

PD-6 SPECIFIC DEVELOPMENT AND USE STANDARDS**SUBAREA 1**

This is the West Beach Redevelopment Subarea. All land within this subarea has either been developed or planned under binding development agreements and the decision of the Redevelopment Agency of the City of Long Beach, et al. v. California Coastal Commission. The undeveloped sites in this area shall be improved according to those specific agreements and permits. The undeveloped sites in this area shall also be developed in accordance with the general development and use standards of this district. The triangular area that was formerly part of Santa Cruz Park shall be designed and improved to encourage public use as open space. Santa Cruz/Victory Park is a public park and shall be designed and maintained in accordance with the Victory Park Design Guidelines. This subarea previously included the Golden Shore project site, and was subsequently divided in 2010 to place Golden Shore into Subarea 1a.

SUBAREA 1a

The Golden Shore subarea consists of a 4.31-acre site west of Golden Shore and a 1.56-acre site east of Golden Shore. The site previously was developed in accordance under binding development agreement(s) and the decision of the Redevelopment Agency of the City of Long Beach, et al. v. California Coastal Commission. All future development shall be carried out in accordance with the Golden Shore Master Plan adopted by the Planning Commission, as follows:

(a) Uses.

1. This subarea shall be a mixed-use development of residential, office, retail, hotel and ancillary, supportive and complimentary uses.
 - A. High-density residential is allowed, up to a maximum of 1,370 residential units.
 - B. A maximum of 28,000 square feet of gross floor area of retail, personal service, taverns and restaurants is allowed.
 - C. A maximum of 340,000 square feet of gross floor area of office uses is allowed.
 - D. Hotel use up to a maximum of 400 guest rooms is allowed.
2. A Master Site Plan for the entire subarea, containing detailed architectural and site plans, shall be submitted to and approved by the Planning Commission prior to, or concurrent with approval of, entitlements for the first new building in the subarea after adoption of this amendment to this ordinance. The Master Site Plan shall identify the location of all pedestrian ways and open spaces, and the placement, use and height of buildings and the project boundaries. This 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 (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 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 Guidelines establish a large-scale planning vision, provide a point of reference for the developers and architects who undertake projects in this Subarea, and maximize public access to the review and approval of projects in this Subarea.