

LAW OFFICES OF EUGENE B. JACOBS
 EUGENE B. JACOBS
 MURRAY O. KANE
 727 West Seventh Street, Suite 500
 Los Angeles, California 90017
 (213) 489-7490

Attorneys for Plaintiff-Petitioner
 REDEVELOPMENT AGENCY OF THE CITY
 OF LONG BEACH

BALL, HUNT, HART, BROWN & BAERWITZ
 CHARLES E. GREENBERG
 120 Linden Avenue
 Long Beach, California 90802
 (213) 435-5631

Attorneys for Plaintiffs-Petitioners
 UNION BANK and GILBERT
 FINANCIAL CORPORATION

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

REDEVELOPMENT AGENCY OF THE CITY OF)
 LONG BEACH, a public entity corporate)
 and politic, etc., et al.,)

Plaintiffs-Petitioners,)

vs.)

THE CALIFORNIA COASTAL ZONE CONSERVA-)
 TION COMMISSION, an agency of the)
 State of California, etc., et al.,)

Defendants-Respondents.)

ENVIRONMENTAL COALITION OF ORANGE)
 COUNTY, INC. a corporation,)

Real Party in Interest)

NO. SOC 32763

JUDGMENT

Findings of Fact and Conclusions of Law and Judgment
 Granting Peremptory Writ of Mandamus were heretofore signed by
 this Court on January 21, 1974. By executing a "Stipulation to
 Set Aside Judgment and to Enter a New Judgment," executed on
MARCH 21, 1974, the parties have stipulated, with the
 approval of this Court, that said Findings and Conclusions and
 said Judgment, and the Peremptory Writ of Mandamus issued pursuant
 thereto on January 21, 1974, each be set aside, that a new
 Judgment be executed by this Court pursuant to said Stipulation,

1 and that a new Peremptory Writ of Mandamus issue.

2 The parties have waived findings of fact and conclusions
3 of law herein.

4 IT IS ORDERED, ADJUDGED AND DECREED as follows:

5 1. That the Findings of Fact and Conclusion of Law
6 (signed on January 21, 1974); the Judgment Granting Peremptory
7 Writ of Mandamus and Declaring the Rights and Duties of the
8 Parties (signed and entered on January 21, 1974); and the
9 Peremptory Writ of Mandamus (issued pursuant to that Judgment on
10 January 21, 1974) are each set aside pursuant to the stipulation
11 of the parties hereto.

12 2. Any person performing any development upon that
13 portion of the West Beach Redevelopment Project known and design-
14 nated as "Parcel 2" on the Site Map attached hereto as "Attachment
15 No. 1" and incorporated herein by this reference, (hereinafter
16 referred to as "Site Map") is subject to the permit requirements
17 of §27400 of the Coastal Zone Conservation Act of 1972, (as it now
18 reads or as it may be amended, which Act is hereinafter referred to
19 as the "Coastal Act"). The word "development ", as used in this
20 Judgment, shall have the same meaning as the word "development" in
21 Section 27103 of the Public Resources Code.

22 3. As to the remainder of the Redevelopment Project area,
23 the Redevelopment Agency of the City of Long Beach, California,
24 and all present and future grantees, lessees, developers, redevel-
25 opers, contractors or other public or private assignees, trans-
26 ferees and/or successors in interest of the Redevelopment Agency
27 or of such present and future grantees, lessees, developers,
28 redevelopers, contractors or other public or private assignees,
29 transferees and/or successors in interest are exempt from the
30 permit requirements of §27400 of the Coastal Act with respect to
31 the following developments, and may each perform such developments
32 without having to obtain a permit or permits therefor under the

1 Coastal Act:

2 A. Any development upon that portion of the West
3 Beach Redevelopment Project known and designated as "Parcel 1" on
4 the Site Map consistent with (1) the provisions of the REDEVELOPMENT
5 PLAN and the SCOPE OF DEVELOPMENT (found at pages 15 to 26,
6 inclusive and pages 144 to 147, inclusive, respectively, of the
7 Administrative Record herein) and with (2) the following standards,
8 criteria and restrictions in addition to the Redevelopment Plan
9 and Scope of Development:

10 (a) Land Use:

11 No more than three office buildings
12 and ancillary parking and commercial
13 uses.

14 (b) Floor Area:

15 No building shall exceed 200,000 gross
16 square feet in gross leasable floor
17 area.

18 (c) Height Limit:

19 No building shall be higher than 250
20 feet above the existing grade of Ocean
21 Boulevard.

22 (d) Parking:

23 No less than two (2) parking spaces for
24 each 1,000 square feet of rentable area
25 of office buildings shall be provided on
26 site.

27 B. Any development upon the cross-hatched portion
28 of the Site Map, commonly known as the Garage Parcel, consistent
29

1 with (1) the provisions of the REDEVELOPMENT PLAN and the SCOPE
2 OF DEVELOPMENT (found at pages 15 to 26, inclusive, and pages 347
3 to 349, inclusive, respectively, of the Administrative Record),
4 and with (2) the following standards, criteria and restrictions in
5 addition to the Redevelopment Plan and the Scope of Development:

6 (a) Land Use:

7 A multi-level automobile parking garage
8 and commercial space for restaurants,
9 clubs, retail and other purposes inciden-
10 tal thereto.

11
12 (b) Floor Area:

13 The parking garage shall contain no more
14 than 350 parking spaces. The commercial
15 space shall contain no more than 25,000
16 gross square feet of gross leasable floor
17 area.

18
19 (c) Height Limit:

20 No building shall be higher than 4 stories,
21 measuring from the floor of the Wells Fargo
22 Branch Bank, as specifically set forth in
23 Paragraph 3 (c) of said Scope of Development.

24
25 4. Union Bank and Gilbert Financial Corporation and
26 their present and future grantees, lessees, developers, redevelop-
27 ers, contractors or other public or private assignees, transferees
28 and/or successors in interest are exempt from the permit require-
29 ments of §27400 of the Coastal Act under paragraph 3 of this
30 Judgment with respect to the following developments, and may each
31 perform the developments described in Paragraph 3.A of this
32 Judgment, at page 3, lines 2 to 29 inclusive, hereof, without

1 having to obtain a permit or permits therefor under the Coastal Act.

2 5. It is competent for the State Commission to provide,
3 by rules enacted under the authority of the Act, for a process of
4 appellate review of decisions of Regional Commissions either granting
5 or denying applications for exemption from the permit requirements of
6 the Act.

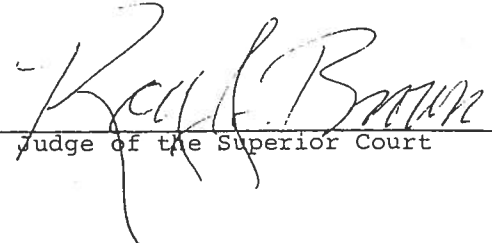
7 6. That plaintiffs and petitioners are entitled to a
8 Peremptory Writ of Mandamus and such Writ shall issue from the Court,
9 commanding respondent California Coastal Zone Conservation Commission
10 to do the following:

11 A. To set aside and vacate all of its
12 decisions relative to Application for
13 Exemption No. E-5-11-73-86 and Appeal
14 No. 85-73, (except as to Parcels A and
15 D) including the decision purportedly
16 denying said Application for Exemption;
17 and

18 B. To enter a new decision consistent in
19 all respects with the provisions of this
20 Judgment; and

21 C. To issue a written Exemption to plaintiffs'
22 and petitioners' consistent in all respects
23 with the provisions of this Judgment.

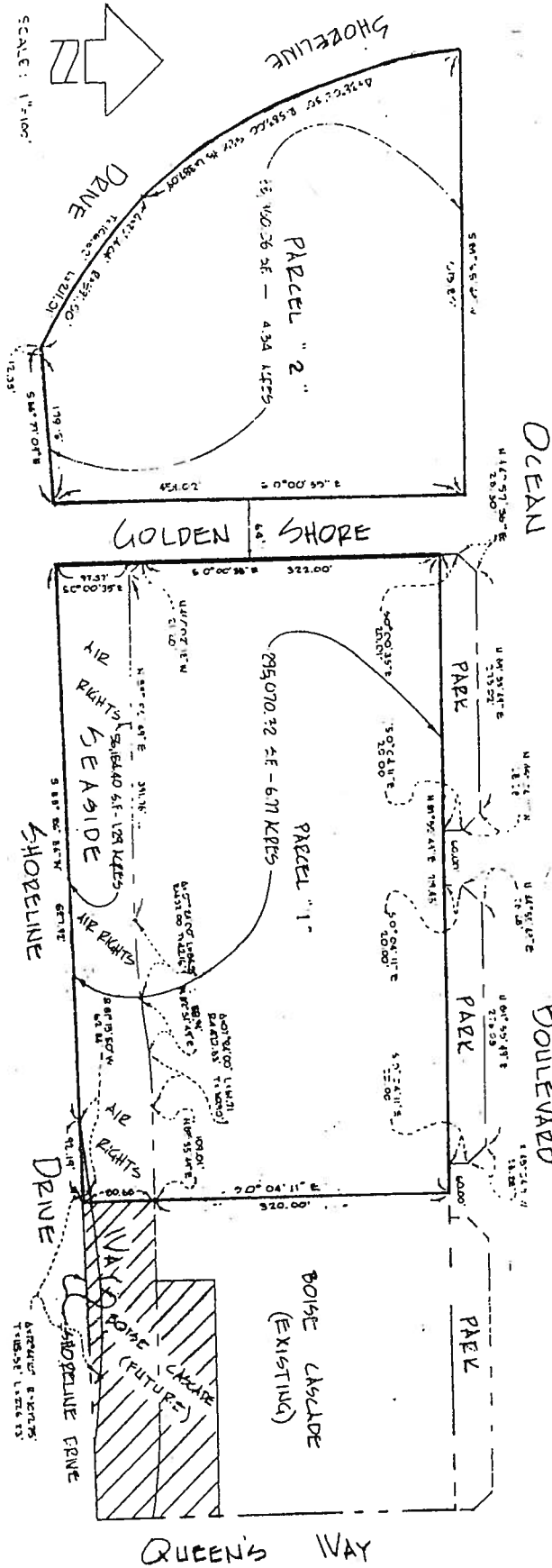
24
25 DATED this MAR 21 1974 day of _____, 1974.

26
27
28 
29 Judge of the Superior Court
30
31
32

West Beach Project
Long Beach, California

SITE MAP

Attachment No. 1



ADMINISTRATIVE
RECORD, p.132

