

Planning Commission Study Session

uplan

May 16, 2019

CITY OF
LONG BEACH

LONG BEACH
DEVELOPMENT SERVICES
BUILDING A BETTER LONG BEACH



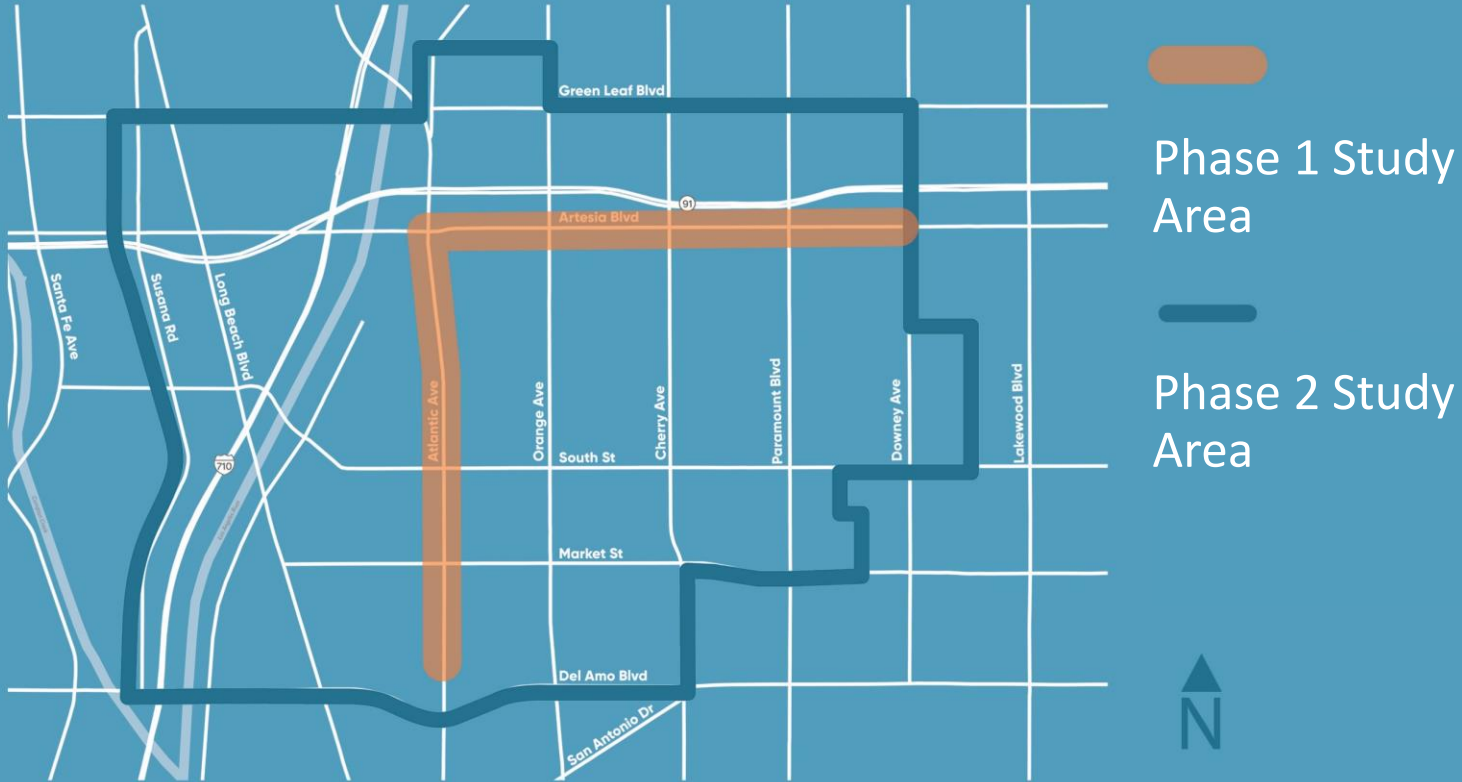
Agenda

Review of UPLAN Phase 1 Public Engagement

UPLAN Phase 1 Zoning District Recommendations

Next Steps: Phase 2 Overview

UPLAN Study Areas & Boundaries



UPLAN

Uptown Planning, Land Use and Neighborhood Strategy

Overview

UPLAN is a collaborative effort between the City & the community to create a **new vision, economic strategies, active transportation improvements, & zoning recommendations to guide future development** in North Long Beach (Uptown)

Deliverable

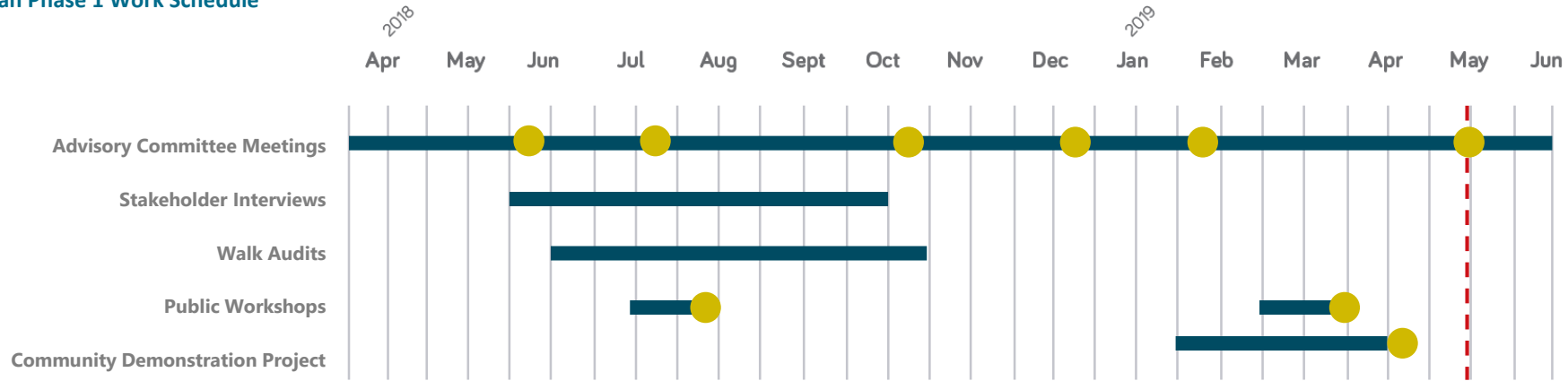
A set of **zoning recommendations** for the Uptown study area that can be adopted by the City.

Outcome

A **growing, livable, and equitable** community where existing residents benefit from new investment and changes

Outreach Done to Date (Phase 1)

Uplan Phase 1 Work Schedule



8 

Advisory Committee Meetings

14 

Stakeholder Interviews

1 

Workshop

6 

Walk Audits

1  Demonstration Project & Workshop

Advisory Committee Meetings

Topics Discussed



- 1. Cognitive Mapping & Uptown Priorities**
- 2. Mapping North Long Beach Corridors and Improvements**
- 3. Zoning Primer, Outreach Process, & Visual Preference Activity**
- 4. Introduction to Walk Audits**
- 5. Visioning Statement & Arts and Culture Activity**
- 6. Parking Study & Demonstration Project Planning**
- 7. Draft Zoning Concepts**
- 8. Phase 1 Recap & Next Steps**

Walk Audits

Key Themes

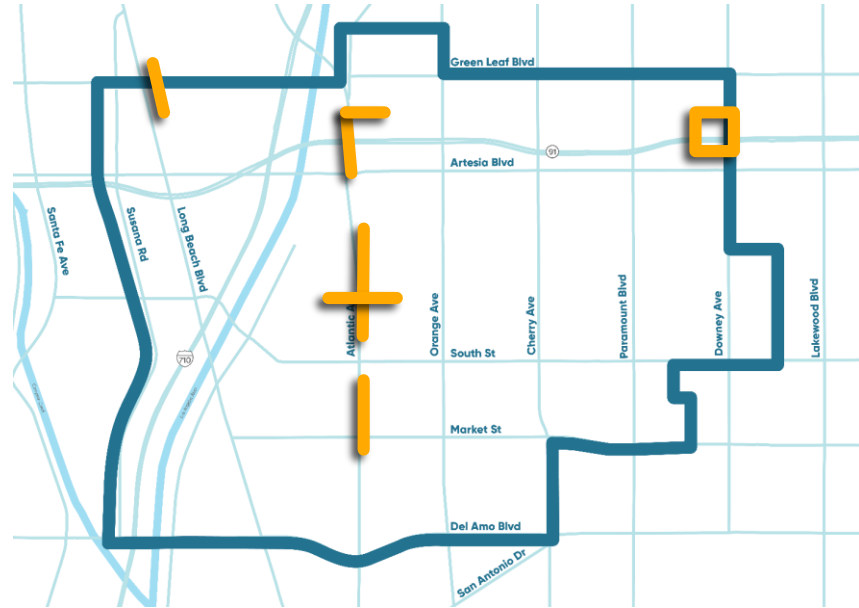
Safety & Accessibility

Aesthetic Improvement & Maintenance

Balance of Land Uses

Neighborhood-Supportive Uses

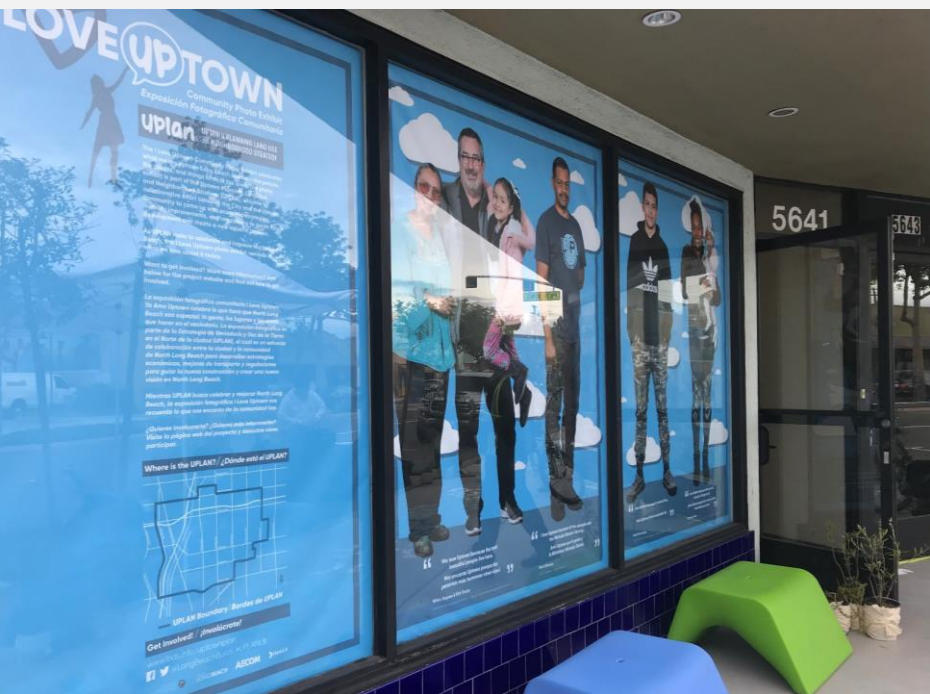
Pedestrian-Oriented Streets



Walk Audit Routes

Demonstration Project / Workshop

Location: 5641 - 5643 Atlantic Avenue, Friday, April 5, 2019



“

We love Uptown because the most beautiful people live here.

Nos encanta Uptown porque las personas más hermosas viven aquí.

”

Hilda Gaytan & Kirk Davis

Live and own business in Uptown / Viven y son dueños de negocio en Uptown

“

I love Uptown because of the people and the Michelle Obama Library.

Amo Uptown por la gente y la Biblioteca Michelle Obama.

”

Vern Stevens

Lives in Uptown / Vive en Uptown

Demonstration Project / Workshop

Location: 5641 - 5643 Atlantic Avenue, Friday, April 5, 2019



Demonstration Project / Workshop

Location: 5641 - 5643 Atlantic Avenue, Friday, April 5, 2019



Community Members Want:

- More businesses
- More grocery stores
- More open space
- Mandated greenery and shade required of new developments
- Financial services
- Neighborhood supporting businesses
- Support for existing residents and businesses to stay in place
- Parking solutions



Community Vision Statement

We envision Uptown as an identifiable and inviting neighborhood, full of pride, with a range of community-serving destinations and hubs — a community that supports its residents and businesses, and creatively celebrates its existing and growing diversity.

General Plan Placetypes

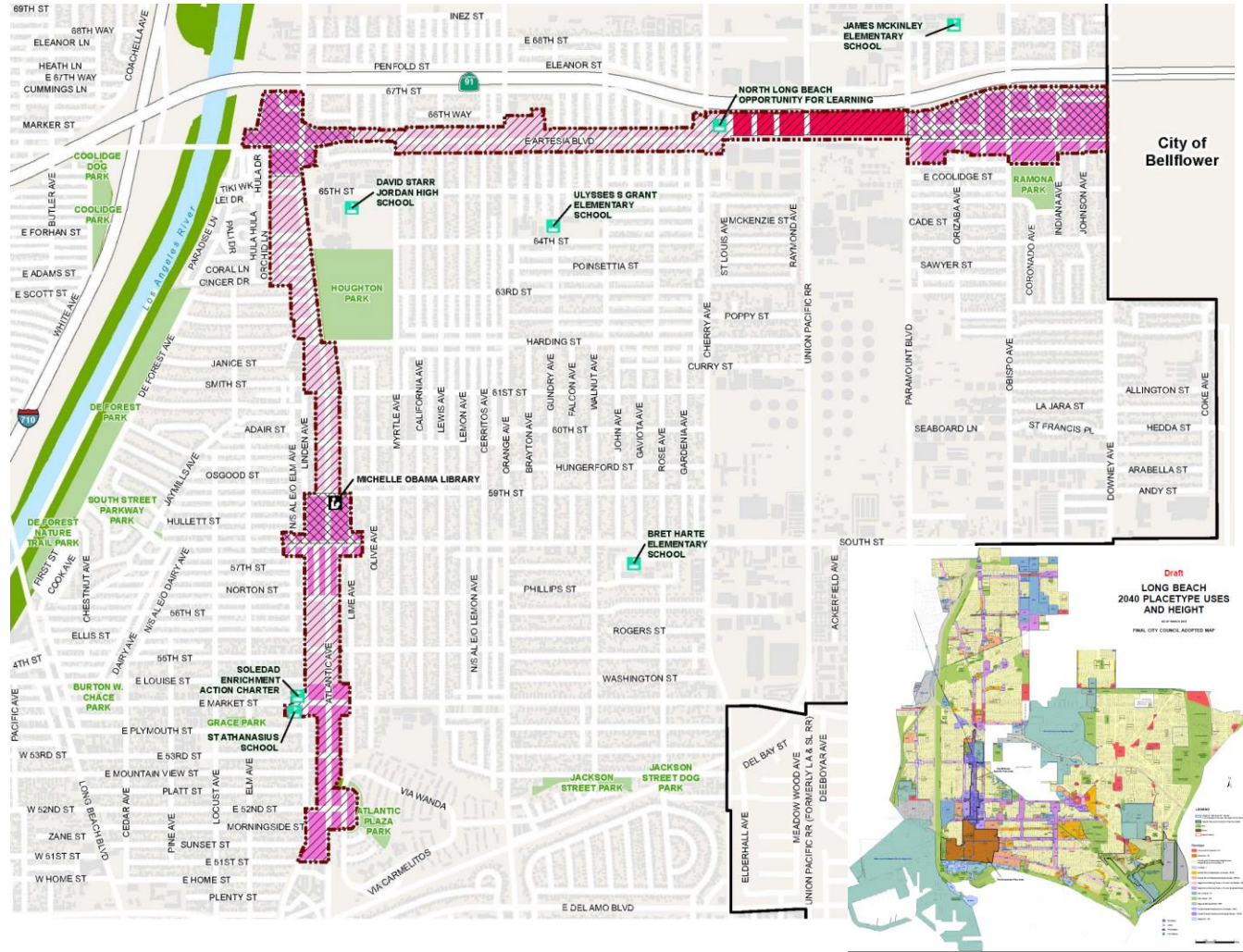
CC: Community Commercial

**NSC-L: Neighborhood
Serving Center or Corridor
Low Density**

**NSC-M: Neighborhood
Serving Center or Corridor
Moderate Density**

3 Story Buildings

4 Story Buildings



Zoning District Recommendations

General Plan PlaceType Implementation


Table 1 General Plan Implementation

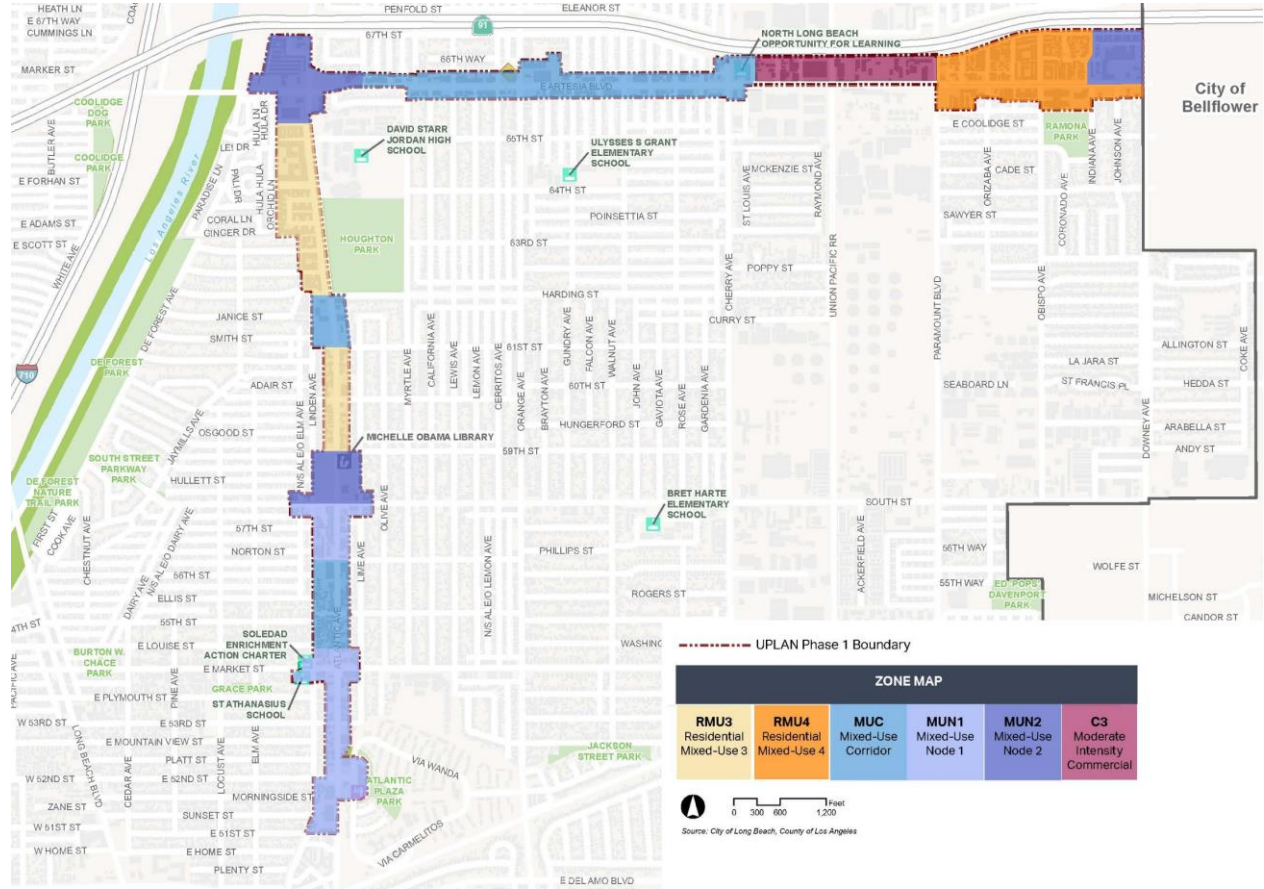
Implementing Zone Abbreviation	General Plan PlaceType Implemented		
	NSC-L Neighborhood Serving Center or Corridor Low Density	NSC-M Neighborhood Serving Center or Corridor Moderate Density	CC Community Commercial
RMU3	X		
RMU4		X	
MUC	X		
MUN1		X	
MUN2		X	
C3			X



Zoning Recommendations

6 Recommended Zones

-  **Residential Mixed-Use 3**
-  **Residential Mixed-Use 4**
-  **Mixed Use Corridor**
-  **Mixed-Use Node 1**
-  **Mixed-Use Node 2**
-  **Moderate Intensity Commercial**



Vision Supportive Zoning Tools

Vision components

Zoning District Recommendations



Sustain a diverse & healthy community

- Allow / promote neighborhood services and uses
- Increase allowed housing types
- Update open space standards



Make it easier, safer, & more pleasant to walk

- Modify setback and frontage requirements to expand public realm
- Reorient buildings to the sidewalk
- Safety lighting and design features
- Improve public infrastructure



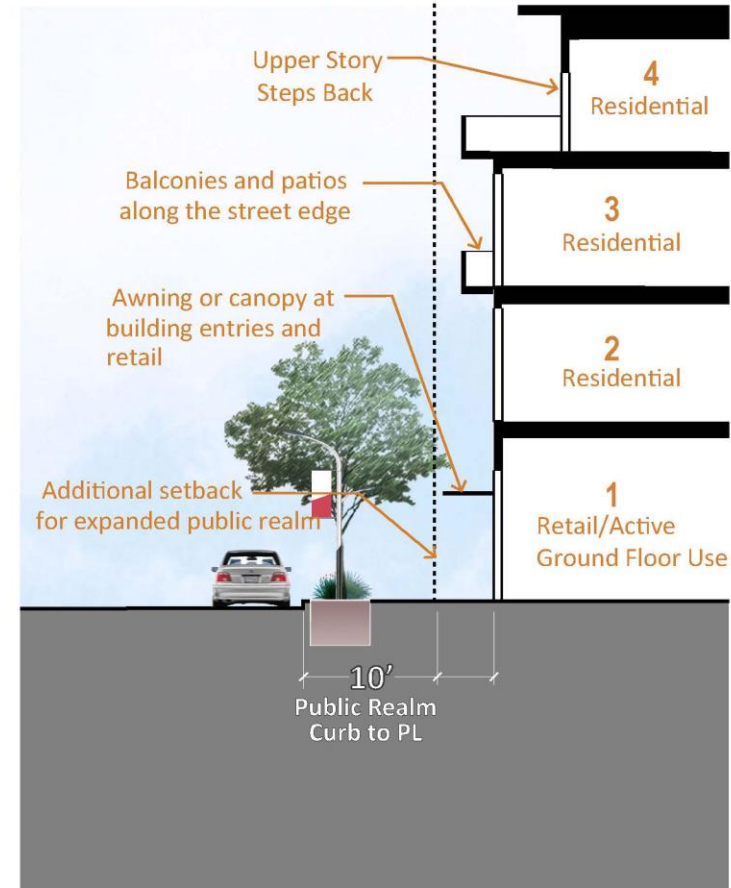
Activate & re-purpose spaces at the ground floor

- Make allowed uses more flexible
- Reduce minimum lot sizes to encourage development
- Progressive parking policies and reduced requirements

Zoning Recommendations

Flexible Community Code

- 1. Simplify code with broader use categories**
 - **Allow for desired & evolving uses**
 - **Provide greater flexibility for new businesses**
- 2. Support desired uses, such as:**
 - **Grocery stores**
 - **Educational, institutional, & non-profit uses**
 - **Outdoor dining**
- 3. Expand allowances for mixed-use and residential development**
 - **Clear design guidelines to expand public realm and maintain neighborhood cohesiveness**



Flexible Community Code: Groundtruthing

Gross Site Area (SF)
Gross Site Area (acres)
Net Site Area (SF) after Setbacks

FAR Provided (Commercial Only)
Residential Units Provided (~1K SF gross/unit)
Residential Density Provided (du/acre)

Stories Provided

Max FAR Allowed (Commercial Only)	n/a	1.0 or 1.5
Max Residential Density Allowed (du/acre)	18.15 du/acre	44.0
# Parking Spaces Req'd for Commercial	4.00 per 1K SF	2.00 per 1K SF
# Parking Spaces Req'd for Residential	1.75 per unit	1.00 per unit
Total Parking Spaces Req'd	-	-
# Parking Spaces, Difference b/w Req'd and Provided	-	-
Usable Open Space Req'd (SF)	250 per unit	100 per unit
Usable Open Space, Difference b/w Req'd and Provided	-	-

Site 1						
Code Assumptions						
Option 1		Option 2		Option 3		
Existing	Proposed	Existing	Proposed	Existing	Proposed	
-						
-						
147	73	165	82	70	35	
315	180	321	183	381	218	
462	254	486	266	451	253	
(92)	117	(220)	105	(189)	117	
45,068	18,027	45,857	18,343	54,452	21,781	
604	27,644	6,932	34,025	(14,044)	18,627	

Site 2						
Code Assumptions						
Option 1		Option 2		Option 3		
Existing	Proposed	Existing	Proposed	Existing	Proposed	
-						
-						
9	5	11	5	0	0	
8	5	11	6	15	8	
18	9	22	12	15	8	
(9)	(0)	(14)	(4)	(15)	(8)	
1,184	473	1,608	643	2,122	849	
(390)	321	3,119	4,084	(382)	891	

Site 3						
Code Assumptions						
Option 1		Option 2		Option 3		
Existing	Proposed	Existing	Proposed	Existing	Proposed	
-						
-						
0	0	19	9	24	12	
7	4	18	10	26	15	
7	4	36	19	50	27	
(3)	0	(24)	(7)	(36)	(13)	
1,000	400	2,500	1,000	3,703	1,481	
3,017	3,617	958	2,458	(3,262)	(1,040)	

- 3-levels
- Single-loaded corridor multifamily residential or live/work
- Ground level parking at rear of parcel
- Ground floor commercial



- 2-3 levels
- Walk-ups or bungalow courtyard units
- No parking on site
- No commercial



Zoning Recommendations

Parking Study

- ☐ **Comparative study of parking regulations**
 - ☐ **Oakland**
 - ☐ **San Jose**
 - ☐ **Santa Monica**
 - ☐ **Huntington Beach**
 - ☐ **Institute of Transportation Engineers**
- ☐ **Parking Utilization Survey for Atlantic and Artesia corridors**
- ☐ **Audit of existing City regulations and best practices**

On-Street Parking Segment	Parking Capacity (Spaces)	Spot Survey Parked (Vehicles)	Spot Survey Parked (% Occupied)
Northbound Atlantic Avenue	174	37	21%
Southbound Atlantic Avenue	170	66	39%
Eastbound Artesia Boulevard	149	132	88%
Westbound Artesia Boulevard	144	169 (160 allowed, 9 not allowed)	117%
Total	637	404	63%

Zoning Recommendations

Modernized Parking Regulations

- 1. Allow for change-of-use in older buildings without parking requirements**
- 2. Right-size parking requirements to reflect changing landscape and parking study findings**
- 3. Establish long-term parking management strategies:**
 - **Shared parking**
 - **Unbundled parking program**
 - **Park-once district & facilities**

Zoning Recommendations

Modernized Parking Regulations

Table 7 Vehicular Parking Requirements

*See City standard in Chapter 21.41

Use	Minimum Zone Requirement			Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	RMU3 / RMU4	MUC / MUN1 / MUN2	C3	
Residential				
0-1 Bedroom	0.75	0.75	n/a	Per unit
2 Bedrooms	1.5	1.25		Per unit
3 or more bedrooms	1.5	1.5		Per unit
Special group residence, assisted living, congregate care	0.33	0.25		Per bed
Senior housing	0.5	0.33		Per bed
Live-work units / artist studio with residence / shopkeeper	2	2		Per unit
Guest parking	1.0 per 4 units	1.0 per 6 units		
Non-Residential (including within mixed-use projects)				
Basic Sales and Service, Small Format				
≤6,000 sf GFA	2	-	3	Per 1,000 sf Waived MUC and MUN Zones
6,001≤9,000 sf GFA	3	2	4	Per 1,000 sf
Grocery and Food Market				
≤6,000 sf GFA	2	-	2	Requirement waived if developed as part of a mixed-use development
6,001≤9,000 sf GFA	3	2	*	Requirement lowered if the standards of Section E.4.D of this Chapter are met
>9,000 sf GFA	4	3	*	Per 1,000 sf
Restaurant & Ready-To-Eat Foods, without drive-thru or entertainment				
≤2,500 sf GFA	-	-	-	Parking requirements waived
2,501≤4,500 sf GFA	2	2	2	Per 1,000 sf
4,501 ≤9,000 sf GFA	8	6	8	Per 1,000 sf
>9,001 sf GFA	10	8	10	Per 1,000 sf
Outdoor Dining	-	-	-	No additional parking required

Table 7 Vehicular Parking Requirements

*See City standard in Chapter 21.41

Use	Minimum Zone Requirement			Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	RMU3 / RMU4	MUC / MUN1 / MUN2	C3	
Non-Residential (including within mixed-use projects)				
Religious Assembly				
<2,500 sf GFA	-	-	*	Per 1,000 sf, only applicable in UPLAN Phase 1 area
2,501≤6,000 sf GFA	3.33	3.33	*	Per 1,000 sf
2,501≤25,000 sf GFA	3.33	3.33	*	Per 1,000 sf
> 25,000 sf GFA	*	*	*	Per 1,000 sf
Fitness Studios				
<2,500 sf GFA	-	-	*	Per 1,000 sf, only applicable in UPLAN Phase 1 area
2,501≤6,000 sf GFA	3.33	3.33	*	Per 1,000 sf
4,501 ≤9,000 sf GFA	3.33	3.33	*	Per 1,000 sf
>9,001 sf GFA	*	*	*	Per 1,000 sf
Medical Office or Clinic / Veterinary Clinic	4	3	*	Per 1,000 sf
Office, non-medical				
≤20,000 sf GFA	3	2	*	Per 1,000 sf
>20,000 sf GFA	*	*	*	Per 1,000 sf
Hotel	1	0.75	*	Spaces per room
Urgent Care Facility/Minor-Medical Services	4	3	*	Per 1,000 sf
Pop-Up Shop / Stand / Itinerant Vendor	-	-	-	Parking requirements waived

Next Steps: UPLAN Phase II

Phase II Goals

- ☐ **Adopt Phase I recommendations and implement new zoning districts**
- ☐ **Continue to build community capacity to engage with and lead the Planning process**
- ☐ **Develop zoning districts for additional PlaceTypes and tailor recommendations to North Long Beach**
- ☐ **Establish a Neighborhood Mobility Enhancement Plan to increase connectivity throughout and beyond North Long Beach**

Planning Commission Study Session

uplan

May 16, 2019

CITY OF
LONG BEACH

LONG BEACH
DEVELOPMENT SERVICES
BUILDING A BETTER LONG BEACH

