

BELMONT PIER PLANNED DEVELOPMENT DISTRICT (PD-2)

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.

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 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.

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 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 area as shown on the Planned Development Plan map.
 - (3) Pedestrian. Pedestrian walkways shall flow throughout the area 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.
 - (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. Public parking may be relocated from the Granada Avenue parking lot to under and west of Belmont Pier, but not to extend westward of 38th 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 be lush and shall create a park-like setting.
- (1) **Materials.** Landscape materials shall be predominately those used in the area north of the Belmont Plaza Pool and in the Granada Avenue parking lot.

(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 feet of street or 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.

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, 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 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.
 - (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 43rd 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 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 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 one bedroom or more unites.
- (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.

- a. Use.
 - (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 three hundred cars may be provided. Such parking shall be located under an enclosed 39th Place Plaza, and westerly of the pier to the western edge of 38th 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 39th 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.

- a. Uses. Residential Uses.
- b. Density. 514 square feet of land per unit (81 DU/AC).
- c. Access.
 - (1) Vehicular – Ocean Boulevard, 38th Place and Belmont Drive (a private alley).
 - (2) Pedestrian.
 - (a) Along Ocean Boulevard, south curb.
 - (b) Along 38th 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) 38th 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 Subsection (d)4.A-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 38th Place.
 - 2) Landscaping. As noted in the General Development and Use 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 decision. Information contained herein is subject to change without notice as a result of updates, corrections or amendments.

