

January 21, 2020

**H-20**

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Receive the supporting documentation into the record, conclude the public hearing, and consider the third-party appeals by Jeff Miller (APL19-012), Melinda Cotton (APL19-013), Susan Miller (APL19-014), and James Hines (APL19-015), and uphold the Planning Commission's recommendation;

Adopt a Resolution accepting the Environmental Impact Report Addendum (EIRA-03-19) to the previously-certified Belmont Pool Revitalization Project (EIR 01-16/SCH#2013041063);

Adopt a Resolution approving a General Plan Amendment (GPA19-001) to the Local Coastal Program Element of the General Plan;

Declare an Ordinance approving a Zoning Code Amendment (ZCA 19-010) amending the Belmont Pier Planned Development District (PD-2) ordinance to create a new subarea for the project development site and establish associated zoning standards read the first time and laid over to the next regular meeting of the City Council for final reading;

Declare an Ordinance approving a Zone Change (ZCHG19-005) and amending the Zoning Use District Map from the P (Park) zoning district to the PD-2 Planned Development District, Subarea 5, for portions of the project site, read the first time and laid over to the next regular meeting of the City Council for final reading;

Approve a Modification to Site Plan Review (SPR19-027) for previously-approved Site Plan Review Application No. 1405-01, for the redesigned Belmont Beach and Aquatics Center Complex;

Approve a Local Coastal Development Permit (LCDP19-023) for the portion of the project within the City's Coastal Zone Appealable Area jurisdiction; and,

Adopt a Resolution authorizing the Director of Development Services to submit the Local Coastal Program Amendment (LCPA19-005) and associated materials to the California Coastal Commission for its review and certification. All located at 4200 East Ocean Boulevard in the Belmont Pier Planned Development District (PD-2) and P (Park) zoning district. (District 3)

## DISCUSSION

At its December 19, 2019 meeting, the Planning Commission held a duly-noticed public hearing on this item and forwarded it to the City Council with a recommendation that City Council approve all requested actions. The Planning Commission's recommendation to the City Council was appealed by Jeff Miller (APL19-012), Melinda Cotton (APL19-013), and Susan Miller (APL19-014) on December 27, 2019, and by James Hines (APL19-015) on December 30, 2019 (Attachment A). Per Section 21.21.501.C of the Long Beach Municipal Code (LBMC), actions taken by the Planning Commission that are recommendations to the City Council are not subject to appeal. However, this code section has not been accepted into the Certified Local Coastal Program by the California Coastal Commission as of the date of this report and therefore does not apply within the Coastal Zone.

The appellants' statements, and staff's responses to the appeals, are attached to this report, and demonstrate that the project would not result in an adverse effect on the environment, and that the project is consistent with all required findings (Attachment B).

The project is located at the site of the former Belmont Plaza Olympic pool, a City facility that opened in 1968 and closed in 2013. Located at 4200 East Ocean Boulevard, the project site is composed of 5.8 acres of City-owned land between Termino Avenue to the west, and the beach parking lot to the east; the beach bike path to the south, and a small block of commercial buildings on the south side of Ocean Boulevard to the north. The site includes the entire Olympic Plaza right-of-way up to the south property line of the commercial properties fronting on Ocean Boulevard. The site also contains the existing pool that replaced the former Belmont Pool (Attachment C).

### **Project History and Entitlements**

On March 2, 2017, the Planning Commission held a public hearing on Application No. 1405-01 for the construction of a new Belmont Beach and Aquatics Center (BBAC). This design featured a large indoor natatorium for the main pool, with several outdoor pools and accompanying features. The Planning Commission recommended that the City Council approve the entitlements for this project. The Planning Commission recommendation was appealed to the City Council. On May 16, 2017, the City Council denied the appeals, approving the project's local entitlements. Several parties appealed the City Council's approvals to the California Coastal Commission (CCC). On August 9, 2018, the required Coastal Development Permit application was submitted to the CCC, and a Notice of Incomplete Application was issued by the CCC on September 7, 2018. The Department of Public Works, which functions as the project manager for the City, has revised the design to address the CCC's concerns.

The modified design presented at the Planning Commission meeting on December 19, 2019 responds to the requirements of the CCC and stakeholder input and desires, while also reducing scope and associated costs. Additionally, the CCC has changed procedural requirements for the project's Coastal Development Permit and Local Coastal Program Amendment. The redesigned BBAC project was considered by the Planning Commission on

December 19, 2019, and requires City Council approval. The project will then be resubmitted to the CCC for consideration of a Coastal Development Permit and a Local Coastal Program Amendment.

## **Project Design**

The revised BBAC project consists of a raised outdoor plinth containing an Olympic-sized main pool, a diving well, a teaching pool, a spa, a recreational pool, and a spray garden (Attachment D). A 1,555-seat bleacher structure will face the main pool and will be covered by a shade awning reaching up to 50 feet above grade, with architectural and support elements rising to 60 feet, which is the same height as the former pool building. The outdoor aquatic resources will be served by approximately 15,500 square feet of support buildings, including locker rooms, staff rooms, changing rooms, a pool/guard office, department offices, and building maintenance spaces. The existing temporary pool, on the eastern portion of the site, will be incorporated as a permanent feature of the BBAC project and will be served by approximately 2,000 square feet of support building space. The project site also contains approximately 400 square feet of outbuildings for beach access, restrooms, and a trash enclosure area for the complex. Access to the facility on the raised plinth will be through a main entrance off of Olympic Plaza, with a six-foot-tall transparent windscreen surrounding the perimeter of the plinth. Parking for the redesigned facility will be provided by the two existing pay lots adjacent to the site, the Pier parking lot and the Granada Beach parking lot. These lots contain a total of approximately 1,050 parking stalls. The Ocean Boulevard entrance to the Granada Beach parking lot will be reconfigured to provide a safe and suitably-sized primary drop-off and loading area for automobiles and buses.

## **Review of Revised Design**

The major changes from the previous design of the project approved by the City Council on May 16, 2017 are summarized below:

- **Creation of an Outdoor Facility:** The project has been changed from an indoor natatorium to a fully outdoor facility.
- **Existing Pool to Remain:** Public Works has determined that maintaining the existing temporary pool in its current location, and adding permanent restrooms, showers, and check-in areas, will best serve the needs of the City, the community, and the aquatics stakeholders.
- **Concessions:** The previously-proposed stand-alone beach café has been removed and replaced by a small concession area within the pool complex, near the recreational pool and family open space.
- **Dive Well:** The diving well has been reconfigured to meet Olympic specifications.
- **Increased Open Space:** The modified design provides approximately 141,000 square feet of open space, of which approximately 92,000 square feet is green space. This is a significant increase in green space from the previous facility, which had approximately 136,000 square feet of open space, of which approximately 47,000 square feet was green space.

- **Increased Spectator Seating:** The modified design increases permanent spectator seating from 1,250 to 1,555.
- **25-meter vs 25-yard pool:** In 2014, it was determined that one 25-meter wide pool and one 25-yard wide pool would be provided. However, the Public Works project management team has studied widening the 25-yard wide pool to 25 meters, in response to stakeholder requests. The Environmental Impact Report (EIR) Addendum has analyzed the potential impacts of the larger 25-meter-wide pool, which may provide added flexibility for programming.
- **Support Building:** The support building, including the lockers and shower areas, has been reduced and is now a single level.

These changes have been made in response to public input, City Council direction, and requests from CCC staff. In addition, to reduce potential traffic-related impacts, events with more than 450 spectators would be required to provide a Traffic Management Plan to the City Traffic Engineer, which would include active traffic management strategies such as offsite parking procurement and shuttle services. The project site is also served by Long Beach Transit and the Class I off-street bicycle path that spans from the Los Angeles River on the City's western end to 54<sup>th</sup> Place on the Alamitos Bay Peninsula. The project incorporates new bicycle parking north of the pool facility entrance and adjacent to the cafe building.

To address concerns regarding sound from the public address system and spectators, conditions of approval have been incorporated to ensure the City's daytime exterior noise level standards are not exceeded. Since the project is not expected to be used after 10:00 p.m., no nighttime operational noise would occur, in compliance with the City's noise ordinance (LBMC Chapter 8.80).

### **Response to City Council and CCC Concerns**

Upon approval on May 16, 2017, City Council directed the Public Works Department, which is managing the project, to address specific community and CCC concerns. The following is a summary of the efforts made to address the various concerns:

- **Increased Recreational Components:** To ensure that this is not exclusively a competitive facility, the modified design incorporates water features specific for play including a vortex pool, a zip line, cascading waterfalls, splash pads, fountains, and an open family gathering space.
- **Increased Connection to Disadvantaged Communities:** To ensure that this is a facility enjoyed by the entire Long Beach community, Public Works staff coordinated a City department task force comprised of representatives from various departments, including, Parks, Recreation and Marine, Long Beach Transit, and Health and Human Services, to identify enhanced programs and amenities that will increase and maximize Citywide and underserved areas' access to the facility. The Coastal Development Permit (CDP) application details the current pool usage, the expanded capacity, identification of the underserved areas, after school and weekend programs, summer swim programs, family fun activities, partnership programs, 50 and over programs, water exercise

programs, aquatics day camp, along with several transportation options. These measures ensure that programming, marketing, and access is provided for the entire community.

- **Sea Level Rise:** Sea level rise has been reassessed through models using the most recent sea level rise projections, and all project structures have been relocated northward out of the predicted sea level rise-impacted zones.
- **Height:** Concerns related to height have been addressed by removing the high-roof enclosed building from the project design, which significantly reduces the overall height of the facility. While the previously-approved height variance was factually supported and consistent with the Local Coastal Plan (LCP), CCC staff expressed concerns with the use of a variance for the redesigned project. Therefore, the LCP is being amended to include new zoning and development standards for the facility's building envelope and parameters instead.
- **Parking:** An analysis of available parking was conducted to determine if the proposed parking is adequate to serve the facility and the community. The parking requirements for the modified project is 614 spaces. The required parking for the prior demolished pool, using the same criteria, would have been 834 spaces. Accordingly, the proposed project requires 220 fewer spaces. At the closure of the previous facility, there were 1,116 spaces available in City parking lots and on adjacent right-of-way. Since the closure of the previous facility, the temporary pool was constructed, the Ocean Boulevard complete streets project was implemented, and the Granada/Belmont parking lot was resurfaced. These efforts, in conjunction with the modified project, will add a net 36 parking spaces to the area, for a total of 1,152 spaces.

### Entitlements and Recommendation

The redesigned BBAC requires six entitlements at the local level, in addition to the EIR Addendum required for the project's California Environmental Quality Act (CEQA) compliance. These entitlements are discussed individually below:

- **General Plan Amendment:** By amending PD-2, which is an implementing ordinance of the Local Coastal Program, the City is amending the LCP Element of the General Plan, beginning at page III-c-1 of the LCP, where PD-2 is recited verbatim. This General Plan Amendment is listed first for statutory reasons. The General Plan Amendment is appropriate for the project and the neighborhood, and is in conformance with the General Plan and the certified Local Coastal Program.
- **Zoning Code Amendment:** The Belmont Pier Planned Development District (PD-2) will be amended to create a new subarea (Subarea 5) encompassing the entire project site, which is currently split-zoned between PD-2 and the P (Park) zoning district. Additionally, the project has unique zoning and development standards needs, which are not accommodated by either the existing PD-2 or the P zoning district. Accordingly, the development standards of PD-2 are being amended to accommodate this unique public facilities project. These include project-specific setbacks, a height limit of 60 feet to match the previous facility, and a revision to parking standards to allow the needed parking to be provided in public parking lots and the right-of-way. The Zoning Code

Amendment will not adversely affect the character, livability, or appropriate development of the surrounding area, and the proposed change is consistent with the goals, objectives and provisions of the General Plan.

- **Zone Change:** A Zone Change is necessary to apply the above Zoning Code Amendment to the zoning map, since the area of PD-2 will be expanded and will replace the P (Park) zoning on a portion of the project site. The Zone Change will not adversely affect the character, livability, or appropriate development of the surrounding area, and the proposed change is consistent with the goals, objectives and provisions of the General Plan.
- **Local Coastal Program Amendment:** Amending PD-2, which is an implementing ordinance of the certified Local Coastal Program, necessitates an LCP Amendment. The project furthers the goals of the LCP and the Coastal Act. The project will not be able to move forward until the California Coastal Commission approves the LCP Amendment, which will be pursued with the CCC following City Council approval of the project's other entitlements. CCC staff has agreed to consider the pending project approval and the proposed LCP Amendment together at a future hearing date.
- **Modification to Site Plan Review:** Modification to Site Plan Review is the main entitlement for the physical development of the BBAC project, consisting of review and approval of the site plan, programming, building design and architecture, and compliance with the General Plan and zoning standards. This entitlement modifies the Site Plan Review approved under Application No. 1405-01. The design is harmonious, consistent, and complete within itself and compatible in design, character and scale, with neighboring structures and the community in which it is located.
- **Local Coastal Development Permit:** For the portion of the project area that is within the City's Appealable Area Coastal Zone jurisdiction, a Local Coastal Development Permit is required to find that all entitlements and the proposed development conforms to the certified LCP, and that the proposed development conforms to the public access and recreation policies of Chapter 3 of the Coastal Act. For the portion of the project that is in the CCC's original permit jurisdiction, a CDP from the CCC will be required following City approval.

The Planning Commission and Planning staff have recommended that the City Council approve all of the above entitlements, subject to conditions of approval. The analyses and conditions of approval are presented in further detail in the findings for the project entitlements (Attachment E and Attachment F).

This matter was reviewed by Assistant City Attorney Michael J. Mais on January 6, 2020 and by Budget Management Officer Rhutu Amin Gharib on December 30, 2019.

## **Public Hearing Notice**

A total of 1,844 notices of public hearing were distributed on Tuesday, January 7, 2020, in accordance with the requirements of Chapter 21.21 of the LBMC. Public comments were received for this project's Planning Commission hearing (Attachment G). Additionally, any comments received following the preparation and publication of this report and its notice of public hearing will be forwarded to the City Council as they are received.

## **ENVIRONMENTAL REVIEW**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Environmental Impact Report (the Belmont Pool Revitalization Project EIR (BPRP EIR), EIR 01-16, State Clearinghouse No. 2013041063) was prepared and certified for the prior version of the project (Attachment H). An EIR Addendum (Attachment I) was prepared for the redesign of the BBAC project. The purpose of the EIR Addendum is to evaluate the potential differences in environmental impacts due to changes in the project and determine whether any new or greater impacts would occur (CEQA Guidelines Sections 15162 and 15164). While the redesigned project contains a larger site area than previously analyzed, there are no new or increased environmental impacts from those analyzed in the previously-certified EIR. The revised project remains subject to the original Mitigation Monitoring and Reporting Program (MMRP) from the BPRP EIR, which established 18 mitigation measures pertaining to Aesthetics, Biology, Cultural Resources, Geology and Soils, Hazards and Hazardous Resources, Hydrology and Water Quality, Noise, and Transportation and Traffic.

## **TIMING CONSIDERATIONS**

Per Section 21.21.504 of the LBMC, a public hearing on an appeal to the City Council should be held within 60 days of the receipt by the City Clerk from the Department of Development Services of the appeal filed with the Department. The appeals were received on December 27, 2019 and December 30, 2019. Additionally, Section 21.25.103 of the LBMC requires that, for Zone Changes and Zoning Code Amendments, within 60 days following positive Planning Commission action, the Commission's recommendation should be transmitted by the Department of Development Services to the City Clerk for presentation to the City Council. The Planning Commission acted on December 19, 2019; accordingly, these items must be presented to the City Council no later than February 17, 2020.

## **FISCAL IMPACT**

This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. While this recommendation provides the necessary City environmental and planning approvals to construct the proposed project, the recommendation does not commit the City to expend any funds for the proposed project's construction. As a result, this recommendation does not have a fiscal or local job impact.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



LINDA F. TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



THOMAS B. MODICA  
ACTING CITY MANAGER

- ATTACHMENTS: CITY COUNCIL RESOLUTION (2)  
CITY COUNCIL ORDINANCE (2)  
ATTACHMENT A – APPEALS  
ATTACHMENT B – STAFF RESPONSES TO THE APPEALS  
ATTACHMENT C – LOCATION MAP  
ATTACHMENT D – PLANS  
ATTACHMENT E – FINDINGS  
ATTACHMENT F – CONDITIONS OF APPROVAL  
ATTACHMENT G – PUBLIC COMMENTS  
ATTACHMENT H – BELMONT POOL REVITALIZATION PROJECT ENVIRONMENTAL IMPACT REPORT  
(EIR-01-16)  
ATTACHMENT I – EIR ADDENDUM (EIRA-03-19)

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH APPROVING AND CERTIFYING AN ADDENDUM (EIRA-03-19) TO THE ENVIRONMENTAL IMPACT REPORT FOR THE BELMONT POOL REVITALIZATION PROJECT (EIR-SCH NO. 2009071006) IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND STATE AND LOCAL GUIDELINES; MAKING CERTAIN CEQA FINDINGS AND DETERMINATIONS RELATIVE THERETO; AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) IN ACCORDANCE WITH THOSE MEASURES SET FORTH IN THE BELMONT POOL REVITALIZATION PROJECT EIR

The City Council of the City of Long Beach does hereby find, determine and resolve:

Section 1. The City of Long Beach has proposed the Belmont Pool Revitalization Project ("the Project") which would replace the former Belmont Plaza Olympic Pool ("Belmont Pool") facility with a larger and more modern pool complex in the Belmont Pier Planned Development District (PD-2) area. Said Project description and Project location are more fully described in the Environmental Impact Report (EIR-01-16) and Addendum thereto (EIRA-03-19), copies of which EIR and EIR Project Addendum are incorporated herein by this reference as though set forth in full, word for word.

Section 2. A Draft Environmental Impact Report for the Belmont Pool Revitalization Project (State Clearing House No. 2013041063) was completed on April 13, 2016, and was circulated for public review and comment between April 13, 2016 and June

1 16, 2016.

2 Section 3. At the time the City Council approved and adopted the Belmont  
3 Pool Revitalization Project EIR on May 16, 2017, the City Council made certain Findings  
4 and determinations in accordance with the provisions of the California Environmental  
5 Quality Act (CEQA), adopted a Statement of Overriding Considerations for each  
6 environmental impact identified in the PEIR as “significant and unavoidable,” and adopted  
7 a Mitigation Monitoring and Reporting Program (“MMRP”). The content of said Findings,  
8 Statement of Overriding Considerations, and MMRP are hereby incorporated herein by  
9 this reference as though set forth herein word for word.

10 Section 4. The Addendum (EIRA) prepared in connection with the Belmont  
11 Pool Revitalization Project represents and discusses certain modifications to the approved  
12 Project and is considered an addition to the previous project environmental review  
13 documentation for the Belmont Pool Revitalization Project. A copy of Addendum  
14 EIRA-03-19, together with technical appendices and other supporting documentation has  
15 been provided to the City Council for its review and consideration.

16 Section 5. Pursuant to Section 15164 of the CEQA Guidelines, and based  
17 on the evidence and oral and written testimony presented at all previous public hearings,  
18 and based on all of the information contained in the files of the Development Services  
19 Department (incorporated herein by this reference) on the Project, including the EIR for  
20 the Belmont Pool Revitalization Project, and the Addendum to the EIR for the Project, and  
21 including, but not limited to, the December 19, 2019 Planning Commission written and oral  
22 staff reports, and the January 21, 2020 City Council written and oral staff reports, the City  
23 Council finds that:

- 24 A. The EIR Addendum has been completed in compliance with CEQA;  
25 B. The EIR Addendum reflects the City Council’s independent judgment  
26 and analysis with respect to the Project;  
27 C. None of the conditions described in CEQA Guidelines Section 15162,  
28 which call for the preparation of a subsequent or supplemental EIR have occurred;

1           D.     The EIR Addendum is appropriate since the Project would not result  
2 in any additional significant impacts nor would it increase the severity of previously  
3 anticipated impacts. Rather, all of the impacts associated with the Project are within the  
4 envelope of impacts addressed in the certified EIR and/or do not constitute a new or  
5 greater significant impact. Thus, a supplemental or subsequent EIR is not required  
6 pursuant to Public Resources Code Section 21166, or California Code of Regulations,  
7 Title 14, Section 15162 or 15163, because none of the conditions described in Section  
8 15162 calling for the preparation of a subsequent or supplemental EIR have occurred.

9           Section 6.     The CEQA Findings made in this Resolution are based on the  
10 information and evidence set forth in Belmont Pool Revitalization Project EIR as  
11 referenced above, and the EIR Addendum, and upon such other substantial evidence  
12 (both oral and written) which has been presented in the record of the proceeding,  
13 including, but not limited to, that information received by the City Council at the public  
14 hearing conducted on January 21, 2020, including the Staff Report presented to the City  
15 Council on that date. The EIR and the EIR Addendum, staff reports, testimony, technical  
16 studies, appendices, plans, specifications, figures, exhibits, and other materials that  
17 constitute the record of proceedings on which this resolution is based are on file and  
18 available for public examination during normal business hours in the Department of  
19 Development Services, Planning Bureau, 411 West Ocean Boulevard, 3<sup>rd</sup> Floor, Long  
20 Beach, CA 90802. The custodian of said records is the Director of Development Services.

21           Section 7.     Decision.

22           A.     The City Council hereby approves and adopts the Addendum  
23 to the certified Environmental Impact Report for the Project, which Addendum and all  
24 Appendices and Exhibits thereto, is incorporated herein by this reference as though set  
25 forth word for word.

26           B.     The City Council hereby adopts the Mitigation Monitoring and  
27 Reporting Program, as set forth in the Environmental Impact Report for the Belmont Pool  
28 Revitalization Project (EIR-01-16/SCH#2013041063) and in the EIR Addendum (EIRA-03-

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19), and finds that in response to each significant impact identified in the Addendum, changes, alterations or mitigation measures have been or will be required or incorporated into the Project as part of the Mitigation Monitoring and Reporting Program which will avoid or substantially reduce to a level of insignificance any significant environmental impacts identified. Each such change, alteration or mitigation measure shall be a condition of approval of the Project.

Section 8. The City Council hereby adopts, and incorporates herein by this reference, each and every fact and finding as set forth in the City Council Staff Report dated January 21, 2020, relating to the approval of the Belmont Pool Revitalization Project.

Section 9. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2020, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

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

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

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ADOPTING, AFTER PUBLIC HEARING, AMENDMENTS TO THE LOCAL COASTAL PROGRAM (LCP) ELEMENT OF THE GENERAL PLAN OF THE CITY OF LONG BEACH CONSISTING OF AMENDMENTS TO THE BELMONT PIER PLANNED DEVELOPMENT DISTRICT (PD-2), AND USE DISTRICT MAP, ALL RELATING TO THE BELMONT POOL REVITALIZATION PROJECT

The City Council of the City of Long Beach resolves as follows:

Section 1. The City Council does hereby find, determine and declare:

A. The City Council of the City of Long Beach has adopted, pursuant to Section 65302 of the California Government Code, a Local Coastal Program Element as part of the City's General Plan.

B. The City Council desires to amend the Local Coastal Program Element of the General Plan of the City of Long Beach by adopting amendments to the Belmont Pier Planned Development District (PD-2) as set forth in Ordinance No. ORD-20-\_\_\_\_\_ and by amending the Use District Map of the City as set forth in Ordinance No. ORD-20-\_\_\_\_\_.

C. The Planning Commission held a public hearing on December 19, 2019, on a proposed amendment to the Local Coastal Program Element of the General Plan. At that hearing, the Planning Commission gave full consideration to all pertinent facts, information, proposals, environmental documentation and recommendations respecting the proposed amendment, and to the views expressed at the public hearing, and afforded full opportunity for public input and participation.

1           D.     Following receipt and consideration of all appropriate environmental  
2 documentation, full hearings and deliberation, the City Planning Commission voted on  
3 December 19, 2019, to recommend approval of the amendment to the Local Coastal  
4 Program Element of the City of Long Beach General Plan and further directed that said  
5 recommendation be forwarded to the City Council for its consideration.

6           E.     On \_\_\_\_\_, 2020, the City Council conducted a duly  
7 noticed public hearing at which time full consideration was given to all pertinent facts,  
8 information, proposals, environmental documentation and recommendations respecting  
9 the proposed amendments to the Local Coastal Program (LCP) Element of the General  
10 Plan, and to the views expressed at the public hearing, and afforded full opportunity for  
11 public input and participation.

12           F.     Following receipt and consideration of all appropriate environmental  
13 documentation, full hearings and deliberation, the City Council did concur with the  
14 recommendations of the Planning Commission and did approve, adopt and certify the  
15 environmental documentation and the amendments to the Local Coastal Program  
16 Element of the General Plan by amending the Belmont Pier Planned Development  
17 District (PD-2) as indicated on Ordinance No. ORD-20-\_\_\_\_\_, which is attached hereto  
18 as Exhibit "A" and incorporated herein by this reference as though set forth herein in full;  
19 and by amending the Zoning Use District Map from Park (P) to PD-2, Subarea 5, for  
20 those portions of the City shown on the attached Ordinance No. ORD-20-\_\_\_\_\_, which  
21 is attached hereto as Exhibit "B" and incorporated herein by this reference as though set  
22 forth herein in full.

23           Section 2.     This resolution shall take effect immediately upon its adoption  
24 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2020, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

City Clerk

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 West Ocean Boulevard, 9th Floor  
Lona Beach, CA 90802-4664

# 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. ~~The spirit of future development within the area shall conform to the Belmont Pier Concept Plan by CHNMB Associates of August, 1979.~~ 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. The Commission shall not permit variance from those standards unless it finds that such variance meets the intent of the original standards and is consistent with the overall goals and objectives of the adopted Specific Plan. Any variance from those standards shall only be allowed if the following finding of fact is made: The variation will have no adverse affect on access along the shoreline including physical, visual or psychological characteristics of access. 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 ~~within the subarea as depicted in the Belmont Pier Concept Plan.~~

(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

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

area per the City's Bicycle Master Plan as shown on the Planned Development Plan map.

- (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, as shown on the Planned Development Plan map. All walkways shall be improved to the satisfaction of the City Engineer.

### C. Building Design.

- (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.

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

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- (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 ~~be lush and~~ 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 predominately those used in the area north of the Belmont Plaza Pool and in the Granada Avenue parking lot California-native drought-tolerant species.
- (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 ~~ten~~ 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.

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

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- (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, 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.

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

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(e) Mid-block between Termino Avenue and 43<sup>rd</sup> Place.

~~(f) Parallel to the Olympic Plaza Pool.~~

### 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 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 and Olympic Plaza provided a mid-block walkway area not less than twenty feet in width with unobstructed views through to the Olympic Plaza Pool shall be provided.

(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-zero~~-bedroom unit and two spaces per unit with one bedroom or more units.

(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.**

- (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.

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

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- (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. (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 (dD)(4)-(Aa) through-(D)(4)(Dd) shall not apply to subterranean and semi-subterranean structures or areas.

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

- (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.

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

(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).

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

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(Insert updated PD-2 map)

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

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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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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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

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

\_\_\_\_\_  
Mayor

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 West Ocean Boulevard, 9th Floor  
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)**

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- (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.

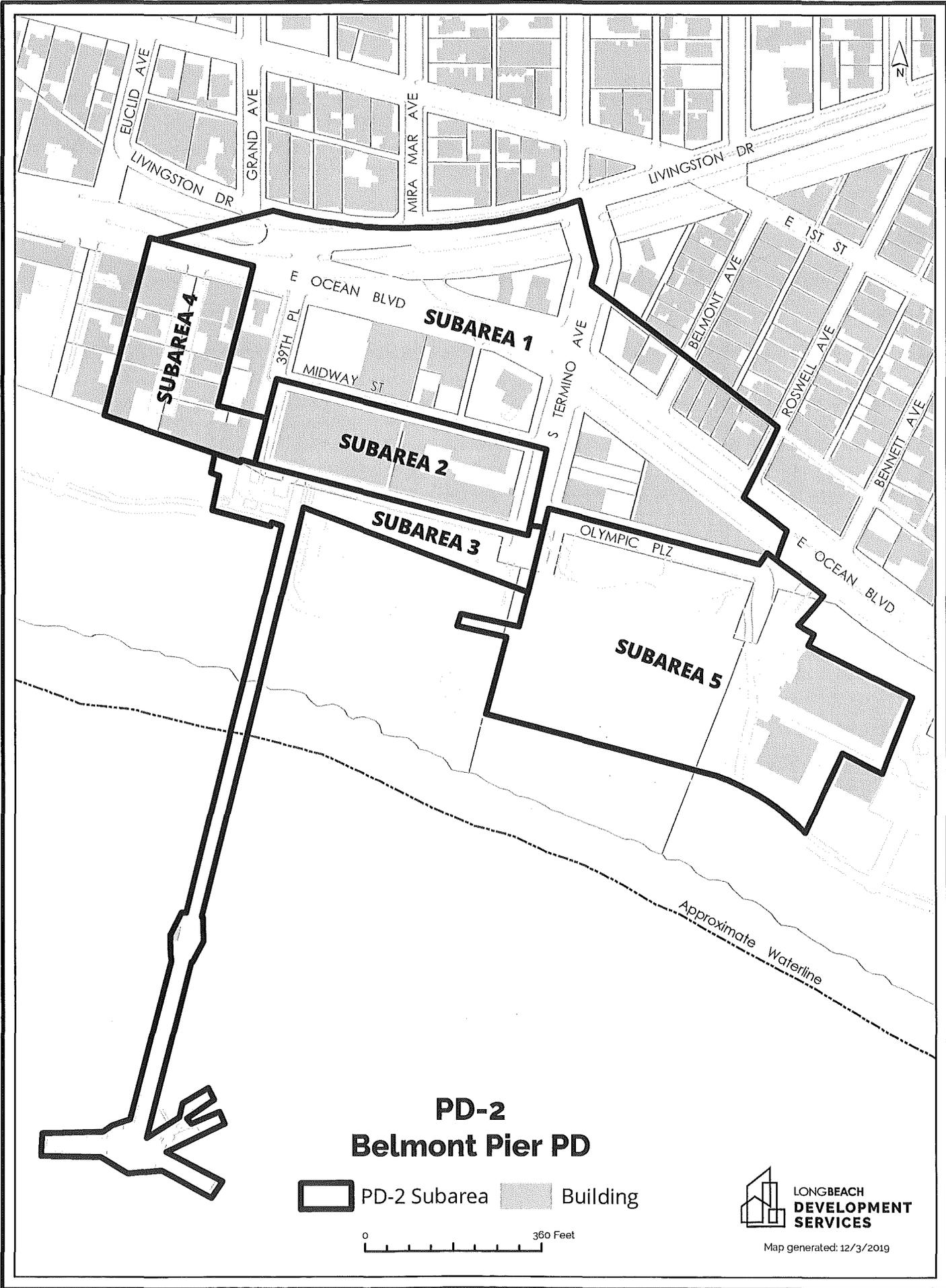
**C. Building Design.**

- (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".

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

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- (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

0 360 Feet



Map generated: 12/3/2019

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE USE DISTRICT MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS BEEN ESTABLISHED AND AMENDED BY AMENDING PORTIONS OF PART 5 OF SAID MAP FROM PARK (P) TO BELMONT PIER PLANNED DEVELOPMENT DISTRICT (PD-2)

The City Council of the City of Long Beach ordains as follows:

Section 1. Environmental documentation having been prepared, certified, received and considered as required by law, and the City Council hereby finding that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding area and that the proposed change is consistent with the goals, objectives and provisions of the General Plan, the official Use District Map of the City of Long Beach, as established and amended, is further amended by amending portions of Part 5 of said Map from Park (P) to Belmont Pier Planned Development District (PD-2).

Section 2. That portion of Part 5 of said Map that is amended by this ordinance is depicted on Exhibit "A" which is attached hereto and by this reference made a part of this ordinance and the official Use District Map of the City.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 4. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

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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 \_\_\_\_\_, 2019, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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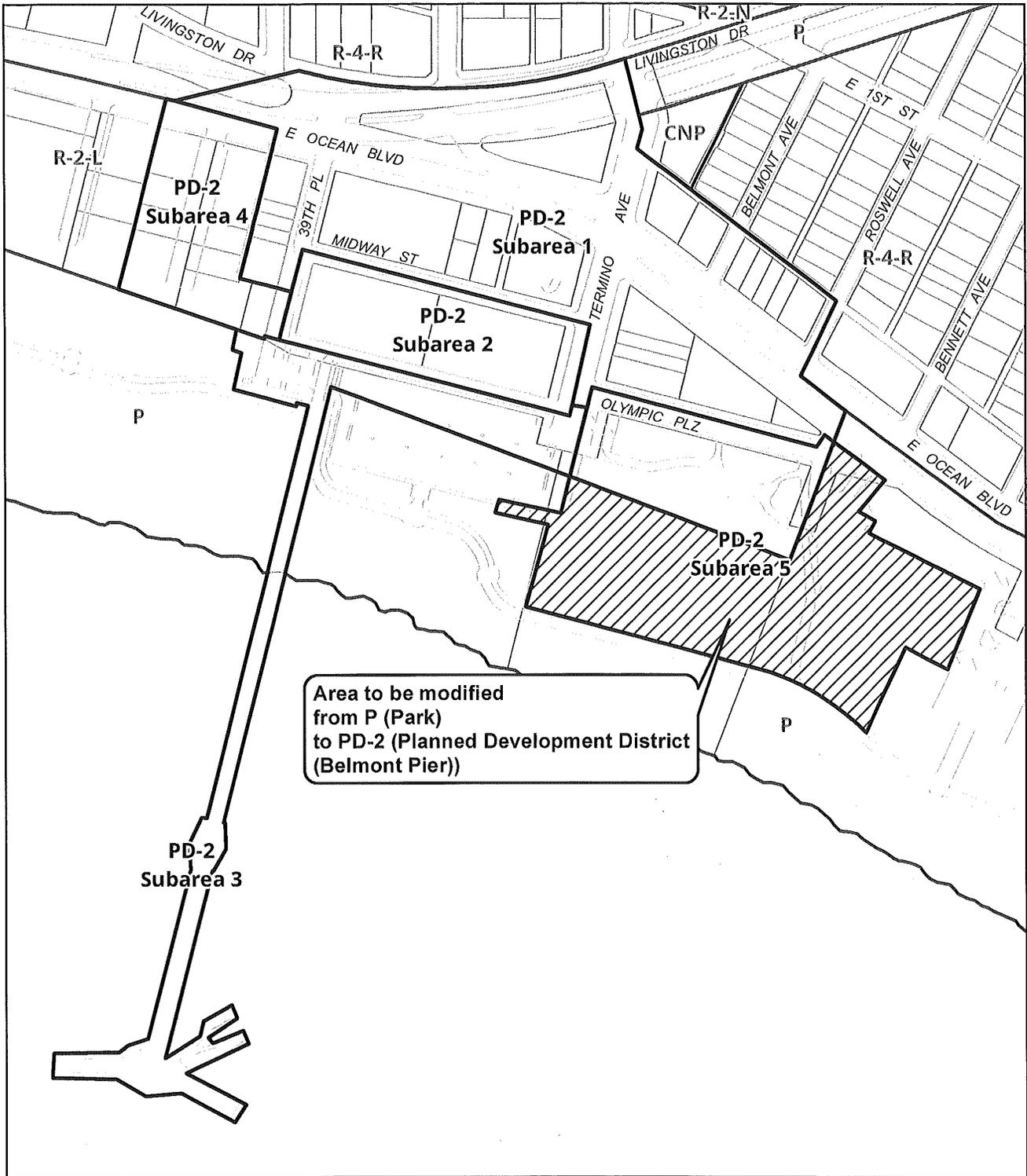
Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_  
Mayor



Area to be modified from P to PD-2



Other Zoning Classification Boundary



Area to remain PD-2



## AMENDMENT TO A PORTION OF PART 5 OF THE USE DISTRICT MAP

Rezoning Case  
1910-05 (ZCHG19-005)

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AUTHORIZING THE DIRECTOR OF  
DEVELOPMENT SERVICES TO SUBMIT LOCAL COASTAL  
PROGRAM AMENDMENTS TO THE CALIFORNIA COASTAL  
COMMISSION FOR ITS REVIEW AND CERTIFICATION

WHEREAS, on \_\_\_\_\_, 2020, the City Council of the City of  
Long Beach adopted an amendments to the Local Coastal Program (LCP) of the Long  
Beach; and

WHEREAS, it is the desire of the City Council to submit the above  
referenced amendments to the California Coastal Commission for its review and  
consideration; and

WHEREAS, the City Council gave full consideration to all facts and the  
proposals respecting the adoption of the amendments to the Local Coastal Program at a  
duly noticed City Council public hearing; and

WHEREAS, the City Council approved the proposed LCP amendments  
which are to be carried out in a manner fully consistent with the California Coastal Act  
and become effective upon Coastal Commission certification and approval; and

WHEREAS, the City Council hereby finds that the Local Coastal Program  
amendments will not adversely affect the character, livability or appropriate development  
in the City of Long Beach and that the amendments are consistent with the goals,  
objectives and provisions of the City's General Plan and the City's Local Coastal  
Program.

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

Section 1. The amendments to the City's Local Coastal Program

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

1 adopted on \_\_\_\_\_, 2020, shall be submitted to the California Coastal  
2 Commission for its earliest review as to those parts of the amendments that directly affect  
3 land use matters in that portion of the California Coastal Zone within the City of Long  
4 Beach.

5 Section 2. The Director of Development Services of the City of Long  
6 Beach is hereby authorized to and shall submit certified copies of the resolutions and  
7 ordinances, together with all appropriate supporting materials, to the California Coastal  
8 Commission with a request for its earliest action, that will take effect and be implemented  
9 in the Coastal Zone upon Coastal Commission approval.

10 Section 3. This resolution shall take effect immediately upon its adoption  
11 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

12 I certify that this resolution was adopted by the City Council of the City of  
13 Long Beach at its meeting of \_\_\_\_\_, 2020, by the following vote:

14 Ayes: Councilmembers: \_\_\_\_\_  
15 \_\_\_\_\_  
16 \_\_\_\_\_

17 Noes: Councilmembers: \_\_\_\_\_  
18 \_\_\_\_\_

19 Absent: Councilmembers: \_\_\_\_\_  
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City Clerk