



General Plan
Land Use Element
Urban Design Element

March 6, 2018
City Council Hearing

CITY OF
LONG BEACH

WHAT IS A GENERAL PLAN?

Where does the General Plan Fit In?

General Plan is a long-range policy document that guides future development

- 7 Elements are required by state law
- It must accommodate the required amount of population growth

The Zoning Ordinance implements general plan policies via detailed development regulations, such as specific use types and building standards

- Allowable uses on each parcel
- Development standards, parking requirements, etc.

An Entitlement is approval from a regulatory body to use or develop land

- Permits required to build, remodel, expand

State Guidelines

Land Use: designates the type, intensity, and general distribution of uses of land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses. The Land Use element typically has a long-term horizon, around 20 years.

Urban Design: Placemaking takes land use policies into a three-dimensional realm by focusing on what a place will actually look like when it is built, the relationship of buildings to one another and to public spaces, and the design and quality of sidewalks, open spaces, and other elements of the public realm.

General Plan Vision & Goals

A City That Thrives

Goals:

- ▶ Implement Sustainable Planning and Development Practices
- ▶ Strengthen the City's Fiscal Health by Stimulating
- ▶ Continuous Economic Development and Job Growth
- ▶ Accommodate Strategic Growth and Change
- ▶ Support Neighborhood Preservation and Enhancement
- ▶ Diversify Housing Opportunities
- ▶ Ensure A Fair and Equitable Land Use Plan
- ▶ Provide Reliable Public Facilities and Infrastructure to Encourage Investment
- ▶ Increase Access to, Amount of, and Distribution of Green and Open Space
- ▶ Preserve, Protect, Restore and Reconnect with Natural Resources

This Plan's Vision

- ▶ This Plan has a strong urban center in Downtown
- ▶ This plans for a strong North/South connection along the Metro Blue Line
- ▶ This Plan looks for opportunity for modest growth throughout the City
- ▶ LUE is more than just residential development; it also plans for commercial, open space, and industrial development

WHY UPDATE THE GENERAL PLAN?

1989

Enactment date of current Land Use Element

2000

Horizon year of current Land Use Element

0

Policies to address climate change and sea level rise
in the current Land Use Element

Policies to address environmental justice and
disadvantaged communities in the current General
Plan

44,000

New residents since 1989

1 for every 10

Housing units actually constructed compared to population gain

\$579,500

Median 2018 home value in Long Beach

\$118,000+

2018 Income necessary to afford an average house in
Long Beach

\$57,697

Starting Salary for a LBUSD teacher

\$58,152

Starting Salary for a LBFD Fire Recruit

\$49,842

Starting Salary for an accountant in the Los Angeles area

What has changed since 1989?

Population, Infrastructure, and Physical Environment

- More than 44,000 new residents
- Tripling of throughput at the Port
- Opening and operation of the Metro Blue Line, expansion of the Metro system throughout Los Angeles County
- Major investments in bike and pedestrian infrastructure citywide
- Urban Renaissance in Downtown
- New aquarium and investment at the Pike



What has changed since 1989?

Changes in how we live, work, and shop

- In 1990 Tim Berners-Lee invented the first “WorldWideWeb” browser.
- E-Commerce now accounts for more than 8% of retail sales and its growth continues.
- In 2002 the Grove at Farmers Market opened in Los Angeles, beginning a shift in shopping centers to focus on entertainment and experience and away from traditional malls and strip centers.
- The Navy completely left Long Beach, aerospace industry has declined, and last year Boeing closed its C-17 facility.
- Major changes in citywide demographics including paradoxical rising population and falling public school enrollment.



Make City Policies and Programs Work

Implementing the Economic Blueprint

- An updated General Plan will allow for the City to remain an engine of growth
- Economic Inclusion and Development rely on updated development standards and future predictability

Assessment of Fair Housing

- Ensure compliance with HUD requirements and recommendations- equity throughout the City

Affordable and Workforce Housing Incentives

- Establish incentives and strategies for housing production throughout Long Beach
- The General Plan establishes a framework for future Specific Plans to provide regulatory relief throughout the City

WHO IS LONG BEACH?

A Growing Community

Population

- With 485,000 people Long Beach is the 7th largest city by population in California in 2016
- Slowest growth rate of California's 10 largest cities at 0.66% growth in 2016
- Even this slow rate of growth however is more than 3,200 new residents per year
 - This corresponds to a need of 1,000 or more new housing units (RHNA is 783/year)

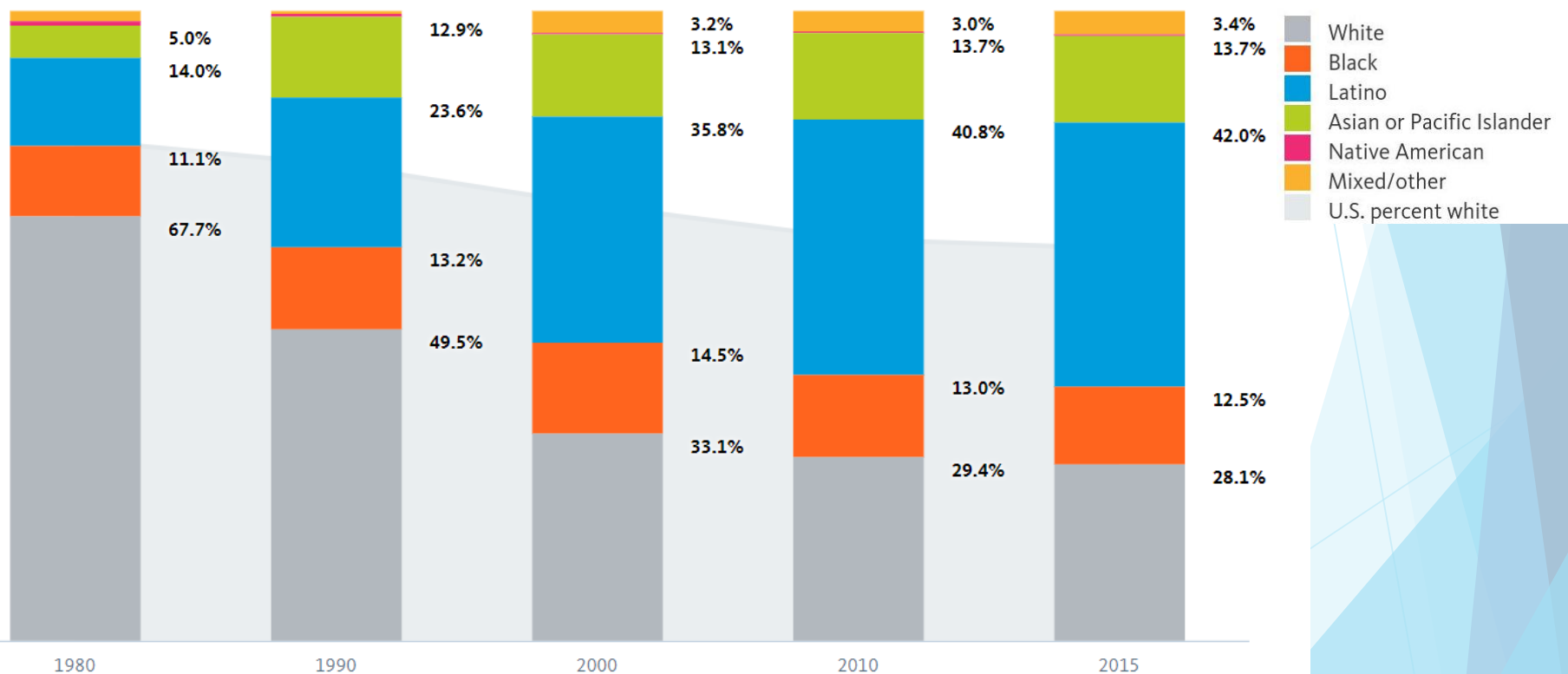
A Young (but aging) Community

Age Composition

- Long Beach has a younger population relative to Los Angeles (city and county), the state, and the country.
- The median age in Long Beach is 34.
- Over half of Long Beach's residents fall in the range of 20-54 years old.
- Long Beach has a much smaller elderly population, but this segment will begin to constitute a larger share of population soon.

A Changing Community

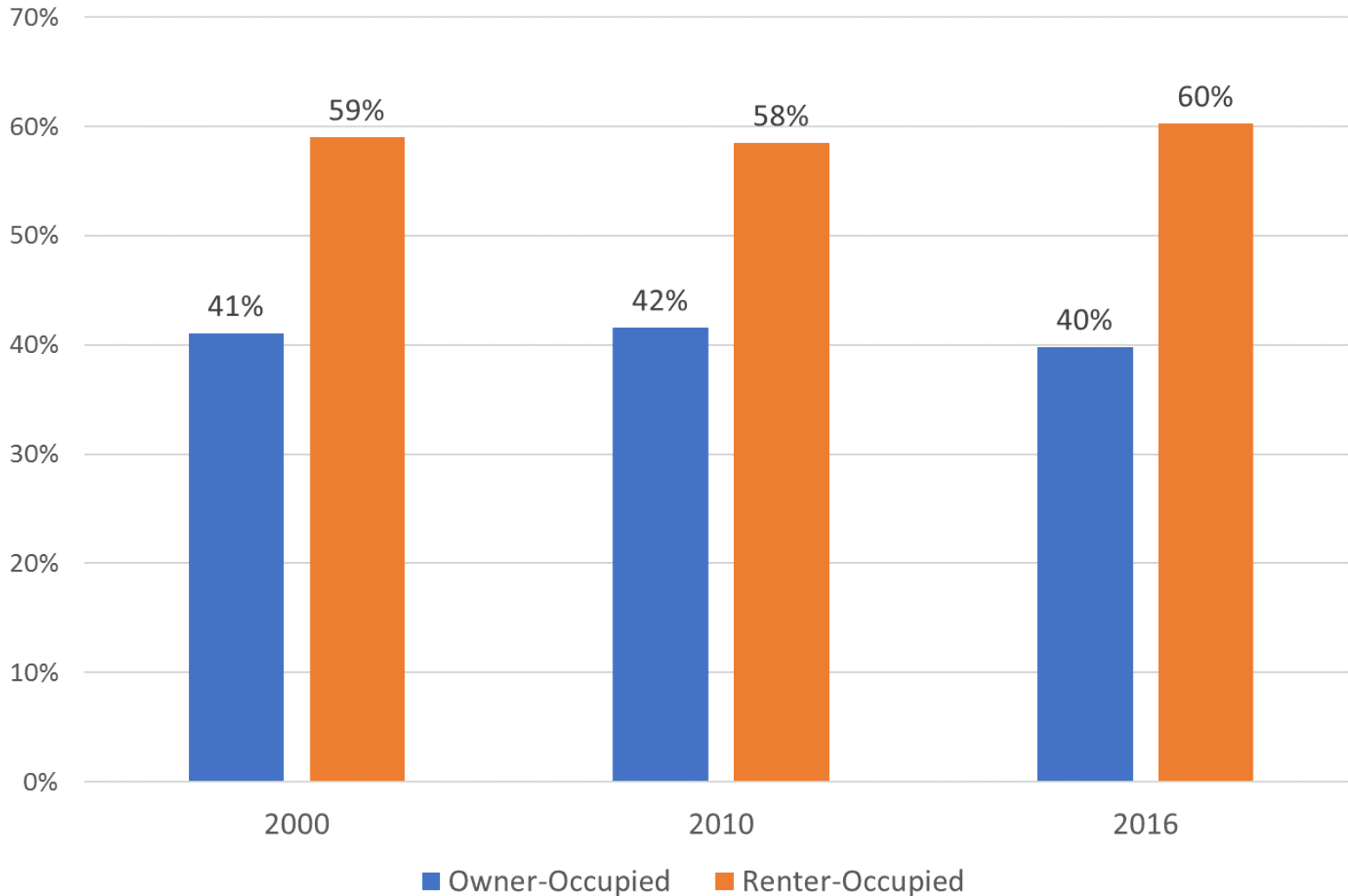
- In 2010 46% of all Long Beach residents spoke languages other than English at home.



Source: US Census Bureau, PolicyLink/PERE National Equity Atlas

Long Beach Today: Households

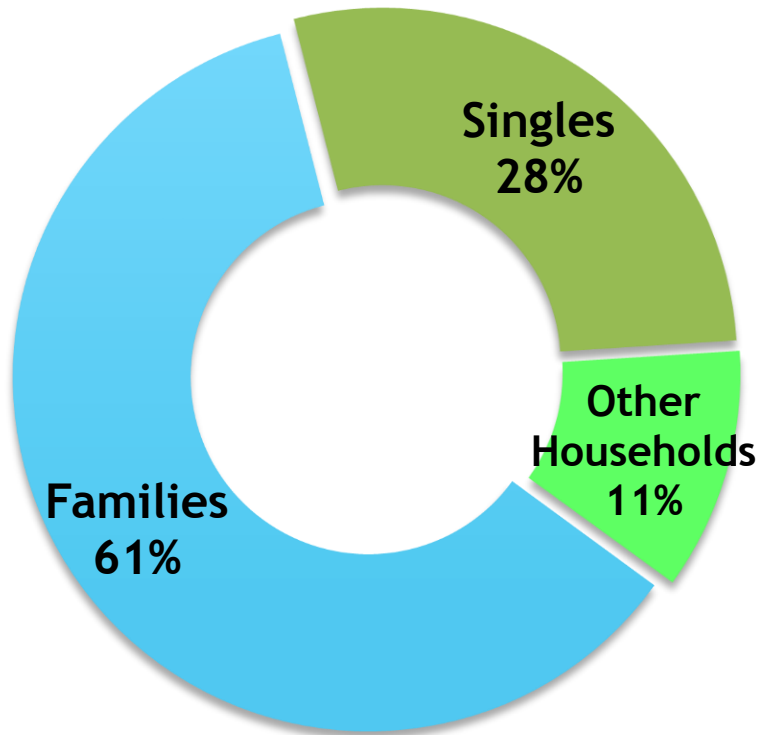
Share of Owners vs Renters



Source: US Census Bureau

Long Beach Today: Households

Household Types



Source: U.S. Census, 2010.

- 176,032 households in Long Beach, with an average size of 2.8 persons (2010 Census).
- A majority were families (61%).
- Of all family households, 50,600 families had children (51.6%).
- Since 2000, families with children decreased by 11%, while families without children increased by 14%.

Long Beach Today: Housing Stock

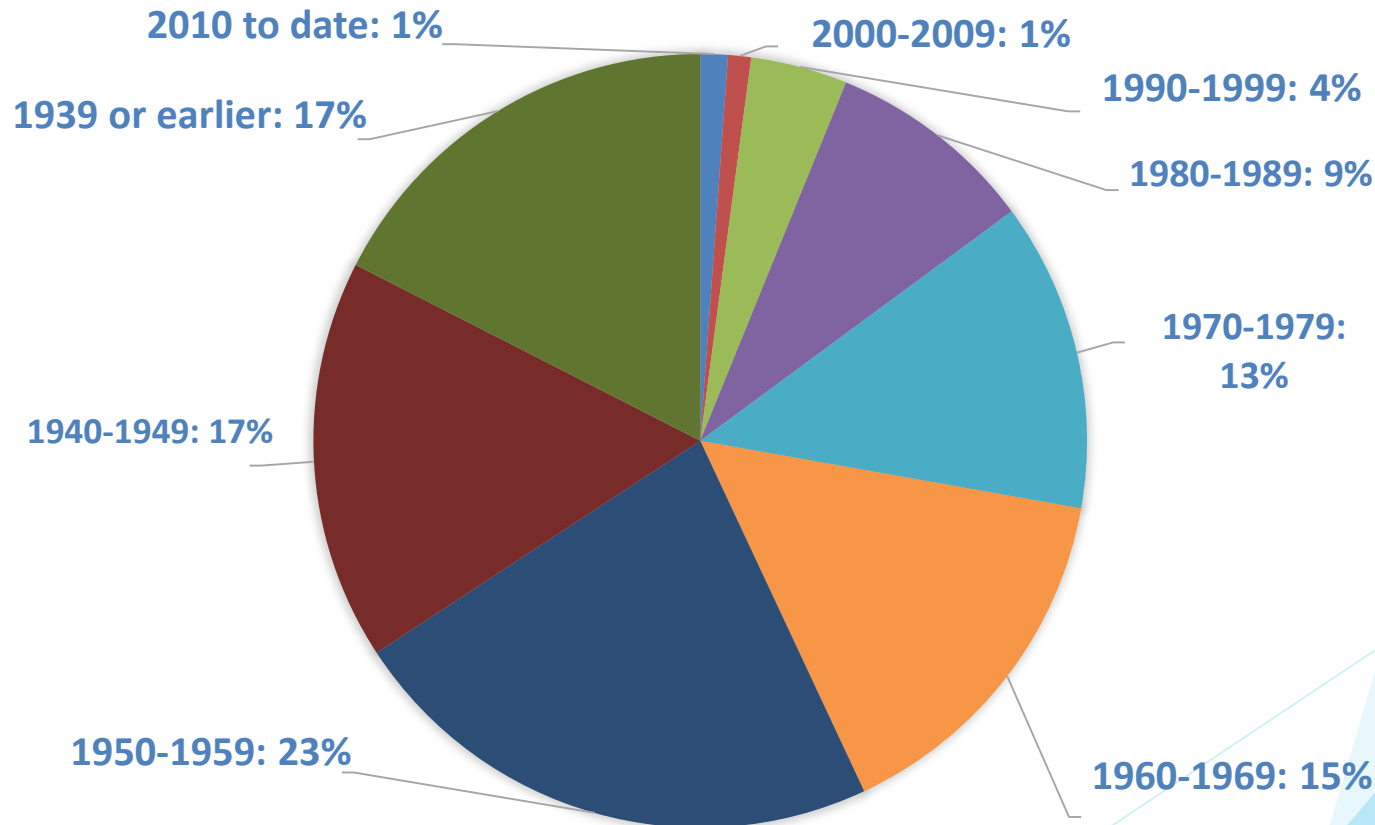
Housing Type

- 176,032 total housing units in Long Beach in 2010.
- 4.6% vacancy rate
- Predominately single-family detached homes (42%) and larger multi-family buildings (39%).
- A diverse housing stock helps ensure that all households, regardless of their income, age, and/or family size, have the opportunity to find housing that is suited to their lifestyle.

Aging Housing Stock

- 57% of the housing in Long Beach is over 50 years old
- 85% is over 30 years old

Age of Existing Housing Stock



WHY IS AN UPDATE NECESSARY?

56,883

Long Beach residents currently experiencing overcrowding (12.2%)*

*HUD AFH 2016

114,241

Long Beach residents currently severely housing cost burdened, paying more than 50% of their income toward rent or mortgage* (24.5% of the population)

221,901

Long Beach residents currently housing cost burdened, paying more than 30% of their income toward rent or mortgage* (47.7%)

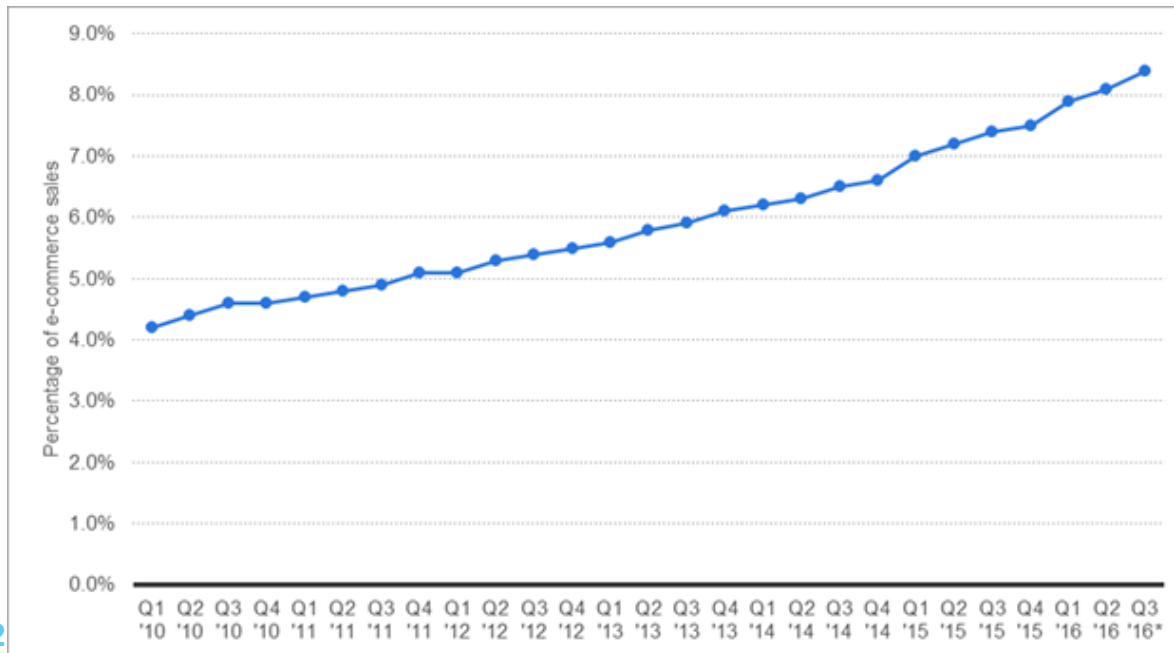
28,511

Number of new jobs provided under the proposed LUE update

The Economic Blueprint and the LUE

- The office, retail, and industrial landscapes in the city have all drastically changed since 1989
- The Economic Blueprint cannot be implemented without the LUE update to the General Plan, which provides for expanded job growth and development throughout the City
- As an example, E-commerce sales have doubled in the past 6 years, changing how we shop

Quarterly share of e-commerce sales of total U.S. retail sales, 1st quarter 2010-3rd quarter 2016



An Increased Housing Shortage

The Housing Crisis in Long Beach

- Not enough housing is being built to meet the current population in the City, let alone future growth
- The current LUE does not plan for sufficient housing opportunities
- Without an update, conditions for many residents will worsen. Seniors and students in particular have very few options for housing

An Increased Housing Shortage

Regional Housing Needs Assessment (RHNA)

- Required by the state to accommodate our assigned RHNA growth target
- RHNA is not a production requirement, it is a production goal
- The current goal is 783 new units per year

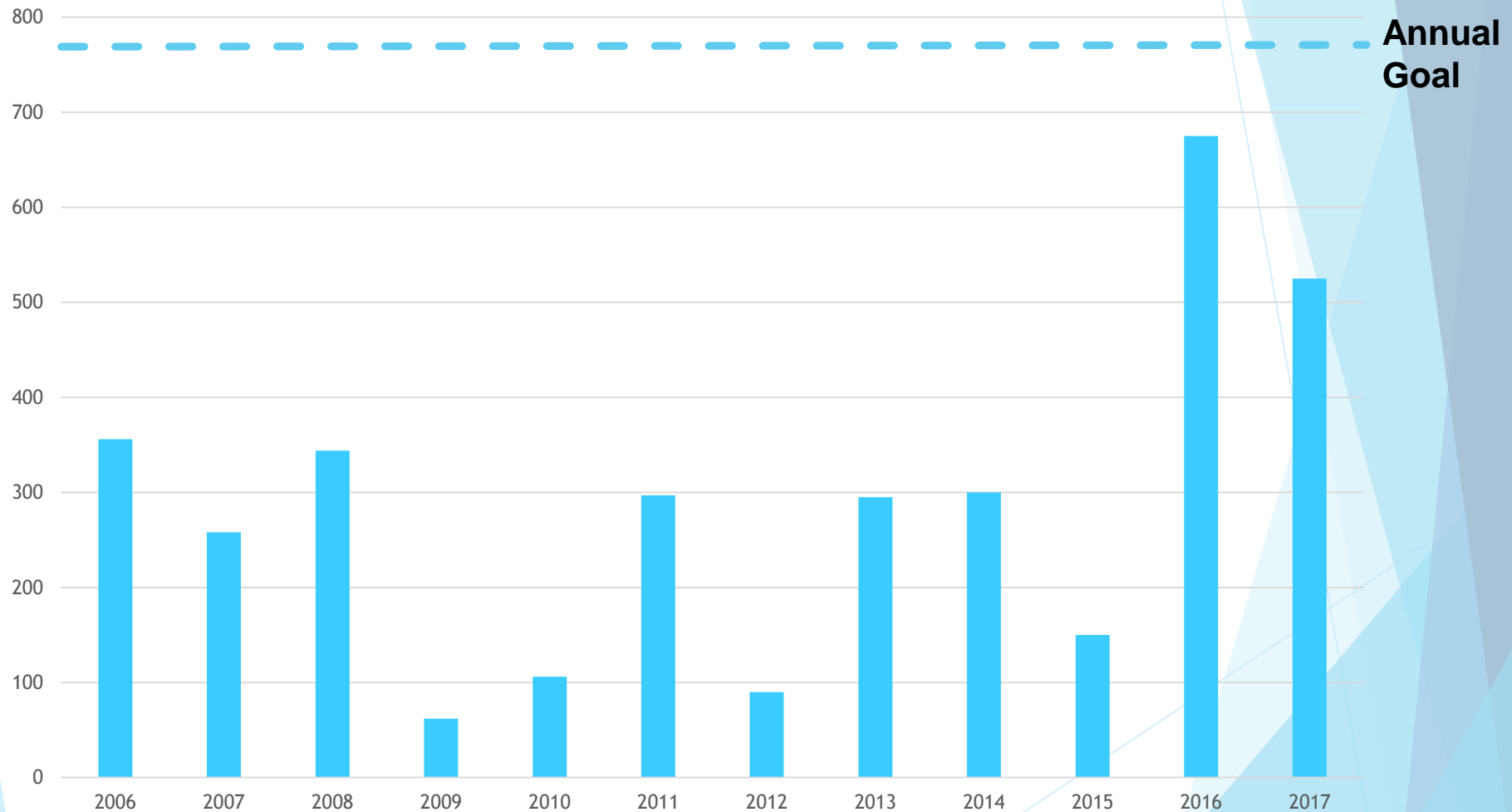
RHNA 2014-2021

Category	AMI	Unit Goal over 8 years
Very Low Income	Up to 50% AMI	1,773 units
Low Income	51% to 80% AMI	1,066 units
Moderate Income	81% to 120% AMI	1,170 units
Above Moderate Income	More than 120% AMI	3,039 units

Total over 8 years = 7,048 units

An Increased Housing Shortage

New Housing Starts 2006-2017



The Cost of Inaction

Additional Consequences

- The existing LUE is severely out of date opening the City up to potential legal challenges
- Additional state legislation may remove local control or impose sanctions on jurisdictions that fail to meet their housing production goals
- Without an update that sets the framework for growth, development will likely happen in a haphazard manner without a clear master plan
 - Projects processed on an ad-hoc basis creates a lack of certainty and direction for the City, property owners and the public at large

WHAT HAS THE PROCESS BEEN SO FAR?

170

community engagement meetings and events over 12 years

67+

community engagement meetings and events over
last 2 years

Outreach History and Updates 2004 to February 2017

- 100+ community engagement events
- 5 large General Plan Update community festivals
- February 2017- June 2017 Planning Commission and City Council Study Sessions, additional staff outreach
- Sept-Oct 2017: 4 large citywide community workshops with 1,000+ attendees
- December 11, 2017- Planning Commission hearing with recommended maps to Council
- February-March 2018- Mayor's Land Use Element Roundtable Meetings in each Council District
- Over 1,000 public comments received throughout the process and shared with Planning Commission & City Council



Outreach History and Updates February 2017 to August 2017

- February 2017- Planning Commission
- April 2017 - Special Planning Commission Study Session, directed to do more
- April to June 2017 -
 - New webpage, survey, LinkLBs for general outreach push
 - Supplemental outreach to Wrigley residents, plan opponents, environmental justice groups homeless advocates and students/young adults through pop-up events and focus groups
- June 2017 - City Council and Planning Commission Study Sessions
- August 2017- Planning Commission directs staff to do additional outreach



Outreach History and Updates

August 2017 to Today

- Sept-Oct 2017-
 - 4 large citywide community workshops with 1,000+ attendees
 - Targeted outreach to reach a more inclusive and representative segment of the Long Beach population
 - 2 more multi-lingual surveys were distributed with 529 survey responses
- December 11, 2017- Planning Commission hearing with recommended maps to Council
- February-March 2018- Mayor's Land Use Element Roundtable Meetings in each Council District
- Over 1,000 public comments received throughout the process and shared with Planning Commission & City Council



THE EVOLVING PROCESS

9

Council Districts being adjusted down in height and intensity from the August maps

44%

Area covered by the Founding and Contemporary
Neighborhoods (Single-Family) PlaceType

19%

Area covered by regional serving uses such as the
Long Beach Airport, Port of Long Beach and other
infrastructure

16%

Area covered by public and private open space and parks

6%

Area covered by neighborhood serving corridors and centers, opening up the possibility of future mixed-use

5%

Area covered by multi-family development PlaceTypes

2%

Area covered by Transit-Oriented Development
PlaceTypes

2%

Area covered by Downtown PlaceType

1%

Area covered by Community Commercial PlaceType

STAFF AND PLANNING COMMISSION CHANGES MADE TO HEIGHT AND DENSITY

686

Acres of density reduced by the staff (November)

98

Additional acres of density reduced by the Planning Commission (December)

Summary of Major Changes to Land Use Maps

Examples include:

- ▶ Council District 1: Linden Historic District, 7th Street (Craftsman Village Historic District request)
- ▶ Council District 2: 7th Street (Craftsman Village Historic District request), Alamitos Beach (south of Broadway), 4th and 7th Streets, Convention Center/Shoreline area
- ▶ Council District 3: Redondo Corridor, Belmont Pier area, Los Altos Plaza Entrance, Iron Triangle, 7th Street Corridor, The Toledo, Bayshore and Studebaker
- ▶ Council District 4: Redondo south of Anaheim, Anaheim Corridor and surrounding neighborhoods, Traffic Circle and surrounding neighborhoods, Whaley Park, Bellflower and Sterns (Sears Site), Los Altos Shopping Center and surrounding Area, Palo Verde

Summary of Major Changes to Land Use Maps

Examples include:

- ▶ Council District 5: Bellflower and Carson, Long Beach Towne Center, Wardlow and Los Coyotes Diagonal, Spring and Palo Verde, Los Coyotes and Spring, Spring and Bellflower (Kmart Site), Spring and Clark
- ▶ Council District 6: Pacific Corridor and surrounding area, PCH west of Magnolia, Pine to Willow area, TOD area changes
- ▶ Council District 7: Springdale, California Heights, Willow Springs Park area
- ▶ Council District 8: Pacific Place, Long Beach Boulevard, Atlantic Avenue, Paramount and South Street
- ▶ Council District 9: Long Beach Boulevard, Atlantic and South Street, Atlantic and Artesia, Atlantic north of 91, Cherry Avenue, Artesia east of Paramount, South Street at Cherry, South Street at Downey

COMMUNITY CONCERNS

Community Concerns

Parking

- Addressed through the Zoning Code, in coordination with the LUE PlaceType and Height Maps
- Parking requirements specified for each land use
- Requirements for 2-bedroom multi-family units
 - Downtown Plan: 1.25 spaces
 - Midtown Plan: 1.5 spaces
 - Transit Oriented Development: 1.75 spaces
 - All other areas of the City: 2.25 spaces
- For new development parking must be on-site
- Many older buildings not parked to code
- New development will address parking deficiencies

Community Concerns

SB 35

- State law passed last year designed to streamline qualifying multi-family housing projects
- Must meet rigorous standards to include affordable housing and pay prevailing wage
- Height limited by the heights listed on the PlaceType maps
- City would need to approve ministerially
- Parking would not be required, but may still be included

Community Concerns

Density Bonus

- Law enacted by State in 1979
- Requires concessions to projects that include low-income units
- Allow bonuses from 5% to a maximum of 35%
- Can be a number of different concessions, including: reduced setbacks, smaller units, less open space, or increased height
- Does not require an automatic 35% height increase
- Rarely used in Long Beach- only 18 projects between 1983 and 2017, only 1 since 2012

Community Concerns

Infrastructure to support new development

- New development required to pay substantial impact fees
 - Cover the cost of upgrading roads, police, fire, water, sewer, and school facilities
- New development pays higher property tax for City services and schools than under Proposition 13
- Historic level of investment from Measure A in our current infrastructure

Community Concerns

Traffic

- Traffic will increase regardless as regions grow
 - Traffic worsens with jobs-housing mismatch
- New development is required to pay for traffic improvements
- EIR shows traffic worsens even without the LUE
- Providing new jobs, goods, and services within the City may actually reduce traffic and commuting distance
 - E.g. Driving to 2nd and PCH rather than South Coast Plaza
- The LUE does not envision a future without, but does plan for other transportation modes
 - Multi-modal choices and mixed-use development can also reduce traffic

Community Concerns

The Planning Horizon: 20 years vs 5 years

- A General Plan is a broad, long-range policy document
- Most cities select a 20-year time frame
 - Cost, resource, and time-intensive
- 20-year time frame addresses long-term issues such as climate change, land use, and infrastructure
- Regardless of the time frame, the General Plan should be reviewed regularly as circumstances change
- Built into the plan is an annual reporting requirement to Planning Commission and a City Council major check-in at 5 years
- While 2040 is used for statistical forecasting, the plan will need to be updated again in 10-15 years (around 2030) and City Council can direct updates at any time

Community Concerns

Neighbors Looking Into My Backyard

Examples of Good Neighbor Design Policies:

- Encourage buildings that step down to match residential building heights
- Development intensity that is graduated, from higher intensity in center to lower intensity near residential neighbors
- Respect and maintain privacy standards and address privacy concerns in thoughtful development
- Align windows to avoid direct line of sight into adjacent residences
- Utilize building elements and landscaping to screen visual distractions

Managing Height Appropriately

Transitions, Stepbacks, Quality Site Planning, and Buffers

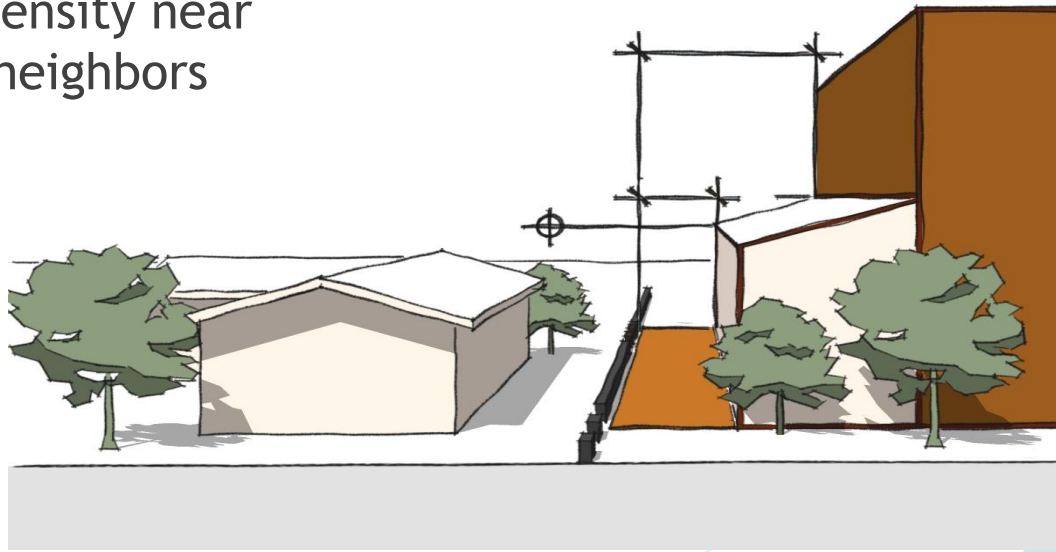
- ▶ Address compatibility between neighboring PlaceTypes
 - ▶ Properly scale a building's form to respect adjacent Placetype
 - ▶ Taller buildings on corridors, smaller buildings on local streets
 - ▶ Transition in height, massing, scale, and intensity
 - ▶ Buffering measures and thoughtful design patterns



Managing Height Appropriately

Good Neighbor Policies

- ▶ Encourage buildings that step down to match residential building heights
- ▶ Development intensity that is graduated, from higher intensity in center to lower intensity near residential neighbors



Community Concerns

Preventing Future Crackerboxes

- Crackerboxes were absolutely a mistake and should have never been allowed
- The LUE and Urban Design Element have several safeguards to prevent that from happening in the future. Some examples include:
 - Parking standards
 - Setback standards
 - Open Space Standards
 - Design review
- Most importantly, new development is not planned for single-family areas. Rather than have growth everywhere, the LUE carefully plans for appropriate growth in Multi-Family locations

Community Concerns

Community Concern: Creating Non-Conforming Structures

- Legal non-conforming uses are created when a land use or development is legally permitted at the time of construction and the zoning code changes
- Use and maintenance of a legal nonconforming structure is permitted as long as it is maintained
 - A legal nonconforming residence would never be required to convert to a new PlaceType
- It is not proper practice to purposely create new non-conforming uses
 - Property will have lower value
 - No incentive to invest in property maintenance or upgrades, which can lead to blight
 - No incentive to rebuild to meet current requirements for parking, setbacks, open space, or other amenities

Community Concerns

Overcrowding and Business Impacts

- Current overcrowding is not only unacceptable for the families, it affects the entire neighborhood
- Overcrowding leads to parking issues, as more people live in units than they are designed for
- Encouraging new development that is appropriately parked to code mitigates this issue
- Redevelopment of these properties leads to better use and address parking issues

Community Concerns

Loss of Council Authority Over Projects

- The LUE makes no changes to current level of Council review
- Zoning code provides procedures for project review at several levels depending on the project:
 - Staff level / Zoning administrator / Site Plan Review Committee / Planning Commission / Cultural Heritage Commission for Historic projects / **City Council**
- This adoption of a program EIR does not mean that no further environmental review or project review is required. The program EIR is the starting point for review, not the completion point
- Additional site-specific environmental analysis will be conducted depending on the project.
 - As an example, a site that was formerly a gas station would require (among others): future CEQA workup, soils testing, certification from the Water Quality Control Board, AQMD review, etc.

WHAT'S NEXT?

Next Steps

City Council Input

- Provide last set of revisions and recommendations for staff based on latest maps, policies, and design standards

EIR Implementation

- Draft and circulate updated Environmental Impact Report for approved LUE and UDE

Climate Action and Adaptation Plan

- Continue developing the City's first ever Climate Change policy document with a new framework for development and land use

Next Steps

Uptown Zoning Implementation

- Pilot the first set of zoning revisions that implement the General Plan update in North Long Beach
- Extensive community outreach to guide development and land use standards for neighborhoods

Citywide Zoning Implementation

- 5 year timeline to develop and approve new City zoning map
- Use Uptown implementation results to develop zoning districts and community input and outreach program
- Conduct technical analysis and studies to inform zoning districts and requirements

Hearing Procedure

- ▶ Receive Public Testimony
- ▶ City Council will discuss the maps district by district for any changes
- ▶ Adopt and approve the map (as revised) and direct staff to recirculate the Program Environmental Impact Report (single vote)

FINAL MAPS

Council District 1

Existing Land Use

(Based on Los Angeles County Assessor data - 9/5/2017)

Council District 1

November 2017

LEGEND

Neighborhoods

SFR - Single Family Residence

Multiple Family Residential

MFR-L - Multiple Family Residential Low

MFR-M - Multiple Family Residential Moderate

Mixed Uses

MCR - Mixed Commercial/Residential

C - Commercial

I - Industrial

NI - Neo Industrial

IG - Institutional and Government-Owned

3 & 4 Story Buildings

5 or more Story Buildings

(Based on County Data: Field Observations of Selected Corridors)

Fire Station

Library

Police Station

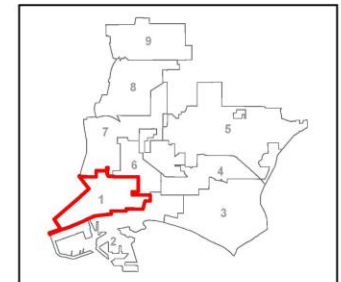
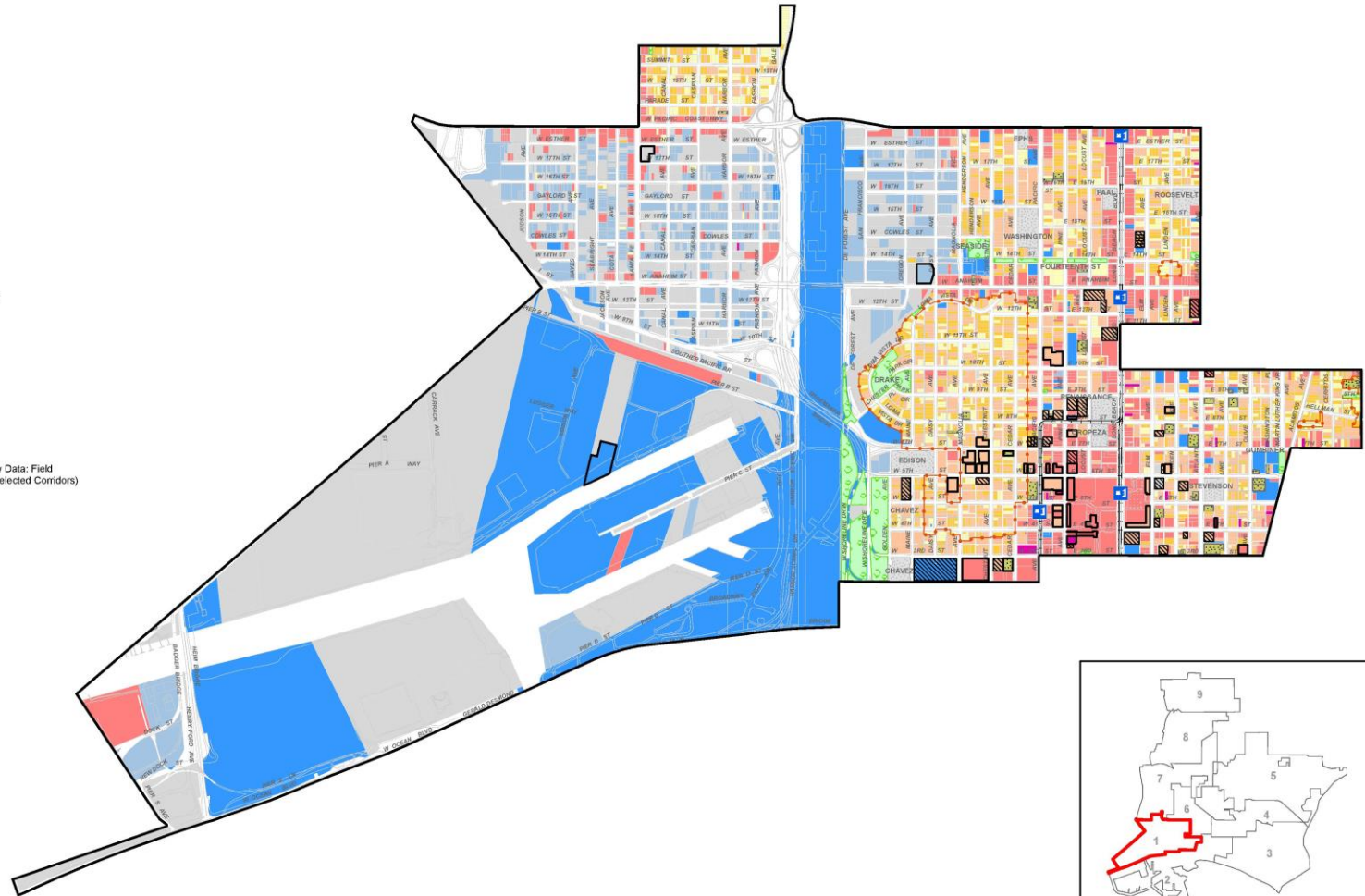
Train Stations

Historical Districts

Parks

Schools

Churches



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Council District 1

Draft 2040 PlaceType and Height Map

Council District 1

December 2017 - Planning Commission Recommendation

LEGEND

Height (ft - feet and/or ST - stories. If not indicated on the map, the height limit is 2-stories.)

Specific Plan and/or Downtown Plan Boundaries

Placetype

OS - Open Space

Neighborhoods

N - Founding and Contemporary Neighborhood

Multiple Family Residential

MFR-L - Multiple Family Residential Low Density

MFR-M - Multiple Family Residential Moderate Density

Mixed Uses

NSC-L - Neighborhood Serving Center or Corridor Low Density

NSC-M - Neighborhood Serving Center or Corridor Moderate Density

TOD-L - Transit-Oriented Development Low Density

TOD-M - Transit-Oriented Development Moderate Density

CC - Community Commercial

I - Industrial

NI - Neo Industrial

RSF - Regional Serving Facility

DT - Downtown

WF - Waterfront

Fire Station

Library

Police Station

Train Stations

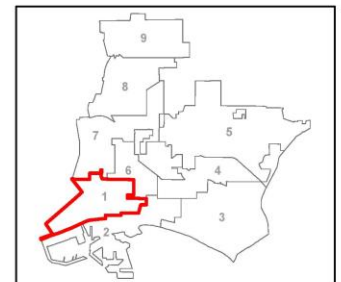
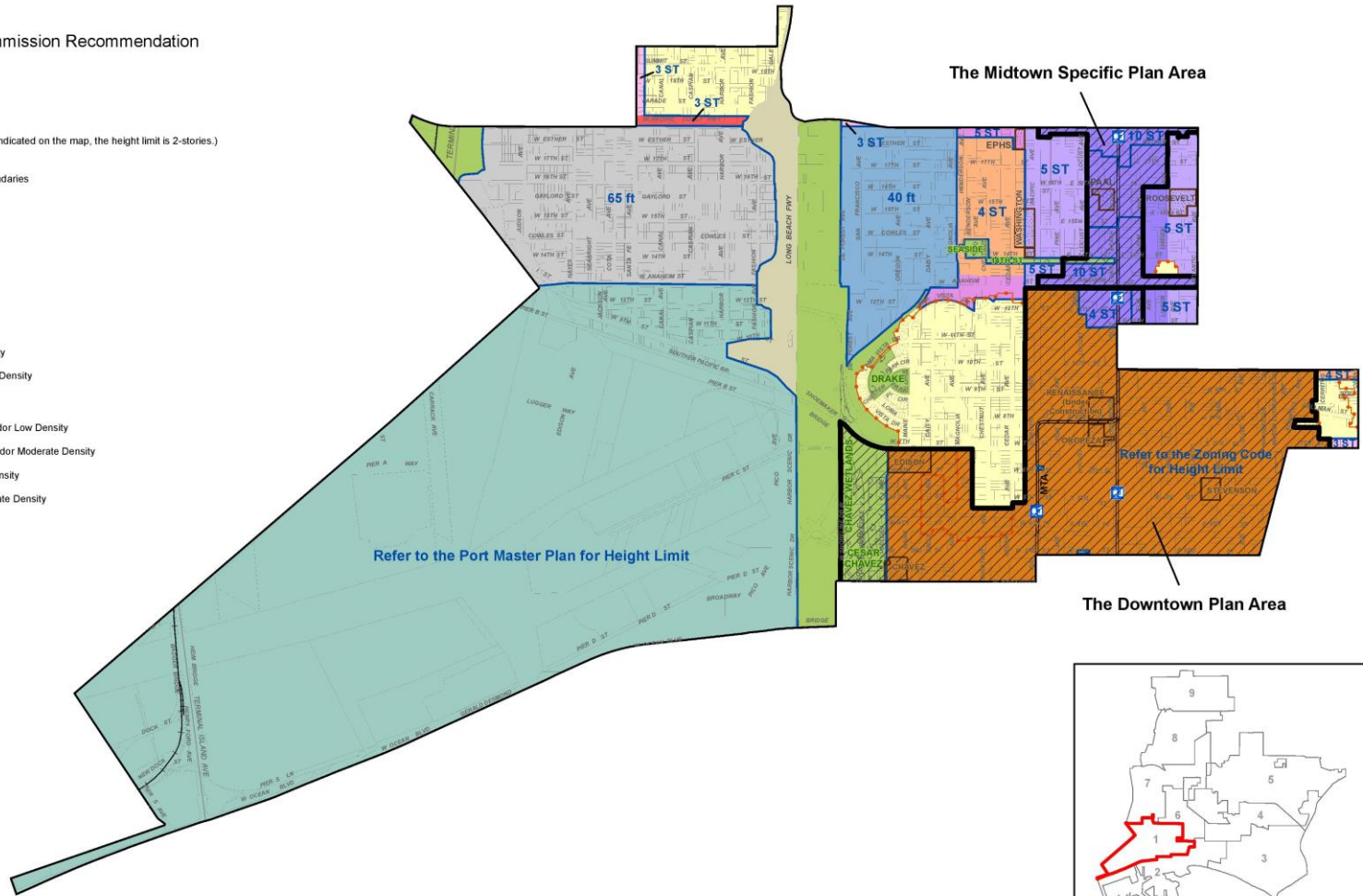
Historical Districts

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0 0.125 0.25 Miles



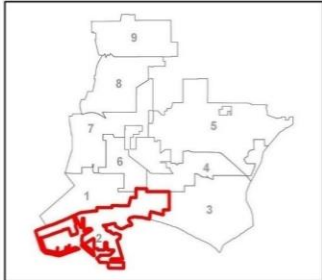
Council District 2

Existing Land Use

(Based on Los Angeles County Assessor data - 9/5/2017)

Council District 2

November 2017



LEGEND

Neighborhoods

SFR - Single Family Residence

Multiple Family Residential

MFR-L - Multiple Family Residential Low

MFR-M - Multiple Family Residential Moderate

Mixed Uses

MCR - Mixed Commercial/Residential

C - Commercial

I - Industrial

NI - Neo Industrial

IG - Institutional and Government-Owned

3 & 4 Story Buildings } (Based On County Data: Field
5 or more Story Buildings } Observations of Selected Corridors)

Fire Station

Library

Police Station

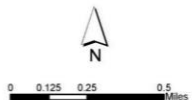
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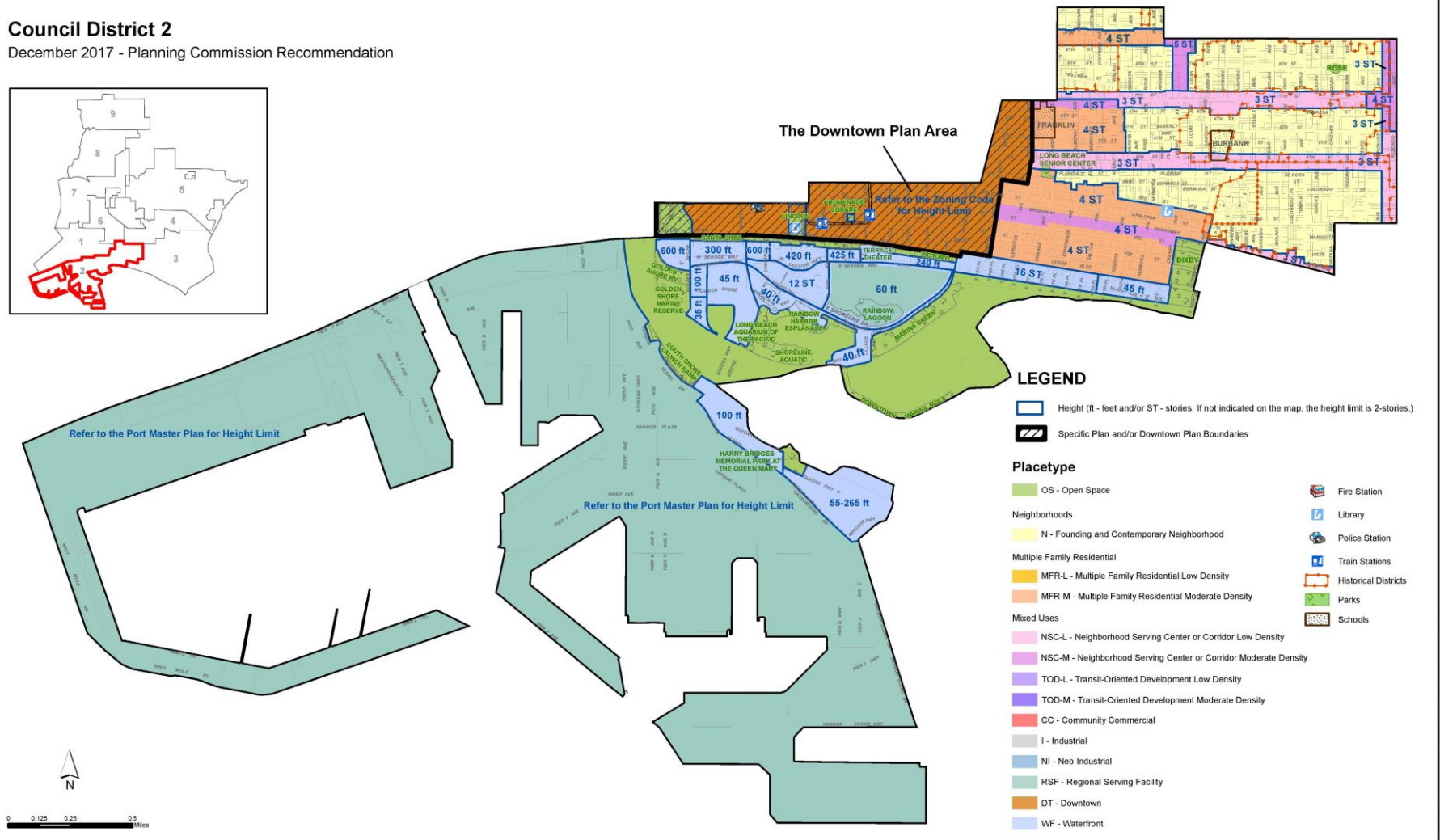
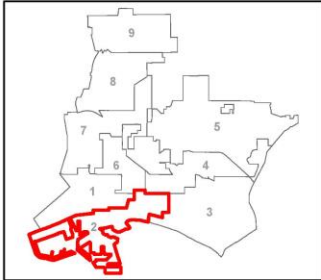
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Council District 2

Draft 2040 PlaceType and Height Map

Council District 2

December 2017 - Planning Commission Recommendation



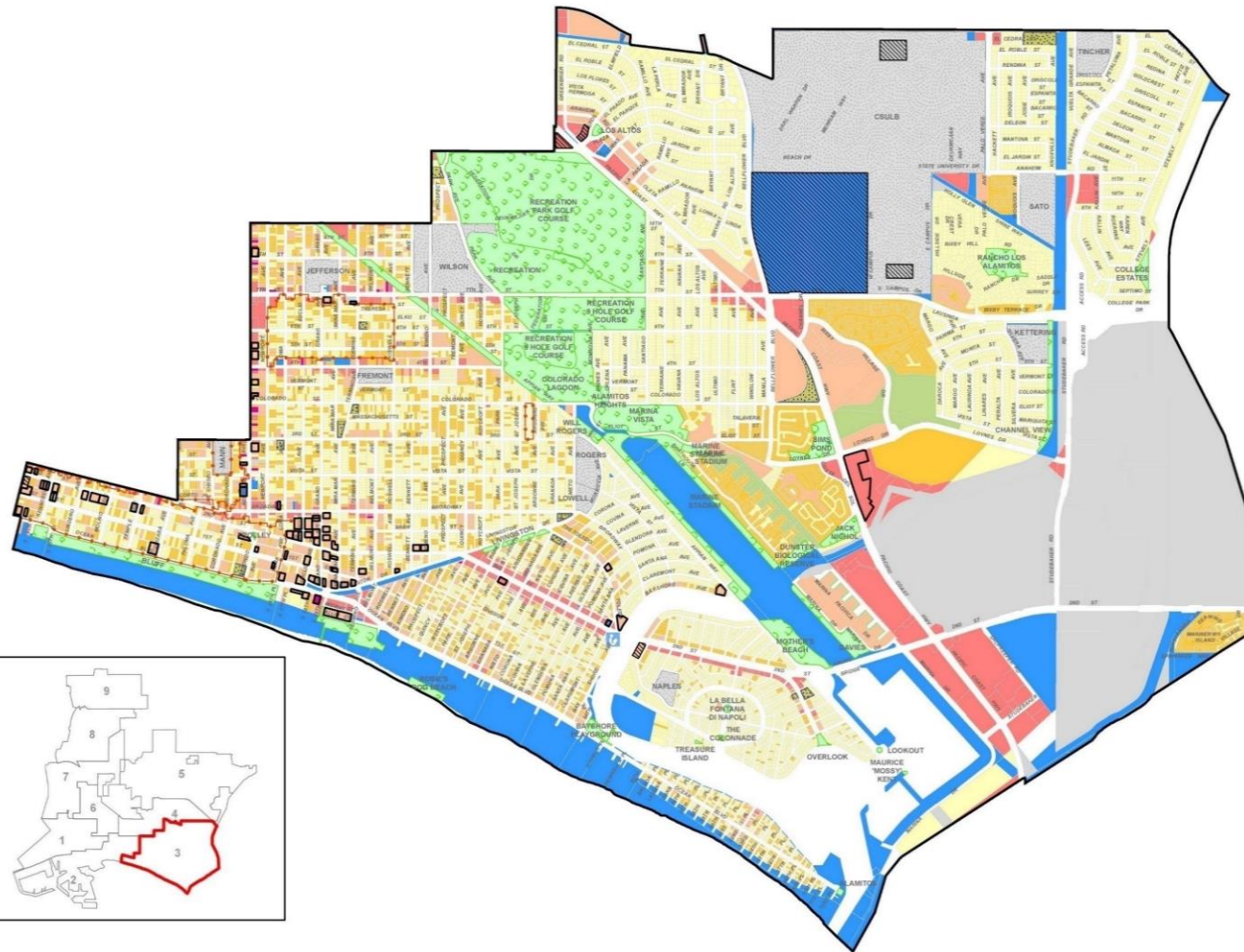
Council District 3

Existing Land Use

(Based on Los Angeles County Assessor data - 9/5/2017)

Council District 3

November 2017



LEGEND

Neighborhoods

SFR - Single Family Residence

Multiple Family Residential

MFR-L - Multiple Family Residential Low

MFR-M - Multiple Family Residential Moderate

Mixed Uses

MCR - Mixed Commercial/Residential

C - Commercial

I - Industrial

NI - Neo Industrial

IG - Institutional and Government-Owned

3 & 4 Story Buildings

5 or more Story Buildings

Fire Station

Library

Police Station

Train Stations

Historical Districts

Parks

Schools

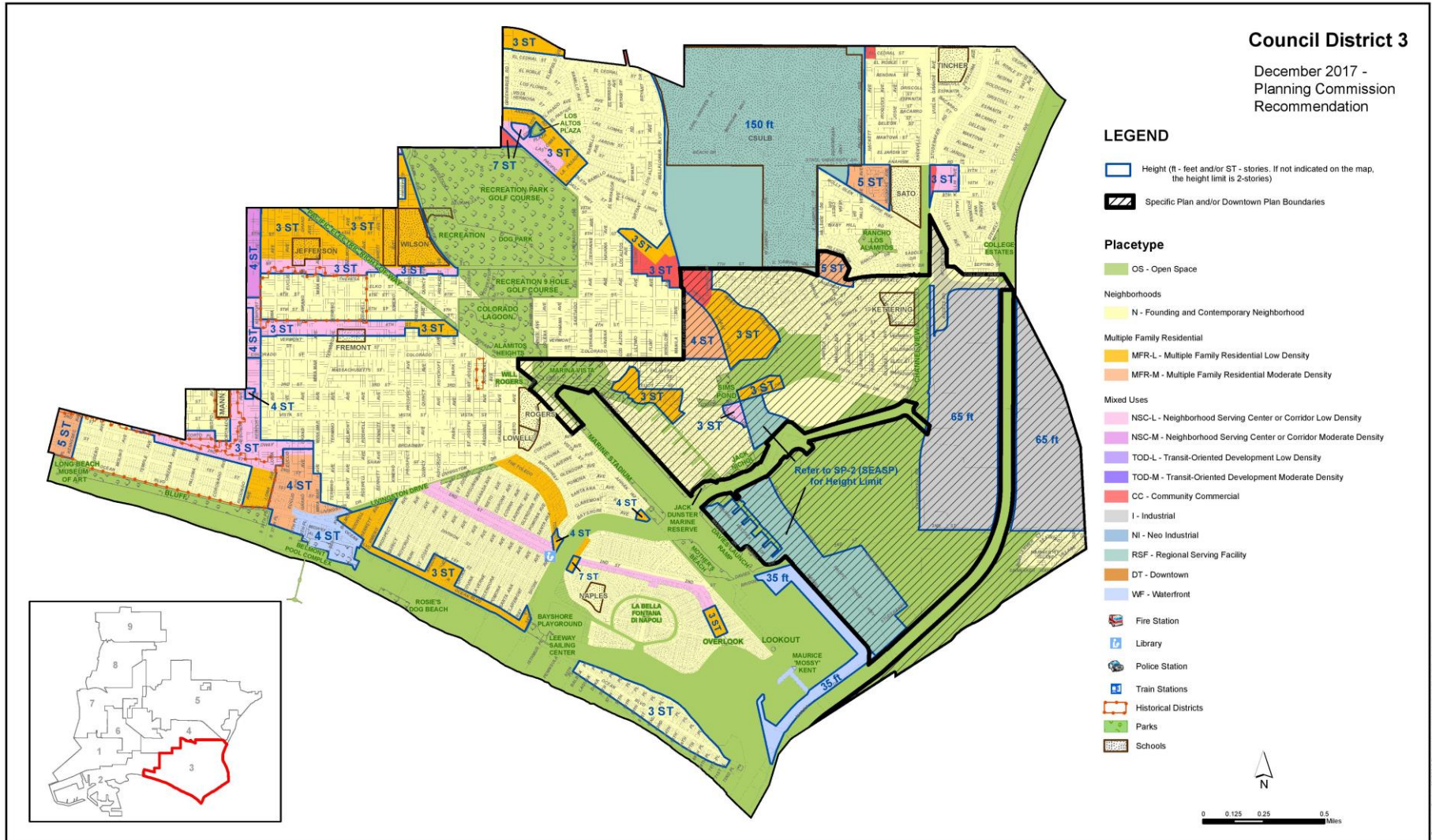
Churches



0 0.125 0.25 0.5 Miles

Council District 3

Draft 2040 PlaceType and Height Map



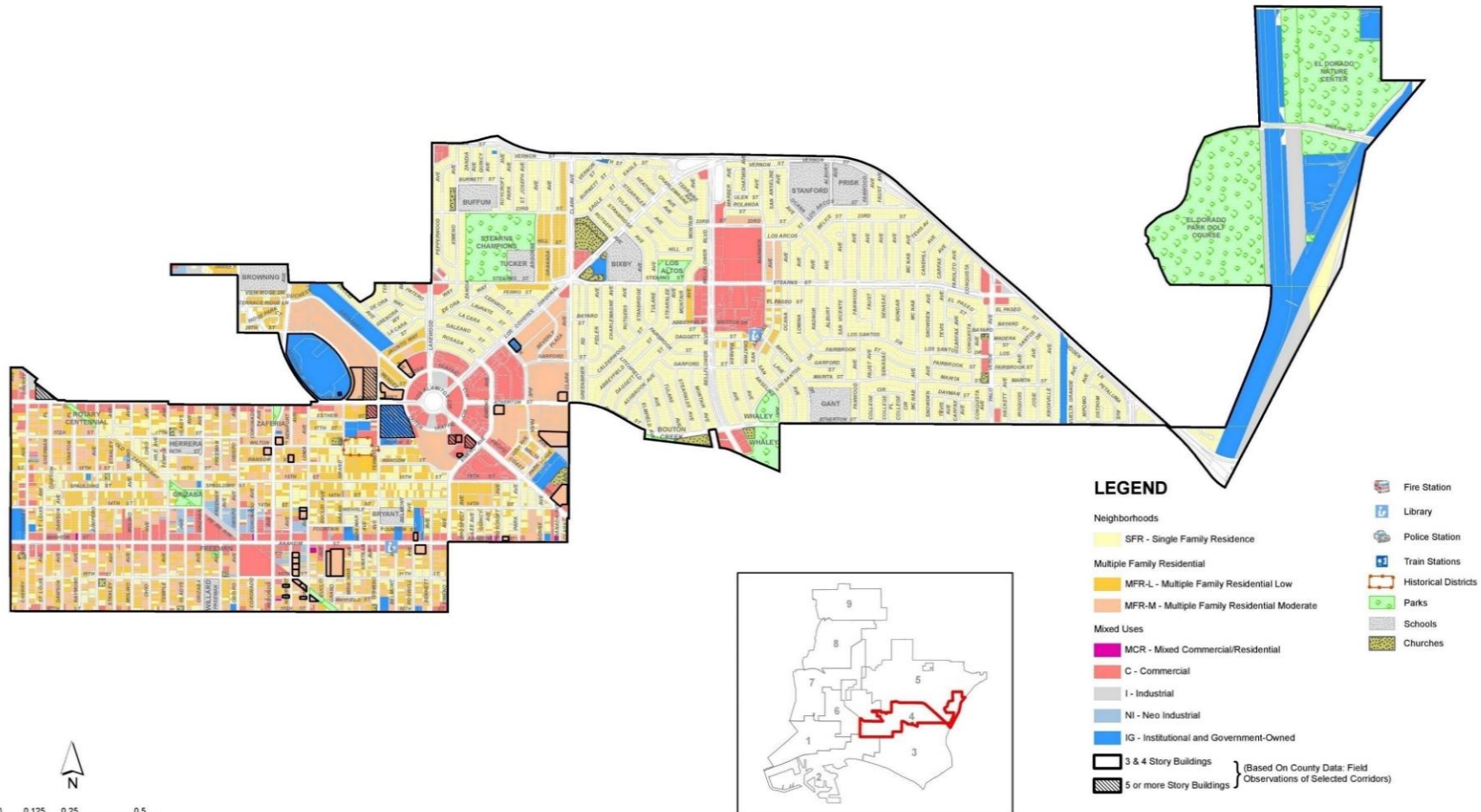
Council District 4

Existing Land Use

(Based on Los Angeles County Assessor data - 9/5/2017)

Council District 4

November 2017

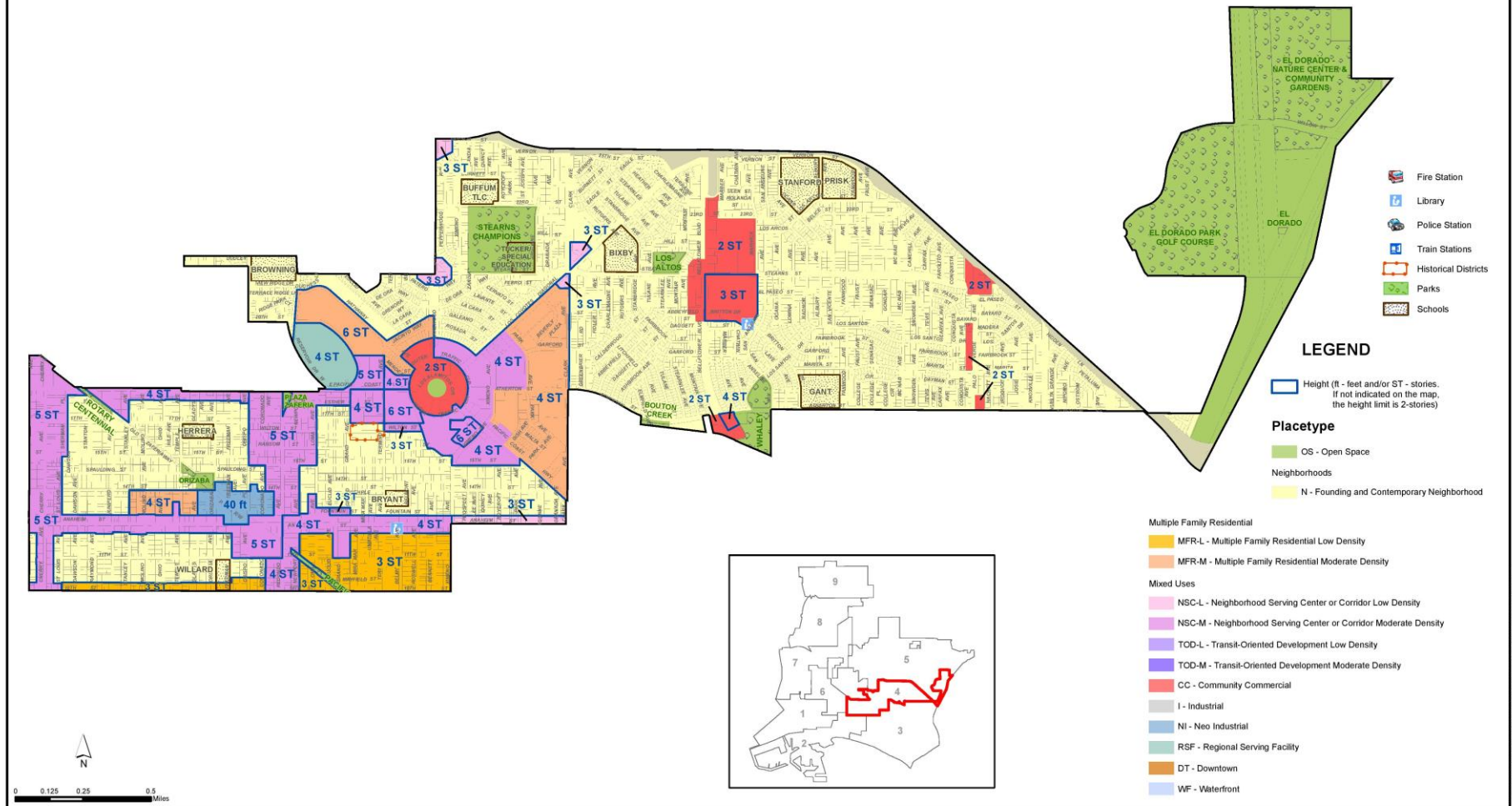


Council District 4

Draft 2040 PlaceType and Height Map

Council District 4

December 2017 - Planning Commission Recommendation



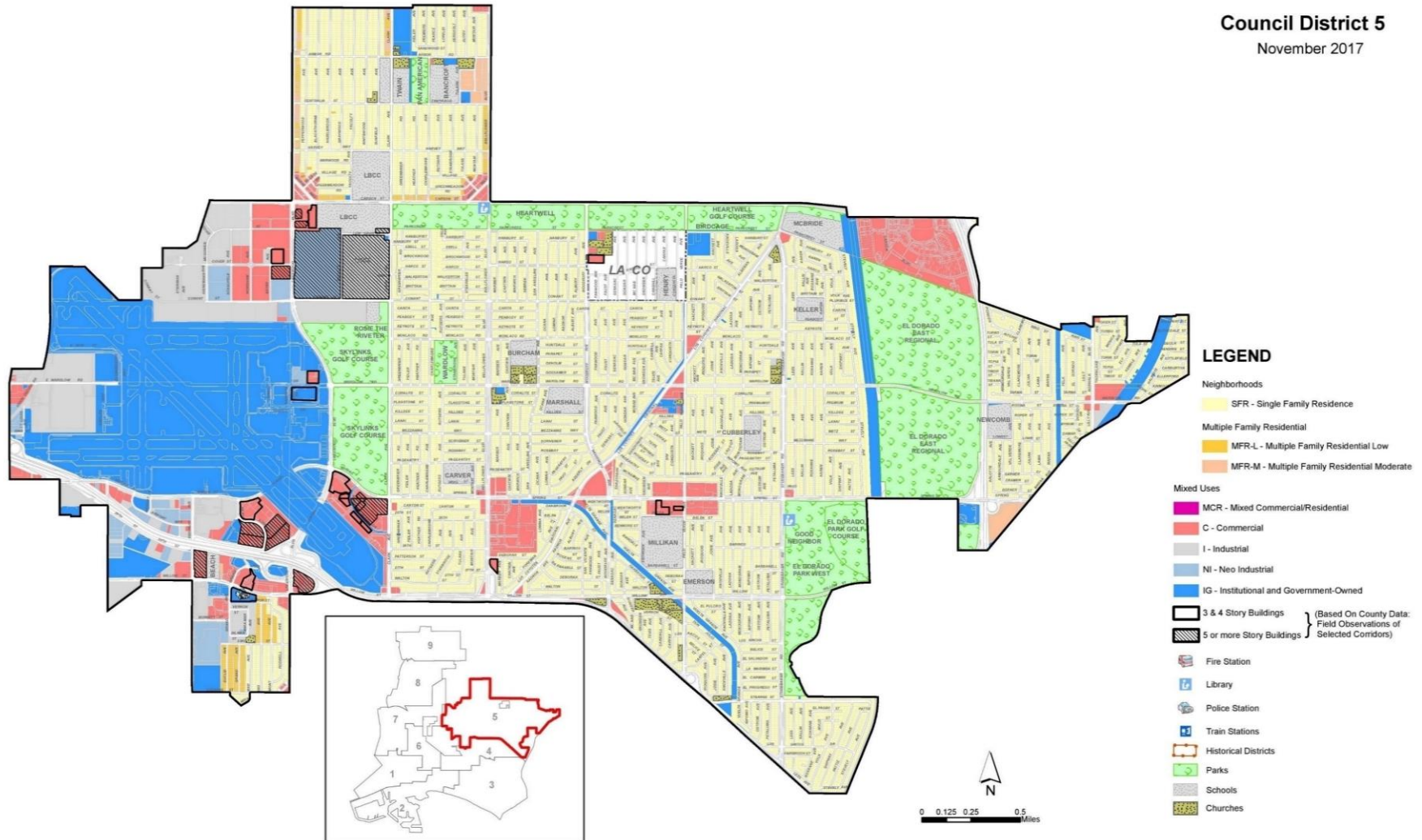
Council District 5

Existing Land Use

(Based on Los Angeles County Assessor data - 9/5/2017)

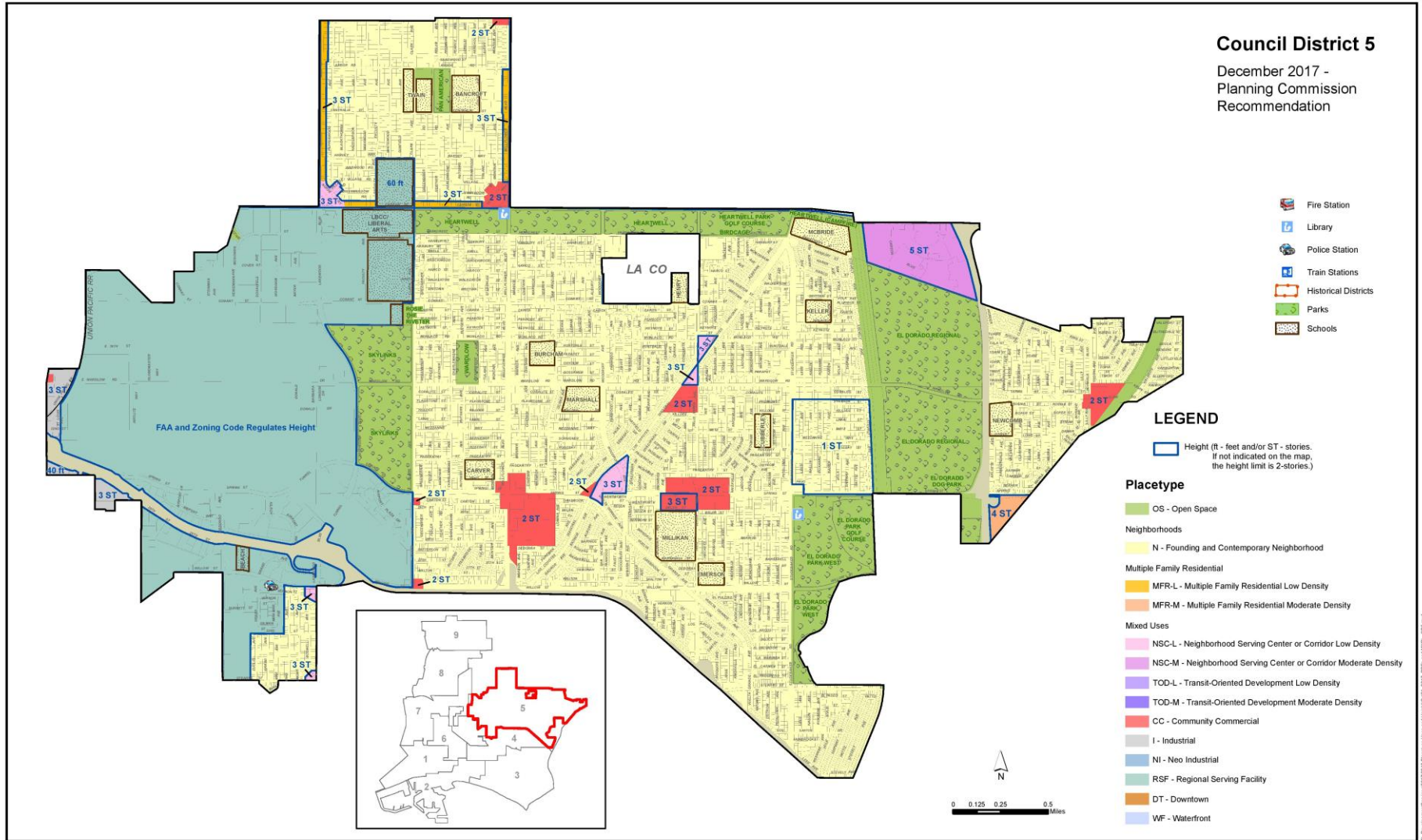
Council District 5

November 2017



Council District 5

Draft 2040 PlaceType and Height Map



Council District 6

Existing Land Use

(Based on Los Angeles County Assessor data - 9/5/2017)

Council District 6

November 2017

LEGEND

Neighborhoods

SFR - Single Family Residence

Multiple Family Residential

MFR-L - Multiple Family Residential Low

MFR-M - Multiple Family Residential Moderate

Mixed Uses

MCR - Mixed Commercial/Residential

C - Commercial

I - Industrial

NI - Neo Industrial

IG - Institutional and Government-Owned

3 & 4 Story Buildings

5 or more Story Buildings

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Historical Districts

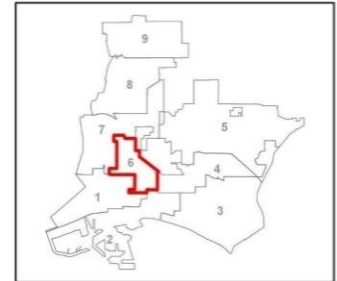
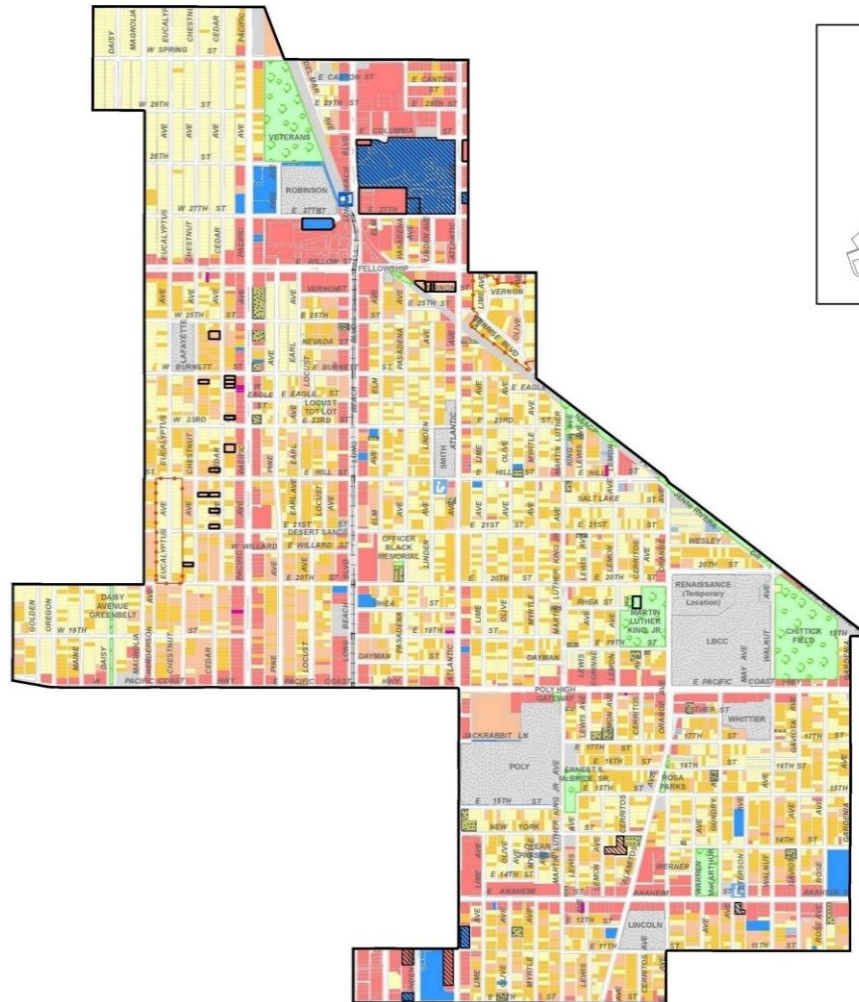
Parks

Schools

Churches



0 0.125 0.25 0.5 Miles



Council District 6

Draft 2040 PlaceType and Height Map

Council District 6

December 2017 - Planning Commission Recommendation

LEGEND

Height (ft - feet and/or ST - stories. If not indicated on the map, the height limit is 2-stories.)

Specific Plan and/or Downtown Plan Boundaries

Placetype

OS - Open Space

Neighborhoods

N - Founding and Contemporary Neighborhood

Multiple Family Residential

MFR-L - Multiple Family Residential Low Density

MFR-M - Multiple Family Residential Moderate Density

Mixed Uses

NSC-L - Neighborhood Serving Center or Corridor Low Density

NSC-M - Neighborhood Serving Center or Corridor Moderate Density

TOD-L - Transit-Oriented Development Low Density

TOD-M - Transit-Oriented Development Moderate Density

CC - Community Commercial

I - Industrial

NI - Neo Industrial

RSF - Regional Serving Facility

DT - Downtown

WF - Waterfront

Fire Station

Library

Police Station

Train Stations

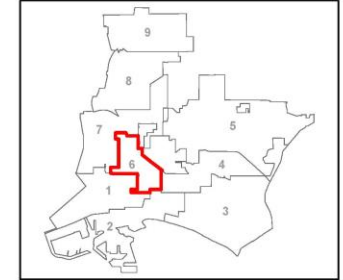
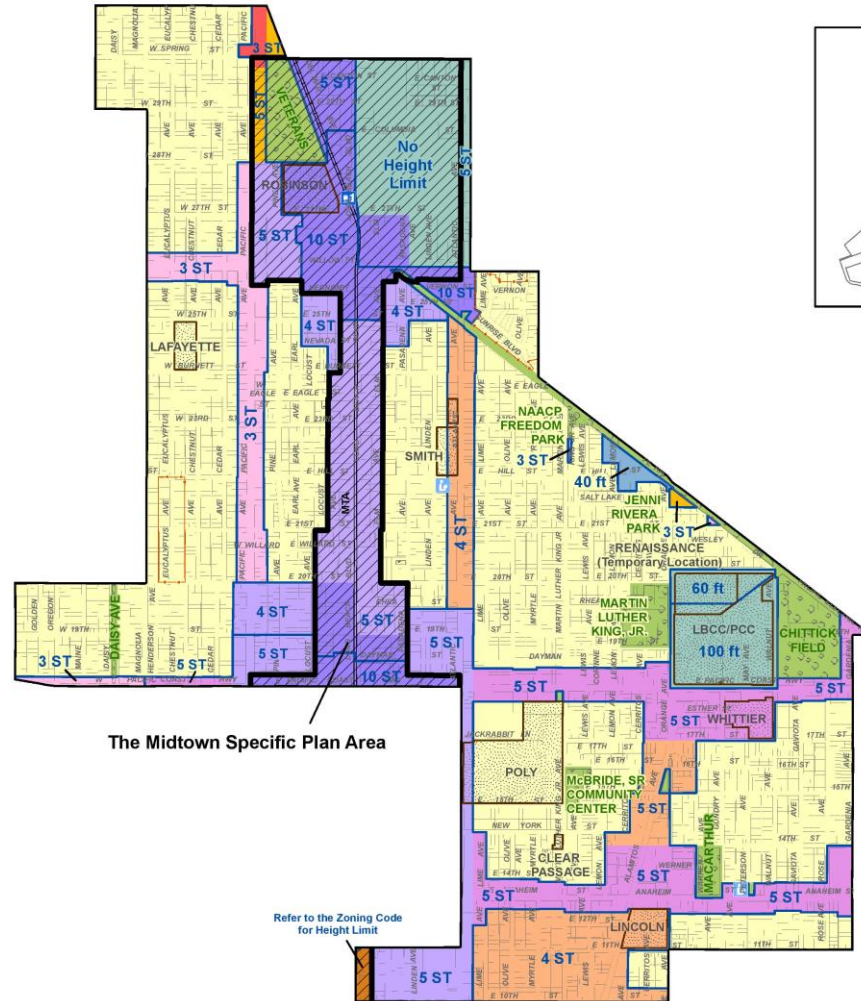
Historical Districts

Parks

Schools



0 0.125 0.25 0.5 Miles



Council District 7

Existing Land Use

(Based on Los Angeles County Assessor data - 9/5/2017)

Council District 7

November 2017

LEGEND

Neighborhoods

SFR - Single Family Residence

Multiple Family Residential

MFR-L - Multiple Family Residential Low

MFR-M - Multiple Family Residential Moderate

Mixed Uses

MCR - Mixed Commercial/Residential

C - Commercial

I - Industrial

NI - Neo Industrial

IG - Institutional and Government-Owned

3 & 4 Story Buildings } (Based On County Data: Field
5 or more Story Buildings } Observations of Selected Corridors)

Fire Station

Library

Police Station

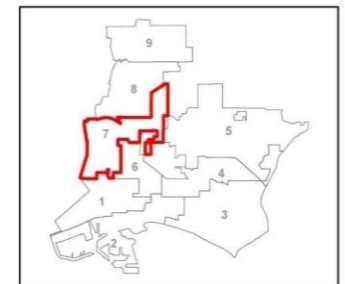
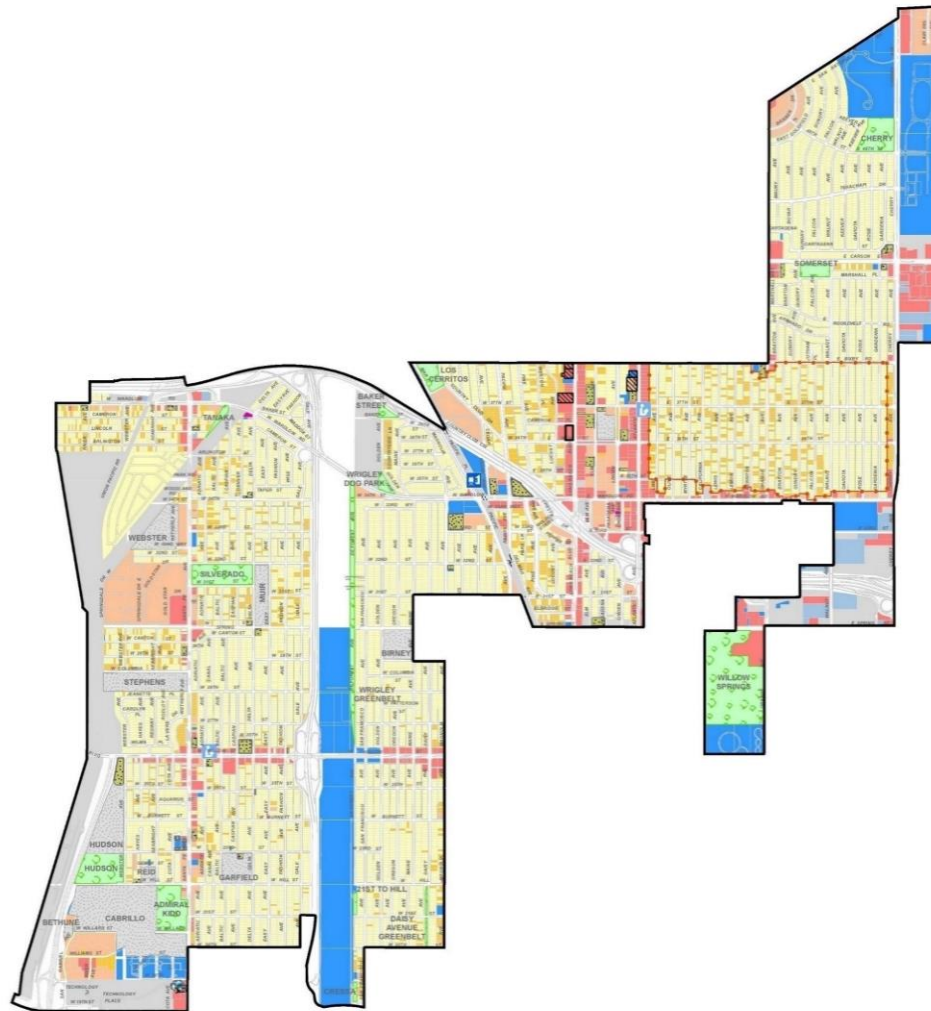
Train Stations

Historical Districts

Parks

Schools

Churches



T:\2017_Development\AreaMap_with_Existing_Land_Use_C15168891


Council District 7

Draft 2040 PlaceType and Height Map

Council District 7


December 2017 - Planning Commission Recommendation

LEGEND


 Height (ft - feet and/or ST - stories. If not indicated on the map, the height limit is 2-stories.)

 Specific Plan and/or Downtown Plan Boundaries

Placetype


 OS - Open Space

Neighborhoods

 N - Founding and Contemporary Neighborhood

Multiple Family Residential

 MFR-L - Multiple Family Residential Low Density


 MFR-M - Multiple Family Residential Moderate Density

Mixed Uses

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 NSC-M - Neighborhood Serving Center or Corridor Moderate Density

 TOD-L - Transit-Oriented Development Low Density


 TOD-M - Transit-Oriented Development Moderate Density


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 I - Industrial

 NI - Neo Industrial

 RSF - Regional Serving Facility

 DT - Downtown


 WF - Waterfront

 Fire Station

 Library

 Police Station

 Train Stations

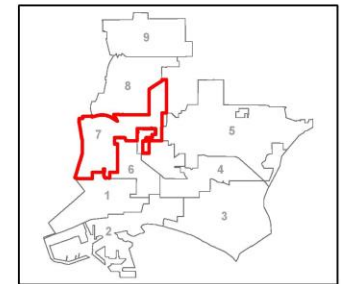
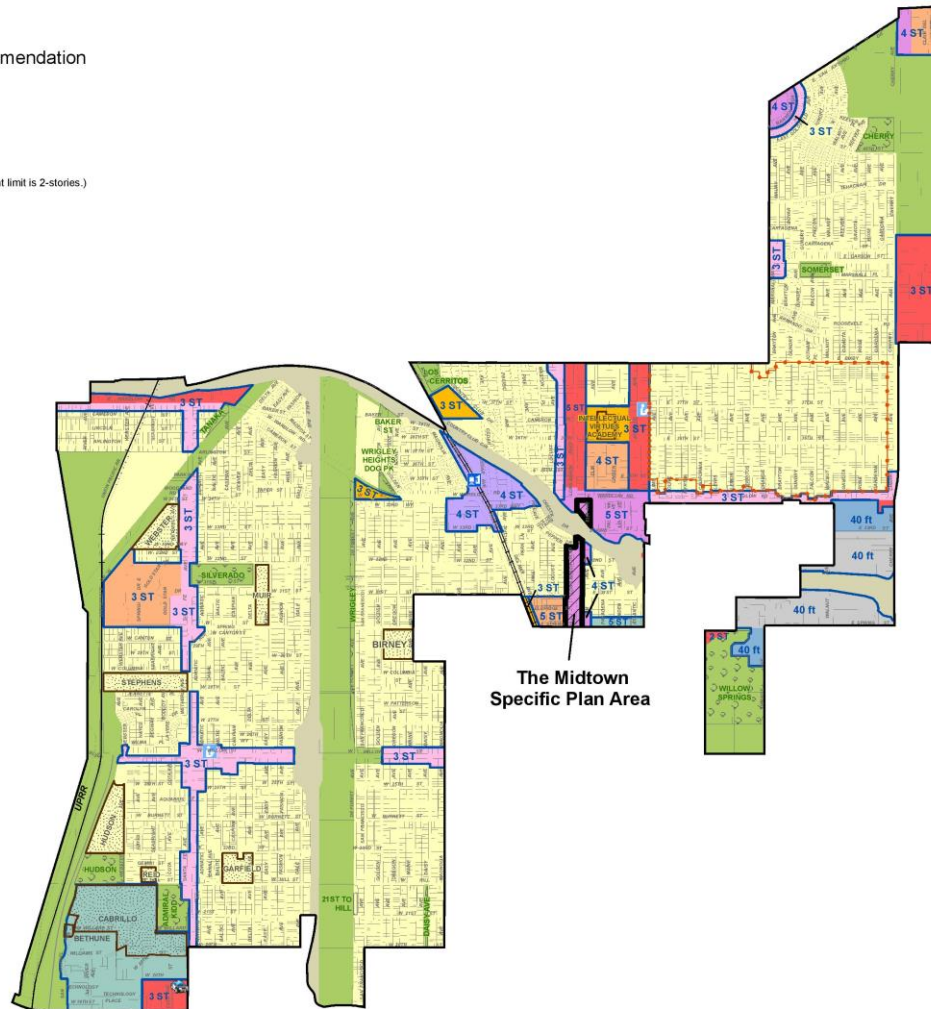
 Historical Districts

 Parks

 Schools



0 0.125 0.25 0.5 Miles



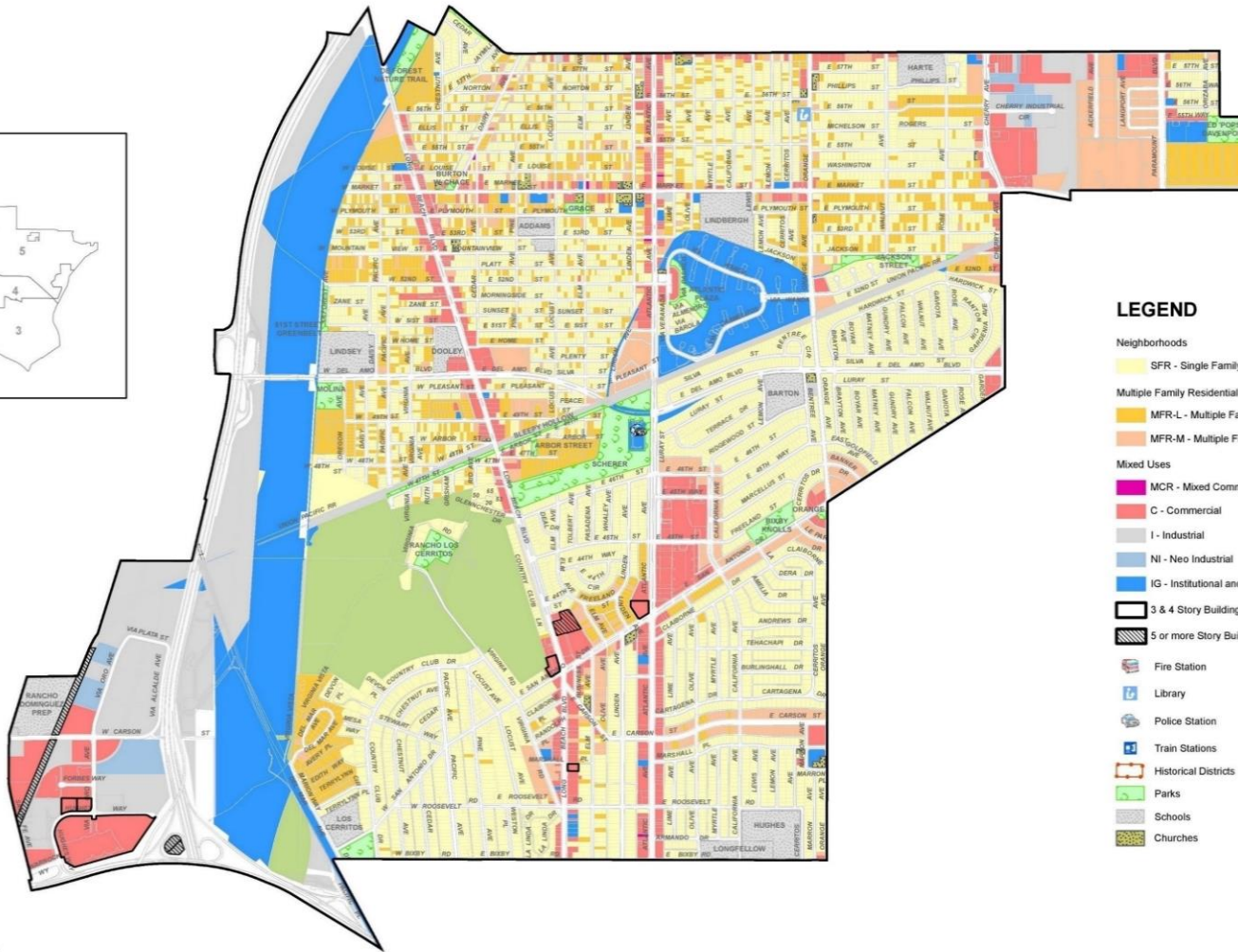
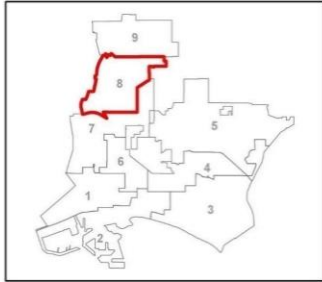
Council District 8

Existing Land Use

(Based on Los Angeles County Assessor data - 9/5/2017)

Council District 8

November 2017



LEGEND

Neighborhoods

- SFR - Single Family Residence
- Multiple Family Residential
- MFR-L - Multiple Family Residential Low
- MFR-M - Multiple Family Residential Moderate

Mixed Uses

- MCR - Mixed Commercial/Residential
- C - Commercial
- I - Industrial
- NI - Neo Industrial
- IG - Institutional and Government-Owned
- 3 & 4 Story Buildings
- 5 or more Story Buildings
- Fire Station
- Library
- Police Station
- Train Stations
- Historical Districts
- Parks
- Schools
- Churches

(Based on County Data; Field Observations of Selected Corridors)

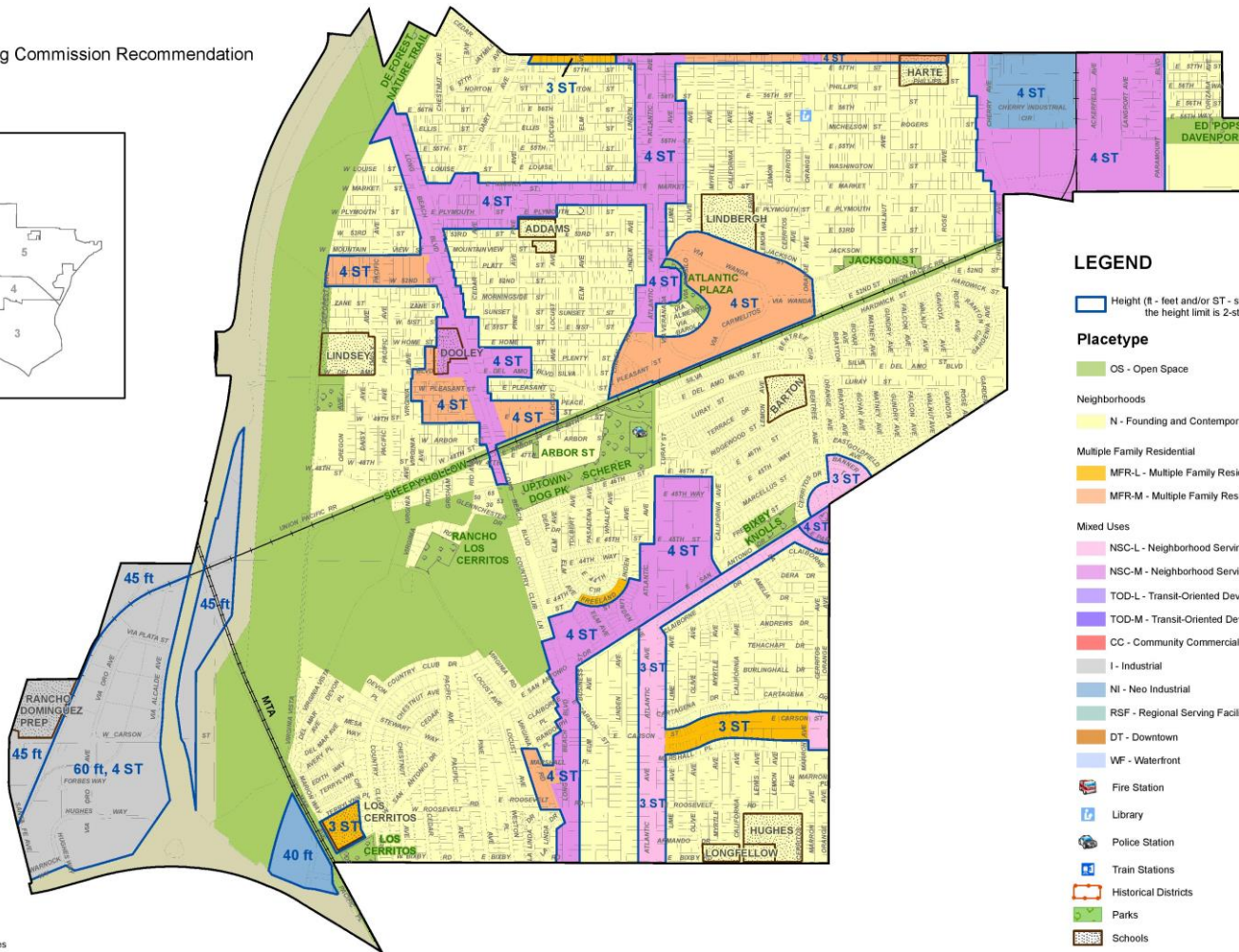
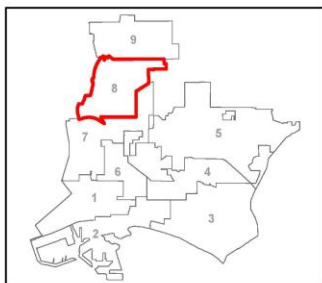


Council District 8

Draft 2040 PlaceType and Height Map

Council District 8

December 2017 - Planning Commission Recommendation



LEGEND

Height (ft - feet and/or ST - stories. If not indicated on the map, the height limit is 2-stories.)

Placetype

OS - Open Space

Neighborhoods

N - Founding and Contemporary Neighborhood

Multiple Family Residential

MFR-L - Multiple Family Residential Low Density

MFR-M - Multiple Family Residential Moderate Density

Mixed Uses

NSC-L - Neighborhood Serving Center or Corridor Low Density

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DT - Downtown

WF - Waterfront

Fire Station

Library

Police Station

Train Stations

Historical Districts

Parks

Schools

0 0.125 0.25 0.5 Miles

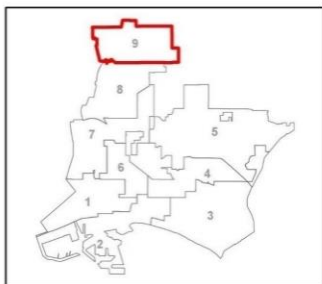
Council District 9

Existing Land Use

(Based on Los Angeles County Assessor data - 9/5/2017)

Council District 9

November 2017



LEGEND

Neighborhoods

SFR - Single Family Residence

Multiple Family Residential

MFR-L - Multiple Family Residential Low

MFR-M - Multiple Family Residential Moderate

Mixed Uses

MCR - Mixed Commercial/Residential

C - Commercial

I - Industrial

NI - Neo Industrial

IG - Institutional and Government-Owned

3 & 4 Story Buildings

5 or more Story Buildings

(Based on County Data: Field Observations of Selected Corridors)

Fire Station

Library

Police Station

Train Stations

Historical Districts

Parks

Schools

Churches

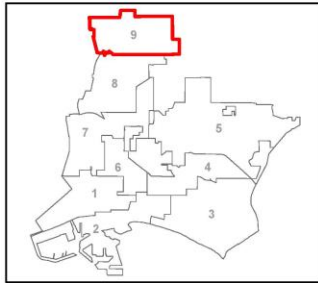


Council District 9

Draft 2040 PlaceType and Height Map

Council District 9

December 2017 -
Planning Commission
Recommendation



LEGEND

Height (ft - feet and/or ST - stories.
If not indicated on the map,
the height limit is 2-stories.)

Placetype

OS - Open Space

Neighborhoods

N - Founding and Contemporary Neighborhood

Multiple Family Residential

MFR-L - Multiple Family Residential Low Density

MFR-M - Multiple Family Residential Moderate Density

Mixed Uses

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Train Stations

Historical Districts

Parks

Schools

