

**Land Use Element and Urban Design Element
PlaceType and Height Map
Final Changes Adopted by City Council on March 6, 2018**

On March 6, 2018, the City Council voted to confirm the General Plan Land Use Element and Urban Design Element PlaceType and Heights Maps, and directed staff to update the Program Environmental Impact Report (EIR). The City Council adopted various changes to the maps as a part of their actions. Those changes are summarized by Council District below. Staff will prepare new maps based on these changes and post them online during the week of March 12.

Council District 1

1. Provide clarity by revising the height labels for the TOD-L and TOD-M area bound by Elm Avenue, 16th Street, Atlantic Avenue, and north of Anaheim Street at the Midtown Specific Plan boundary to reflect the 5-story height limit.
2. Label Peace Park located at 1411 Atlantic Ave. and designate as OS PlaceType.

Council District 2

1. Along 10th Street between Orange Avenue and Gardenia Avenue, change the PlaceType from MFR-M to MFR-L and reduce the height limit from 4 stories to 2 stories.
2. Along Cherry Avenue from the south side of 10th Street to the north side of 7th Street for the NSC-L PlaceType, reduce the height limit from 5 stories to 4 stories.
3. Along 7th Street between Walnut Avenue and Obispo Avenue, change the PlaceType from NSC-L to NSC-M and increase the height limit from 3 stories to 4 stories from Walnut to Cherry and from 3 stories to 5 stories from Cherry to Obispo¹.
4. Along 4th Street between Cerritos Avenue and Almond Avenue, change the PlaceType from NSC-L to NSC-M and increase the height limit from 3 stories to 4 stories.
5. Along Almond Avenue, Nebraska Avenue, and Walnut Avenue between 7th Street and 4th Street, change the PlaceType from MFR-M to MFR-L and reduce the height limit from 4 stories to 3 stories.

Council District 3

¹ Updated March 9, 2018 after further review of the City Council meeting recorded record. Corrects an erroneous error in the March 8, 2018 version of this document.

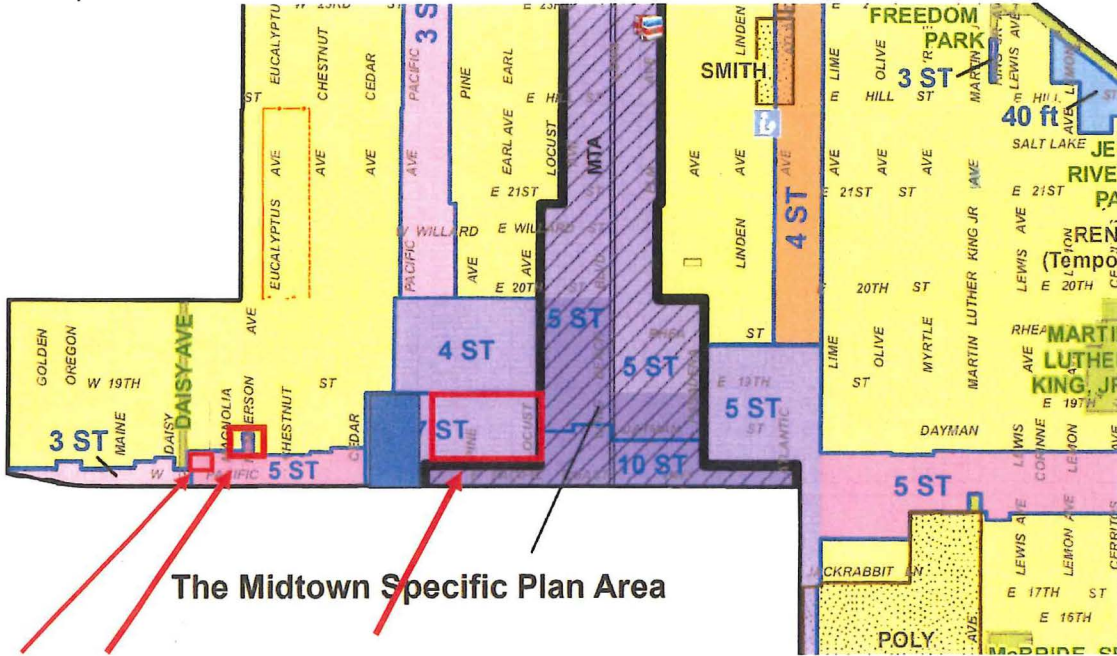
2. On the Northeast corner node of Lakewood Boulevard and Carson Street where Norse Way intersects, change the PlaceType from NSC-L to CC and reduce the height limit to 2 stories.
3. On the north side of Carson Street, between Norris Way and Faculty Avenue and between Clark Avenue to Viking Way, where the PlaceType is MFR-L reduce the height limit from 3 stories to 2 stories.
4. On the west side of Bellflower from Viking Way to Arbor Road where the PlaceType is MFR-L reduce the height limit from 3 stories to 2 stories.
5. On the parcel southeast of Spring Street bounded by the 605 Freeway on the west and Coyote Creek on the east where the PlaceType is MFR-M reduce the height from 4 stories to 2 stories.
6. On the southwest corner of Lakewood Boulevard and Willow Street, change the PlaceType from NSC-L to CC and reduce the height limit to 2 stories.
7. On the southwest corner node of the 605 Freeway and Carson Street, where the Long Beach Towne Center is currently located, change the PlaceType from NSC-M to CC and reduce the height limit from 5 stories to 2 stories.
8. On the northeast corner node of Lakewood Boulevard and Stearns Street, change the PlaceType from NSC-L to CC and reduce the height limit to 2 stories.
9. On the northwest corner node of Spring Street and Woodruff Avenue, including the areas just south of Spring Street and northeast of Woodruff Avenue, change the PlaceType from NSC-L to CC and reduce the height limit to 2 stories.
10. At the "bowtie" area at the two corner nodes of Los Coyotes Diagonal and Palos Verde Avenue, bounded by Wardlow Road and Monlaco Road, change the PlaceType from NSC-L to CC and reduce the height limit to 2 stories.

Council District 6

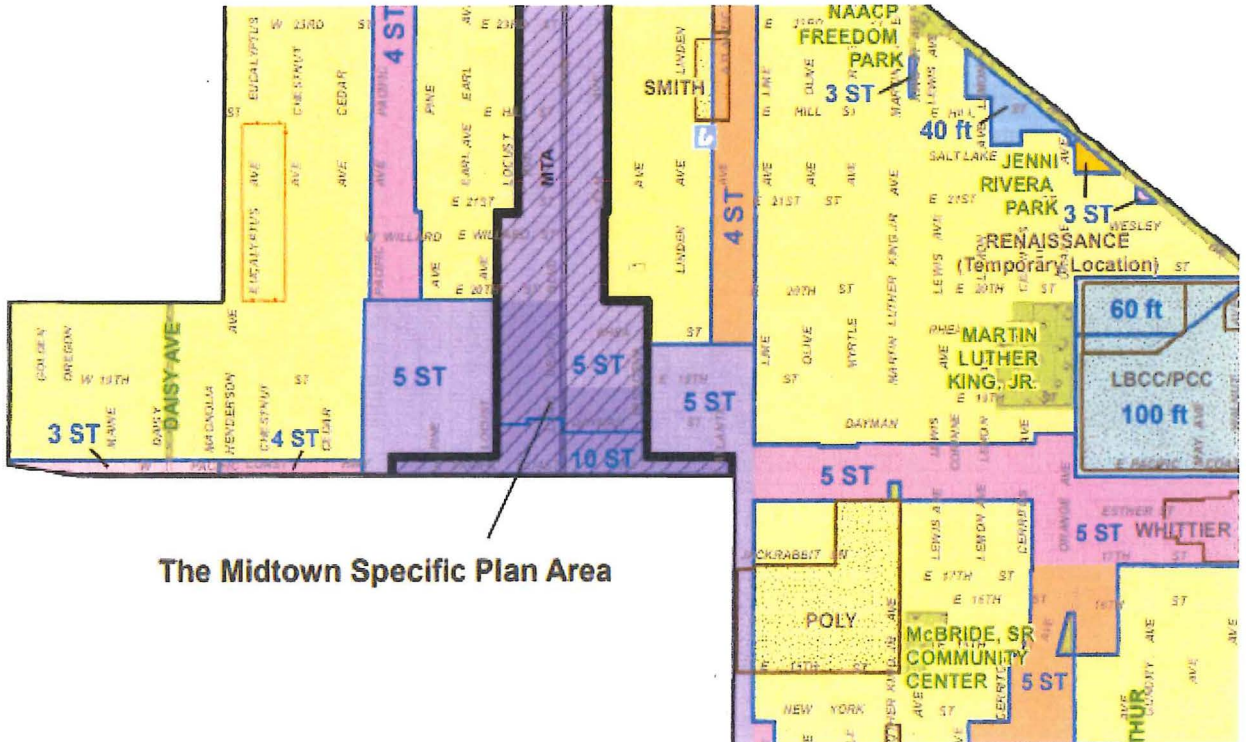
1. On the north side of Pacific Coast Highway, between Pacific Avenue and the east side of Cedar Avenue, expand the TOD-L PlaceType and increase the height limit for that PlaceType area from 5 to 7 stories.
2. Along the north side of Pacific Coast Highway between the west side of Cedar Avenue and the west side of Magnolia Avenue expand the NSC-M PlaceType northward by 2 parcels.

Council District 7

1. On the south side of Wardlow Road, from the I-405 moving west to the Metro Blue Line within the TOD PlaceType, reduce the height limit from 4 stories to 3 stories. (The specific properties are: 250 West Wardlow Rd., 202 W. Wardlow Rd., 150 W. Wardlow Rd., 100 E. Wardlow Rd., and the following properties with no address which are noted by their Assessor's Parcel Number (APN): APN 7204014025, APN 7204014024, APN 7204014013, APN 7204014012, APN 7204014011, and APN 7204009036).



The Midtown Specific Plan Area



The Midtown Specific Plan Area

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To: Lynette Ferenczy <lferenczy62@verizon.net>

Cc: Tom Modica <Tom.Modica@longbeach.gov>

Subject: LUE questions

Date: Mon, Apr 16, 2018 7:30 am

Ms Ferenczy,

Good morning and thank you for again contacting the City of Long Beach. This correspondence is in response to your inquiries made to Council District 6 and the Office of the Mayor. This is in addition to your prior correspondence to this office which was responded to on March 21st. The questions and answers to your most recent inquiry can be found below. If you have any further questions please do not hesitate to reach out to us again.

1. The maps show that the increase in height from 5 to 7 stories for TOD-L is between Cedar and Pacific Avenue. The map shows the change between Cedar and Locust Avenue, two additional blocks to the east. This is a significant and substantial difference from what was approved at council.

This change was verified with CD6 and reflects both their action on the floor and their intent. The Councilmember wished to extend to the property on both sides of Pacific so the PlaceType is carried to the next logical break which is one side of Locust Avenue. There are two parcels involved not two blocks.

2. The area north of PCH and east of Cedar Avenue that was (N) founding and contemporary neighborhoods was changed to TOD-L 7 story. The motion is unclear on how far north the change is proposed to extend.

The northern border is 19th Street. The motion read "from 5 to 7 stories," therefore the northern boundary did not change, simply the areas noted as 5-stories became 7-stories.

3. The motion is to increase the NSC-M Placetype northward by two lots from the west side of Cedar Avenue to the west side of Magnolia; however, the map extends to Daisy Avenue. The two lots on Daisy Avenue are zoned R-1-N and the staff report states that R-1-N lots will not be changed. In addition, please provide a more detailed map to clearly show the change as these large maps are hard to see. There appears to be a extension of the two lots along Henderson Avenue.

The City Council's motion is their own and is not constrained by a prior staff report. The increase in depth is reflected in the revised maps. The high-resolution map on the website can be zoomed in to see parcel lines, including along Henderson Avenue.

4. The NSC-M 5 story Placetype at the southeast corner of PCH and Atlantic Avenue has been extended and expanded to the south.

Correct, a mapping error splitting an existing parcel at PCH/Atlantic was corrected in the GIS clean-up for the latest maps. No new parcels are impacted by this correction. For reference, this correction places the existing condominium complex at this location all in one PlaceType instead of erroneously in two.

5. The area east of Atlantic Avenue between Anaheim and New York has been changed from NSC-M 5 story to TOD-L 5 story.

Correct, a mapping error split existing parcels at Atlantic/Anaheim and was corrected in the GIS clean-up for the latest maps. No new parcels are impacted by this correction. For reference, this correction places the existing shopping center at this location all in one PlaceType instead of erroneously in two.

6. The northeast corner of New York Avenue and Atlantic Avenue has been changed from (N) Founding and Contemporary Neighborhood to TOD-L 5 story.

The northeast corner of New York Avenue and Atlantic is labeled as TOD in the December (and current City Council approved March) maps. The only difference between the two is GIS matched the exact property boundary (see #4 and #5 above for a similar situation) of the single parcel. The parcel, currently the Gospel Memorial Church, is irregularly shaped.

7. The area north of PCH between Daisy Avenue and Golden Avenue has been expanded by a few lots to the north from (N) Founding and Contemporary Neighborhoods to NSC- L 3 story Placetype.

This area has not been expanded. GIS matched exact property lines in preparation of the final March maps. Any erroneously lines through a single parcel were corrected. See #4-6 above.

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