

Proposed Amendments to CUP Procedures and Requirements



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Business Portal



City of Long Beach
City Council Meeting
September 18, 2018

DEVELOPMENT SERVICES

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Project Objectives

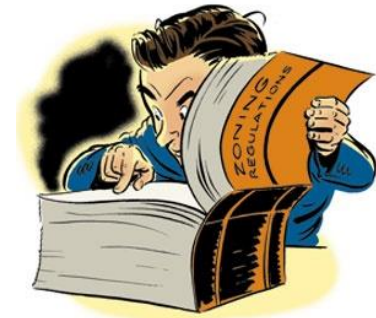
- Effort to review Conditional Use Permit process requested by the City Council – March 2017
- Focuses:
 - Timeliness
 - Predictability
 - Efficiency
 - Cost
- Provide effective response to concerns about project impacts
- Improve City's image as a good place to do business

Overview of CUP Study Process

- Progress to date:
 - Technical analysis of Zoning Code/CUP provisions and survey of peer city regulations and practices (March - May 2017)
 - Stakeholder meetings and survey (May - June 2017)
 - Identification of key issues and recommendations (May 2017)
 - Planning Commission Study Session / Economic Development Commission input (Sept. 2017)
 - Planning Commission recommended approval (June 2018)
- Current Status
 - City Council public hearing
 - Approval of Zoning Code and LCP amendments

Stakeholder's Key Issues

- Use regulations and requirements—especially for alcohol sales
- Parking standards and parking management
- Procedures, cost, and timelines
- Code usability, clarity, and modernity
- Need for business assistance



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How Does Long Beach Compare?

- Cost and processing time similar to peer cities
- 750-foot notification radius greater than peer cities
- Some peer cities do better job providing information on business assistance and applications under review
- Some peer cities give staff greater responsibility for permit approval

Use Definitions

- New and revised definitions to make Code easier to understand and use
- Cross-reference to State ABC regulations and other Municipal Code Sections
- Updated definitions for specific uses



Use Regulations and Standards



- New and revised requirements for some specific uses
 - Laundromats
 - Secondhand stores
- Eliminate use permits for some uses
 - Daycare centers in higher-density residential districts
 - Live-work units in commercial districts
 - Secondhand stores in neighborhood and community commercial districts
- Consolidate requirements for specific land uses in a single chapter with cross-references to make code easier to use

Zoning Procedures

- Public Notification
 - City's requirements exceed the State and other cities
 - Retain transparency, but reduce cost
 - Ensure notification to residential neighborhoods
- Digital notification of public notices (website, email, social media, etc)
- Newspaper publication
- Approval process for ministerial land uses



Next Steps

- Continued study of improvements to alcohol sales procedures in
- Update Code to remove invalid provisions and organize for ease of use
- Enhance City website to provide increased information about development proposals

