

ORDINANCE NO. C-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING AND RESTATING THE LOS ALAMITOS LAND PLANNED DEVELOPMENT DISTRICT (PD-17) IN ITS ENTIRETY

The City Council of the City of Long Beach ordains as follows:

Section 1. Ordinance No. C-7279, adopted November 1, 1994, as amended, is amended in its entirety to read as follows:

Section 1. Use District Map Amendment

The official Use District Map of the City of Long Beach, as said map has been heretofore established and amended, is further amended by amending and changing Part 11 of said map.

That portion of Part 11 of said Use District Map which is changed and amended by this ordinance is attached hereto as Exhibit "A" and by reference made a part of this ordinance and a part of the official Use District Map. Any reference in the Municipal Code of the City of Long Beach to Part 11 of said Use District Map shall hereafter relate and apply to said Part 11.

Sec. 2. Establishment of the Alamitos Land Planned Development District (PD-17)

By this amendment to one Use District Map, the Alamitos Land Planned Development District is hereby established in Part 11 as designated on the attached amendment to Part 11. The following Development and Use Standards are hereby adopted and by this reference made a part of the official Use District Map:

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1 shall identify the location of each building to be built on the site, the area of
2 the building and the use of each building. The Master Site Plan shall also
3 indicate the overall design character of the site, including unifying
4 architectural and landscape design themes.

5 B. Each building shall be reviewed for Site Plan Review by the Site
6 Plan Review Committee. No building permit shall be issued for any building
7 on the site until a Site Plan Review has been approved, or conditionally
8 approved and all conditions satisfied. Site Plan Review shall review each
9 building project for consistency with the PD requirements and the Master Site
10 Plan, functionality of building layout, consistency with detailed zoning
11 standards and architectural and landscape architectural quality.

12 C. In addition to the required plot plan, floor plan, elevations and
13 landscape plan, the application for Site Plan Review shall contain an
14 estimate of the peak-hour trips to be generated by the proportion of the full
15 development requested with the application and identification of the
16 Transportation Demand Management (TDM) measures to be taken to reduce
17 the peak-hour trips.

18 D. In the submission of individual buildings, it is recognized that the
19 building sizes may be changed, building locations redistributed or the mix of
20 uses adjusted to meet changing user demands. However, the architectural,
21 landscaping and overall design character of the site shall be in substantial
22 conformance to the original Master Site Plan and the intensity of
23 development as measured in trips shall not be changed except by the
24 procedure described later in this PD. Substantial conformance shall be
25 determined by Site Plan Review.

26 General Use and Development Standards

27 A. Uses

28 1. A mixture of uses shall be permitted as specified in each subarea.

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Each subarea is allocated a specific use intensity.

Further, development of the site shall be limited to an intensity of development equal to no more than 1,520 vehicle trips to and from the site in the P.M. peak-trip hour for the development between 4:00 p.m. and 6:00 p.m. The initial plan for the site that satisfies this trip limitation consists of 539 multifamily residential units, 624,000 square feet of office use space, 40,000 square feet of retail use space, and 372,000 square feet of warehouse use space.

2. As used in this ordinance:

a. "Office use" means use of a building for administrative, professional, or clerical tasks.

b. "Research and development use" means a mixed use of a building containing not more than twenty-five percent of gross usable floor area of office use and the remainder being laboratories or laboratories and light manufacturing. If the area devoted to office use exceeds twenty-five percent, then the office use portion is treated as an office building.

c. "Warehouse" means use of a building for storage of goods or commodities with not more than ten percent of the floor area used for office uses. If the area devoted to office use exceeds ten percent, then the office use portion is treated as an office building.

d. "Light industrial" means use of a building for activities necessary to convert natural resources into finished products, with limited environmental impacts. Such activities include manufacturing of precision and electrical products, assembling of products, and storage of non-hazardous materials. If administrative offices for light industrial use exceeds ten percent of the gross usable floor area, then the office use portion is treated as an office building.

e. "Hotel" means use of property for rental of rooms, suites or

1 dwelling units for a period of thirty days or less. Includes as accessory uses,
2 retail sales, restaurants, taverns, meeting rooms, conference rooms and
3 banquet rooms and up to fifteen percent of the rooms rented for periods of
4 thirty-one days or more.

5 f. "Gross usable floor area" means gross floor area minus entry
6 lobby, elevator shafts, stairwells, utility cores and shafts, equipment rooms
7 and bathrooms.

8 3. The type and intensity of development indicated above is
9 determined by a specified number of trips per hour in the evening peak
10 period of 4:00 p.m. to 6:00 p.m. This number is calculated by multiplying the
11 area in each use by the traffic generation rates as established in the Trip
12 Generation Manual, Fourth Edition, of the Institute of Traffic Engineering.
13 The number of trips generated by this calculation shall then be reduced by
14 the Traffic Demand Management Plan's trip reduction. The resulting figure
15 is then compared to the permitted peak-hour trips.

16 4. Other combinations or amounts of the uses permitted in this PD,
17 which generate an equal or lesser number of trips per hour in the peak
18 hours, may be substituted for this use allocation, provided that a Master Site
19 Plan is approved by the Planning Commission. In calculating the number of
20 trips utilized, all new development within this PD after January 1, 1986, shall
21 be included.

22 5. Changes in the number of trips allocated may be accomplished in
23 the following ways:

24 a. Increased Development Intensity Through Transfer of Trips

25 Trips may be transferred between the Airport Area

26 Planned Development Plans:

27 PD-19: Douglas Aircraft;

28 PD-23: Douglas Center;

- 1 PD-12: Long Beach Airport Terminal Area;
2 PD-13: Atlantic Aviation;
3 PD-18: Kilroy Airport Center;
4 PD-9: Long Beach Airport Business Park;
5 PD-15: Redondo Avenue;
6 PD-17: Alamitos Land;
7 PD-7: Long Beach Business Center; and
8 PD-27: Willow Street Center;

9 provided that:

10 I. Not more than twenty percent of the originally
11 authorized trips are added to the receiving PD;

12 ii. The Director of Public Works finds that the transfer
13 will have no significant detrimental effect upon the level of service at any
14 intersection;

15 iii. The transfer is implemented by approval by the
16 Planning Commission of an amendment to both Master Site Plans to
17 reallocate and document the revised number of trips;

18 iv. Notice of the Planning Commission hearing for the
19 Amendment of the Master Site Plan is sent to all owners and lessees, with
20 an interest recorded on the Tax Assessor's rolls, in the Airport Area Planned
21 Developments; and,

22 v. All authorized transfer of trips shall not be effective
23 until the change is recorded against the property with the Los Angeles
24 County Recorder.

25 b. Increased Development Intensity Through Added Trips

26 Additional trips beyond the original allocation may be approved
27 provided that:

28 I. The increase will not exceed the original allocation by

1 more than twenty percent;

2 ii. The applicant shall pay a trip mitigation fee that is a
3 pro-rata fair share of the costs of the original Traffic Mitigation Program for
4 the additional trips;

5 iii. A new analysis of the traffic impacts on all
6 intersections in the Airport Area is undertaken at the expense of the
7 applicant, and such analysis shows no significant detrimental effect upon the
8 level of service at any intersection or the applicant agrees to pay an
9 additional trip mitigation fee equal to all costs of all additional improvements
10 at all intersections necessary to mitigate the degradation of the level of
11 service caused by the additional trips. Degradation of the level of service is
12 a reduction to level of service "E" or "F" unless that level of service was
13 accepted in the original improvement program;

14 iv. An amendment to the Master Site Plan shall be
15 required to authorize the additional trip allocation; and,

16 v. Notice of the Amendment of the Master Site Plan
17 hearing is sent to all owners and lessees, with an interest recorded on the
18 Tax Assessor's rolls, in the Airport Area Planned Developments.

19 6. The City will accept applications for modification of development
20 intensity at any time after the Traffic Mitigation Program is adopted through
21 the enactment of necessary ordinances and establishment of the First
22 Assessment District. However, an applicant does not receive first priority for
23 utilizing available trips by merely filing an application. Available trips shall be
24 reserved to an applicant only upon the payment of all necessary traffic
25 mitigation fees for the proposed modification. Because the modification
26 process can take many months to complete, the City may also set aside
27 during the modification process the trips which will be utilized if the
28 application is approved, providing that both the following conditions are met:

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a. The traffic analysis has been completed and the Director of Public Works has prepared an estimate of the necessary traffic mitigation fee; and,

b. The applicant has made a good-faith deposit with the City of cash or letter of credit equal to ten percent of the estimated traffic mitigation fee, which deposit will be forfeited if the applicant does not proceed with the project or does not diligently pursue the application in accordance with a reasonable schedule set forth by the Director of Planning and Building. If this application is approved and the developer meets all traffic mitigation conditions of approval, the deposit will be refunded or credited toward the traffic mitigation fees, at the discretion of the applicant. If the application is denied, the deposit will be refunded to the applicant.

7. If additional trips have been authorized for one developer in the Airport area, and that authorization required intersection improvements above those required by the Traffic Mitigation Program, and subsequently another developer requests authorization for additional trips, and those additional trips are found by the Director of Public Works to not degrade any intersections due to the additional improvements paid for by the first developer, then the Director of Public Works shall require the second developer to reimburse the first developer for a pro-rata fair share of the additional improvement costs. Such fees shall be collected from the second developer according to the procedure established for developer fees in the Traffic Mitigation Program. The Director of Public Works shall then notify the first developer, or the successor-in-interest, of the receipt of the funds, and shall authorize disbursement of such funds to the first developer, or successor, upon receipt of documentation from the first developer, or successor, that they had actually expended their share of the funds.

B. Setbacks

1. The minimum setback shall be provided as follows:

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Termino Avenue	-	25'
Hathaway	-	25'
Stearns Street	-	25'
Redondo Avenue	-	25'
Hill Street	-	25'
Obispo Avenue (east side)	-	20'
Obispo Avenue (west side)	-	10'
20th Street	-	20'
Orizaba Avenue	-	20'
Interior streets (public or private)	-	10'

2. This setback area shall be measured from the property line after the street dedication.

3. This setback area shall be clear of all structures from the ground to the sky (except for those items otherwise permitted) and shall be landscaped and maintained in a neat and healthy condition according to the landscaping provisions of this ordinance.

4. The following uses and accessory structures shall be the only uses and structures permitted in the setback areas:

- a. Open parking, provided that a minimum of ten-foot landscaping strips along all abutting streets shall be provided;
- b. Driveways;
- c. On-premises signs as specified in the Zoning Regulations and this ordinance;
- d. A guard house not to exceed one hundred square feet in size and not to exceed ten feet in height; and,
- e. Masonry walls or wood fences not to exceed three feet in height. Wrought iron fences may exceed three feet in height subject to

1 approval by the Director of Planning and Building.

2 C. Building Height and Coverage

3 As specified by subarea.

4 D. Parking

5 1. Number of parking spaces. The number of parking spaces
6 shall conform to the standards of the zoning code according to the use
7 applicable at the time of construction, except projects to be developed as a
8 business park shall provide three spaces/one thousand square feet GFA
9 (Gross Floor Area).

10 2. Size and improvements. All parking space sizes and
11 improvements shall conform to the standards of the Long Beach Zoning
12 Regulations applicable at the time of construction.

13 E. Vehicular Access

14 1. Along Termino Avenue, Stearns Street, Hill Street and
15 Redondo Avenue, the access points shall be located at least 150 feet apart.
16 The primary access points shall be at least 100 feet from the nearest
17 intersection.

18 2. Access points shall be limited on Redondo Avenue as not
19 to interfere with the traffic flow on Redondo Avenue.

20 3. The locations of all access points to public streets shall be
21 approved by the Director of Public Works and the Director of Planning and
22 Building.

23 4. Pedestrian walkways shall be provided throughout the
24 development to encourage access from public transportation and to provide
25 access to employee services uses such as restaurants and the like.
26 Meandering sidewalks through the parkway or setback areas are
27 encouraged. Sidewalks shall be a minimum of 5'0" clear in width except
28 adjoining the curb where they shall be a minimum of 6'0" in width.

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F. Accessory and Temporary Structures

1. No portable buildings, trailers, or other like portable structures shall be permitted without prior written approval of the Department of Planning and Building. Such temporary structures as construction trailers and temporary offices may be approved by the Director of Planning and Building during construction only.

2. Trash enclosures and utility boxes shall not be located within the required setback areas between the building and the street.

G. Design, Treatment and Finish

1. The architecture shall be designed to be aesthetically pleasing. All buildings shall contain significant articulation to break up building mass and shall contain significant detailing as appropriate to the use.

2. The business park will contain buildings expected to house office, research and development uses as well as compatible industrial uses. The design of these multiple-use buildings must be sufficiently adaptable so that a unit formerly used for one purpose can automatically be converted to another use, and the architectural style must be such that the general public can identify it as the type expected to house a permitted use.

3. Buildings designed with reflective glass with a reflectivity of greater than 0.20 shall submit reflection studies showing sun and reflective glare patterns and their effect on ground transportation. Such studies shall be submitted with each proposed structure to be processed for Site Plan Review.

4. All open storage shall be screened by a solid wall not less than six feet in height. No material being stored shall be visible above such wall.

5. All parking lots facing a public street shall be screened by

1 a solid wall or compact evergreen hedge not less than three feet in height,
2 or by a landscaped berm not less than three feet in height or by a landscape
3 screening plan approved by the Director of Planning and Building.

4 6. All parking lots and garages shall be illuminated with lights
5 directed and shielded to prevent light intrusion to adjacent sites. The light
6 standards shall not exceed the height of the principal use structure, or one
7 foot for each two feet of the distance between the light standard and the
8 nearest property line (whichever is greater). No flood lightings shall be
9 permitted. Lighting for open garages shall be shielded from view from
10 outside the site.

11 7. Loading and service areas shall not be permitted within the
12 required setback areas and all such loading and service areas shall be
13 enclosed or screened so as not to be visible from the street.

14 8. Barbed wire or similar fencing with the protrusion of sharp
15 objects which could cut or puncture a person shall be prohibited.

16 9. All utility lines shall be placed underground and necessary
17 easement shall be provided as required by the applicable utility agency.

18 10. Should a multi-level parking structure be proposed on the
19 site, such structure shall be carefully designed to be visually attractive and
20 well integrated with the adjacent developments.

21 11. All mechanical appurtenances (other than rain gutters and
22 solar power collectors) shall be fully screened from public view, especially
23 roof-top mechanical equipment which shall be carefully designed to be
24 concealed by screening at least as high as the equipment. Such screening
25 shall be architecturally harmonious with the building design and shall be
26 shown on all Site Plan Review submittals.

27 12. All roof areas which provide concealment from the street
28 shall be secured.

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13. Trash storage areas shall be enclosed with solid masonry walls six feet in height and shall not be located within the required setback area along the streets.

H. Landscaping

The landscaping guidelines are intended to provide the basis for an overall unified treatment, and a high degree of landscaping quality throughout the site.

Conceptual landscaping plans shall be submitted with Site Plan Review requests. Detailed landscaping and irrigation plans, prepared by a registered landscaping architect, shall be submitted to the Department of Planning and Building for approval prior to issuance of a building permit. Such plans shall be implemented prior to the issuance of a Certificate of Use and Occupancy. Applicable landscape standards, themes and concepts contained in the Alamitos Land Development Specific Plan, Long Beach/Signal Hill, California, February 1985, are hereby incorporated in this Planned Development Plan by reference and are thus made a part hereof.

1. Where parking occurs between the right-of-way line and the face of the building, a minimum of ten feet of landscaping shall be provided abutting all streets. The landscaping shall be designed to screen the parking areas from the access street. In addition to trees and shrubs, the screening may be accomplished by earth berming (natural in character).

2. Where no parking occurs between the right-of-way line and the face of the building, this area shall be landscaped with trees, shrubs and ground cover. Trees should be a minimum of fifteen gallons in size, equal in number to one per twenty linear feet of street frontage.

3. All parking lots shall have trees not less than fifteen gallons in

1 size, equal in number to one per each four parking stalls with adequate
2 irrigation systems.

3 4. Side and rear yards shall have trees planted adjacent to all
4 structures.

5 5. The buffer slope planting edge shall be established along the
6 existing slopes with a grade exceeding twenty percent. The sloped area
7 shall be landscaped with a park-like setting and planting materials shall
8 provide natural erosion control. Not less than one tree shall be planted for
9 each one hundred square feet of slope area and sizes of trees shall
10 include 60% 1-gallon, 25% 5-gallon, and 15% 15-gallon trees.

11 I. Billboards and Signs

12 1. No billboards shall be constructed, installed or
13 maintained. Any existing billboards shall be removed. Any on-premises
14 signs, banners or like displays which may be placed in or upon any
15 building or structure in such manner as to be visible from the outside
16 thereof, except those approved by the Department of Planning and
17 Building according to the Zoning Regulations, shall be prohibited. No
18 free-standing sign shall exceed 8'0" in height. All other provisions of the
19 on-premise sign regulation, Section 21.45 of the Municipal Code shall
20 apply.

21 2. A master sign plan for commercial and industrial uses
22 shall be submitted with the Site Plan Review.

23 J. Public Facilities Improvements

24 1. Developers shall improve and dedicate to the City certain
25 streets and other public facilities necessary to serve the site or to increase
26 existing capacities due to systemic demand created by developments
27 proportionately to their increase in the systemic demand. These
28 improvements include, but are not limited to, street dedication and

1 improvements, drainage and sanitary sewer facilities, water systems, fire
2 hydrants and other fire prevention facilities.

3 2. The following street improvements shall be completed by the
4 developer according to the development plans.

5 <u>Street</u>	6 <u>Required R.O.W.</u>
7 Extension of Termino	72'
8 Extension of Hathaway between 9 Termino and Redondo	64'
10 Construction of Loma Avenue between 11 Hathaway and Stearns	60'
12 Widening of 20th Street	60'
13 Widening of Redondo Avenue	90'
14 Widening of Hill Street 15 (east of Obispo Avenue)	80'
16 Pacific Coast Highway	To be determined in 17 subsequent study
18 Traffic Circle	To be determined in 19 subsequent study

20 3. The following signalization shall be completed with the first
21 phase of development projects along Redondo Avenue:

- 22 a. Hathaway and Redondo (Actuate)
- 23 b. Hill and Redondo (Actuate)
- 24 c. Removal of the signal at Stearns and Redondo

25 4. The developer shall provide the prorated share cost for off-site
26 street improvements based on the result of the Airport - Traffic Circle
27 Traffic Assessment Study.

28 K. Mitigation Measures

All applicable certified mitigation measures of F-10-82 shall be a
part of this ordinance.

L. Road Improvements

1 1. Based upon detailed traffic studies and analyses of existing and
2 projected future growth in the Long Beach Airport Area, the City has
3 determined that existing development as of 1986 was adequately served
4 by the existing road system in the area, generally at level of service "D" or
5 better. The City has further determined that development since 1986, and
6 projected to full build-out of the area (hereinafter referred to as "new
7 development"), will generate traffic which cannot be accommodated on
8 the existing road system while maintaining level of service "D".

9 Consequently, the City has developed a list of recommended road
10 improvements (see Exhibit "B" attached hereto and incorporated herein by
11 reference) which are necessary to generally maintain level of service "D"
12 on all major roads in the area given the projected new development. As
13 these roadway improvements will specifically benefit new development,
14 site plan approval for all new development in the area shall be conditioned
15 upon payment of a fair, pro-rata share of the costs of the needed road
16 improvements through a road impact fee, a benefit assessment district,
17 other appropriate financing mechanisms, or combinations thereof. The
18 pro-rata share of improvement costs shall be based on the number of
19 vehicle trips generated per hour in the P.M. peak hours of 4:00 to 6:00
20 p.m., and their impact on specific intersections scheduled for
21 improvement.

22 2. A periodic re-evaluation of the traffic situation will be undertaken
23 to ensure all improvements continue to be necessary in the later phases
24 of development.

25 3. As the number of trips utilized in the analysis assumes a twenty
26 percent reduction in the standard number of trips per square foot of use, it
27 is mandatory that an effective trip demand reduction program be
28 incorporated in all development. Thus, each new development is

1 conditioned upon membership in the Long Beach Area Traffic Reduction
2 Association or similar organization, and submittal and implementation of a
3 Traffic Demand Management (TDM) program which is designed to reduce
4 exiting work vehicular traffic generation during the evening peak hour by
5 at least twenty percent. The TDM program must contain provisions that
6 mandate the implementation of the TDM program by all subsequent
7 owners and tenants of the improvements.

8 4. The TDM program must include specific measures which, in the
9 judgment of the Director of Public Works, are likely to meet the goals, and
10 a monitoring program with an annual report on the success of the program
11 which will be filed with the City by the developer or any successor-in-
12 interest.

13 5. As a further consideration of Site Plan Review approval, for
14 each building, prior to issuance of a building permit, each development
15 shall be required to provide for all on- and off-site improvements
16 necessary to access and serve that development, including repairing or
17 replacing damaged, deteriorating or missing curbs, gutters, sidewalks,
18 street trees, street lights and roadways, and providing all other
19 improvements necessary, as required through Site Plan Review, to
20 provide access to the site.

21 Specific Development and Use Standards

22 Subarea 1: This area is bounded by Termino Avenue, Hathaway
23 Avenue, Lomita Avenue and Reservoir Drive East.

24 A. Use

25 1. Principal Use: Residential

26 a. Density: 25 unit/net acre, but not to exceed a total of 440
27 dwelling units.

28 b. Housing type: Single-family detached, single family

1 attached, townhouse and garden stacked units.

2 2. Accessory Use.

3 a. Accessory uses shall be those which are customarily
4 incidental to the use of a building(s) or portion thereof as a dwelling.
5 These uses include, but are not limited to, storage of personal
6 possessions, recreational facilities, leisure-time activities, laundry facilities
7 and home occupations.

8 b. Building height: Building height shall be limited to thirty-
9 five feet and three stories.

10 c. Minimum lot size: 18,000 square feet with 100 feet of
11 street frontage for sites with more than one unit; 1,750 square feet, 25
12 feet for single-family or townhouse sites (in planned unit development,
13 planned residential development or condominium subdivisions only).

14 d. Minimum distance between buildings (dwelling units):
15 Detached single-family or two-family units - 10 feet (zero lot line
16 development is permitted). Attached unit buildings of three or more units -
17 20 feet (does not include units attached to each other).

18 e. Lot coverage: Lot coverage (including building footprint,
19 open parking and carport) shall be reviewed on a case-by-case basis
20 varying with housing type.

21 f. Usable open space: A minimum of 100 square feet of
22 usable open space per residential unit shall be provided. In addition, a
23 minimum of 40 square feet of private usable open space per unit shall be
24 provided. Such private open space shall abut the dwelling unit and shall
25 be directly accessible from the dwelling unit. No private open space shall
26 be less than 5 feet in width at any point.

27 g. Design:

28 1. Construction of hillside adaptive units should be

1 encouraged to take advantage of the site's slope conditions and to
2 provide views and open space orientation.

3 2. Careful attention shall be given to development of
4 these parcels relative to adjacent water tanks to insure stability of the
5 tanks.

6 3. A buffer landscaping strip shall be provided
7 between the site and the adjacent National Guard Facilities.

8 4. Fault Hazard Zone Building Restricted Area. This
9 area shall be attractively landscaped to create a park-like setting.
10 Swimming pool and nonstructural types of recreational facilities are
11 encouraged to be located in this area.

12 h. Site Improvement:

13 1. A geological report in conformance with the
14 Alquist-Priolo Act shall be submitted by the developer before certification
15 by the State of California prior to approval of a site plan.

16 2. Hydraulic calculations and analysis, with
17 considerations of potential rupture of water tanks and leakage of
18 underground water mains shall be submitted by the developer. Every
19 feasible precautionary measure to stabilize the site shall be incorporated
20 into the grading plan.

21 i. Walls and Fences: The maximum fence height shall be
22 6'6" unless a higher fence is required by the City through Site Plan
23 Review.

24 B. Limitations

25 Notwithstanding any provision of Paragraph A, above, the use of
26 Subarea 1 shall be limited to residential use at not more than twenty-five
27 dwelling units per acre. Further, new development of the site shall be
28 limited to such intensity that it will not generate more than 239 vehicle

1 trips to and from the Subarea during the evening peak hour between 4:00
2 p.m. to 6:00 p.m. for all building permits issued after January 1, 1986.
3 The new development planned to utilize these trips consist of 501
4 multifamily residential units.

5 Subarea 1a: This area is bounded by Hathaway Avenue, Redondo
6 Avenue, Twentieth Street and Subarea 1 of this Planned Development
7 District. The specific use and development standards of this Subarea
8 shall be the same as Subarea 1, except the following shall apply:

9 A. Design

10 1. Building massing: No building shall be greater than 120 feet in
11 length. Where buildings are greater than 90 feet in length, a 4'0" or
12 greater horizontal offset shall be provided at approximately the mid-length
13 of the building (depending on unit separation locations).

14 2. Privacy: All privacy standards of the Zoning Regulations shall
15 apply.

16 3. Parking: No parking shall be within the 25-foot street yard
17 setbacks. No open parking shall front on street yard areas. All parking
18 and circulation shall be internal for all units fronting on streets. Carports
19 and parking under buildings (non-garage) are prohibited.

20 Subarea 2: This area is bounded on the west by Obispo Avenue,
21 on the east by Redondo Avenue, on the south by Twentieth Street and on
22 the north by subarea 2a as is depicted on Exhibit A attached hereto and
23 incorporated by this reference.

24 A. Use

25 The principal permitted use in this subarea shall be single family
26 residential.

27 B. Development Standards

28 Site development standards and private roadway configuration

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1 shall substantially conform to Tentative Tract Map No. 52702 approved by
2 the City Planning Commission May 20, 2004.

- | | | | |
|----|----------------------|---|--|
| 3 | 1. Density | - | 7.5 du/acre - Maximum of 106 dwelling units |
| 4 | 2. Floor Area | - | 1,670 to 2,600 sq. ft. |
| 5 | 3. Floor Area Ratio | - | 67% maximum |
| 6 | 4. Building Height | - | 28 feet/2 stories |
| 7 | 5. Driveway Length | - | 18 Minimum behind 4'6" wide sidewalk |
| 8 | 6. Usable Open Space | - | 11% minimum |
| 9 | 7. Parking | - | 2 Car Garage |
| 10 | 8. Setbacks | - | Building setbacks shall conform to the approved Condominium Plan |

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12 C. Unless otherwise specified above, all other development shall
13 comply with Chapter 21.31 (Residential Development Standards) of the
14 Zoning Regulations.

15 Subarea 2a: This area is bounded on the west by Obispo Avenue,
16 on the east by Redondo Avenue, on the north by Hill Street and on the
17 south by subarea 2 as is depicted on Exhibit A attached hereto and
18 incorporated by this reference.

19 Use.

20 The principal permitted uses shall be Institutional/schools to be
21 developed by the Long Beach Unified School District.

22 Development standards should comply with the Standards of
23 Chapter 21.34 (Institutional) of the Zoning Regulations.

24 Subarea 3: This area is bounded on the west by Redondo Avenue,
25 on the south by Hathaway Avenue and the north by Stearns Street.

26 A. Use

27 1. Principal Use: Residential

28 a. Density: 18 units/net acre

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b. Housing Type: Single-family detached, single-family attached and townhouse units.

2. Notwithstanding any provision of paragraph 1, above, the use of Subarea 3 shall be limited to such intensity that it will not generate more than 19 vehicle trips to and from the Subarea during the evening peak hours between 4:00 p.m. and 6:00 p.m. The new development to utilize these trips consists of a maximum of 38 multi-family residential units.

B. Building Height

Building height shall be limited to 28 feet and 2-1/2 stories. This regulation is intended to allow a maximum of two levels of residential development above semi-subterranean parking.

C. Minimum Lot Size

The minimum lot size for new subdivisions shall be 18,000 square feet with a minimum required street frontage of 100 feet. For townhouse developments (in planned unit development, planned residential development or condominium subdivisions) the minimum lot size is 2,000 square feet with a minimum width of 25 feet.

D. Minimum Distance Between Buildings (Dwelling Units)

- Detached single-family or two-family units - 10'
(zero lot line development is permitted)
- Attached unit buildings of 3 or more units - 20'
(does not include units attached to each other)

E. Lot Coverage

Lot coverage shall be reviewed on a case-by-case basis varying with housing type.

F. Usable Open Space/Amenities

A minimum of 250 square feet of usable open space per residential unit shall be provided in accordance with the requirements of the Usable

1 Open Space provisions of the Zoning Regulations. Developments shall
2 provide recreational amenities in accordance with the Usable Open Space
3 requirements of the Zoning Regulations.

4 G. Privacy

5 All privacy standards of Section 21.31.240 of the Zoning
6 Regulations shall apply.

7 H. Specific Design Requirements

8 1. A buffer landscaping strip shall be provided between the
9 Redondo Avenue site and the adjacent National Guard facility.

10 2. The buildings must be designed in a manner which provides the
11 appearance that each dwelling is an individual residence. Building
12 articulation, the use of alternating exterior materials and building elements
13 and varied building location are encouraged.

14 3. The developer shall provide for the undergrounding of all
15 utilities.

16 4. A geological report in conformance with the Alquist-Priolo Act
17 shall be submitted by the developer to the Department of Planning and
18 Building prior to approval of a site plan.

19 5. Hydraulic calculations and analysis, with considerations of
20 potential rupture of water tanks and leakage of underground water mains
21 shall be submitted by the developer of the Redondo Avenue site to the
22 Department of Planning and Building. Every feasible precautionary
23 measure to stabilize the site shall be incorporated into the grading plan.

24 I. Walls and Fences

25 The maximum fence height shall be 6 feet - 6 inches unless a
26 higher fence is required by the City through Site Plan Review. Fences
27 above 3 feet in height shall not be permitted within street setback areas
28 without prior Site Plan Review approval.

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J. Vehicular Access

Access points shall be approved through Site Plan Review process based upon the recommendations of the City Traffic Engineer.

K. Mitigation Measures

The following mitigation measures of Negative Declaration ND 31-93 shall apply to any development projects proposed within Subarea 3:

1. All demolition and construction activities are subject to the Noise Control Ordinance (Section 8.80.202 of Municipal Code). In noise sensitive areas, particularly in residential areas, applicant shall consult with the Noise Control Officer prior to initiation of construction and shall conform to the permitted hours of operation which are: (1) Weekdays and federal holidays, 7:00 a.m. to 7:00 p.m.; (2) Saturdays, 9:00 a.m. to 7:00 p.m.; and (3) Sundays, emergency work authorized by a building official or by permit from the Long Beach Health Department.

2. Commercial operations are subject to the Noise Control Ordinance. Applicant shall advise all operators/lessees that consultation with the Noise Control Officer is required.

3. Rule 1403 of the South Coast Air Quality Management District regulates all demolition and rehabilitation to control asbestos. Applicant shall notify the AQMD, Office of Operations on the appropriate forms 10 days in advance of any work over 100 square feet.

4. If during excavation, hazardous, toxic, corrosive or flammable materials are encountered, whether in tanks, pipelines or in the soil, operations shall be immediately halted and the Hazardous Waste Section of the Long Beach Health Department shall be immediately consulted.

5. Rule 403 of the South Coast Air Quality Management District requires that all site preparation and construction activities be conducted

1 in a manner which minimizes dust.

2 6. Applicant shall install street trees capable of achieving a
3 significant canopy to the installation specifications of the Street Tree
4 Division of the Bureau of Public Service. Applicant shall install root
5 guards for all street trees to the specifications of the Director of Public
6 Works.

7 7. Approval of a development project shall be expressly
8 conditioned upon payment, prior to building permit issuance, or issuance
9 of a certificate of occupancy, as City ordinance may provide, of all
10 applicable impact fees, capacity charges, connecting fees and other
11 similar fees based upon additional facilities needed to accommodate new
12 development at established City service level standards, including, but not
13 limited to, those for sewer, sewer treatment facilities, schools, recreation
14 and transportation.

15 8. Detailed geologic reports (Alquist-Priolo) shall be submitted to
16 the satisfaction of the Superintendent of Building and Safety and the state
17 geologist.

18 9. All required setbacks, fill compaction and gradients shall be as
19 set forth in applicable state law and the Uniform Building Code.

20 10. A dynamic foundation analysis shall be submitted to the
21 satisfaction of the Superintendent of Building and Safety for dwelling units
22 on the Hill Street property.

23 11. Applicant shall submit an erosion protection plan to the
24 satisfaction of the Superintendent of Building and Safety.

25 12. All grading shall conform to the standards of the Long Beach
26 Public Works Department.

27 13. Prior to any grading operations, a detailed site analysis shall
28 be conducted and all contaminated soil either remediated or removed to

1 the specifications of the Long Beach Health Department Environmental
2 Section.

3 14. Prior to all grading operations, applicant shall determine the
4 location of all active and abandoned wells on-site. All improperly
5 abandoned and new wells shall be redone to the standards of the State of
6 California.

7 15. Prior to any earthwork, an underground alert shall be declared.

8 16. Prior to grading operations, applicant shall conduct a methane
9 study of the area to the satisfaction of the Superintendent of Building and
10 Safety.

11 17. Applicant shall design and install a landscape buffer along the
12 perimeter of the site to the satisfaction of the Director of Planning and
13 Building.

14 Subarea 4: This subarea is that portion of land west of Obispo
15 Avenue and south of Hill Street bordered on the west, south and north by
16 the City of Signal Hill.

17 A. Use.

18 The principal permitted use in this subarea shall be single family
19 residential.

20 B. Development Standards

21 Unless otherwise specified, all development standards shall comply
22 with Chapter 21.31 (Residential Development Standards) of the Zoning
23 Regulations.

24 Site development shall substantially conform to Tentative Tract
25 Map No. 52453 approved by the Long Beach City Planning Commission
26 March 19, 1998.

- 27 1. Density - 15 units maximum
28 2. Lot size - 3,240 sq. ft. minimum

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

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- 3. Open space - 675 per unit
- 4. Height - 28 ft./2-1/2 stories
- 5. Setbacks
 - a. Front setback - 10 ft.
 - b. Side setback - 5 ft.
 - c. Rear setback - 15 ft.

6. Parking

A two care garage shall be provided with each single family residence with a minimum driveway length of 18 ft.

7. Building design.

To be approved through Site Plan Review.

8. Private Roadway

Private roadway width and configuration shall substantially conform to Tentative Tract Map No. 52453.

Sec. 4. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

//
//

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

1 I hereby certify that the foregoing ordinance was adopted by the City Council of
2 the City of Long Beach at its meeting of _____, 2004, by the
3 following vote:

4 Ayes: Councilmembers: _____

5 _____

6 _____

7 _____

8 Noes: Councilmembers: _____

9 _____

10 Absent: Councilmembers: _____

11 _____

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16 Approved: _____

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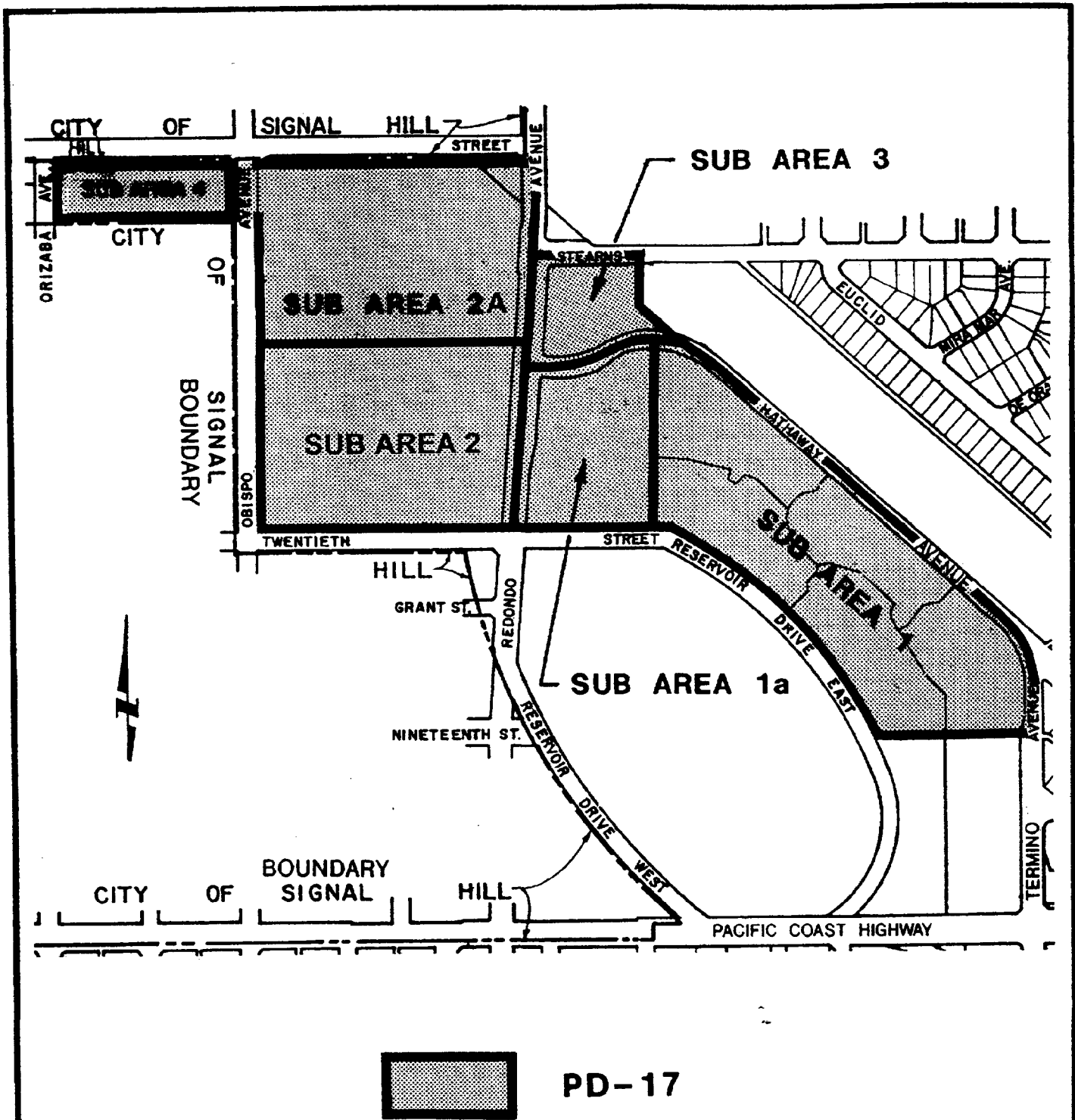
27 _____

28 _____

City Clerk

Mayor

MJM:KJM 8/11/04 #04-02795
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PROPOSED

AMENDMENT TO A PORTION OF PART 11
OF THE USE DISTRICT MAP.

EXHIBIT "A"

REZONING CASE
RZ-0208-18

EXHIBIT B

CITY OF LONG BEACH PROPOSED INTERSECTION IMPROVEMENT PROJECTS CONSTRUCTION AND ENGINEERING COST ESTIMATE

<u>PROJECT NO.</u>	<u>DESCRIPTION</u>	<u>TOTAL AMOUNT</u>	<u>PHASE I AMOUNT</u>	<u>PHASE II AMOUNT</u>
1	CHERRY AVE & CARSON ST Widening intersection, adding thru and turn lanes and modifying traffic signals.	742,000	742,000	
2	CHERRY AVE & 36st ST Adding thru lane and modifying traffic signals.	134,000	134,000	
3	CHERRY AVE & WARDLOW RD Widening intersection, adding thru and turn lanes and modifying traffic signals.	2,579,000	2,579,000	
4	CHERRY AVE & SPRING ST Widening intersection, adding thru and turn lanes and modifying traffic signals.	731,000	731,000	
5	TEMPLE ST & SPRING ST Adding thru and turn lanes and modifying traffic signals.	105,000	105,000	
6	REDONDO ST & SPRING ST Adding thru lanes and modifying traffic signals.	219,000	219,000	

14	CLARK AVE & CONANT ST Adding thru and turn lanes and modifying traffic signals.	46,000		46,000
15	CLARK AVE & WARDLOW RD Adding thru and turn lanes and modifying traffic signals.	301,000		301,000
16	CLARK AVE & SPRING ST Widening intersection, adding thru and turn lanes and modifying traffic signals.	1,039,000	1,039,000	
17	CLARK AVE & WILLOW ST Widening intersection, adding thru and turn lanes and modifying traffic signals.	369,000		369,000
18	CARSON ST & PARAMOUNT BLVD Adding turn lane and modifying traffic signals.	513,000		513,000
19	CHERRY AVE & BIXBY RD Adding thru and turn lanes and modifying traffic signals.	105,000	105,000	
TOTAL CONSTRUCTION & ENGINEERING		23,269,000	12,004,000	11,265,000

- (1) Lakewood Blvd widening from Wardlow Rd to Conant Ave
- (2) Lakewood Blvd widening from Spring St to Wardlow Rd
- (3) Interim At-Grade improvement
- (4) Grade Separation