. This area is fully developed in accordance with Special Use Permit S-90-72 and Subdivision Tract No. 30643.

SUBAREA 2 (b)

- a. Use: Residential.
- b. Maximum density: 8.4 dwelling units/gross acre (number of permitted units to be calculated on the basis of gross area, including any land area to be dedicated to the City as public park).
- c. Convenient public street access shall be provided through the site in accordance with the adopted Specific Plan, and to Marine Stadium and the public park proposed for Area 31.
- d. Developers shall construct, in accordance with plans approved by the Director of Public Works, bicycle and pedestrian trails along abutting waterways and connecting the proposed trails on Loynes Drive extension to the proposed park in Area 32.

SUBAREA 3 (a)

- a. Use: Residential.
- b. This area shall be developed with single-family detached dwellings at a maximum density of 8.4 dwelling units per gross acre.
- c. If feasible, Manila Avenue south of Colorado Street may be vacated and merged into adjacent property for development. No vehicular access to Bellflower Boulevard shall be permitted.
- d. If vacation of Manila Avenue is not feasible, Manila Avenue shall be developed as a service road with a ten-foot landscaping buffer parallel to Bellflower Boulevard.

SUBAREA 3 (b)

- a. Use: Residential.

- b. This area shall be developed with single-family detached dwellings.

SUBAREA 4 (a)

- a. Use: Residential and Park (Sims Pond)
- b. Maximum density: 6.0 dwelling units/gross acre.
- c. This area shall be developed with single-family detached dwellings in accordance with Subdivision Tract 32868 (S-64-76).
- d. The developer shall construct, in accordance with specifications listed in the Director of Public Works' report on Tentative Tract 32868, an extension of Bellflower Boulevard from Colorado Street to Loynes Drive and an extension of Loynes Drive from street improvements made in Area 4 (b) and shall be reconstructed in accordance with plans approved by the Director of Public Works.

SUBAREA 4 (b)

- a. Use: Residential.
- b. Maximum density: 4.1 dwelling units/gross acre.
- c. This area shall be developed with single-family detached dwellings in accordance with the approved Tentative Tract Map No. 32277 (S-55-74).
- d. The developer shall construct, in accordance with plans approved by the Director of Public Works, and extension of Loynes Drive and parallel bikeway from Pacific Coast Highway westerly across the developers' lands to the extension of Bellflower-Loynes roadways built in connection with the development of Area 4 (a) -- Tentative Tract 32868, and dedicate the same to the City.
- e. The developer shall construct, in accordance with plans approved by the Director of Public Works, necessary public access to the proposed public park in Area 31, and dedicate the same to the City.
- f. The natural wetland known as Sims Pond shall be preserved and maintained in accordance with the requirements of the California Department of Fish and Game.

SUBAREA 5 (a)

- a. Use: Residential.

- b. This area is fully developed in accordance with Special Use Permit No. S-37-69 and the approved Subdivision Tract No. 30911.

SUBAREA 5 (b)

- a. If this area remains in the ownership of the California Department of Transportation, it should be improved as landscaped open space. If sold, it shall be developed at a maximum density of 2.5 dwelling units per acre, and church uses may also be permitted.
- b. No direct access to this site shall be permitted from Pacific Coast Highway.

SUBAREA 6 (a)

- a. Use: Residential.
- b. This area is fully developed in accordance with Subdivision Tract No. 4681.

SUBAREA 6 (b)

- a. Use: Residential.
- b. Maximum density: 18.0 dwelling units/gross acre.
- c. Every effort shall be made to construct apartment units that can be priced so as to serve families of moderate income.

SUBAREAS 6 (c), 7 (a), 21 and 22 (b)

- a. Use: Residential.
- b. Maximum density: 5.62 dwelling units/gross acre.
- c. A variety of housing types and densities is encouraged, with higher density apartments oriented toward the golf course in Areas 7 (a) and 21.
- d. No more than three dwelling units shall be provided in any one structure in Areas 7 (a) and 21.
- e. A golf course open to the general public shall be constructed on Area 22 (b).

- f. No additional street access to Seventh Street shall be permitted.
- g. The developer shall construct, in accordance with plans approved by the Director of Public Works, a new street connecting Loynes Drive and Channel Drive, and a street connecting said new street to Margo Avenue in the vicinity of Sixth Street, and dedicate the same to the City.
- h. The developer shall construct, in accordance with plans approved by the Director of Public Works, a bicycle trail generally parallel to the new street connecting Loynes Drive and Channel Drive, and dedicate the same to the City. This trail will include a segment along Loynes Drive to connect with existing Vista Street, and a spur connection to Seventh Street opposite West Campus Drive.
- i. The developer shall construct a widening of Pacific Coast Highway in accordance with a plan prepared by the Director of Public Works, which calls for an eight-lane, divided highway with sidewalks and bike trails, and dedicate the same to the City.

SUBAREA 7 (a)

- a. Use: Residential
- b. Maximum density: 5.0 dwelling units/gross acre.
- c. This area shall be developed with single-family detached dwellings.

SUBAREA 8

- a. Use: Residential
- b. Maximum density: 15.6 dwelling units/gross acre
- c. Structures should be designed and located in such a manner as to minimize the obstruction of views from the adjacent Bixby Hill Community
- d. Only one point of access to Seventh Street shall be permitted, preferably via East Campus Drive. If the developer is unable to obtain permission from California State University to utilize East Campus Drive, access to Seventh Street may be provided via an extension of Pepper Tree Lane. This requirement shall not preclude the provision of a second emergency access as may be required by the City.

- e. The developer shall construct and dedicate a widening of Seventh Street in accordance with a plan prepared by the Director of Public Works to provide for a six-lane highway with curb, sidewalks, and bicycle trail.
- f. The developer shall construct, in accordance with plans approved by the Director of Public Works, an underpass of Seventh Street at the Los Cerritos Channel to provide for pedestrian and bicycle circulation between the residential developments and nearby public schools.
- g. The developer shall construct, in accordance with plans approved by the Director of Public Works, a bridge over Bouton Creek at the Los Cerritos Channel to provide for bicycle and pedestrian circulation from residential developments to the Hill Jr. High School.

SUBAREA 9

- a. Use: Residential
- b. This area is fully developed in accordance with Special Permit No. S-158-62 and subdivision Tract No.'s 24883 and 22087.

SUBAREA 10 (a)

- a. Use: Residential
- b. This area is fully developed in accordance with Special Permit No. S-174-60.

SUBAREA 10 (b)

- a. Use: Residential
- b. Maximum density: 11.7 dwelling units/gross acre.
- c. Structures should be designed and located in such a manner as to not obstruct views from the Belmont Shore Mobile Estates Park, Area 10 (a). No more than 1/3 of the dwelling units should be located in the narrow eastern section of the site along the Los Cerritos Channel.
- d. A bicycle and pedestrian trail shall be provided through the site from Loynes Drive to the proposed public park in Area 23.

SUBAREA 11 (a)

- a. Use: Residential
- b. Maximum density: Approximately 15.3 units per acre, 764 units.
- c. Unit configuration shall be stacked flats and townhouses.
- d. Height: Three stories up to thirty feet.
- e. Length: Maximum building length for any residential structure shall be 180 feet.
- f. The exterior of buildings shall appear as single-family dwellings or townhouses. No more than two upper story units shall share a common stairway from the ground level and no exterior corridors shall be allowed. To the maximum extent feasible, each unit shall have its own physical identity.
- g. All buildings shall be articulated on all exterior facades so as to create visual interest through changes of volume, massing and shadowing. Articulation by building projection with such items as chimneys, bay windows and balconies are encouraged.
- h. All building facades shall contain windows and/or variations in building materials to provide visual interest. Building details such as window and door framing, shutters, window boxes, decorative eave treatments and the like are encouraged.
- i. All building bordering on Pacific Coast Highway, Westminster Boulevard, and Studebaker Road shall, to the maximum extent possible, present a side elevation instead of a front or rear elevation to those roads.
- j. To ensure that area 11 (a) is open and inviting to the public as far as is consistent with the preservation of the wetlands and with the noise and security problems resulting from the bordering major highways, the following special design features shall apply:
 - (1) One pedestrian path and one bicycle trail entrance shall be placed along Studebaker Road and Westminster Boulevard connecting pedestrian paths and bicycle ways along these highways to the interior trail system. Design treatment of such connections shall ensure that they are visually prominent and open to the public.

- (2) The vehicular entries at Westminster Boulevard shall provide an open view to wetlands.
- (3) The edges along Studebaker Road, Pacific Coast Highway and Westminster Boulevard shall be improved with landscaped berm setbacks. The visibility of any fences behind the berms shall be minimized by the height of the berm and may also be minimized by dense planting of shrubs. Trees planted in this setback may be evergreen with dense foliage.
 - (a) A suitable buffer shall be provided along the eastern border of the site to screen the residents from the steam-generating plant located east of Studebaker Road.
 - (b) A buffer, a minimum of 25 feet in width, between the trail edge and the wetland edge, shall be provided. That buffer width may be modified to provide a greater buffer in areas of the wetland closer to the inter-tidal channels. Use of a variable buffer is encouraged to provide for meandering of the trail in order to decrease overall impact and enhance the attractiveness of the trail. Along the approximately 500 ft. linear edge of the wetland identified as more sensitive where the Conservancy proposes a variable buffer, that buffer shall be appropriate provided that the distance between the wetland and the edge of patios averages 63 feet. (The buffer width may be decreased to a minimum of 25 feet if the inter-tidal channels can be redesigned to occur deeper into the wetlands and farther away from developments).
 - (c) In addition to the setback for buffer, the elevation and setbacks between development and wetland edge shall be sufficient to ensure stability during liquefaction events caused by the maximum credible earthquake. Such data, including review by the State Division of Mines and Geology, shall be provided at time of site plan approval for any development in this subarea.
 - (d) The developer shall construct, in accordance with plans approved by the Director of Public Works, an extension of Shopkeeper Drive North from Westminster Avenue to the public marsh and recreation area, and dedicate the same to the City.

- (e) The developer shall provide for the extension of the non-wetlands habitat corridor from Westminster Boulevard to the wetlands of Area 33. Such corridor shall be 400 feet wide approximately centered on the extension of Shopkeeper Drive. No building shall be allowed in this area except for a single story recreation building, or as otherwise provided for herein.
- (f) The developer shall construct, in accordance with plans approved by the Director of Public Works, a new spine road from Shopkeeper Drive extension westward to area 11 (b) and eastward to the intersection with the most northerly cul-de-sac, and dedicate the same to the local jurisdiction.
- (g) The developer shall construct a widening of Pacific Coast Highway, in accordance with plans prepared by the Director of Public Works, which call for an eight-lane divided highway with sidewalks, and dedicate the same to the City.
- (h) The developer shall construct and dedicate to the City, a bicycle lane within the roadway, in accordance with plans approved by the Director of Public Works, from Westminster Boulevard parallel to extended Shopkeeper Drive, where it will split into a westward lane of the local residential road toward area 11 (b) and into an eastward and northward lane along the local residential road to the west side of Studebaker Road. From that intersection with Studebaker Road, the trail shall continue north on Studebaker Road to Loynes Drive where it will be extended westerly to connect to the trail along the west bank of the Los Cerritos Channel.

SUBAREA 11 (b)

- a. Use: Residential at a maximum density of 8.4 units per gross acre shall be permitted.
- b. No more than three dwelling units shall be provided in any one structure, and all shall be designed as sales units. Height limit is two stories in 30 ft. maximum.

- c. Permanent vehicular access to this site shall be provided through Area 11 (a). Until Area 11 (a) is developed, access may be provided on a temporary basis from Pacific Coast Highway.
- d. The developer shall construct in accordance with plans approved by the Director of Public Works, a pedestrian walkway adjacent to Los Cerritos Channel connecting with a pedestrian walkway to be constructed by the developer of Parcel 11 (a) adjacent to Parcel 33, at one end, and at the other end, connecting with either a pedestrian/bikeway along Pacific Coast Highway, or, at the discretion of the Director of Public Works, with the walkway adjacent to the bulkhead in the southeast portion of Parcel 31.
- e. Prior to development, the final details concerning wetlands consolidation on this Parcel shall be approved by the Department of Fish and Game.

SUBAREA 12

- a. Use: Residential
- b. This area is fully developed in accordance with Special Use Permit S-140-72 and the approved Subdivision Tract No's. 31204, 31203, 31205, and 29312.

SUBAREA 13

- a. Use: Commercial
- b. This area is fully developed in accordance with Special Use Permit S-44-73.

SUBAREA 14

- a. This area, in the ownership of the California Department of Transportation, should be improved as landscaped open space. If the northwest quadrant is sold, it shall be developed with a maximum of 3.0 dwelling units/gross acre. Access to this property from Seventh Street shall be permitted only through Area 8 or via an extension of Pepper Tree Lane.

SUBAREA 15

- a. Use: Commercial.

- b. This area is fully developed in accordance with Special Use Permit No's S-174-60, S-5-60, S-180-72, and S-178-69.

SUBAREA 16

- a. Use: Commercial
- b. This area is fully developed in accordance with Special Use Permit No's. S-167-72 and S-13-61.

SUBAREA 17

- a. Use: Commercial
- b. This area is fully developed in accordance with the CR zone.

SUBAREA 18

- a. Use: Commercial
- b. This area is fully developed in accordance with Special Use Permit No. S-29-75. Also see Area 26.

SUBAREA 19

- a. Use: Industrial
- b. This area is fully developed in accordance with the provisions of the MG zone.
- c. Commercial storage/self-storage (21.15.570) shall be allowed by Conditional Use Permit (21.52.219.5).

SUBAREA 20

Use: Channel View Park, a public park.

SUBAREA 21

See Area 6 (c).

SUBAREA 22 (a)

- a. Use: Residential
- b. Maximum density: 8.0 dwelling units/gross acre.
- c. Site plan should provide for views of the proposed golf course on Area 22 (b) from Loynes Drive; a minimum of 20 percent of the property frontage along Loynes Drive shall be left open to the golf course.
- d. No vehicular access shall be provided to Pacific Coast Highway, and no more than two access points to Loynes Drive shall be provided.
- e. The developer shall construct, in accordance with plans approved by the Director of Public Works, a bikeway along the Loynes Drive frontage of his property, and dedicate the same to the City.
- f. The developer shall construct a widening of Pacific Coast Highway in accordance with a plan prepared by the Director of Public works, which calls for an eight lane divided highway with sidewalks, and dedicate the same to the City.
- g. The developer shall cooperate with the Director of Public Works and with the adjacent property owner of Area 22 (b) to provide for the design and construction of a small portion of the new roadway between Loynes Drive and Channel Drive through the eastern portion of Area 22 (a).

SUBAREA 22 (b)

See Area 6 (c).

SUBAREA 23

- a. The two wetland concepts generally outlined shall include a 8.3 acre brackish pond on Area 23 provided that the Executive Director of the California Coastal Commission determines (i) in addition to the setback for buffer, the elevation and setbacks between development and wetland edge shall be sufficient to ensure stability during liquefaction events caused by the maximum credible earthquake; (ii) that the location and operation of the proposed wetland are acceptable to the Regional Water Quality Control Board, the State Department of Health and to the Local Mosquito Abatement District.

- b. If approval from these agencies results in reductions to the net size of the proposed wetland, restoration at this site shall only occur if the remaining area is sufficient to create a wetland at least the same size as the existing brackish pond at the Marketplace.

SUBAREA 24

- a. This designation actually applies to two distinct parcels of land, one at the southwest corner of Loynes Drive and Studebaker Road (called herein "24 South"), and the other across Loynes Drive at the northwest corner (called herein "24 North").
- b. Area 24 South is to be developed as an overlook area and interpretive center for the bordering marsh. The developer of Subarea 11 (a) shall dedicate Parcel 24 South to the State of California or other agency responsible for management of Area 33.
- c. Area 24 North shall be dedicated to the City of Long Beach for park and playground purposes.
- d. The owner of Area 24 shall dedicate area along Studebaker Road for the bicycle trail to be built along Studebaker Road.

SUBAREAS 25 and 26

- a. Use: (Area 25) Business Park (Office Commercial and light Industrial); restaurants and hotel. Commercial / Self-storage (defined by 21.15.570) is a prohibited land use.
- b. Use: (Area 26) Business Park (Office Commercial and Light Industrial). Commercial / Self-storage (defined by 21.15.570) is a prohibited land use.
- c. The City Planning Commission shall approve development of specific office commercial and light industrial uses which will not emit noise, odor, or air pollutants beyond the boundaries of their parcels.
- d. The Commission may adopt specific performance standards or a specific list of permitted uses to guide developers and the Commission.
- e. No outdoor storage of materials and equipment shall be permitted. Loading and service areas shall not be permitted within required yard setback areas and all such loading and service areas shall be enclosed or screened so as not to be visible from the street.

- f. No more than 40,000 square feet of floor area for medical/dental offices, and no more than 16,000-20,000 square feet of floor area shall be restaurant use.
- g. The business park shall be predominantly office commercial uses, and no less than 75 percent of the area shall be devoted to office commercial use. No light industrial uses shall front on Pacific Coast Highway or Westminster Avenue.
- h. Not more than 35 percent of the area of each office commercial lot shall be occupied by a building or buildings and not more than 50 percent of the area of each light industrial use shall be occupied by a building or buildings.
- i. All improved building sites shall have a minimum landscaped coverage of 15 percent of the area of each lot and shall be provided with an irrigation system. Boundary landscaping shall be provided on all internal property lines. Parking areas shall be landscaped with a minimum of one tree per each five parking stalls. The proposed retention basin in Area 25 shall be developed in a park-like manner.
- j. Required yard areas: Thirty feet front; ten feet side (except 30 feet side when a side yard abuts a street and except that the internal side yard may be 0 feet provided the main building on the same lot line on the abutting lot is set back 0 feet and both lots are developed at the same time).
- k. A 30 foot wide landscaped setback shall also be required along the San Gabriel River Channel property line to create a park-like setting for the bicycle trail along the river bank. (This substitutes for the park in the former Area 30).
- l. One access from Westminster Avenue shall be allowed to Area 26; no addition curb cuts shall be permitted on Westminster Avenue or Pacific Coast Highway. All other vehicular access shall be from Studebaker Road or Shopkeeper Drive.
- m. The developer of Area 25 shall construct a widening of Pacific Coast Highway in accordance with a plan approved by the Director of Public Works, an extension of Studebaker Road, and dedicate the same to the City.
- n. The developer of Area 25 shall construct, in accordance with plans approved by the Director of Public Works, a bicycle trail along the south side of Westminster Avenue and along the north side of

Pacific Coast Highway, south of Studebaker Road. The developer shall dedicate the same to the City.

- o. The developers of Areas 25 and 26 shall provide for the construction of any improvements necessary to cross the San Gabriel River Regional Bikeway from the east levee to the west levee of the river at Westminster Avenue. These should be limited to on-street pavement markings.
- p. The developers shall participate in the cost of constructing the Studebaker Road extension between Westminster Avenue and Pacific Coast Highway, the amount of that participation to be calculated to be the length in feet of property fronting on each side of said roadway multiplied by the average cost per linear foot of constructing one lane of said roadway.
- q. The developers shall improve that portion of the San Gabriel River bank adjacent to their property with a pedestrian walk, bicycle trail and related landscaping, such development to continue one-half of the distance under the Pacific Coast Highway bridge to join with similar facilities in Area 29.
- r. The developer of Area 26 shall construct a bicycle trail along the east side of Studebaker Road for the entire frontage on said road.
- s. A non-wetland habitat corridor shall be provided in Area 25 from Westminster Avenue to the San Gabriel River. Such corridor shall be not less than 400 feet in width (when measured from the existing buildings in Area 18, the Marketplace) and shall include Shopkeeper Drive. No building shall be allowed in this corridor, except that no less than 70 feet from Shopkeeper Drive, single story (not to exceed 20 feet in height) commercial office or light industrial use building shall be allowed. The long axis of any buildings in the non-wetland habitat corridor shall be parallel to the long axis of the corridor.
- t. Additionally, the following wording shall be appended to the standards for Area 18 in order to assure control of development in the non-habitat corridor.

"The parking lot between the existing buildings and Shopkeeper Drive is part of the non-wetland habitat corridor. No buildings shall be allowed in this corridor (see Area 25)."

SUBAREA 27

This area is to be utilized entirely in the wetlands restoration program.

SUBAREA 28

This site is owned by Orange County and is utilized by the County as a retention basin.

SUBAREA 29

- a. Use: Commercial office, restaurants, commercial recreation and commercial retail uses.
- b. All improved building sites shall have a minimum landscaped coverage of 15 percent and shall be provided with an irrigation system. Boundary landscaping shall be provided on all interior property lines. Parking areas shall be landscaped with a minimum of one tree per each five parking stalls.
- c. No more than 5,000 square feet of floor area shall be used for medical/dental offices.
- d. The developer shall construct a widening of Pacific Coast Highway in accordance with a plan prepared by the Director of Public Works which calls for a six lane, divided highway with sidewalks and bike trail, and dedicate the same to the City.
- e. The developer shall dedicate and improve necessary land along the San Gabriel River bank to provide a pedestrian walk, bicycle trail and related landscaping, such development to continue one-half of the distance under the Pacific Coast Highway bridge to join with similar facilities in Area 25. Also, the developer shall continue Studebaker extension bikeway from Pacific Coast Highway to Marina Drive.
- f. The maximum height of buildings shall be 30 feet for residential and 35 feet for non-residential uses, unless otherwise provided herein. Architectural features, such as tower elements, may be approved up to a height of 43 feet through the site plan review.
- g. Curb cuts shall be permitted on Pacific Coast Highway, Studebaker Road, and Marina Drive subject to the approval of the City Traffic Engineer and/or CALTRANS, where appropriate.
- h. Development in or near wetlands. The City shall preserve and

protect wetlands within Subarea 29. "Wetlands" shall be defined as any area, which may be covered periodically or permanently with shallow water, including, but not limited to, saltwater marshes, swamps, mudflats and fens. In addition, "wetlands" shall also be defined as specified in the Commissions Statewide Interpretive Guidelines and Section 13577(b) of the California Code of Regulations. As part of any discretionary review or the required environmental analysis associated with a development proposal in Subarea 29, the applicant shall provide evidence from a qualified biologist whether or not wetlands exist on the site of the proposed development. If any wetlands are identified on the site, the applicant shall be required to obtain confirmation of the wetlands delineation from the U.S. Fish & Wildlife Service and/or the State Department of Fish & Game, and the applicant shall solicit the resource agencies' recommendation on the appropriateness of the proposed development, the permissibility of the development impacts, and any required mitigation.

All proposed development must conform to the following:

Within Subarea 29, the diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of the Coastal Act where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following (1-8):

1. New or expanded port, energy and coastal-dependent industrial facilities, including commercial fishing facilities.
2. Maintaining existing, or restoring previously dredged depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
3. In wetland areas only, entrance channels for new or expanded boating facilities, and in degraded wetlands identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411 of the Coastal Act, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, shall not exceed 25 percent of the degraded wetland.

4. In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.
5. Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
6. Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
7. Restoration purposes.
8. Nature study, aquaculture, or similar resource dependent activities.

Where it has been determined that there is no feasible less environmentally-damaging alternative and the proposed impacts are one of the eight allowable uses specified above, the diking, filling or dredging of open coastal waters, wetlands, estuaries and lakes shall be mitigated to minimize adverse environmental effects through habitat replacement, restoration and enhancement activities. There shall be no net loss of wetland acreage or habitat value as a result of land use or development activities. Mitigation ratios may vary depending on the specific site conditions; location of habitat areas; the amount of impacts, the nature, quality and uniqueness of the affected habitat, resource agency consultation, precedential coastal development permit decisions, and other factors. However, typical mitigation ratios are 3:1 for riparian areas and 4:1 for Saltmarsh habitats. Specifically, when wetland impacts are unavoidable, replacement of the lost wetland shall be required through the creation of new wetlands at a ratio determined by the appropriate regulatory agencies but in any case at a ratio of greater than one acre provided for each acre impacted so as to ensure no net loss of wetland acreage. Replacement of wetlands on-site or adjacent, within the same wetlands system and in-kind mitigation shall be given preference over other mitigation options.

Development located adjacent to wetland habitat areas shall not adversely impact the wetlands. A 100 foot buffer shall be provided between development and wetland habitats and a 50 foot buffer shall be provided between development and

riparian areas unless, in consultation with the U.S. Fish & Wildlife Service and/or the State Department of Fish & Game, it is determined that a reduced buffer is sufficient. Uses and development within buffer areas shall be limited to minor passive recreational uses or other improvements deemed necessary to protect the habitat and shall be located in the portion of the buffer area furthest from the wetland. All identified wetlands and buffers shall be permanently conserved or protected through the application of an open space easement or other suitable device.

Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge soils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.

In addition to the other provisions of this section, diking, filling or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish & Game, including but not limited to the 19 Coastal Wetlands identified in its report entitled "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with the provisions of the Coastal Act.

Erosion control and flood control facilities constructed on water courses can impede the movement of sediment and nutrients, which would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a Coastal Development Permit for such purposes are the method of placement, time of year of placement and sensitivity of the placement area.

SUBAREA 30

(Deleted)

SUBAREA 31

Use: Jack Dunster Marine Biological Reserve and Costa del Sol, public parks.

SUBAREA 32

- a. Use: Public park.
- b. This area is to be improved by the City.

SUBAREA 33

- a. This area has been expanded in area to 96.1 acres and shall be devoted entirely to wetland purposes. An additional 2.0 acres shall be devoted to Least Tern nesting site. See Marine Environment of the Local Coastal Plan for description. The developer shall dedicate this area to the Management Agency and restore the wetlands in accordance with plans approved by the State Coastal Commission for continued public use and maintenance.
- b. The recently established least tern site shall be designated as habitat area and preserved as such unless or until the Department of Fish and Game may determine that it is appropriate to experiment with enhancing least tern habitat and allow up to two acres within Parcel 33.

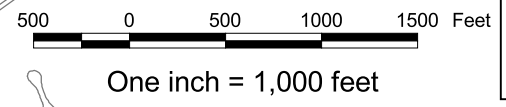


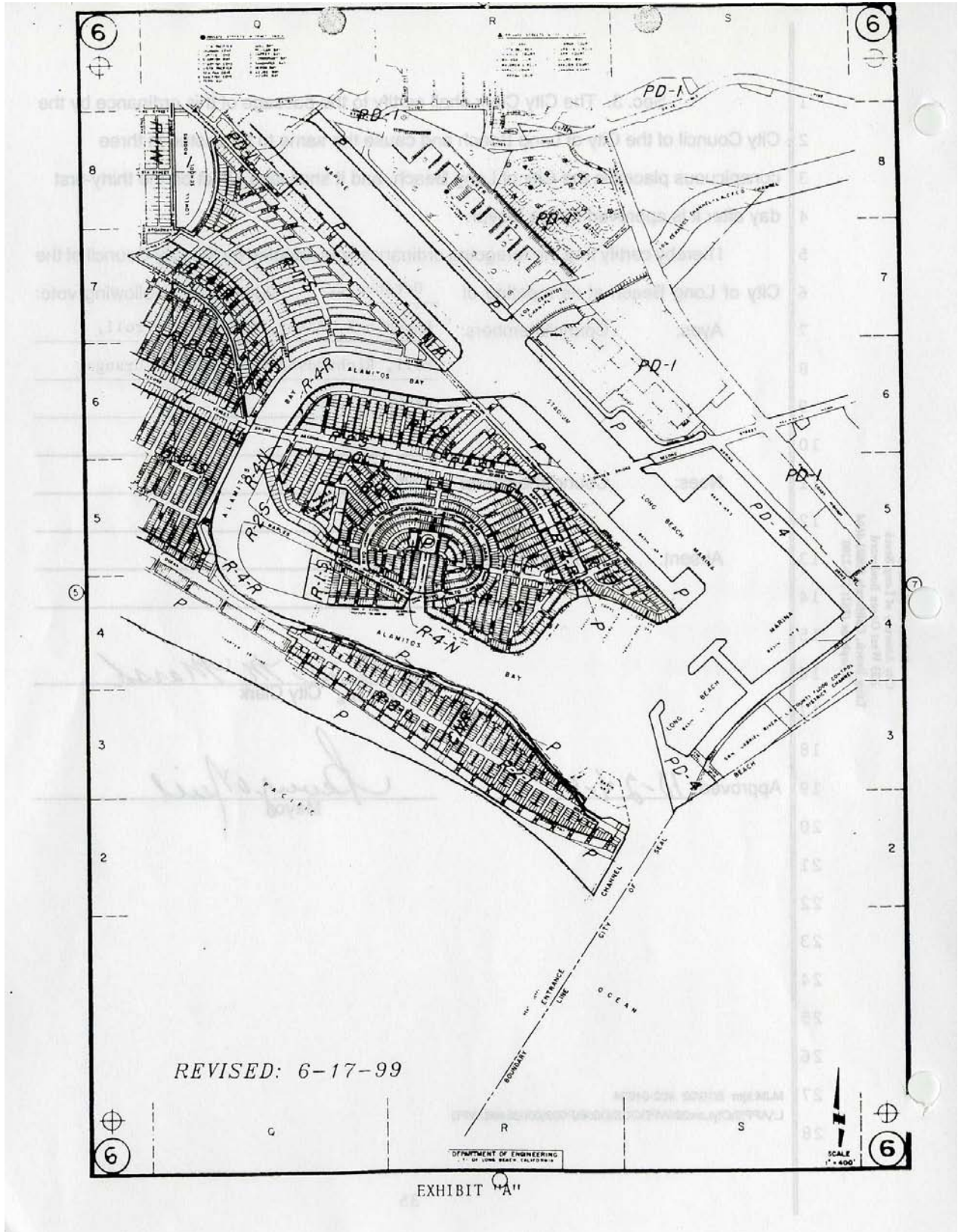
Area Abbreviations:
 BRC - Bixby Riviera Condominiums
 GOC - Greek Orthodox Church
 LR - La Rochelle
 VG - Village on the Green
 WC - Whaler's Cove

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

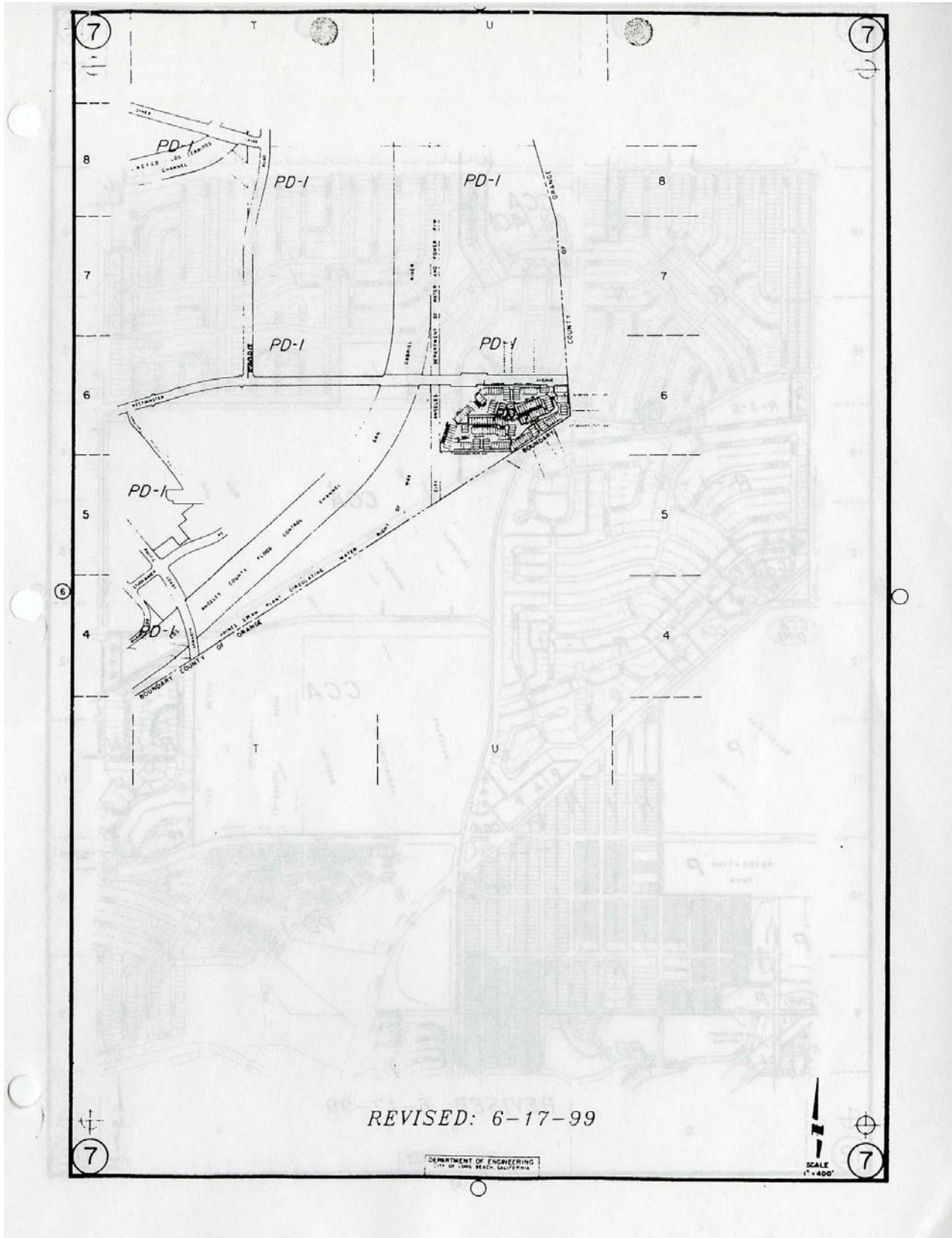
- SEADIP Subareas
- School
- Golf Course
- Park

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

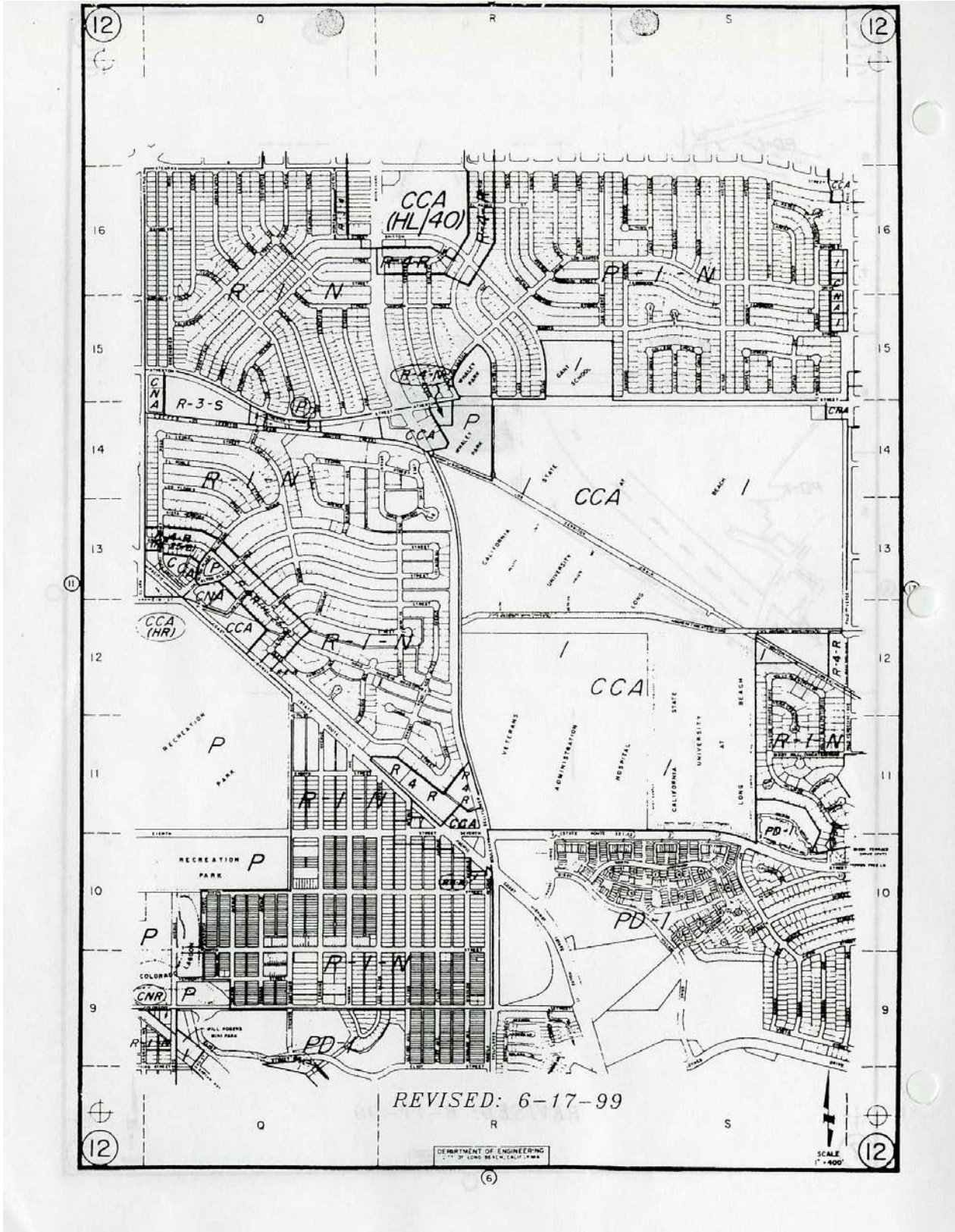




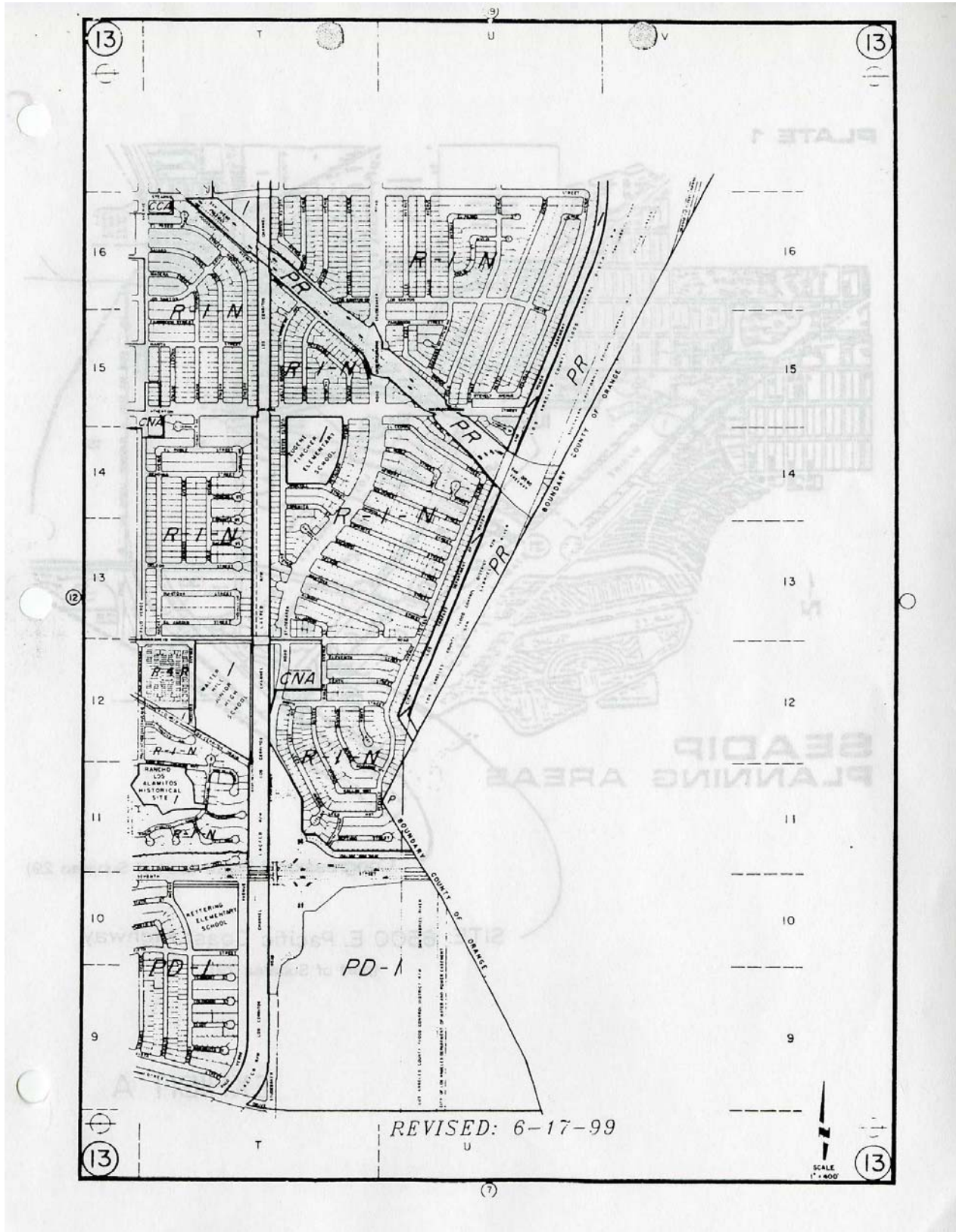
Southeast Area Development and Improvement Plan (SEADIP) (PD-1)

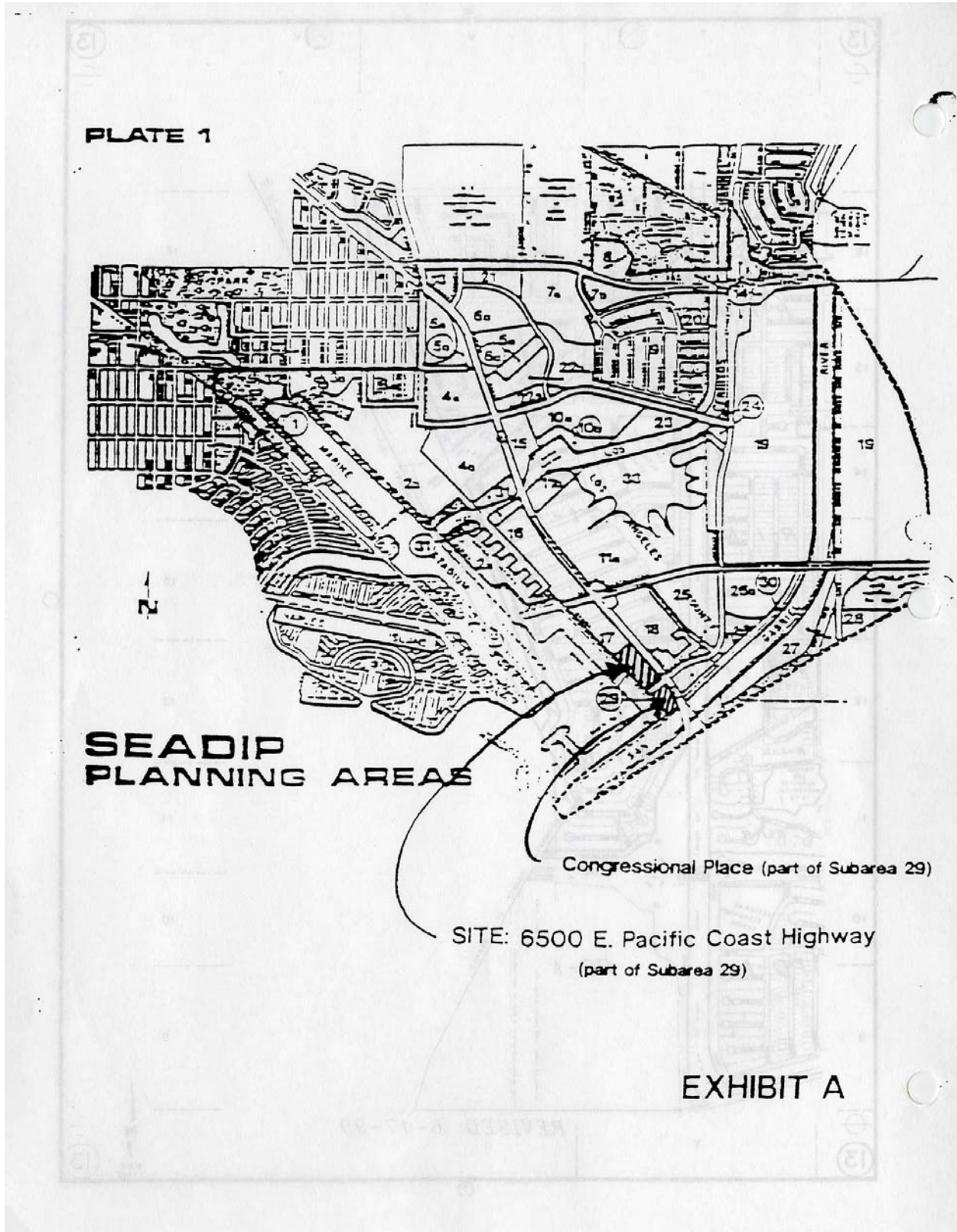


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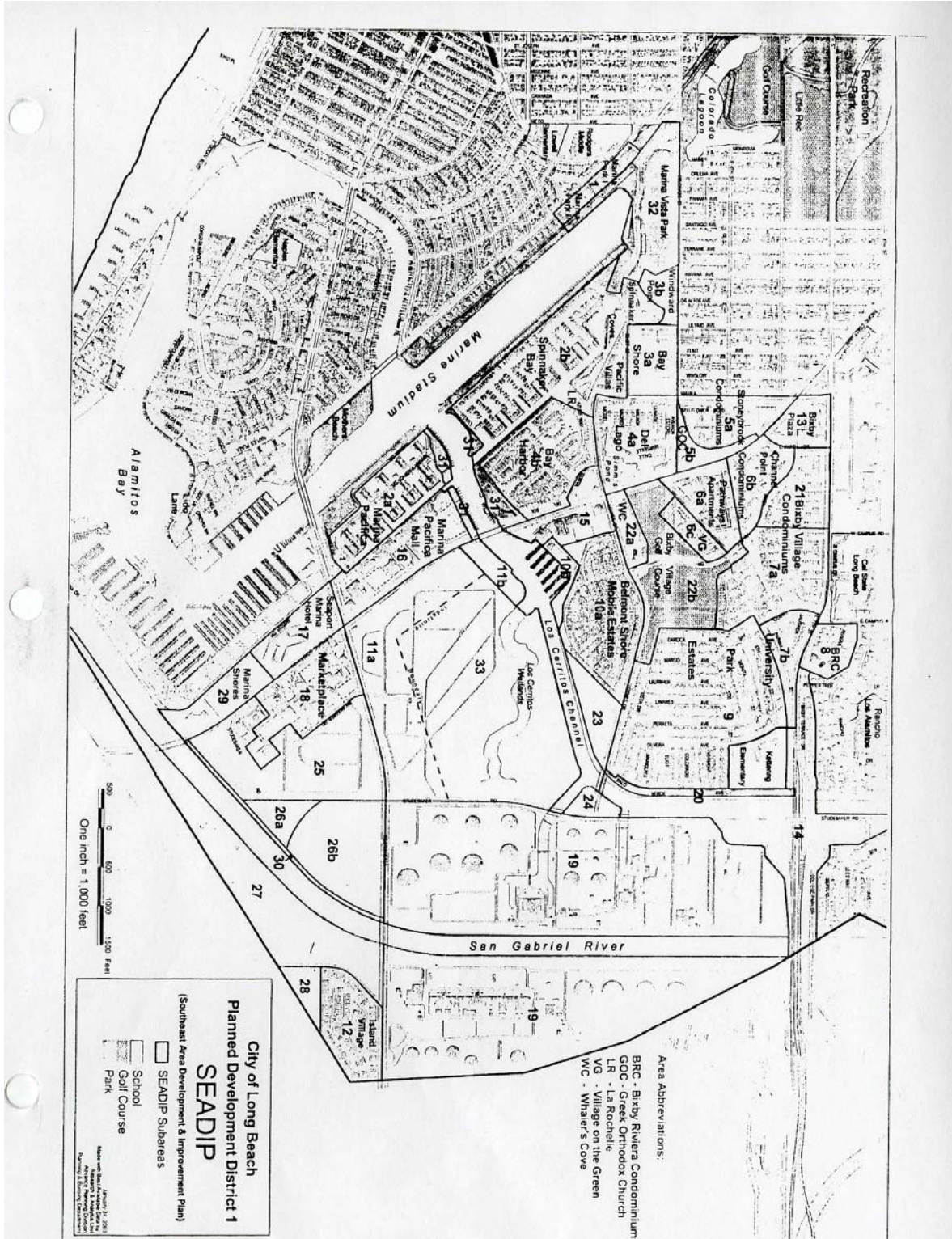


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The Planning Bureau provides this information for reference and the convenience to the public. The adopted ordinance, together with any amendment thereto, is in the possession of the City Clerk and should be reviewed and considered prior to making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

Southeast Area Specific Plan

The Planning Commission and City Council in approving the Southeast Area Specific Plan make the following findings regarding consistency of this action and plan with the City’s adopted General Plan. This action is consistent with the general goals, policies and designations within the City’s General Plan. The adopted General Plan Land Use Element identifies the Specific Plan area for mixed-use, residential, institutional and open-space/recreation uses (LUE map grid 6, 7, 12 and 13). These uses are consistent with the development standards and allowed uses contained within Chapter 5 of the proposed Specific Plan. These findings also incorporate by reference the Program Environmental Impact Report (EIR) for the Southeast Area Specific Plan. That EIR includes an analysis of General Plan consistency and topic specific analysis on air quality, noise, housing, mobility and seismic safety.

Consistency with the Adopted Long Beach General Plan

General Plan Goal	Project Compliance with Goal
Conservation Element	
<p>Goal 1: To conserve the natural resources of Long Beach through wise management and well planned utilization of water, vegetation, wildlife, minerals, and other resources.</p>	<p>Consistent: The proposed Specific Plan directs new development away from wetland and natural resources and toward urbanized, developed areas. The proposed Specific Plan provides a Wetland Monitoring Fund to restore and maintain the wetland area. As described in Section 5.4, <i>Biological Resources</i>, of this DEIR all impacts related to wildlife and vegetation would be mitigated to less than significant.</p> <p>Section 5.17, <i>Utilities and Service Systems</i>, of this DEIR evaluates the availability of water supplies to Project. Based on the Water Supply Assessment adopted by the Long Beach Water Department there will be adequate supply and management of water supplies to the Project at buildout.</p> <p>The proposed Specific Plan allows for the continued oil operations in the areas designed Industrial and Coastal Habitat, Wetlands, & Recreation. By allowing both restoration activities and continued access to subsurface oil deposits, the proposed Specific Plan would balance the management of mineral resources with the natural resources located above them (e.g., wildlife habitat).</p>
<p>Goal 2: To create and maintain a productive harmony between man and his environment through conservation of natural resources and protection of significant areas having environmental and aesthetic value.</p>	<p>Consistent: See response to Conservation Element Goal 1, above.</p>

Consistency with the Adopted Long Beach General Plan	
General Plan Goal	Project Compliance with Goal
<p>Goal 3: To revitalize and enhance areas where inadequate conservation measures occurred in the past.</p>	<p>Consistent: See response to Conservation Element Goal 1, above. The proposed Specific Plan provides an additional mechanism to enhance the wetland area through the creation of a Wetland Monitoring Fund. The Specific Plan also encourages the consolidation of wells, which would limit the impact of oil operations in the wetland areas.</p>
<p>Goal 4: To improve and preserve the unique and fine qualities of Long Beach and to eliminate undesirable or harmful elements.</p>	<p>Consistent: See Section 5.1, <i>Aesthetics</i>, of this DEIR. Implementation of the proposed Project would result in beneficial aesthetics impacts. Compliance with design guidelines found in the proposed Specific Plan would ensure that new development would be compatible with existing community character in the Project area.</p>
<p>Goal 5: To promote the health, safety, and well-being of the people of Long Beach by adopting standards for the proper balance, relationship, and distribution of the various types of land uses, and by formulating and adopting a long-term capital improvement program.</p>	<p>Consistent: Chapter 4, <i>Land Use</i>, of the proposed Specific Plan provides a detailed scheme for the geographic distribution of land uses in the Project area, with special attention to land use computability and a balance between community needs and opportunities for economic investment.</p> <p>Adoption of a long-term capital improvement program for the City is not a project-specific goal and is therefore not applicable.</p>
<p>Goal 6: To establish a balanced program aimed at improving the qualitative conditions of life for all segments of the population of the City.</p>	<p>Consistent: Provisions of the proposed Specific Plan include a broad range of strategies intended to promote a high quality of life in the Project area. The community vision outlined in Chapter 3 is designed to address the needs of all segments of the local population, including residents, visitors, adults, and children. The land use pattern identified in Chapter 4 was designed to address overall land use compatibility. Crafted over a multiyear period that included extensive public input, the community vision and land use plan were both developed to promote the creation of amenities that all segments of the population can use and enjoy. Development standards in Chapter 5 and design guidelines in Chapter 7 address the design, scale, and character of the urban realm to ensure that new development is consistent with the character of Long Beach. Finally, Chapter 6 outlines a multimodal circulation system that is sensitive to the mobility needs of all residents, including those that walk, bicycle, and/or are transit dependent.</p>

Consistency with the Adopted Long Beach General Plan

General Plan Goal	Project Compliance with Goal
Goal 7: To assure adequate quantity and quality of water to meet the present and future domestic, agricultural, and industrial needs of the City.	Consistent: See Sections 5.9, <i>Hydrology and Water Quality</i> , and 5.17, <i>Utilities and Service Systems</i> , of this DEIR for analysis related to water quality and water supply, respectively. As identified in those sections, project impacts related to both topics would be less than significant.
Goal 8: To enforce existing ordinances and develop new ordinances and promote continuing research directed toward achieving the required stringent water quality standards which regulate waste water effluent discharge to ocean waters, bays and estuaries, fresh waters and groundwater.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
Goal 9: To assure that the waters of the San Pedro and Alamitos Bays and Colorado Lagoon are maintained at the highest quality feasible in order to enhance their recreational and commercial utilization.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
Goal 10: To enforce existing controls and ordinances regulating waste discharge from vessels.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
Goal 11: To maintain, upgrade, and improve waste water systems and facilities serving Long Beach	Not Applicable: This is not a project-specific goal and is therefore not applicable. However, sewer lines would be upgraded as development occurs with the Specific Plan area. Refer also to Section 5.17, <i>Utilities and Service Systems</i> , of this DEIR.
Goal 12: To develop a comprehensive City-wide water supply and management program which utilizes water from all sources including groundwater.	Not Applicable: This is not a project-specific goal and is therefore not applicable.

Consistency with the Adopted Long Beach General Plan

General Plan Goal	Project Compliance with Goal
<p>Goal 13: To preserve and enhance the open space opportunities offered by the inland waterways of the City through improved access and beautification.</p>	<p>Consistent: One of the central motivations of the proposed Specific Plan is to allow for the preservation and/or restoration of portions of the Los Cerritos Wetlands so that the area is more accessible to wildlife and for recreational activities. As described in Section 5.1, <i>Aesthetics</i>, implementation of the Specific Plan is expected to result in beneficial impacts to the wetlands, including Los Cerritos Channel, Steam Shovel Slough, and the San Gabriel River, related to visual character and quality. As described in Section 5.15, <i>Recreation</i>, beneficial impacts to recreational amenities are also expected due to the Specific Plan’s encouragement of expanded access to the Project area’s waterways and marinas.</p>
<p>Goal 14: To preserve and enhance lands of significant value such as beaches and bluffs.</p>	<p>Not Applicable: The Project area does not contain beaches or bluffs.</p>
<p>Goal 15: To critically evaluate any proposed public improvements on the beach and any projects that would contribute to the erosion of the beaches.</p>	<p>Not Applicable: The Project area does not contain portions of the City’s oceanfront beaches, nor would implementation of the Project otherwise affect any beaches.</p>
<p>Goal 16: To minimize those activities which will have a critical or detrimental effect on geologically unstable areas and soils subject to erosion.</p>	<p>Consistent: See Section 5.6, <i>Geology and Soils</i>, of this DEIR. Impacts of the Project related to unstable soils would be less than significant.</p>
<p>Goal 17: To preserve the beach from Alamitos Boulevard to the Long Beach Marina as a unique geologic zone and to perpetuate its public use as an open entity.</p>	<p>Not Applicable: The Project area does not contain portions of the City’s oceanfront beach, nor would implementation of the proposed Project affect access to the beach.</p>
<p>Goal 18: To continue to monitor areas subject to siltation and deposition of soils which could have a detrimental effect upon water quality and the marine biosphere.</p>	<p>Not Applicable: This is not a project-specific goal and is therefore not applicable.</p>
<p>Goal 19: To provide protective controls for lands supporting distinctive native vegetation, wildlife species, which can be used for ecologic, scientific and educational purposes.</p>	<p>Consistent: See response to Conservation Element Goal 1 and 13, above.</p>

Consistency with the Adopted Long Beach General Plan

General Plan Goal	Project Compliance with Goal
Goal 20: To perpetuate the ecological preserve in El Dorado Park.	Not Applicable: The Project area is not near El Dorado Park, and implementation of the Project would not impact the park.
Goal 21: To locate, define, and protect other beneficial natural habitats in and about the City.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
Goal 22: To promote measures and plans which protect and preserve distinctive types of wildlife including mammals, birds, marine organisms and especially endangered species.	Consistent: See response to Conservation Element Goal 1 and 13, above. Section 7.2.14, <i>Bird-Safe Treatments</i> , of the proposed Specific Plan provides standards and guidelines to ensure that new buildings are bird safe. Also refer to Section 5.4, <i>Biological Resources</i> , of this DEIR. Impacts of the proposed Project on biological resources would be less than significant with incorporation of mitigation measures.
Goal 23: To manage the petroleum resources of the City in a manner that will only maximize their economic value, but will enhance the quality of open space. Goal 24: To continue good management practices in the production of petroleum including aesthetics, ecological compatibility and other environmental aspects.	Consistent: See response to Conservation Element Goal 1, above. The Project allows for the continued oil operation and encourages the consolidation of oil wells. Also see Section 5.11, <i>Mineral Resources</i> , of this DEIR. Impacts of the proposed Project on mineral resources, including petroleum resources, would be less than significant.
Goal 25: To continue to take restorative measures to remedy and prevent subsidence associated with oil extraction.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
Goal 26: To identify and preserve sites of outstanding scenic, historic, and cultural significance or recreational potential.	Consistent: See Section 5.5, <i>Cultural Resources</i> , of this DEIR. Implementation of the Specific Plan incorporates mitigation measures to ensure that historical and cultural resources are protected.
Goal 27: To encourage citizen participation in the identification and preservation of historic and cultural sites.	Not Applicable: This is not a project-specific goal and is therefore not applicable.

Consistency with the Adopted Long Beach General Plan

General Plan Goal	Project Compliance with Goal
Open Space Element	
Goal 1.1: Develop well-managed, viable ecosystems that support the preservation and enhancement of natural and wildlife habitats.	Consistent: The proposed land use plan directs future development and growth away from the Los Cerritos Wetlands and into areas already developed with urbanized land uses. This land use pattern would promote the future preservation and enhancement of the Project area’s wetland habitat areas.
Goal 1.2: Preserve, keep clean and upgrade beaches, bluffs, water bodies and natural habitats, including the ecological preserves at El Dorado Nature Center and the DeForest Nature Area.	Not Applicable: This is not a project-specific goal and is therefore not applicable. Furthermore, the Project area is not near either El Dorado Nature Center or the DeForest Nature Area.
Goal 1.3: Improve appropriate access to natural environments.	Consistent: See response to Conservation Element Goal 13, above.
Goal 1.4: Design and manage natural habitats to achieve environmental sustainability.	Not Applicable: This proposed Specific Plan is a program-level planning document and does not propose detailed designs for natural habitat areas or any other portion of the Project area. Management of the City’s natural habitats is a citywide effort; therefore, this goal is not applicable.
Goal 1.5: Remediate contaminated sites.	Consistent: See Section 5.8, <i>Hazards and Hazardous Materials</i> , of this DEIR. As stated in Section 5.8 (see Tables 5.8-1 and 5.8-2), a number of sites and facilities in the Project area are listed in hazardous materials sites databases. However, implementation of Mitigation Measures HAZ-1 through HAZ-3 would ensure that contaminated sites in the Project area are sufficiently documented, evaluated, and remediated consistent with applicable federal, state, and local regulations as development occurs.
Goal 2.1: Maintain a sufficient quantity and quality of open space in Long Beach to produce and manage natural resources.	Consistent: Implementation of the proposed Specific Plan would not diminish the amount of open space in Long Beach; development capacity would be directed to parcels that already feature urbanized land uses and away from the Los Cerritos Wetlands, Marine Stadium, Marina Vista Park, and other existing open space areas.
Goal 3.1: Provide for and maintain sufficient open space for adequate protection of lives and property against natural and man-made safety hazards.	Consistent: By proposing that future new urban development be developed outside of—and away from—existing wetland areas in the Project area, the proposed Specific Plan promotes the Los Cerritos Wetlands’ continued capacity to absorb water flows during storm-related flooding events.
Goals 4.1 through 4.10	Consistent: These goals relate to the provision of recreational amenities relative to local recreational

Consistency with the Adopted Long Beach General Plan	
General Plan Goal	Project Compliance with Goal
	needs. See Section 5.15, <i>Recreation</i> , of this DEIR for analysis of the Specific Plan’s potential impact on recreational resources.

Other General Plan Elements:

Historic Preservation Element – The Specific Plan area includes Marine Stadium, a City Historic Cultural Landmark but no change to that area is proposed in the Specific Plan. Within the areas of change, no historic resources are known to exist. Appropriate mitigation measures have been included in the EIR to protect potential native cultural and archaeological resources that may be encountered during construction activities.

Housing Element – The plan advances Goal 3 to retain and improve the quality of existing housing and neighborhoods. The Specific Plan includes areas of change, these parcels are currently developed with hotel and retail uses. No changes are proposed to existing residential communities, but rather new opportunities for mixed-use housing are created on existing underutilized retail and hotel sites. The mobility, open space and other enhancements within the Specific Plan area will benefit both existing and future residents.

The Specific Plan also advances Goal 4 of the Housing Element to provide increased opportunities for the construction of high quality housing. Approximately 2,500 new housing units are permitted within the Specific Plan, all meeting strict design quality criteria. These units are located within an existing and future activity center, within a mixed-use environment, such that future residents can benefit from active transportation and diminished vehicle miles traveled.

The certification of a Program Environmental Impact Report and adoption of the Specific Plan also advances Goal 5 of the Housing Element to mitigate government constraints to housing investment and affordability. The Specific Plan and associated environmental analysis provides a defined entitlement path for creation of new housing units without over-burdensome governmental constraints. The areas of change do not currently allow residential development, this action removes that governmental constraint.

Air Quality Element – The proposed plan includes mobility enhancements to support active transportation and transit use consistent with Air Quality Goal 2 of a diverse and efficient ground transportation system that minimizes air pollutant emissions. The Specific Plan focuses on reducing vehicle trips through mobility enhancements and mixed-use environments that limit vehicle miles traveled. The land use plan reinforces these goals, consistent with the Air Quality Goal 5 of a pattern of land uses that can be efficiently served by a diversified transportation system and that directly and indirectly minimizes air pollutants.

The Specific Plan EIR includes provisions to limit construction emissions including particulate emissions as specific in Air Quality Goal 6 (Minimize Particulate Emissions), and meet or exceed energy codes and include green design features as required by Air Quality Goal 7 (Energy Conservation).

Mobility Element – The Specific Plan is a direct outcome of the Mobility Element, proposing active transportation improvements that complete the bike and pedestrian network in Southeast Long Beach. Goal 1 of the Mobility Element is the creation of an efficient, balanced, multimodal mobility network. The Specific Plan addresses this goal through careful design including a 79% increase in bicycle lane miles, 29% increase in pedestrian facilities and 9% increase in automotive facilities. This approach provides travelers with choices and supports all modes of travel.

Land Use – As described on Page 1, this proposed plan includes uses that are consistent with the current Land Use Element designations. Additionally, the Specific Plan advances the goals of the Land Use Element including managed growth, economic development, new housing construction, functional transportation, and financial (fiscal) stability. The focus of the areas of change within the Specific Plan is to allow for economic development through new housing construction and mixed-use environments on underutilized sites. This allows for a modes, managed growth within the area while improving mobility and quality of life for current and future residents.

Seismic Safety – The Specific Plan and associated EIR includes code provisions to assure seismic safety. This is consistent with the Development Goals (1-5) and Protection Goals (1-5) found within the Seismic Safety Element of the General Plan. The proposed plan encourages economic development through the redevelopment of existing underutilized sites that do not meet today’s stringent seismic safety rules. New construction will be designed to today’s standards and will include site planning to avoid hazards. Additionally, locations closest to potential hazards are contained within the Coastal Habitat, Wetlands and Recreation use area that does not allow for residential units.

Local Coastal Program (LCP) – The action recommended by the Planning Commission and adopted by City Council includes an amendment to the LCP. With that amendment the Specific Plan will be consistent in terms of the land-uses and development regulations within the Specific Plan and LCP both. This action is also consistent with the General Policies found within the LCP. The LCP includes transportation and access policies to increase reliance on public transit, decrease reliance on automobiles, provide slightly more parking and increase pedestrian and bicycle access opportunities. The proposed Specific Plan promotes compact, urban living including use of transit and active transportation. Specific design considerations reinforce this emphasis on bicycles and pedestrians. No changes to parking standards are proposed.

The LCP also includes provisions requiring replacement affordable housing (Mello compliance). The areas of change within the Specific Plan do not currently contain dwelling units. The plan does however expand the overall supply of housing, allowing for different types of housing for various family configurations to be accommodated in the Specific Plan area. The LCP contains a park dedication policy which the Specific Plan complies in two ways: first all projects are required to meet the citywide park fee (Quimby) requirement, but second the development and design regulations of the Specific Plan require new public improvements such as plazas, parks, paseos and gathering areas. Additionally the view corridors required within the Specific Plan and intended to provide visual cues toward publically accessible open space such as the waterfront and wetland environments, enhancing the publics knowledge of and ability to access these areas. The community plan for the Southeast Area (SEADIP) is modified by this action and, as amended, the Specific Plan will be consistent with the amended LCP.

Noise Element – The existing noise element contains 48 individual goals related to reducing noise sources and improving compatibility between sensitive uses and sources of noise. The Specific Plan and EIR include provisions to limit noise disturbances but still allow, within the areas of change, a dynamic mixed-use environment for resident who choose that lifestyle. The Specific Plan does not alter the regulations in single-use areas such as existing single-family home areas or locations slated to remain solely retail in nature. Within the areas of change, the Specific Plan advances the noise element goal of reducing traffic noise by promoting active transportation and transit use. All new development will meet today's stringent codes in terms of indoor noise controls.

Public Safety – The City's public safety element contains eleven development goals focused on creating a safe built environment. The mixed-use environment proposed in the Specific Plan advances these goals. It provides for retail (daytime) and resident (nigh-time) use of the built environment providing eyes on the street and crime prevention through design. New development will also be built to current codes and consistent with the EIR, providing adequate protection from hazards and an improved protection from hazards when compared to the existing built structures.

The City's Scenic Routes Element is conceptual in nature, however proposed aesthetic and mobility enhancements to Pacific Coast Highway contained within the Specific Plan are consistent with that general plan vision.

LOCAL COASTAL PROGRAM AMENDMENT (SEASP)

1.0 Project Description

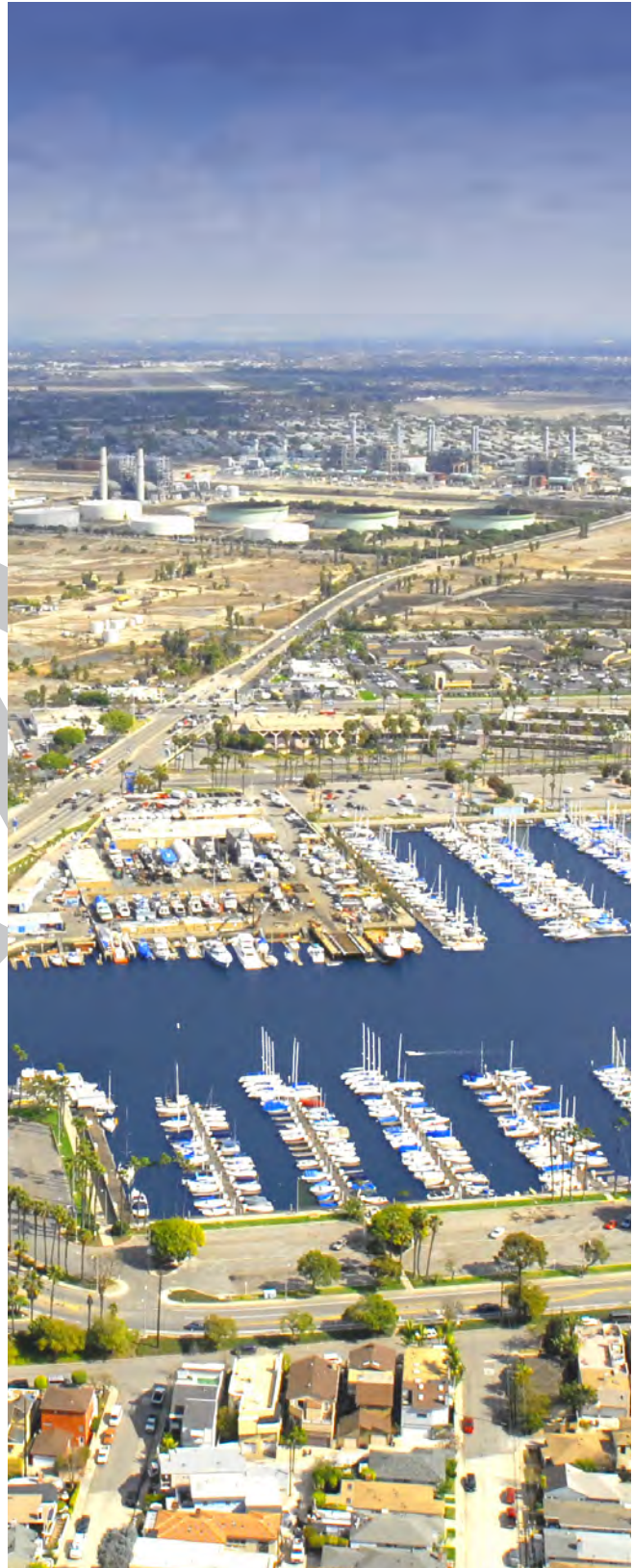
The City of Long Beach (City) is seeking to replace the existing 1,475-acre Planned Development District 1 (PD-1) with a new Specific Plan and conventional zoning on a select few parcels. The new specific plan, the Southeast Area Specific Plan (Specific Plan), provides comprehensive direction for the future land use of a 1,472-acre area in the City of Long Beach and conventional zoning applies to a 9 acre area. The Project area encompasses a total of 1,481-acres.

The SEASP area is comprised of several established neighborhoods and is frequently viewed as one of the last remaining areas of Long Beach that is not entirely built out. It is has approximately 175 acres of undeveloped wetlands and several underutilized properties that are substantial in size, aging, and nearing the end of their useful life in their existing configurations. Residents, property owners, and the City have long recognized the importance of this area to Long Beach and emphasized the need for thoughtful long-term planning.

This Specific Plan replaces Planned Development District 1 (PD-1). Planned Development Districts in the City of Long Beach are special districts that have more comprehensive land use regulations than conventional zoning and are intended to achieve a specific outcome in a geographic area, similar to a Specific Plan. With adoption of the SEASP, PD-1 is rescinded, and land use for the southeast area is regulated either by conventional zoning or the Southeast Areas Specific Plan.

1.1 Coastal Zone

The PD-1 project area is partially in the state coastal zone and is therefore required to comply with the provisions of the California Coastal Act (California Public Resources Code, Division 20). The California Coastal Act requires that the City of Long Beach adopt a Local Coastal Program (LCP), which is a basic planning tool used by local governments to guide development in the Coastal Zone. The LCP provides policies regarding public access, recreation, marine



environment, land resources, development, and industrial development. It specifies the appropriate location, type, and scale of new or changed uses of land and water, and includes a land use plan as well as measures to implement the plan. 1,000 acres of the Specific Plan area are in the coastal zone, which includes waterways and right-of-way.

1.2 Location

SEASP is in the southeast corner of the City of Long Beach in the County of Los Angeles. It borders the County of Orange to the east and south and the Pacific Ocean to the southwest. The Specific Plan area encompasses 1,472 acres and consists of land south of 7th Street, east of Bellflower Boulevard, east of the Long Beach Marine Stadium and Alamitos Bay docks, south of Colorado Street, and north and west of Long Beach's southern boundary. The Los Cerritos Channel and San Gabriel River run through the area toward the Alamitos Bay and Pacific Ocean. Access to the area is provided by Interstates 405 (I-405) and 605 (I-605) as well as State Route 22 (SR-22)—which terminates as 7th Street in the SEASP area. Pacific Coast Highway (SR-1/PCH) traverses the area from the northwest corner to the southeast corner. 2nd Street, Loynes Drive, and 7th Street all provide east-west connections across the area.

1.3 History

The SEASP area has an interesting development history that parallels the growth of Long Beach and regional trends observed throughout southern California. The phases and locations of development reflect a variety of drivers—oil extraction, regional flood control, upward and downward cycles of the real estate market, evolution in energy generation, waterfront recreation, commercial strip development, and increasing demand for residential development.

Most of the built environment in the southeast Area is just over 50 years old and was developed in the latter half of the twentieth century. Aerial photographs from the 1920s reveal an undeveloped waterfront and river outlets. Photographs from the 1930s show petroleum extraction and the introduction of the Southern California Edison power plant, now the AES

Alamitos power plant.

During the 1930s the Long Beach Marine Stadium was created just west of the SEASP planning area. It was the first man-made watercourse built for an Olympic rowing competition. In addition to being used for the 1932 Olympics the Marine Stadium was also used for the 1968, 1976, and 1984 United States Olympic Rowing trials and was the site for an official United States Olympic Training Center. Listed in the California Register of Historic Resources as a Historical Landmark and Point of Historical Interest, it is an important historical feature of the City and connection to the Los Cerritos Channel.

Development began in earnest during the 1960s, when the residential communities of University Park Estates and Belmont Shore Mobile Estates were built. Since the SEADIP Plan had not yet been created the majority of development during this time was approved through special use permits. The 1960s also brought commercial development to 2nd and PCH (the existing SeaPort Marina Hotel).

The 1970s brought residential and commercial development at both ends of PCH. It was during this time that Sim's Pond—which started as a saltwater marsh and became a freshwater depression due to the development of PCH and Loynes—was deemed a biological reserve by the California Coastal Commission. During the 1980s more residential communities were built north of the Los Cerritos Channel. After the boom of the 1980s, there was limited development over the next two decades (1990s through 2000s). Aside from remodels and renovations of existing properties, there have been no major development projects in the SEASP area for the last decade.

2.0 Creating a Feasible Plan

Approved in 1977, the Southeast Area Development and Improvement Plan was the first Planned Development district (PD) in the City of Long Beach. Often referred to as SEADIP, the document guided land use and development for this area as it was experiencing a period of rapid growth.

Almost forty years later, the City and the southeast

Long Beach community spent time re-examining the area role of the area and crafting a contemporary vision for the next 50 years. The SEASP is the culmination of two years worth of intensive outreach, analysis, and planning.

The goals and objectives of this plan were developed through an informed process that included preparation of a variety of technical studies and engaging City departments and decision makers, the public and property owners and environmental groups. Input from all participants was carefully considered when crafting the SEASP.

Any jurisdiction that undertakes an initiative involving as much outreach, analysis, and investment of city resources as the SEASP process has, wants to ensure that the resulting document is sustainable and can be implemented.

To create a sustainable, feasible and effective plan, three primary planning “pillars” must be equally considered:

- Physical Benefits (amenities, design, placemaking)
- Environmental Benefits (conservation of coastal resources)
- Economic Benefits (can the proposed mix of uses be built under existing circumstances)

These three components are like three legs of a stool; they must all be in place for the stool to function effectively. A plan heavily focused on physical change or the environment while excluding economic feasibility will not foster sustainable development. Alternatively, a plan that only takes into consideration economic benefits without regard for community aspirations or environmental assets of the area also does not benefit the Long Beach community.

Aligning the three pillars of sustainability often requires compromise and identifying ways to fulfill today’s needs while conserving for future generations.

For the SEASP area, this means thoughtful planning that accounts for the conservation and restoration of wetlands in the area; as well as access to nearby water amenities such as Cerritos Bahia Marina, Alamitos Bay, and San Gabriel River; improved transportation

facilities that balance the needs of all users, pedestrians, cyclists, motorists, and transit riders; flexibility in housing choices; the creation of mixed use areas that allow the market to drive change; and design guidelines that set expectations for the physical environment.

2.1 Vision Statement & Project Objectives

Since development of the area over the past 40 years has been without the benefit of a comprehensive plan or vision, the community’s vision for the SEASP area is significant because it clearly articulates aspirations for the type of place they want to experience over the next 50 years. All standards and guidelines in the SEASP were drafted as a means to achieve the vision statement, which serves as touchstone for future decision making as it relates to the project area.

2.1.1 Vision: Southeast Area Specific Plan 2060

The following is a vision of Southeast Long Beach as described 50 years from now:

Southeast Long Beach is a livable, thriving, ecologically diverse and sustainable coastal gateway and destination in the City and Southern California region.

Southeast Long Beach is an attractive, active, and important gateway and destination in the City of Long Beach and Southern California region. People enjoy living, working and visiting here because of the diversity of uses in close proximity to one another. Our established residential neighborhoods continue to anchor the area and are complemented by businesses, restaurants, hospitality uses and recreational amenities that are frequent destinations for locals and visitors. We have developed connections to our local medical facilities and educational institutions; both provide significant resources to our area that positively contribute to our sense of community. The energy providers operating in the area have upgraded their facilities and seek to use the most current technologies available.

Our wetlands and local coastal habitat are thriving due to the ongoing efforts of the community and City to

restore, maintain and preserve our natural resources. Combined, the wetlands, San Gabriel River, marina and access to the ocean contribute considerably to the livability and character of the area. We have protected and encouraged public views to these areas and the mountains in the distance; creating a landscape that cannot be found anywhere else.

Southeast Long Beach is clearly defined by attractive streetscapes that create an immediate impression that you have arrived someplace special. Bike lanes and pedestrian walkways are carefully integrated in our safe and efficient network of roadways, and along with our transit system, provide attractive alternatives to the car in this active area of town.

Buildings are designed at a scale and with a form that allows for variety in the appearance of the streetscape, encourages the pedestrian environment and creates central gathering areas to generate lively spaces. Great care has also been taken to implement thoughtful and carefully designed transitions between urbanized areas and natural areas and waterways so they are complementary of one another.

2.1.2 Project Objectives

The following objectives are a combination of the guiding principles which support the Vision of the Specific Plan as well as the project objectives used for evaluation in the Environmental Impact Report.

1. Implement projects within the Southeast Area Specific Plan that give equal consideration to planning, environmental and economic feasibility.
2. Balance responsible growth with resource preservation through a flexible land use plan that provides a greater mix of uses and through an implementation strategy that is tailored to the local economy.
3. Provide clear standards and guidelines to encourage future development that respects the wetlands, protects public views, and creates a sense of place through thoughtful building placement, form, and architectural design.
4. Expand multimodal transportation options

through enhanced pedestrian and bicycle connectivity without compromising vehicular traffic flow.

5. Provide options to increase public connectivity to open space, including the marina, other waterways, the wetlands, and parks.
6. Identify and plan for enhanced gateway and landmark locations that define the entrance to the City and contribute to a sense of place for the area.

2.2 Public Access to Coastal Resources

One of the benefits of creating a Specific Plan is the development of a comprehensive set of concepts, ideas and policies that work together to protect the public's access to coastal resources in the project area including: public viewsheds to waterways and wetlands, access to wetlands (internal access will be determined by future wetland restoration plans) and recreational uses associated with waterways and marinas.

The extensive coastal resources found in this area are significant contributors to the character and type of place that is envisioned by the community in the SEASP Vision (see Section 2.1 above).

The Specific Plan identifies design features such as public view opportunities and special edge conditions adjacent to coastal resources. Public view opportunities include open edge views into wetlands, promenade views (encouraging special edge conditions that create pathways adjacent to existing waterways that are currently blocked by buildings), and view recovery opportunities (regaining new views of water and wetlands as redevelopment of existing properties occur) are included in the plan.

The Specific Plan also identifies new linkages for pedestrians and bicycles to help close gaps in the existing network. Many of these bikeway or pedestrian paths lead to the perimeters of wetland or waterway features. Due to the delicate nature of the biology in wetland areas, the Specific Plan does not address the issue of access internal to the wetlands. Instead, the

Specific Plan defers to the Wetlands Restoration Plan prepared by the Los Cerritos Wetland Authority. Any linkages to these natural and biological resources must be coordinated with the Restoration Plan.

In addition, new land use categories have been added to reinforce that priority coastal resources are maintained as part of the community fabric, these include Mixed-Use Marina and the Coastal Habitat, Wetlands, and Recreation designation, descriptions of each use are provided below in Section 3.1, *Designations*, a list of permitted uses for each land use is provided in Chapter 4 of the Specific Plan.

3.0 Proposed Land Use Plan

The SEASP regulates the project area through the application of eleven land use designations. Each designation has its own development standards (Chapter 5 of the Specific Plan) and land use patterns. Some designations follow the zoning provisions identified in the Long Beach Municipal Code (LBMC), while others have been further refined and are outlined in Chapter 4 of the Specific Plan.

3.1 Designations

In conjunction with the land use map, Figure 1-1, the following descriptions regulate land use in the SEASP area.

Single-Family Residential

This designation applies to established single-family residential neighborhoods that were built out under the provisions of the original PD-1 (1977 Plan). It provides for a range of single-family residential housing types, up to 8 dwelling units per acre, characterized by traditional single family neighborhood uses. The intent of this land use designation is to provide direction where the original PD was silent by establishing conventional residential zoning designations for each neighborhood. Single-Family Residential uses within SEASP must comply with the applicable designations of the Long Beach Zoning Ordinance—and future amendments—as identified in the Specific Plan.

Multi-Family Residential

This district applies to established multi-family

residential neighborhoods that were built out under the provisions of the original PD-1 (1977 Plan). It provides for a range of multi-family residential housing product types including condominiums, townhomes and flats, up to 30 dwelling units per acre. The intent of this land use designation is to provide direction where the original PD was silent by establishing conventional residential zoning designations for each neighborhood. Multi-Family Residential uses within SEASP must comply with the applicable designations of the Long Beach Zoning Ordinance—and future amendments—as identified in the Specific Plan.

Mobile Homes

The SEASP area supports a variety of housing options within its boundaries. Only one neighborhood in the Specific Plan area was developed with mobile or manufactured homes—Belmont Shore Mobile Estates. This designation allows for the continuance of the Mobile Home community with a density of up to 9 dwelling units per acre. Uses must be consistent with those permitted in the R-4-M district in Chapter 21.31, *Residential Districts*, of the LBMC and the provisions of Special Permit No. S-174-60.

Commercial-Neighborhood

Provides for neighborhood oriented retail uses, such as restaurants, grocery, personal services, etc. Intended to serve the smaller scale local retail needs (in contrast to the Mixed-Use Community Core retail uses that are envisioned to be both regional destinations and local retailers). Uses in this designation must comply with development standard requirements identified in the LBMC Chapter 21.32, *Commercial Districts; Neighborhood Pedestrian (CNP) District*.

Mixed-Use Community Core

This area is envisioned as the primary activity center in the SEASP area and provides for a mix of uses including residential, regional retail, hotel, and office uses. The focus of this designation is on creating a pedestrian scale environment, including increased connectivity, gathering spaces, and linkages to the marina and wetlands. Permitted, conditionally permitted and prohibited uses for this designation are identified in Chapter 4 of the Specific Plan. Development and

design standards are found in Chapters 5 and 7 of the Specific Plan respectively.

Mixed-Use Marina

Provides for a mix of uses including residential, neighborhood retail, hotel, visitor serving recreation, and marina. The focus of this designation is on creating a strong interface and connections with Los Cerritos Channel and Bahia Cerritos Marina. This area is also a transition from the Mixed-Use Community Core areas to lower density residential uses north of the Los Cerritos Channel. Coastal recreation uses (boating, kayaking, etc.) and public access to coastal waters is encouraged in this area. Permitted, conditionally permitted and prohibited uses for this designation are identified in Chapter 4 of the Specific Plan. Development and design standards are found in Chapters 5 and 7 of the Specific Plan respectively.

Industrial

The Industrial designation is intended to regulate the predominantly energy-related uses that are located in the eastern half of the SEASP area. This designation allows for industrial uses including utilities and oil extraction operations. Industrial uses within the entire SEASP area must comply with LBMC Chapter 21.33, *Industrial Districts*. The General Industrial (IG) standards shall apply with the following exceptions:

- Retail, restaurants/eating places, service, and recreation and entertainment uses (numbers 7, 8, and 13 of Table 33-2 of Chapter 21.33 of the LBMC) are not permitted
- Heavy industrial, commercial, distribution, warehousing or public storage uses are not permitted
- Parks and interpretive centers are permitted
- Oil and gas operations consistent with Title 12, *Oil and Gas Production*, of the LBMC and also Section 30262, *Oil and Gas Development*, of the Coastal Act are permitted uses

Coastal Habitat, Wetlands, & Recreation

Provides for coastal restoration, access, visitor-serving recreation (boating, public launching, kayaking, paddle boarding, etc.), and biological reserves. Public

access to coastal waters (via trails or public viewing areas) is encouraged in these areas where appropriate, with consideration given to coastal habitat and wetlands resources that comprise a significant portion of this designation. Uses such as interpretive centers and public parking associated with coastal resources are also permitted in this designation.

This designation also allows for ongoing oil operations and encourages the consolidation of wells. Oil operations within the entire SEASP area must comply with Title 12, *Oil and Gas Production*, of the LBMC and also Section 30262, *Oil and Gas Development*, of the Coastal Act.

It should be noted that a dedication for the possible future extension of Shopkeeper Road has been made but has not yet been built within this land use designation. Constraints such as existing oil operations and proximity to wetlands may preclude the roadway from being completed in the configuration in which it is currently proposed and will likely require a realignment at some point in the future. As shown on Figure 1-1, *Land Use Plan*, the underlying land use designation for this area is Coastal Habitat, Wetlands, and Recreation.

Permitted, conditionally permitted and prohibited uses for this designation are identified in Chapter 4 of the Specific Plan.

Open Space and Recreation

The Open Space and Recreation designation identifies existing areas that provide public, private, active and passive recreational opportunities in the SEASP area such as: Bixby Golf Course, Marina Vista Park, Marine Stadium Park, Jack Dunster Marine Reserve, Jack Nichol Park, Channel View Park, Will Rogers Park, and Sims Pond. Parks can be either dedicated to the City or designated as a park use and can serve community or neighborhood level needs. Uses in this designation shall comply with provisions of LBMC Chapter 21.35, *Park District*, and any conditions that were included as part of each project's original entitlement approval.

This designation also includes a parking lot located west/south of PCH at the southerly boundary of the project area. It is envisioned that this parcel will continue to operate as a parking lot for the adjacent

residential uses in Seal Beach for the foreseeable future. However, if a change were to occur at some point on that property, open space uses are preferred for that area. Since the parking lot is associated with residential uses located in the adjoining City and County, an adjustment to the City and County boundary lines could be pursued at some point in the future.

Wetland areas in SEASP provide a valuable natural open space amenity for the community. However, access to these areas may be limited to the public in an effort to preserve the integrity of SEASP's biological resources.

SEASP's Open Space and Recreation uses (with the exception of Sims Pond and the Jack Dunster Marine Reserve) complement the area's natural, passive open spaces by providing places that can be actively used by residents for recreational use (biking, golf, etc.). Retaining these uses is especially important as new opportunities for public spaces will likely be limited to plazas, courtyards and other features envisioned with new development in the mixed-use areas.

Public

Provides for public and institutional uses such as an elementary school, museums and interpretive centers, parking, water tanks or retention basin. Uses in this designation shall comply with the provisions of Long Beach Municipal Code Chapter 21.34, *Institutional Districts*.

Channel/Marina/Waterway

Designates waterways and regulates marinas, moorings, piers, bulkheads, etc. Areas in this designation include Los Cerritos Channel, San Gabriel River and Marine Stadium. Uses in this designation shall comply with provisions of Long Beach Municipal Code Title 16, *Public Facilities and Historical Landmarks*.

Navigable waterways in this designation shall not be extended unless it can be demonstrated that such extension will not have an adverse impact on water quality, wetlands and boat traffic.

Chapter 4 of the Specific Plan provides a list of uses that are allowed, conditionally allowed and prohibited in this designation.

Projects within 100 feet of Wetlands

Projects located within 100 feet of the Los Cerritos Wetlands (north or south of 2nd Street and along the east side of PCH) shall be required to submit a Site Plan Review application and shall be consistent with Section 5.8, *Wetland Delineations* and Section 5.10, *Wetland Buffers*, of the Specific Plan.

Right-of-Way (ROW and ROW/Caltrans Open Space)

Designates public roads, including curbs and sidewalks, within the project. Right-of-way in the SEASP area is made up of two designations, which include ROW and ROW/Caltrans Open Space.

Currently Caltrans has ultimate authority over the design and signalization of Pacific Coast Highway, which is designated a regional corridor and Scenic Route (south of 2nd Street) in the City's General Plan. Caltrans also oversees the functionality and improvements made to rights-of-way at the SR-22 interchange. As modifications are made to the interchange over time, specialized landscape treatments will be required to create an identifiable and attractive entry/gateway into the City.

In some cases, only partial roadway dedications have been made along various corridors in the SEASP project area. As new development occurs, additional right-of-way dedications may be required to achieve the ultimate roadway configurations are identified in Chapter 6 of the Specific Plan.

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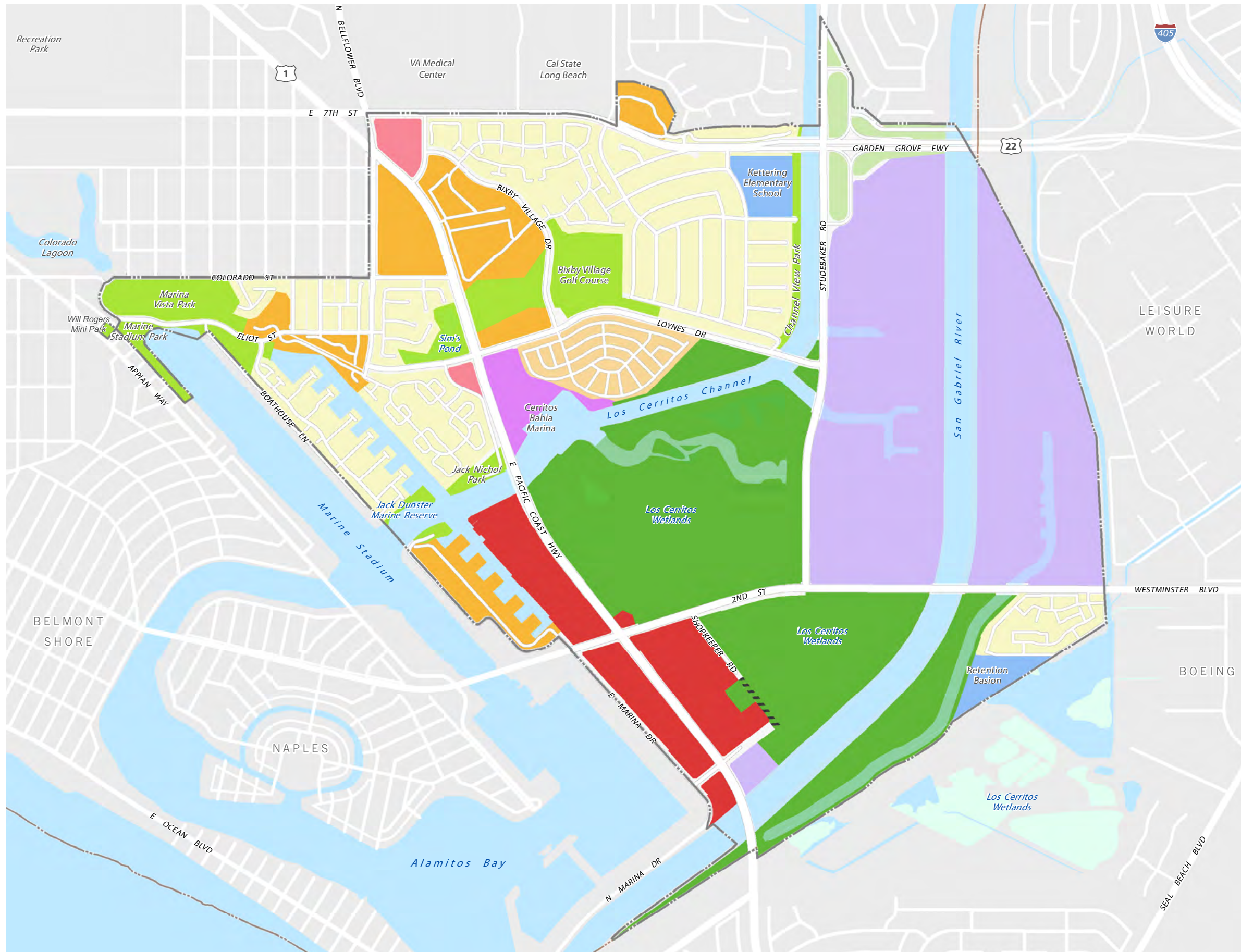
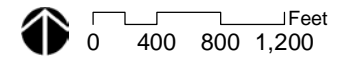


Figure 1-1 Land Use Plan

- Single Family Residential
- Multi-Family Residential
- Mobile Homes
- Commercial - Neighborhood
- Mixed Use Community Core
- Mixed Use Marina
- Industrial
- Coastal Habitat/Wetlands/Recreation
- Open Space/Recreation
- Public
- Channel/Marina/Waterway
- Dedicated ROW (not built)
- ROW/Caltrans Open Space
- Specific Plan Boundary
- City Boundary



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4.0 Areas of Change

The uses in the SEASP project area generally can be divided into two categories: areas that are established land uses and will generally remain the same and areas where there are opportunities for change. The majority of the properties that are located north of the Los Cerritos Channel will not experience any land use change from the original PD-1 provisions. These areas are built out with established single-family and multi-family residential neighborhoods. Overall, the SEASP preserves, maintains and enhances existing neighborhoods. In addition, properties located east of Studebaker Road also retained their industrial classification because of the significant energy structures and facilities that were envisioned to continue for the lifespan of this document. As a result, the vast majority of the land uses in the SEASP project area will remain unchanged.

During meetings with the Community Advisory Committee, it became evident that if any change were to occur in the SEASP area to achieve the vision, that the properties south of the Los Cerritos Channel—namely the commercial uses along PCH—would be the most suitable areas to accommodate a transition of uses over time. These properties have the greatest potential to integrate a mix of uses in a condensed area to minimize impacts to wetlands resources and also create a pedestrian friendly activity center that was called for in the SEASP Vision. Although north of the Los Cerritos Channel, the Golden Sails property was one other locations identified as a practical spot to accommodate land use changes that could respond to ongoing growth in the southeast area. New residential development in the project area would allow for a greater range of housing choices (ownership or rental) and are meant to complement a greater mix of hospitality and retail uses that are essential to the sustainability and future livelihood of the SEASP area and increase access to the coastal zone.

The community also views wetlands resources in the SEASP area as a significant community asset that should be preserved and restored to create value for the local neighborhood and as a regional asset for the City as a whole. Residential and commercial

uses originally designated east of PCH in the 1977 Plan were changed to Coastal Habitat, Wetlands and, Recreation uses in the proposed Land Use Plan. The changes to these areas, generally located in the Coastal Zone, recognize the ongoing efforts of groups such as the Los Cerritos Wetlands Authority (LCWA), which has purchased several properties over the last 40 years for the purpose of preservation and restoration. Recent discussions have also included the potential of creating mitigation banks to preserve and enhance existing wetlands resources on properties not currently owned by the LCWA. The addition of the Coastal Habitat, Wetlands, and Recreation designation to the Specific Plan land use map acknowledges the importance of these uses and reflects locations where uses should be maintained or enhanced to support the community's vision.

5.0 Coastal Act Consistency

The SEASP must be consistent with the provisions of the California Coastal Act of 1976 (California Public Resources Code §30000 et seq.) that establishes policies guiding development and conservation along the California coast. The SEASP Vision, approach, standards and guidelines support the implementation of the provisions of the Coastal Act (in place at time of the adoption of this Specific Plan) as noted below:

Public Access in New Development Projects (Section 30212).

Public access to wetlands and water areas within the SEASP is a fundamental feature of placemaking in the project area. New pedestrian and bike linkages are proposed throughout the project area to close gaps in the existing bike and pedestrian network and in many cases link the public to views from the edges of the Los Cerritos Wetlands.

Distribution of Facilities (Section 30212.5).

The SEASP land use plan distributes a mix of uses and access to public views and public parking areas throughout the project area to minimize the impacts of overcrowding or overuse by the public of any single area. A proposed waterway promenade and view opportunities into the Los Cerritos Wetlands are on

opposing sides of PCH, providing multiple places for the public to access and view the coastal amenities of the area.

Public Access to Wetlands (Section 30214).

The proposed location of bike and pedestrian trails within SEASP provides public access to the perimeter of the Los Cerritos Wetlands. Access within wetland areas will be determined at a later date based on factors such as the fragility of the natural resources in the area, the proximity of access points to adjacent uses, and wetlands restoration efforts currently underway that will determine if access within the wetlands is feasible.

Protection of Water-oriented Recreational Activities (Section 30220).

The SEASP project area includes a new designation, Coastal Habitat, Wetlands, and Recreation, that provides access to coastal areas suited for water-oriented recreational activities that cannot be readily provided at inland water areas. Suitable uses shall be protected and include boat storage, boat launch ramps, and kayak/paddleboard rental or sales. The addition of the Mixed-Use Marina designation also envisions the continuance of the marina and boat slip area located in the Los Cerritos Channel to support water recreation facilities.

Protection of Oceanfront Land for Recreational Use (Section 30221).

The SEASP includes two designations, Mixed-Use Marina and Coastal Habitat, Wetlands, and Recreation that protect oceanfront land suitable for recreational use. In addition, projects located within the Mixed Use Community Core require new uses and buildings to orient toward the water's edge, activating the space and providing more opportunities for the public to have access to the water.

Private lands; priority of development purposes (Section 30222).

The Coastal Act specifies that the use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial

development, but not over agriculture or coastal-dependent industry. The Mixed-Use Marina and Mixed-Use Community Core uses encourage the inclusion of a hospitality use to support public access to the wetland/coastal areas. New residential uses will also help to bring additional housing choices to the project area, and are intended to be combined with hospitality and retail uses to create an active, pedestrian friendly environment. Additionally, the mix of uses will help to ensure that the project is economically feasible and sustainable over time.

Recreational boating use of coastal waters (Section 30224).

Dry boat storage areas, public launching facilities, additional berthing space in existing marinas, and new boating facilities in natural harbors are permitted uses in either the Coastal Habitat, Wetlands, and Recreation or Mixed-Use Marina designations.

Marine resources and environment (Section 30230).

Marine resources in SEASP are designated as Coastal Habitat, Wetlands, and Recreation uses. This designation, along with wetlands restoration plans and mitigation banking that may be created in the future, will help to ensure marine resources are maintained, enhanced, and, where feasible, restored in the project area. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Biological productivity; water quality (Section 30231).

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion

of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Protection from oil spills or hazardous substances (Section 30232).

The SEASP allows for ongoing oil drilling and production and consolidation of wells that comply with Title 12, Oil and Gas Production, of the LBMC and also Section 30262, Oil and Gas Development, of the Coastal Act. These regulations include provisions that help to protect against the spillage of crude oil, gas, petroleum products, or hazardous substances in relation to any development or transportation of such materials as well as the effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

In the event of a spill, the City of Long Beach Disaster Preparedness Bureau would be responsible for planning, coordination and management of disaster preparedness, mitigation, response and recovery. The Bureau provides a comprehensive program to prepare the City, residents and non-governmental organizations (NGOs), to respond to natural or man-made incidents, and return to “normalcy” as quickly as possible. NGOs include school districts, hospitals, transportation agencies, utility companies and the American Red Cross. The Bureau serves as the liaison with County, State and Federal agencies responsible for emergency management, including the Los Angeles County Office of Emergency Management (OEM), California Emergency Management Agency (Cal EMA) and Federal Emergency Management Agency (FEMA).

Diking, filling or dredging of open coastal waters or wetlands (Section 30233).

Where it has been determined that there is no feasible less environmentally-damaging alternative and the proposed impacts are one of the allowable uses specified above, the diking, filling or dredging of open coastal waters, wetlands, estuaries and lakes shall be mitigated to minimize adverse environmental effects through habitat replacement, restoration and enhancement activities.

There shall be no net loss of wetland acreage or habitat value as a result of land use or development activities. Specifically, when wetland impacts are unavoidable, replacement of the lost wetland shall be required through the creation of new wetlands at a ratio determined by the appropriate regulatory agencies but in any case at a ratio of greater than one acre provided for each acre impacted so as to ensure no net loss of wetland acreage. Replacement of wetlands on-site or adjacent, within the same wetlands system and in-kind mitigation shall be given preference over other mitigation options.

Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge soils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.

In addition to the other provisions of this section, diking, filling or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish & Game shall be limited to very minor incidental public facilities, restorative measures, and nature study if otherwise in accordance with the provisions of the Coastal Act.

Environmentally Sensitive Habitat Areas; adjacent developments (Section 30240).

The SEASP land use plan proposes land use changes only within areas that have already been developed or urbanized in an effort to protect environmentally sensitive habitat areas in the Los Cerritos Wetlands against any significant disruption of habitat values. Land Use, Section, 4.2 of the Specific Plan, further clarifies that only uses dependent on those resources shall be allowed within Coastal Habitat, Wetlands, and Recreation areas.

The Specific Plan provides direction in the Development Standards and the Design Standards and Guidelines that reduces the heights of buildings in proximity to the wetlands along Shopkeeper Road and also provides special Bird-Safe guidelines for buildings adjacent to the wetlands. The Specific Plan includes provisions to guide the design and

siting of new development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas to prevent impacts which would significantly degrade those areas and shall be compatible with the continuance of those habitat and recreation areas.

Location; existing developed area (Section 30250).

The Coastal Act requires new residential, commercial or industrial development to be located within, contiguous with or in proximity to, existing developed areas able to accommodate it. The areas where changes were made to accommodate growth anticipated over the next 50 years are located in a limited area of the Specific Plan and are on properties that already contain development that could be repurposed and redesigned to meet the objectives of the SEASP Vision.

Scenic and visual qualities (Section 20351).

Protection of views and re-establishment of views to water and wetlands is an essential component of the SEASP Vision. As illustrated on Figure 4-3, *Public Viewsheds*, of the Specific Plan, the views within SEASP are abundant and the community placed the preservation and enhancement of views at the top of the priority list of features that distinguish southeast Long Beach from other areas in the City as the surrounding landscape significantly contributes to the character of the SEASP project area. The provisions of the Design Standards and Guidelines preserve the scenic and visual qualities of coastal areas and protect them as a resource of public importance. Chapter 7, *Design Standards and Guidelines*, of the Specific Plan require development adjacent to the water and wetlands to: be designed to protect open edge views to and along the ocean and scenic coastal areas, be visually compatible with the character of the surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas. The SEASP standards and mobility plan also encourage new midblock crossings that run perpendicular to PCH in the Mixed-Use Community Core to reconnect view opportunities to water and wetland resources. Figure 7-1, *Community Structure*, of the Plan also

illustrates areas where view restoration opportunities could be added as part of new projects in the Mixed-Use Community Core. Additionally, Figure 7-1 of the Specific Plan, *View Opportunity Areas*, identifies the areas and amenities (generally water and wetland uses) that new projects are required to create public views to through project design, building orientation, roadway configurations or other design techniques.

Maintenance and enhancement of public access. (Section 30252).

One of the primary goals of the SEASP Vision is to provide alternative means to get around the project area other than the car. Transit stops along PCH, new cycle tracks along PCH and Studebaker Road, and the trails adjacent to the San Gabriel River all help to reduce automobile circulation within the project area and maintain and enhance public access to the coast. The SEASP limits the majority of new development to accommodate future growth to the Mixed-Use Community Core and Mixed-Use Marina uses. These areas allow for a mix of residential, hospitality and retail uses in a focused area of the plan that will include new internal streets, pedestrian paseos, plaza spaces and boardwalks along adjacent waterways. All of these things combined encourage people to park once and create new non-motorized circulation within the project areas. New retail and restaurant development in mixed-use areas will also encourage activity and are a draw for the local community and visitors due in part to their proximity to coastal resources.

6.0 Coastal Zone Boundary and Jurisdictional Subareas

A portion of the Specific Plan project area (approximately 1,000 acres) is located within the Coastal Zone. Figures 1-2, *Land Use within the Coastal Zone*, and 1-3, *Coastal Zone Subareas*, illustrate the Coastal Zone boundary and denote appealable and non-appealable areas. All other areas of the Specific Plan that are not included in the coastal zone boundary (as illustrated on Figure 1-1, *Land Use Plan*) are not subject to the requirements of the LCP.

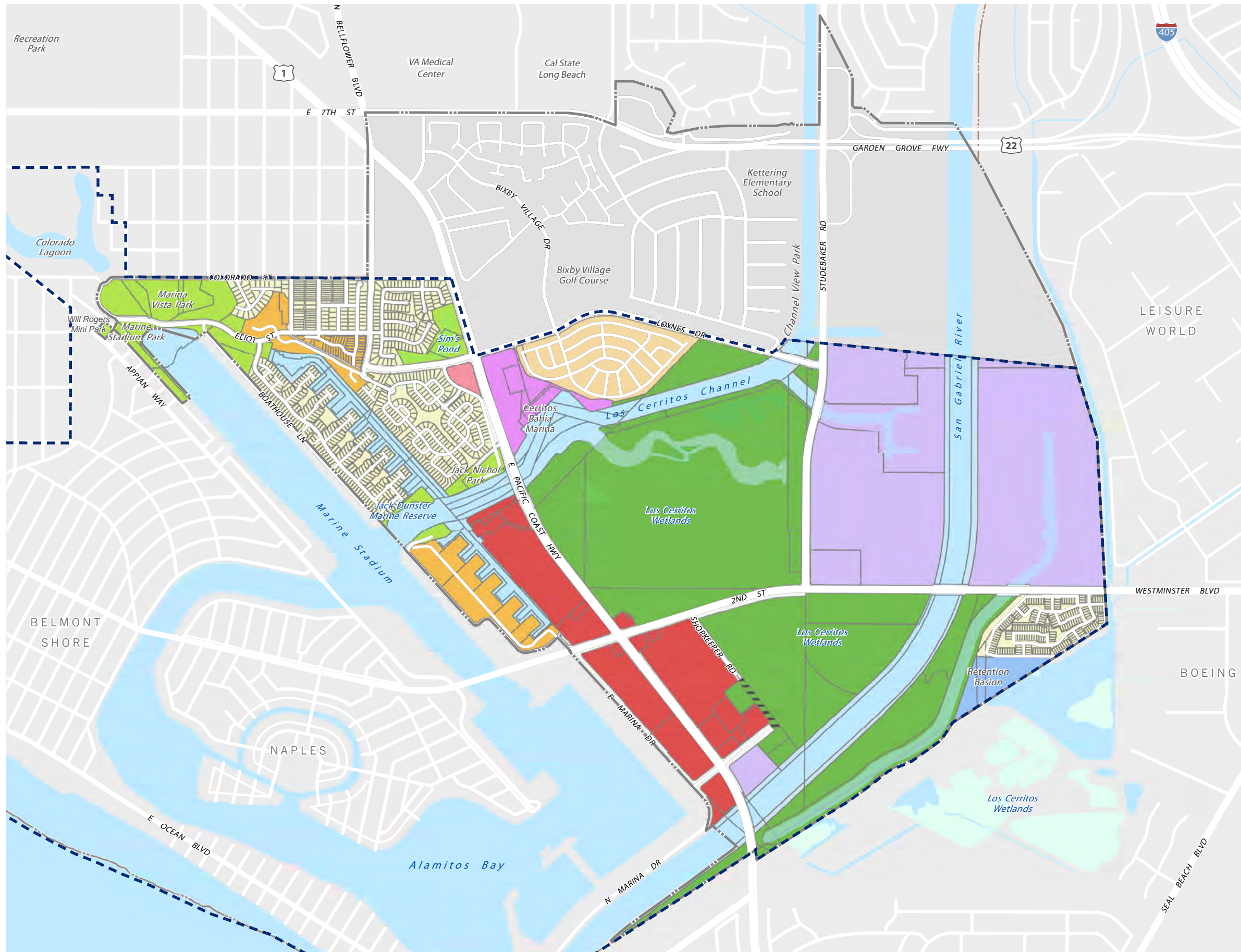


Figure 1-2 Land Use within the Coastal Zone

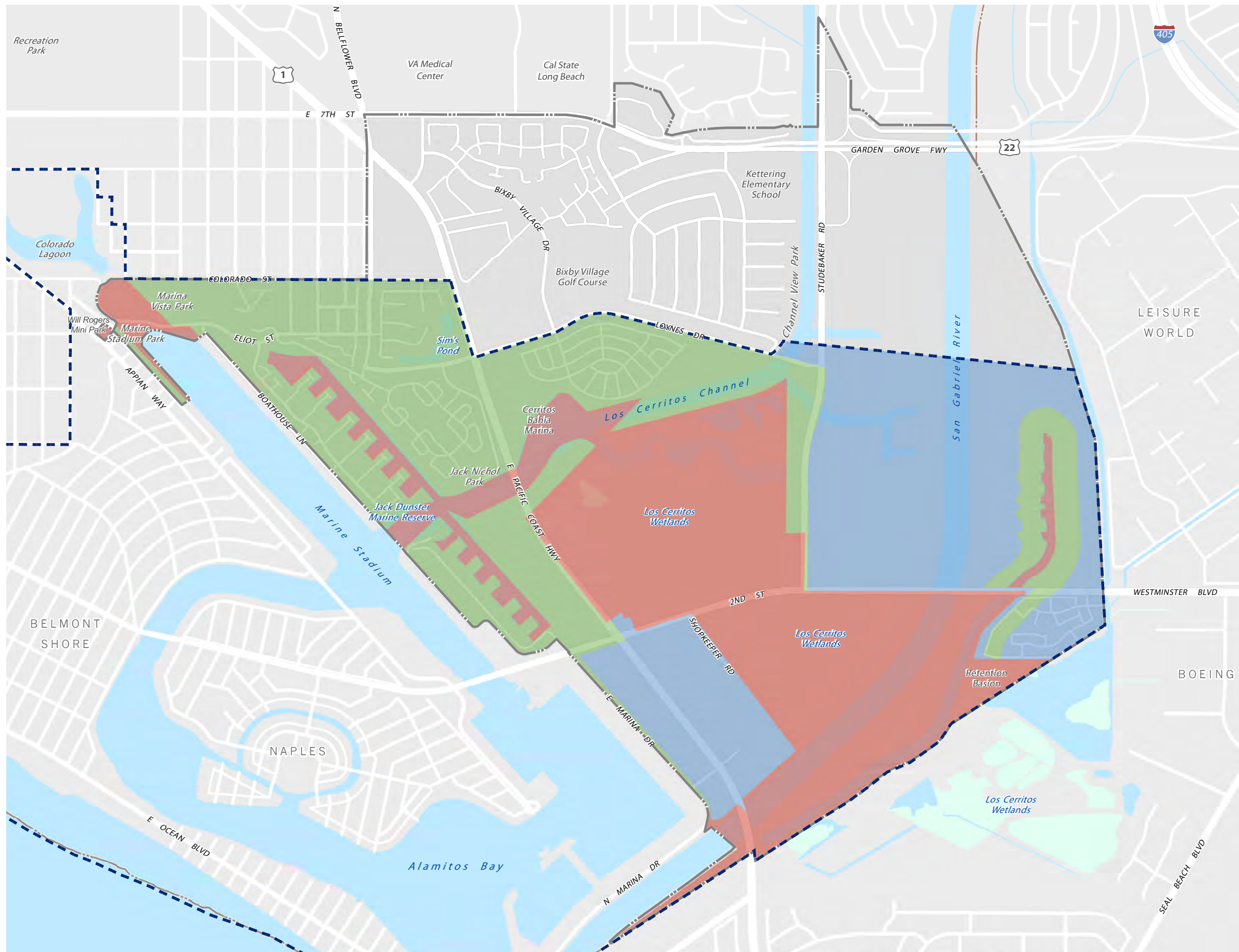
- Single Family Residential
- Mobile Homes
- Multi-Family Residential
- Commercial - Neighborhood
- Mixed Use Community Core
- Mixed Use Marina
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- Public
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- Open Space/Recreation
- Dedicated ROW (not built)
- ROW
- Channel/Marina/Waterway
- Specific Plan Boundary
- Coastal Zone Boundary
- City Boundary







Source: City of Long Beach
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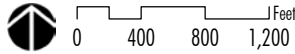
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Figure 1-3 Coastal Zone Subareas



-  Coastal Zone Boundary
-  Specific Plan Boundary
-  Appealable Area
-  State Permit Jurisdiction
-  City Permit Jurisdiction
-  City Boundary

Source: City of Long Beach



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Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237017006	9.5	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017007	0.5	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017008	0.02	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017009	0.7	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017010	0.2	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017011	6.8	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017012	1.7	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237017013	118.5	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237017014	11.1	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237017018	0.9	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017018	0.3	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237017019	11.3	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237017020	0.1	Mixed Use Community Core	Coastal Commission Permit Jurisdiction
7237017022	0.8	Mixed Use Community Core	Coastal Zone
7237017805	0.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237017805	0.1	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237017806	1.2	Channel/Marina/Waterway	Appealable Area
7237017806	0.2	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017807	0.003	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017808	0.4	Channel/Marina/Waterway	Appealable Area
7237017808	0.04	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017809	0.01	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017901	10.7	Channel/Marina/Waterway	Appealable Area
7237017901	0.1	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237017901	2.1	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017901	0.4	ROW	Appealable Area
7237017901	0.1	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017901	0.1	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237018001	0.5	Coastal Habitat/Wetlands/Rec	Coastal Zone
7237018270	1.6	Industrial	Coastal Zone
7237018807	0.2	Channel/Marina/Waterway	Coastal Zone
7237018808	2.0	Industrial	Coastal Zone
7237019005	15.9	Industrial	Coastal Zone
7237019006	53.1	Industrial	Coastal Zone
7237019006	5.8	Industrial	Coastal Zone
7237019270	51.1	Industrial	Coastal Zone
7237019270	29.8	Industrial	Appealable Area
7237019270	5.3	Industrial	Coastal Commission Permit Jurisdiction
7237019808	22.7	Industrial	Coastal Zone
7237020001	0.02	ROW	Coastal Zone
7237020003	5.1	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020003	0.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020003	0.9	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020003	0.6	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237020021	29.8	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020022	0.7	Mixed Use Community Core	Coastal Zone
7237020024	0.3	Mixed Use Community Core	Coastal Zone
7237020029	0.6	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020029	0.04	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020029	0.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020030	1.3	Single Family Res	Coastal Zone
7237020037	0.2	Single Family Res	Coastal Zone
7237020040	0.9	Mixed Use Community Core	Coastal Zone
7237020043	4.3	Industrial	Coastal Zone
7237020044	1.4	Coastal Habitat/Wetlands/Rec	Coastal Zone
7237020045	1.4	Coastal Habitat/Wetlands/Rec	Coastal Zone
7237020050	2.6	Mixed Use Community Core	Coastal Zone
7237020051	18.2	Mixed Use Community Core	Coastal Zone
7237020053	11.9	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020053	0.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020054	5.5	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020055	2.2	Mixed Use Community Core	Coastal Zone
7237020055	1.7	Coastal Habitat/Wetlands/Rec	Coastal Zone
7237020275	0.5	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020275	0.4	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020276	14.3	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020276	0.8	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020276	1.7	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020277	5.3	Public	Coastal Commission Permit Jurisdiction
7237020278	1.4	Public	Coastal Commission Permit Jurisdiction
7237020278	0.3	Single Family Res	Coastal Zone
7237020279	2.2	Public	Coastal Commission Permit Jurisdiction
7237020279	0.01	Public	Coastal Zone
7237020280	0.2	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020280	0.2	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020281	1.6	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020282	3.7	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020900	0.05	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020901	17.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020901	17.7	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020901	6.5	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020901	17.8	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020901	2.9	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020901	3.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020902	0.3	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237021001	0.1	Single Family Res	Coastal Zone
7237021002	0.1	Single Family Res	Coastal Zone
7237021003	0.1	Single Family Res	Coastal Zone

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreeage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237021004	0.1	Single Family Res	Coastal Zone
7237021005	0.1	Single Family Res	Coastal Zone
7237021006	0.1	Single Family Res	Coastal Zone
7237021007	0.1	Single Family Res	Coastal Zone
7237021008	0.1	Single Family Res	Coastal Zone
7237021009	0.1	Single Family Res	Coastal Zone
7237021010	0.1	Single Family Res	Coastal Zone
7237021011	0.1	Single Family Res	Coastal Zone
7237021012	0.1	Single Family Res	Coastal Zone
7237021013	0.1	Single Family Res	Coastal Zone
7237021014	0.1	Single Family Res	Coastal Zone
7237021015	0.1	Single Family Res	Coastal Zone
7237021016	0.1	Single Family Res	Coastal Zone
7237021017	0.1	Single Family Res	Coastal Zone
7237021018	0.1	Single Family Res	Coastal Zone
7237021019	0.1	Single Family Res	Coastal Zone
7237021020	0.1	Single Family Res	Coastal Zone
7237021021	0.1	Single Family Res	Coastal Zone
7237021022	0.1	Single Family Res	Coastal Zone
7237021023	0.1	Single Family Res	Coastal Zone
7237021024	0.1	Single Family Res	Coastal Zone
7237021025	0.1	Single Family Res	Coastal Zone
7237021026	0.1	Single Family Res	Coastal Zone
7237021027	0.1	Single Family Res	Coastal Zone
7237021028	0.1	Single Family Res	Coastal Zone
7237021029	0.1	Single Family Res	Coastal Zone
7237021030	0.1	Single Family Res	Coastal Zone
7237021031	0.1	Single Family Res	Coastal Zone
7237021032	0.1	Single Family Res	Coastal Zone
7237021033	0.1	Single Family Res	Coastal Zone
7237021034	0.1	Single Family Res	Coastal Zone
7237021035	0.1	Single Family Res	Coastal Zone
7237021037	0.1	Single Family Res	Coastal Zone
7237021038	0.1	Single Family Res	Coastal Zone
7237021039	0.1	Single Family Res	Coastal Zone
7237021040	0.1	Single Family Res	Coastal Zone
7237021041	0.1	Single Family Res	Coastal Zone
7237021042	0.1	Single Family Res	Coastal Zone
7237021043	0.1	Single Family Res	Coastal Zone
7237021044	0.1	Single Family Res	Coastal Zone
7237021045	0.1	Single Family Res	Coastal Zone
7237021046	0.1	Single Family Res	Coastal Zone
7237021047	0.1	Single Family Res	Coastal Zone
7237021048	0.1	Single Family Res	Coastal Zone

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237021049	0.1	Single Family Res	Coastal Zone
7237021050	0.1	Single Family Res	Coastal Zone
7237021051	0.05	Single Family Res	Coastal Zone
7237021052	0.1	Single Family Res	Coastal Zone
7237021053	0.1	Single Family Res	Coastal Zone
7237021054	0.1	Single Family Res	Coastal Zone
7237021055	0.1	Single Family Res	Coastal Zone
7237021056	0.1	Single Family Res	Coastal Zone
7237021057	0.1	Single Family Res	Coastal Zone
7237021058	0.1	Single Family Res	Coastal Zone
7237021059	0.1	Single Family Res	Coastal Zone
7237021060	0.1	Single Family Res	Coastal Zone
7237021061	0.1	Single Family Res	Coastal Zone
7237021062	0.1	Single Family Res	Coastal Zone
7237021063	0.1	Single Family Res	Coastal Zone
7237021064	0.1	Single Family Res	Coastal Zone
7237021065	0.1	Single Family Res	Coastal Zone
7237021066	0.9	Single Family Res	Coastal Zone
7237021067	0.1	Single Family Res	Coastal Zone
7237021068	0.1	Single Family Res	Coastal Zone
7237021069	0.1	Single Family Res	Coastal Zone
7237021070	0.1	Single Family Res	Coastal Zone
7237021071	0.1	Single Family Res	Coastal Zone
7237021072	0.1	Single Family Res	Coastal Zone
7237021073	0.1	Single Family Res	Coastal Zone
7237021074	0.1	Single Family Res	Coastal Zone
7237021075	0.1	Single Family Res	Coastal Zone
7237021076	0.1	Single Family Res	Coastal Zone
7237021077	0.1	Single Family Res	Coastal Zone
7237021078	0.1	Single Family Res	Coastal Zone
7237021079	0.1	Single Family Res	Coastal Zone
7237021080	0.1	Single Family Res	Coastal Zone
7237021081	0.04	Single Family Res	Coastal Zone
7237021081	0.01	Single Family Res	Appealable Area
7237021082	0.1	Single Family Res	Coastal Zone
7237021083	0.1	Single Family Res	Coastal Zone
7237021084	0.1	Single Family Res	Coastal Zone
7237021085	0.1	Single Family Res	Coastal Zone
7237021086	0.03	Single Family Res	Appealable Area
7237021086	0.02	Single Family Res	Coastal Zone
7237021087	0.1	Single Family Res	Appealable Area
7237021087	0.004	Single Family Res	Coastal Zone
7237021088	0.1	Single Family Res	Appealable Area
7237021089	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237021090	0.1	Single Family Res	Appealable Area
7237021091	0.1	Single Family Res	Appealable Area
7237021092	0.1	Single Family Res	Appealable Area
7237021093	0.1	Single Family Res	Appealable Area
7237021094	0.1	Single Family Res	Appealable Area
7237021095	0.1	Single Family Res	Appealable Area
7237021096	0.1	Single Family Res	Appealable Area
7237021097	0.1	Single Family Res	Appealable Area
7237021098	0.1	Single Family Res	Appealable Area
7237021099	0.1	Single Family Res	Appealable Area
7237021100	0.1	Single Family Res	Appealable Area
7237021101	0.1	Single Family Res	Appealable Area
7237021102	0.1	Single Family Res	Appealable Area
7237021103	0.1	Single Family Res	Appealable Area
7237021104	0.1	Single Family Res	Appealable Area
7237021105	0.1	Single Family Res	Appealable Area
7237021106	0.1	Single Family Res	Appealable Area
7237021107	0.1	Single Family Res	Appealable Area
7237021108	0.04	Single Family Res	Coastal Zone
7237021108	0.004	Single Family Res	Appealable Area
7237021109	0.05	Single Family Res	Coastal Zone
7237021109	0.002	Single Family Res	Appealable Area
7237021110	0.1	Single Family Res	Coastal Zone
7237021111	0.1	Single Family Res	Coastal Zone
7237021112	0.1	Single Family Res	Coastal Zone
7237021113	0.1	Single Family Res	Coastal Zone
7237021114	0.1	Single Family Res	Coastal Zone
7237021115	0.1	Single Family Res	Coastal Zone
7237021116	0.1	Single Family Res	Coastal Zone
7237021117	0.1	Single Family Res	Coastal Zone
7237021118	1.6	Single Family Res	Coastal Zone
7237021118	0.000	Single Family Res	Coastal Zone
7237021118	1.2	Single Family Res	Appealable Area
7237021119	0.1	Single Family Res	Coastal Zone
7237021120	0.1	Single Family Res	Coastal Zone
7237021121	0.1	Single Family Res	Coastal Zone
7237021122	0.1	Single Family Res	Coastal Zone
7237021123	0.1	Single Family Res	Coastal Zone
7237021124	0.1	Single Family Res	Coastal Zone
7237021125	0.1	Single Family Res	Coastal Zone
7237021126	0.1	Single Family Res	Coastal Zone
7237021127	0.1	Single Family Res	Coastal Zone
7237021128	0.1	Single Family Res	Coastal Zone
7237021129	0.1	Single Family Res	Coastal Zone

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237021130	0.1	Single Family Res	Coastal Zone
7237021131	0.1	Single Family Res	Coastal Zone
7237021132	0.1	Single Family Res	Coastal Zone
7237021133	0.1	Single Family Res	Coastal Zone
7237021134	0.05	Single Family Res	Coastal Zone
7237021135	0.04	Single Family Res	Coastal Zone
7237021135	0.01	Single Family Res	Appealable Area
7237021136	0.03	Single Family Res	Appealable Area
7237021136	0.02	Single Family Res	Coastal Zone
7237021137	0.05	Single Family Res	Appealable Area
7237021137	0.004	Single Family Res	Coastal Zone
7237021138	0.05	Single Family Res	Appealable Area
7237021138	0.003	Single Family Res	Coastal Zone
7237021139	0.04	Single Family Res	Appealable Area
7237021139	0.02	Single Family Res	Coastal Zone
7237021140	0.03	Single Family Res	Coastal Zone
7237021140	0.02	Single Family Res	Appealable Area
7237021141	0.1	Single Family Res	Coastal Zone
7237021142	0.1	Single Family Res	Coastal Zone
7237021143	0.1	Single Family Res	Coastal Zone
7237021144	0.1	Single Family Res	Coastal Zone
7237021145	0.05	Single Family Res	Coastal Zone
7237021146	0.05	Single Family Res	Coastal Zone
7237021147	0.1	Single Family Res	Coastal Zone
7237021148	0.1	Single Family Res	Coastal Zone
7237021149	0.1	Single Family Res	Coastal Zone
7237021150	0.1	Single Family Res	Coastal Zone
7237021151	0.1	Single Family Res	Coastal Zone
7237021152	0.1	Single Family Res	Coastal Zone
7237021153	0.1	Single Family Res	Coastal Zone
7237021154	0.1	Single Family Res	Coastal Zone
7237021155	0.1	Single Family Res	Coastal Zone
7237021156	0.05	Single Family Res	Coastal Zone
7237021157	0.1	Single Family Res	Coastal Zone
7237021158	0.1	Single Family Res	Coastal Zone
7237021159	0.1	Single Family Res	Coastal Zone
7237021160	0.1	Single Family Res	Coastal Zone
7237021161	0.05	Single Family Res	Coastal Zone
7237021162	0.1	Single Family Res	Coastal Zone
7237021163	0.1	Single Family Res	Coastal Zone
7237021164	0.1	Single Family Res	Coastal Zone
7237021165	0.1	Single Family Res	Coastal Zone
7237021166	0.1	Single Family Res	Coastal Zone
7237021167	0.1	Single Family Res	Coastal Zone

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237021168	0.1	Single Family Res	Coastal Zone
7237021169	0.1	Single Family Res	Coastal Zone
7237021170	0.1	Single Family Res	Coastal Zone
7237021171	0.1	Single Family Res	Coastal Zone
7237021172	0.1	Single Family Res	Coastal Zone
7237021173	0.03	Single Family Res	Appealable Area
7237021173	0.02	Single Family Res	Coastal Zone
7237021174	0.1	Single Family Res	Appealable Area
7237021175	0.1	Single Family Res	Appealable Area
7237021176	0.1	Single Family Res	Appealable Area
7237021177	0.1	Single Family Res	Appealable Area
7237021178	0.1	Single Family Res	Appealable Area
7237021179	0.1	Single Family Res	Appealable Area
7237021180	0.1	Single Family Res	Appealable Area
7237021181	0.1	Single Family Res	Appealable Area
7237021182	0.1	Single Family Res	Appealable Area
7237021183	0.1	Single Family Res	Appealable Area
7237021184	0.1	Single Family Res	Appealable Area
7237021185	0.1	Single Family Res	Appealable Area
7237021186	3.2	Single Family Res	Coastal Zone
7237021186	0.8	Single Family Res	Appealable Area
7237021186	0.05	Single Family Res	Coastal Zone
7237021187	1.4	Single Family Res	Coastal Zone
7237021900	0.02	Single Family Res	Coastal Zone
7237022003	1.2	Mixed Use Marina	Appealable Area
7237022006	1.1	Mixed Use Marina	Appealable Area
7237022006	0.2	Mixed Use Marina	Coastal Commission Permit Jurisdiction
7237022007	32.5	Mobile Homes	Appealable Area
7237022011	1.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022011	1.0	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022011	0.1	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022011	0.2	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237022011	0.02	Channel/Marina/Waterway	Appealable Area
7237022011	0.2	Coastal Habitat/Wetlands/Rec	Appealable Area
7237022012	0.1	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022012	5.2	Coastal Habitat/Wetlands/Rec	Appealable Area
7237022012	0.2	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237022012	3.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022012	0.1	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237022012	0.8	Channel/Marina/Waterway	Appealable Area
7237022014	7.3	Mixed Use Marina	Appealable Area
7237022016	0.3	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022016	1.3	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022016	1.6	Mixed Use Marina	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237022016	0.7	Mixed Use Marina	Appealable Area
7237022016	0.8	Mixed Use Marina	Appealable Area
7237022016	1.0	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022016	0.7	Mobile Homes	Appealable Area
7237022016	0.5	Channel/Marina/Waterway	Appealable Area
7237022017	1.4	Mixed Use Marina	Appealable Area
7237022900	5.0	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022900	0.1	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7242001903	0.5	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242005900	0.9	Open Space/Recreation	Appealable Area
7242005900	0.3	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242005900	0.2	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006902	2.3	Open Space/Recreation	Appealable Area
7242006904	3.6	Open Space/Recreation	Appealable Area
7242006904	0.5	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006905	3.7	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006905	0.1	ROW	Coastal Commission Permit Jurisdiction
7242006905	1.4	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006905	0.3	ROW	Coastal Commission Permit Jurisdiction
7242006905	0.000	ROW	Coastal Commission Permit Jurisdiction
7242006905	0.3	ROW	Coastal Commission Permit Jurisdiction
7242006906	0.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242006906	0.3	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006906	1.1	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006906	4.3	Open Space/Recreation	Appealable Area
7242006906	0.4	Open Space/Recreation	Appealable Area
7242006906	1.0	Open Space/Recreation	Appealable Area
7242006906	0.4	Open Space/Recreation	Appealable Area
7242006906	0.000	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006906	0.3	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006906	0.5	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242007032	0.1	Single Family Res	Appealable Area
7242007033	0.1	Single Family Res	Appealable Area
7242007034	0.2	Single Family Res	Appealable Area
7242007036	0.2	Single Family Res	Appealable Area
7242007043	0.1	Single Family Res	Appealable Area
7242007045	0.9	ROW	Appealable Area
7242007046	0.2	Single Family Res	Appealable Area
7242007047	0.1	Single Family Res	Appealable Area
7242007048	0.1	Single Family Res	Appealable Area
7242007049	0.1	Single Family Res	Appealable Area
7242007050	0.1	Single Family Res	Appealable Area
7242007051	0.1	Single Family Res	Appealable Area
7242007052	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242007053	0.1	Single Family Res	Appealable Area
7242007054	0.1	Single Family Res	Appealable Area
7242007055	0.1	Single Family Res	Appealable Area
7242007056	0.2	Single Family Res	Appealable Area
7242007057	0.1	Single Family Res	Appealable Area
7242007058	0.1	Single Family Res	Appealable Area
7242007059	0.1	Single Family Res	Appealable Area
7242007060	0.1	Single Family Res	Appealable Area
7242007061	0.2	Single Family Res	Appealable Area
7242007062	0.2	Single Family Res	Appealable Area
7242007063	0.1	Single Family Res	Appealable Area
7242007064	0.1	Single Family Res	Appealable Area
7242007065	0.1	Single Family Res	Appealable Area
7242007066	0.2	Single Family Res	Appealable Area
7242007067	0.2	Single Family Res	Appealable Area
7242007068	0.1	Single Family Res	Appealable Area
7242007069	0.1	Single Family Res	Appealable Area
7242007070	0.1	Single Family Res	Appealable Area
7242007071	0.1	Single Family Res	Appealable Area
7242007072	0.2	Single Family Res	Appealable Area
7242008013	1.4	Open Space/Recreation	Appealable Area
7242008905	1.6	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008905	0.1	Channel/Marina/Waterway	Appealable Area
7242008906	0.8	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008906	0.1	Channel/Marina/Waterway	Appealable Area
7242008907	4.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008907	0.05	Open Space/Recreation	Appealable Area
7242008907	1.3	Open Space/Recreation	Appealable Area
7242008907	0.004	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008907	0.04	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242008907	0.004	Channel/Marina/Waterway	Appealable Area
7242008907	0.4	Channel/Marina/Waterway	Appealable Area
7242008907	0.7	Channel/Marina/Waterway	Appealable Area
7242008908	1.3	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008909	1.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008909	0.02	Open Space/Recreation	Appealable Area
7242008910	0.02	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008911	0.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008911	0.04	Channel/Marina/Waterway	Appealable Area
7242009009	0.1	Single Family Res	Appealable Area
7242009010	0.1	Single Family Res	Appealable Area
7242009011	0.1	Single Family Res	Appealable Area
7242009012	0.1	Single Family Res	Appealable Area
7242009013	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242009014	0.1	Single Family Res	Appealable Area
7242009015	0.1	Single Family Res	Appealable Area
7242009016	0.1	Single Family Res	Appealable Area
7242009017	0.1	Single Family Res	Appealable Area
7242009018	0.1	Single Family Res	Appealable Area
7242009019	0.1	Single Family Res	Appealable Area
7242009026	0.1	Single Family Res	Appealable Area
7242009027	0.1	Single Family Res	Appealable Area
7242009028	0.1	Single Family Res	Appealable Area
7242009029	0.1	Single Family Res	Appealable Area
7242009030	0.1	Single Family Res	Appealable Area
7242009031	0.1	Single Family Res	Appealable Area
7242009032	0.04	Single Family Res	Appealable Area
7242009033	0.3	Single Family Res	Appealable Area
7242009034	0.1	Single Family Res	Appealable Area
7242009035	1.4	ROW	Appealable Area
7242009036	0.1	Single Family Res	Appealable Area
7242009037	0.1	Single Family Res	Appealable Area
7242009038	0.1	Single Family Res	Appealable Area
7242009039	0.1	Single Family Res	Appealable Area
7242009040	0.1	Single Family Res	Appealable Area
7242009041	0.1	Single Family Res	Appealable Area
7242010044	3.3	Multi-Family Res	Appealable Area
7242010119	2.7	Channel/Marina/Waterway	Appealable Area
7242010900	1.4	Open Space/Recreation	Appealable Area
7242010900	0.3	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242010900	0.1	Channel/Marina/Waterway	Appealable Area
7242010999	4.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242010999	2.0	Multi-Family Res	Coastal Commission Permit Jurisdiction
7242011004	0.4	Mixed Use Community Core	Coastal Zone
7242011005	10.4	Mixed Use Community Core	Coastal Zone
7242011013	6.2	Mixed Use Community Core	Coastal Zone
7242012005	0.6	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242012005	0.3	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242012006	2.5	Mixed Use Community Core	Coastal Zone
7242012007	0.1	Mixed Use Community Core	Coastal Zone
7242012008	2.9	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7242012270	0.03	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7242012900	1.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242012900	0.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242012900	0.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242013002	0.2	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7242013004	0.2	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7242014900	0.4	Mixed Use Community Core	Coastal Zone

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242014900	0.2	Mixed Use Community Core	Coastal Commission Permit Jurisdiction
7242015003	1.9	Multi-Family Res	Appealable Area
7242016053	1.9	Multi-Family Res	Appealable Area
7242017025	2.2	Multi-Family Res	Appealable Area
7242018056	1.9	Multi-Family Res	Appealable Area
7242019008	1.3	Multi-Family Res	Appealable Area
7242020041	3.2	Multi-Family Res	Appealable Area
7242021001	0.1	ROW	Appealable Area
7242021002	0.6	Mixed Use Community Core	Appealable Area
7242021003	4.0	Mixed Use Community Core	Appealable Area
7242021004	15.4	Mixed Use Community Core	Appealable Area
7242021005	0.7	Channel/Marina/Waterway	Appealable Area
7242021005	0.3	Channel/Marina/Waterway	Appealable Area
7242021006	1.5	Mixed Use Community Core	Appealable Area
7242021006	0.02	Mixed Use Community Core	Appealable Area
7242021007	1.8	Mixed Use Community Core	Appealable Area
7242021007	0.01	Mixed Use Community Core	Appealable Area
7242021007	1.3	Mixed Use Community Core	Appealable Area
7242021900	0.1	Mixed Use Community Core	Appealable Area
7242022007	0.1	Single Family Res	Appealable Area
7242022008	0.1	Single Family Res	Appealable Area
7242022009	0.1	Single Family Res	Appealable Area
7242022010	0.1	Single Family Res	Appealable Area
7242022011	0.1	Single Family Res	Appealable Area
7242022012	0.1	Single Family Res	Appealable Area
7242022018	0.1	Single Family Res	Appealable Area
7242022019	0.1	Single Family Res	Appealable Area
7242022025	0.1	Single Family Res	Appealable Area
7242022026	0.1	Single Family Res	Appealable Area
7242022027	0.1	Single Family Res	Appealable Area
7242022028	0.1	Single Family Res	Appealable Area
7242022029	0.1	Single Family Res	Appealable Area
7242022030	0.1	Single Family Res	Appealable Area
7242022031	0.1	Single Family Res	Appealable Area
7242022032	0.1	Single Family Res	Appealable Area
7242022033	0.1	Single Family Res	Appealable Area
7242022034	0.1	Single Family Res	Appealable Area
7242022035	0.1	Single Family Res	Appealable Area
7242022036	0.1	Single Family Res	Appealable Area
7242022037	0.1	Single Family Res	Appealable Area
7242022038	0.1	Single Family Res	Appealable Area
7242022039	0.1	Single Family Res	Appealable Area
7242022040	0.1	Single Family Res	Appealable Area
7242022041	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242022042	0.1	Single Family Res	Appealable Area
7242022043	0.1	Single Family Res	Appealable Area
7242022044	0.1	Single Family Res	Appealable Area
7242022045	0.1	Single Family Res	Appealable Area
7242022046	0.1	Single Family Res	Appealable Area
7242022047	1.8	ROW	Appealable Area
7242022048	0.2	Single Family Res	Appealable Area
7242022049	0.1	Single Family Res	Appealable Area
7242022050	0.1	Single Family Res	Appealable Area
7242022051	0.1	Single Family Res	Appealable Area
7242022052	0.1	Single Family Res	Appealable Area
7242022053	0.1	Single Family Res	Appealable Area
7242022054	0.1	Single Family Res	Appealable Area
7242022055	0.1	Single Family Res	Appealable Area
7242022056	0.1	Single Family Res	Appealable Area
7242022057	0.1	Single Family Res	Appealable Area
7242022058	0.1	Single Family Res	Appealable Area
7242022059	0.1	Single Family Res	Appealable Area
7242022060	0.1	Single Family Res	Appealable Area
7242022061	0.1	Single Family Res	Appealable Area
7242022062	0.1	Single Family Res	Appealable Area
7242022063	0.1	Single Family Res	Appealable Area
7242022064	0.2	Single Family Res	Appealable Area
7242023002	0.1	Single Family Res	Appealable Area
7242023003	0.1	Single Family Res	Appealable Area
7242023004	0.1	Single Family Res	Appealable Area
7242023005	0.1	Single Family Res	Appealable Area
7242023006	0.1	Single Family Res	Appealable Area
7242023007	0.1	Single Family Res	Appealable Area
7242023008	0.1	Single Family Res	Appealable Area
7242023009	0.1	Single Family Res	Appealable Area
7242023010	0.1	Single Family Res	Appealable Area
7242023011	0.1	Single Family Res	Appealable Area
7242023012	0.1	Single Family Res	Appealable Area
7242023013	0.1	Single Family Res	Appealable Area
7242023014	0.1	Single Family Res	Appealable Area
7242023015	0.1	Single Family Res	Appealable Area
7242023016	0.1	Single Family Res	Appealable Area
7242023017	0.1	Single Family Res	Appealable Area
7242023018	0.1	Single Family Res	Appealable Area
7242023019	0.2	Single Family Res	Appealable Area
7242023020	0.1	Single Family Res	Appealable Area
7242023021	0.1	Single Family Res	Appealable Area
7242023022	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242023023	0.1	Single Family Res	Appealable Area
7242023024	0.1	Single Family Res	Appealable Area
7242023025	0.1	Single Family Res	Appealable Area
7242023026	0.1	Single Family Res	Appealable Area
7242023027	0.1	Single Family Res	Appealable Area
7242023030	0.5	Single Family Res	Appealable Area
7242023031	0.1	Single Family Res	Appealable Area
7242023900	1.0	Open Space/Recreation	Appealable Area
7242023900	0.02	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242023901	1.3	Open Space/Recreation	Appealable Area
7242023902	1.2	Open Space/Recreation	Appealable Area
7242024001	0.1	Single Family Res	Appealable Area
7242024002	0.1	Single Family Res	Appealable Area
7242024003	0.1	Single Family Res	Appealable Area
7242024004	0.1	Single Family Res	Appealable Area
7242024005	0.1	Single Family Res	Appealable Area
7242024006	0.1	Single Family Res	Appealable Area
7242024007	0.1	Single Family Res	Appealable Area
7242024008	0.1	Single Family Res	Appealable Area
7242024009	0.1	Single Family Res	Appealable Area
7242024010	0.1	Single Family Res	Appealable Area
7242024011	0.1	Single Family Res	Appealable Area
7242024012	0.1	Single Family Res	Appealable Area
7242024013	0.1	Single Family Res	Appealable Area
7242024014	0.1	Single Family Res	Appealable Area
7242024015	0.1	Single Family Res	Appealable Area
7242024016	0.1	Single Family Res	Appealable Area
7242024017	0.1	Single Family Res	Appealable Area
7242024018	0.1	Single Family Res	Appealable Area
7242024019	0.1	Single Family Res	Appealable Area
7242024020	0.1	Single Family Res	Appealable Area
7242024021	0.1	Single Family Res	Appealable Area
7242024022	0.1	Single Family Res	Appealable Area
7242024023	0.1	Single Family Res	Appealable Area
7242024024	0.1	Single Family Res	Appealable Area
7242024025	0.1	Single Family Res	Appealable Area
7242024026	0.1	Single Family Res	Appealable Area
7242024027	0.1	Single Family Res	Appealable Area
7242024032	0.1	Single Family Res	Appealable Area
7242024033	0.1	Single Family Res	Appealable Area
7242024034	0.1	Single Family Res	Appealable Area
7242024035	0.1	Single Family Res	Appealable Area
7242024036	0.1	Single Family Res	Appealable Area
7242024037	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242024038	0.1	Single Family Res	Appealable Area
7242024039	0.1	Single Family Res	Appealable Area
7242024040	0.1	Single Family Res	Appealable Area
7242024041	0.1	Single Family Res	Appealable Area
7242024042	2.6	Single Family Res	Appealable Area
7242024043	0.1	Single Family Res	Appealable Area
7242024044	0.1	Single Family Res	Appealable Area
7242024046	0.1	Single Family Res	Appealable Area
7242024047	0.1	Single Family Res	Appealable Area
7242025001	0.2	Single Family Res	Appealable Area
7242025002	0.1	Single Family Res	Appealable Area
7242025003	0.1	Single Family Res	Appealable Area
7242025004	0.1	Single Family Res	Appealable Area
7242025005	0.1	Single Family Res	Appealable Area
7242025006	0.1	Single Family Res	Appealable Area
7242025007	0.1	Single Family Res	Appealable Area
7242025008	0.1	Single Family Res	Appealable Area
7242025009	0.1	Single Family Res	Appealable Area
7242025010	0.1	Single Family Res	Appealable Area
7242025011	0.1	Single Family Res	Appealable Area
7242025014	0.1	Single Family Res	Appealable Area
7242025015	0.2	Single Family Res	Appealable Area
7242025016	0.1	Single Family Res	Appealable Area
7242025017	0.1	Single Family Res	Appealable Area
7242025018	0.1	Single Family Res	Appealable Area
7242025019	0.2	Single Family Res	Appealable Area
7242025020	0.1	Single Family Res	Appealable Area
7242025021	0.1	Single Family Res	Appealable Area
7242025022	0.1	Single Family Res	Appealable Area
7242025023	0.1	Single Family Res	Appealable Area
7242025024	0.1	Single Family Res	Appealable Area
7242025025	0.1	Single Family Res	Appealable Area
7242025026	0.1	Single Family Res	Appealable Area
7242025027	0.1	Single Family Res	Appealable Area
7242025028	0.1	Single Family Res	Appealable Area
7242025029	0.1	Single Family Res	Appealable Area
7242025030	0.1	Single Family Res	Appealable Area
7242025031	0.1	Single Family Res	Appealable Area
7242025032	2.0	Commercial - Neighborhood	Appealable Area
7242025034	0.2	Single Family Res	Appealable Area
7242025035	0.1	Single Family Res	Appealable Area
7242025036	0.04	Single Family Res	Appealable Area
7242025039	1.6	ROW	Appealable Area
7242025042	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242025043	0.1	Single Family Res	Appealable Area
7242026001	0.1	Single Family Res	Appealable Area
7242026002	0.1	Single Family Res	Appealable Area
7242026003	0.1	Single Family Res	Appealable Area
7242026004	0.1	Single Family Res	Appealable Area
7242026005	0.1	Single Family Res	Appealable Area
7242026006	0.1	Single Family Res	Appealable Area
7242026007	0.1	Single Family Res	Appealable Area
7242026008	0.1	Single Family Res	Appealable Area
7242026009	0.1	Single Family Res	Appealable Area
7242026010	0.1	Single Family Res	Appealable Area
7242026011	0.1	Single Family Res	Appealable Area
7242026012	0.1	Single Family Res	Appealable Area
7242026013	0.1	Single Family Res	Appealable Area
7242026014	0.1	Single Family Res	Appealable Area
7242026015	0.1	Single Family Res	Appealable Area
7242026016	0.1	Single Family Res	Appealable Area
7242026017	0.1	Single Family Res	Appealable Area
7242026018	0.1	Single Family Res	Appealable Area
7242026019	0.1	Single Family Res	Appealable Area
7242026020	0.1	Single Family Res	Appealable Area
7242026021	0.1	Single Family Res	Appealable Area
7242026022	0.1	Single Family Res	Appealable Area
7242026023	0.1	Single Family Res	Appealable Area
7242026024	0.1	Single Family Res	Appealable Area
7242026025	0.1	Single Family Res	Appealable Area
7242026026	0.1	Single Family Res	Appealable Area
7242026027	0.1	Single Family Res	Appealable Area
7242026028	0.1	Single Family Res	Appealable Area
7242026029	0.1	Single Family Res	Appealable Area
7242026030	0.1	Single Family Res	Appealable Area
7242026031	1.5	ROW	Appealable Area
7242027001	0.8	Multi-Family Res	Appealable Area
7242027021	3.5	Multi-Family Res	Appealable Area
7242027050	2.0	Multi-Family Res	Appealable Area
7242027083	2.1	Multi-Family Res	Appealable Area
7242027083	0.05	Multi-Family Res	Appealable Area
7242027083	0.3	ROW	Appealable Area
7242027902	0.5	Open Space/Recreation	Appealable Area
7242027902	0.9	Open Space/Recreation	Appealable Area
7242027902	1.9	Open Space/Recreation	Appealable Area
7242027902	0.01	Multi-Family Res	Appealable Area
7242028055	0.1	Single Family Res	Appealable Area
7242028056	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242028057	0.1	Single Family Res	Appealable Area
7242028064	0.1	Single Family Res	Appealable Area
7242028065	0.005	Single Family Res	Appealable Area
7242028066	0.005	Single Family Res	Appealable Area
7242028067	0.04	Single Family Res	Appealable Area
7242028069	0.04	Single Family Res	Appealable Area
7242028070	0.8	Single Family Res	Appealable Area
7242028071	0.02	Single Family Res	Appealable Area
7242028073	0.1	Single Family Res	Appealable Area
7242028074	0.1	Single Family Res	Appealable Area
7242028075	0.1	Single Family Res	Appealable Area
7242028076	0.1	Single Family Res	Appealable Area
7242028077	0.1	Single Family Res	Appealable Area
7242028078	0.1	Single Family Res	Appealable Area
7242028079	0.1	Single Family Res	Appealable Area
7242028080	0.1	Single Family Res	Appealable Area
7242028081	0.1	Single Family Res	Appealable Area
7242028082	0.1	Single Family Res	Appealable Area
7242028083	0.1	Single Family Res	Appealable Area
7242028084	0.1	Single Family Res	Appealable Area
7242028085	0.1	Single Family Res	Appealable Area
7242028086	0.1	Single Family Res	Appealable Area
7242028087	0.1	Single Family Res	Appealable Area
7242028088	0.1	Single Family Res	Appealable Area
7242028089	0.1	Single Family Res	Appealable Area
7242028090	0.1	Single Family Res	Appealable Area
7242028091	0.1	Single Family Res	Appealable Area
7242028092	0.1	Single Family Res	Appealable Area
7242028093	0.1	Single Family Res	Appealable Area
7242028094	0.1	Single Family Res	Appealable Area
7242028095	0.1	Single Family Res	Appealable Area
7242028096	0.1	Single Family Res	Appealable Area
7242028097	0.1	Single Family Res	Appealable Area
7242028098	0.1	Single Family Res	Appealable Area
7242028099	0.1	Single Family Res	Appealable Area
7242028100	0.1	Single Family Res	Appealable Area
7242028101	0.1	Single Family Res	Appealable Area
7242028102	0.1	Single Family Res	Appealable Area
7242028103	0.1	Single Family Res	Appealable Area
7242028104	0.1	Single Family Res	Appealable Area
7242028105	0.1	Single Family Res	Appealable Area
7242028106	0.1	Single Family Res	Appealable Area
7242028107	0.1	Single Family Res	Appealable Area
7242028110	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242028111	0.1	Single Family Res	Appealable Area
7242028112	0.1	Single Family Res	Appealable Area
7242028113	0.1	Single Family Res	Appealable Area
7242028114	0.1	Single Family Res	Appealable Area
7242028115	0.01	Single Family Res	Appealable Area
7242028116	0.01	Single Family Res	Appealable Area
7242028117	0.1	Single Family Res	Appealable Area
7242029003	0.7	Channel/Marina/Waterway	Appealable Area
7242029003	0.04	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242029070	0.8	Channel/Marina/Waterway	Appealable Area
7242029074	1.1	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242029075	0.8	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030002	0.9	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030002	0.1	Channel/Marina/Waterway	Appealable Area
7242030036	0.6	Channel/Marina/Waterway	Appealable Area
7242030036	0.1	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030068	1.0	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030103	1.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030160	1.8	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030240	0.8	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030240	0.02	Channel/Marina/Waterway	Appealable Area
7242030252	1.8	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030253	1.9	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030254	0.4	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030254	0.3	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030254	0.3	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030254	0.03	Channel/Marina/Waterway	Appealable Area
7242030255	0.4	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242031001	0.1	Single Family Res	Appealable Area
7242031002	0.1	Single Family Res	Appealable Area
7242031003	0.1	Single Family Res	Appealable Area
7242031004	0.1	Single Family Res	Appealable Area
7242031005	0.1	Single Family Res	Appealable Area
7242031006	0.1	Single Family Res	Appealable Area
7242031007	0.1	Single Family Res	Appealable Area
7242031008	0.1	Single Family Res	Appealable Area
7242031009	0.1	Single Family Res	Appealable Area
7242031010	0.1	Single Family Res	Appealable Area
7242031011	0.1	Single Family Res	Appealable Area
7242031012	0.1	Single Family Res	Appealable Area
7242031013	0.1	Single Family Res	Appealable Area
7242031014	0.1	Single Family Res	Appealable Area
7242031015	0.1	Single Family Res	Appealable Area
7242031016	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242031017	0.1	Single Family Res	Appealable Area
7242031018	0.1	Single Family Res	Appealable Area
7242031019	0.1	Single Family Res	Appealable Area
7242031020	0.1	Single Family Res	Appealable Area
7242031021	0.1	Single Family Res	Appealable Area
7242031022	0.1	Single Family Res	Appealable Area
7242031023	0.1	Single Family Res	Appealable Area
7242031024	0.1	Single Family Res	Appealable Area
7242031025	0.1	Single Family Res	Appealable Area
7242031026	0.1	Single Family Res	Appealable Area
7242031027	0.1	Single Family Res	Appealable Area
7242031028	0.1	Single Family Res	Appealable Area
7242031029	0.1	Single Family Res	Appealable Area
7242031030	0.1	Single Family Res	Appealable Area
7242031031	0.1	Single Family Res	Appealable Area
7242031032	0.1	Single Family Res	Appealable Area
7242031033	0.1	Single Family Res	Appealable Area
7242031034	0.1	Single Family Res	Appealable Area
7242031035	0.1	Single Family Res	Appealable Area
7242031036	0.1	Single Family Res	Appealable Area
7242031037	0.1	Single Family Res	Appealable Area
7242031038	0.1	Single Family Res	Appealable Area
7242031039	0.1	Single Family Res	Appealable Area
7242031040	0.1	Single Family Res	Appealable Area
7242031041	0.1	Single Family Res	Appealable Area
7242031042	0.1	Single Family Res	Appealable Area
7242031043	0.1	Single Family Res	Appealable Area
7242031044	0.1	Single Family Res	Appealable Area
7242031045	0.1	Single Family Res	Appealable Area
7242031046	0.1	Single Family Res	Appealable Area
7242031047	0.1	Single Family Res	Appealable Area
7242031048	0.1	Single Family Res	Appealable Area
7242031049	0.1	Single Family Res	Appealable Area
7242031050	0.1	Single Family Res	Appealable Area
7242031051	0.1	Single Family Res	Appealable Area
7242031052	0.2	Single Family Res	Appealable Area
7242031053	0.2	Single Family Res	Appealable Area
7242031054	0.1	Single Family Res	Appealable Area
7242031055	0.4	Single Family Res	Appealable Area
7242031056	0.1	Single Family Res	Coastal Commission Permit Jurisdiction
7242032001	0.1	Single Family Res	Appealable Area
7242032002	0.1	Single Family Res	Appealable Area
7242032003	0.1	Single Family Res	Appealable Area
7242032004	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242032005	0.1	Single Family Res	Appealable Area
7242032006	0.1	Single Family Res	Appealable Area
7242032007	0.1	Single Family Res	Appealable Area
7242032008	0.1	Single Family Res	Appealable Area
7242032009	0.1	Single Family Res	Appealable Area
7242032010	0.1	Single Family Res	Appealable Area
7242032011	0.1	Single Family Res	Appealable Area
7242032012	0.1	Single Family Res	Appealable Area
7242032013	0.1	Single Family Res	Appealable Area
7242032014	0.1	Single Family Res	Appealable Area
7242032015	0.1	Single Family Res	Appealable Area
7242032016	0.1	Single Family Res	Appealable Area
7242032017	0.1	Single Family Res	Appealable Area
7242032018	0.1	Single Family Res	Appealable Area
7242032019	0.1	Single Family Res	Appealable Area
7242032020	0.1	Single Family Res	Appealable Area
7242032021	0.1	Single Family Res	Appealable Area
7242032022	0.1	Single Family Res	Appealable Area
7242032023	0.1	Single Family Res	Appealable Area
7242032024	0.1	Single Family Res	Appealable Area
7242032025	0.1	Single Family Res	Appealable Area
7242032026	0.1	Single Family Res	Appealable Area
7242032027	0.1	Single Family Res	Appealable Area
7242032028	0.1	Single Family Res	Appealable Area
7242032029	0.1	Single Family Res	Appealable Area
7242032030	0.1	Single Family Res	Appealable Area
7242032031	0.1	Single Family Res	Appealable Area
7242032032	0.1	Single Family Res	Appealable Area
7242032033	0.1	Single Family Res	Appealable Area
7242032034	0.1	Single Family Res	Appealable Area
7242032035	0.1	Single Family Res	Appealable Area
7242032036	0.1	Single Family Res	Appealable Area
7242032037	0.1	Single Family Res	Appealable Area
7242032038	0.1	Single Family Res	Appealable Area
7242032039	0.1	Single Family Res	Appealable Area
7242032040	0.1	Single Family Res	Appealable Area
7242032041	0.1	Single Family Res	Appealable Area
7242032042	0.6	Single Family Res	Appealable Area
7242032043	0.4	Single Family Res	Appealable Area
7242032044	0.1	Single Family Res	Appealable Area
7242033001	0.1	Single Family Res	Appealable Area
7242033002	0.1	Single Family Res	Appealable Area
7242033003	0.1	Single Family Res	Appealable Area
7242033004	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242033005	0.1	Single Family Res	Appealable Area
7242033006	0.1	Single Family Res	Appealable Area
7242033007	0.1	Single Family Res	Appealable Area
7242033008	0.1	Single Family Res	Appealable Area
7242033009	0.1	Single Family Res	Appealable Area
7242033010	0.1	Single Family Res	Appealable Area
7242033011	0.1	Single Family Res	Appealable Area
7242033012	0.1	Single Family Res	Appealable Area
7242033013	0.1	Single Family Res	Appealable Area
7242033014	0.1	Single Family Res	Appealable Area
7242033015	0.1	Single Family Res	Appealable Area
7242033016	0.1	Single Family Res	Appealable Area
7242033017	0.1	Single Family Res	Appealable Area
7242033018	0.1	Single Family Res	Appealable Area
7242033019	0.1	Single Family Res	Appealable Area
7242033020	0.1	Single Family Res	Appealable Area
7242033021	0.1	Single Family Res	Appealable Area
7242033022	0.1	Single Family Res	Appealable Area
7242033023	0.1	Single Family Res	Appealable Area
7242033024	0.1	Single Family Res	Appealable Area
7242033025	0.1	Single Family Res	Appealable Area
7242033026	0.1	Single Family Res	Appealable Area
7242033027	0.1	Single Family Res	Appealable Area
7242033028	0.1	Single Family Res	Appealable Area
7242033029	0.1	Single Family Res	Appealable Area
7242033030	0.1	Single Family Res	Appealable Area
7242033031	0.1	Single Family Res	Appealable Area
7242033032	0.1	Single Family Res	Appealable Area
7242033033	0.1	Single Family Res	Appealable Area
7242033034	0.8	Single Family Res	Appealable Area
7242033036	0.1	Single Family Res	Appealable Area
7242033037	0.4	Single Family Res	Appealable Area
7242033038	0.04	Single Family Res	Appealable Area
7242033039	0.04	Single Family Res	Appealable Area
7242033040	0.04	Single Family Res	Appealable Area
7242034001	0.1	Single Family Res	Appealable Area
7242034002	0.1	Single Family Res	Appealable Area
7242034003	0.1	Single Family Res	Appealable Area
7242034004	0.1	Single Family Res	Appealable Area
7242034005	0.1	Single Family Res	Appealable Area
7242034006	0.1	Single Family Res	Appealable Area
7242034007	0.1	Single Family Res	Appealable Area
7242034008	0.1	Single Family Res	Appealable Area
7242034009	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242034010	0.1	Single Family Res	Appealable Area
7242034011	0.1	Single Family Res	Appealable Area
7242034012	0.1	Single Family Res	Appealable Area
7242034013	0.1	Single Family Res	Appealable Area
7242034014	0.1	Single Family Res	Appealable Area
7242034015	0.1	Single Family Res	Appealable Area
7242034016	0.1	Single Family Res	Appealable Area
7242034017	0.1	Single Family Res	Appealable Area
7242034018	0.1	Single Family Res	Appealable Area
7242034019	0.1	Single Family Res	Appealable Area
7242034020	0.1	Single Family Res	Appealable Area
7242034021	0.1	Single Family Res	Appealable Area
7242034022	0.1	Single Family Res	Appealable Area
7242034023	0.1	Single Family Res	Appealable Area
7242034024	0.1	Single Family Res	Appealable Area
7242034025	0.1	Single Family Res	Appealable Area
7242034026	0.1	Single Family Res	Appealable Area
7242034027	0.1	Single Family Res	Appealable Area
7242034028	0.1	Single Family Res	Appealable Area
7242034029	0.1	Single Family Res	Appealable Area
7242034030	0.1	Single Family Res	Appealable Area
7242034031	0.1	Single Family Res	Appealable Area
7242034032	0.1	Single Family Res	Appealable Area
7242034033	0.1	Single Family Res	Appealable Area
7242034034	0.1	Single Family Res	Appealable Area
7242034036	0.1	Single Family Res	Appealable Area
7242034037	0.1	Single Family Res	Appealable Area
7242034038	0.6	Single Family Res	Appealable Area
7242034039	0.4	Single Family Res	Appealable Area
7242034040	0.1	Single Family Res	Appealable Area
7242034041	0.04	Single Family Res	Appealable Area
7242034043	0.1	Single Family Res	Appealable Area
7242034044	0.1	Single Family Res	Appealable Area
7242034045	0.1	Single Family Res	Appealable Area
7242034046	0.1	Single Family Res	Appealable Area
7242034048	0.6	Single Family Res	Appealable Area
7242034049	0.1	Single Family Res	Appealable Area
7242035001	0.1	Single Family Res	Appealable Area
7242035002	0.1	Single Family Res	Appealable Area
7242035003	0.1	Single Family Res	Appealable Area
7242035004	0.1	Single Family Res	Appealable Area
7242035005	0.1	Single Family Res	Appealable Area
7242035006	0.1	Single Family Res	Appealable Area
7242035007	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242035008	0.05	Single Family Res	Appealable Area
7242035009	0.05	Single Family Res	Appealable Area
7242035010	0.1	Single Family Res	Appealable Area
7242035011	0.1	Single Family Res	Appealable Area
7242035012	0.1	Single Family Res	Appealable Area
7242035013	0.1	Single Family Res	Appealable Area
7242035014	0.1	Single Family Res	Appealable Area
7242035015	0.1	Single Family Res	Appealable Area
7242035016	0.05	Single Family Res	Appealable Area
7242035017	0.05	Single Family Res	Appealable Area
7242035018	0.1	Single Family Res	Appealable Area
7242035019	0.1	Single Family Res	Appealable Area
7242035020	0.1	Single Family Res	Appealable Area
7242035021	0.1	Single Family Res	Appealable Area
7242035022	0.1	Single Family Res	Appealable Area
7242035023	0.1	Single Family Res	Appealable Area
7242035024	0.1	Single Family Res	Appealable Area
7242035025	0.4	Single Family Res	Appealable Area
7242035026	0.04	Single Family Res	Appealable Area
7242035027	0.5	Single Family Res	Appealable Area
7242035028	0.1	Single Family Res	Appealable Area
7242035029	0.1	Single Family Res	Appealable Area
7242035030	0.1	Single Family Res	Appealable Area
7242035031	0.1	Single Family Res	Appealable Area
7242035032	0.1	Single Family Res	Appealable Area
7242035033	0.1	Single Family Res	Appealable Area
7242035037	0.1	Single Family Res	Appealable Area
7242035038	0.1	Single Family Res	Appealable Area
7242035039	0.1	Single Family Res	Appealable Area
7242036002	0.1	Single Family Res	Appealable Area
7242036003	0.1	Single Family Res	Appealable Area
7242036004	0.1	Single Family Res	Appealable Area
7242036005	0.1	Single Family Res	Appealable Area
7242036006	0.1	Single Family Res	Appealable Area
7242036007	0.1	Single Family Res	Appealable Area
7242036008	0.1	Single Family Res	Appealable Area
7242036009	0.1	Single Family Res	Appealable Area
7242036010	0.1	Single Family Res	Appealable Area
7242036011	0.1	Single Family Res	Appealable Area
7242036012	0.1	Single Family Res	Appealable Area
7242036013	0.1	Single Family Res	Appealable Area
7242036014	0.2	Single Family Res	Appealable Area
7242036015	0.1	Single Family Res	Appealable Area
7242036016	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242036017	0.4	ROW	Appealable Area
7242036018	0.04	Single Family Res	Appealable Area
7242036019	0.02	Single Family Res	Appealable Area
7246015017	0.1	Single Family Res	Appealable Area
7246015018	0.1	Single Family Res	Appealable Area
7246015019	0.1	Single Family Res	Appealable Area
7246015020	0.1	Single Family Res	Appealable Area
7246015021	0.1	Single Family Res	Appealable Area
7246015022	0.1	Single Family Res	Appealable Area
7246015023	0.2	Single Family Res	Appealable Area
7246015024	0.1	Single Family Res	Appealable Area
7246015025	0.1	Single Family Res	Appealable Area
7246015026	0.1	Single Family Res	Appealable Area
7246015027	0.1	Single Family Res	Appealable Area
7246015028	0.2	Single Family Res	Appealable Area
7246015029	0.1	Single Family Res	Appealable Area
7246015030	0.1	Single Family Res	Appealable Area
7246015031	0.1	Single Family Res	Appealable Area
7246015032	0.1	Single Family Res	Appealable Area
7246015033	0.1	Single Family Res	Appealable Area
7246015034	0.1	Single Family Res	Appealable Area
7246015035	0.1	Single Family Res	Appealable Area
7246015036	0.1	Single Family Res	Appealable Area
7246015037	0.1	Single Family Res	Appealable Area
7246015038	0.1	Single Family Res	Appealable Area
7246015039	0.1	Single Family Res	Appealable Area
7246015040	0.1	Single Family Res	Appealable Area
7246015041	0.1	Single Family Res	Appealable Area
7246015042	0.2	Single Family Res	Appealable Area
7246015043	0.1	Single Family Res	Appealable Area
7246015044	0.1	Single Family Res	Appealable Area
7246015045	0.1	Single Family Res	Appealable Area
7246015046	0.1	Single Family Res	Appealable Area
7246015047	0.1	Single Family Res	Appealable Area
7246015048	0.1	Single Family Res	Appealable Area
7246015049	0.1	Single Family Res	Appealable Area
7246015050	0.1	Single Family Res	Appealable Area
7246015051	0.1	Single Family Res	Appealable Area
7246015052	0.1	Single Family Res	Appealable Area
7246015053	0.1	Single Family Res	Appealable Area
7246015054	0.1	Single Family Res	Appealable Area
7246015055	0.1	Single Family Res	Appealable Area
7246015056	0.1	Single Family Res	Appealable Area
7246015057	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7246015058	0.1	Single Family Res	Appealable Area
7246015059	0.1	Single Family Res	Appealable Area
7246015060	0.1	Single Family Res	Appealable Area
7246015061	0.1	Single Family Res	Appealable Area
7246015062	0.1	Single Family Res	Appealable Area
7246015063	0.1	Single Family Res	Appealable Area
7246015064	0.1	Single Family Res	Appealable Area
7246015065	0.1	Single Family Res	Appealable Area
7246015067	2.0	ROW	Appealable Area
7246015900	0.1	Open Space/Recreation	Appealable Area
7246015901	1.4	Open Space/Recreation	Appealable Area
7246015902	2.3	Open Space/Recreation	Appealable Area
7246015903	2.3	Open Space/Recreation	Appealable Area
7246023011	0.1	Multi-Family Res	Appealable Area
7246023012	0.1	Multi-Family Res	Appealable Area
7246023013	0.1	Multi-Family Res	Appealable Area
7246023014	0.1	Multi-Family Res	Appealable Area
7246023015	0.1	Multi-Family Res	Appealable Area
7246023016	0.1	Multi-Family Res	Appealable Area
7246023017	0.1	Multi-Family Res	Appealable Area
7246023018	0.1	Multi-Family Res	Appealable Area
7246023019	0.1	Multi-Family Res	Appealable Area
7246023020	0.1	Multi-Family Res	Appealable Area
7246023021	0.1	Multi-Family Res	Appealable Area
7246023022	0.1	Multi-Family Res	Appealable Area
7246023023	0.1	Multi-Family Res	Appealable Area
7246023024	0.1	Multi-Family Res	Appealable Area
7246023025	0.1	Multi-Family Res	Appealable Area
7246023026	0.1	Multi-Family Res	Appealable Area
7246023027	0.1	Multi-Family Res	Appealable Area
7246023028	0.1	Multi-Family Res	Appealable Area
7246023029	0.1	Multi-Family Res	Appealable Area
7246023030	0.1	Multi-Family Res	Appealable Area
7246023031	0.1	Multi-Family Res	Appealable Area
7246023032	0.1	Multi-Family Res	Appealable Area
7246023033	0.1	Multi-Family Res	Appealable Area
7246023034	0.1	Multi-Family Res	Appealable Area
7246023035	0.1	Multi-Family Res	Appealable Area
7246023036	0.1	Multi-Family Res	Appealable Area
7246023037	0.1	Multi-Family Res	Appealable Area
7246023038	0.1	Multi-Family Res	Appealable Area
7246023039	0.1	Multi-Family Res	Appealable Area
7246023040	0.1	Multi-Family Res	Appealable Area
7246023041	0.1	Multi-Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7246023042	0.1	Multi-Family Res	Appealable Area
7246023043	0.1	Multi-Family Res	Appealable Area
7246023044	0.1	Multi-Family Res	Appealable Area
7246023045	0.1	Multi-Family Res	Appealable Area
7246023046	0.1	Multi-Family Res	Appealable Area
7246023047	0.1	Multi-Family Res	Appealable Area
7246023048	0.1	Multi-Family Res	Appealable Area
7246023049	0.5	Multi-Family Res	Appealable Area
7246023050	0.2	Multi-Family Res	Appealable Area
7246023052	0.2	Multi-Family Res	Appealable Area
7246023053	0.04	Multi-Family Res	Appealable Area
7246023054	0.03	Multi-Family Res	Appealable Area
7246023058	0.2	Multi-Family Res	Appealable Area
7246023059	0.1	Multi-Family Res	Appealable Area
7246023060	0.02	Multi-Family Res	Appealable Area
7246023061	0.2	Multi-Family Res	Appealable Area
7246024030	0.1	Single Family Res	Appealable Area
7246024031	0.1	Single Family Res	Appealable Area
7246024032	0.1	Single Family Res	Appealable Area
7246024033	0.1	Single Family Res	Appealable Area
7246024034	0.1	Single Family Res	Appealable Area
7246024035	0.1	Single Family Res	Appealable Area
7246024036	0.2	Single Family Res	Appealable Area
7246024037	0.1	Single Family Res	Appealable Area
7246024038	0.1	Single Family Res	Appealable Area
7246024039	0.1	Single Family Res	Appealable Area
7246024040	0.1	Single Family Res	Appealable Area
7246024041	0.1	Single Family Res	Appealable Area
7246024042	0.1	Single Family Res	Appealable Area
7246024043	0.1	Single Family Res	Appealable Area
7246024044	0.1	Single Family Res	Appealable Area
7246024045	0.1	Single Family Res	Appealable Area
7246024046	0.1	Single Family Res	Appealable Area
7246024047	0.1	Single Family Res	Appealable Area
7246024048	0.1	Single Family Res	Appealable Area
7246024049	0.1	Single Family Res	Appealable Area
7246024050	0.1	Single Family Res	Appealable Area
7246024051	0.1	Single Family Res	Appealable Area
7246024052	0.1	Single Family Res	Appealable Area
7246024053	0.1	Single Family Res	Appealable Area
7246024054	0.1	Single Family Res	Appealable Area
7246024055	0.1	Single Family Res	Appealable Area
7246024056	0.1	Single Family Res	Appealable Area
7246024057	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7246024058	0.1	Single Family Res	Appealable Area
7246024064	0.1	Single Family Res	Appealable Area
7246024065	0.1	Single Family Res	Appealable Area
7246024066	0.1	Single Family Res	Appealable Area
7246024067	0.1	Single Family Res	Appealable Area
7246024068	0.1	Single Family Res	Appealable Area
7246024069	0.1	Single Family Res	Appealable Area
7246024070	0.1	Single Family Res	Appealable Area
7246024071	0.1	Single Family Res	Appealable Area
7246024072	0.1	Single Family Res	Appealable Area
7246024073	0.1	Single Family Res	Appealable Area
7246024074	0.1	Single Family Res	Appealable Area
7246024075	0.1	Single Family Res	Appealable Area
7246024076	0.1	Single Family Res	Appealable Area
7246024077	0.1	Single Family Res	Appealable Area
7246024078	0.1	Single Family Res	Appealable Area
7246024079	0.1	Single Family Res	Appealable Area
7246024080	0.1	Single Family Res	Appealable Area
7246024081	0.1	Single Family Res	Appealable Area
7246024083	0.1	Single Family Res	Appealable Area
7246024084	0.1	Single Family Res	Appealable Area
7246024085	0.1	Single Family Res	Appealable Area
7246024086	0.1	Single Family Res	Appealable Area
7246025004	0.1	Single Family Res	Appealable Area
7246025005	0.1	Single Family Res	Appealable Area
7246025006	0.1	Single Family Res	Appealable Area
7246025007	0.1	Single Family Res	Appealable Area
7246025022	0.1	Single Family Res	Appealable Area
7246025023	0.1	Single Family Res	Appealable Area
7246025024	0.1	Single Family Res	Appealable Area
7246025025	0.1	Single Family Res	Appealable Area
7246025026	0.1	Single Family Res	Appealable Area
7246025041	0.1	Single Family Res	Appealable Area
7246025042	0.1	Single Family Res	Appealable Area
7246025043	0.1	Single Family Res	Appealable Area
7246025044	0.1	Single Family Res	Appealable Area
7246025045	0.1	Single Family Res	Appealable Area
7246025046	0.1	Single Family Res	Appealable Area
7246025047	0.1	Single Family Res	Appealable Area
7246025048	0.1	Single Family Res	Appealable Area
7246025049	0.1	Single Family Res	Appealable Area
7246025050	0.1	Single Family Res	Appealable Area
7246025051	0.1	Single Family Res	Appealable Area
7246025052	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7246026001	0.1	Single Family Res	Appealable Area
7246026002	0.1	Single Family Res	Appealable Area
7246026003	0.1	Single Family Res	Appealable Area
7246026004	0.1	Single Family Res	Appealable Area
7246026006	0.1	Single Family Res	Appealable Area
7246026007	0.1	Single Family Res	Appealable Area
7246026008	0.1	Single Family Res	Appealable Area
7246026009	0.1	Single Family Res	Appealable Area
7246026010	0.2	Single Family Res	Appealable Area
7246026015	0.1	Single Family Res	Appealable Area
7246026016	0.1	Single Family Res	Appealable Area
7246026026	0.1	Single Family Res	Appealable Area
7246026027	0.1	Single Family Res	Appealable Area
7246026028	0.1	Single Family Res	Appealable Area
7246026029	0.1	Single Family Res	Appealable Area
7246026030	0.1	Single Family Res	Appealable Area
7246026031	0.1	Single Family Res	Appealable Area
7246026032	0.1	Single Family Res	Appealable Area
7246026047	0.1	Single Family Res	Appealable Area
7246026048	0.1	Single Family Res	Appealable Area
7246026049	0.1	Single Family Res	Appealable Area
7246026050	0.1	Single Family Res	Appealable Area
7246026055	0.1	Single Family Res	Appealable Area
7246026056	0.1	Single Family Res	Appealable Area
7246026057	0.1	Single Family Res	Appealable Area
7246026061	0.1	Single Family Res	Appealable Area
7246026062	0.1	Single Family Res	Appealable Area
7246026067	0.1	Single Family Res	Appealable Area
7246026068	0.1	Single Family Res	Appealable Area
7246026069	0.1	Single Family Res	Appealable Area
7246026070	0.1	Single Family Res	Appealable Area
7246027001	0.1	Single Family Res	Appealable Area
7246027002	0.1	Single Family Res	Appealable Area
7246027003	0.1	Single Family Res	Appealable Area
7246027004	0.1	Single Family Res	Appealable Area
7246027005	0.1	Single Family Res	Appealable Area
7246027006	0.1	Single Family Res	Appealable Area
7246027007	0.1	Single Family Res	Appealable Area
7246027008	0.1	Single Family Res	Appealable Area
7246027009	0.1	Single Family Res	Appealable Area
7246027010	0.1	Single Family Res	Appealable Area
7246027011	0.1	Single Family Res	Appealable Area
7246027012	0.1	Single Family Res	Appealable Area
7246027013	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7246027014	0.1	Single Family Res	Appealable Area
7246027015	0.1	Single Family Res	Appealable Area
7246027016	0.1	Single Family Res	Appealable Area
7246027017	0.1	Single Family Res	Appealable Area
7246027018	0.1	Single Family Res	Appealable Area
7246027019	0.1	Single Family Res	Appealable Area
7246027020	0.1	Single Family Res	Appealable Area
7246027021	0.1	Single Family Res	Appealable Area
7246027022	0.1	Single Family Res	Appealable Area
7246027023	0.1	Single Family Res	Appealable Area
7246027024	0.1	Single Family Res	Appealable Area
7246027025	0.1	Single Family Res	Appealable Area
7246027026	0.1	Single Family Res	Appealable Area
7246027027	0.1	Single Family Res	Appealable Area
7246027028	0.1	Single Family Res	Appealable Area
7246027029	0.1	Single Family Res	Appealable Area
7246027030	0.1	Single Family Res	Appealable Area
7246027031	0.1	Single Family Res	Appealable Area
7246027032	0.1	Single Family Res	Appealable Area
7246027033	0.1	Single Family Res	Appealable Area
7246027034	0.1	Single Family Res	Appealable Area
7246027035	0.1	Single Family Res	Appealable Area
7246027036	0.1	Single Family Res	Appealable Area
7246027037	0.1	Single Family Res	Appealable Area
7246027038	0.1	Single Family Res	Appealable Area
7246027039	0.1	Single Family Res	Appealable Area
7246027040	0.1	Single Family Res	Appealable Area
7246027041	0.1	Single Family Res	Appealable Area
7246027042	0.1	Single Family Res	Appealable Area
7246027043	0.1	Single Family Res	Appealable Area
7246027044	0.1	Single Family Res	Appealable Area
7246027045	0.1	Single Family Res	Appealable Area
7246027046	0.1	Single Family Res	Appealable Area
7246027047	0.1	Single Family Res	Appealable Area
7246027084	0.1	Single Family Res	Appealable Area
7246027085	0.1	Single Family Res	Appealable Area
7246027086	0.1	Single Family Res	Appealable Area
7246027087	0.1	Single Family Res	Appealable Area
7246027088	0.1	Single Family Res	Appealable Area
7246027089	0.1	Single Family Res	Appealable Area
7246027090	0.1	Single Family Res	Appealable Area
7246027091	0.1	Single Family Res	Appealable Area
7246027092	0.1	Single Family Res	Appealable Area
7246027093	0.1	Single Family Res	Appealable Area

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7246027094	0.1	Single Family Res	Appealable Area
7246027095	1.1	Single Family Res	Appealable Area
7246027096	1.9	ROW	Appealable Area
7246027097	0.1	ROW	Appealable Area
7246027098	0.1	Single Family Res	Appealable Area
7246027099	0.1	Single Family Res	Appealable Area
7246027100	0.1	Single Family Res	Appealable Area
7246027101	0.1	Single Family Res	Appealable Area
7246027102	0.1	Single Family Res	Appealable Area
7246027103	0.1	Single Family Res	Appealable Area
7246027104	0.1	Single Family Res	Appealable Area
7246027105	0.1	Single Family Res	Appealable Area
7246027106	0.1	Single Family Res	Appealable Area
7246027107	0.1	Single Family Res	Appealable Area
7246027108	0.1	Single Family Res	Appealable Area
7246027109	0.1	Single Family Res	Appealable Area
7246027110	0.1	Single Family Res	Appealable Area
7246027111	0.1	Single Family Res	Appealable Area
7246027112	0.1	Single Family Res	Appealable Area
7246027113	0.1	Single Family Res	Appealable Area
7246027114	0.1	Single Family Res	Appealable Area
7246027115	0.1	Single Family Res	Appealable Area
N/A	2.8	ROW	Appealable Area
N/A	0.6	Open Space/Recreation	Appealable Area
N/A	1.9	Mixed Use Community Core	Coastal Zone
N/A	0.4	ROW	Coastal Commission Permit Jurisdiction
N/A	0.3	ROW	Appealable Area
N/A	1.1	ROW	Appealable Area
N/A	16.4	Channel/Marina/Waterway	Coastal Zone
N/A	2.5	ROW	Appealable Area
N/A	4.5	ROW	Appealable Area
N/A	0.8	ROW	Coastal Zone
N/A	1.0	ROW	Coastal Commission Permit Jurisdiction
N/A	1.7	ROW	Coastal Commission Permit Jurisdiction
N/A	3.4	ROW	Coastal Zone
N/A	1.5	ROW	Appealable Area
N/A	1.0	ROW	Appealable Area
N/A	1.3	ROW	Appealable Area
N/A	0.8	ROW	Appealable Area
N/A	1.2	ROW	Appealable Area
N/A	1.2	ROW	Appealable Area
N/A	0.9	ROW	Appealable Area
N/A	0.3	ROW	Appealable Area
N/A	0.2	ROW	Coastal Commission Permit Jurisdiction

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
N/A	0.7	ROW	Coastal Commission Permit Jurisdiction
N/A	2.4	ROW	Coastal Zone
N/A	2.9	ROW	Appealable Area
N/A	4.0	ROW	Appealable Area
N/A	3.7	ROW	Coastal Zone
N/A	0.3	ROW	Appealable Area
N/A	1.9	ROW	Coastal Commission Permit Jurisdiction
N/A	2.8	ROW	Coastal Commission Permit Jurisdiction
N/A	1.6	ROW	Appealable Area
N/A	0.2	ROW	Appealable Area
N/A	1.4	ROW	Appealable Area
N/A	3.1	ROW	Appealable Area
N/A	1.9	ROW	Appealable Area
N/A	0.8	ROW	Appealable Area
N/A	3.2	ROW	Appealable Area
N/A	0.6	ROW	Coastal Zone
N/A	0.6	ROW	Coastal Commission Permit Jurisdiction
N/A	0.4	ROW	Coastal Zone
N/A	0.02	Multi-Family Res	Appealable Area
N/A	2.9	ROW	Appealable Area
N/A	0.002	ROW	Appealable Area
N/A	0.03	Mixed Use Community Core	Coastal Zone
N/A	0.1	ROW	Coastal Zone
N/A	0.6	ROW	Coastal Commission Permit Jurisdiction
N/A	0.6	ROW	Coastal Zone
N/A	4.0	Channel/Marina/Waterway	Coastal Zone
N/A	4.9	Channel/Marina/Waterway	Coastal Zone
N/A	2.8	ROW	Coastal Commission Permit Jurisdiction
N/A	1.1	Dedicated ROW (not built)	Coastal Zone
N/A	0.7	ROW	Appealable Area
N/A	0.4	ROW	Appealable Area
N/A	1.2	Channel/Marina/Waterway	Coastal Zone
N/A	0.2	ROW	Coastal Commission Permit Jurisdiction
N/A	0.2	ROW	Coastal Commission Permit Jurisdiction
N/A	0.1	ROW	Coastal Commission Permit Jurisdiction
N/A	1.6	ROW	Coastal Zone
N/A	0.1	ROW	Appealable Area
N/A	0.2	ROW	Coastal Zone
N/A	0.1	ROW	Coastal Zone
N/A	0.001	ROW	Coastal Commission Permit Jurisdiction
N/A	0.2	ROW	Coastal Commission Permit Jurisdiction
N/A	0.1	ROW	Coastal Commission Permit Jurisdiction
N/A	1.3	ROW	Appealable Area
N/A	1.7	ROW	Coastal Zone

Table 1-1 Parcels in the Coastal Zone Boundary

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
N/A	2.0	ROW	Appealable Area
N/A	0.4	ROW	Coastal Zone
N/A	0.3	ROW	Coastal Zone
N/A	0.7	ROW	Coastal Commission Permit Jurisdiction
N/A	0.1	ROW	Appealable Area
N/A	0.1	ROW	Coastal Commission Permit Jurisdiction
N/A	0.2	ROW	Appealable Area
N/A	0.1	ROW	Appealable Area
N/A	0.8	ROW	Coastal Zone
N/A	0.1	ROW	Coastal Commission Permit Jurisdiction
N/A	0.4	ROW	Appealable Area
N/A	0.4	ROW	Appealable Area
N/A	0.04	ROW	Coastal Zone
N/A	0.9	ROW	Coastal Zone

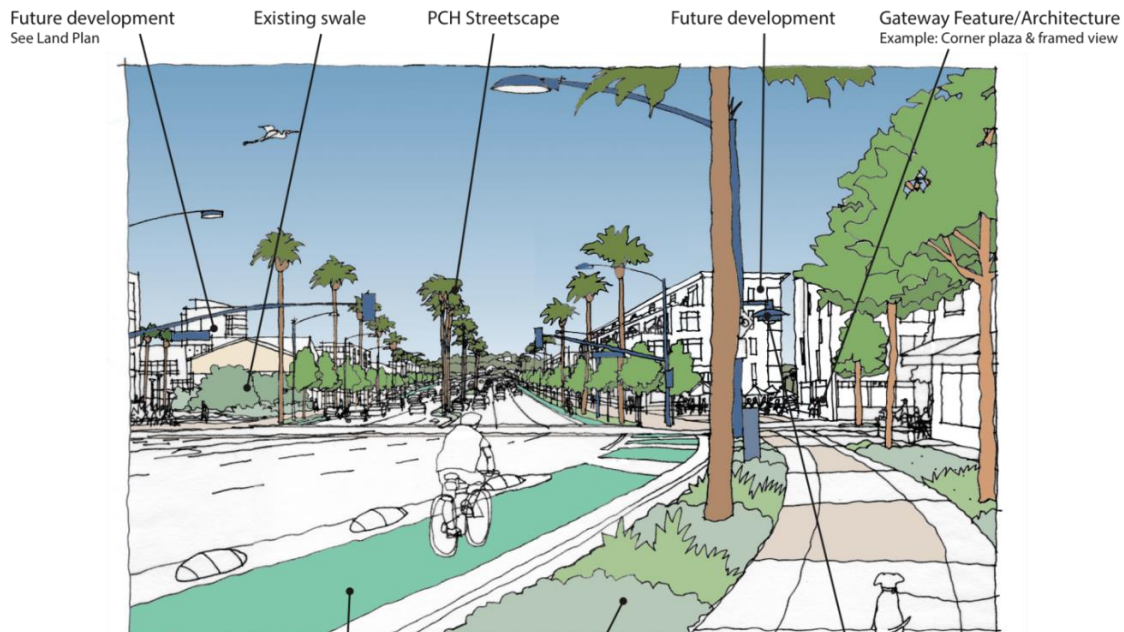
Southeast Area Specific Plan

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, the Planning Commission shall recommend and the City Council shall approve a change of text of zoning regulations and/or rezoning property if it complies with State and Local regulations. The rezoning change can be granted only when positive findings are made consistent with the following criteria set forth in the Long Beach Municipal Code.

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

The Specific Plan, a mechanism to achieve a community vision established through a multi-year visioning process, allows for future development within limited areas of change parcels and preservation of existing conditions in all other areas within the Specific Plan boundaries. The Specific Plan will not negatively impact the character, livability or appropriate development of the surrounding area. Within the areas of change underutilized parcels may be redeveloped into dynamic mixed-use environments. This change is consistent with the community vision and conditioned upon strict design standards.

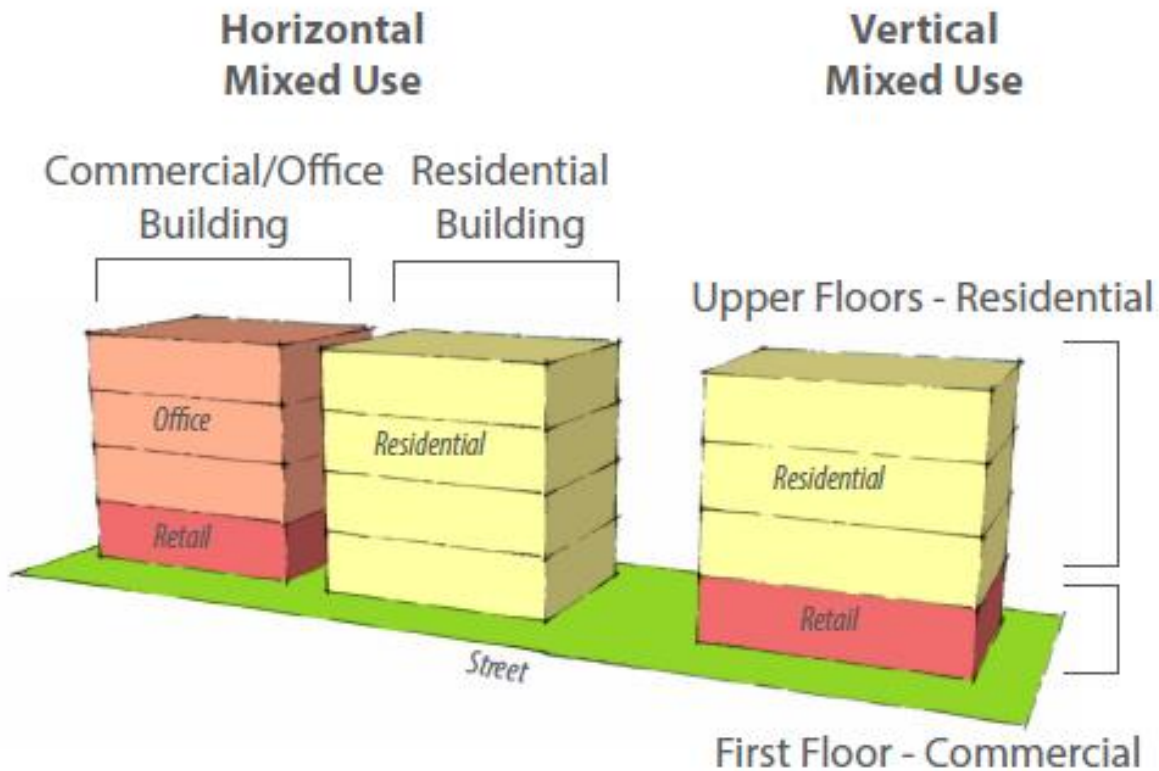
The proposed Specific Plan focuses on specific areas of change along Pacific Coast Highway for both mobility and land use changes. These changes can best be summarized as providing greater flexibility and choice in terms of housing and mobility. The existing PD-1 regulations are typical of 1970s vintage planning: it focuses exclusively on vehicle travel, contains long super blocks, large surface parking lots and segregated land-uses such as exclusively retail blocks and exclusively residential blocks. This land-use development type will still be available to current and future residents but the Specific Plan seeks to introduce additional choices on the areas of change parcels.



The Specific Plan includes truly complete streets where everyone can choose between walking, cycling, using transit, rideshare or private vehicles.

The Specific Plan begins with changes to mobility and the public right-of-way. These changes were a recurring theme in public engagement meetings and have a prominent role in the community vision. The Specific Plan includes a 79 percent increase in bicycle lane miles, a 29 percent increase in pedestrian facilities, the introduction of interior streets to break up long super blocks, as well as a 9 percent increase in automobile lane miles to facilitate improved local circulation. These mobility improvements including typical street cross-sections are included in Chapter 6 of the Specific Plan. All new projects will construct improvements adjacent to their property and pay transportation fees to pay for areawide mobility improvements. The mobility improvements are an important benefit connected to the redevelopment allowed under the Specific Plan.

With the backdrop of these improvements, the community vision becomes possible. The Specific Plan proposes a mix of retail, office, residential and hotel uses on these opportunity sites. This mixed-use development may occur within a single building (vertical mixed use) or within a grouping on buildings on the same site (horizontal mixed use). The result is a more urban mix of uses that allows residents to walk or bike to many destinations such as shopping, dining and recreation.

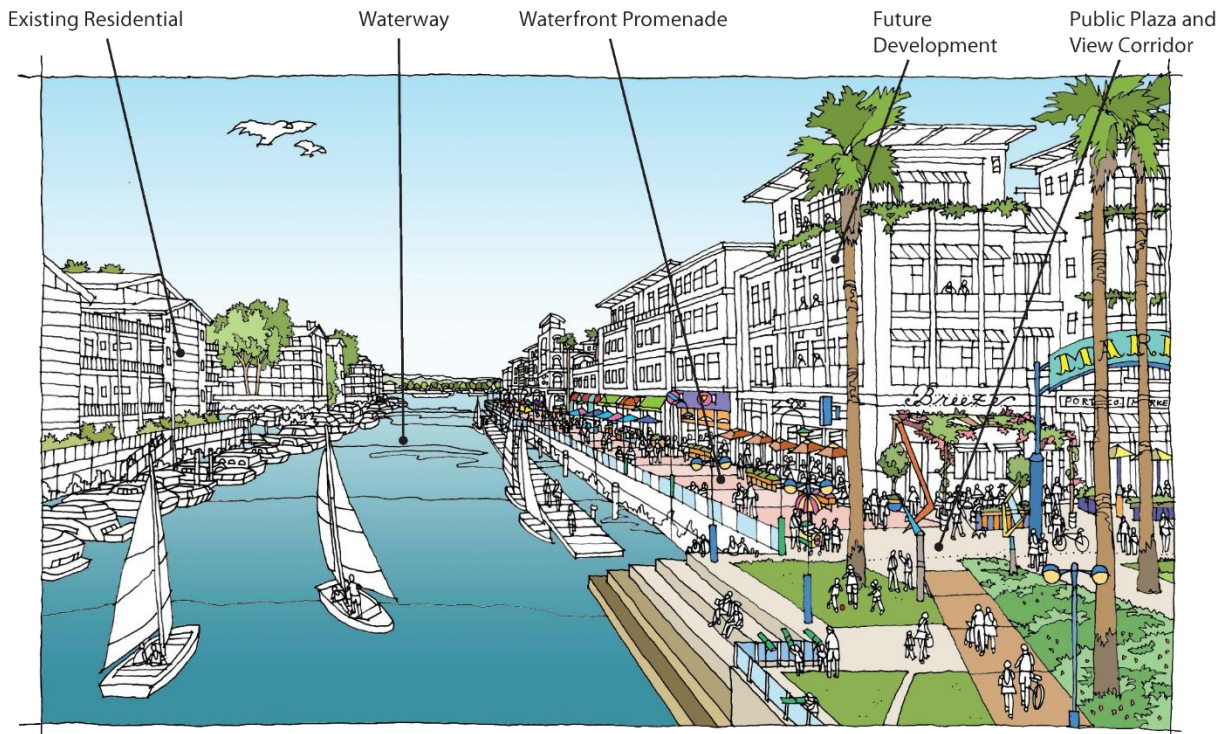


Mixed use comes in many forms but always allows for walkable connections between uses and compact efficient use of land.

The expanded choice in living style proposed in the Specific Plan allows the City to expand its housing supply and for those looking to live in a dynamic mixed-use waterfront environment it provides a great opportunity to call Long Beach home. For those who prefer a more traditional segregated land-use style of living, many such opportunities will remain both within the larger SEASP area and the City at large. All

residents, however, will be able to enjoy the upgraded retail opportunities, the public plazas, gathering spaces, and waterfront activation required on all new development in these areas of change.

The proposed mix of uses, the mobility enhancements and a design sensitivity to the wetland and waterfront context allows future development to create a unique and genuine sense of space and to provide the user, whether a resident, employee or visitor, with a fulfilling experience. This is essential not just to quality of life and sustainability but also to creating an environment where retail can flourish as consumers focus on the experiences of place as shown in the image below.



A mix of uses allow for an activation of waterfront space and enhanced experience for residents and visitors alike

These outcomes, creating a sense of space, public and private amenities and improved mobility are possible not just through changes in use and mobility but because of careful design standards. For example part of a sense of place is an experience of arrival, the Urban Design chapter of the Specific Plan identifies the five major gateways to the SEASP region and mandates consistent signage, gateway building placement, landscape signaling and bird-safe lighting to demarcate those entrances. View of open water and of wetlands are mandated under the Specific Plan's urban design provisions, as are the way grouping of smaller buildings or facades of buildings can help break up blocks and make them feel more pedestrian scale. The Specific Plan even reaches into benches, seating and other street furniture that enhance the pedestrian experience and change our perception of buildings.

It is important to remember that existing regulations, PD-1, do not contain design guidelines however the proposed Specific Plan is centered around high-quality design that meets functional, aesthetic and sustainability goals. These design standards are found within Chapter 7 of the Specific Plan.

The result of this Specific Plan is consistent with the community vision and result in positive change in character to the areas of change. The mobility and design improvements provide an overall improvement in livability and the total amount of development is suitable and proportionate to the Specific Plan area and its setting within the City of Long Beach. A Program Environmental Impact Report (EIR) was prepared to evaluate and address any environmental impacts from the development and buildout of the Specific Plan. All individual projects will be conditioned to comply with the Mitigation Monitoring and Reporting Program (MMRP) of that EIR.

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

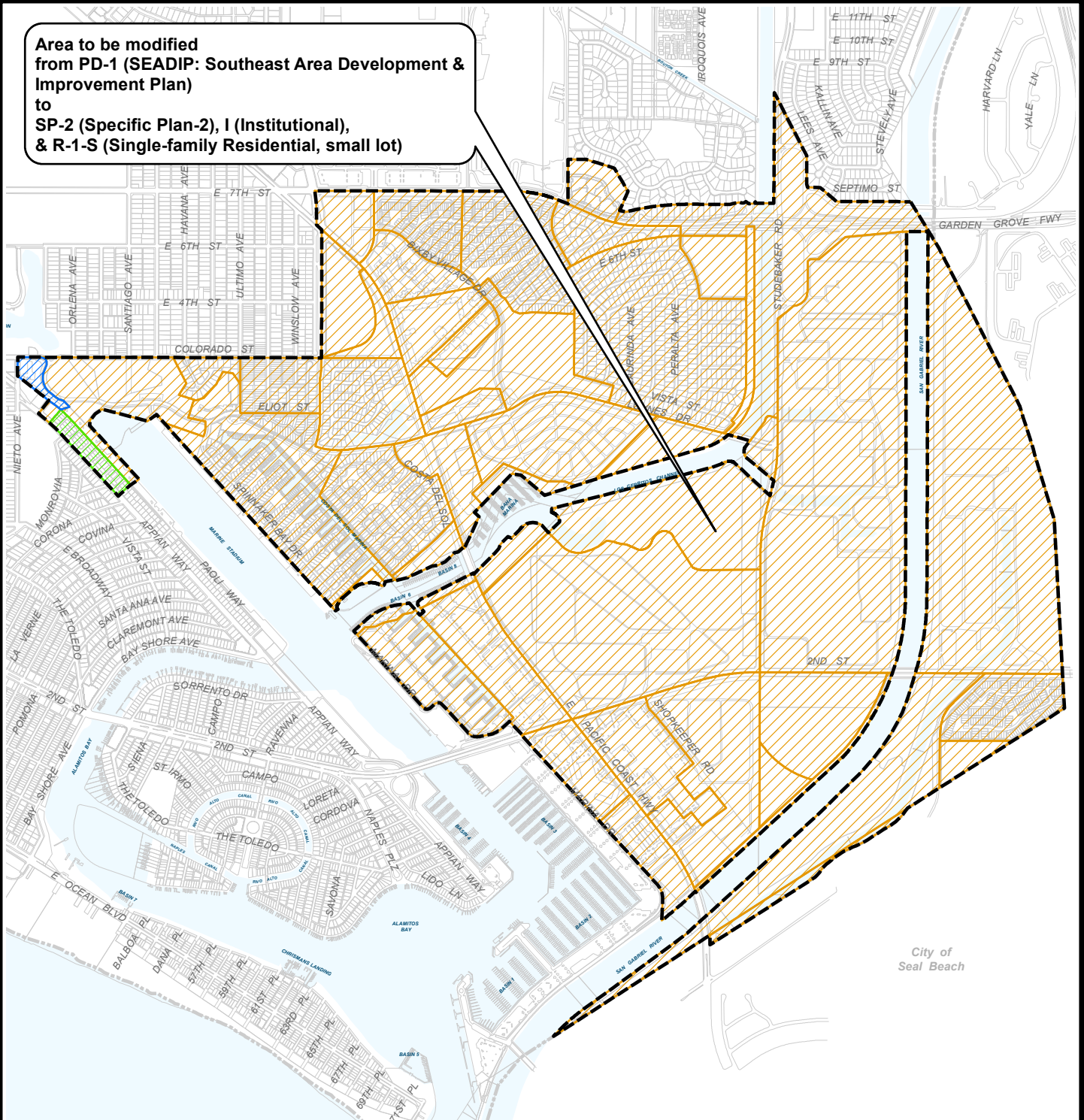
SEASP is consistent with the general goals, policies and designations within the City's General Plan. The adopted General Plan Land Use Element identifies the Specific Plan area for mixed-use, residential, institutional, and open-space/recreation uses (LUE map grid 6, 7, 12, and 13). These uses are consistent with the development standards and allowed uses contained within Chapter 5 of the proposed Specific Plan. Land Use Element goals are also advanced by the proposed Specific Plan, including: economic development, new housing construction, and functional transportation (LUE p. 17-19).


SEASP protects natural areas through the Coastal Habitat, Wetlands and Recreation land use category. Stewardship of these areas is facilitated through impact fees on new development within the Specific Plan boundaries. Specific provisions within the plan and mitigation measures in the Program EIR all protect wildlife and enhance habitat. These provisions are consistent with the Open Space Element, including Goals 1.1, 1.2, 1.3, 1.4, 1.5, 2.1, and 4.6.

Implementation of SEASP will result in new housing opportunities for various types of families, consistent with Housing Element Goal 4 of providing increased opportunities for the construction of high-quality housing (HE p. 104). Likewise, SEASP focuses on facilitating live, work and play by foot, bicycle, and transit. These efforts will eliminate vehicle trips and reduce vehicle miles traveled consistent with the City's Air Quality Element (AQE p.7) and the Mobility Element goal of creating an efficient, balanced, multimodal mobility network (ME p. 72).

Within the Coastal Zone portion of SEASP, this action is also consistent with the adopted Local Coastal Program (LCP), as amended. This action concentrates development on existing paved and developed parcels while providing substantial protections to open space habitat and wetland areas. The plan also identifies coastally preferred land uses consistent with the LCP and Coastal Act emphasis on visitor-serving facilities. In addition to these findings, the City has made specific General Plan Consistency findings that are incorporated by reference.

Area to be modified from PD-1 (SEADIP: Southeast Area Development & Improvement Plan) to SP-2 (Specific Plan-2), I (Institutional), & R-1-S (Single-family Residential, small lot)



-  Area to be modified from PD-1 (SEADIP: Southeast Area Development & Improvement Plan) to I (Institutional)
-  Area to be modified from PD-1 (SEADIP: Southeast Area Development & Improvement Plan) to R-1-S (Single-family Residential, small lot)
-  Area to be modified from PD-1 (SEADIP: Southeast Area Development & Improvement Plan) to SP-2 (Specific Plan-2)



AMENDMENT TO A PORTION OF PARTS 6, 7, 12, & 13 OF THE USE DISTRICT MAP

Rezoning Case
ZCHG 17-008

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (Commencing with Section 7000) of Division 3 of the Business and Professional Code, and my license is

License _____ License _____
 Dat _____ Contract _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractors License Law for the following reason (Sec.7031 California Business and Professional Code: Any City which requires a permit to construct, alter, improve, demolish or repair any structure prior to its issuance also requires the applicant for such permit to file a signed statement that he is a licensed contractor pursuant to the provisions of the Contractors License Law (Ch.9) (Commencing with Sec.7000 of Div.3 of the B. & P. C.) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Sec.7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00):

• I as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec.7044, B. & P. C. : The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner-builder will have burden of proving that he did not build or improve for the

• I am exempt under _____, B. & P. C. for this _____
 Dat _____ Owne _____

- IMPORANT -

Application is hereby made to the Superintendent of Building and Safety for a permit subject to the conditions and restrictions set forth on the front faces of this application

- Each person upon whose behalf this application is made and each person at whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall indemnify and hold harmless the City of Long Beach its officers, agents, and employees from any liability arising out of the issuance of any permit from this application.
- Any permit issued as a result of this application becomes null and void if work is

WORKER'S COMPENSATION DECLARATION

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy _____

(This Section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall

Dat _____ Applica _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS, IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION

I hereby state that there is a construction lending agency for the performance of the work for which this permit is issued (Sec.3907, Civ. C.).

Lender's _____

Lender's _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and State laws relating to the building construction, and hereby authorize representatives of this city to enter upon the

Signature of Owner or Contractor

Date

JOB ADDRESS 333 OCEAN BLVD		RECEIPT NO. 03014459	DATE 6/9/17	PROJECT NO. PLNB39260
JOB DESCRIPTION Third-Party appeal of Application No. 1705-01.				AREA 0
OWNER		OCCUPANCY MIXED USES		PLANNING MIXED USES
ADDRESS		ASSESSOR NO.		ZONE PD-30
CITY	STATE	ZIP CODE	FSB	S
			RSB	CENSUS TRACT 576000
APPLICANT WARREN BLESOFSKY				
CONTRACTOR				
ADDRESS				
CITY	STATE	ZIP CODE	PHONE NO.	
STATE LICENSE NO.			CITY LICENSE NO.	
ARCHITECT/ENGINEER			LICENSE NO.	
ADDRESS				
CITY	STATE	ZIP CODE	PHONE NO.	
VALUATION 0.00	PRESENT BLDG USE	PROPOSED BLDG USE	BLDG HEIGHT 0	TYPE OF CONSTRUCTION APPTHPTY
LEGAL DESCRIPTION				

Paid by: **WARREN BLESOFSKY**
\$100.00 Cash (CA)



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

PLANNING BUREAU

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

- Site Plan Review Committee
- Zoning Administrator
- Planning Commission
- Cultural Heritage Commission

Which was taken on the first day of June, 2017.

Project Address: Southwest Area Specific Plan Item 2 = 17-038PL

I/We, your appellant(s), hereby respectfully request that Your Honorable Body **reject** the decision and Approve Deny the application or permit in question.

ALL INFORMATION BELOW IS REQUIRED

Reasons for Appeal: Appealing the recommendation that the city council adopt per Item 17-038 PL - PL SEASIP from the planning commission meeting minutes.
See attached 3 page letter

Appellant Name(s): Warren Blesofsky
Organization (if representing) Long Beach Citizens for Fair Development
Address: 65 Pine Ave #119
City Long Beach State CA ZIP 90802 Phone 714) 745 5577
Signature(s) [Signature] Date June 9, 2017

- A separate appeal form is required for each appellant party, except for appellants from the same address, or an appellant representing an organization.
- Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).
- You must have established *aggrieved* status by presenting oral or written testimony at the hearing where the decision was rendered; otherwise, you may not appeal the decision.
- See reverse of this form for the statutory provisions on the appeal process.

BELOW THIS LINE FOR STAFF USE ONLY

Appeal by Applicant Appeal by Third Party

Received by: MH Case No.: 1705-01 Appeal Filing Date: 6/9/2017
Fee: \$1000.00 Fee Paid Project (receipt) No.: PLNB39260

LONG BEACH CITIZENS FOR FAIR DEVELOPMENT
LONG BEACH, CA
714-745-5577

June 1, 2017

Regarding: 2. 17-038PL Recommendation to recommend that the City Council adopt Findings and Statement of Overriding Considerations, certify the Final Environmental Impact Report (EIR 02-16), select the reduced intensity alternative, adopt the Mitigation Monitoring and Reporting Program, repeal Planned Development District 1 (PD-1), enact the General Plan Amendment related to changing the boundaries and content of the certified Local Coastal Plan (GPA17-002), enact Local Coastal Plan Amendment related to the Southeast Area Specific Plan (LCPA17-004), enact Zoning Code Amendment 17-011 creating the Southeast Area Specific Plan (SP-2) (ZCA17-001), and enact a Zone Change amending Parts 6, 7, 12, and 13 of the City's zoning map and modifying the zoning from PD-1 to SP-2, R-1-S and I (ZCH17-008). (District 3) (Application No. 1705-01)

OPPOSITION TO SEASP

Honorable Commission :

I am glad that this body has, at the least on this project, stopped the practice of making approvals that are not consistent with CEQA guidelines since the Planning Commission is not an elected body, but an appointed one and therefore cannot make decisions as the lead agency under CEQA.

So, because today's hearing is only a recommendation to the deciding body, the city council, I will not attempt to lay out the legal arguments against SEASP, of which there are many. I will say we are vehemently opposed to the new PD-1 Southeast Plan known as SEASP and which includes at least 9 major decisions up for recommendation tonight. I and members of our organization strongly advocate for and will fight for the no development option. I will explain why.

Tonight, I would like to use my time to appeal to the people of Long Beach. If you consider yourself an environmentalist or a lover of nature, birds and saving the last little bit of wetlands that our city must bring back to life. If you think fossil fuels are environmentally detrimental, and are aware that solar is now a cheaper source of energy, then you must conclude that the restoration of these wetlands could make the air cleaner, the water cleaner, could be a gem of nature, like the Bolsa Chica wetlands just south of here. A treasure to be proud of. A complete restoration of the Los Cerritos Wetlands would go a long way towards actually earning the self-styled badge as the US Aquatic Capital.

The original SEADIP in 1977 and the local coastal plan in 1980 were promises made to the people of Long Beach and to the Coastal Commission by the City of Long Beach. The city in these planning documents was supposed to be the steward and lead agency for the restoration

of Los Cerritos Wetlands.

Instead the city with this SEASP is attempting benefit of the developers only. They are trying to once and for all to officially break the promises they made in 1977 and 1980. It has been 40 years of mismanagement by the city and what is being attempted with this new SEASIP plan is to throw out all the wetlands restoration promises made and replace those promises with a huge gift to the developers. The new plan's primary objective is building bigger, higher, and faster without proper environmental review to ostensibly increase the tax base

Once again to the people of Long Beach, this planning commission, the city council and the staff are setting the stage with this SEASP proposal to avoid any further environmental review of the following potential devastating projects leading to the permanent destruction of Los Cerritos Wetlands. The projects include 1. The Los Cerritos Land Swap 2. The Seaport Marina Hotel site. 3. The AES 3 tower 50 foot battery power station.

In Summary, our organization wants the promises made over the last 40 years to be kept. We demand a full restoration of the wetlands, a complete cessation of fossil fuels from all areas within SEASP, the removal of the AES power generation stations, and no new fossil fuel powered plants or a battery storage facility. We demand a sensible wetlands, recreational and coastal access plan for 2nd and PCH and the surrounding area. The city is trying to brush all these future development plans under the rug of SEASP and we will fight to stop it. I do not have time to go through the legal arguments against SEASP but we want to make clear that we are establishing ourselves as an aggrieved party and we reserve any and all of the past and future comments made by our friends into the record during the outreach, notice periods and at this and other hearings to be used in our future opposition to the binding votes on these matters on this agenda item, the replacement PD1 SEASIP plan.

Sincerely,

Long Beach Citizens for Fair Development
By Warren Blesofsky, President

Attached list of additional reasons to Opposition to SEASP letter

17-038PL

1

2.

PL - SEASP

Recommendation to recommend that the City Council adopt Findings and Statement of Overriding Considerations, certify the Final Environmental Impact Report (EIR 02-16), select the reduced intensity alternative, adopt the Mitigation Monitoring and Reporting Program, repeal Planned Development District 1 (PD-1), enact the General Plan Amendment related to changing the boundaries and content of the certified Local Coastal Plan (GPA17-002), enact Local Coastal Plan Amendment related to the Southeast Area Specific Plan (LCPA17-004), enact Zoning Code Amendment 17-011 creating the Southeast Area Specific Plan (SP-2) (ZCA17-001), and enact a Zone Change amending Parts 6, 7, 12, and 13 of the City's zoning map and modifying the zoning from PD-1 to SP-2, R-1-S and I (ZCH17-008). (District 3) (Application No. 1705-01)

- Reduced density allows 7 story building affecting wetlands bird habitat
- The grant from Strategic Growth Council outlined 12 goals including water conservation, reduced automotive fuel use. Only one of the 12 was economic growth. The other 11 goals were not given enough consideration
- City has not followed the LCP adopted in 1980. It should not issued an expanded LCP for Southeast Area (SEADIP, PD-1, SEASP). This area should remain under CCC jurisdiction.
- Negative Traffic effects will worsen
- Area already developed
- Protect and restore wetlands
- 1995 Planning commission approved Marina Pacifica change from coastal access to bix box retail.
- 2007 Home Depot EIR found inadequate by LA Judge
- 2nd and PCH city approved 12 story hotel
- SEASIP gives the director of development power to modify the plan
- Attachment G Director's Sole discretion Periodic Re-evaluation every 5 years allows no citizen input and oversight
- The attachments to the plan were not available until about 24 hours before the hearing
- Traffic at 2nd and PCH already has an 'F' rating
- 7 stories does not conform to LCP
- The public comment generated during the study session were mostly ignored
- All of the above demonstrate that City of Long Beach should be granted less, not more power over the Local Coastal Plan.
- Use of statement of overriding considerations mandates that all feasible mitigation available to mitigate substantial environmental impacts