

ORDINANCE NO. C-7829

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING AND RESTATING
THE QUEENSWAY BAY PLANNED DEVELOPMENT
DISTRICT (PD-21)

WHEREAS, Ordinance No. C-6356 establishing the Queensway Bay
Planned Development District (PD-21) was adopted March 10, 1987; and

WHEREAS, PD-21 was amended by Ordinance No. C-7721, adopted
December 19, 2000, and by Ordinance No. C-7757, adopted July 31, 2001; and

WHEREAS, the Planning Commission, at its hearing on July 18, 2002,
reviewed the proposed amendment and recommended the City Council adopt same;
and

WHEREAS, the City Council hereby finding that the proposed
amendments to the Queensway Bay Planned Development District (PD-21) 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, including the new Open Space and Recreation
Element thereof, the City Council hereby amends and restates the Queensway Bay
Planned Development District (PD-21) in its entirety.

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

Section 1. Establishment of the Queensway Bay Planned Development
District (PD-21). The Queensway Bay Planned Development District is established in
Parts 3 and 9 as designated on the official Use District Map for the City of Long Beach.
The following Development and Use Standards are hereby adopted and by this
reference made a part of the official Use District Map as follows:

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QUEENSWAY BAY
PLANNED DEVELOPMENT PLAN (PD-21)

I. **INTENT OF THE PLAN**

The intent of the Queensway Bay Planned Development Plan is to provide a framework to guide and control development in the Queensway Bay area of the Long Beach Harbor Department, in conformance with the Queensway Bay Waterfront Development Plan, in order to create a visitor-serving destination for recreational and commercial users. As such, the area will enhance Downtown Long Beach as a major international business, convention and tourist center and the Port of Long Beach as a major international harbor.

Such an area will be consistent with the intent of the Legislative grants of tide and submerged lands to the City of Long Beach and with the Port's Master Plan. Such an area will be characterized by an attractively integrated waterfront development; improved access to the shoreline; a harmonious association of entertainment, hotel, display, maritime business, commercial and recreational facilities; a coordinated and phased provision of public and private improvements; a transition in uses between downtown Long Beach and the Port; and sensitive enhancement of the unique Queen Mary and Spruce Goose facilities. To achieve this, the plan provides a flexible planning mechanism that allows mixed use development to be built incrementally over time. In reviewing and approving site plans and parcel maps for the development of the area, the City Planning Commission shall be guided by the goals and policies of the Queensway Bay Waterfront Development Plan and the General Development and Use Standards specified herein. The Commission shall not permit variance from those standards unless it finds that such

1 variance meets the intent of the development and use standards and is
2 consistent with the overall intent of this ordinance.

3 II. GENERAL DEVELOPMENT AND USE STANDARDS

4 A. Use.

5 1. Land uses shall be consistent with the intent of the
6 Queensway Bay Waterfront Development Plan, of the Legislative grants
7 of tide and submerged lands to the City of Long Beach, and the Port's
8 Master Plan. The Queen Mary Events Park and South Shore Launch
9 Ramp are public parks.

10 B. Access.

11 1. Primary vehicular access shall be from/to the Long Beach
12 Freeway, Ocean Boulevard and Magnolia Avenue/Queensway Bridge by
13 way of Harbor Scenic Drive. Harbor Scenic Drive will be improved as
14 necessary to maintain an adequate level of service. Site specific traffic
15 circulation studies are required to be submitted with each development
16 site plan. Pedestrian and vehicular circulation shall be separated
17 wherever feasible. Pedestrian walkways shall not cross major vehicle
18 accessways on grade except at controlled intersections. Major activity
19 centers within each subarea shall be designed to create pedestrian scale
20 environments.

21 2. Pedestrian access to and along the water's edge shall be
22 provided throughout the area from Anaheim Street to the southeast tip of
23 Pier J, except where necessary to control access for security or
24 management of a use. Small portions of the water's edge may be subject
25 to controlled public access, provided that continuous pedestrian access is
26 provided around the secured area.

27 3. Seating, trash receptacles, shading, drinking fountains and
28 view sites shall be provided by the developer at convenient intervals within

1 all public pedestrian areas.

2 4. View corridors identified in Map 2 shall be protected.

3 C. Building Design Standards.

4 1. Building scale, massing, exterior design style and facade
5 shall be appropriate for the area, and shall reflect a harmonious
6 relationship with the Queen Mary in terms of view orientation, building size
7 and design. The general urban design concept for the area is to create a
8 bowl-like design with lower buildings along the waterfront and higher
9 buildings further inland.

10 2. Rooftop improvements. Roofs of low-rise buildings shall be
11 attractively treated for views from higher buildings. Mechanical equipment
12 shall be screened from public view at grade. Developments are
13 encouraged to provide rooftop public view areas, restaurants and gardens
14 whenever practical.

15 D. Parking

16 1. Minimum number of spaces:

17 a. Hotel uses - one parking space per hotel guest room, with
18 no additional parking for ancillary facilities; or 0.75 spaces per hotel guest
19 room plus parking calculated separately for banquet rooms, meeting
20 rooms, restaurants and gift shops, whichever is greater;

21 b. Retail and permanent and semi-permanent display uses -
22 four parking spaces per one thousand square feet of gross floor area
23 (GFA);

24 c. Restaurants - ten parking spaces per one thousand square
25 feet of indoor dining area, twenty-five per one thousand square feet of
26 tavern or waiting area;

27 d. Office use - four parking spaces per one thousand square
28 feet of Gross Usable Floor Area (GUFA); up to twenty thousand square

1 feet of GUFA; plus two per one thousand square feet GUFA for GUFA
 2 more that twenty thousand square feet;

3 e. Display and exhibit areas for public assembly (other than
 4 long-term display) - Ten spaces per one thousand square feet GFA;

5 f. Theaters, banquet rooms, ballrooms and similar uses - One
 6 parking space for each 3.3 fixed seats or twenty spaces per one thousand
 7 square feet, which-ever is greater; (The foyer or prefunction areas
 8 associated with such uses shall not be included in calculation of use
 9 area.)

10 g. Harbor cruise or other cruise, excursion or charter boats (not
 11 including water taxis) - One space per 3.3 passenger seats. However, for
 12 cruises or excursions with multiple stops, where new passengers may
 13 board at multiple stops, the required parking shall be split between the
 14 boarding points based upon estimated boardings or studies of actual use
 15 (if available). No parking is required for water taxis;

16 h. Whenever feasible, the use of shared parking facilities is
 17 encouraged. Office building parking shall be available for public use on
 18 weekends, evenings and holidays. Credit against the minimum required
 19 parking for shared use or shared parking shall not exceed the
 20 percentages in the following table:

	<u>% of Spaces Required For:</u>			
Shared With	Hotel	Restaurant	Ballroom / Banquet	Attraction
Office or Retail Use	55%	30%	5%	30%

21
 22 Shared use credit will be allowed up to the maximum percentage of
 23 required parking as shown in the table.

24
 25 For example, on a week day, 55% of the parking required for the hotel
 26 would normally be available for either office or retail use.

1 i. Shared use credits to required parking (weekends, evenings,
2 and holidays). Up to 90% of the office parking may be used for hotel,
3 restaurants, banquet, ballroom and attraction uses on weekends,
4 evenings and holidays;

5 j. Other uses - As per Zoning Regulations applicable outside
6 of Planned Development Area.

7 2. Parking space characteristics:

8 a. Standard size - Nine foot by nineteen foot accessed by a
9 twenty-four foot turning radius;

10 b. Standard size - employee low turnover. Eight and one-half
11 foot by nineteen foot accessed by a twenty-five foot turning radius;

12 c. Small size - Eight foot by fifteen foot accessed by a twenty-
13 one foot turning radius. Smaller-sized spaces may be used for up to forty
14 percent of the required spaces;

15 d. Tandem spaces - Tandem spaces may be used for all hotel
16 or restaurant spaces with valet parking. Office valet parking
17 arrangements are also permitted, as are non-valet tandem spaces
18 assigned as employee parking;

19 e. Diagonal parking shall be permitted and comparable parking
20 space and aisle width standards shall apply as specified in Appendix A.

21 3. Parking structures:

22 The visible edges (exterior facades) of all parking structures shall
23 be visually attractive through choice of materials, landscaping, terracing,
24 and/or facing those edges with other use. Parking structure interior
25 spaces shall be attractive and shall define and articulate auto arrival and
26 pedestrian entrance to buildings. Parking structures shall also function as
27 a visual and physical connection to the lower level of buildings where
28 feasible. No parking structure shall exceed five stories (six parking levels)

1 above the main pedestrian grade. Terracing of parking structures,
2 overhanging plants along edges and rooftop gardens are encouraged in
3 conjunction with permitted open rooftop parking.

4 E. Landscaping.

5 The area shall be attractively landscaped. Where development of
6 the water's edge is a "waterside promenade", a hard surface design is
7 appropriate. Each subarea shall have an explicit landscape theme
8 supportive of the architecture and all landscaping shall implement that
9 theme.

10 F. Off site infrastructure and improvements.

11 All development approved subsequent to the adoption of this
12 ordinance within the Planned Development area shall be required to share
13 in the cost to the City for improving off-site roadways and intersections
14 which are negatively impacted by traffic generated by such development,
15 if a cost-sharing participation formula is developed by the City on an area-
16 wide basis, and adopted by City Council by ordinance. Projects approved
17 subsequent to the adoption of this Planned Development ordinance, but
18 prior to adoption of an area-wide cost-sharing ordinance, shall be required
19 to participate in the cost sharing.

20 G. Site Plan Approval - New Projects.

21 Site plan approval shall be required prior to approval for
22 construction permits as specified in Long Beach Municipal Code Section
23 21.15.070. Site Plan approval shall be by means of Site Plan Review by
24 the City Planning Commission as specified in Long Beach Municipal Code
25 Section 21.63. An updated Master site Plan for full development of the
26 subarea shall be submitted with each request for approval.

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1 III. SPECIFIC DEVELOPMENT AND USE STANDARDS

2 Subarea 1. Anaheim Street bridge to intersection of Harbor
3 Scenic Drive and Queensway Drive.

4 A. Permitted Uses.

5 1. Outdoor recreation.

6 Subarea 2. Intersection of Harbor Scenic Drive and Queensway
7 Drive to end of Queensway Hilton lease. This subarea, with the existing
8 Queensway Hilton, shall continue to be developed with a resort hotel
9 complex. Building design and use shall continue to enhance this design
10 theme.

11 A. Permitted Uses.

12 1. Hotels and motels, not to exceed five hundred and fifty guest
13 rooms; (Additional rooms may be approved by the Planning Commission
14 provided that the intent of a low-intensity amenity-oriented resort setting is
15 maintained);

16 2. Restaurants, cocktail lounges, dinner-dancing facilities with
17 related entertainment;

18 3. Banquet and meeting facilities not to exceed fifty-five
19 thousand square feet or one hundred square feet per guest room, which
20 ever is less.

21 4. Retail shop;

22 5. Accessory uses: Off-street parking and such other services
23 and facilities related to and necessary or convenient to the use,
24 maintenance and operation of the hotels and other permitted visitor-
25 serving facilities;

26 6. Office use: Executive office space for rental to tenants other
27 that hotel or restaurant operations, provided that the total space GUFA
28 devoted to such use shall not exceed five percent of the total space of all

1 buildings constructed in the subarea;

2 7. Transient mooring: Landside facilities related to an
3 necessary or convenient to wharfs, floats and related structures to be
4 used for embarking and disembarking of passengers on sightseeing
5 excursion boats and water taxis, or on transient yachts and other vessels;

6 8. Water taxi stop: Space shall be reserved for a water taxi
7 stop. Designation of the water taxi stop location shall be shown on all
8 development plans.

9 9. Helistop: A helistop may be provided to transport
10 employees or visitors to and from Queensway Bay. The site may not be
11 used as a heliport for transportation on trips not related to Queensway
12 Bay as a destination. A helistop location shall not be allowed in this
13 subarea as long as similar facility is operational in another subarea of this
14 Planned Development. This shall not limit emergency only use and
15 facilities.

16 B. Prohibited Uses - Transportation Terminals.

17 Landside facilities for docking, loading and unloading of
18 passengers, landing pads, parking areas, ticket boots, lounges and
19 waiting rooms for common carrier or commercial transportation facilities,
20 except as listed as permitted uses.

21 C. Access.

22 1. Vehicle access shall be from Harbor Scenic Drive, Queen's
23 Highway and any necessary frontage roads to the satisfaction of the
24 Executive Director of the Harbor Department or a specified in agreements
25 with the Board of Harbor Commissioners, as applicable.

26 2. Pedestrian - Continuous water's edge walkway, not less
27 than fifteen feet wide, from north to south end of site.

28 D. Building Design.

1 The design of the facility shall be that of a resort hotel complex with
2 buildings set in a lush, open, park-like setting, oriented to the waterfront
3 and containing extensive recreational amenities.

4 1. Site locations. Due to the long and narrow shape of the site,
5 buildings shall be placed linearly along the pedestrian walkway along the
6 water's edge. Such buildings shall not present a continuous building wall
7 along this walkway for any individual building. Buildings should be amply
8 spaced to allow the waterfront amenity to enter into the interior of the site
9 and to allow significant views through the site. The sum of building widths
10 along the walkway shall not exceed forty percent of the length of the
11 walkway in the subarea.

12 2. Height. Building heights in Subarea 2 shall not exceed one
13 hundred feet, including all rooftop parapets, and stair, elevator and
14 equipment penthouses.

15 3. Setbacks.

16 a. Waterfront. All buildings shall be set back twenty feet from
17 the edge of the pedestrian walkway. Buildings may encroach into this
18 setback to the property line provided that:

19 1) The average setback of the nearest facade of the building to
20 the walkway shall be not less than twenty feet; and

21 2) All encroachments into the setback shall be highly
22 articulated both vertically and horizontally so as not to create a mass that
23 crowds or overwhelms the walkway.

24 b. Harbor Scenic Drive frontage. The Harbor Scenic Drive
25 frontage setbacks shall be set through Site Plan Review. Such review
26 shall require ample setbacks for significant landscaping and to create an
27 attractive entry.

28 4. Special design features.

1 a. Parking structure(s). Any parking structure(s) shall be
2 designed so as not to dominate the site and to be in a pleasing and
3 harmonious relationship to the hotel buildings.

4 b. Site coverage. Site coverage shall not exceed thirty-five
5 percent of the buildable site area contiguous to the buildings. Parking
6 areas, tennis courts, and areas less than one-hundred feet in width shall
7 not be included in the calculation of site coverage.

8 E. Parking

9 Not less than as specified in the General Standards.

10 F. Landscaping

11 Landscaping shall be lush and tropical. Palm trees shall be planted
12 in a variety of heights from three to fifty feet.

13 G. On and off-site improvements.

14 1. The developer shall provide all utilities and on-site roadways
15 necessary to service project development (including the Harbor Scenic
16 frontage road) located within the lease area to the satisfaction of the
17 Executive Director of the Harbor Department and consistent with
18 applicable agreement approved by the Board of Harbor Commissioners.

19 2. The developer shall provide for off-site traffic improvements
20 as required in the General Standards.

21 Subarea 3. From the southern edge of the Queensway Hilton
22 lease area to the northern edge of the Queen Mary/Spruce Goose lease
23 area.

24 A. Permitted Uses.

25 1. Restaurant and/or open recreation.

26 2. Landside facilities related to and necessary or convenient to
27 wharfs, floats and related structures to be used for embarking and
28 disembarking of passengers on sightseeing excursion boats and water

1 taxis or on transient yachts and other vessels, provided that passengers
2 embarking at the site are hotel guests on the Queensway Bay or are
3 returning on trips not originating in the area.

4 3. Helistop. A helistop may be provided to transport
5 employees or visitors to and from Queensway Bay. The site may not be
6 used as a heliport for transportation on trips not related to Queensway
7 Bay as a destination. A helistop location shall not be allowed in this
8 subarea as long as a similar facility is operational in another subarea of
9 this Planned Development. This shall not limit emergency only use or
10 facilities.

11 B. Access.

- 12 1. Vehicle. Panorama Drive.
13 2. Pedestrian. Continuous water's edge walkway not less than
14 eight feet wide from north to south end of site.

15 C. Building Design.

- 16 1. Site location. Northeastern edge of site along pedestrian
17 walkway.
18 2. Height. Not to exceed forty-five feet, including all rooftop
19 parapets, stair, elevator, and equipment penthouses.

- 20 3. Site coverage. Thirty-five percent as defined in Subarea

21 2.D.4.b.

- 22 4. Floor area ratio. One.
23 5. Setbacks. Ten feet from edge of walkway. No projections
24 shall be allowed into the setbacks except those permitted in Section
25 21.18.130.

26 D. Parking.

- 27 1. Number. See General Standards.
28 2. Parking structures. No freestanding parking structures. Any

1 structure must be integral with the building.

2 E. Landscaping.

3 Landscaping shall reflect design theme and transition from
4 Subareas 2 and 4.

5 Subarea 4. This subarea is the property presently leased by
6 Wrather Port Properties, Ltd. and current development includes the
7 Queen Mary, the Spruce Goose Museum, the Shopping Village and
8 parking.

9 A. Permitted Uses.

10 1. Entertainment attractions and display uses (permanent and
11 semi-permanent displays, corporate suites and business showcase
12 exhibits are permitted as uses).

13 2. Hotel. Up to seven hundred and fifty guest rooms (including
14 those on the Queen Mary) are permitted. Display and meeting room
15 facilities are permitted.

16 3. Retail and eating establishments. This also includes uses
17 for entertainment, such as cabaret, live and movie theater uses. It is
18 intended that the mix of uses, the nature of uses, and the extent of uses
19 will be such that the retail use will have a tourist, specialty or festival
20 market function and not a comparison or convenience shopping function.

21 4. Commercial office. Up to nine hundred thousand square
22 feet of office use space GUFA consistent with Tidelands Trust restrictions
23 is permitted. The office space shall be developed in three phases as
24 follows:

25 a. Phase I: A maximum of four hundred thousand square feet
26 of office space GUFA.

27 b. Phase II: A maximum of two hundred thousand square feet
28 of office space GUFA (plus any part of the office space permitted in

1 Phase I, and not previously constructed). Phase II construction permits
2 shall not be issued unless previously, alternately (see d), or concurrently
3 construction permits are or have been issued for the "waterside
4 promenade", a hotel addition of not less than two hundred and fifty guest
5 rooms and at least one hundred and twenty-five thousand square feet
6 GFA of additional visitor serving uses. (For purposes of calculating the
7 one hundred and twenty-five thousand square feet of additional visitor
8 serving uses, up to fifty thousand square feet of visitor serving uses GFA
9 may be within the Queen Mary.)

10 c. Phase III: A maximum of three hundred thousand square
11 feet of office space GFA. Phase III construction permits shall not be
12 issued unless:

- 13 1) All of the construction described in Phases I and II is
14 complete;
- 15 2) Construction of one hundred and twenty-five thousand
16 square feet GFA of additional visitor serving uses; and the visitor serving
17 uses fronting on the "waterside promenade" are complete.

18 d. Alternating construction. Within each phase alternating
19 construction of segments of the Phase's office uses and the Phase's
20 visitor serving uses shall be permitted as long as segments of visitor
21 serving and office uses, proportionate to the total amounts of each use
22 required for the Phase, are being constructed; and as long as full build-out
23 of office uses in each Phase does not precede full build-out of visitor
24 serving uses in that Phase.

25 e. Exemption for integrated use office space. The maximum
26 office space square footage limitation in any individual Phase shall not
27 apply to office space which is related to and physically integrated with
28 display areas for consumer products or products of general public interest.

1 However, any such area shall not be exempt from the total maximum of
2 nine hundred thousand square feet of office space GUFA.

3 f. Carryover of visitor serving uses. Any visitor serving uses
4 constructed as part of Phase II in excess of one hundred and twenty-five
5 thousand GFA shall be considered visitor serving uses which are
6 applicable for purposes of satisfying the visitor serving use requirements
7 of Phase III.

8 g. Removal of existing visitor serving uses. The visitor serving
9 use requirements for Phases II and III shall not be increased by reason of
10 the elimination of any visitor serving uses in existence on the date of the
11 enactment of this ordinance.

12 h. Visitor serving uses. Visitor serving uses shall be
13 attractions, retail, restaurants, display and entertainment uses.

14 i. Attractions. Attraction uses shall be tours, amusement
15 rides, concerts, fireworks, museums, boxing, wrestling matches and the
16 like.

17 5. Shuttle boats. A shuttle boat landing dock and related
18 facilities may be provided.

19 6. Helistop. A helistop may be provided to transport
20 employees or visitors to and from Queensway Bay. The site may not be
21 used as a heliport for transportation on trips not related to Queensway
22 Bay as a destination. A helistop location shall not be allowed in this
23 subarea as long as a similar facility is operational in another subarea of
24 this Planned Development. This shall not limit emergency only use or
25 facilities.

26 7. Water taxi stop. Space shall be reserved for a water taxi
27 stop. Designation of the water taxi stop location shall be shown on all
28 development plans.

1 8. Cruise Terminals and Related Uses. Landside facilities
2 related to and necessary or convenient to wharfs, floats, and related
3 structures, to be used for embarking and disembarking of passengers on
4 sightseeing excursion boats and water taxis or on cruise lines. One
5 facility may be used for embarking and disembarking passengers on
6 cruise lines.

7 B. Access.

8 1. Vehicular. As noted in General Standards. Service access
9 shall be grade separated where feasible.

10 2. Pedestrian access shall be provided at all water edges as
11 noted in the General Standards. A "waterside promenade" shall be
12 developed from the northwest corner of the site to the stern of the Queen
13 Mary. The "waterside promenade" shall be a minimum of thirty-five feet
14 wide from the northern edge of the promenade to the nearest buildings,
15 with not less than an average of twenty-five feet to remain clear of any
16 permanent outdoor obstructions. Outdoor activities such as outdoor
17 dining, vendors' carts and other outdoor uses shall be planned into the
18 "waterside promenade" design. A pedestrian walkway continuing along
19 the water's edge from the "waterside promenade" to the southern end of
20 the subarea shall also be provided with a width of not less than ten feet.

21 C. Building Design.

22 Building design shall capture a bright and festive ambiance
23 consistent with a waterfront attraction. The following standards are
24 based upon and descriptive of the illustrative site plan attached hereto.

25 1. Site location. Building siting shall be organized around the
26 following conceptual design framework:

27 a. Queen's Highway shall be the major vehicle entrance to the
28 site, and shall be treated as a grand boulevard in the site.

1 b. The area southwest of Queen's Highway shall be devoted to
2 office, exhibition, and major parking uses. Office use structures shall be
3 located to screen Queen's Highway from the parking uses.

4 c. The area northeast of Queen's Highway shall become a
5 pedestrian precinct organized around the "waterside promenade" along
6 the waterfront from the northwestern edge of the site to the stern of the
7 Queen Mary. Active pedestrian uses shall be oriented toward this
8 pedestrian way on the pedestrian level of all structures along them from
9 the furthest northerly structures to the pedestrian gateway structure.
10 Southerly of this structure, the pedestrian way may be raised from the
11 grade to connect to the amphitheater at the stern of the Queen Mary and
12 may be void of active pedestrian oriented uses provided the walkway is
13 attractive and inviting. Active pedestrian uses include retail, festival
14 market, restaurant, display, attraction and hotel lobby uses. Office uses
15 are permitted in the northwesterly corner of this precinct, but shall not
16 exceed one hundred thousand square feet in total gross usable floor area.

17 d. Building shall be sited to maximize symbolic views from
18 roadways and pedestrian ways, including a dramatic vehicle entrance
19 view. The pedestrian way shall enjoy views of the Queen Mary, open
20 water and the downtown skyline.

21 2. Height.

22 a. Southwest of Queen's Highway - Up to two hundred feet
23 above grade except one office building may be up to two hundred and
24 sixty-five feet in height if located northwest of the bow of the Queen Mary
25 past a line drawn from the bow of the Queen Mary past a line drawn from
26 the bow of the Queen Mary past a line drawn from the bow and
27 perpendicular to Queen's Highway. These heights are maximums and
28 shall only be allowed provided placement and design of the buildings

1 creates an attractive composition with the Queen Mary. Only two major
2 office buildings at maximum heights shall be allowed and the remainder of
3 the nine hundred thousand square feet of office space shall be located in
4 low-rise buildings not more than seventy-five feet high in a linear
5 configuration between the two office towers.

6 b. Northeast of Queen's Highway.

7 1) Retail use structures. Retail use structures fronting on the
8 "waterside promenade" shall not exceed three stories or fifty-five feet in
9 height measured to the top of roof parapets.

10 2) Office use structures. One office use structure located on
11 the northwesterly terminus of the Promenade) up to one hundred feet in
12 height, provided that ground floor uses are active and attractive to visitors.

13 3) Hotel use structure. A hotel (located generally perpendicular
14 to the Queen Mary in the vicinity of the bridge) may be eighty feet in
15 height above grade at the landward edge of the "waterside promenade"
16 (grade being the top of the rock embankment). The "waterside
17 promenade" shall be not less than thirty-five feet wide adjoining the hotel.

18 Additional height may be permitted stepping up with a receding
19 distance from the Queen Mary provided that no portion of the hotel shall
20 be less than one hundred feet away from the water's edge dike and
21 exceed one hundred and twenty feet. The maximum hotel height shall not
22 exceed two hundred and fifty feet in height above grade and the maximum
23 height shall only occur in the segment of the structure nearest Queen's
24 Highway. The color, materials, and mass of the hotel shall be compatible
25 and non-competitive with the Queen Mary so that the character of the
26 Queen Mary as a striking and distinctive landmark, when viewed from the
27 Downtown Shoreline, is not diminished. The hotel shall be detailed,
28 shaped, and located so as to become a third major element in coherent

1 skyline composition with the Queen Mary. Building lines and massing
2 should emphasize vertical lines, the highest segment of the building and
3 building separation from the Queen Mary.

4 4) A pedestrian gateway structure adjacent to the Queen Mary
5 may be one hundred and twenty feet in height above grade (grade being
6 the top of the rock embankment), provided that it does not obscure views
7 of upper portions of the Queen Mary from Queen's Highway. The
8 massing and materials used for this structure shall be such as to give it a
9 light, almost transparent character so as not to compete with the strong
10 architectural statements of the Queen Mary.

11 c. Parapets, elevators, stairway towers and rooftop equipment
12 penthouses shall be included within the specified heights unless otherwise
13 noted. Flag poles and theme roof treatments, including barrel vaulted
14 arches, may exceed height limits along the pedestrian ways, subject to
15 site Plan Review.

16 5. Setbacks. The applicant shall establish a series of
17 coherently coordinated spatial relationships between buildings and access
18 routes as follows:

19 a. Queen's Highway shall have a right-of-way width of not less
20 than one hundred and eight feet. All buildings along Queen's Highway
21 shall be set back twenty feet from the edge of the right-of-way.

22 b. Buildings above three stories in height shall be attractively
23 spaced from each other and shall be located to maintain views.

24 c. Buildings shall be set back not less than forty feet from
25 freestanding parking structures. A landscaped area not less than ten feet
26 in width shall be provided along each garage or building in this setback,
27 except for necessary pedestrian access areas into the garage. If parking
28 structures are attached or integrated with buildings, their design shall be

1 harmonious with that of the building.

2 6. Special design features.

3 a. New buildings shall be sited and designed so as to create an
4 interplay between open areas and the buildings that shall reinforce
5 pedestrian flow and street scale and provide a unique and intriguing
6 walking environment. A variety of intimate and grand scale spaces is
7 encouraged. An attractive pedestrian environment shall be created
8 between parking and attraction uses. All buildings shall contain fine grain
9 detailing utilized to reduce building mass and to relate to the intricacies of
10 the Queen Mary's profile.

11 b. The office buildings shall be visually distinguishable from
12 adjacent parking structures by height, color, material and/or line if not
13 attached.

14 c. The parking structures shall be designed, treated, finished
15 and landscaped so as to be visually attractive. It is intended that such
16 structures be compatible both with the offices and th ambiance of the
17 attraction uses. Due to their significant size, all parking structures must
18 be carefully and sensitively designed.

19 d. A comprehensive graphics and signage plan shall be
20 developed for the area, to the satisfaction of the Director of Planning and
21 Building, before any new buildings identified in this plan are occupied.

22 D. Parking

23 1. Number of spaces. Attraction parking shall be two
24 thousand, seven hundred spaces. This is based on prevailing attendance
25 levels and may be reduced or increased by the Director of Planning and
26 Building during Site Plan Review if attendance varies significantly. All
27 other uses shall contain the number of parking spaces designated in the
28 General Standards.

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2. Parking structures. As noted in the General Standards.

E. Landscaping.

The subarea shall be attractively landscaped. The landscape concept shall be consistently applied throughout the development of the subarea. An overall landscape theme shall be submitted with the first phase of development approval. Conceptual landscape plans implementing that theme shall be submitted with each development phase. Consideration of xerophytic (drought tolerant) plant material is recommended.

F. On and Off-site Improvements.

1. The developer shall provide all utility and roadway improvements on or contiguous to the site necessary to service project development to the satisfaction of the Executive Director of the Harbor Department. This shall include widening, restriping and signalization to the intersection of Panorama Drive and Queen's Way. Widening of Panorama Drive so as to require reconstruction of the Harbor Scenic Drive Bridge shall not be the responsibility of this developer if the widening is necessary to increase through traffic from the harbor. If such widening is necessary to maintain current through traffic from the harbor with the new traffic accessing this subarea, then this developer shall be responsible for the full widening.

2. Off-site improvements - Same as in the General Standards.

Subarea 5.

A. Permitted Uses.

1. Open, outdoor recreation, especially fishing.
2. Access facilities to oil islands.
3. One Cruise Terminal Berthing Facility.

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City Attorney of Long Beach
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Long Beach, California 90802-4664
Telephone (562) 570-2200

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Sec. 2. 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.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of October 22, 2002, by the following vote:

Ayes: Councilmembers: Lowenthal, Baker, Colonna, Carroll,
Kell, Richardson-Batts, Reyes Uranga,
Webb, Lerch.

Noes: Councilmembers: None.

Absent: Councilmembers: None.

Elaine M. Marsh
Acting City Clerk

Approved: 10-24-02

Kevin Spill
Mayor

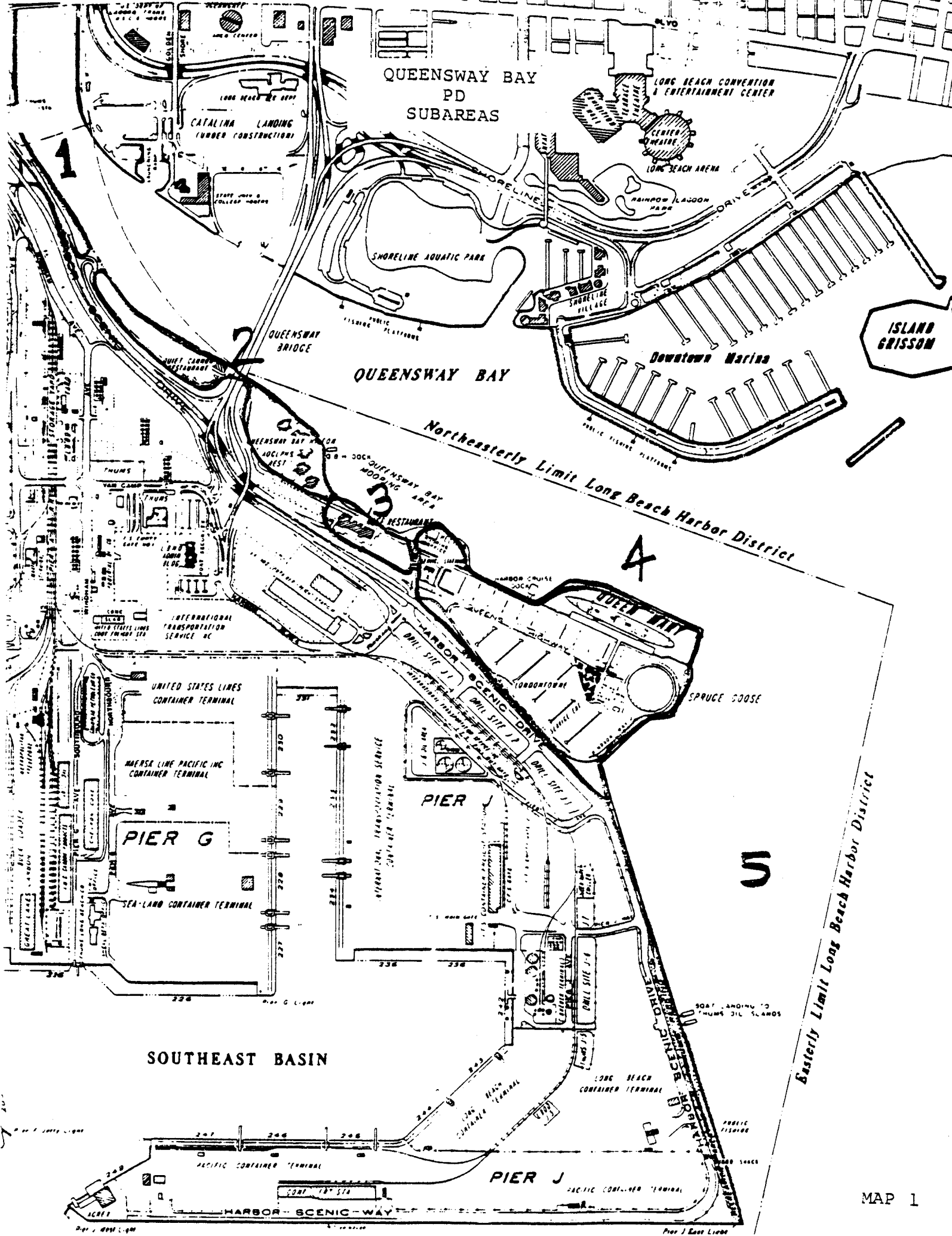
MJM:kjm 9/6/02 #02-04034
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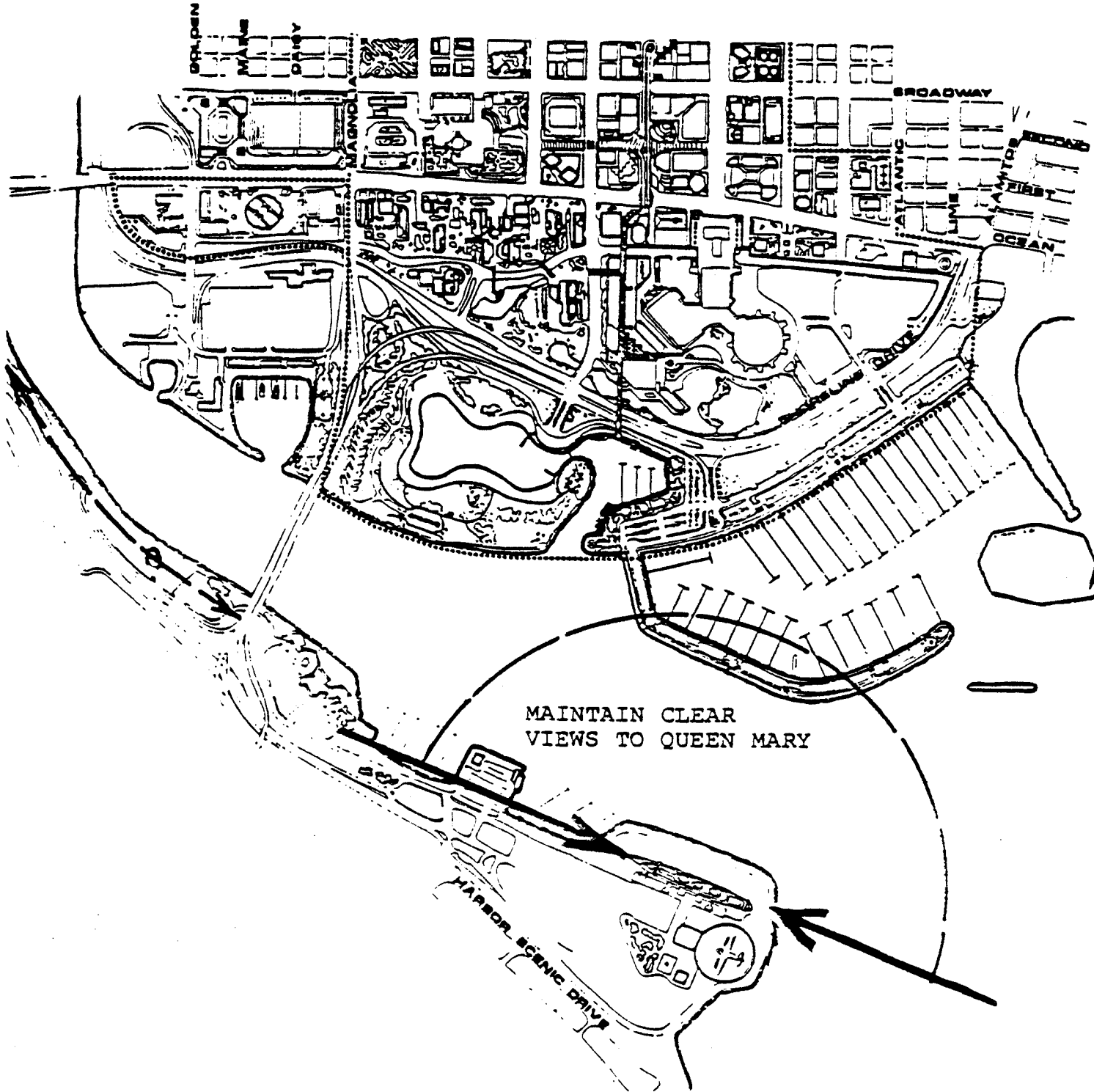
Parking Angle	Space Width	Stall Depth	Bay Width		
			One Way Aisle	One Way Aisle	Two Way
30	8' 0"	12	23	37	45
	9' 0"	16	28	43	51
35	8' 0"	14	25	39	47
	9' 0"	18	29	45	54
40	8' 0"	15	26	41	49
	9' 0"	19	30	47	56
45	8' 0"	16	27	43	51
	9' 0"	20	31	49	57
50	8' 0"	17	29	45	51
	9' 0"	21	32	51	58
55	8' 0"	17	30	47	52
	9' 0"	21	34	53	59
60	8' 0"	17	31	48	52
	9' 0"	21	36	54' 6"	60
65	8' 0"	17	33	50	52
	9' 0"	20	37	56	60
70	8' 0"	17	33	50	52
	9' 0"	21	38	57' 6"	61
75	8' 0"	17	34	50	52
	9' 0"	20	40	59	61
80	8' 0"	17	34	50	52
	9' 0"	20	41	60	62
85	8' 0"	16	35	50	51
	9' 0"	19	42	61	62
90	8' 0"	15	35	50	51
	9' 0"	19	43	61	62

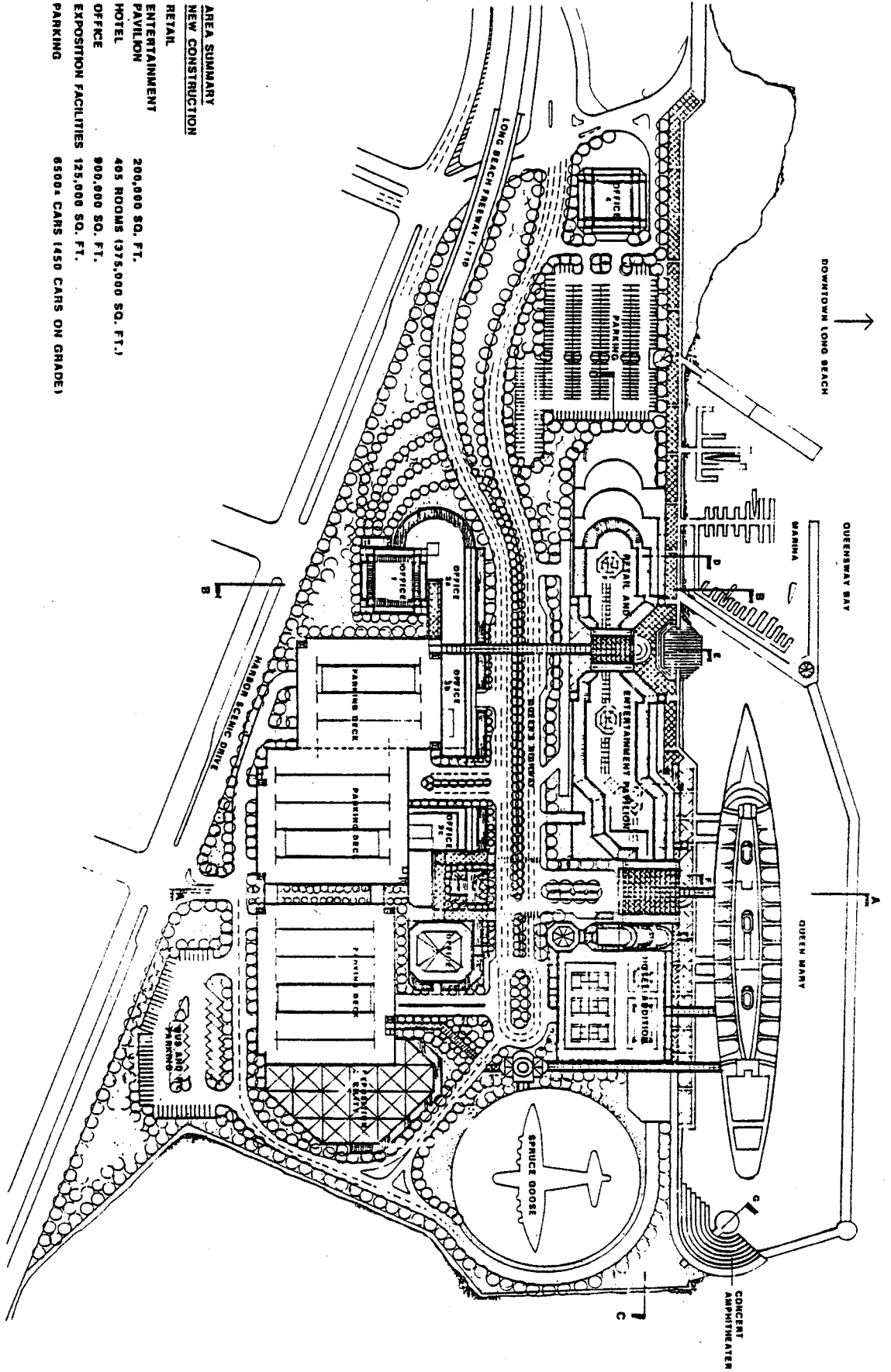
APPENDIX A



MAP 1

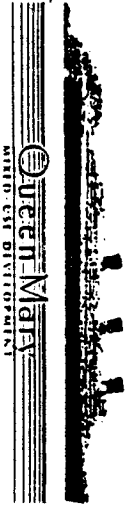
MAP OF VIEW PROTECTION AREAS



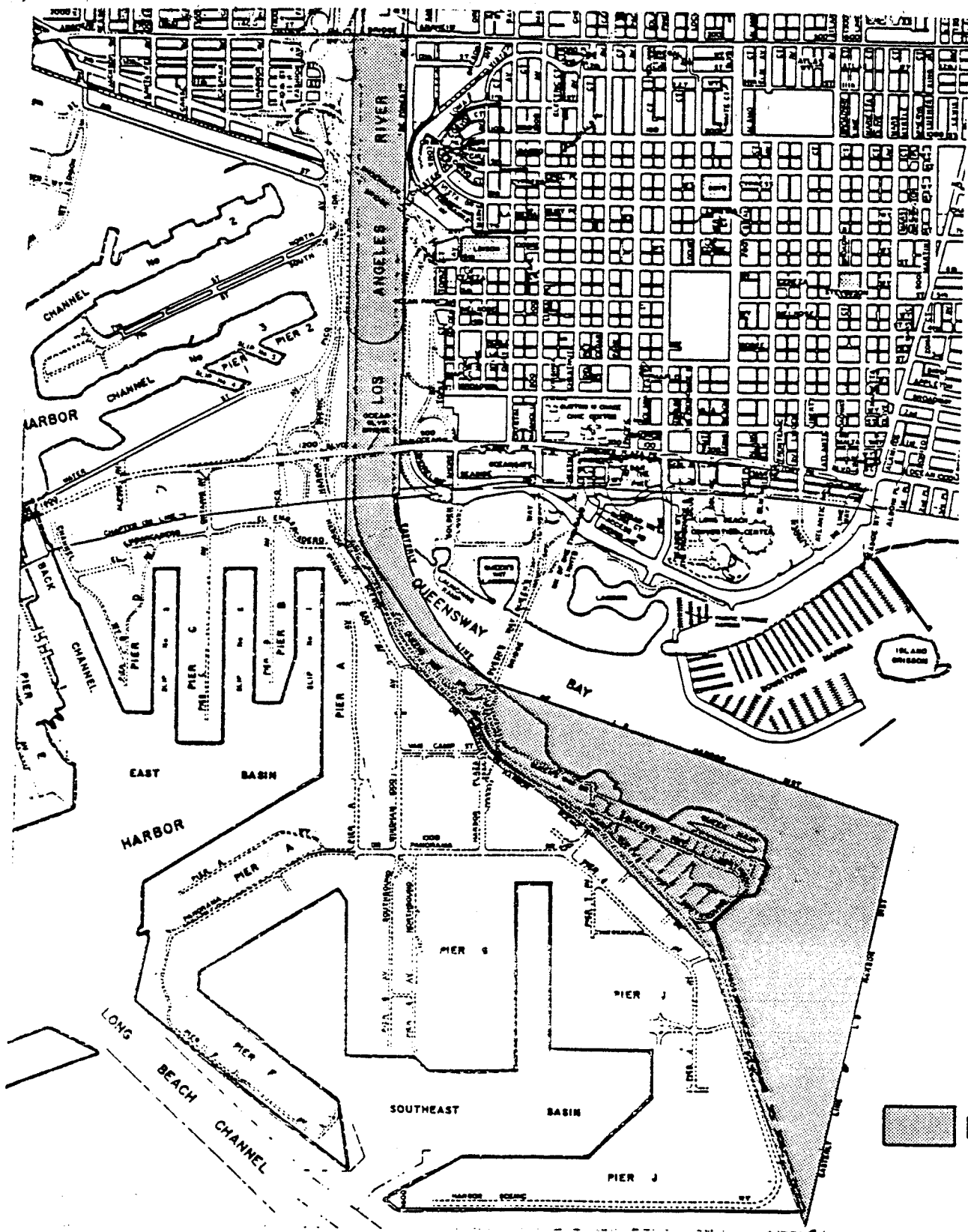


AREA SUMMARY
NEW CONSTRUCTION

RETAIL	200,000 SQ. FT.
ENTERTAINMENT PAVILION	405 ROOMS (375,000 SQ. FT.)
HOTEL	900,000 SQ. FT.
EXPOSITION FACILITIES	125,000 SQ. FT.
PARKING	6500+ CARS (450 CARS ON GRADE)



ILLUSTRATIVE SITE PLAN
 Queen Mary Mixed Use Development - Long Beach, CA
 BY: RTHK
 RTHK Associates Inc. Architects/Planners



SLS 2-6-87

PROPOSED
 AMENDMENT TO A PORTION OF PART(S) 3 AND 9
 OF THE USE DISTRICT MAP.

REZONING CASE
RZ-457-86