

PLANNED DEVELOPMENT FOR LONG BEACH MARINA (PD-4)

Ordinance History: C-5561, 1980; C-5666, 1980; C-5722, 1981; C-5770, 1981; C-6151, 1985; C-6355, 1987; C-6585, 1989; C-7202, 1994; C-7794, 2002.

The intent of the Planned Development Plan is to provide a set of land use regulations for the Long Beach Marina. This is a unique area and facility. Such factors make the established Zoning Regulations inappropriate in this location. The area is also of sufficient interest to the surrounding community, including all the abutting areas in the SEADIP Planned Development Plan to warrant public review of each development proposal. A map of the Long Beach Marina Planned Development district is attached hereto as Exhibit "A" and incorporated herein by this reference.

In reviewing and approving site plans and tract maps for the development of the area, the City Planning Commission 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 Local Coastal 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.

GENERAL DEVELOPMENT AND USE STANDARDS

- A. Uses. To be described in development and use standards for individual subareas.
- B. Access.
 - 1. Vehicular access to all parking facilities shall be from Marina Drive.
 - 2. Pedestrian access shall be maintained along the water's edge of the marina and at marina channels at all locations where it exists at the time of adoption of this plan.
- C. Building Design.
 - 1. Style. All new buildings shall be appropriately designed so as to be consistent with a coastal oriented design motif.
 - 2. Height. No building shall exceed thirty-five feet (35') in height.

3. Restrooms. The remodeling and/or additions to the restroom facilities shall be subject to design review. Separate restroom facilities for the public shall be added at each location.

D. Parking.

1. Commercial:

New Construction Use	Parking per 1,000 square feet of Gross Floor Area
Retail	4.0
Restaurants (Dining Areas)	10.0
Taverns (Including Tavern Areas in Restaurants)	20.0
Dance Hall, Entertainment Lounge Areas, Restaurant Lobby Areas	25.0

2. New use of existing commercial buildings. All new uses shall be required to provide the same parking as new construction; however, each new use shall be credited with the parking that is required of the existing uses.
3. Marina parking. Not less than 0.75 parking spaces per boat slip shall be maintained for non-commercial use boat slips and not less than one (1) space for each three (3) seats of passenger capacity for commercial boat uses operating as excursions, fishing trips, cruises, and harbor or bay tours.
4. Joint use. Joint use of parking spaces is to be encouraged.
5. Unless otherwise specified, all development shall comply with the off-street parking and loading provisions of Chapter 21.41 of the Zoning Regulations.

The parking of recreational vehicles and unattached trailers shall be consistent with Marine Bureau policy.

- E. Landscaping. Prior to approval of any new construction, landscaping plans for the new construction designed to harmonize with the existing landscaping shall be provided for review and approval.

Existing berms, seating cutouts, and trees shall be maintained. A landscape theme shall be developed for Marina Drive that includes new palm trees, shrubs, vines, and accent lighting. The existing fence along Marina Drive will be removed and/or replaced with a better fence product. Prior to any major landscape improvements, a landscape Master Plan shall be submitted for review and approval.

SPECIFIC DEVELOPMENT AND USE STANDARDS

Subarea 1.

This area is located in the southwesterly portion of the P.D. This area extends southward from Marina Drive where it becomes an east/west roadway and bridges the San Gabriel River and includes the mole road extension of Marina Drive which forms the southwestern border of Basin 1. This subarea is intended to maintain the existing specialty shopping area.

A. Uses.

1. Principal uses. Commercial:

a. Retail sales.

- (1) Bakery, donuts, pastries.
- (2) Book store.
- (3) Cards, gifts, novelties and stationery.
- (4) Clothing store.
- (5) Florist, plant shop.
- (6) Chandlery.
- (7) Gourmet foods.
- (8) Fish market.
- (9) Delicatessen.
- (10) Photographic equipment and supplies, telescopes and the like.
- (11) Art gallery.

- (12) Coin or stamp shop.
- (13) Jewelry store.
- (14) Bicycle shop.
- (15) Sport goods store, fishing equipment.
- (16) Hobby shop.
- (17) Tobacconist.
- (18) Toy store.
- (19) Candy store, ice cream, yogurt.

b. Personal Services.

- (1) Uses accessory to retail sales.

c. Professional Services.

- (1) Yacht Broker.
- (2) Architect.
- (3) Artist studio.
- (4) Oceanographic study office.
- (5) Marine insurance.
- (6) On upper floors only, tenant occupied offices for management of leasehold premises.

d. Financial Services.

- (1) Automatic teller machine.

e. Restaurants and Taverns.

- (1) Restaurants without drive-up windows.
- (2) All taverns.

f. Entertainment Services.

- (1) Restaurants or taverns with dancing.
- (2) Boat rental.
- (3) Boat cruises, charters or excursions.
- (4) Restaurants or taverns with live entertainers, including dinner theater.

g. Hotel/Inn.

A hotel or inn use is restricted to the southern most end of Subarea 1 in the "Alamitos Bay Landing" center and is limited to a development of fifty (50) rooms or less.

- 2. Conditional Uses. Hall rentals, subject to findings required for approval of Conditional Use Permits in Title 21 of the Long Beach Municipal Code.
- 3. Accessory Uses. Dancing and entertainment cafe uses shall be permitted as accessory to restaurant and tavern uses.
- 4. Prohibited Uses. Transient residential use (including motels and boatels).
- 5. Interim Uses. All other retail sales uses other than those permitted as principal uses under Subsection a.1.A, all other personal services uses other than those permitted as principal uses under Subsection a.1.B, all other financial services uses other than those permitted as principal uses under Subsection a.1.D, may be permitted as Interim Uses provided that the following standards are met:
 - a. The lease space has been vacant for 180 days or more and the lessee has made a reasonable effort to lease the property to primary permitted uses;
 - b. In order to ensure that the primary permitted uses maintain long term accessibility in the center, the term of the lease may not exceed five years;
 - c. Not more than twenty-five percent (25%) of the net leasable area of the Alamitos Bay Landing may be leased for secondary permitted uses at any given time.

6. Access. Same as General Standards.
7. Building Design. Same as General Standards.
8. Parking. Same as General Standards.
9. Landscaping. Same as General Standards.

Subarea 2.

This area is the area that is backed up to Long Beach Marina and is located seaward of Marina Drive to the water's edge from the northern edge of the J.H. Davies Bridge. This subarea is intended to preserve the necessary support facilities for the Marina.

A. Uses.

1. Primary Use. Marina parking.
2. Other Marina supporting permitted principal uses:
 - a. Yacht brokerage
 - b. Boat rentals.
 - c. Boat repairs.
 - d. Chandleries.
 - e. Sports equipment (sales and/or rental).
 - f. Not more than five restaurants.
 - g. Oil drilling in boat yard abutting J.H. Davies Bridge.
3. Accessory Uses. Dancing and entertainment cafe uses as accessory uses for restaurants.
4. Prohibited Uses.
 - a. Hotels, motels, boatels, or any other form of transient housing.
 - b. Fast food restaurants.

- c. Storage of recreational vehicles and unattached trailers. Administrative relief from this regulation can be obtained if approved by the Marine Bureau.
- B. Access. Same as General Standards.
- C. Building Design. Same as General Standards.
- D. Parking. Same as General Standards.
- E. Landscaping. Same as General Standards.

The Planning Bureau provides this information for reference and the convenience to the public. The adopted ordinance, together with any amendment thereto, is in the possession of the City Clerk and should be reviewed and considered prior to making any land use decisions. Information contained herein is subject to change without notice as a result of updates, corrections or amendments.

