

**EXHIBIT E**  
**LCP AND SEADIP AMENDMENT**

# **Local Coastal Program Amendment And SEADIP Sub-Area 17 Amendment**

## **General Provisions**

The intent of this Subarea is to encourage visitor serving and coastal related land uses related to tourism, hotel, restaurant, retail, and public recreational uses.

## **Permitted Land Uses**

This SEADIP Subarea is intended to be a mixed use district with an emphasis on visitor serving land uses, including coastal related land uses.

General permitted land uses are:

- Multi-Family Residential not to exceed 20 dwelling units per acre with a maximum of 215 units for the entire Subarea 17
- Restaurants, including outdoor dining and ready-to-eat but not including drive-through lanes or vending carts
- Basic retail sales as provided in Table 32-1 of Title 21 of the Long Beach Municipal Code (Zoning Code) along with vending machines as an accessory use only
- Movie theater or live theater, indoor only
- Special temporary events with an approved City special event permit
- Communications facilities limited to roof mounted cellular and personal communications services
- Basic personal services and fitness center/health clubs only as provided in Table 32-1 of Title 21 of the Long Beach Municipal Code (Zoning Code)
- Professional services as specifically listed in Table 32-1 of Title 21 of the Long Beach Municipal Code (Zoning Code)

Specifically permitted visitor serving and coastal related land uses are:

- Hotels (market rate) as defined in Title 21 of the Long Beach Municipal Code (Zoning Code)
- Educational uses limited to marine-oriented science centers and aquariums open to the general public

- Public parks and open space, including active and passive recreation areas with an emphasis on scenic viewpoints and visual areas oriented towards the marina and ocean areas
- Public recreational facilities
- Public accessways, walking paths, and bicycle lanes
- Short-term public parking areas
- Marine-related retail sales, including boating supplies and fishing supplies
- Travel and commercial recreation services and uses
- Public restrooms

### **Conditionally Permitted Land Uses**

The following land uses require the approval of a Conditional Use Permit:

- Affordable Overnight Accommodations involving hotels and motels as these land uses are defined in Title 21 of the Long Beach Municipal Code (Zoning Code)
- Market rate inns, bed and breakfast inns, and motels as these land uses are defined in Title 21 of the Long Beach Municipal Code (Zoning Code)
- Sale of alcohol for on-site consumption
- Sale of alcohol for off-site consumption
- Live music performances, indoor and outdoor
- Outdoor movie theater and outdoor live theater
- Entertainment involving dancing with live music or any other type of music conveyance system

### **Prohibited Land Uses**

General prohibited land uses are:

- Residential care facilities, group residences and shelters as these land uses are defined in Title 21 of the Long Beach Municipal Code (Zoning Code)
- Automobile related uses, including gasoline sales, repair, retail sales of vehicles, parts and equipment, limousine services, long-term vehicle storage, and rental agency uses
- Restaurant drive-through lanes
- Vending carts
- Retail sales involving hardware, construction materials (i.e., lumber, drywall, masonry), guns, major household appliances (i.e., refrigerators, stoves), products manufactured on-site, indoor or

outdoor sales events such as merchandise malls or swap meets, outdoor vending, food carts or mobile food trucks, pawn shops, or thrift stores and used merchandise stores.

- Personal services, excluding the permitted personal services specified above, as specifically listed in Table 32-1 of Title 21 of the Long Beach Municipal Code (Zoning Code)
- Daycare centers and child day care homes
- Institutional uses, including public and private elementary and secondary schools, professional schools, trade schools, places of worship, and social service offices
- Industrial uses, including all types of manufacturing, warehousing, truck terminals, freight forwarding, power generators, electrical distribution stations, and storage of hazardous materials
- Transportation facilities involving bus terminals or taxi cab stands

### **Development Standards**

#### **Setbacks:**

Minimum Setback from Property Line Abutting Street: Twenty (20) feet

Minimum Setback from Interior Property Line: Twenty (20) feet

Minimum Parking Area Setback: Twenty (20) feet from property line

Maximum Permitted Projections in Required Yard Setbacks:

Roof Overhang, Cornices, Eaves: Ten (10) feet

Balconies: Five (5) feet

Awnings: Ten (10) feet

Porte Cochere (over circular drive): Ten (10) feet

Architectural Protrusions: Ten (10) feet

Fences: See Table 43-1 of Zoning Code

#### **Floor Area Ratio (FAR):**

Maximum 1.5

#### **Residential Density:**

Maximum 20 units per acre, with a maximum of 215 units for the entire Subarea 17

**Usable Open Space:**

Minimum 30 percent of site in accordance with general SEADIP provisions applying to all sub-areas

**Landscaping:**

In accordance with Chapter 21.42 of the Zoning Code

**Signs:**

In accordance with Chapter 21.44 of the Zoning Code

**On-Site Parking:**

In accordance with Coastal standards per the Zoning Code for residential uses and Chapter 21.41 of the Zoning Code for non-residential uses. Pursuant to Zoning Code Section 21.41.219, developments over 150,000 square feet or more may submit a parking demand study in order to reduce the required shopping center requirement. The parking demand study must be prepared by an independent traffic engineer licensed by the State of California at the developer's expense for the review and approval of the Director of Development Services and the Director of Public Works.

**Building Height:**

**Maximum 55 feet (4 stories); with a maximum of 75 feet (6 stories) through the use of height averaging. A maximum of 150 feet (12 stories) is allowed through the use of height averaging for hotel land uses only.**

**Height Averaging.** The 55 foot height limit may be exceeded up to 75 feet (and 150 feet for hotels) through the following height averaging standards.

1. **Purposes of height averaging.** The purposes of height averaging are to provide for:
  - a. Heights of some buildings above the standard 55 foot limit balanced by adjacent buildings with lower heights to protect view corridors and allow for an aesthetically appealing visual transition in height, massing and design proportions.
  - b. Additional building height complemented by accompanying lower building heights to emphasize prominent locations that will result in a more visually compelling development.

**2. Extent of height averaging allowed.**

Additional building height is permitted over no more than 30 percent of the building footprint on the project site, provided that the average height over the entire footprint does not exceed the otherwise required maximum 55 foot building height.

Height averaging shall not be applied to stand alone parking and/or accessory structures.

The additional height allowed by this subsection through height averaging shall require Planning Commission approval.

**3. Required findings.** The approval of additional height (over 55 feet) through the height averaging provisions shall require that the Planning Commission first make all of the following findings:

- a. The additional height allows for preservation of vistas and view corridors, and/or a more sensitive transition to an adjacent structure or property, and/or provides for a more interesting skyline;
- b. The additional height will not adversely impact adjacent properties or uses, or be detrimental to environmental quality, quality of life, or the health, safety and welfare of the public;
- c. The additional height will add to an aesthetically superior design that enhances the property and its surroundings without detrimental impacts on views and sight lines.

**4. Conditions of Approval.** The Planning Commission may impose conditions of approval and/or additional mitigation measures for the approval of additional height, including:

- a. Additional requirements for site planning and architectural design, including massing and articulation; and
- b. Additional requirements for public amenities, including public outdoor space and pedestrian paths.

## **Design Standards**

**Sustainable Design:** Incorporate sustainability concepts in both privately owned areas and public rights-of-way, including:

**LEED Certification:** All structures are required to achieve at a minimum LEED Silver Certification.

**Materials:** Use sustainable materials that reinforce design variations in the horizontal and vertical building plane. Exterior materials should provide a variety of textures and layering that emphasize the building massing and structural elements. Stucco is not encouraged as a building material.

**Walkability:** Encourage walkability through integration of site design and streetscape improvements that allows for easy pedestrian access from public areas and open spaces to building entrances.

**Massing:** Encourage varying building heights with open spaces between buildings to allow for greater visual variety in terms of light, shadow and architectural treatments, including:

- a. Provide setbacks to avoid the appearance of monolithic structural bulk. Taller buildings should be sculpted to provide more of a slender tower look rather than a box-like rectangular mass.
- b. Establish a clearly identifiable break between the lower retail/restaurant floors and the upper floors, including but not limited to changes in materials, colors, articulation and/or fenestration.
- c. Offset (stagger) building heights with a differentiation of at least 10 feet so that no two adjacent buildings are the same height.
- d. Provide a variety of building heights and mass that complement adjacent buildings rather than two or three of the same designs on the site.
- e. For residential structures, the Privacy Standards set forth in Section 21.31.240 of the Zoning Code shall apply

### **Architectural Detail:**

- a. Ground floor and second story facades shall utilize clear glass for maximum transparency.

- b. Ground floor and second story wall openings such as windows and doors shall comprise at least 75% of the building façade on these levels.
- c. Ground floor level massing, articulation and detail shall emphasize pedestrian-oriented scale through the use of quality materials and decorative details. Ground floors shall have different architectural treatments than upper floors to add greater visual quality and variety at the pedestrian level.
- d. Variations in façade colors, materials and articulation should be used to distinguish differences in building mass and land uses at different stories. An identifiable break should be noticeable between lower and upper stories through materials, projections, recessions, fenestration patterns or other architectural treatments.
- e. Building materials and architectural detailing should provide attractive three-dimensional qualities that avoid extensive blank wall appearances.
- f. Well-defined public entrances should include architectural accents and treatments to provide an inviting presence.
- g. Include surface changes, overhangs and other variations to enhance visual interest in design quality.
- h. Window glazing should be transparent except where privacy needs require some degree of screening. Reflectivity shall be minimized to prevent bird strikes.
- i. Windows should be recessed from the exterior building wall except where inappropriate with the architectural style. Plant-on materials around windows to give a recessed appearance are not permitted.

**Open Space:**

- a. Landscaped open space areas shall provide a minimum of 20 feet in width between buildings.
- b. Maximize the use of courtyard areas within a building mass.
- c. All exterior lighting shall be integrated with the building design to accentuate architectural features and landscaping as well as provide pedestrian safety. All exterior lighting shall include glare shields adequate to prevent spillover into the sky and off-site properties.



**Streetscape:**

- a. Public art should be placed in prominent locations within and at the edges of open space areas that are clearly visible from the public rights-of-way.
- b. Maintenance of all landscaped parkways abutting the public streets shall be the responsibility of the project developer. Street trees and all landscaping in the parkway areas shall be provided in accordance with standards set forth by the Public Works Department, Street Trees Division and with the approval of the Director of Development Services.
- c. Streetscape elements, including street trees and parkways, should be designed to reduce energy use and include permeable surfaces that reduce stormwater runoff.

**Mobility Opportunities:**

- a. Encourage walkability in building placement, site design and streetscape.
- b. Provide bicycle access throughout site along with storage accommodations for public use (i.e., bike racks, bike corrals, etc.).
- c. Accommodate public transit, including shuttle services and express bus stops