

ORDINANCE NO. ORD-

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING AND RESTATING  
THE BELMONT PIER PLANNED DEVELOPMENT  
DISTRICT (PD-2)

WHEREAS, the Planning Commission, at its hearing on December 19,  
2019, reviewed the proposed amendment to the maps and text of PD-2, and  
recommended the City Council adopt same;

WHEREAS, the City Council, hereby finds that the proposed amendments  
to the boundary maps and text of the Belmont Pier Planned Development District (PD-2)  
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.

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

Section 1. The Belmont Pier Planned Development District (PD-2) is  
hereby amended, restated, and adopted in its entirety as set forth in Exhibit "A" which is  
attached hereto and incorporated herein by this reference.

Section 2. The City Clerk shall certify to the passage of this ordinance by  
the City Council and cause it to be posted in three (3) conspicuous places in the City of  
Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the  
Mayor.

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OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 West Ocean Boulevard, 9th Floor  
Long Beach, CA 90802

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 20\_\_ by the following vote:

Ayes:	Councilmembers:	_____
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		_____
		_____
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		_____
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		_____
		_____

Noes: Councilmembers: \_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_  
City Clerk

Approved: \_\_\_\_\_  
\_\_\_\_\_  
Mayor

OFFICE OF THE CITY ATTORNEY  
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Long Beach, CA 90802

## BELMONT PIER PLANNED DEVELOPMENT DISTRICT (PD-2)

Ordinance History: Ord. C-5563, adopted 2/26/80; Ord. C-5610, adopted 7/8/80; Ord. C-5626, adopted 8/25/80; Ord. C-5824, adopted 4/27/82; Ord. C-5899, adopted 9/28/82; Ord. C-6063, adopted 5/22/84, Ord. 20-\_\_\_\_, adopted \_\_\_\_/\_\_\_\_/20.

### I. PURPOSE AND INTENT

The intent of the Planned Development is to encourage a joint public and private effort to revitalize this underutilized area containing the significant public resources of the Belmont Pier and the Olympic Plaza Pool. The Planned Development District is to be utilized in this effort because of its ability to combine flexibility of regulation while specifying detailed development requirements within a framework of maximum public review and involvement. This plan shall promote use of and visitation to the Coastal Zone, including recreational and competitive swimming.

In reviewing and approving site plans and tract maps for the development of the area, the City Planning Commission and Site Plan Review Committee shall be guided by the goals and policies of the General Plan and the General Development and Use Standards specified herein. All specific procedures not specified in this plan shall be carried out pursuant to Chapter 21.25 (Specific Procedures) of the Zoning Regulations, Title 21, LBMC.

### II. General Development and Use Standards

A. Uses. Recreation, commercial recreation and retail, residential and office commercial.

B. Access.

(1) Vehicle. Primary vehicular access to the area shall be from Ocean Boulevard and Livingston Drive. Vehicular circulation within the area shall be from Termino Avenue. Parts or all of 39<sup>th</sup> Place, Midway, Olympic Plaza and Ocean Boulevard may be vacated.

(2) Bicycle. A continuous bicycle path, as part of the beach bicycle path linking the Los Angeles and San Gabriel Rivers, shall run through the area per the City's Bicycle Master Plan.

(3) Pedestrian. Pedestrian walkways shall flow throughout the area to maximize access, including ADA-accessible access, to the beach, pier, pool, and other public facilities. All walkways shall be improved to the satisfaction of the City Engineer.

C. Building Design.

## **Belmont Pier Planned Development District (PD-2)**

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- (1) **Style.** All buildings shall be designed in appropriate coastally oriented design styles in harmony with other existing styles in the area.
- (2) **Height.** No building shall exceed two stories in height or twenty-five feet above grade if located on-shore or two stories or twenty-five feet above the pier if located over the water, except in Subarea 5, as specified in development standards for that subarea.
- (3) **Lot Coverage.** No building shall cover more than fifty percent of its site nor shall it occupy more than fifty percent of its site parallel to Ocean Boulevard. Commercial uses on the west site of 39<sup>th</sup> Place shall be excepted from this and may occupy one hundred percent of their sites. The Belmont Beach and Aquatics Center located in Subarea 5 also shall be excepted from this requirement.
- (4) **Special Design Standards.** All buildings shall be located and designed to provide a maximum feasible amount of the unobstructed views through their sites toward the beach and recreational facilities.
- (5) **Open Areas.** Open areas shall be landscaped and shall contain pedestrian pathways accessible to the public. Such access shall be guaranteed through deed restrictions. Open areas may also be utilized as areas for outdoor dining.

### **D. Parking.**

- (1) **Public.** The existing number of public parking spaces shall be retained. Notwithstanding the requirements of Chapter 21.41 of the Zoning Regulations, no additional parking for new, rebuilt, or remodeled public facilities shall be required. Public parking may be relocated from the Granada Avenue parking lot to under and west of Belmont Pier, but not to extend westward of 38<sup>th</sup> Place, provided an equal number of spaces in the Granada Avenue parking lot be converted to beach, bicycle path or landscaped uses. No parking structures shall be allowed.
- (2) **Private.** Expansions or changes in use of private developments shall be required to provide additional parking for the expansion or change of use as required in the Zoning Regulations.

### **E. Landscaping.** Landscaping shall comply with the provisions of Chapter 21.42 (Landscaping Standards) of the Zoning Regulations. Landscaping for public facilities shall create a park-like setting.

- (1) **Materials.** Landscape materials for public facilities shall be California-native drought-tolerant species.

## Belmont Pier Planned Development District (PD-2)

- (2) Maintenance. All landscaped areas on private property shall be maintained by the property owner.
- (3) Quantity. Not less than five percent of each site shall be landscaped. One street tree shall be planted for each twenty-five feet of street frontage, or ten feet of pathway frontage.

### F. Developer On and Off-Site Improvements and Maintenance.

- (1) All walkways on private property or vacated streets.
- (2) All landscaping on private property or vacated streets.

## III. Specific Development and Use Plans

### **Subarea 1.**

Subarea 1 is developed with coastal-oriented retail, restaurant, hospitality (hotel), and personal service uses.

#### A. Uses.

- (1) Retail sales of clothing, jewelry, gifts, cards, novelties, sporting goods, fishing bait, art, groceries, drugs, sundries, and tobacco products.
- (2) Sporting goods rental.
- (3) Residential uses on second story only.
- (4) Motel.
- (5) Professional and Personal Services.
  - (a) Professional and Personal Services shall be allowed in buildings which were originally occupied prior to July 22, 1980.
  - (b) Professional and Personal Services shall not be allowed on the street level of any building originally occupied on or after July 22, 1980.
  - (c) Additions, alterations and repairs amounting to more than fifty percent (50%) of the replacement value or of the area of the existing building, excluding improvements required to meet minimum health and safety code standards, shall require issuance of a new Certificate of Occupancy, and hence no building so expanded, altered or repaired on or after July 22,

## Belmont Pier Planned Development District (PD-2)

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1980 shall be allowed to be used for professional and personal services on the street level.

- (6) Restaurants, taverns, delicatessens, snack bar.
- (7) Entertainment uses, subject to the conditional use provisions of the Zoning Regulations.

### B. Access.

- (1) Vehicular. Ocean Boulevard, Livingston Drive, and Termino Avenue.
- (2) Vehicular access to be abandoned, and streets to be vacated, as feasible with new development.
  - (a) Ocean Boulevard south of Livingston Drive from 39<sup>th</sup> Place to Termino Avenue.
  - (b) 39<sup>th</sup> Place.
  - (c) Olympic Plaza.
  - (d) Termino Avenue from Ocean Boulevard to Olympic Plaza may be narrowed to the satisfaction of the City Engineer.
- (3) Pedestrian.
  - (a) Along Ocean Boulevard, south curb.
  - (b) Along Livingston Drive, south curb.
  - (c) 39<sup>th</sup> Place.
  - (d) Along Termino Avenue east and west curbs.
  - (e) Mid-block between Termino Avenue and 43<sup>rd</sup> Place.

### C. Building Design.

- (1) Style. The buildings should be as open, airy and colorful as possible within a coastal oriented style. Balconies, decks and terraces are encouraged.
- (2) Site Locations.
  - (a) As Ocean Boulevard is vacated, this area may be used as landscaped parking area to serve adjacent developments. Parking lot landscaping for any new parking spaces shall be provided at one fifteen gallon tree for each two parking

## **Belmont Pier Planned Development District (PD-2)**

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spaces. The landscaping may be placed in or along the existing lot.

- (b) As the block from Termino Avenue to 43<sup>rd</sup> Place is redeveloped, that site may expand one lane into Termino.
- (c) Special Design Features. Portions of vacated Ocean Boulevard shall be utilized for landscape treatment to create an entrance and image for the area.
- (d) Parking.
  - 1) Commercial. Parking shall be provided at the rate of four spaces per one thousand square feet of floor area, for any addition of floor area beyond the existing floor area. This requirement does not apply to parking for public facilities.
  - 2) Residential. Parking shall be provided at a rate of one space per zero-bedroom unit and two spaces per unit with one bedroom or more.
- (e) Landscaping. As noted above.
- (f) Off-site and Public Use Improvements by Developers. The pedestrian walkways as previously noted.

### **Subarea 2.**

This subarea is currently in high density residential use. It shall remain in such use unless redeveloped. If redeveloped by removing the existing buildings, the provisions of Subarea 1 for use and building design shall apply. Additionally, a mid-block walkway shall be provided.

### **Subarea 3.**

This is the Belmont Pier and public trust tidelands area, except for the Belmont Beach and Aquatics Center complex (see Subarea 5).

#### **A. Uses.**

- (1) Fishing pier, parking plaza over portion of the parking area and accessory uses.
- (2) Restaurants serving various types and prices of food and other commercial facilities in keeping with the coastal theme of the area.

#### **B. Access.**

## Belmont Pier Planned Development District (PD-2)

- (1) Vehicular. From Termino Avenue and through existing parking lot.
- (2) Bikeway. Along south beach edge of parking lot.
- (3) Pedestrian:
  - (a) Along Allin Street;
  - (b) Along Termino Avenue;
  - (c) Along the south edge of parking lot;
  - (d) On pier; and
  - (e) Around the Plaza on the south and west perimeter of the Plaza and including a viewing platform at the foot of 39<sup>th</sup> Place extending from the south end of the Plaza, a sufficient distance to provide panoramic views.

### C. Building Design.

- (1) Site locations.
  - (a) Restaurants at southern ends of pier, mid-pier, and at northern end of the pier or on plaza.
  - (b) Restrooms at mid-pier should be moved to outside edge to provide clear view to the end of the pier.
- (2) Style. The restaurant at the center of the south end of the Pier should be built above and below pier level, as feasible, according to the Belmont Pier Concept Plan to provide views underneath it.
- (3) Special Design Features. The pier may be expanded to provide additional fishing platforms at various locations along the pier, but no major expansions of the pier shall be permitted.
- (4) Open Space. All portions of the subarea shall be open except parts of the plaza, the plaza covering parts of the parking, and the restaurants and restrooms on the pier. An open public area shall be provided on the plaza at least as large as the existing plaza.

### D. Parking.

- (1) The existing parking lot shall remain.
- (2) A new parking lot of up to three hundred cars may be provided. Such parking shall be located under an enclosed 39<sup>th</sup> Place Plaza, and westerly of the pier to the western edge of 38<sup>th</sup> Place. Such parking



lot may be built provided an equal number of spaces are eliminated in the Granada Avenue parking lot and the area obtained converted to beach, bikeway, walkways or landscaping. The 39<sup>th</sup> Place Plaza shall be expanded as shown in Belmont Pier Concept Plan so that no parking area is exposed along the southern edge of the plaza. This plaza should be appropriately designed along the eastern edge to direct view of pedestrians over the parking lot rather than directly down upon it.

- E. Landscaping. One fifteen-gallon tree shall be provided in and surrounding the new parking lot for each five open parking spaces.
- F. Off-site and Public Use Improvements Developer Requirements. New parking lot with landscaping.

**Subarea 4.**

Subarea 4 is developed with high-density residential uses with gated access from a private alley (Ocean Manor Place).

- A. Uses. Residential Uses.
- B. Density. 514 square feet of land per unit (81 DU/AC).
- C. Access.
  - (1) Vehicular – Ocean Boulevard, 38<sup>th</sup> Place and Belmont Drive (a private alley).
  - (2) Pedestrian.
    - (a) Along Ocean Boulevard, south curb.
    - (b) Along 38<sup>th</sup> Place.
    - (c) Along Belmont Drive (a private alley).
    - (d) Along beach frontage.
- D. Building Design.
  - (1) Style. The buildings should be as open, airy, and colorful as possible within a coastal-oriented style. Balconies, decks, and terraces are encouraged.
  - (2) Height. No building shall exceed thirty-five feet above grade.
  - (3) Standard Site Development. No building shall exceed in gross floor area more than two and one-half times the area of the site.

## Belmont Pier Planned Development District (PD-2)

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(Subterranean and semi-subterranean structures and areas are exempt from consideration and/or computation).

- (4) Setbacks.
- (a) Ocean Boulevard frontage – ten feet from property line.
  - (b) 38<sup>th</sup> Street – eight feet from side property line.
  - (c) Interior property lines – ten percent of the lot width.
  - (d) One zero side yard provided that:
    - (i) The side yard opposite the zero side yard shall not be less than the total required side width if the zero side yard were not used (double the width of an individual side yard);
    - (ii) Any structure on the property adjoining the zero side yard shall be not less than six feet from the structure proposed to be located on the property line, except that another principal use may be constructed abutting the same zero side yard.
  - (e) Setbacks described in Subarea 4, Subsection (D)(4)(a) through (D)(4)(d) shall not apply to subterranean and semi-subterranean structures or areas.
  - (f) No building shall extend toward the beach further than the toe of the bluff, or where existing development has removed the toe of the bluff, no building shall extend toward the beach further than the existing foundations of development on the site.
    - 1) Special Design Standards. All buildings shall be located and designed to provide a maximum feasible amount of unobstructed views through their site toward the beach and maintain an unobstructed view corridor towards the ocean a minimum of forty-two feet and centered on the prolongation of the centerline of 38<sup>th</sup> Place.
    - 2) Landscaping. As noted in the General Development and Use Standards.

**Subarea 5.**

Subarea 5 contains the Belmont Beach and Aquatics Center complex on an expanded site that was the former location of the Belmont Plaza Olympic Pool.

**A. Uses.**

- (1) Public aquatics center complex, including but not limited to recreational and competitive swimming and diving, and similar aquatic uses, and related special events.
- (2) Coastal-oriented support and accessory uses related to the public aquatics center complex.
- (3) Other public facilities accessory to the public aquatics center complex.
- (4) Uses as allowed in the P (Park) zoning district, per Division I of Chapter 21.35 of the Zoning Regulations.

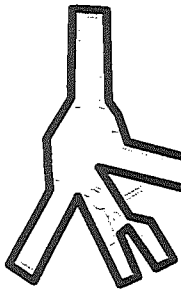
**B. Access.**

- (1) Vehicular. Vehicular access to Subarea 5 shall be provided from Ocean Blvd. via a southerly prolongation of Bennett Ave.
- (2) Pedestrian.
  - (a) Along a walkway not less than twenty feet (20') in width, in the former Olympic Plaza right-of-way between Termino Ave. and Bennett Ave., with unobstructed views of the Belmont Beach and Aquatics Center complex.
  - (b) Ocean Blvd., south curb west of Bennett Ave.
  - (c) Along beach frontage.

**C. Building Design.**

- (1) Style. Building design shall implement the policies of the Local Coastal Program.
- (2) Height. Buildings and structures (non-building area, including but not limited to the aquatics complex shade awnings or structures, architectural features, and diving towers) are allowed up to a height of 60 feet (the height of the former Belmont Pool building). Height in Subarea 5 shall be measured from the project grade datum established for the Belmont Beach and Aquatics Complex project at sea elevation level +10'-0".

- (3) Setbacks. Because the public aquatics complex in Subarea 5 is a unique public facility with unique building requirements, appropriate setbacks shall be determined by the Site Plan Review Committee. The SPR Committee may choose to require no setback in one or several areas or frontages, provided that the goals and intent of this ordinance are met.
- D. Parking. As provided in Section II, Subsection (D)(1), General Use and Development Standards – Parking – Public.
- E. Landscaping. Landscaping shall be provided as specified in Section II, Subsection (E).



# PD-2 Belmont Pier PD

 PD-2 Subarea  Building



Map Generated: 12/3/2019

