

City of Long Beach


Working Together to Serve

**Memorandum
3rd Council District**

R-21

Date: May 4, 2010

To: Honorable Mayor Foster and Members of the City Council

From: Gary DeLong, Councilmember, 3rd District 

Subject: Site Plan Review of Commercial Projects

Long Beach Municipal Code 21.25.502.A.2.c currently requires site plan review of commercial projects when the exterior remodeling of a building consists of fifty feet (50') or more of building frontage in the CNA, CNP, and CNR districts.

Many commercial projects in the City have smaller than 50-foot storefronts and do not require a Site Plan Review. The result is less than desirable designs. A reduction in the requirement to twenty-five feet (25') would capture most projects and allow for administrative input on designs.

Recommended Action: Refer to the Planning Commission to revise the municipal code to require site plan review on commercial projects when exterior remodeling consists of twenty-five feet (25') or more of building frontage in the CNA, CNP, and CNR districts.

21.25.502 - Applicability.

A. **Standard.** The following projects shall require site plan review:

1. **Residential.** The following residential projects require site plan review:
 - a. Five (5) or more units as one (1) project. This includes both new construction, as well as additions. This includes side by side projects by the same applicant where the total of new plus existing units equals five (5) or more;
 - b. Construction of a new dwelling unit or an addition greater than four hundred fifty (450) square feet in size to an existing dwelling, located on a lot less than twenty-seven feet (27') in width in the R 1 N, R 1 M, R 2 N, and R 2 A districts;
 - c. Any project proposing to utilize the incentive program established for very low and low income households; and
 - d. Any residential project proposing to utilize a wing wall.
2. **Commercial.** The following commercial projects require site plan review:
 - a. New buildings of one thousand (1,000) square feet or more;
 - b. Additions of one thousand (1,000) square feet or more to an existing commercial building. However, an addition of up to five thousand (5,000) square feet may be permitted without site plan review if the addition is less than twenty-five percent (25%) of the floor area of the existing building and is not visible from a public way;
 - c. Exterior remodeling of a building where the affected area consists of fifty feet (50') or more of building frontage in the CNA, CNP and CNR districts;
 - d. Commercial storage uses; and
 - e. Attached/roof mounted cellular and personal communication services.
3. **Industrial or public assembly use.** Industrial projects with five thousand (5,000) square feet or more of floor area of new construction, except those located in the IP (port district) zoning district. Projects located in the IP zone shall be exempt from site plan review, except those projects which are located on a major arterial as defined by the transportation element of the general plan.
4. **Project on city land.** All new construction projects with building floor area of five hundred (500) square feet or greater except roadway and utility maintenance or improvements.
5. **Sign standards waiver requests.** The city recognizes the visual and aesthetic importance that signage has on a development. Not only does signage identify the tenants of a particular space but it helps define and shape the unique architectural character and identity of a project. To this end, this sign standards waiver section has been introduced. The intent of this provision is to allow a greater amount of creativity and flexibility in the creation, design, and application of signage on developments beyond the established sign standards. The following sign projects shall require site plan review:
 - a. Individual sign review requests for waiver of established sign standards;
 - b. Sign programs as defined in Subsection 21.44.035.B.; and
 - c. Changeable copy signs.
6. **Project on city land in the coastal zone.** All projects involving five hundred (500) square feet or more of land or water area, except roadway and utility maintenance or improvement.
7. Determination of nonconforming parking rights in area D of the coastal zone. Requests for determination of nonconforming parking rights per Subsection 21.41.226.A.

B. **Conceptual.** The following projects shall also be required to apply for conceptual site plan review prior to filing for site plan review:

1. **Residential.** Residential projects of fifty (50) or more units;

2. **Commercial, industrial or public assembly.** Projects of fifty thousand (50,000) square feet or more of new construction;
3. **Project on city land.** Projects of one thousand (1,000) square feet or more of new construction.

(Ord. ORD-05-0039 § 2, 2005; Ord. C 7729 § 2, 2001; Ord. C 7726 § 1, 2001; Ord. C 7607 § 1, 1999; Ord. C 7550 § 3, 1998; Ord. C 7500 § 2, 1997; Ord. C 7399 § 1, 1996; Ord. C 7326 § 6, 1995; Ord. C 7247 § 4, 1994; Ord. C 7047 § 3, 1992; Ord. C 6684 § 17, 1990; Ord. C 6533 § 1 (part), 1988)