



# **Southeast Area Specific Plan (SEASP)**

**California Coastal Commission Proposed Modifications:  
Southeast Area Specific Plan, Local Coastal Program, and associated documents**

**City Council Public Hearing - July 13, 2021**

# SEASP History

- **2011** - City Council directed staff to prepare a comprehensive plan for the entire Southeast Area Development and Improvement Plan (SEADIP) area.
- **September 2017** – City Council adopts the Southeast Area Specific Plan (SEASP) (SP-2)
- **January 2019** – City Submits the Local Coastal Program Amendment (LCPA) request to the California Coastal Commission
- **October 2020** – California Coastal Commission approves the LCPA with 16 required modifications

# Plan Area Boundaries



# SEASP Plan Goals and Benefits

- Provides **comprehensive environmental protections** and development restrictions
- Facilitates **multimodal transportation improvements**
- Prioritizes **access to coastal resources** and restoration
- **Increases housing opportunities** in southeast of Long Beach (fair share)
- **Implements community vision** garnered from 10+ years of planning and consensus

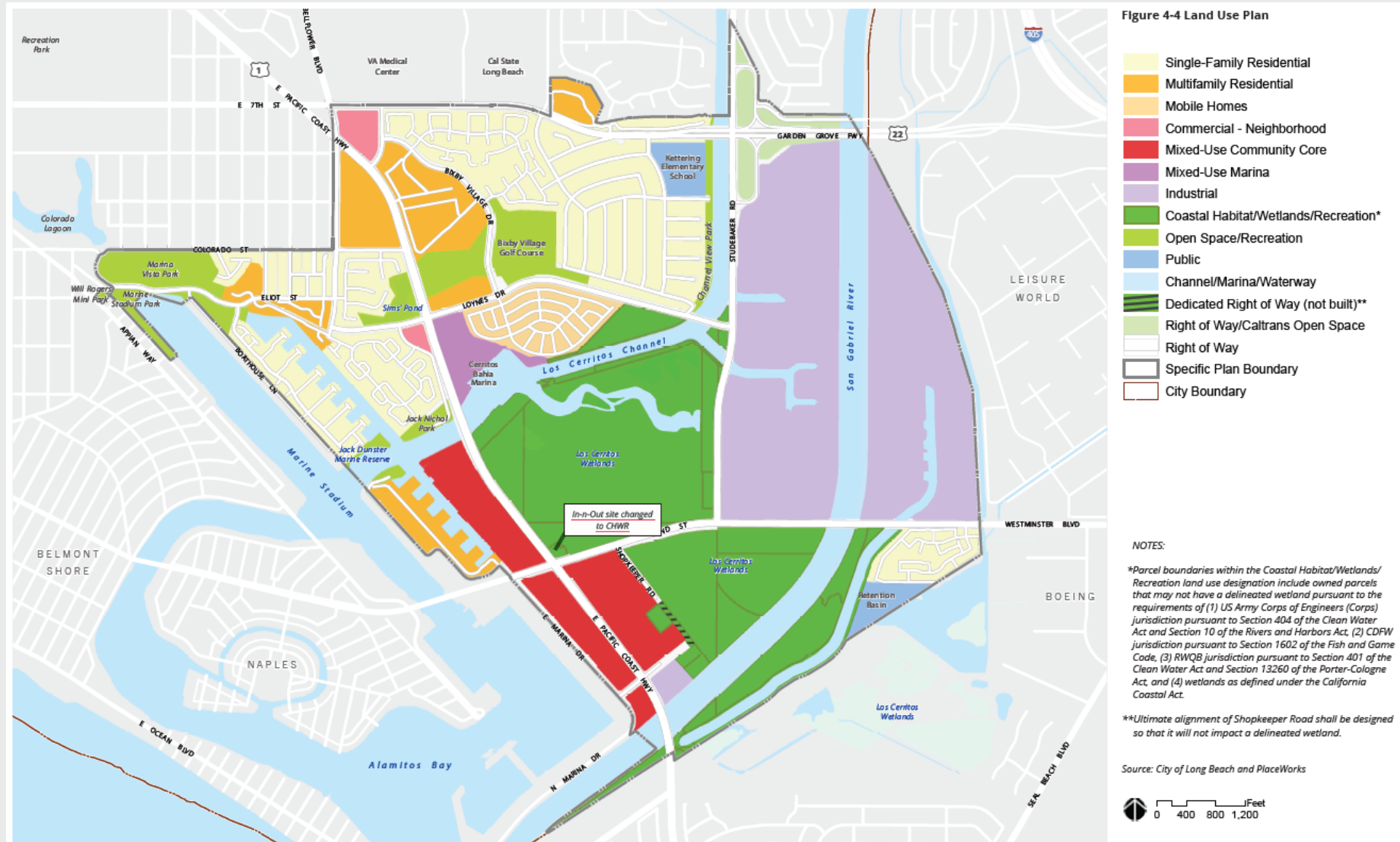
# Coastal Commission Action: October 8, 2020 Hearing

- Recommended approval of LCPA to adopt SEASP with 16 modifications:
  - Modifications must be adopted by the City Council and submitted to the California Coastal Commission within six (6) months of the October 8, 2020 hearing date
  - Time extension granted to extend deadline to October 2021
  - Modifications included revisions to the SEASP Plan, LCP, and Coastal Zone Map in the SEASP area

# Overview of Modifications

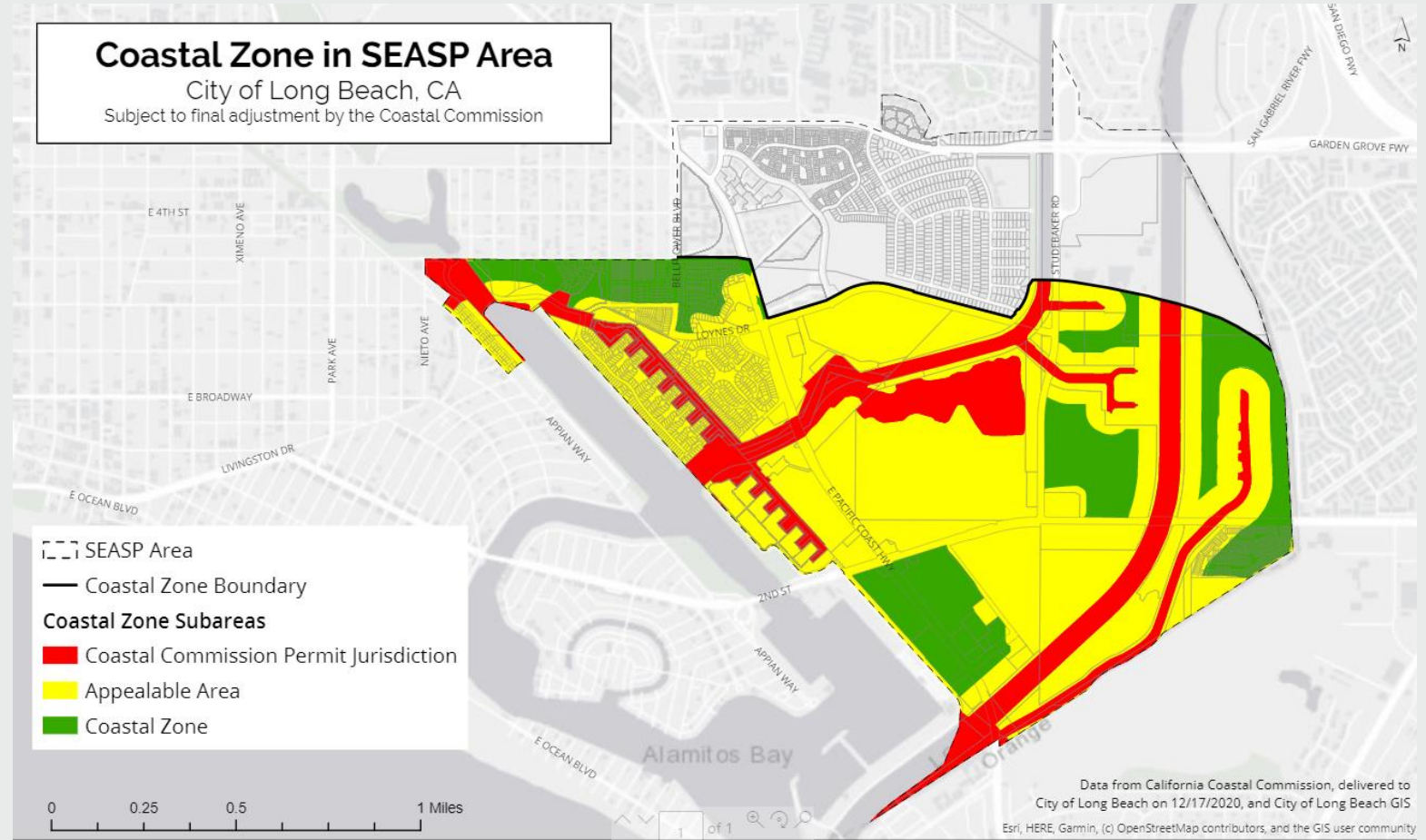
- Update maps to incorporate revisions to make the LCP conform to the land use changes established by the plan
- Modify the terminology used in SEASP to broaden the types of overnight accommodations allowed and encouraged
- Modifications to the SEASP land use designation at the In-N-Out site
- Modify SEASP to acknowledge the recent demolition of the SeaPort Marina Hotel, and replacement with the 2nd and PCH shopping center
- Modify the SEASP text to protect scenic views and lower-cost visitor serving accommodations. Add policies to preserve public views of the water and wetlands, encourage landscaping to be low-water use, protection of sensitive habitat, and sea level rise adaptation measures
- Add a new natural resources chapter
- Modify SEASP list of incentives for height and Floor Area Ratio (FAR), reinstate the more protective open space requirements under SEADIP, add a SEADIP policy requiring park replacement, incorporate the oil production standards recently certified by the Commission for SEADIP

# Overview of Modifications - SEASP Land Use Map



# Overview of Modifications – Coastal Zone in SEASP

- Updates to the Coastal Zone boundaries in the SEASP area
- Bring into conformance with the Coastal Act





# Overview of Modifications

## “Existing” Structures

- Suggested modification requires use of the January 1, 1977 date to establish what is considered “existing” and thereby eligible for shoreline protection

## Overnight Visitor-Serving Accommodations

- Suggested modification requires 25 percent lower cost rooms in all new moderate or higher cost hotel projects or in-lieu payment of \$100,000 per room plus land cost

# Next Steps

- Upon City Council approval, City staff will resubmit the SEASP document and all affiliated revisions to the California Coastal Commission within the six (6) month extension timeframe
- The California Coastal Commission will hold a hearing for LCPA certification
- Upon California Coastal Commission certification, the SEASP will be in effect and be the governing zoning for the planning area

# City Council Action

- Accept the California Coastal Commission (CCC) proposed modifications and finalize the adoption of SEASP and all associated amendments to the Local Coastal Program (LCP) to obtain CCC certification