

ORD-19

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING AND RESTATING THE
DOWNTOWN SHORELINE PLANNED DEVELOPMENT
DISTRICT (PD-6)

WHEREAS, the Long Beach City Council amended and restated the
Downtown Shoreline Planned Development District (PD-6) on March 23, 1999 by
adopting Ordinance No. C-7598; on July 27, 1999 by adopting Ordinance No. C-7637; on
October 22, 2002 by adopting Ordinance No. C-7828; on September 20, 2005 by
adopting Ordinance No. ORD-05-0033; on August 8, 2006 by adopting Ordinance No.
ORD-06-0024; on July 21, 2009 by adopting Ordinance No. ORD-09-0023; and on May
4, 2010 by adopting Ordinance No. ORD-10-0013; and

WHEREAS, the Planning Commission, at a duly noticed public hearing on
June 17, 2010, reviewed the proposed amendment to the Downtown Planned
Development District (PD-6) Subarea 6, Section (a)4 to eliminate 150,000 square foot
cap on Aquarium size, and amend the Local Coastal Program to reflect the PD-6
changes; and recommended the City Council adopt same; and

WHEREAS, the City Council hereby finding that the proposed amendments
to the Downtown Shoreline Planned Development District (PD-6) will not adversely affect
the character, livability or appropriate development of the surrounding properties and that
the proposed amendments are consistent with the goals, objectives and provisions of the
General Plan, the City Council hereby amends and restates the Downtown Shoreline
Planned Development District (PD-6).

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

Section 1. The View Corridors Diagram (Attachment "A") and the Zoning

1 Map (Attachment "B") for the Downtown Shoreline Subareas for Planned Development
2 Ordinance (PD-6), are hereby readopted and attached hereto and by this reference made
3 a part of this ordinance.

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

7 DOWNTOWN SHORELINE PLANNED DEVELOPMENT DISTRICT (PD-6)

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

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

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

- 26 1. A mixture of public and private uses of a variety of land use types;
27 2. Significant public access through and around uses, whether public or
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- 1 private, and to coastal resources;
- 2 3. An emphasis on uses of a recreational or recreational access nature;
- 3 4. Strong land use interactions and access connections with the downtown;
- 4 5. An urban park-like setting with a variety of strolling, bicycling, and active
- 5 and passive recreational areas, interesting water features and abundant
- 6 landscaping; and
- 7 6. The highest quality of development.

8 GENERAL DEVELOPMENT AND USE STANDARDS

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

13 (a) Use. A mixture of uses shall be permitted. Specified uses or use ranges
14 will be designated by subarea.

15 (b) Access.

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

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- 4. Pedestrian access shall be provided along the edge of all water features. Where necessary to control access for security or management of a use, portions of a water's edge may be developed for controlled public access.
- 5. A continuous east/west pedestrian walk at Ocean Boulevard level, from Cedar Avenue to Alamitos Avenue, not less than twenty feet (20') in width, accessible across each subarea from Ocean Boulevard, shall be provided by all new construction and all condominium conversions of sites located between Ocean Boulevard and Seaside Way unless modified by specific subarea criteria. This walk shall connect to the north/south Promenade. This walk shall be located at the southern edge of all development unless the need for appropriate connections to other sides, or opportunities for more active pedestrian areas, indicate an alternate location is a better design solution. Viewing promontory bays shall articulate the terminus of the north/south access(es) from Ocean Boulevard. The pedestrian framework shall be integrated and linked to all public open spaces and facilities.
- 6. A Traffic and Parking Management Association shall be created to monitor traffic generation and parking demand in the Planned Development Area, and to implement specific parking management strategies and transportation demand management programs as needed. The goal of the parking management program shall be to provide adequate parking to support the development in a cost-effective manner, and to provide public access to the coast while providing some discouragement for use of private automobiles over transit alternatives. The goal of the transportation demand management program shall be to minimize the negative impacts of

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

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

(c) Building Design.

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

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July 1, 1989, or set back the width of the City park strip, whichever is greater.

(d) Parking.

1. Number of spaces.

A. Residential uses.

i. <u>Bedroom/Unit</u>	<u>Spaces/Unit</u>
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0	1.00
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1 or more	2.00
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ii For elderly housing one space/unit

iii Plus one guest space for each six units

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

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

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

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

2. All parking structure roofs shall be attractively screened from the view of taller buildings and all parking structure roofs north of Seaside Way at or below Ocean Boulevard level shall be designed to

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

- 3. Open parking. No open parking shall be permitted at Ocean Boulevard grade. This does not prohibit vehicle drop off or automobile court areas where these areas are specifically permitted.
- 4. All parking designed and/or constructed for a specific use shall be made available to the general public and to other uses on a shared basis whenever parking spaces are not used by the specific use. The Traffic and Parking Management Association shall coordinate availability and use of such spaces.

(e) Landscaping. All open areas shall be landscaped in a park-like setting or designed as sophisticated urban courtyards and plazas. All courtyard and

1 plaza areas shall be treated with upgraded materials, ample color and rich
2 detailing.

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

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

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

- 26 1. Intent. This section is established to differentiate temporary land
27 uses and structures from permanent ones and to set up specific
28 regulations for temporary uses and structures.

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2. Regulations. The following uses shall be permitted for the periods specified.
 - A. In any subarea, a trailer used as a construction office, watchman's quarters, or other temporary building when necessary and incidental to the construction of a building or structure, including Public Works projects, in the same or adjacent premises and only during the period of construction, except that no such structure shall be sited in public park areas;
 - B. In any subarea, for a period not to exceed seven days, a concession, advertising feature, entertainment facility or outdoor display incidental to a commercial or residential opening, preview, fiesta or celebration on the same of adjacent premises, subject to any special licenses or permits otherwise required by the City;
 - C. In any subarea, surface parking, public or private, provided that:
 1. It shall not be on the same grade as Ocean Boulevard nor have access to or from Ocean Boulevard.
 2. It shall be surfaced with asphalt, striped, and landscaped per applicable City codes;
 3. It shall not be continued in use more than five years after commencing operation. An extension of time up to an additional five years may be granted by the Planning Commission upon completion of at least one public hearing on each such application for time extension.
- (h) Interim uses. Interim uses (more than several days but not to exceed five

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

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

16 SPECIFIC DEVELOPMENT AND USE STANDARDS

17 SUBAREA 1

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19 This is the West Beach Redevelopment Subarea. All land within this subarea has
20 either been developed or planned under binding development agreements and the
21 judgment in the case of Redevelopment Agency of the City of Long Beach, et al. v. The
22 California Coastal Zone Conservation Commission, LASC Case No. SOC 32763. The
23 undeveloped sites in this area shall be improved according to those specific agreements
24 and permits. The undeveloped sites in this area shall also be developed in accordance
25 with the general development and use standards of this district. The triangular area that
26 was formerly part of Santa Cruz Park shall be designed and improved to encourage
27 public use as open space. Santa Cruz/Victory Park is a public park and shall be
28 designed and maintained in accordance with the Victory Park Design Guidelines. This

1 subarea previously included the Golden Shore project site, and was subsequently divided
2 in 2010 to place Golden Shore in Subarea 1a.

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4 SUBAREA 1a

5 The Golden Shore subarea consists of a 4.31-acre site west of Golden Shore and
6 a 1.56-acre site east of Golden Shore. The site previously was developed in accordance
7 with binding development agreement(s) and a judgment which was entered on or about
8 March 21, 1974, in the case of Redevelopment Agency of the City of Long Beach, etc., et
9 al., vs. The California Coastal Zone Conservation Commission, etc., et al., LASC Case
10 No. SOC 32763. All future development shall be carried out in accordance with the
11 Golden Shore Master Plan adopted by the Planning Commission and City Council, as
12 follows:

13 (a) Uses.

- 14 1. This subarea shall be a mixed-use development of residential, office,
15 retail, hotel and ancillary, supportive and complimentary uses.
- 16 A. High-density residential is allowed, up to a maximum of 1,370
17 residential units.
- 18 B. A maximum of 28,000 square feet of gross floor area of retail,
19 personal service, taverns and restaurants is allowed.
- 20 C. A maximum of 340,000 square feet of gross floor area of
21 office uses is allowed.
- 22 D. Hotel use up to a maximum of 400 guest rooms is allowed.
- 23 2. A Master Site Plan for the entire subarea, containing detailed
24 architectural and site plans, shall be submitted to and approved by
25 the Planning Commission prior to, or concurrent with approval of,
26 entitlements for the first new building in the subarea after adoption of
27 the amendment to this ordinance. The Master Site Plan shall identify
28 the location of all pedestrian ways and open spaces, and the

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placement, use and height of buildings and the project boundaries. The Master Site Plan shall be consistent with the adopted Golden Shore Master Plan. Subsection (c) below describes the required design details to be incorporated into the Master Site Plan for new construction. The Planning Commission may deny applications for entitlements for individual buildings if the mixed-use nature of the subarea is not maintained, although the maximums specified in Subsection (a)(1) are not intended to prescribe a specific mix of uses.

3. The Victory Park/Santa Cruz Park strip in this subarea shall be constructed and maintained as a dedicated City park, as required by General Development and Use Standards section (c)(4) of this ordinance.

(b) Access.

1. Vehicular.

A. Primary vehicular access shall be provided from Golden Shore, Shoreline Drive and Seaside Way. No vehicular access shall be permitted from Ocean Boulevard. All curb cuts and vehicular access to Ocean Boulevard shall be abandoned when the structure served by said curb cuts or vehicular access is removed; the curbs shall be restored to full height, and the park strip constructed, if required, across the former access way.

B. A traffic demand management program for the entire project shall be submitted prior to building permit approval for the first new building, following adoption of this amendment to this ordinance. This program shall be implemented for each phase of construction, monitored and revised with approval of each

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subsequent site plan review entitlement.

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

2. Pedestrian access. Pedestrian access shall be provided in accordance with the adopted Golden Shore Master Plan and the approved Master Site Plan.

(c) Building Height. High-rise buildings are allowed up to 500 feet above Ocean Boulevard grade, provided that the high-rise buildings are consistent with the Master Site Plan.

(d) Parking. It is the policy of this Plan to reduce the use of individual automobiles to access this subarea in order to reach Air Quality Management District goals and to mitigate traffic congestion resulting from this development. However, this Plan also recognizes that inadequate parking can frustrate visitor access and recreational use of coastal resources. Thus, this Plan requires the provision of the demand-based standards contained in the General Use and Development Standards, but will allow the Planning Commission to approve reduced standards in the second and later phases of development if the Commission finds such reductions, based upon demonstrated transportation demand management or public transportation ridership, will meet the full needs of the project as configured at the time of approval of each entitlement, and will not adversely affect visitor access or public recreational use of coastal resources.

(e) Project Design. Project design shall be in compliance with the approved Golden Shore Master Plan. The purpose of the Master Plan and Design Guidelines is to establish long-term development standards for the Golden Shore development area that will create a high-quality environment for living and working in downtown Long Beach. The Master Plan and Design

1 Guidelines establish a large-scale planning vision, provide a point of
2 reference for the developers and architects who undertake projects in this
3 Subarea, and maximize public access to review projects in this Subarea.
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5 SUBAREA 2

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

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

19 (b) Access.

- 20 1. Vehicular. Primary vehicular access shall be from Golden Shore
21 Avenue.
22 2. Pedestrian access by a public walkway shall be provided along
23 Golden Shore from Ocean Boulevard to Queensway. A public
24 walkway perpendicular to Golden Shore Avenue shall be developed
25 from Golden Shore Avenue to the edge of the Los Angeles River.
26 Finally, a bicycle path shall be provided throughout the subarea as
27 designated on the plan map; where feasible, the bicycle path shall be
28 provided along the water's edge. Development of such access may

1 be phased to coincide with development of adjacent portions of the
2 subarea.

3 (c) Building Design.

4 1. Site location. View blockage from the West Beach Redevelopment
5 Project buildings shall be minimized. Site plans for any proposed
6 building shall illustrate the view paths of the West Beach project
7 buildings.

8 2. Height. Low rise, two (2) or three (3) stories, thirty-five feet (35')
9 maximum height, except for the California State University
10 Chancellor's Headquarters which may be a maximum of 100 feet
11 (100') in height.

12 3. Site coverage. Not more than thirty percent (30%) of the subarea
13 shall be covered with buildings, including parking structures.

14 (d) Parking. Additional spaces shall be provided as required to serve any new
15 use. Parking requirements for recreational uses shall be required in the
16 zoning regulations. Joint use of facilities shall be encouraged.

17 (e) Landscaping. The existing landscape theme and materials shall be
18 extended through further development of the subarea.

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20 SUBAREA 3

21 This is the Catalina Landing Subarea. Current use of the area is for office
22 buildings, the Catalina Cruise terminal, and parking garage of 1440 spaces.

23 (a) Uses. The current uses of the area should be encouraged to remain. Uses
24 consistent with tidelands trust purposes or water oriented recreational
25 facilities may be added to or may replace existing uses. Office uses shall
26 be consistent with the Tidelands settlement.

27 (b) Access.

28 1. Vehicular access. Primary vehicular access shall be provided by

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Golden Shore Avenue or Queens' Way. A roadway connection to Subarea 6 shall be constructed under the Queen's Way Bridge.

2. The existing pedestrian access public walkway shall be maintained and extended from Golden Shore Avenue to Queen's Way Highway parallel to Shoreline Drive. A public walkway shall be maintained around Catalina Landing linking Subarea 2 to Subarea 6 under Queen's Way Bridge. The existing public walkway sidewalk shall also be maintained and extended parallel to Queen's Way from Ocean Boulevard to Queen's Way Bay.
3. The existing bicycle path through the subarea linking Subarea 2 to Subarea 6 under Queen's Way Bridge shall be maintained. This bicycle path shall be guaranteed public access through lease agreements with abutting uses.

(c) Building Design.

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

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the buildings that will produce a pedestrian scale at grade and providing a unique and intriguing walking environment. Harmony shall also be created with the scale and style of existing buildings, and also with the existing Queen's Way Bridge.

(d) Parking

1. Number of spaces. All new uses shall provide additional parking spaces for their own needs, unless the developer can demonstrate the feasibility of joint use of a portion or all of the existing spaces. If existing uses are removed, the required parking for the remaining uses shall be retained according to the nonconforming use provisions of the Zoning Regulations.
2. Parking Structures. Any parking structures shall be attractively designed and landscaped blending with the architecture of the existing and the proposed buildings. Such structures shall be as inconspicuous as possible, shielding the vehicles from view, providing walkways to link pedestrian paths at similar levels and not overwhelming a sense of human scale with bulk and mass.

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

SUBAREA 4

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

1 these are anticipated to be replaced.

2 (a) Uses. This subarea shall be a mixed-use development of residential, office,
3 retail, hotel and ancillary, supportive and complimentary uses. High-density
4 residential is permitted with as much as one hundred dwelling units per
5 acre, but not to exceed one thousand five hundred (1,500) new residential
6 units. New retail, personal service, office, entertainment uses, taverns and
7 restaurants are allowed up to one million eight hundred thousand
8 (1,800,000) square feet of usable floor area. Hotel use up to five hundred
9 (500) rooms shall also be permitted.

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

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28 Every effort shall be made to maintain and preserve the Sovereign and

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Blackstone buildings as affordable housing.

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

(b) Access.

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

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

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

2. Pedestrian access. North/south public walkways and/or view corridors shall be provided in at least three locations dispersed through the subarea, shall have a total combined width of at least one hundred twenty feet (120'), and shall be located so as to maximize unobstructed pedestrian view, and to provide pedestrian

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

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

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

The easterly walkway, Pacific Walk, shall continue across Seaside Way to Subarea 5. In Subarea 5, Pacific Walk shall be continued by the developer of that subarea across Pine Avenue to create a continuous connection to the Promenade. The maximum elevation

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of Pacific Walk shall not exceed eight feet (8') above Ocean Boulevard sidewalk grade, and shall reach such grade only through a gradual slope up from Ocean Boulevard to the maximum elevation.

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

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

(c) Building design.

1. Site locations. Buildings shall be generally located and sized as shown on the adopted Master Site Plan. Every effort should be made to vary the siting and orientation of these buildings to avoid a monotonous alignment of buildings (i.e., walls of building). Low-rise buildings shall be located in the portions of the site nearest pedestrian areas where essential to the pedestrian environment. The buildings shall be located so as to maximize benefits of breezeways into the downtown and to offer view corridors for the neighboring inland buildings north of Ocean Boulevard.
2. Height. Buildings may be high-rise up to four hundred twenty feet (420') above Ocean Boulevard grade east of Chestnut Place, and up to six hundred feet (600') above Ocean Boulevard grade west of

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Chestnut Place, providing that any high-rise buildings are not so uniform in design or height as to create a monotonous design or overly monumental scale. Buildings fronting on Ocean Boulevard, east of Chestnut Place, shall not exceed one hundred fifty feet (150') in height, and west of Chestnut Place, buildings fronting on Ocean Boulevard shall not exceed two hundred feet (200') in height within thirty feet (30') of the Ocean Boulevard property line. Any tower in excess of three hundred feet (300') shall not have a floor plate greater than eighteen thousand (18,000) square feet above the three hundred foot (300') elevation.

3. Materials. Reflective glass with reflectivity greater than fifteen percent (15%) is discouraged. If such glass is used, a reflective glare study shall be submitted with the Site Plan Review for that building.
 4. The Master Site Plan shall be designed so as to provide views to the pedestrian areas beyond the Ocean Boulevard frontage to invite and attract pedestrians into the Shoreline area.
- (d) Special design features.
1. The open areas around buildings shall be developed as gardens, terraces, courtyards, resting, strolling and outdoor dining areas of a variety of shapes, sizes and uses.
 2. All rooftops visible from the Ocean Center Building, Sumitomo Bank Building, Blackstone Hotel or Sovereign Apartments shall be attractively treated.
 3. Five (5) major open space areas shall be provided within the site. Such open spaces shall connect to either the east/west walk or to the north/south walks.
 4. West of Chestnut Avenue, a parking structure may be exposed

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above Ocean Boulevard grade if lushly landscaped, and attractively designed and articulated.

5. Victory Park, in front of the GTE building, shall be restored to the extent feasible to a public park at Ocean Boulevard grade.
6. The applicant shall undertake detailed studies of the areas of the project immediately adjacent to the Sovereign, Blackstone, Sumitomo and Ocean Center Buildings with the objective of providing pleasant and interesting views of the project from the lower levels of these structures. These studies shall be submitted as part of the site plan review for appropriate phases of the project.
7. Victory Park Strip. The segment of Victory Park situated between the extended right-of-way of Pacific Avenue and the Ocean Center office building (110 W. Ocean Blvd.) shall be enlarged by at least 4,042 square feet through additional private land dedications. The required additional 4,042 square feet of dedicated public parkland shall be provided beyond the eighty foot (80') building setback (from Ocean Boulevard curblin) required pursuant to Section (c)4 (Building Design) of the PD-6 General Development and Use Standards.

(e) Parking

1. Number of spaces. It is the policy of this Plan to reduce the use of individual automobiles to access this subarea in order to reach Air Quality Management District goals and to mitigate traffic congestion resulting from this development. However, this Plan also recognizes that inadequate parking can frustrate visitor access and recreational use of coastal resources. Thus, this Plan requires the provision of the demand based standards contained in the General Use and Development Standards, but will allow the Planning Commission to

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approve reduced standards in the second and later phases of development if the Commission finds such reductions, based upon demonstrated transportation demand management and/or public transportation ridership, will meet the full needs of the project as built and applied for at the time of the review of each application, and will not adversely affect visitor access or public recreational use of coastal resources.

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

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

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

1. All new development in Subarea 4 shall be responsible for a reasonable share of the following street improvements. The City Traffic Engineer shall coordinate these improvements with the phasing of the project.

A. Extension of Seaside Way to connect Pine Avenue to Chestnut Place (consistent with prior contractual agreements with the City);

B. Installation of a traffic signal at the intersection of Chestnut

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

SUBAREA 5

This subarea is public tidelands trust property.

(a) Uses.

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

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ocean-going vessels, marine shipping and fisheries.

(b) Access.

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

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

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

(c) Building and Site design.

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

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view corridors from Ocean Boulevard through Subarea 4 toward the water. Structures shall be designed so as to minimize view blockage to the water from buildings in Subareas 4 and 5. Building facades and rooftops which are visible from view corridors, buildings in Subarea 4, the Convention Center and Promenade South shall be attractively treated to enhance these views. Along Pine Avenue, active pedestrian-oriented uses shall be required on the ground floor with storefront access from Pine Avenue.

2. Height. Three (3) stories not to exceed forty feet (40'), except for the following permitted heights:
 - A. Sixty (60') feet for one (1) multi-screen theater with a building footprint not to exceed eighty-two thousand five hundred (82,500) square feet may be located between the extended rights-of-way of Pine Avenue and Pacific Avenue;
 - B. Seventy feet (70') for one parking structure located west of the extended right-of-way of Cedar Avenue;
 - C. Eighty feet (80') for one large-format cinema with a building footprint not to exceed fifteen thousand (15,000) square feet may be located between the extended rights-of-way of Cedar Avenue and Pacific Avenue;
 - D. Twelve (12) stories for one (1) hotel located between the extended rights-of-way of Cedar Avenue and Pacific Avenue north of Bay Street, and six (6) stories for one (1) hotel located between the extended rights-of-way of Cedar Avenue and Pacific Avenue south of Bay Street;

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- E. One hundred fifty-five feet (155') for one (1) vertical monument with a footprint not to exceed five hundred (500) square feet above the forty foot (40') elevation;
- F. One hundred feet (100') for one amusement ride.

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

- 3. Site coverage. Not more than 65 percent (65%). Parking structures that do not exceed a height of elevation sixteen (16) Mean Lower Low Water (MLLW) shall not be counted as site coverage provided that such structure does not penetrate a plane sloping upward at a slope of five percent (5%) from the top of the curb of all streets surrounding the site. The 65% site coverage limit may be waived through the Site Plan Review process if the Site Plan Review Committee or the Planning Commission (as appropriate) finds that an increase in site coverage would allow for a project that would further the goals of this Plan beyond what would be achieved without the waiver, and that such a waiver would be consistent with the goals and intent of this Plan.
- 4. Setbacks. Buildings shall be set back seventy-five feet (75') from Pine Avenue and seventy-five feet (75') from Shoreline Drive to accommodate temporary bleacher seating for the Grand Prix auto race, except in areas where bleachers are not to be placed.
- 5. Special design features. The entire area shall be designed in a urban waterfront atmosphere. Landscaping shall be lush and colorful. The area shall be open and inviting to the public, and shall

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facilitate and encourage pedestrian flow between the downtown and the shoreline. The facades of all buildings fronting on streets, especially Pine Avenue, shall be articulated with storefronts, display windows, special architectural and landscape treatment. If buildings back onto Shoreline Drive, they shall present an attractive facade through articulation and special architectural and landscape features.

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

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

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

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

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

1 (e) Parking. Parking shall be provided within the subarea sufficient to
2 meet the average weekday demand. Additional parking to meet
3 peak weekend day and evening demand shall be provided in
4 adjacent subareas and Downtown. All parking shall be on a shared
5 or joint use basis; it shall be available to the public on a first-come,
6 first-served basis without reservation for the exclusive use of any one
7 tenant or development.
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9 SUBAREA 6

10 This subarea contains Shoreline Village and Shoreline Park.

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

- 13 1. Downtown Harbor. The Shoreline Lagoon may be reconfigured into
14 a commercial harbor, dredged to a depth of less than twenty feet
15 (20'), and edged with a bulkhead and rip-rap. To the extent that this
16 harbor will remove the existing low intertidal habitat area, this habitat
17 area must be replaced in kind elsewhere, at a minimum one-to-one
18 ratio, within the Queensway Bay Project (PD-6 and PD-21) area prior
19 to or concurrent with construction of the harbor. This harbor may
20 contain dockage for up to fifty (50) commercial boats (e.g., dinner
21 cruises, whale watch, dive boats and fishing charters), historic ships,
22 visiting tall ships, water taxis, and public day-use transient docks.
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24 The existing one hundred thirty-one (131) slips may be replaced by
25 construction of the Downtown Harbor expansion. Any marina slips
26 which are used for recreational boating and which are displaced by
27 the Downtown Harbor expansion shall be replaced with slips which
28 provide equivalent recreational boating opportunities.

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2. Retail and entertainment. Up to three hundred thousand (300,000) square feet of new and existing visitor-serving commercial uses, including retail, restaurant, nightclub, movie, arcade and related entertainment uses may be permitted. Up to four (4) acres of existing Shoreline Park along the north side of the water basin may be converted to such uses if the City replaces the displaced parkland on an acre-for-acre basis within or adjacent to the coastal zone. Such replacement parkland must provide similar recreational opportunities and be accessible to the same population through private or affordable public transportation. Replacement parkland shall be developed prior to or concurrent with the commencement of the development which displaces it, and shall also be dedicated or designated in perpetuity.
 3. Park. Park area of not less than twenty-three (23) acres, including park, roadways, parking areas, pedestrian walkways, and a major aquarium. The park shall include a children's play area, picnic areas and a public restroom. The existing fishing piers shall remain. All areas not covered with structure, roadway or walkway shall be landscaped.
 4. Aquarium. An aquarium and related educational, retail, and public-serving facilities may be constructed in the park.
- (b) Access.
1. Vehicular. Vehicular access to Shoreline Village and park shall be limited to the existing Shoreline Village entrance and the intersection of Shoreline Drive and Pine Avenue. New intersections with Shoreline Drive may be constructed at Chestnut Place and the Aquarium access road. There shall be a minimum of paved roadway surface within the subarea, except that a new two-lane roadway may

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be constructed from the new Shoreline Drive intersection to connect under the Queen's Way Bridge to the Catalina Landing Area (Subarea 3). Limited vehicular access may be provided along the south side of Shoreline Drive with the approval of the City Traffic Engineer. Vehicular access to the peninsula shall not be allowed east of the existing park access road and parking lot.

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

A shoreline pedestrian esplanade (Rainbow Harbor Esplanade) of not less than thirty-five feet (35') in width shall be maintained between all new commercial development and the waterfront. A

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continuous public walkway shall be provided along the water's edge throughout this subarea. Pedestrian walkways along north-south streets shall be provided from Ocean Boulevard to the waterfront.

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

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Corridors.

(c) Building Design.

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

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

2. Height. Structures shall not exceed two (2) stories or forty feet (40') in height, except that this height may be exceeded by special architectural or sculptural features on each side of the harbor entrance channel, by the aquarium, by the new parking structure which shall not exceed fifty-five feet (55') in height, and by one (1) amusement ride which shall not exceed one hundred thirty feet (130') in height that is in character with the existing Rainbow Harbor development and does not negatively affect public views to and

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along the shoreline. A parking deck may be constructed above all or a portion of the existing Shoreline Village parking lot, provided that the structure is no higher than eighteen feet (18') above existing grade.

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

3. Setback. New buildings along Shoreline Drive west of Pine Avenue shall be set back seventy-five feet (75') from Shoreline Drive to accommodate temporary bleacher seating for the Grand Prix auto race, except in areas where bleachers are not to be placed.
4. Special design features. Structures shall be designed and located along Shoreline Drive so as to provide interesting facades through the use of construction details and articulated building walls. In order to comply with the Coastal Act requirement pertaining to visual access from the first public street to the water edge, view corridors from Shoreline Drive shall be provided between structures, and a view corridor shall be provided along Pine Avenue from Ocean Boulevard to the water edge, as shown on the attached diagram "A" incorporated herein by this reference. The facade of the parking structure shall be treated with landscaping and supplemental design elements so as to soften its visual impact on Shoreline Drive.
5. Public Viewing Deck. If a view corridor/open space area at least one hundred fifty feet (150') wide is not provided from the intersection of Shoreline Drive and Aquarium Way to Rainbow Harbor (as formerly required by the certified LCP), then a public viewing deck with a

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minimum of thirty-five thousand (35,000) square feet of usable public area shall be provided on the second level of the building or buildings located between the aquarium parking structure and Aquarium Way. The public viewing deck shall be designed and oriented to provide open views to Rainbow Harbor and the Queen Mary, and shall be available for public use, including picnics, as public parks are. Park benches and tables for eating shall be provided for general public use on the viewing deck. Take-out and walk-up food services are encouraged behind the viewing deck, but restaurant table service is prohibited. All structures in Subarea 6 shall be designed and sited to protect the public views to Rainbow Harbor and the Queen Mary from the public viewing deck.

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

No structures over 42 inches (42") in height, other than required safety features, structures required to meet ADA access standards where there is no alternative location for such structures outside of

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the view corridors, mobile vending carts, lighting features and low-scale official directional signs, shall be placed in the view corridors identified on Attachment A: View Corridors.

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

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

SUBAREA 7

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

(a) Uses. Residential, hotel, and office with hotel or residential uses occupying not less than one-third of the land area of this subarea. Retail, personal

1 service, art galleries, and restaurants may be permitted in addition to
2 residential uses in mixed use buildings. The location of these commercial
3 uses shall be limited to the Ocean Boulevard level and levels below Ocean
4 Boulevard. Restaurants and art galleries may also be permitted on the top
5 levels of buildings in this subarea. The entrance to the Promenade South,
6 as an extension of Promenade North, shall also be completed in this
7 subarea. If the Breakers is replaced, its site shall be reused for hotel or
8 residential use. The City property on the south side of Ocean Boulevard in
9 this subarea shall be maintained as a part of Victory Park, except that
10 portions of City streets can be vacated only if a functional area at least 1.5
11 times the size of the vacated street area is kept open for public use for the
12 life of the use which requires vacation of any portion of the City street.

13 (b) Access.

- 14 1. Vehicular access. All new buildings shall have access only from
15 Seaside Way or Pine Avenue. Existing buildings may utilize existing
16 Ocean Boulevard access provided that such access is only for
17 passenger loading and unloading.
- 18 2. Pedestrian access. Pedestrian access will be provided from Ocean
19 Boulevard southerly on the Promenade South as approved in
20 Coastal Commission permit number A71-78. The east/west
21 pedestrian walkway shall either be extended through this area along
22 the southern edge of development parcels to the Promenade South
23 or alternative public pedestrian access and viewing area(s) shall be
24 provided at higher elevations. In order to provide necessary
25 pedestrian interaction in the area, new developments shall provide
26 public walkways, at least ten feet (10') in width, around the perimeter
27 of the site except where a site abuts to public street(s) with adequate
28 public pedestrian walkways at least fifteen feet (15') in width. In

1. addition, whenever it is feasible the development shall provide
2 shoreline viewing areas. The walkways and viewing areas shall be
3 guaranteed public access through easements or deed restrictions.

4 (c) Building Design.

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

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

26 A. The portion of the building higher than eighty-five feet (85')
27 above Ocean Boulevard grade has a building footprint no
28 greater than seventy percent (70%) of the site area, and is set

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back a minimum of twenty-five feet (25') from the east property line, and a minimum of fifteen feet (15') from the west property line, with the exception of minor projections;

B. Horizontal architectural features and minimal terracing, although subordinate to the building's vertical nature, occur substantially in line with the top of the parapet of the front parapet of a surviving Ocean Center Building (100 West Ocean Boulevard) and with the top of the parapet of a surviving building (180 East Ocean Boulevard), both existing at the time of this amendment;

C. The periphery of the building at the Ocean Boulevard level shall contain only pedestrian serving uses such as retail, office, and entrance lobbies; and shall provide a minimum of ten-foot-wide (10') by ten-foot-high (10') open walkway or arcade adjacent to the west and south property lines which shall always remain open and accessible to the public every day between 8:00 a.m. and dusk;

D. The developer of the site shall submit a traffic study for the proposed building which shows that the additional height of the building above two hundred fifty feet (250') does not reduce the Level of Service (LOS) at the intersections of Ocean Boulevard/Pine Avenue and Pine Avenue/Seaside Way below LOS D.

3. Site coverage. The building to be located between the former Jergins Trust building site and the Breakers Hotel was designed so as to minimize its impact upon the pedestrian scale environment of the Promenade. In the future, any new construction abutting the Promenade and the Ocean Boulevard strip park shall not exceed

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

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

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future developers are required to pay an in-lieu fee equivalent to one-half of the cost of a bridge structure across Pine Avenue. The in-lieu fee shall be used only for the expansion of the Promenade South bridge over Seaside Way and/or for the extension of the east/west public walkway from the Promenade South to Subarea 8.

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

1 subject sites. Such development or change in use shall also be required to
2 improve the park strip along Ocean Boulevard and the plazas created by
3 the corner cut-offs, except as otherwise provided for the Promenade.

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5 SUBAREA 8

6 This subarea contains the Long Beach Convention and Entertainment Center and
7 Rainbow Lagoon.

8 (a) Uses.

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

23 (b) Access.

- 24 1. Vehicular access. Vehicular access shall be provided from Pine
25 Avenue, Locust Avenue, Hart Place and Seaside Way.
- 26 2. Pedestrian access shall be provided along the Promenade South,
27 from the walkway connecting to the Promenade South from Subarea
28 7 and/or 9, from Ocean Boulevard over the Convention and

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Entertainment Center entrance terrace, and from Subarea 10 along Shoreline Drive through Rainbow Lagoon Park. Pedestrian access from the Promenade South to Rainbow Lagoon Park shall be provided. A bicycle path shall be maintained through this subarea.

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

(c) Building Design.

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

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encourage strollers toward the ocean.

D. There should be a strong connection between downtown and Shoreline Park, Marina Green Park, the Marina and Shoreline Village. This should be accomplished principally by extending a walkway at grade from the Promenade South all the way to the west promontory of Shoreline Village, and by placing a prominent feature or facility on the west promontory of Shoreline Village. This feature should be placed so it is visible directly down the Promenade South. The Promenade South should accommodate pedestrians and trams.

(d) Parking. All parking shall be in structures except a small open lot between the exhibit hall and Seaside Way. A total of not less than four thousand eight hundred and thirty (4,830) spaces shall be provided.

(e) Landscaping. The landscaping shall be a mixture of trees, shrubs and ground cover in a park-like setting.

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

SUBAREA 9

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

(a) Uses. Dense residential or hotel, west of Elm Avenue; dense residential or mixed residential and office in the same structure east of Elm Avenue. Retail and restaurant uses shall be permitted at the Ocean Boulevard level, or at top levels. Victory Park in the subarea shall be a dedicated City park. Residential uses shall not exceed a density of two hundred and fifty dwelling units per acre.

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(b) Access.

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

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

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

(c) Building Design.

1. Site location. Wherever feasible, buildings should be staggered so as not to present a uniform alignment.
2. Height. Height controlled by density and other standards cited herein.
3. Site coverage. Forty percent (40%) from Ocean Boulevard grade to the sky.

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4. All buildings shall be designed so as to provide views through the buildings to pedestrian areas beyond in order to entice pedestrians into the shoreline area.

(d) Parking. Parking for all construction of new buildings shall be in parking structures not to exceed Ocean Boulevard elevation. Parking structures not visible from Ocean Boulevard may exceed the Ocean Boulevard elevation. Parking spaces shall be provided as designated in the general development and use standards for new uses.

(e) Landscaping. All construction of new buildings shall provide for park-like landscaping for all open areas at the Ocean Boulevard elevation.

(f) Developer On and Off-site Improvements and Maintenance. The developer of all construction of new buildings and of all condominium conversions shall provide for the construction of the promenade and public walkways abutting the site and over one-half the width of the public right-of-way necessary to join the promenade to the adjoining property.

SUBAREA 10

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

(a) Uses. Long Beach Convention and Entertainment Center parking west of Linden Avenue, and Convention and Entertainment Center parking, tourist oriented commercial, two hotels of up to four hundred fifty (450) rooms, park or museum east of Linden Avenue.

(b) Access.

1. Vehicular access. Vehicular access for all new construction shall be provided from Hart Place, Linden Avenue and/or Seaside Way.
2. Pedestrian access. Public walkways from Ocean Boulevard shall be

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

(c) Building Design.

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

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

SUBAREA 11

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

(a) Uses.

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

(b) Access.

1. Vehicular access. Vehicular access shall be from Shoreline Drive.
2. Pedestrian access. Pedestrian access shall be provided from the Promenade South, from Shoreline Village, from the Linden Avenue crossing of Shoreline Drive and from the beach to the east. Access through the marina shall be provided by pedestrian walkways through Marina Green Park and along the westerly mole. A public bicycle path shall be provided along the westerly mole, connecting to the beach bicycle path to the east, the Linden Avenue crossing of Shoreline Drive, and the regional bicycle path through Subarea 6.

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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

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

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

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

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2010, by the following vote:

Ayes: Councilmembers: _____

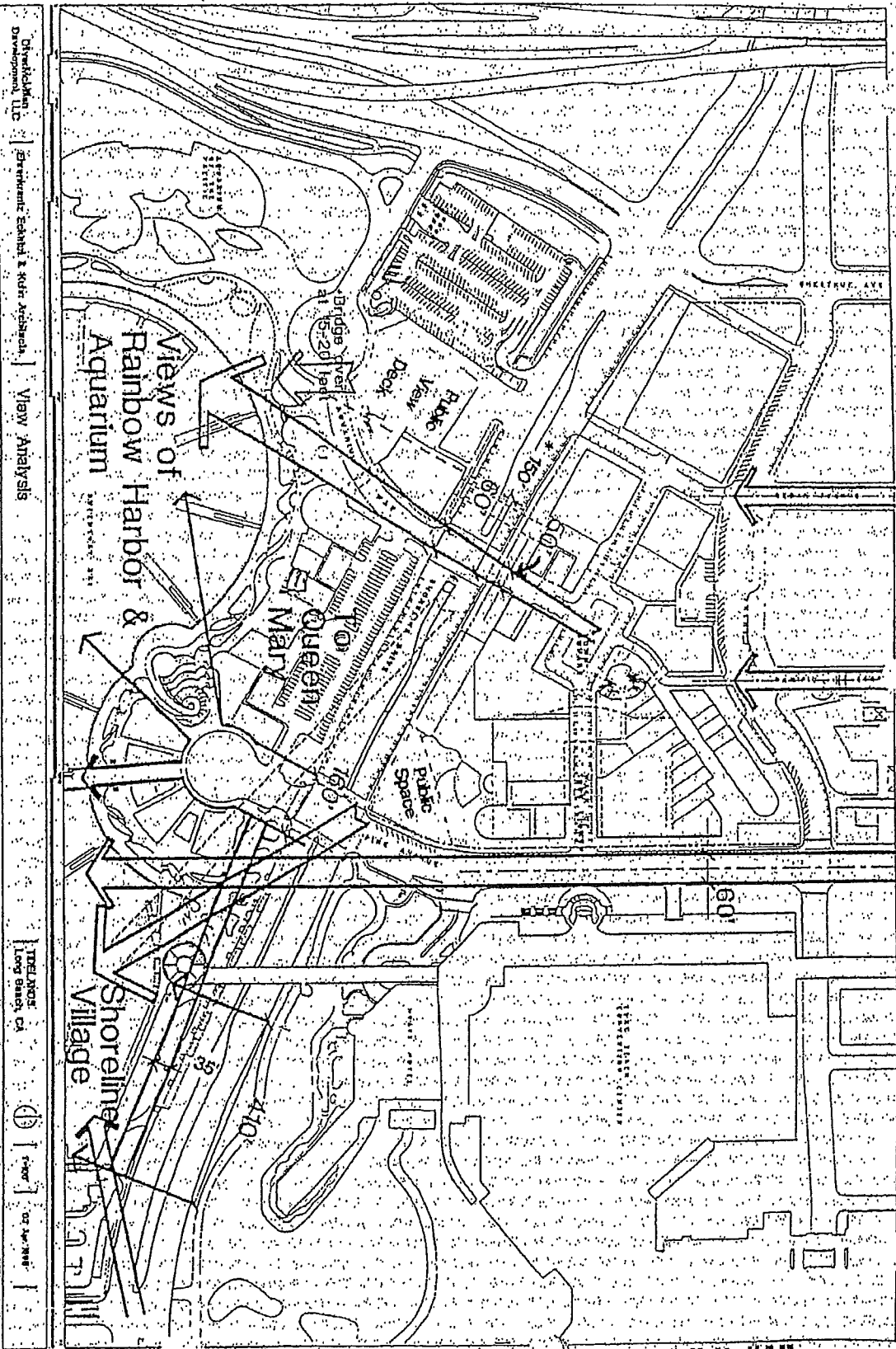
Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____
(Date)

Mayor



PD 6 Attachment "A" - View Corridors

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

Overlook
Development, LLC

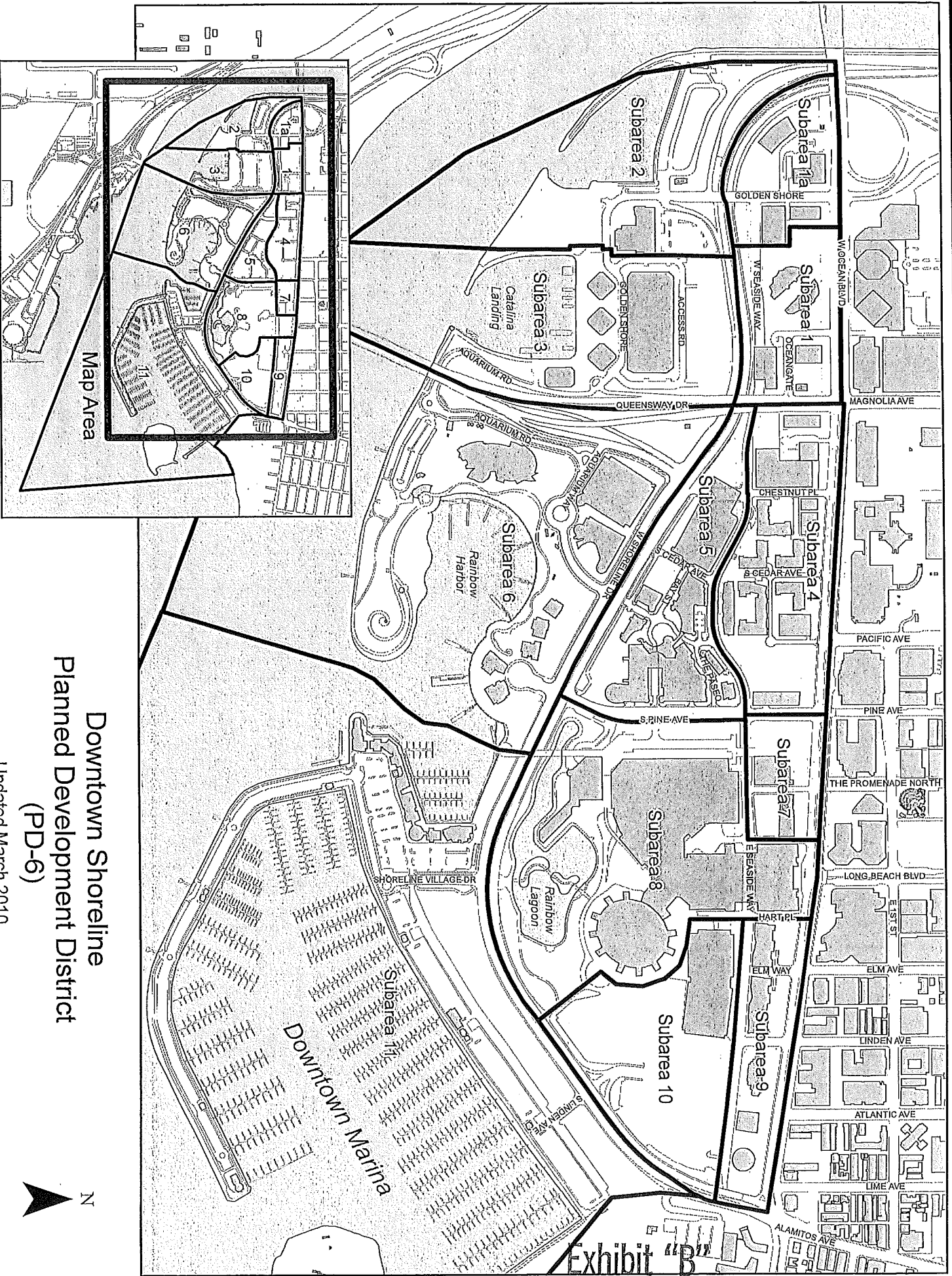
Perkins Eastman & Kurt Johnson

View Analysis

TELADORS
Los Angeles, CA

0 100 200' or 1:100'

Exhibit "A"



**Downtown Shoreline
Planned Development District
(PD-6)**

Updated March 2010



Exhibit "B"