

ORDINANCE NO. C-

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

WHEREAS, on March 23, 1999, the Long Beach City Council adopted Ordinance No. C-7598 amending and restating the Downtown Shoreline Planned Development District (PD-6); and

WHEREAS, on July 27, 1999, the Long Beach City Council adopted Ordinance No. C-7637 amending and restating the Downtown Shoreline Planned Development District (PD-6); and

WHEREAS, on October 22, 2002, the Long Beach City Council adopted Ordinance No. C-7828 amending and restating the Downtown Shoreline Planned Development District (PD-6); and

WHEREAS, the Planning Commission, at its hearing on July 7, 2005 reviewed the proposed amendment and recommended the City Council adopt same; and

WHEREAS, on September 13, 2005 the City Council approved the amendments proposed by the Planning Commission and, thereafter, on May 10, 2006, the California Coastal Commission requested further modifications related to Subarea 4 Section (d) "Special design features" related to the "Victory Park Strip"; 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

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1 Downtown Shoreline Planned Development District (PD-6) in its entirety.

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

4 Section 1. The View Corridors Diagram (Attachment "A") and the Zoning
5 Map (Attachment "B") for the Downtown Shoreline Subareas for Planned Development
6 Ordinance (PD-6), are hereby readopted and attached hereto and by this reference
7 made a part of this ordinance.

8
9 Sec. 2. The Downtown Shoreline Planned Development District (PD-6)
10 development and use standards are hereby amended and restated in its entirety, to
11 read as follows:

12 DOWNTOWN SHORELINE
13 PLANNED DEVELOPMENT PLAN (PD-6)

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

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

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

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

13 GENERAL DEVELOPMENT AND USE STANDARDS

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

- 19 (a) Use. A mixture of uses shall be permitted. Specified uses or use ranges
20 will be designated by subarea.
- 21 (b) Access.
 - 22 1. Primary vehicle access to all uses shall be limited to Seaside Way,
23 Golden Avenue, Chestnut Place, Queen's Way (Magnolia Avenue),
24 Pine Avenue, Locust Avenue, Elm Avenue, Linden Avenue and
25 Shoreline Drive, as appropriate.
 - 26 2. Pedestrian access to the shoreline from Ocean Boulevard shall be
27 provided by a variety of pedestrian walkways in a reasonably direct
28 path. Access ways from Ocean Boulevard to the shoreline areas

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- shall be accentuated by attractive landscape treatment.
3. All subareas should contain public walkways, seating in landscape areas, and, whenever feasible, shoreline viewing areas as specified in the Subarea Standards. Such areas shall be guaranteed public access through easements or deed restriction, or lease agreement provisions, whenever required as public walkways in this Plan.
 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

1 needed. The goal of the parking management program shall be to
2 provide adequate parking to support the development in a cost-
3 effective manner, and to provide public access to the coast while
4 providing some discouragement for use of private automobiles over
5 transit alternatives. The goal of the transportation demand
6 management program shall be to minimize the negative impacts of
7 project-related trips on local streets and intersections and upon the
8 regional freeway network; it shall consider measures such as
9 providing no free on-site parking for employees and providing
10 employees with free transit passes. All development within the
11 project area shall be required to participate in the Association when
12 it is formed. The Association shall be formed prior to
13 commencement of development of Subarea 5 or of the
14 retail/entertainment complex in Subarea 6 west of Pine Avenue.

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

19 (c) Building Design.

- 20 1. All buildings shall be arranged on their sites so as to provide views
21 between the buildings, so as to avoid the impression of a wall of
22 buildings, so as to minimize blocking shoreline views of other
23 buildings, and so as to entice pedestrians into the shoreline area.
- 24 2. The scale, heights, mass, location and materials of all buildings
25 shall contribute to the perception of the site and the shoreline area
26 as a comprehensible, cohesive, and integrated entity. To assure
27 such integrated development, no project shall be reviewed or
28 approved without a Master Site Plan, except Subareas 7 and 9.

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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 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>
	0	1.00
	1 or more	2.00
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

1 follow the Urban Land Institute findings in their 1983
2 publication of "Shared Parking". Any joint or shared use
3 parking shall be supported by a shared use parking plan.

- 4 2. All parking structure roofs shall be attractively screened from the
5 view of taller buildings and all parking structure roofs north of
6 Seaside Way at or below Ocean Boulevard level shall be designed
7 to carry landscaping up to mature trees and heavy pedestrian use.
8 The visible edges of all parking structures shall be visually
9 attractive through choice of material, landscaping, terracing and/or
10 facing these edges with other uses. The edges shall recapture the
11 original bluff edge with cascading, lush planting. Parking structures
12 are encouraged to contain light wells, entry courtyards, and
13 landscape wells in order to make their interior spaces attractive and
14 to define and articulate auto arrival and pedestrian entrance to the
15 buildings, as well as to provide a visual and physical connection to
16 the lower levels. For all new development between Ocean
17 Boulevard and Seaside Way, all parking structures shall not
18 exceed the height of the Ocean Boulevard sidewalk grade adjacent
19 to the site (parking structures may exceed Ocean Boulevard
20 sidewalk grade if screened from Ocean Boulevard by a building or
21 as otherwise specified by subarea). Landscape planters on top of
22 parking structures may exceed Ocean Boulevard sidewalk grade by
23 three feet (3'), provided such planters are not located in view
24 corridors or in the public park strip.
- 25 3. Open parking. No open parking shall be permitted at Ocean
26 Boulevard grade. This does not prohibit vehicle drop off or
27 automobile court areas where these areas are specifically
28 permitted.

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

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

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

(g) Temporary uses and structures. Notwithstanding any other provisions of this Planned Development Ordinance, certain temporary uses shall be

1 permitted during the development cycle of the Downtown Shoreline
2 Portion of the Long Beach Coastal Zone. The purposes of permitting
3 temporary uses are to facilitate rapid construction and to maximize the
4 utility of the limited surface areas while development is taking place.

5 1. Intent. This section is established to differentiate temporary land
6 uses and structures from permanent ones and to set up specific
7 regulations for temporary uses and structures.

8 2. Regulations. The following uses shall be permitted for the periods
9 specified.

10 A. In any subarea, a trailer used as a construction office,
11 watchman's quarters, or other temporary building when
12 necessary and incidental to the construction of a building or
13 structure, including Public Works projects, in the same or
14 adjacent premises and only during the period of
15 construction, except that no such structure shall be sited in
16 public park areas;

17 B. In any subarea, for a period not to exceed seven days, a
18 concession, advertising feature, entertainment facility or
19 outdoor display incidental to a commercial or residential
20 opening, preview, fiesta or celebration on the same of
21 adjacent premises, subject to any special licenses or permits
22 otherwise required by the City;

23 C. In any subarea, surface parking, public or private, provided
24 that:

25 1. It shall not be on the same grade as Ocean
26 Boulevard nor have access to or from Ocean
27 Boulevard.

28 2. It shall be surfaced with asphalt, striped, and

1 landscaped per applicable City codes;

- 2 3. It shall not be continued in use more than five years
3 after commencing operation. An extension of time up
4 to an additional five years may be granted by the
5 Planning Commission upon completion of at least one
6 public hearing on each such application for time
7 extension.

8 (h) Interim uses. Interim uses (more than several days but not to exceed five
9 years) are allowed in phased developments provided that any such use
10 shall require approval by the Planning Commission through Site Plan
11 review and shall be treated as development for Local Coastal
12 Development Permit purposes. Only such interim uses consistent with
13 the intent of the Plan shall be permitted. An extension of time up to an
14 additional five years may be granted by the Planning Commission upon
15 completion of at least one public hearing on each such application for time
16 extension.

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

25 SPECIFIC DEVELOPMENT AND USE STANDARDS

26 SUBAREA 1

27 This is the West Beach Redevelopment Subarea. All land within this subarea
28 has either been developed or planned under binding development agreements and the

1 decision of the Redevelopment Agency of the City of Long Beach, et al. v. California
2 Coastal Commission. The undeveloped sites in this area shall be improved according
3 to those specific agreements and permits. The undeveloped sites in this area shall also
4 be developed in accordance with the general development and use standards of this
5 district. The triangular area that was formerly part of Santa Cruz Park shall be designed
6 and improved to encourage public use as open space. Santa Cruz/Victory Park is a
7 public park and shall be designed and maintained in accordance with the Victory Park
8 Design Guidelines.

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10 SUBAREA 2

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

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

24 (b) Access.
25 1. Vehicular. Primary vehicular access shall be from Golden Shore
26 Avenue.
27 2. Pedestrian access by a public walkway shall be provided along
28 Golden Shore from Ocean Boulevard to Queensway. A public

1 walkway perpendicular to Golden Shore Avenue shall be
2 developed from Golden Shore Avenue to the edge of the Los
3 Angeles River. Finally, a bicycle path shall be provided throughout
4 the subarea as designated on the plan map; where feasible, the
5 bicycle path shall be provided along the water's edge.
6 Development of such access may be phased to coincide with
7 development of adjacent portions of the subarea.

8 (c) Building Design.

- 9 1. Site location. View blockage from the West Beach Redevelopment
10 Project buildings shall be minimized. Site plans for any proposed
11 building shall illustrate the view paths of the West Beach project
12 buildings.
13 2. Height. Low rise, two (2) or three (3) stories, thirty-five feet (35')
14 maximum height, except for the California State University
15 Chancellor's Headquarters which may be a maximum of 100 feet
16 (100') in height.
17 3. Site coverage. Not more than thirty percent (30%) of the subarea
18 shall be covered with buildings, including parking structures.

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

22 (e) Landscaping. The existing landscape theme and materials shall be
23 extended through further development of the subarea.
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25 SUBAREA 3

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

28 (a) Uses. The current uses of the area should be encouraged to remain.

1 Uses consistent with tidelands trust purposes or water oriented
2 recreational facilities may be added to or may replace existing uses.
3 Office uses shall be consistent with the Tidelands settlement.

4 (b) Access.

- 5 1. Vehicular access. Primary vehicular access shall be provided by
6 Golden Shore Avenue or Queens' Way. A roadway connection to
7 Subarea 6 shall be constructed under the Queen's Way Bridge.
- 8 2. The existing pedestrian access public walkway shall be maintained
9 and extended from Golden Shore Avenue to Queen's Way
10 Highway parallel to Shoreline Drive. A public walkway shall be
11 maintained around Catalina Landing linking Subarea 2 to Subarea
12 6 under Queen's Way Bridge. The existing public walkway
13 sidewalk shall also be maintained and extended parallel to Queen's
14 Way from Ocean Boulevard to Queen's Way Bay.
- 15 3. The existing bicycle path through the subarea linking Subarea 2 to
16 Subarea 6 under Queen's Way Bridge shall be maintained. This
17 bicycle path shall be guaranteed public access through lease
18 agreements with abutting uses.

19 (c) Building Design.

- 20 1. Buildings shall be located so as to minimize view blockage from
21 buildings in the West Beach redevelopment project. Site plans for
22 new buildings shall illustrate the views from existing buildings.
- 23 2. Height. Office buildings shall be limited to no more than four
24 stories in height measured from the existing grade. Parking
25 structures shall not exceed a height of 45 feet (45').
- 26 3. Site coverage. Not more than 65 percent (65%) of the subarea
27 shall be covered by buildings exceeding one story in height.
- 28 4. Setbacks. A twenty foot (20') landscaped setback shall be

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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 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

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

- 8 (a) Uses. This subarea shall be a mixed-use development of residential,
9 office, retail, hotel and ancillary, supportive and complimentary uses.
10 High-density residential is permitted with as much as one hundred
11 dwelling units per acre, but not to exceed one thousand five hundred
12 (1,500) new residential units. New retail, personal service, office,
13 entertainment uses, taverns and restaurants are allowed up to one million
14 eight hundred thousand (1,800,000) square feet of usable floor area.
15 Hotel use up to five hundred (500) rooms shall also be permitted.

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

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numbers of units and hotel rooms are not intended to indicate a specific mix of uses. Subsequent development on properties in the subarea, but not under the control of the applying owner, shall not affect the approved Site Plan.

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

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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 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

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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 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

1 pedestrian areas where essential to the pedestrian environment.
2 The buildings shall be located so as to maximize benefits of
3 breezeways into the downtown and to offer view corridors for the
4 neighboring inland buildings north of Ocean Boulevard.

5 2. Height. Buildings may be high-rise up to four hundred twenty feet
6 (420') above Ocean Boulevard grade east of Chestnut Place, and
7 up to six hundred feet (600') above Ocean Boulevard grade west of
8 Chestnut Place, providing that any high-rise buildings are not so
9 uniform in design or height as to create a monotonous design or
10 overly monumental scale. Buildings fronting on Ocean Boulevard,
11 east of Chestnut Place, shall not exceed one hundred fifty feet
12 (150') in height, and west of Chestnut Place, buildings fronting on
13 Ocean Boulevard shall not exceed two hundred feet (200') in height
14 within thirty feet (30') of the Ocean Boulevard property line. Any
15 tower in excess of three hundred feet (300') shall not have a floor
16 plate greater than eighteen thousand (18,000) square feet above
17 the three hundred foot (300') elevation.

18 3. Materials. Reflective glass with reflectivity greater than fifteen
19 percent (15%) is discouraged. If such glass is used, a reflective
20 glare study shall be submitted with the Site Plan Review for that
21 building.

22 4. The Master Site Plan shall be designed so as to provide views to
23 the pedestrian areas beyond the Ocean Boulevard frontage to
24 invite and attract pedestrians into the Shoreline area.

25 (d) Special design features.

26 1. The open areas around buildings shall be developed as gardens,
27 terraces, courtyards, resting, strolling and outdoor dining areas of a
28 variety of shapes, sizes and uses.

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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 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 curblineline) 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

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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 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.

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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 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 currently vacant or in open parking use. It is public tidelands trust property.

(a) Uses.

1. Retail, office, restaurant, entertainment display, educational, and

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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 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 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

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(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;

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 which 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.

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

1 colorful. The area shall be open and inviting to the public, and shall
2 facilitate and encourage pedestrian flow between the downtown
3 and the shoreline. The facades of all buildings fronting on streets,
4 especially Pine Avenue, shall be articulated with storefronts,
5 display windows, special architectural and landscape treatment. If
6 buildings back onto Shoreline Drive, they shall present an attractive
7 facade through articulation and special architectural and landscape
8 features.

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

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

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

26 1. The developer shall provide for the construction of all roadways
27 and pedestrian ways through the site, and for a proportionate share
28 of the cost of extending and/or widening Seaside Way as

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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.

(e) Parking. Parking shall be provided within the subarea sufficient to meet the average weekday demand. Additional parking to meet peak weekend day and evening demand shall be provided in adjacent subareas and 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.

SUBAREA 6

This subarea contains Shoreline Village and Shoreline Park.

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

1. Downtown Harbor. The Shoreline Lagoon may be reconfigured into a commercial harbor, dredged to a depth of less than twenty feet (20'), and edged with a bulkhead and rip-rap. To the extent that this harbor will remove the existing low intertidal habitat area, this habitat area must be replaced in kind elsewhere, at a minimum one-to-one ratio, within the Queensway Bay Project (PD-6 and PD-21) area prior to or concurrent with construction of the harbor. This harbor may contain dockage for up to fifty (50) commercial boats (e.g., dinner cruises, whale watch, dive boats and fishing charters), historic ships, visiting tall ships, water taxis, and public day-use transient docks.

The existing one hundred thirty-one (131) slips may be replaced by

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construction of the Downtown Harbor expansion. Any marina slips which are used for recreational boating and which are displaced by the Downtown Harbor expansion shall be replaced with slips which provide equivalent recreational boating opportunities.

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 of up to one hundred fifty thousand (150,000) gross square feet may be constructed in the park. The existing recreational vehicle park shall not be displaced until a new recreational vehicle park is under construction elsewhere in the Queensway Bay Project (PD-6 and PD-21). This new recreational

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vehicle park shall include a minimum of seventy (70) recreational vehicle spaces with associated office, convenience services and convenience retail facilities for park users.

(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 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

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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 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

1 to the public, as public parks are, except for the aquarium for which
2 an admission fee is charged. All open space areas shall be
3 designed so as to encourage public use through access and
4 amenities such as park benches and picnic tables. Table service
5 for restaurants shall be prohibited in open space areas unless
6 specifically permitted by a coastal development permit. Public
7 open space areas shall include, but are not limited to: Shoreline
8 Park, Rainbow Harbor Esplanade, the terraces at the end of Pine
9 Avenue, Pine Avenue Pier, Shoreline Wharf, the public viewing
10 deck provided between Aquarium Way and the parking structure,
11 pedestrian bridges, and all view corridors identified on Attachment
12 A: View Corridors.

13 (c) Building Design.

- 14 1. Location and scale. Shops, restaurants and entertainment facilities
15 shall be limited to Shoreline Village and the northern side of the
16 Downtown (Rainbow) Harbor to provide a continuous pedestrian
17 retail experience. No new buildings or structures over 42 inches
18 (42") in height, other than required safety features, structures
19 required to meet ADA access standards where there is no
20 alternative locations, mobile vending carts, lighting features and
21 low-scale official directional signs, shall be permitted in the four
22 hundred ten-foot-long (410') (measured from the Promenade South
23 to Shoreline Village) view corridor/public open space area located
24 between Shoreline Wharf and Shoreline Drive (see Attachment A:
25 View Corridors).

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27 The development shall be punctuated by plazas and outdoor eating
28 areas. Long continuous walls without windows and doors shall be

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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 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

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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 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

1 (3) of the following alternative view corridor/public open space
2 areas are provided:

- 3 A. A sixty-foot-wide (60') view corridor at the intersection of
4 Shoreline Drive and Aquarium Way,
5 B. A pedestrian bridge over Shoreline Drive at Aquarium Way
6 as required by Section (b)2 above, and
7 C. A thirty-five thousand (35,000) square foot public viewing
8 deck, as required by Section (c)5 above, on the second level
9 of the structure(s) located between Aquarium Way and the
10 aquarium parking structure. Refer to Attachment A: View
11 Corridors.

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

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19 (d) Parking. Parking shall be provided within the Subarea and within Subarea
20 11 sufficient to meet the average weekday demand. Additional parking to
21 meet peak weekend day and evening demand shall be provided in
22 subareas to the north and in Downtown. All parking shall be on a shared
23 or joint use basis; it shall be available to the public on a first-come, first-
24 served basis without reservation for the exclusive use of any one tenant or
25 development. A parking garage of up to fifteen hundred (1500) spaces
26 may be included within the development on not more than four acres of
27 existing Shoreline Park adjacent to the aquarium and retail/entertainment
28 uses. An additional six hundred (600) parking spaces may be added to

1 Shoreline Village by building a deck or small parking structure over all or a
2 portion of the existing parking lots.

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

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9 SUBAREA 7

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

- 12 (a) Uses. Residential, hotel, and office with hotel or residential uses
13 occupying not less than one-third of the land area of this subarea. Retail,
14 personal service, art galleries, and restaurants may be permitted in
15 addition to residential uses in mixed use buildings. The location of these
16 commercial uses shall be limited to the Ocean Boulevard level and levels
17 below Ocean Boulevard. Restaurants and art galleries may also be
18 permitted on the top levels of buildings in this subarea. The entrance to
19 the Promenade South, as an extension of Promenade North, shall also be
20 completed in this subarea. If the Breakers is replaced, its site shall be
21 reused for hotel or residential use. The City property on the south side of
22 Ocean Boulevard in this subarea shall be maintained as a part of Victory
23 Park, except that portions of City streets can be vacated only if a
24 functional area at least 1.5 times the size of the vacated street area is
25 kept open for public use for the life of the use which requires vacation of
26 any portion of the City street.

- 27 (b) Access.

28 1. Vehicular access. All new buildings shall have access only from

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Seaside Way or Pine Avenue. Existing buildings may utilize existing Ocean Boulevard access provided that such access is only for passenger loading and unloading.

2. Pedestrian access. Pedestrian access will be provided from Ocean Boulevard southerly on the Promenade South as approved in Coastal Commission permit number A71-78. The east/west pedestrian walkway shall either be extended through this area along the southern edge of development parcels to the Promenade South or alternative public pedestrian access and viewing area(s) shall be provided at higher elevations. In order to provide necessary pedestrian interaction in the area, new developments shall provide public walkways, at least ten feet (10') in width, around the perimeter of the site except where a site abuts to public street(s) with adequate public pedestrian walkways at least fifteen feet (15') in width. In addition, whenever it is feasible the development shall provide shoreline viewing areas. The walkways and viewing areas shall be guaranteed public access through easements or deed restrictions.

(c) Building Design.

1. Site location. New development between the Jergins Trust site and the Breakers should be set back not less than twenty feet (20') behind the string line between the two buildings to accent the entry to the Promenade South and to highlight the two buildings. In no case shall it be set back less than one hundred twenty feet (20') from the curblineline of Ocean Boulevard. A corner cut-off for access from Promenade North measuring one hundred twenty feet (120') by one hundred twenty feet (120') shall be provided at the northwest corner of the site, measured along the north and west

1 property lines, clear from Ocean Boulevard grade to the sky. A
2 side yard setback of not less than ten feet (10') shall be provided
3 from the property lines on the east side. Replacement of the
4 Jergins Trust building shall provide a similar corner cut-off on the
5 northeast corner of the site in order to create a cohesive entry
6 feature to the Promenade South from Pine Avenue.

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

- 13 A. The portion of the building higher than eighty-five feet (85')
14 above Ocean Boulevard grade has a building footprint no
15 greater than seventy percent (70%) of the site area, and is
16 set back a minimum of twenty-five feet (25') from the east
17 property line, and a minimum of fifteen feet (15') from the
18 west property line, with the exception of minor projections;
- 19 B. Horizontal architectural features and minimal terracing,
20 although subordinate to the building's vertical nature, occur
21 substantially in line with the top of the parapet of the front
22 parapet of a surviving Ocean Center Building (100 West
23 Ocean Boulevard) and with the top of the parapet of a
24 surviving building (180 East Ocean Boulevard), both existing
25 at the time of this amendment;
- 26 C. The periphery of the building at the Ocean Boulevard level
27 shall contain only pedestrian serving uses such as retail,
28 office, and entrance lobbies; and shall provide a minimum of

1 ten-foot-wide (10') by ten-foot-high (10') open walkway or
2 arcade adjacent to the west and south property lines which
3 shall always remain open and accessible to the public every
4 day between 8:00 a.m. and dusk;

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

11 3. Site coverage. The building to be located between the former
12 Jergins Trust building site and the Breakers Hotel was designed so
13 as to minimize its impact upon the pedestrian scale environment of
14 the Promenade. In the future, any new construction abutting the
15 Promenade and the Ocean Boulevard strip park shall not exceed
16 thirty feet (30') in height for a width of thirty feet (30') along those
17 property lines. Site coverage shall be limited to fifty-five percent
18 (55%) of the project area and any portion of the project to exceed
19 four stories in height shall not exceed thirty-five percent (35%) of
20 the project area. The project area for this project shall include the
21 width of the Promenade from the south edge of the Ocean
22 Boulevard strip park to the northern edge of the relocated Seaside
23 Way.

24 4. Special design features. The Promenade South and Promenade
25 entrance area.

26 A. A coordinated theme should be established for the entire
27 entrance area and for the full length of the Promenade
28 South.

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- 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, 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

1 demonstrates that the project will provide adequate parking to meet
2 the needs of the development without causing negative impacts to
3 coastal access or access to public recreational facilities. All
4 parking shall be enclosed and located below Ocean Boulevard
5 level, except if the architectural treatment of higher levels of
6 parking blends into the facade of the rest of the building so that
7 they do not appear as parking levels from the outside of the
8 building. The periphery of the building at the Ocean Boulevard
9 level shall contain only pedestrian serving uses such as retail,
10 office, and entrance lobbies; and shall provide a minimum of ten-
11 foot- wide (10') by ten-foot-high (10') open walkway or arcade
12 adjacent to the west and south property lines as further described
13 in Section (c).2.C. of the Specific Development and Use Standards
14 for Subarea 7. Office building and commercial parking shall be
15 available for public use on evenings and weekends. Office uses
16 may lease Convention Center parking for usual business
17 requirements.

18 (e) Developer on and off-site Improvements and Maintenance. New
19 development or change of use of existing buildings shall provide for
20 the eastward continuation of the east/west pedestrian walkway
21 across the subject sites. Such development or change in use shall
22 also be required to improve the park strip along Ocean Boulevard
23 and the plazas created by the corner cut-offs, except as otherwise
24 provided for the Promenade.

25
26 SUBAREA 8

27 This subarea contains the Long Beach Convention and Entertainment Center
28 and Rainbow Lagoon.

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(a) Uses.

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

(b) Access.

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

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(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 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

1 all the way to the west promontory of Shoreline Village, and
2 by placing a prominent feature or facility on the west
3 promontory of Shoreline Village. This feature should be
4 placed so it is visible directly down the Promenade South.
5 The Promenade South should accommodate pedestrians
6 and trams.

- 7 (d) Parking. All parking shall be in structures except a small open lot between
8 the exhibit hall and Seaside Way. A total of not less than four thousand
9 eight hundred and thirty (4,830) spaces shall be provided.
- 10 (e) Landscaping. The landscaping shall be a mixture of trees, shrubs and
11 ground cover in a park-like setting.

12
13 Landscaping and maintenance of Rainbow Lagoon and Park shall be
14 public.

15
16 SUBAREA 9

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

- 19 (a) Uses. Dense residential or hotel, west of Elm Avenue; dense residential
20 or mixed residential and office in the same structure east of Elm Avenue.
21 Retail and restaurant uses shall be permitted at the Ocean Boulevard
22 level, or at top levels. Victory Park in the subarea shall be a dedicated
23 City park. Residential uses shall not exceed
24 a density of two hundred and fifty dwelling units per acre.
- 25 (b) Access.
- 26 1. Vehicular access. All construction of new buildings shall have
27 vehicular access only from Seaside Way and Elm and Linden
28 Avenues. Existing buildings may maintain access from Ocean

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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.
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

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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 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

1 crossing of Shoreline Drive. This shall be a grade separated walk
2 from the parking lot unless the parking area is reconfigured to
3 provide an uninterrupted surface walkway. A public walkway shall
4 also be provided along the exterior of the subarea along Shoreline
5 Drive, and along the arena in Subarea 8. The walkways shall be at
6 least ten feet (10') in width within a thirty foot (30') landscaped open
7 public area except on the bridge where the walkway only need be
8 provided. A dedicated public sidewalk shall be provided along
9 Seaside Way.

10 (c) Building Design.

- 11 1. Site location. Buildings should be placed so as to minimize
12 blockage of view from Subarea 9. Buildings shall be aligned so as
13 to provide a variety of orientation and pattern. Varied and
14 interesting spaces shall be created around and between buildings.
15 No building shall be located more than four hundred feet (400')
16 south of Seaside Way.
- 17 2. Height.
 - 18 A. No building shall exceed five (5) stories or sixty feet (60')
19 above grade east of Linden Avenue.
 - 20 B. No building shall exceed two (3) stories above grade west of
21 Linden Avenue.
- 22 3. Site Coverage. Not more than thirty percent (30%) in buildings
23 more than two stories above grade east of Linden Avenue.
- 24 4. Setbacks. A forty foot (40') setback shall be provided along
25 Seaside Way, Shoreline Drive, the border with Subarea 9 and
26 along Linden Avenue if Linden Avenue is to remain.
- 27 5. Special design features.
 - 28 A. Each story shall be set back forty feet (40') from the exterior

1 edge of the story below it.

2 B. Pedestrian areas open to the public shall be provided
3 flowing through the subarea at the parking deck level.

4 (d) Parking.

- 5 1. Number of spaces. All existing spaces shall be preserved or
6 replaced. The new uses shall provide additional parking as
7 required for the use.
- 8 2. Parking structures. All parking structures shall be not less than four
9 feet (4') below Ocean Boulevard level north/south Promenade
10 grade in order to provide overviews and a feeling of bluff from the
11 Promenade. Any parking structure roof used for open parking shall
12 comply with the following restrictions:
- 13 A. The roof shall be designed to accommodate overflow
14 parking during peak load events;
- 15 B. The roof shall be treated with a visually attractive surface
16 that will resist soiling due to oil leaks; and
- 17 C. The roof top shall be landscaped so as to provide a visually
18 attractive appearance and so as to allow views over the
19 parking structure to the shoreline.

20 (e) Landscaping. All ground areas shall be lushly landscaped. Trees shall be
21 planted throughout surface parking lots to soften the impact of continuous
22 asphalt paving.

23 (f) Developer On and Off-site Improvements. The developer shall provide for
24 the public pedestrian bridge over Seaside Way, the public walkway to
25 Shoreline Drive, and other public improvements.

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27 SUBAREA 11

28 This area currently contains Oil Island Grissom, the Downtown Marina, Marina

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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.

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- 1 (c) Building Design. Structures within the Marina shall be functional but
- 2 reflect a nautical design. Any new building shall not exceed two (2) stories
- 3 or twenty-five feet (25') in height.
- 4 (d) Parking. One thousand six hundred sixty (1,660) open parking spaces
- 5 shall be provided.
- 6 (e) Landscaping. All ground areas, including the parking lot, shall be heavily
- 7 landscaped in a park-like setting.
- 8

9 Sec. 3. The City Clerk shall certify to the passage of this ordinance by the
10 City Council of the City of Long Beach and cause the same to be posted in three
11 conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first
12 day after it is approved by the Mayor.

13 I hereby certify that the foregoing ordinance was adopted by the City Council of
14 the City of Long Beach at its meeting of _____, 2006, by the following vote:

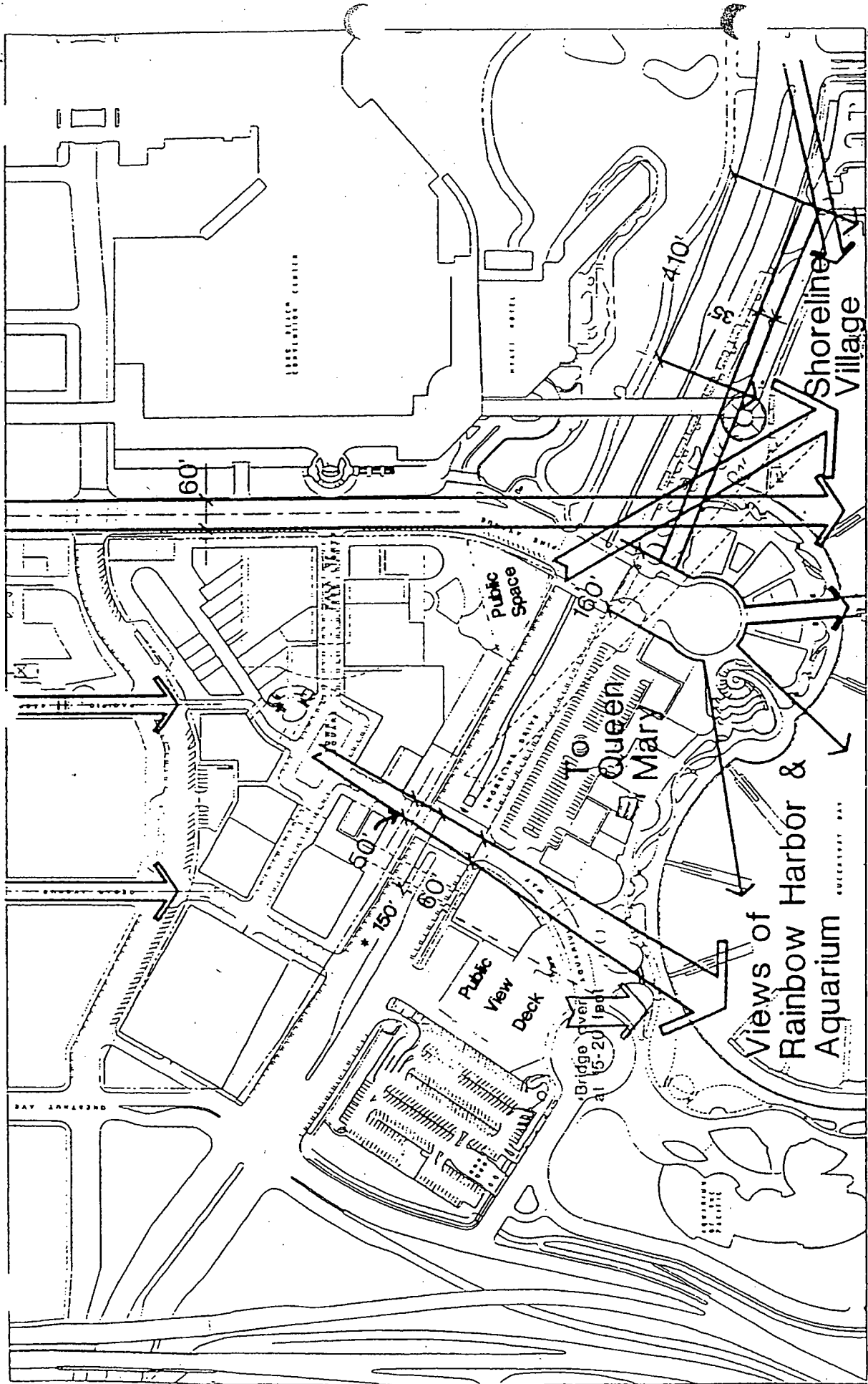
15 Ayes: Councilmembers: _____
16 _____
17 _____

18 Noes: Councilmembers: _____
19 _____

20 Absent: Councilmembers: _____
21 _____

22 _____
23 City Clerk

24
25
26 Approved: _____
27 (Date) Mayor



ChromMcMan
Development, LLC

Everkrantz Eckstut & Kun Architects

View Analysis

TDILANDS
Long Beach, CA

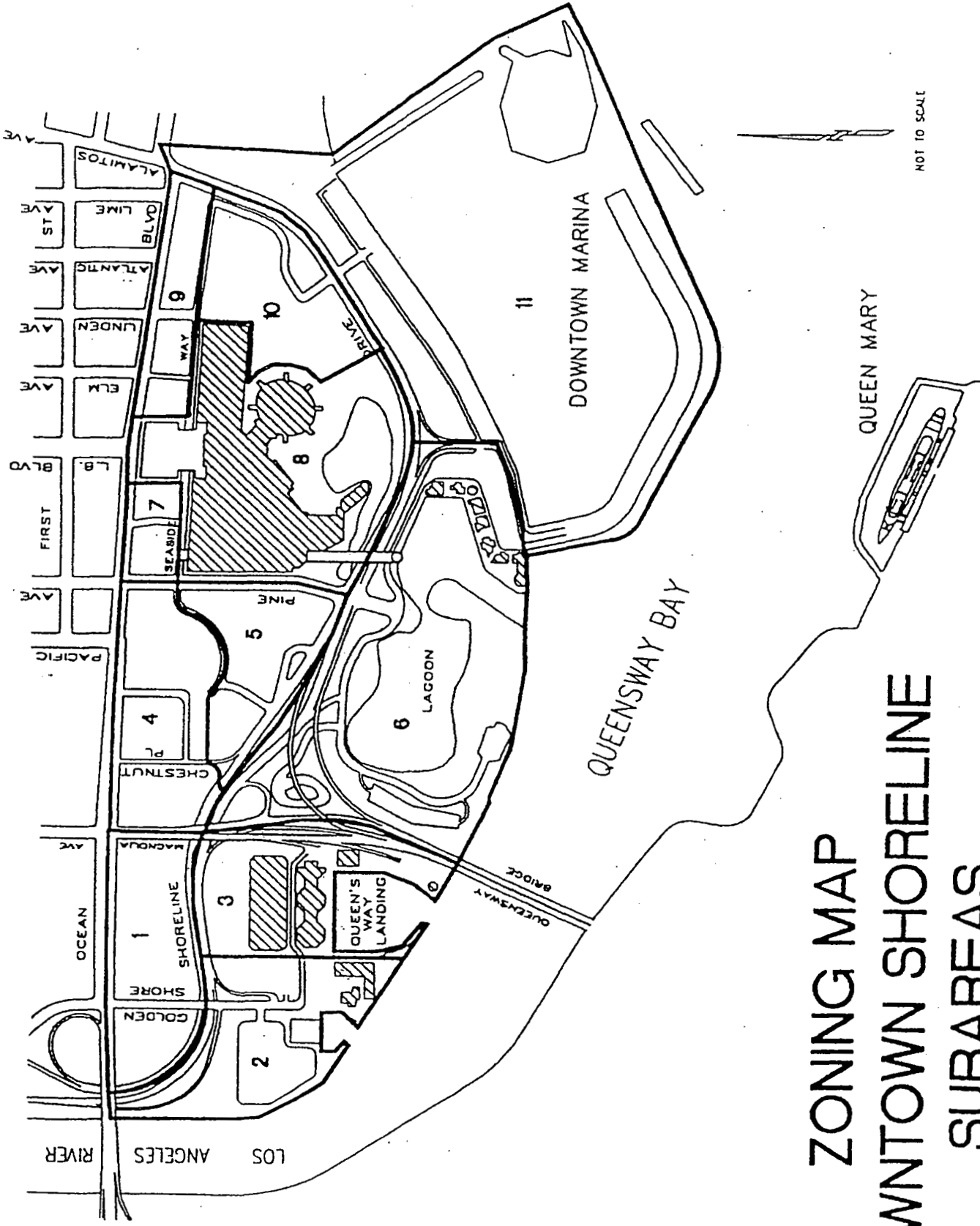


1:500

03 Apr 2018

PD 6 Attachment "A" - View Corridors

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



ZONING MAP DOWNTOWN SHORELINE SUBAREAS

Planned Development Ordinance: PD-6