

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING AND RESTATING THE DEVELOPMENT AND USE STANDARDS FOR THE SOUTHEAST AREA DEVELOPMENT AND IMPROVEMENT PLAN (SEADIP) (PD-1)

WHEREAS, on July 19, 1977, the Long Beach City Council adopted Ordinance No. C-5328 establishing the Southeast Area Development and Improvement Plan (SEADIP); and

WHEREAS, Ordinance No. C-5328 was amended by Ordinance No. C-5336 adopted August 9, 1977, by Ordinance No. C-5501 adopted June 26, 1979, and by Ordinance No. C-6058 adopted May 22, 1984. Ordinance No. C-6058 was amended by Ordinance No. C-6424 adopted September 22, 1987, by Ordinance No. C-6425 adopted September 22, 1987, by Ordinance No. C-6448 adopted December 22, 1987; by Ordinance No. C-7528 adopted March 24, 1998; by Ordinance No. C-7625 adopted June 8, 1999; by Ordinance No. C-7827 adopted October 22, 2002; and by Ordinance No. C-7904 adopted March 23, 2004; and

WHEREAS, the Planning Commission, at its hearing on September 15, 2005, reviewed a proposed amendment to SEADIP and recommended that the City Council adopt said amendment as follows:

Amend Subarea 4(a), Section a. Use: Residential and Park (Sims Pond); and

WHEREAS, the City Council hereby finds that the proposed amendment to the Southeast Area Development and Improvement Plan (SEADIP) (PD-1) will not adversely affect the character, livability or appropriate development of the surrounding properties and that the proposed amendment is consistent with the goals, objectives

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

1 and provisions of the General Plan, including the Open Space and Recreation Element
2 thereof, the City Council hereby desires to amend and restate the Southeast Area
3 Development and Improvement Plan (SEADIP) (PD-1) in its entirety; and

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

6 Section 1. The Southeast Area Development and Improvement Plan
7 (SEADIP)(PD-1) is hereby amended and restated in its entirety to read as follows:

8
9 **SOUTHEAST AREA DEVELOPMENT AND IMPROVEMENT PLAN**

10 **(SEADIP) (PD-1)**

11
12 The Southeast Area Development and Improvement Plan provides for a total
13 community of residential, business and light industrial uses integrated by an extensive
14 system of parks, open space, and trails. The residential areas shall be family-oriented;
15 the predominant type shall be sales units, although provision is also made for
16 moderately priced apartments as well as luxury condominium units. In reviewing and
17 approving site plans and tract maps for the development of the areas within the City of
18 Long Beach, the City Planning Commission shall be guided by the goals and policies of
19 the Specific Plan and the Commission shall not permit variance from those standards
20 unless it finds that such variance meets the intent of the original standards and is
21 consistent with the overall goals and objectives of the adopted Specific Plan.

22 **A. PROVISIONS APPLYING TO ALL AREAS**

23 1. Homes and offices shall be oriented toward open space, green belts
24 and water wherever possible. Vehicular access shall generally be provided from the
25 side opposite these natural amenities.

26 2. Areas which are designated for single-family detached dwellings shall
27 be developed in accordance with R-1-N standards. However, if the area is to be re-
28 subdivided, lot size and lot width and setback may be reduced provided that adequate

1 common open space and guest parking are provided, and that the design is consistent
2 with the adjacent residential development.

3 3. Prior to issuance of a building permit, all infrastructure, including street
4 improvements, fire hydrants, water lines, storm drains, and sanitary sewers shall be
5 constructed on a block basis in accordance with the approved plans. Such
6 improvements, including engineering plans, shall be financed by subdivider(s) or by an
7 assessment district or both.

8 4. A minimum of thirty percent of the site shall be developed and
9 maintained as usable open space (building footprint, streets, parking areas and
10 sidewalks adjacent to streets shall not be considered usable open space. Bicycle and
11 pedestrian trails not included within the public right-of-way may be considered usable
12 open space). All buildings shall be set back a minimum of twenty feet from all public
13 streets and a wider setback may be required by individual subarea. Within this
14 minimum twenty-foot setback area, a strip having a minimum width of ten feet and
15 abutting the street shall be attractively landscaped.

16 5. The maximum height of buildings shall be 30 feet for residential and 35
17 feet for non-residential uses, unless otherwise provided herein.

18 6. Minimum parking for each residential unit shall be the same as
19 required City-wide by the zoning regulations; except that, in that part of SEADIP within
20 the coastal zone, coastal zone standards shall apply. Minimum parking for commercial
21 and industrial uses shall be provided in accordance with parking standards as specified
22 in the zoning regulations.

23 7. Navigable waterways shall not be extended unless it can be
24 demonstrated that such extension will not have an adverse impact on water quality and
25 boat traffic.

26 8. All developments shall be open and inviting to the public; the public
27 shall not be excluded from use of private streets and bicycle and pedestrian trails,
28 although the public may be excluded from private yard areas, from private recreation

1 areas designed for the use of residents of the development, and from private drives
2 serving parking lots and garage structures reserved for residents and their guests.

3 9. All development shall be designed and constructed to be in harmony
4 with the character and quality of surrounding development so as to create community
5 unity within the entire area.

6 10. Developers shall construct public open space, trails, pathways and
7 bicycle trails for each development in such a manner that they will be generally
8 accessible to the public and that they will interconnect with similar facilities in adjacent
9 developments so as to form an integrated system of open space and trails connecting
10 major points of destination.

11 11. Public access shall be provided to and along the boundaries of all
12 public waterways as provided for in the wetlands restoration plan.

13 12. Public views to water areas and public open spaces shall be
14 maintained and enhanced to the maximum extent possible, consistent with the
15 wetlands restoration plan.

16 13. Adequate landscaping and required irrigation shall be provided to
17 create a park-like setting for the entire area. A landscaped parkway area shall be
18 provided along all developments fronting on Pacific Coast Highway, Westminster
19 Avenue, Studebaker Road, Seventh Street and Loynes Drive.

20 14. No additional curb cuts shall be permitted on Pacific Coast Highway,
21 Westminster Avenue, Studebaker Road, or Seventh Street, unless it can be shown that
22 inadequate access exists from local streets or unless specifically permitted by Subarea
23 regulations provided herein. This restriction shall not preclude the provision of
24 emergency access from these streets as may be required by the City.

25 15. All utility lines shall be placed underground and utility easements shall
26 be provided as required unless waived by the Commission on the advice of the Director
27 of Public Works.

28 16. Developers shall construct, in accordance with plans approved by the

1 Director of Public Works, all necessary sanitary sewers to connect with existing public
2 sewers, and shall provide easements to permit continued maintenance of these sewers
3 by the City where the City accepts responsibility for such maintenance.

4 17. Developers shall construct, in accordance with plans approved by the
5 Director of Public Works, all new streets and ways within the area. All streets and ways
6 will include:

7 a. Roadway pavement, curbs and sidewalks approved by the
8 Director of Public Works. The sidewalk requirement may be waived or the
9 sidewalk may be combined with an enlarged bicycle trail in such cases where the
10 Commission and the Director of Public Works determine that an independent
11 sidewalk is not required for pedestrian convenience and safety.

12 b. Water lines approved by the General Manager of the Water
13 Department.

14 c. Fire hydrants approved by the Fire Chief and the General
15 Manager of the Water Department.

16 d. Street lighting using low energy luminaries as approved by the
17 Director of Public Works.

18 e. Storm drainage approved by the Director of Public Works.

19 f. Street trees approved by the Manager of the Park Bureau.

20 g. Street signs and pavement traffic markings approved by the
21 Director of Public Works.

22 h. All traffic control devices required by the Director of Public
23 Works.

24 18. Developers shall improve and dedicate to the City certain streets,
25 recreation areas and other public facilities necessary to support the proposed private
26 development, as specified by area in subsequent paragraphs. If any such required
27 improvements are found by the Commission to be infeasible or undesirable for
28 engineering, legal or other reasons, the Commission may accept alternative

1 improvements proposed by the developer so long as they meet the intent of the original
2 requirements and are consistent with the overall goals and objectives of the adopted
3 Specific Plan. Developers shall make such improvements or furnish security in
4 connection with such improvements prior to commencement of construction of adjacent
5 areas which the improvements are designed to support; improvements may be phased
6 with the phased construction of such adjacent areas. In those cases where the
7 developer is to dedicate land area for subsequent improvement by the City, the
8 developer shall not be required to convey such area until the City has budgeted funds
9 for the improvements.

10 19. Developers shall make provision for the continued private
11 maintenance of all common areas that are not to be dedicated and accepted by the
12 City, and of all ways not to be dedicated and accepted by the City, including
13 maintenance of street lighting, walks, curbs, storm drainage, water lines, fire hydrants,
14 and street trees. Such provisions shall be perpetuated by their inclusion in the
15 covenants, conditions, and restrictions of the property owners.

16 B. RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE OF
17 WETLANDS AND BUFFERS

18 The Wetlands

19 1. The wetlands and associated habitats, and all fresh, brackish and tidal
20 water supply and control systems, shall be constructed at the expense of the
21 developers of Areas 11a, 25 and 26, unless otherwise provided for by agreements
22 between land owners and the managing agency. The developer(s) of Areas 11a and
23 25 shall be responsible for wetlands development of Areas 23 and 33. The
24 developer(s) of Area 26 shall be responsible for wetlands development of Area 27.

25 2. Owing to the need to make connections with the existing tidal marsh,
26 the major wetlands restoration project between Los Cerritos Channel and Westminster
27 Boulevard shall be accomplished at one time. Restoration of wetlands north of the Los
28 Cerritos Channel and south of the San Gabriel River need not be accomplished

1 concurrently with the major restoration project, or with each other. Prior to the issuance
2 of permits for residential, commercial or industrial development, each applicant shall
3 develop a detailed phasing plan that assures that restoration of wetlands will be
4 completed prior to or concurrently with the completion of urban development on related
5 parcels as specified above. Said detailed phasing plans shall be submitted for approval
6 to the agency responsible for granting the coastal permit.

7 3. The standard of wetlands restoration is that it shall be completed prior
8 to or concurrently with upland development on related areas. This standard may be
9 satisfied by using one of the following options:

10 a. Percentage Option. Whenever part of the development acreage
11 is built upon, an equal percentage of the future wetland acreage will be
12 developed as wetlands; and

13 b. Acre-for-Acre Option. For every acre of wetland identified for fill
14 and/or consolidation under the Local Coastal Plan that will be covered by the
15 development, the developer shall improve one acre of wetland.

16 4. Exceptions to this standard may arise in Areas 25, 26 and 27 where
17 continuing oil operations and/or leasing problems may make it impossible to fulfill part
18 of a permanent wetlands obligation in connection with upland developments. In such
19 instances (and only in such instances), the following method of fulfilling the wetland
20 obligation may be utilized,

21 a. The developer must first develop wetlands on all areas
22 designated for wetlands which are not encumbered by active oil operations
23 and/or leases.

24 b. If the full wetlands obligation is not satisfied thereby, the
25 remainder of his obligation may be fulfilled by construction of interim wetland
26 areas as a temporary wetlands restoration measure. If such an interim
27 restoration alternative is needed, an interim wetlands restoration program may
28 be developed for up to 8 acres of the total wetlands obligation for development of

1 Parcel 26, and up to 8 acres for development of Parcel 25, where continuing oil
2 operations and/or leasing problems may interfere with the total restoration
3 program as set forth in the Wetlands Enhancement Plan. Such a program shall
4 be subject to review and approval by the Executive Director of the California
5 Coastal Commission in consultation with the Department of Fish and Game.

6 This alternate interim wetlands restoration program, limited for up to 16
7 acres total, shall at minimum, include provisions that:

8 (1) Identify location and size of affected developable areas
9 and proposed interim wetland areas, and provide for the construction of interim
10 wetlands equal in productivity and size to areas filled. They shall be maintained
11 for wildlife by the developer until such time as the major restoration program can
12 be accommodated on encumbered lands.

13 (2) Provide for a monitoring system undertaken in
14 conjunction with Department of Fish and Game, assuring biological values of the
15 interim wetlands.

16 (3) Where legally possible, place deed restrictions over the
17 interim wetlands prohibiting development in such areas until the implementation
18 of the primary restoration program.

19 (4) Provide for the construction of the interim wetlands prior
20 to or concurrently with the development of wetland areas of Areas 25 and 26 that
21 cannot be directly mitigated by the acre-for-acre restoration option set forth in the
22 land use plan.

23 (5) Insure that interim wetlands are to be viewed as
24 temporary and shall not in any way be construed to increase the total wetland
25 obligation within the study area. These areas may be converted to upland areas
26 for development purposes upon completion of the primary restoration project.

27 (6) When sufficient on-site acreage is not available, use of
28 off-site acreage within the San Gabriel River Wetlands system may be permitted

1 for interim wetlands, with such location of off-site interim wetlands being subject
2 to the approval of the Executive Director of the California Coastal Commission in
3 consultation with the Department of Fish and Game.

4 5. If an owner/developer elects to utilize the temporary wetlands
5 option to obtain permits and proceed with development, it is necessary to provide a
6 mechanism which will assure that monies for future construction of permanent wetlands
7 to replace the temporary wetlands will be available when such permanent construction
8 is imminent. This is particularly important in view of the fact that many years may
9 separate the construction of the temporary and permanent wetlands, and that during
10 that span of time, title may change several times and the obligation for permanent
11 wetlands construction may become clouded or lost. Therefore, when an
12 owner/developer utilizes the temporary wetlands option (in the limited circumstances
13 described in #4 above), he/she must deposit monies in a Wetlands Restoration Fund,
14 under the terms described below, (or provide other means to guarantee development of
15 the permanent wetlands):

16 a. The construction assurance funds shall be deposited at
17 the time the developer applies for construction permits for a temporary wetlands
18 program;

19 b. The amount of the funds to be deposited shall be derived
20 from the cost estimate referred to in Item 5c, below;

21 c. The first developer shall be responsible for the
22 preparation of construction drawings, specifications, and cost estimates for the
23 total wetland plan in his area. Such cost estimates shall include a contingency
24 factor which is normal and customary in projects of this magnitude and
25 complexity. These shall be approved by the engineer of the local jurisdiction in
26 consultation with the Department of Fish and Game;

27 d. The Wetlands Restoration Fund shall be established by
28 the City of Long Beach when the first assurance payment is imminent. The fund

1 shall be established in an interest-bearing account. Interest shall accrue to the
2 account. As much as possible, the account shall be managed to earn sufficient
3 annual interest to match the annual increases in the Consumer Price Index for
4 Southern California.

5 Monies shall be withdrawn from the fund to pay for the construction of
6 permanent wetlands deferred through use of the temporary option. Any monies
7 remaining in the fund, including interest, after all wetlands are totally restored,
8 shall be utilized for on-going maintenance of the wetlands.

9 When an agency or non-profit corporation accepts permanent
10 management responsibilities of the wetlands, the Fund may be transferred to
11 that agency or corporation.

12 e. Wetlands in those areas for which assurance funds were
13 deposited shall be developed at the first available opportunity. When an agency
14 or non-profit corporation accepts permanent management responsibilities of the
15 wetlands, the Fund may be transferred to that agency or corporation.

16 6. Overall custodial and interpretive management and financial
17 responsibility for maintenance of Los Cerritos Wetlands shall be vested in an
18 appropriate governmental agency or private non-profit corporation upon the initiation of
19 the first wetlands restoration project. Prior to issuance of any permits for any projects
20 related to wetlands construction, nomination of the managing agency shall be made by
21 the City of Long Beach with the concurrence of the State Department of Fish and
22 Game.

23 The Buffers

24 1. The wetlands are to be separated from urban developments by
25 "buffers". In the context of this LCP, the buffers are treated as a part of the adjacent
26 urban developments, as they will form a part of the amenities. Construction and
27 maintenance of the buffers, therefore, falls entirely on the developers and their
28 successors in interest. The reader should note that buffers are constructed only north of

1 Westminster Boulevard. The restored wetlands south of Westminster Boulevard will
2 have no buffers, owing to the fact that they will be separated from other uses by natural
3 barriers.

4 2. Buffers between subareas 11a and 33 shall be created by developer(s)
5 of 11a prior to or concurrently with development of upland areas. The berm between
6 wetlands and development shall be created as a part of the grading operation of the
7 wetland. If build out is phased over a period longer than two years, then the
8 landscaping and irrigation system for the buffer can be phased with each phase of
9 landscaping for the development with this exception; that at the beginning of each
10 phase, prior to finish grading for that phase, a row of shrubs shall be planted at the top
11 of the berm to offer protection during construction. Provisions must be made to deny
12 public access to all portions of areas not included in the current building program.
13 Design of the buffers must conform to the standards set forth in the certified Local
14 Coastal Plan for the Los Cerritos Wetlands.

15 3. If urban developments remain the property of landowners and/or
16 developers, they shall be responsible for continuous maintenance of the buffers. This
17 responsibility shall run with the land. If urban developments become condominiums,
18 the buffers shall become a part of the area held in common, and continuous
19 maintenance shall be the responsibility of the property owner's association(s). The
20 agency in charge of the management of the restored wetlands may provide comments
21 and recommendations to those responsible for maintenance of the buffers if lack of
22 proper maintenance is causing the buffers to fail in their primary mission to prevent
23 visual and physical access to the wetlands habitats. Breaches in the buffer which
24 seriously threaten habitat values in the wetlands, and which have been reported by the
25 wetlands management agency and have not been repaired in a timely fashion by the
26 individual or agency responsible for maintenance, may be repaired by the wetlands
27 management agency. Costs for such repairs shall be collected from the property
28 owner's association.

1 4. Where property owners' associations are formed, the requirement for
2 continuous buffer maintenance shall be included in their Articles of Incorporation, and
3 monthly dues shall be sufficient for this purpose.

4 5. The primary mission of the buffer is to prevent physical access into the
5 wetlands and to prevent visual disturbances of wetland wildlife. The buffer, as shown in
6 the Local Coastal Plan, consists of a berm of mounded soil, a fence, and plant material.
7 Plant material will be chosen to be (in descending order of priority):

- 8 a. of a growth form that supports the primary mission (i.e., of
9 assistance in preventing access and/or screening development from the
10 wetlands);
- 11 b. compatible with soil, water and climate conditions of the
12 immediate site;
- 13 c. fast growing;
- 14 d. compatible with adjacent development;
- 15 e. low maintenance; and
- 16 f. of wildlife food and/or cover value.

17

18 C. SPECIFIC DEVELOPMENT AND USE STANDARDS

19 SUBAREA 1

- 20 a. Use: Residential.
- 21 b. Maximum Density: 9.5 dwelling units/gross acre.
- 22 c. Planning or Coastal Commission may require such
23 additional parking (over and above the minimum of two integral spaces) as it
24 determines to be necessary for guests and for storage of boats and recreational
25 vehicles.
- 26 d. The site plan should provide for views of Marine Stadium
27 from Appian Way; a minimum of 20 percent of the property frontage along
28 Appian Way shall be left open to Marine Stadium.

1 e. Developers shall construct, in accordance with plans
2 approved by the Director of Public Works, Paoli Way from its present terminus to
3 the proposed public park in Area 32 and dedicate the same to the City.

4 f. Vehicular access shall be limited to no more than two points
5 from Appian Way if the area is developed as a single entity, or to no more than
6 three points if the area is developed as two separate parcels.

7
8 SUBAREA 2 (a)

9 a. Use: Residential.

10 b. This area is fully developed in accordance with Special Use
11 Permit S-90-72 and Subdivision Tract No. 30643.

12
13 SUBAREA 2 (b)

14 a. Use: Residential.

15 b. Maximum density: 8.4 dwelling units/gross acre (number of
16 permitted units to be calculated on the basis of gross area, including any land
17 area to be dedicated to the City as public park).

18 c. Convenient public street access shall be provided through
19 the site in accordance with the adopted Specific Plan, and to Marine Stadium
20 and the public park proposed for Area 31.

21 d. Developers shall construct, in accordance with plans
22 approved by the Director of Public Works, bicycle and pedestrian trails along
23 abutting waterways and connecting the proposed trails on Loynes Drive
24 extension to the proposed park in Area 32.

25
26 SUBAREA 3 (a)

27 a. Use: Residential.

28 b. This area shall be developed with single-family detached

1 dwellings at a maximum density of 8.4 dwelling units per gross acre.

2 c. If feasible, Manila Avenue south of Colorado Street may be
3 vacated and merged into adjacent property for development. No vehicular
4 access to Bellflower Boulevard shall be permitted.

5 d. If vacation of Manila Avenue is not feasible, Manila Avenue shall
6 be developed as a service road with a ten-foot landscaping buffer parallel to
7 Bellflower Boulevard.

8
9 SUBAREA 3 (b)

- 10 a. Use: Residential.
11 b. This area shall be developed with single-family detached
12 dwellings.

13
14 SUBAREA 4 (a)

- 15 a. Use: Residential and Park (Sims Pond).
16 b. Maximum density: 6.0 dwelling units/gross acre.
17 c. This area shall be developed with single-family detached
18 dwellings in accordance with Subdivision Tract 32868 (S-64-76).
19 d. The developer shall construct, in accordance with
20 specifications listed in the Director of Public Works' report on Tentative Tract
21 32868, an extension of Bellflower Boulevard from Colorado Street to Loynes
22 Drive and an extension of Loynes Drive from street improvements made in Area
23 4 (b) and shall be reconstructed in accordance with plans approved by the
24 Director of Public Works.

25
26 SUBAREA 4 (b)

- 27 a. Use: Residential.
28 b. Maximum density: 4.1 dwelling units/gross acre.

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

1 c. This area shall be developed with single-family detached
2 dwellings in accordance with the approved Tentative Tract Map No. 32277
3 (S-55-74).

4 d. The developer shall construct, in accordance with plans
5 approved by the Director of Public Works, and extension of Loynes Drive and
6 parallel bikeway from Pacific Coast Highway westerly across the developers'
7 lands to the extension of Bellflower-Loynes roadways built in connection with the
8 development of Area 4 (a) -- Tentative Tract 32868, and dedicate the same to
9 the City.

10 e. The developer shall construct, in accordance with plans
11 approved by the Director of Public Works, necessary public access to the
12 proposed public park in Area 31, and dedicate the same to the City.

13 f. The natural wetland known as Sims Pond shall be preserved
14 and maintained in accordance with the requirements of the California
15 Department of Fish and Game.

16
17 SUBAREA 5 (a)

18 a. Use: Residential.

19 b. This area is fully developed in accordance with Special Use
20 Permit No. S-37-69 and the approved Subdivision Tract No. 30911.

21
22 SUBAREA 5 (b)

23 a. If this area remains in the ownership of the California
24 Department of Transportation, it should be improved as landscaped open space.
25 If sold, it shall be developed at a maximum density of 2.5 dwelling units per acre,
26 and church uses may also be permitted.

27 b. No direct access to this site shall be permitted from Pacific
28 Coast Highway.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SUBAREA 6 (a)

- a. Use: Residential.
- b. This area is fully developed in accordance with Subdivision Tract No. 4681.

SUBAREA 6 (b)

- a. Use: Residential.
- b. Maximum density: 18.0 dwelling units/gross acre.
- c. Every effort shall be made to construct apartment units that can be priced so as to serve families of moderate income.

SUBAREAS 6 (c), 7 (a), 21 and 22 (b)

- a. Use: Residential.
- b. Maximum density: 5.62 dwelling units/gross acre.
- c. A variety of housing types and densities is encouraged, with higher density apartments oriented toward the golf course in Areas 7 (a) and 21.
- d. No more than three dwelling units shall be provided in any one structure in Areas 7 (a) and 21.
- e. A golf course open to the general public shall be constructed on Area 22 (b).
- f. No additional street access to Seventh Street shall be permitted.
- g. The developer shall construct, in accordance with plans approved by the Director of Public Works, a new street connecting Loynes Drive and Channel Drive, and a street connecting said new street to Margo Avenue in the vicinity of Sixth Street, and dedicate the same to the City.
- h. The developer shall construct, in accordance with plans approved by the Director of Public Works, a bicycle trail generally parallel to the

1 new street connecting Loynes Drive and Channel Drive, and dedicate the same
2 to the City. This trail will include a segment along Loynes Drive to connect with
3 existing Vista Street, and a spur connection to Seventh Street opposite West
4 Campus Drive.

5 i. The developer shall construct a widening of Pacific Coast
6 Highway in accordance with a plan prepared by the Director of Public Works
7 which calls for an eight-lane, divided highway with sidewalks and bike trails, and
8 dedicate the same to the City.

9
10 SUBAREA 7 (a)

- 11 a. Use: Residential
12 b. Maximum density: 5.0 dwelling units/gross acre.
13 c. This area shall be developed with single-family detached
14 dwellings.

15
16 SUBAREA 8

- 17 a. Use: Residential
18 b. Maximum density: 15.6 dwelling units/gross acre
19 c. Structures should be designed and located in such a
20 manner as to minimize the obstruction of views from the adjacent Bixby Hill
21 Community
22 d. Only one point of access to Seventh Street shall be
23 permitted, preferably via East Campus Drive. If the developer is unable to obtain
24 permission from California State University to utilize East Campus Drive, access
25 to Seventh Street may be provided via an extension of Pepper Tree Lane. This
26 requirement shall not preclude the provision of a second emergency access as
27 may be required by the City.
28 e. The developer shall construct and dedicate a widening of

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2280

1 Seventh Street in accordance with a plan prepared by the Director of Public
2 Works to provide for a six-lane highway with curb, sidewalks, and bicycle trail.

3 f. The developer shall construct, in accordance with plans
4 approved by the Director of Public Works, an underpass of Seventh Street at the
5 Los Cerritos Channel to provide for pedestrian and bicycle circulation between
6 the residential developments and nearby public schools.

7 g. The developer shall construct, in accordance with plans
8 approved by the Director of Public Works, a bridge over Bouton Creek at the Los
9 Cerritos Channel to provide for bicycle and pedestrian circulation from residential
10 developments to the Hill Jr. High School.

11
12 SUBAREA 9

13 a. Use: Residential

14 b. This area is fully developed in accordance with Special
15 Permit No. S-158-62 and subdivision Tract No.'s 24883 and 22087.

16
17 SUBAREA 10 (a)

18 a. Use: Residential

19 b. This area is fully developed in accordance with Special
20 Permit No. S-174-60.

21
22 SUBAREA 10 (b)

23 a. Use: Residential

24 b. Maximum density: 11.7 dwelling units/gross acre.

25 c. Structures should be designed and located in such a
26 manner as to not obstruct views from the Belmont Shore Mobile Estates Park,
27 Area 10 (a). No more than 1/3 of the dwelling units should be located in the
28 narrow eastern section of the site along the Los Cerritos Channel.

1 d. A bicycle and pedestrian trail shall be provided through the
2 site from Loynes Drive to the proposed public park in Area 23.

3 SUBAREA 11 (a)

- 4 a. Use: Residential
- 5 b. Maximum density: Approximately 15.3 units per acre, 764
6 units.
- 7 c. Unit configuration shall be stacked flats and townhouses.
- 8 d. Height: Three stories up to thirty feet.
- 9 e. Length: Maximum building length for any residential
10 structure shall be 180 feet.
- 11 f. The exterior of buildings shall appear as single family
12 dwellings or townhouses. No more than two upper story units shall share a
13 common stairway from the ground level and no exterior corridors shall be
14 allowed. To the maximum extent feasible, each unit shall have its own physical
15 identity.
- 16 g. All buildings shall be articulated on all exterior facades so as
17 to create visual interest through changes of volume, massing and shadowing.
18 Articulation by building projection with such items as chimneys, bay windows and
19 balconies are encouraged.
- 20 h. All building facades shall contain windows and/or variations
21 in building materials to provide visual interest. Building details such as window
22 and door framing, shutters, window boxes, decorative eave treatments and the
23 like are encouraged.
- 24 i. All building bordering on Pacific Coast Highway,
25 Westminster Boulevard, and Studebaker Road shall, to the maximum extent
26 possible, present a side elevation instead of a front or rear elevation to those
27 roads.
- 28 j. To ensure that area 11 (a) is open and inviting to the public

1 as far as is consistent with the preservation of the wetlands and with the noise
2 and security problems resulting from the bordering major highways, the following
3 special design features shall apply:

4 (1) One pedestrian path and one bicycle trail entrance shall
5 be placed along Studebaker Road and Westminster Boulevard connecting
6 pedestrian paths and bicycle ways along these highways to the interior trail
7 system. Design treatment of such connections shall ensure that they are visually
8 prominent and open to the public.

9 (2) The vehicular entries at Westminster Boulevard shall
10 provide an open view to wetlands.

11 (3) The edges along Studebaker Road, Pacific Coast
12 Highway and Westminster Boulevard shall be improved with landscaped berm
13 setbacks. The visibility of any fences behind the berms shall be minimized by
14 the height of the berm and may also be minimized by dense planting of shrubs.
15 Trees planted in this setback may be evergreen with dense foliage.

16 (a) A suitable buffer shall be provided along the eastern
17 border of the site to screen the residents from the steam-generating plant
18 located east of Studebaker Road.

19 (b) A buffer, a minimum of 25 feet in width, between the trail
20 edge and the wetland edge, shall be provided. That buffer width may be
21 modified to provide a greater buffer in areas of the wetland closer to the inter-
22 tidal channels. Use of a variable buffer is encouraged to provide for meandering
23 of the trail in order to decrease overall impact and enhance the attractiveness of
24 the trail. Along the approximately 500 ft. linear edge of the wetland identified as
25 more sensitive where the Conservancy proposes a variable buffer, that buffer
26 shall be appropriate provided that the distance between the wetland and the
27 edge of patios averages 63 feet. (The buffer width may be decreased to a
28 minimum of 25 feet if the inter-tidal channels can be redesigned to occur deeper

1 into the wetlands and farther away from developments).

2 (c) In addition to the setback for buffer, the elevation and
3 setbacks between development and wetland edge shall be sufficient to ensure
4 stability during liquefaction events caused by the maximum credible earthquake.
5 Such data, including review by the State Division of Mines and Geology, shall be
6 provided at time of site plan approval for any development in this subarea.

7 (d) The developer shall construct, in accordance with plans
8 approved by the Director of Public Works, an extension of Shopkeeper Drive
9 North from Westminster Avenue to the public marsh and recreation area, and
10 dedicate the same to the City.

11 (e) The developer shall provide for the extension of the non-
12 wetlands habitat corridor from Westminster Boulevard to the wetlands of Area
13 33. Such corridor shall be 400 feet wide approximately centered on the
14 extension of Shopkeeper Drive. No building shall be allowed in this area except
15 for a single story recreation building, or as otherwise provided for herein.

16 (f) The developer shall construct, in accordance with plans
17 approved by the Director of Public Works, a new spine road from Shopkeeper
18 Drive extension westward to area 11 (b) and eastward to the intersection with the
19 most northerly cul-de-sac, and dedicate the same to the local jurisdiction.

20 (g) The developer shall construct a widening of Pacific
21 Coast Highway, in accordance with plans prepared by the Director of Public
22 Works which call for an eight-lane divided highway with sidewalks, and dedicate
23 the same to the City.

24 (h) The developer shall construct and dedicate to the City, a
25 bicycle lane within the roadway, in accordance with plans approved by the
26 Director of Public Works, from Westminster Boulevard parallel to extended
27 Shopkeeper Drive, where it will split into a westward lane of the local residential
28 road toward area 11 (b) and into an eastward and northward lane along the local

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

1 residential road to the west side of Studebaker Road. From that intersection with
2 Studebaker Road, the trail shall continue north on Studebaker Road to Loynes
3 Drive where it will be extended westerly to connect to the trail along the west
4 bank of the Los Cerritos Channel.

5
6 SUBAREA 11 (b)

7 a. Use: Residential at a maximum density of 8.4 units per gross
8 acre shall be permitted.

9 b. No more than three dwelling units shall be provided in any one
10 structure, and all shall be designed as sales units. Height limit is two stories in
11 30 ft. maximum.

12 c. Permanent vehicular access to this site shall be provided
13 through Area 11 (a). Until Area 11 (a) is developed, access may be provided on
14 a temporary basis from Pacific Coast Highway.

15 d. The developer shall construct in accordance with plans
16 approved by the Director of Public Works, a pedestrian walkway adjacent to Los
17 Cerritos Channel connecting with a pedestrian walkway to be constructed by the
18 developer of Parcel 11 (a) adjacent to Parcel 33, at one end, and at the other
19 end, connecting with either a pedestrian/bikeway along Pacific Coast Highway,
20 or, at the discretion of the Director of Public Works, with the walkway adjacent to
21 the bulkhead in the southeast portion of Parcel 31.

22 e. Prior to development, the final details concerning wetlands
23 consolidation on this Parcel shall be approved by the Department of Fish and
24 Game.

25 //

26 //

27 SUBAREA 12

28 a. Use: Residential

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

1 b. This area is fully developed in accordance with Special
2 Use Permit S-140-72 and the approved Subdivision Tract No's. 31204,
3 31203, 31205, and 29312.

4
5 SUBAREA 13

6 a. Use: Commercial
7 b. This area is fully developed in accordance with Special Use
8 Permit S-44-73.

9
10 SUBAREA 14

11 a. This area, in the ownership of the California Department of
12 Transportation, should be improved as landscaped open space. If the northwest
13 quadrant is sold, it shall be developed with a maximum of 3.0 dwelling
14 units/gross acre. Access to this property from Seventh Street shall be permitted
15 only through Area 8 or via an extension of Pepper Tree Lane.

16
17 SUBAREA 15

18 a. Use: Commercial.
19 b. This area is fully developed in accordance with Special Use
20 Permit No's S-174-60, S-5-60, S-180-72, and S-178-69.

21
22 SUBAREA 16

23 a. Use: Commercial
24 b. This area is fully developed in accordance with Special Use
25 Permit No's. S-167-72 and S-13-61.

26
27 SUBAREA 17

28 a. Use: Commercial

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

b. This area is fully developed in accordance with the CR zone.

SUBAREA 18

a. Use: Commercial

b. This area is fully developed in accordance with Special Use Permit No. S-29-75. Also see Area 26.

SUBAREA 19

a. Use: Industrial

b. This area is fully developed in accordance with the provisions of the IG zone.

c. Commercial storage/self-storage (21.215.570) shall be allowed by Conditional Use Permit (21.52.219.5).

SUBAREA 20

Use: Channel View Park, a public park.

SUBAREA 21

See Area 6 (c).

SUBAREA 22 (a)

a. Use: Residential

b. Maximum density: 8.0 dwelling units/gross acre.

c. Site plan should provide for views of the proposed golf course on Area 22 (b) from Loynes Drive; a minimum of 20 percent of the property frontage along Loynes Drive shall be left open to the golf course.

d. No vehicular access shall be provided to Pacific Coast Highway, and no more than two access points to Loynes Drive shall be provided.

1 e. The developer shall construct, in accordance with plans
2 approved by the Director of Public Works, a bikeway along the Loynes Drive
3 frontage of his property, and dedicate the same to the City.

4 f. The developer shall construct a widening of Pacific Coast
5 Highway in accordance with a plan prepared by the Director of Public works
6 which calls for an eight lane divided highway with sidewalks, and dedicate the
7 same to the City.

8 g. The developer shall cooperate with the Director of Public Works
9 and with the adjacent property owner of Area 22 (b) to provide for the design and
10 construction of a small portion of the new roadway between Loynes Drive and
11 Channel Drive through the eastern portion of Area 22 (a).

12
13 SUBAREA 22 (b)

14 See Area 6 (c).

15
16 SUBAREA 23

17 a. The two wetland concepts generally outlined shall include a 8.3
18 acre brackish pond on Area 23 provided that the Executive Director of the
19 California Coastal Commission determines (i) in addition to the setback for
20 buffer, the elevation and setbacks between development and wetland edge shall
21 be sufficient to ensure stability during liquefaction events caused by the
22 maximum credible earthquake; (ii) that the location and operation of the
23 proposed wetland are acceptable to the Regional Water Quality Control Board,
24 the State Department of Health and to the Local Mosquito Abatement District.

25 b. If approval from these agencies results in reductions to the net
26 size of the proposed wetland, restoration at this site shall only occur if the
27 remaining area is sufficient to create a wetland at least the same size as the
28 existing brackish pond at the Marketplace.

SUBAREA 24

1
2 a. This designation actually applies to two distinct parcels of land,
3 one at the southwest corner of Loynes Drive and Studebaker Road (called herein
4 "24 South"), and the other across Loynes Drive at the northwest corner (called
5 herein "24 North").

6 b. Area 24 South is to be developed as an overlook area and
7 interpretive center for the bordering marsh. The developer of Subarea 11 (a)
8 shall dedicate Parcel 24 South to the State of California or other agency
9 responsible for management of Area 33.

10 c. Area 24 North shall be dedicated to the City of Long Beach for
11 park and playground purposes.

12 d. The owner of Area 24 shall dedicate area along Studebaker
13 Road for the bicycle trail to be built along Studebaker Road.

SUBAREAS 25 and 26

14
15
16 a. Use: (Area 25) Business Park (Office Commercial and light
17 Industrial); restaurants and hotel. Commercial/self-storage (defined by
18 21.15.570) is a prohibited land use.

19 b. Use: (Area 26) Business Park (Office Commercial and Light
20 Industrial). Commercial/self-storage (defined by 21.15.570) is a prohibited land
21 use.

22 c. The City Planning Commission shall approve development of
23 specific office commercial and light industrial uses which will not emit noise,
24 odor, or air pollutants beyond the boundaries of their parcels.

25 d. The Commission may adopt specific performance standards or
26 a specific list of permitted uses to guide developers and the Commission.

27 e. No outdoor storage of materials and equipment shall be
28 permitted. Loading and service areas shall not be permitted within required yard

1 setback areas and all such loading and service areas shall be enclosed or
2 screened so as not to be visible from the street.

3 f. No more than 40,000 square feet of floor area for medical/dental
4 offices, and no more than 16,000-20,000 square feet of floor area shall be
5 restaurant use.

6 g. The business park shall be predominantly office commercial
7 uses, and no less than 75 percent of the area shall be devoted to office
8 commercial use. No light industrial uses shall front on Pacific Coast Highway or
9 Westminster Avenue.

10 h. Not more than 35 percent of the area of each office commercial
11 lot shall be occupied by a building or buildings and not more than 50 percent of
12 the area of each light industrial use shall be occupied by a building or buildings.

13 i. All improved building sites shall have a minimum landscaped
14 coverage of 15 percent of the area of each lot and shall be provided with an
15 irrigation system. Boundary landscaping shall be provided on all internal
16 property lines. Parking areas shall be landscaped with a minimum of one tree
17 per each five parking stalls. The proposed retention basin in Area 25 shall be
18 developed in a park-like manner.

19 j. Required yard areas: Thirty feet front; ten feet side (except 30
20 feet side when a side yard abuts a street and except that the internal side yard
21 may be 0 feet provided the main building on the same lot line on the abutting lot
22 is set back 0 feet and both lots are developed at the same time).

23 k. A 30 foot wide landscaped setback shall also be required along
24 the San Gabriel River Channel property line to create a park-like setting for the
25 bicycle trail along the river bank. (This substitutes for the park in the former
26 Area 30).

27 l. One access from Westminster Avenue shall be allowed to Area
28 26; no addition curb cuts shall be permitted on Westminster Avenue or Pacific

1 Coast Highway. All other vehicular access shall be from Studebaker Road or
2 Shopkeeper Drive.

3 m. The developer of Area 25 shall construct a widening of Pacific
4 Coast Highway in accordance with a plan approved by the Director of Public
5 Works, an extension of Studebaker Road, and dedicate the same to the City.

6 n. The developer of Area 25 shall construct, in accordance with
7 plans approved by the Director of Public Works, a bicycle trail along the south
8 side of Westminster Avenue and along the north side of Pacific Coast Highway,
9 south of Studebaker Road. The developer shall dedicate the same to the City.

10 o. The developers of Areas 25 and 26 shall provide for the
11 construction of any improvements necessary to cross the San Gabriel River
12 Regional Bikeway from the east levee to the west levee of the river at
13 Westminster Avenue. These should be limited to on-street pavement markings.

14 p. The developers shall participate in the cost of constructing the
15 Studebaker Road extension between Westminster Avenue and Pacific Coast
16 Highway, the amount of that participation to be calculated to be the length in feet
17 of property fronting on each side of said roadway multiplied by the average cost
18 per linear foot of constructing one lane of said roadway.

19 q. The developers shall improve that portion of the San Gabriel
20 River bank adjacent to their property with a pedestrian walk, bicycle trail and
21 related landscaping, such development to continue one-half of the distance
22 under the Pacific Coast Highway bridge to join with similar facilities in Area 29.

23 r. The developer of Area 26 shall construct a bicycle trail along the
24 east side of Studebaker Road for the entire frontage on said road.

25 s. A non-wetland habitat corridor shall be provided in Area 25 from
26 Westminster Avenue to the San Gabriel River. Such corridor shall be not less
27 than 400 feet in width (when measured from the existing buildings in Area 18, the
28 Marketplace) and shall include Shopkeeper Drive. No building shall be allowed

1 in this corridor, except that no less than 70 feet from Shopkeeper Drive, single
2 story (not to exceed 20 feet in height) commercial office or light industrial use
3 building shall be allowed. The long axis of any buildings in the non-wetland
4 habitat corridor shall be parallel to the long axis of the corridor.

5 t. Additionally, the following wording shall be appended to the
6 standards for Area 18 in order to assure control of development in the non-
7 habitat corridor.

8 "The parking lot between the existing buildings and Shopkeeper
9 Drive is part of the non-wetland habitat corridor. No buildings shall
10 be allowed in this corridor (see Area 25)."

11
12 SUBAREA 27

13 This area is to be utilized entirely in the wetlands restoration
14 program.

15
16 SUBAREA 28

17 This site is owned by Orange County and is utilized by the County
18 as a retention basin.

19
20 SUBAREA 29

21 a. Use: Commercial office, restaurants, commercial recreation
22 and commercial retail uses.

23 b. All improved building sites shall have a minimum landscaped
24 coverage of 15 percent and shall be provided with an irrigation system.
25 Boundary landscaping shall be provided on all interior property lines. Parking
26 areas shall be landscaped with a minimum of one tree per each five parking
27 stalls.

28 c. No more than 5,000 square feet of floor area shall be used for

1 medical/dental offices.

2 d. The developer shall construct a widening of Pacific Coast
3 Highway in accordance with a plan prepared by the Director of Public Works
4 which calls for a six lane, divided highway with sidewalks and bike trail, and
5 dedicate the same to the City.

6 e. The developer shall dedicate and improve necessary land along
7 the San Gabriel River bank to provide a pedestrian walk, bicycle trail and related
8 landscaping, such development to continue one-half of the distance under the
9 Pacific Coast Highway bridge to join with similar facilities in Area 25. Also, the
10 developer shall continue Studebaker extension bikeway from Pacific Coast
11 Highway to Marina Drive.

12 f. The maximum height of buildings shall be 30 feet for residential
13 and 35 feet for non-residential uses, unless otherwise provided herein.
14 Architectural features, such as tower elements, may be approved up to a height
15 of 43 feet through the site plan review.

16 g. Curb cuts shall be permitted on Pacific Coast Highway,
17 Studebaker Road, and Marina Drive subject to the approval of the City Traffic
18 Engineer and/or CALTRANS, where appropriate.

19 h. Development in or near wetlands. The City shall preserve and
20 protect wetlands within Subarea 29. "Wetlands" shall be defined as any area
21 which may be covered periodically or permanently with shallow water, including,
22 but not limited to, saltwater marshes, swamps, mudflats and fens. In addition,
23 "wetlands" shall also be defined as specified in the Commissions Statewide
24 Interpretive Guidelines and Section 13577(b) of the California Code of
25 Regulations. As part of any discretionary review or the required environmental
26 analysis associated with a development proposal in Subarea 29, the applicant
27 shall provide evidence from a qualified biologist whether or not wetlands exist on
28 the site of the proposed development. If any wetlands are identified on the site,

1 the applicant shall be required to obtain confirmation of the wetlands delineation
2 from the U.S. Fish & Wildlife Service and/or the State Department of Fish &
3 Game, and the applicant shall solicit the resource agencies' recommendation on
4 the appropriateness of the proposed development, the permissibility of the
5 development impacts, and any required mitigation.

6 All proposed development must conform to the following:

7 Within Subarea 29, the diking, filling, or dredging of open coastal waters,
8 wetlands, estuaries, and lakes shall be permitted in accordance with other
9 applicable provisions of the Coastal Act where there is no feasible less
10 environmentally damaging alternative, and where feasible mitigation measures
11 have been provided to minimize adverse environmental effects, and shall be
12 limited to the following (1-8):

13 1. New or expanded port, energy and coastal-dependent industrial
14 facilities, including commercial fishing facilities.

15 2. Maintaining existing, or restoring previously dredged depths in existing
16 navigational channels, turning basins, vessel berthing and mooring areas, and
17 boat launching ramps.

18 3. In wetland areas only, entrance channels for new or expanded boating
19 facilities, and in degraded wetlands identified by the Department of Fish and
20 Game pursuant to subdivision (b) of Section 30411 of the Coastal Act, for
21 boating facilities if, in conjunction with such boating facilities, a substantial
22 portion of the degraded wetland is restored and maintained as a biologically
23 productive wetland. The size of the wetland area used for boating facilities,
24 including berthing space, turning basins, necessary navigation channels, and any
25 necessary support service facilities, shall not exceed 25 percent of the degraded
26 wetland.

27 4. In open coastal waters, other than wetlands, including streams,
28 estuaries, and lakes, new or expanded boating facilities and the placement of

1 structural pilings for public recreational piers that provide public access and
2 recreational opportunities.

3 5. Incidental public service purposes, including but not limited to, burying
4 cables and pipes or inspection of piers and maintenance of existing intake and
5 outfall lines.

6 6. Mineral extraction, including sand for restoring beaches, except in
7 environmentally sensitive areas.

8 7. Restoration purposes.

9 8. Nature study, aquaculture, or similar resource dependent activities.

10 Where it has been determined that there is no feasible less
11 environmentally-damaging alternative and the proposed impacts are one of the
12 eight allowable uses specified above, the diking, filling or dredging of open
13 coastal waters, wetlands, estuaries and lakes shall be mitigated to minimize
14 adverse environmental effects through habitat replacement, restoration and
15 enhancement activities. There shall be no net loss of wetland acreage or habitat
16 value as a result of land use or development activities. Mitigation ratios may vary
17 depending on the specific site conditions; location of habitat areas; the amount
18 of impacts, the nature, quality and uniqueness of the affected habitat, resource
19 agency consultation, precedential coastal development permit decisions, and
20 other factors. However, typical mitigation ratios are 3:1 for riparian areas and 4:1
21 for saltmarsh habitats. Specifically, when wetland impacts are unavoidable,
22 replacement of the lost wetland shall be required through the creation of new
23 wetlands at a ratio determined by the appropriate regulatory agencies but in any
24 case at a ratio of greater than one acre provided for each acre impacted so as to
25 ensure no net loss of wetland acreage. Replacement of wetlands on-site or
26 adjacent, within the same wetlands system and in-kind mitigation shall be given
27 preference over other mitigation options.

28 Development located adjacent to wetland habitat areas shall not

1 adversely impact the wetlands. A 100 foot buffer shall be provided between
2 development and wetland habitats and a 50 foot buffer shall be provided
3 between development and riparian areas unless, in consultation with the U.S.
4 Fish & Wildlife Service and/or the State Department of Fish & Game, it is
5 determined that a reduced buffer is sufficient. Uses and development within
6 buffer areas shall be limited to minor passive recreational uses or other
7 improvements deemed necessary to protect the habitat and shall be located in
8 the portion of the buffer area furthest from the wetland. All identified wetlands
9 and buffers shall be permanently conserved or protected through the application
10 of an open space easement or other suitable device.

11 Dredging and spoils disposal shall be planned and carried out to avoid
12 significant disruption to marine and wildlife habitats and water circulation.
13 Dredge soils suitable for beach replenishment should be transported for such
14 purposes to appropriate beaches or into suitable long shore current systems.

15 In addition to the other provisions of this section, diking, filling or dredging
16 in existing estuaries and wetlands shall maintain or enhance the functional
17 capacity of the wetland or estuary. Any alteration of coastal wetlands identified
18 by the Department of Fish & Game, including but not limited to the 19 Coastal
19 Wetlands identified in its report entitled "Acquisition Priorities for the Coastal
20 Wetlands of California", shall be limited to very minor incidental public facilities,
21 restorative measures, nature study, commercial fishing facilities in Bodega Bay,
22 and development in already developed parts of south San Diego Bay, if
23 otherwise in accordance with the provisions of the Coastal Act.

24 Erosion control and flood control facilities constructed on water courses
25 can impede the movement of sediment and nutrients which would otherwise be
26 carried by storm runoff into coastal waters. To facilitate the continued delivery of
27 these sediments to the littoral zone, whenever feasible, the material removed
28 from these facilities may be placed at appropriate points on the shoreline in

1 accordance with other applicable provisions of this division, where feasible
2 mitigation measures have been provided to minimize adverse environmental
3 effects. Aspects that shall be considered before issuing a Coastal Development
4 Permit for such purposes are the method of placement, time of year of
5 placement and sensitivity of the placement area.

6 SUBAREA 30

7 (Deleted)

8
9 SUBAREA 31

10 Use: Jack Dunster Marine Biological Reserve and
11 Costa del Sol, public parks.

12
13 SUBAREA 32

- 14 a. Use: Public park.
15 b. This area is to be improved by the City.

16
17 SUBAREA 33

18 a. This area has been expanded in area to 96.1 acres and shall be
19 devoted entirely to wetland purposes. An additional 2.0 acres shall be devoted
20 to Least Tern nesting site. See Marine Environment of the Local Coastal Plan
21 for description. The developer shall dedicate this area to the Management
22 Agency and restore the wetlands in accordance with plans approved by the State
23 Coastal Commission for continued public use and maintenance.

24 b. The recently established least tern site shall be designated as
25 habitat area and preserved as such unless or until the Department of Fish and
26 Game may determine that it is appropriate to experiment with enhancing least
27 tern habitat and allow up to two acres within Parcel 33.
28

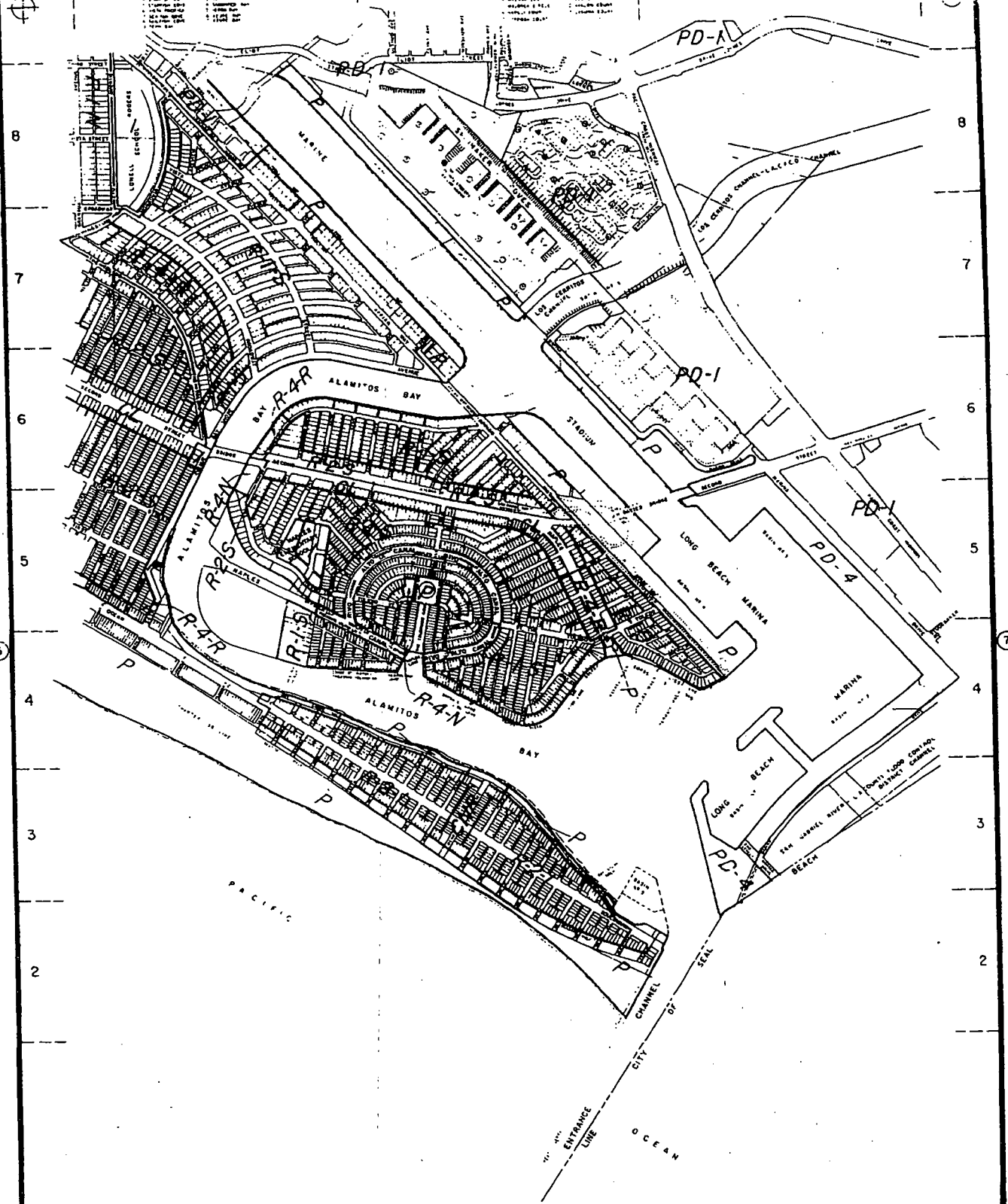
12

6

6

Public Streets & Right-of-Way	
15' Right-of-Way	30' Right-of-Way
20' Right-of-Way	40' Right-of-Way
25' Right-of-Way	50' Right-of-Way
30' Right-of-Way	60' Right-of-Way
35' Right-of-Way	70' Right-of-Way
40' Right-of-Way	80' Right-of-Way
45' Right-of-Way	90' Right-of-Way
50' Right-of-Way	100' Right-of-Way

Private Streets & Right-of-Way	
15' Right-of-Way	30' Right-of-Way
20' Right-of-Way	40' Right-of-Way
25' Right-of-Way	50' Right-of-Way
30' Right-of-Way	60' Right-of-Way
35' Right-of-Way	70' Right-of-Way
40' Right-of-Way	80' Right-of-Way
45' Right-of-Way	90' Right-of-Way
50' Right-of-Way	100' Right-of-Way

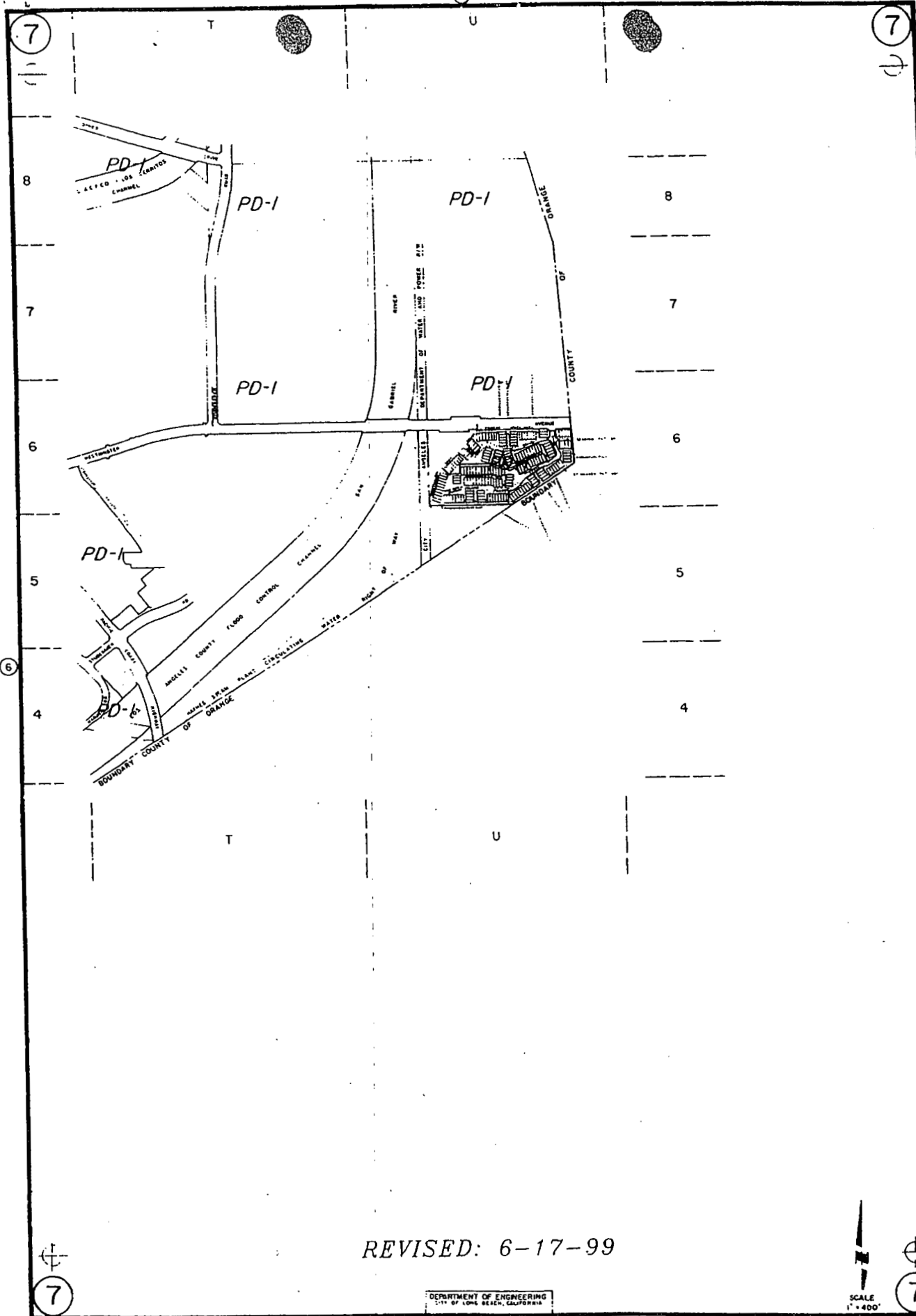


REVISED: 6-17-99

DEPARTMENT OF ENGINEERING
CITY OF LONG BEACH, CALIFORNIA

SCALE
1" = 400'

FYHRTT HALL



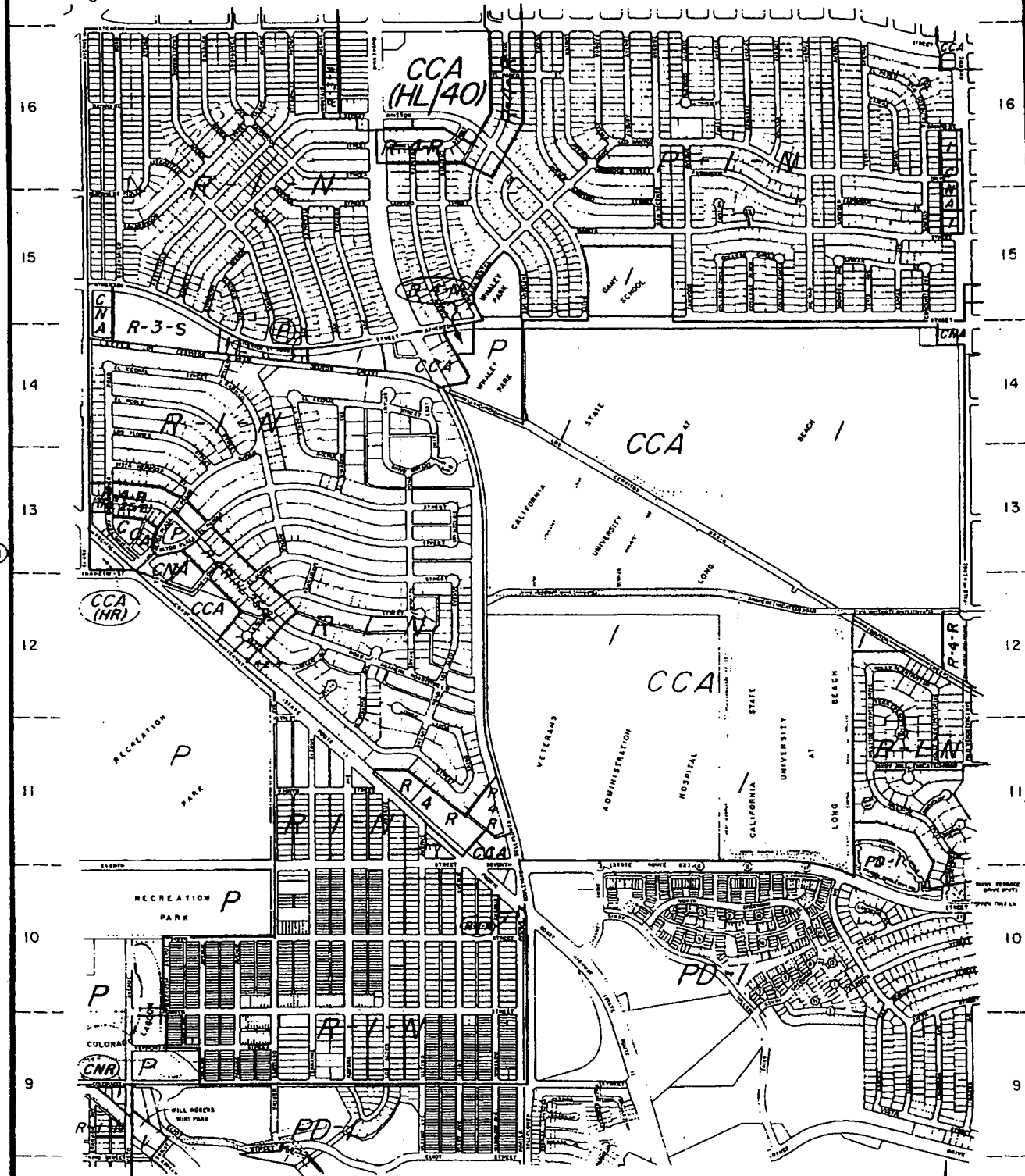
REVISED: 6-17-99

DEPARTMENT OF ENGINEERING
CITY OF LONG BEACH, CALIFORNIA



12

12



REVISED: 6-17-99

DEPARTMENT OF ENGINEERING
27 LONG BEACH, CALIF. 90801

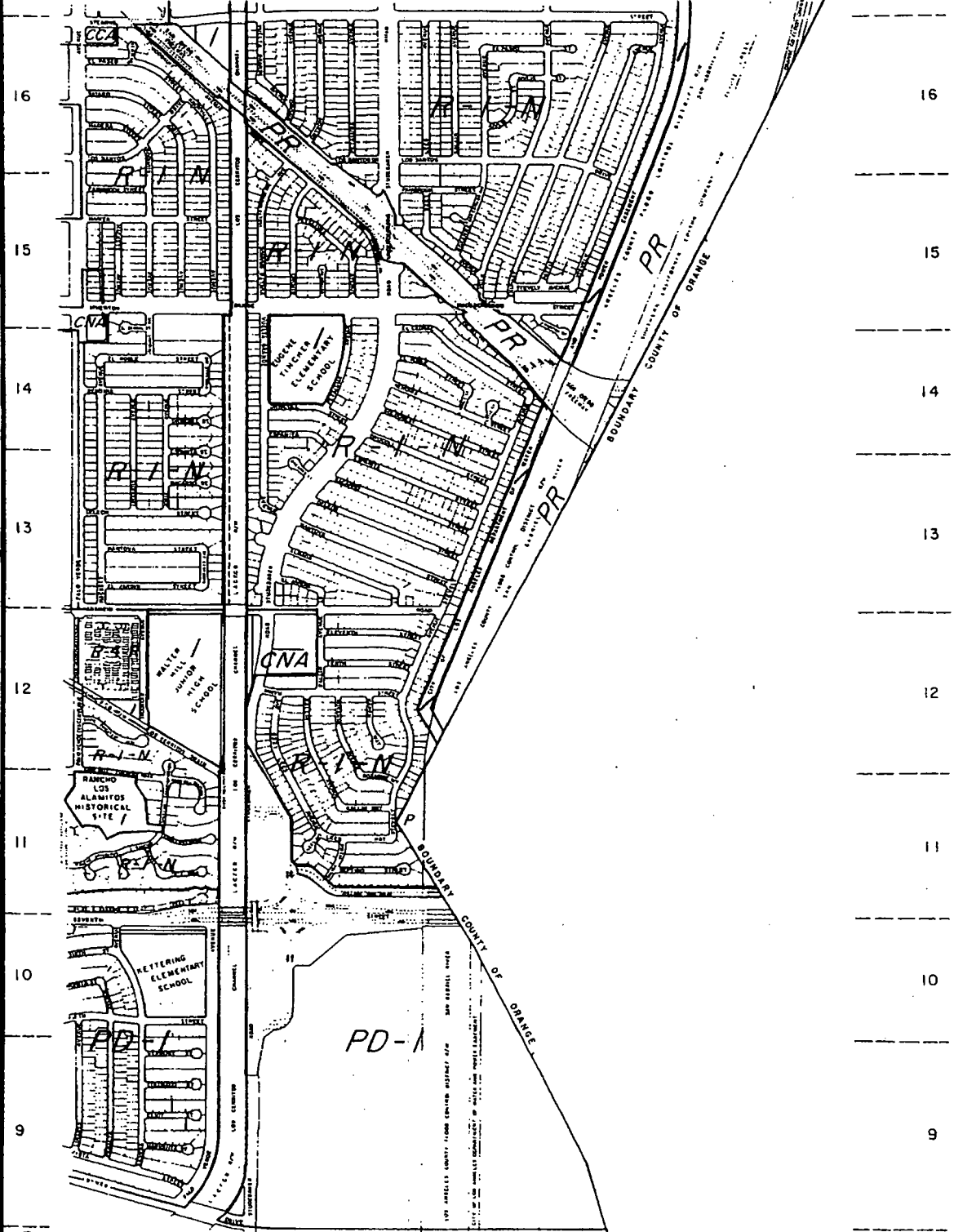
SCALE
1" = 400'

12

12

13

13



REVISED: 6-17-99



13

13