



# Planning Commission Omnibus medical and AUP/CUP use adjustments

June 4, 2020

# What is proposed

Miscellaneous updates to use tables, allowances for medical uses and appropriate review authority:

- Shifts trade school, repair uses to an AUP in lieu of a CUP.
- Consistent with the City approach with Cannabis and other recent Omnibus efforts.
- Clarifies and incentivizes medical uses per City Council direction.
- Creates additional medical use language in the use table.
- Reduces the parking requirement for medical use to match that of retail.

# What is proposed

## Changes to the Industrial Use Table:

- Allow outdoor recreation via an AUP in lieu of a CUP
  - Driving ranges and other outdoor recreation venues are only reviewed due to the impact of adjacent industrial users on them rather than any pernicious impact on the surrounding environment that would warrant further review.
  - Outdoor recreation is needed in the City, particularly in light of COVID and other public health concerns.
- Allow health clubs and gyms via an AUP in lieu of a CUP
  - Similar to above, gyms are evaluated due to the impact of the environment on the gym not the higher-level concern of the use on the environment.
  - Gyms and recreation were in high-demand prior to COVID and as they re-open with reduced capacity there may be a need for additional space and locations.

# What is proposed

## Changes to the Industrial Use Table:

- Allow job training centers and technical (adult) schools via an AUP in lieu of a CUP
  - These uses are also only reviewed due to the impact of adjacent industrial users on them rather than any pernicious impact on the surrounding environment that would warrant further review.
  - Economic distress and technological change is increasing the need for retraining and technical schools.

# What is proposed

## Changes to the Commercial Use Table:

- Allow minor auto repair, auto part and tire sales via an AUP in lieu of a CUP
  - These facilities are highly-regulated in terms of auto safety and any minor hazardous materials. The land-use review looks at noise, access and site layout. This review can be effectively completed by the Zoning Administrator. These facilities do not include auto-body repair which has more substantial impacts.
  - These are small businesses that create employment and also facilitate repairs of vehicles the public may choose to keep longer as they defer major purchases.
  - These are also businesses that serve consumers needs to maintain vehicles.
- Allow motorcycle and jet ski sales and repairs via an AUP in lieu of a CUP
  - The zoning administrator can address any circulation, light or noise concerns.
  - These uses serve consumer needs and desires.

# What is proposed

## Changes to the Commercial Use Table:

- Allow larger religious assembly uses in neighborhood commercial zones via a CUP
  - Builds upon previous work to align the City's zoning code with the Religious Land Use and Institutionalized Persons Act (RLUIPA).
  - Allows smaller churches and houses of worship to expand without relocating.
  - Allows the Planning Commission to review any issues arising from having a large facility in a more neighborhood-oriented district in lieu of the current approach of an outright prohibition.
- Allow larger religious assembly uses in more-intensive commercial zones via an AUP in lieu of a CUP
  - The zoning administrator can address any circulation, light or noise concerns.
  - These uses are community serving and streamlining the process is appropriate.



# What is proposed

## Changes to the Commercial Use Table:

- Allow Industrial Arts Trade school via an AUP in lieu of a CUP
  - Similar to the changes proposed in the Industrial table.
  - These facilities have few impacts but have traditionally required special approvals, the AUP process is sufficient and appropriate for these low-impact facilities.

# What is proposed

## Changes to the Commercial Use Table:

- Allow repair shop via an AUP in lieu of a CUP
  - These shops repair everything from stoves and refrigerators to lawn mowers.
  - Small appliance repairs are allowed as a matter of right, the CUP requirement for repairing a larger piece of equipment is not proportional to the impact.
  - Visual and noise issues can be addressed by the Zoning Administrator.
  - Consumers may choose to repair rather than replace appliances during times of economic distress.



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  - Visual and noise issues can be addressed by the Zoning Administrator.
  - Consumers may choose to repair rather than replace appliances during times of economic distress.

# What is proposed

## Changes to the Commercial Use Table (Medical):

- Allow Hospitals in all commercial zones with a CUP
  - Effectively all new hospitals currently require a zone-change to the Institutional (I) zone.
  - The Planning Commission has the appropriate power and expertise to evaluate the land-use compatibility of new hospitals.
  - This reform is an important aspect of improving the overall healthcare delivery system and continuum of care in the City.

# What is proposed

## Changes to the Commercial Use Table (Medical):

- Allow convalescent homes and skilled nursing facilities in neighborhood commercial zones via a CUP
  - These facilities are highly-regulated by State and Federal agencies.
  - These facilities are allowed in residential zones and the prohibition in commercial zones is not logical or appropriate at this time.
  - While these institutions are heavily impacted by COVID-19 they also serve an important function in the medical continuum of care.
- Allow convalescent homes and skilled nursing facilities in more-intensive commercial zones via an AUP in lieu of a CUP
  - The zoning administrator can address any circulation, light or noise concerns.
  - These uses are community serving and streamlining the process is appropriate.

# What is proposed

## Changes to the Commercial Use Table (Medical):

- Expand the descriptions of professional services to include broad medical uses.
  - “Medical offices, urgent care centers, outpatient surgical centers and similar medical uses” will replace the ambiguous “medical” and provide greater clarity.
  - All of these uses serve important community functions and are a part of the needed continuum of care and public health infrastructure.
  - These uses do not result in special land-use impacts that require special review.
  - These changes directly respond to the City Council request.

# What is proposed

## Changes to the Commercial Parking Requirements (Medical):

- Reduces parking requirements from 5/1000 to 4/1000 for all non-hospital medical uses.
  - Right-sizes parking to be reflective of Long Beach's transit and pedestrian rich infrastructure.
  - In particular eases changes-of-use to medical by aligning parking requirements up with retail.
  - Consistent with the direction given by City Council.



Thank you