

OCEAN BOULEVARD PLANNED DEVELOPMENT DISTRICT (PD-5)

Ordinance History: C-5562, 1982

The intent of the Planned Development Plan is to provide a framework to guide new development in a way that is sensitive to the high level of public interest in the plan area. The plan area is land between the public beach and the first parallel public roadway, Ocean Boulevard, from Alamitos Boulevard, to Bixby Park which is designated a scenic route. The land is in private ownership and is primarily used as multi-family residences at a high density. Many of these uses are likely to be replaced by new uses. This plan is intended to cause new development to be of a similar nature, designed with sensitivity to the policies of the California Coastal Act of 1976 and the Long Beach Local Coastal Plan, and incorporating a maximum of public involvement and review of the individual projects.

A special incentive provision is provided in this Planned Development Plan to encourage lot assembly for the construction of high rise development. In this incentive higher density and greater height are provided in exchange for greater visibility of the ocean, greater on-site open space and greater contributions to access to the beach by improvements in public right-of-way.

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 the 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 effect on access along the shoreline including physical visual or psychological characteristics of access.

GENERAL DEVELOPMENT AND USE STANDARDS

- (a) **Use.** All uses in this plan area shall be multi-family residential.

Existing motel sites shall be retained in motel use. The Pacific Coast Club site, if the designated cultural landmark building is maintained, may be used for hotel, retail, office or private club uses.

- (b) **Access.**

1. Vehicular. Vehicular access shall be limited to the north/south side streets, the "Places," whenever a development site has access to the side

streets. When such access is not available, access shall be from Ocean Boulevard.

2. **Pedestrian.** Pedestrian access from Ocean Boulevard to the beach shall be provided along the "Places." Each new development shall provide for improving such access at one place through the provision for such features as new stairways, lighting, landscaping and street improvements, according to an improvement plan consistent with LCP access plan map to be developed by the Tidelands Agency and the Bureau of Parks, and approved by the Planning Commission. Such plan shall be developed and approved prior to the granting of any development approval. Development responsibility for such provisions shall be at least one-half of one percent of the value of the development.

(c) ***Building Design Standards.***

1. **Design character.** All buildings shall be designed so as to provide an interesting façade to all sides and to provide an open and inviting orientation to Ocean Boulevard. The following additional features shall also be provided:

- A. The exterior building design style and façade shall be appropriate for the area and harmonious with surrounding buildings.
- B. Any portion of any building south of the shoulder of the bluff shall be terraced to reflect the sloping nature of the bluff.

2. **Yard areas.**

- A. **Setbacks.**

1. Ocean Boulevard frontage – twenty feet from property line.
2. Side streets – eight feet from side street property line.
3. Interior Property lines – ten percent of the lot width.
4. Beach property lines – 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 existing development on the site.

- B. **Projections into setbacks.** Porte-cochere and balconies may project into yard areas provided:

1. They do not project into interior yard areas.

2. They do not project more than one-half of the required setback.

(d) ***Parking.***

1. Number of spaces.
 - A. Residential. 2.00 spaces shall be required for each dwelling unit for resident use, except elderly housing provided as affordable housing (so stipulated by Deed restriction) which shall require not less than 1.25 spaces per unit. One-quarter space per dwelling unit shall be required for guest use.
 - B. Hotel/Motel. One space per room (including banquet, meeting rooms restaurants, etc.) Or 0.75 per room (including banquet, meeting rooms, restaurants, etc., counted separately).
 - C. Other uses. As per Zoning Regulations outside of planned development areas.
2. Size of spaces. Parking space sizes shall be as required for the applicable use under Table 41-2 of Chapter 21.41 of the Long Beach Zoning Regulations.
3. Tandem spaces. Tandem spaces may be used in hotel/motel use with valet parking arrangements and in residential use when both spaces are assigned or sold to the same dwelling unit. Guest parking may be provided in tandem with valet parking arrangements.
4. All parking shall be in garages closed to public view of vehicles inside. No parking garage other than grade access facilities shall be permitted at grade on the Ocean Boulevard frontage.

(e) ***Landscaping.***

One palm tree not less than fifteen foot high as street tree for each twenty feet of street frontage; one twenty-four inch box and one fifteen gallon tree for each twenty feet of street frontage. Five five-gallon shrubs per tree. One cluster of three palm trees for each twenty feet of beach frontage. Any exposed bluff area shall be landscaped to the satisfaction of the Park Bureau of the Department of Public Works, including bluff areas on public property and adjacent public street rights-of-way.

(f) ***Off-site improvements required of developer.***

1. Public access. Public access shall be provided for as described under pedestrian access.

2. Landscaping. Each new building constructed shall provided street trees, bluff and beach landscaping.

SPECIFIC DEVELOPMENT AND USE STANDARDS

Subarea 1. This subarea is the area closest to downtown. It is distinguished by three existing high rise buildings, The Villa Riviera, The Pacific Coast Club, and the St. Regis (The former two being designated as cultural landmarks) and a single-family home designed by the prominent architectural team of Charles and Henry Greene.

- (a) Uses. Residential. Standard site development – up to fifty-four dwelling units per net acre; incentive development- up to one hundred twenty dwelling units per net acre.
- (b) Access. As noted in general standards
- (c) Building Design.
 1. Floor area ratio.
 - A. Standard site development. No building shall exceed in gross floor area more than two and one half times that area of its site.
 - B. Incentive development. No building shall exceed in gross floor area more than six times the area of its site.

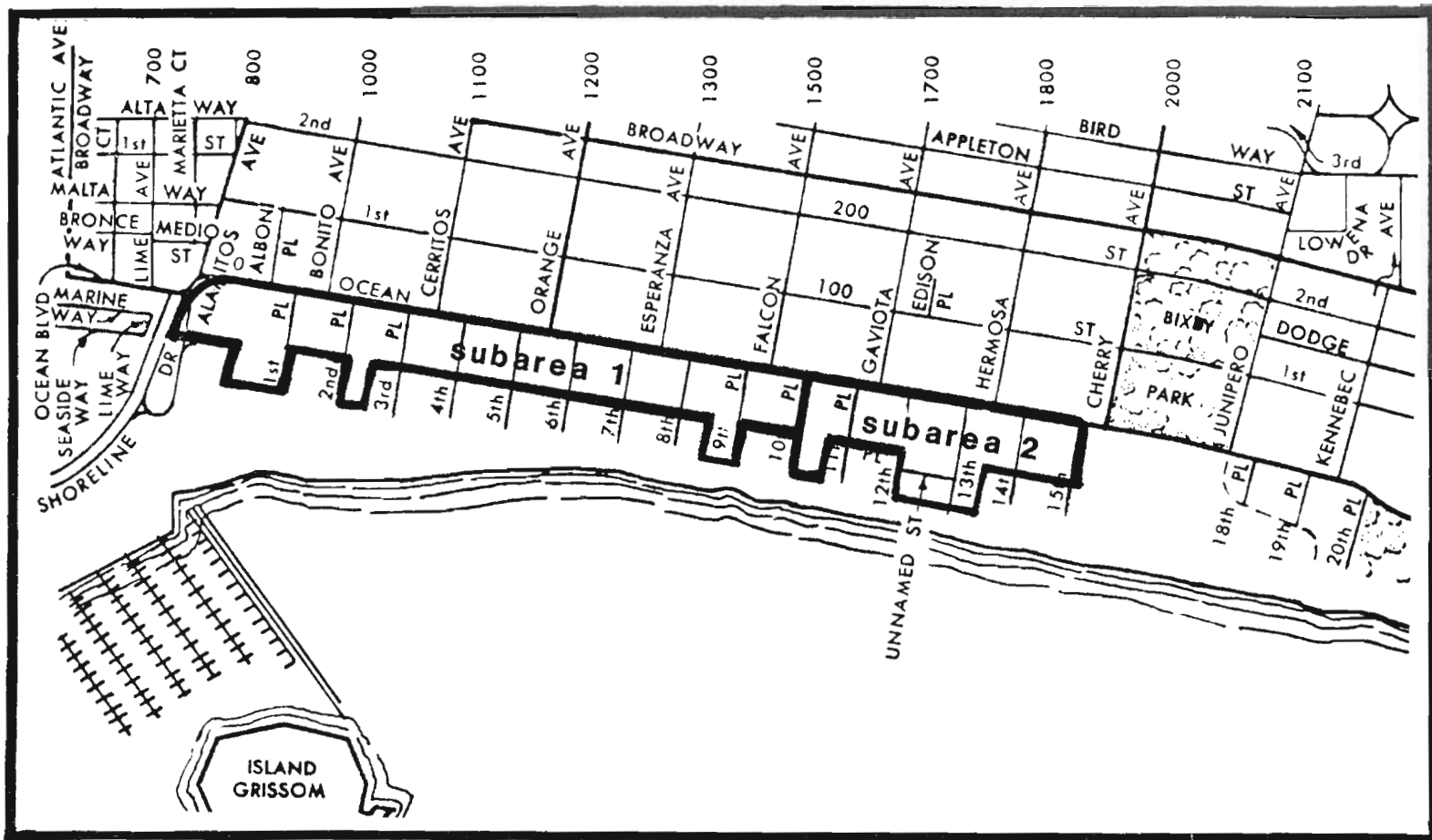
Parking area shall not be included as floor area.
 2. Height.
 - A. Standard site development. Forty-five feet or four stories above Ocean Boulevard elevation.
 - B. Incentive development. No building shall exceed the height of the bottom of the roof of the Villa Riviera, or sixteen stories, whichever is more restrictive.
 3. Lot Coverage.
 - A. Standard site development. From Ocean Boulevard grate to the sky, lot coverage shall not exceed sixty-five percent of the lot area.
 - B. Incentive development. From Ocean Boulevard grade to the sky, lot coverage shall not exceed thirty percent of the lot area. Planters, not more than three feet above Ocean Boulevard grade shall not be considered as lot coverage.
 4. Special design features for incentive development.

- A. The development site must be not less than forty thousand square feet in net site area.
- B. Provisions shall be incorporated into the proposal for public views through the site to the ocean to the maximum extent practical by such means as, but not limited to:
 - (1) Open Ocean Boulevard story for view under the development; or
 - (2) Wide, unfenced side yards; o
 - (3) Unfenced diagonal setbacks at corner with side street (Places); or
 - (4) In addition to item (1), (2), and (3), each incentive development shall provide view corridors through the development as additional side yard width so that the total area provided in both side yards shall not be less than thirty percent of the width of the site. Instead of a typical side yard, this view corridor may be provided through a triangular area of not less than fifteen percent of the lot area, provided the base of the triangle is at the front setback line, the point of the triangle is at the rear setback line and one side of the triangle is contiguous to a side yard setback line. The view corridor and side yard setback areas shall contain no structure or plant material which blocks public views to the sea from Ocean Boulevard. However, upon a demonstration that maximum public ocean views for auto and pedestrian traffic are protected, the following uses may be permitted: raised planters, elevated not more than three feet above Ocean Boulevard; landscaping consisting of low-growing plants and shrubs, and high-branching trees; and security fencing along the bluff top where visually open materials are used, e.g., wrought iron or chain link.
- C. The building shall be designed to minimize shadows being cast north of Ocean Boulevard. Shadows shall not be cast north of Ocean Boulevard between the hours of 11:30 A.M. to 1:30 P.M. except during three months of the year.
- D. Development on a single site shall contain no more than one high rise structure.

Subarea 2. This area is a transition area between the large scale high intensity development of the downtown and smaller, less intense development of the eastern portion of the coastal zone.

- (a) Uses. Residential; up to a density of fifty-four dwelling units per acre. Existing motel use sites shall remain in motel use.
- (b) Access. Same as general development and use standards.
- (c) Building design.
 - 1. Floor area ratio. The gross floor area of the building shall not exceed two and one-half times the area of the site. Parking area shall not be included as floor area.
 - 2. Height. The height of the building shall not exceed forty-five feet or four stories above Ocean Boulevard grade.
 - 3. Lot coverage. Lot coverage shall not exceed sixty-five percent from Ocean Boulevard grade to the sky.
 - 4. Usable open space. Each unit shall have a minimum of sixty-four square feet of usable open space abutting the unit, only accessible from the dwelling unit.

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 decision. Information contained herein is subject to change without notice as a result of updates, corrections or amendments.



**Ocean Boulevard
Planned Development**