

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. 20-0005, adopted 1/22/20, Ord. 21-0025, adopted 7/13/21.

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 by all people, including recreational and competitive swimming, as well as use of the public beach and park areas.

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. For development located within the Coastal Commission's retained jurisdiction area, the standard of review is Chapter 3 of the Coastal Act and the certified Local Coastal Program (LCP) may provide guidance. 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, of the certified LCP.

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 39th 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 certified LCP, including the certified Mobility Element.

(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.

- (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 4, 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 39th Place shall be excepted from this and may occupy one hundred percent of their sites.
- (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 with the exception of 40 parking spaces along Olympic Plaza and 130 parking spaces within the Granada public beach parking lot that may be removed pursuant to a California Coastal Commission-approved coastal development permit for the Belmont Beach and Aquatics Center. 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.

- (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 on the second story only.
 - (a) Professional and Personal Services shall be allowed in buildings for which a Certificate of Occupancy has been granted prior to July 22, 1982.
 - (b) 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.
- (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 39th Place to Termino Avenue.
 - (b) 39th Place.
 - (c) Olympic Plaza.
 - (d) Termino Avenue from Ocean Boulevard to Olympic.
 - (e) 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) 39th Place.
 - (d) Along Termino Avenue east and west curbs.
 - (e) Mid-block between Termino Avenue and 43rd 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 spaces. The landscaping may be placed in or along the existing lot.
 - (b) As the block from Termino Avenue to 43rd 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 an 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.
 - 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 4).

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 39th 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 existing plaza.

D. Parking.

(1) The existing parking lot shall remain.

(2) A new parking lot of up to two hundred vehicles may be provided in the future to enhance public access.

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 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 (such as uses that support beach or aquatics center programming).
- (3) Other public facilities accessory to the public aquatics center complex (such as storage or maintenance rooms).
- (4) Uses as allowed in the P (Park) zoning district, per Division I of Chapter 21.35 of the Zoning Regulations.

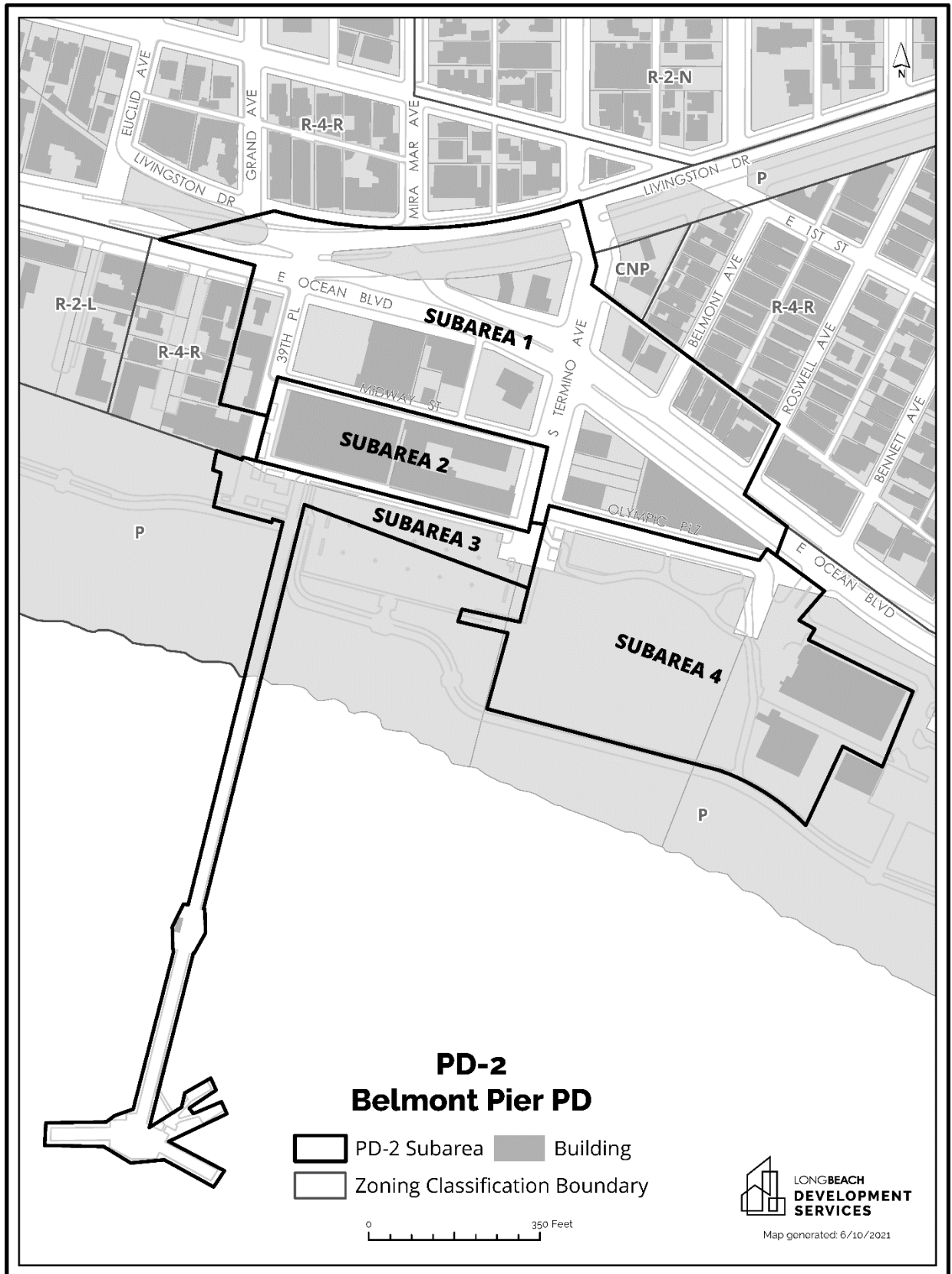
B. Access.

- (1) Public Access to Subarea 4 and any public facilities therein shall be maximized for all people. All recreational opportunities provided within this subarea shall be lower cost and visitor-serving.
- (2) Vehicular. Vehicular access shall be provided from Ocean Blvd. via a southerly prolongation of Bennett Ave. Access to the site by public transportation shall be increased and encouraged.
- (3) 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.
 - (b) Ocean Blvd., south curb west of Bennett Ave.
 - (c) Along beach frontage. A lateral path from east to west on the seaward side of the Belmont Beach and Aquatics Center with unobstructed views of the beach and ocean shall be provided and maintained onsite in perpetuity.
- (4) Beach. Public access to the sandy beach and ocean shall be provided through the maintenance of not less than one hundred fifty feet (150') of beach width seaward of the line of development or

through the implementation of a Coastal Commission-approved alternative sea level rise adaptation plan that conforms with the Chapter 3 policies of the Coastal Act.

- C. Building Design.
 - (1) Style. Building design shall implement the policies of the Local Coastal Program.
 - (2) Height. Buildings are allowed up to a height of 30 feet and visually permeable or minimally obtrusive accessory structures (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. Height in Subarea 4 shall be measured from the project grade datum established for the Belmont Beach and Aquatics Center project, which is approximately +10'-0" NGVD29.
 - (3) Setbacks. Because the public aquatics complex in Subarea 4 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).

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