



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

# R-38

333 W. Ocean Blvd. - Long Beach, CA 90802 - 562/570-6651 - FAX 562/570-6205

June 5, 2007

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Request the Planning Commission to study and recommend amendments to the Southeast Area Development Improvement Plan (SEADIP), Planned Development Area Number One. (District 3)

## DISCUSSION

This item is the presentation of the Draft Concept Plan for certain subareas of the Southeast Area Development Improvement Plan (SEADIP). This Plan was developed by a resident committee that is advisory to Councilmember Gary DeLong. The committee began meeting in September 2006 to develop a vision statement and a draft concept plan for the area bounded by Loynes Drive to the north, the San Gabriel River to the south and east, and Marina Drive and Marina Pacifica residential to the west. These parcels are indicated on the attached map.

Since April 2007, the Draft Concept Plan has been shared with the community at sixteen community meetings. Fourteen of these meetings took place at regularly scheduled neighborhood meetings and the other two meetings were SEADIP specific meetings at Lowell Elementary School. The Draft Concept Plan was also presented to the Planning Commission on April 19, 2007 at a study session for comment and public testimony.

The primary purpose of the community meetings was to gather community opinions and feedback on the Draft Concept Plan. The committee has heard comments from community members and the Planning Commission, and modified the Plan in response to concerns.

The next step will be for the City Council to request the Planning Commission to review and prepare suggested amendments to the SEADIP plan, and to prepare the appropriate environmental review document, subject to the California Environmental Quality Act (CEQA).

This report was reviewed by Assistant City Attorney Michael Mais on May 29, 2007.

## TIMING CONSIDERATIONS

City Council action on this item is not time critical.

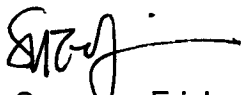
FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



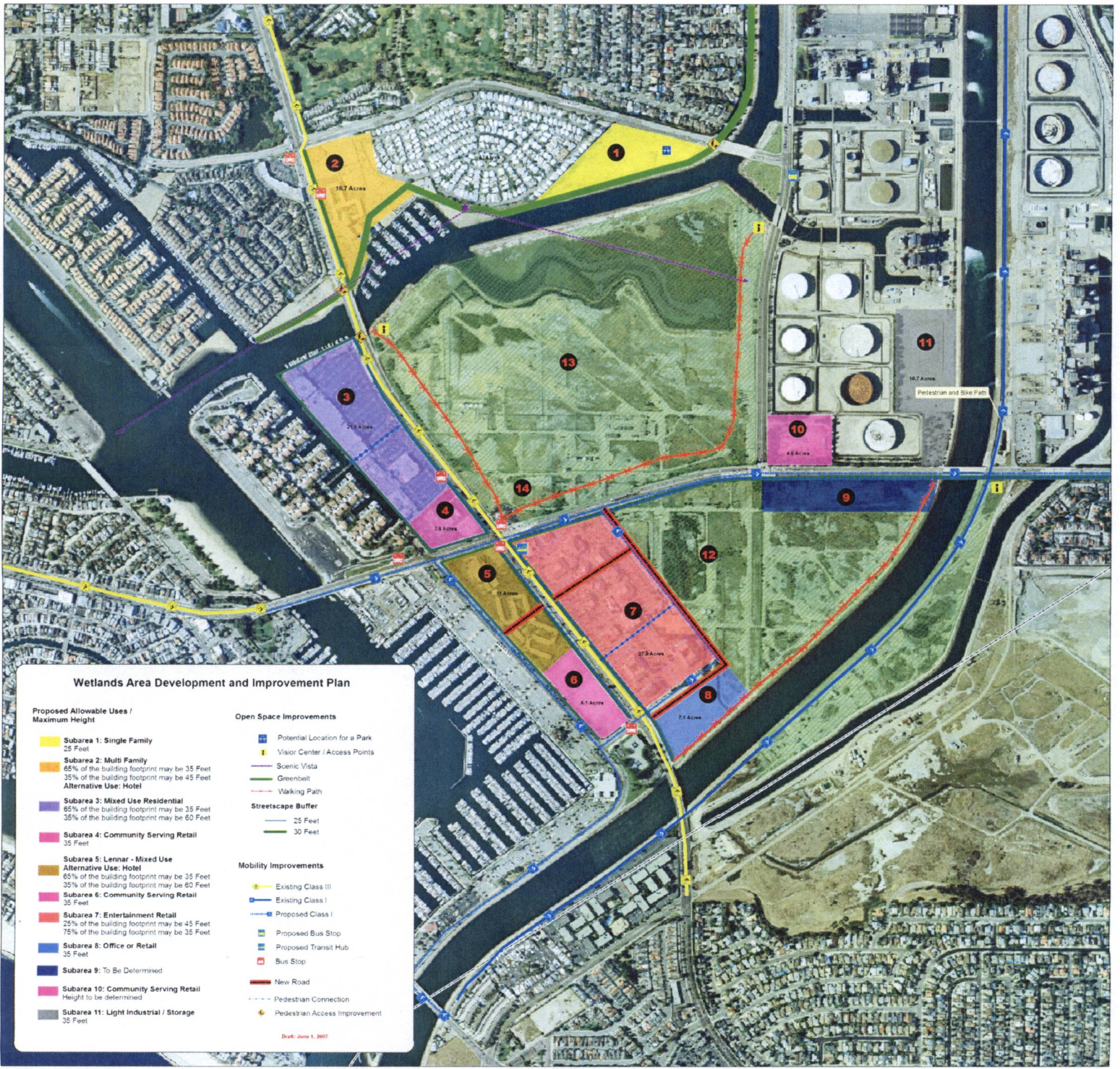
Suzanne Frick  
Director of Planning and Building

SF:AR:kmb

Attachment

APPROVED:

  
GERALD R. MILLER  
CITY MANAGER



### Wetlands Area Development and Improvement Plan

#### Proposed Allowable Uses / Maximum Height

- Subarea 1: Single Family  
25 Feet
- Subarea 2: Multi Family  
65% of the building footprint may be 35 Feet  
35% of the building footprint may be 45 Feet  
Alternative Use: Hotel
- Subarea 3: Mixed Use Residential  
65% of the building footprint may be 35 Feet  
35% of the building footprint may be 60 Feet
- Subarea 4: Community Serving Retail  
35 Feet
- Subarea 5: Lennar - Mixed Use  
Alternative Use: Hotel  
65% of the building footprint may be 35 Feet  
35% of the building footprint may be 60 Feet
- Subarea 6: Community Serving Retail  
35 Feet
- Subarea 7: Entertainment Retail  
25% of the building footprint may be 45 Feet  
75% of the building footprint may be 35 Feet
- Subarea 8: Office or Retail  
35 Feet
- Subarea 9: To Be Determined
- Subarea 10: Community Serving Retail  
Height to be determined
- Subarea 11: Light Industrial / Storage  
35 Feet

#### Open Space Improvements

- Potential Location for a Park
- Visitor Center / Access Points
- Scenic Vista
- Greenbelt
- Walking Path

#### Streetscape Buffer

- 25 Feet
- 30 Feet

#### Mobility Improvements

- Existing Class III
- Existing Class I
- Proposed Class I
- Proposed Bus Stop
- Proposed Transit Hub
- Bus Stop
- New Road
- Pedestrian Connection
- Pedestrian Access Improvement

Draft June 1, 2011