

LSA ASSOCIATES, INC.
OCTOBER 2009

DRAFT ENVIRONMENTAL IMPACT REPORT
ALAMITOS BAY MARINA REHABILITATION PROJECT
CITY OF LONG BEACH

APPENDIX H
ALAMITOS BAY MARINA MASTER PLAN

ALAMITOS BAY

MASTER PLAN

Adopted by the
Alamitos Bay Master Plan
Steering Committee

On
July 11, 2001

The following recommendations are made with regard to water use in Alamitos Bay:

- Due to significant safety and visibility concerns, slips protruding further into the Bay in Basin 1 and Basin 2 should not be included in the marina rebuild.
- The current ratio of “boat length to slip length” overhang rules should be retained for the rebuild of the marina.
- The City should make a guarantee to the current slip renters that they will not be displaced as part of a rebuild, except within the Alamitos Bay Marina.
- A policy should be instituted to accommodate the slip renters whose boats may be shorter than the available length of the newly constructed slips, so that slip rates will reflect boat length, not slip length.
- The current marine safety/fire vessel slips should be reconfigured and enhanced in order to accommodate the dredge and docks now posing a channel narrowing eyesore under the Davis Bridge. If this is not possible, another parking for the dredge and supporting docks should be identified.
- No dry storage facility and hoist should be built in the marina parking lot on Marina Drive.
- The Marine Bureau should create a more visitor friendly policy for the marina by taking steps to assure that reasonable numbers of visitor slips be available at all times.
- As the Marina is rebuilt, it should be dredged to the original construction depth. If possible, the dredged material should be disposed of outside the Bay to prevent rapid refill.
- The width of the navigable channel should be maintained in all cases.
- In the reconstruction of the Marina, every effort should be made to preserve the use of as many existing pilings, head walls and sea walls as possible.
- All non-dockside mooring should continue to be prohibited.

- The care, custody and control of the new Marina should be moved back to the Marine Bureau as an independent department.
- If the small boat storage facility is built on the north end of Basin 4, the facility should be a joint project of the Long Beach Yacht Club, the Sea Scouts and City of Long Beach. The storage facility should only be considered in the existing Sea Scout parking lot, and the height, width, and depth should be limited to minimum needs.

The following recommendations are made with regard to the land use in the Alamitos Bay area:

- It is the primary concern that an ongoing maintenance program be developed for the landscape (softscape).
- Boat owners rest rooms should be remodeled and brought up to current standards, and a separate rest room facility for the public should be added at each location.
- Appropriate and adequate lighting for beautification and safety should be included throughout the marina parking areas and along Marina Drive.
- City should maintain the existing berm along the bulkheads to include seating, cutout areas or terrace steps with trash bins and lighting.
- Trees presently in place should be kept in place.
- Regarding landscaping of Marina Drive, both sides should be developed with the addition of palm trees, shrubs, vines and accent lighting. All areas that are presently designed as “flower beds” are to be used.
- The existing fence along Marina Drive should be removed, if possible, or replaced with new fencing or shrubs.
- The planting areas in the parking lots that have been abandoned should be replaced using drought resistant trees and shrubs.
- The parking of recreational vehicles and unattached trailers in the Marina parking lots should be prohibited.
- The Exxon water-injection site should be developed. Consideration should be given to creating additional parking on the site. This additional parking will provide excess space, and thus the addition of a pocket or overview park area on the fuel dock road is highly recommended.
- The phased redevelopment of the Alamitos Bay Landing site should continue, including rehabilitation of the existing structures, the inclusion of office space and the inclusion of a boutique hotel/inn, if desired by the lessee. Any boutique hotel/inn that may be developed should be at the southernmost end of the property, and limited to 50 rooms or less. Height should be limited to 35 feet, and no height variances should be allowed. Any development should maintain appropriate view corridors and public access.

- A boutique hotel/inn at the southernmost portion of the Alamitos Bay Landing should be the only such hotel/inn within the entire Alamitos Bay Marina area.
- No other prohibited uses as defined in PD4 should be modified.
- Subarea 1 “approved uses” should be modified in section C to include as professional services “professional office space.”

The following recommendations are made with regard to the financial aspect of the Alamitos Bay Marina Master Plan:

- As a general statement, the marina and land areas of Alamitos Bay should be developed to enable their highest and best use, responding to market forces and the desires of the community, while remaining sensitive to the need for prudent management and consideration of the unique characteristics of the site.
- Construction should incorporate durable, high quality materials and workmanship utilizing contemporary design standards, and be completed at reasonable cost, incorporating new and/or existing infrastructure. The completed project should be functional and inviting, and meet the needs of users and lessees.
- Revenue generated for both land and water operations should compare favorably with similar facilities in the Southern California market. This may require reexamination of existing leases and rate structures.
- Revenue generated from Alamitos Bay facilities should be adequate to offset operating expenses, debt services, and capital improvement reserves, and should not be diverted to support activities not directly benefiting Alamitos Bay.
- The Marine Bureau is encouraged to adopt contemporary business reporting practices that will be available for review by lessees and the general public. Marine Bureau reports should include financial and statistical reports that provide readily available, informative, and useful information.
- The City should aggressively pursue State and Federal and private grant funds for development and maintenance of Marina.