



Proposed Title 22 Municipal Code Amendment & North Long Beach (UPLAN) Rezoning

City Council

November 17, 2020

Project Overview

Project Components

Title 22 Zoning Code

- Establish New Long Beach Municipal Code “Title 22”
 - Zoning Code Update
 - Transition from current Zoning Code (Title 21) to new code which implements LUE (Title 22).
 - Any regulation not specified in Title 22 will refer to Title 21, during transition.

12 New Zoning Districts in Title 22

- Create 12 Zoning Districts (6 primary, 6 “A-Series” variations) to correspond to three LUE PlaceTypes:
 - Neighborhood Serving Corridor-Moderate (NSC-M), Neighborhood Serving Corridor-Low (NSC-L), and Community Commercial (CC)

Apply A-Series Zoning Districts to North Long Beach

- Rezone properties on Atlantic Avenue and Artesia Boulevard in North Long Beach from their existing zoning to the proposed new zoning districts

Project Overview

General Plan / Zoning District Relationship

General Plan (12 Elements)



14 PlaceTypes

Broad Land Use Categories - implemented by corresponding zoning districts (new zones currently under development)

Zoning Code - Implements the General Plan

Existing Zoning Code (Title 21)

Proposed Zoning Code Update (Title 22)

12 new zones

to implement 3 PlaceTypes:

- Neighborhood Serving Corridor - Moderate
- Neighborhood Serving Corridor - Low
- Community Commercial

6 primary zones

Standard Citywide Zoning District

- Residential Mixed-Use 3 (RMU3)
- Residential Mixed-Use 4 (RMU4)
- Mixed-Use 1 (MU1)
- Mixed-Use 2 (MU2)
- Mixed-Use 3 (MU3)
- Commercial 3 (C3)

6 A-Series zones

Standard Zoning District tailored to the North Long Beach context

- Residential Mixed-Use 3 (RMU3-A)
- Residential Mixed-Use 4 (RMU4-A)
- Mixed-Use 1 (MU1-A)
- Mixed-Use 2 (MU2-A)
- Mixed-Use 3 (MU3-A)
- Commercial 3 (C3-A)

UPLAN Overview

Uptown Planning, Land Use and Neighborhood Strategy (Phase 1)

Overview

- UPLAN is a collaborative effort between the City & the community to create a new vision, economic strategies, active transportation improvements, & zoning tools to guide future development in North Long Beach (Uptown)
- Consistent with General Plan LUE

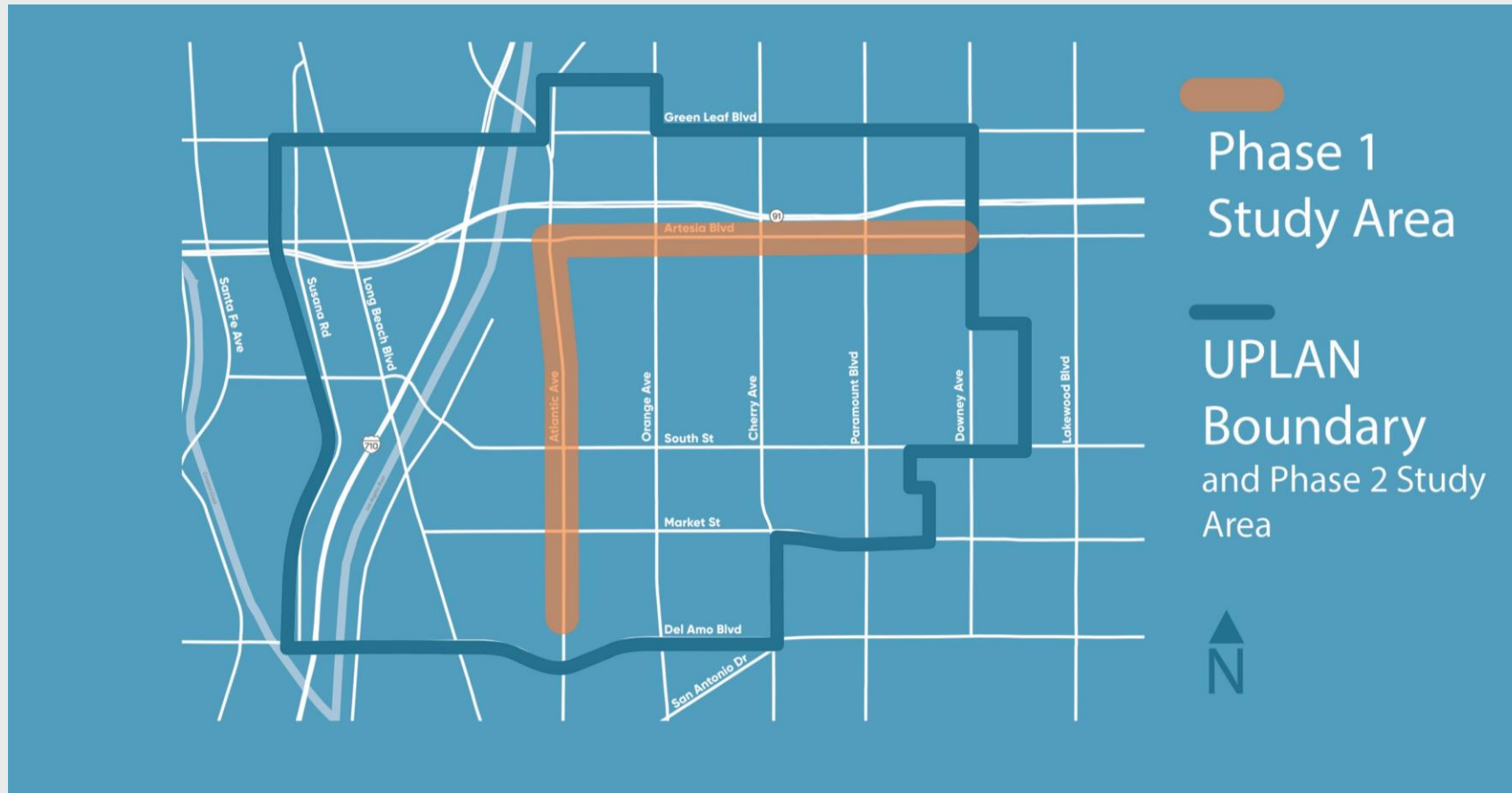
Project Objective

- New Zoning Districts that are consistent with the 2019 adopted General Plan Land Use Element
 - Implement the LUE changes for key North Long Beach corridors
 - Tailored to the unique needs and conditions of area

Outcome

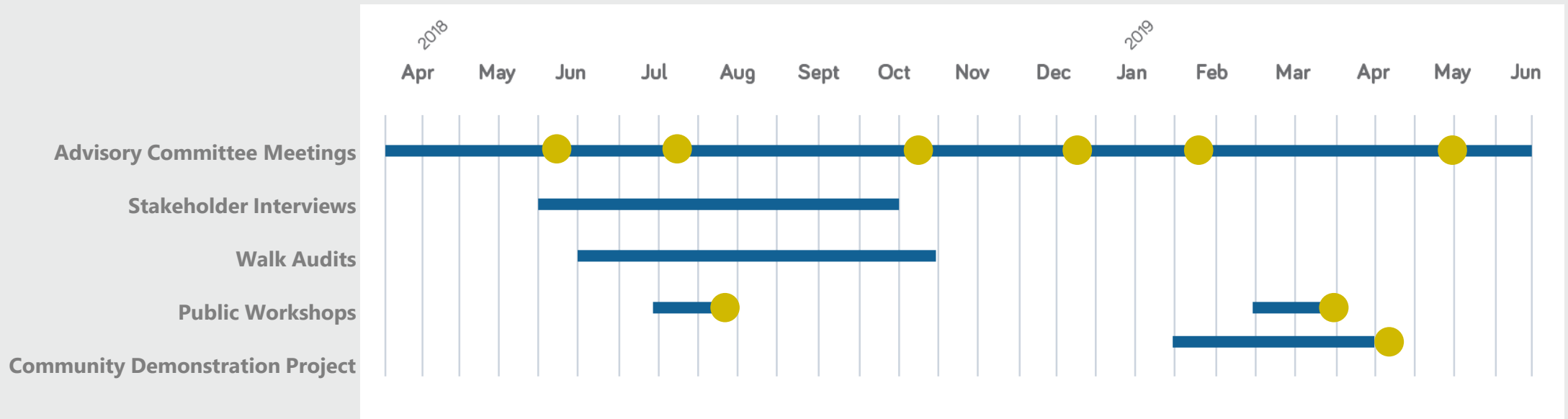
- A thriving, livable, and equitable community where existing residents benefit from new investment and changes

UPLAN Study Areas & Boundaries



UPLAN Overview

UPLAN Outreach Done for Phase 1



8 
Advisory Committee Meetings

14 
Stakeholder Interviews

1 
Workshop

6 
Walk Audits

1 Demonstration Project & Workshop

UPLAN Phase 1 Timeline

2017

UPLAN Steering Committee had conducted 6 meetings in 2017 and drafted Guiding Principles for North Long Beach

2018

February UPLAN Phase 1 initiative begins with inaugural advisory committee (AC) meeting

Ongoing Public engagement includes AC meetings, walk audits, and workshops

November Planning Commission Study Session

December UPLAN Vision Statement published

UPLAN Phase 1 Timeline (continued)

2019

Spring

UPLAN Demonstration project and workshop #2

May

Preliminary draft of Phase 1 Zoning Districts are published

May

Planning Commission Study Session on draft Phase 1 Zoning Districts

2020

February

Revised draft of Phase 1 Zoning Districts published

June

Planning Commission hearing on UPLAN Phase 1 Zones

November

City Council hearing on UPLAN Phase 1 Zones

UPLAN 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.



UPLAN Overview

UPLAN Technical Studies

Parking Study

- Analyze existing parking capacity and recommend new parking standards along the Artesia/Atlantic corridors.

Infrastructure Study

- Evaluate current and future water, recycled water, sewer, storm water, and communications facilities on the Corridors.

Development Feasibility Testing

- Ground truth property constraints and regulatory standards to inform modern, buildable zoning recommendations.



General Plan Place Types



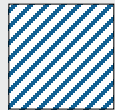
CC: Community Commercial



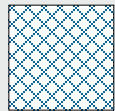
NSC-L: Neighborhood Serving Center or Corridor Low Density



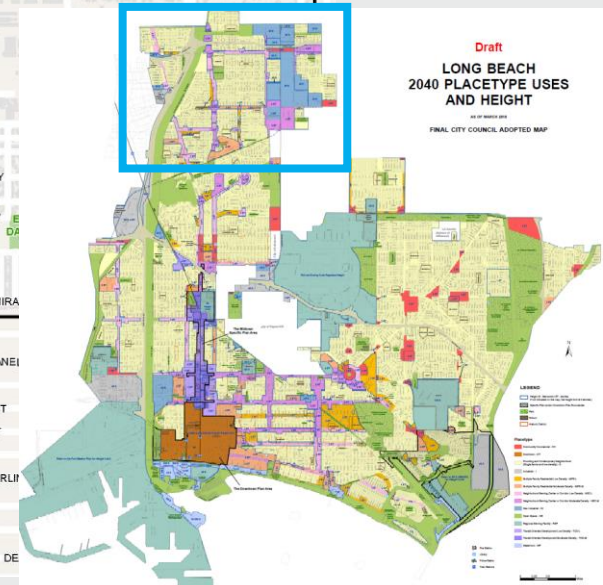
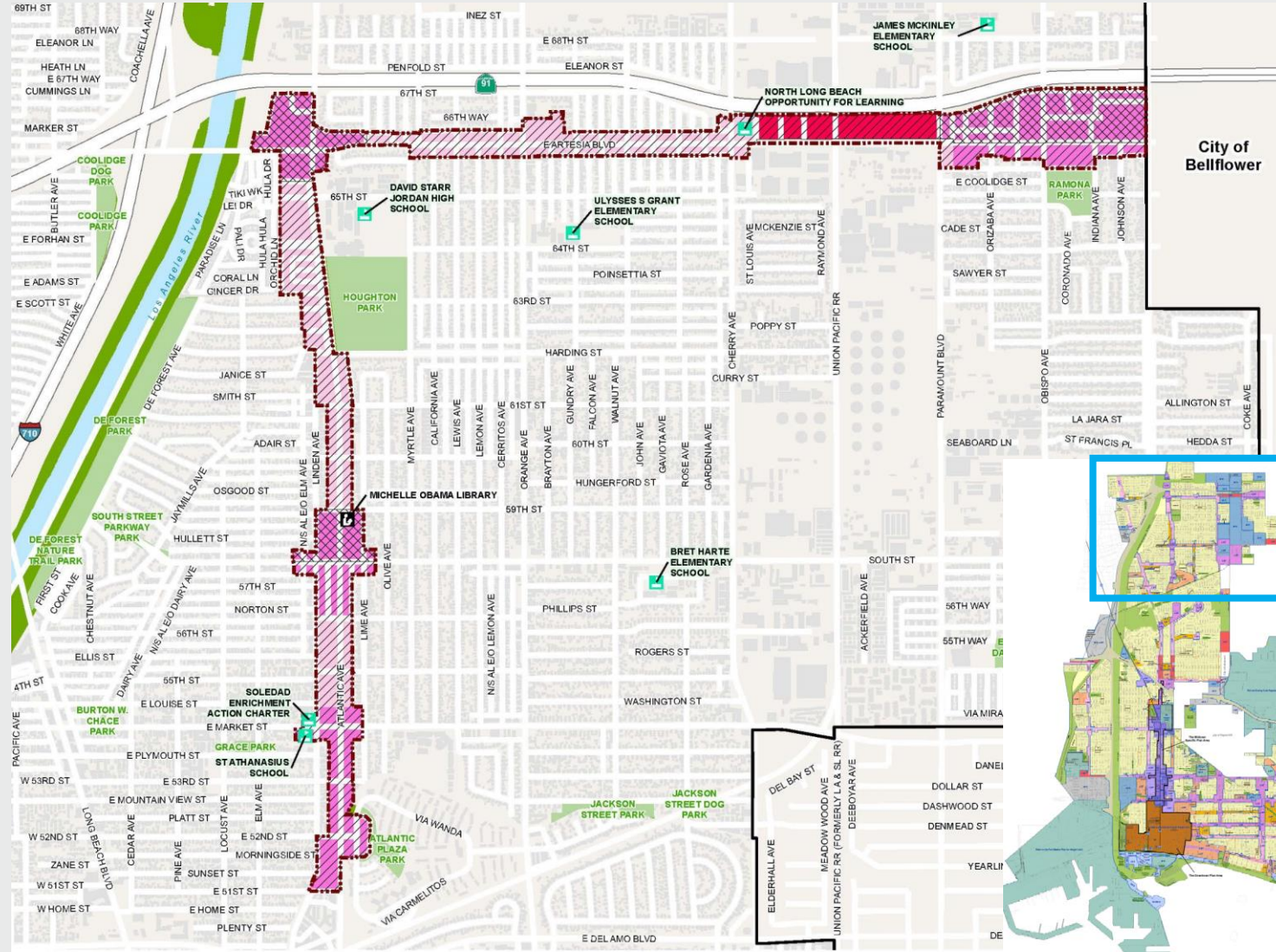
NSC-M: Neighborhood Serving Center or Corridor Moderate Density



3 Story Buildings

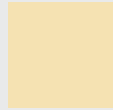



4 Story Buildings



UPLAN Proposed Rezoning

12 Recommended Zones

 **Residential Mixed-Use 3 (RMU3-A)**

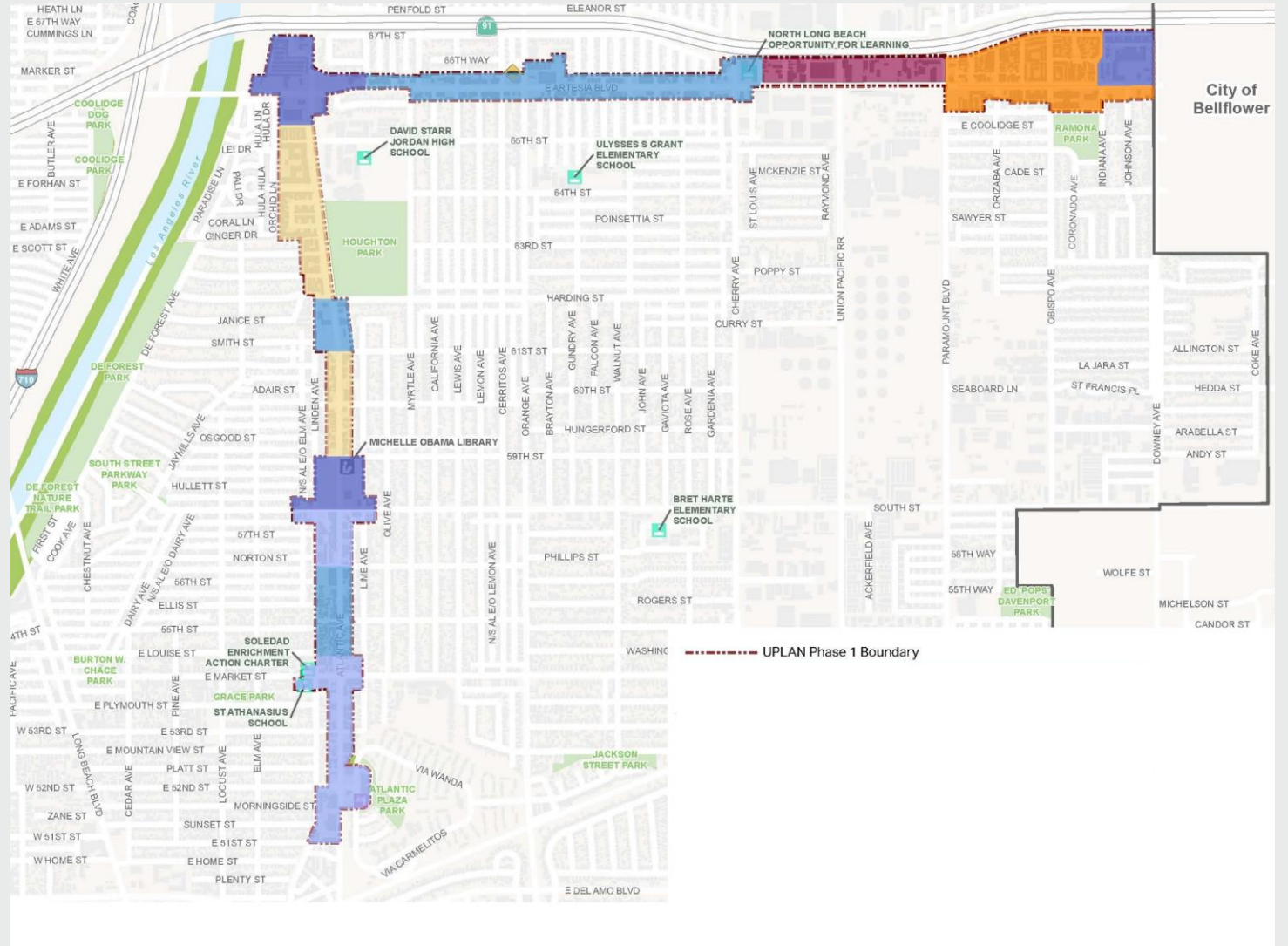
 **Residential Mixed-Use 4 (RMU4-A)**

 **Mixed Use 1 (MU1-A)**

 **Mixed-Use 2 (MU2-A)**

 **Mixed-Use 3 (MU-3 & MU3-A)**

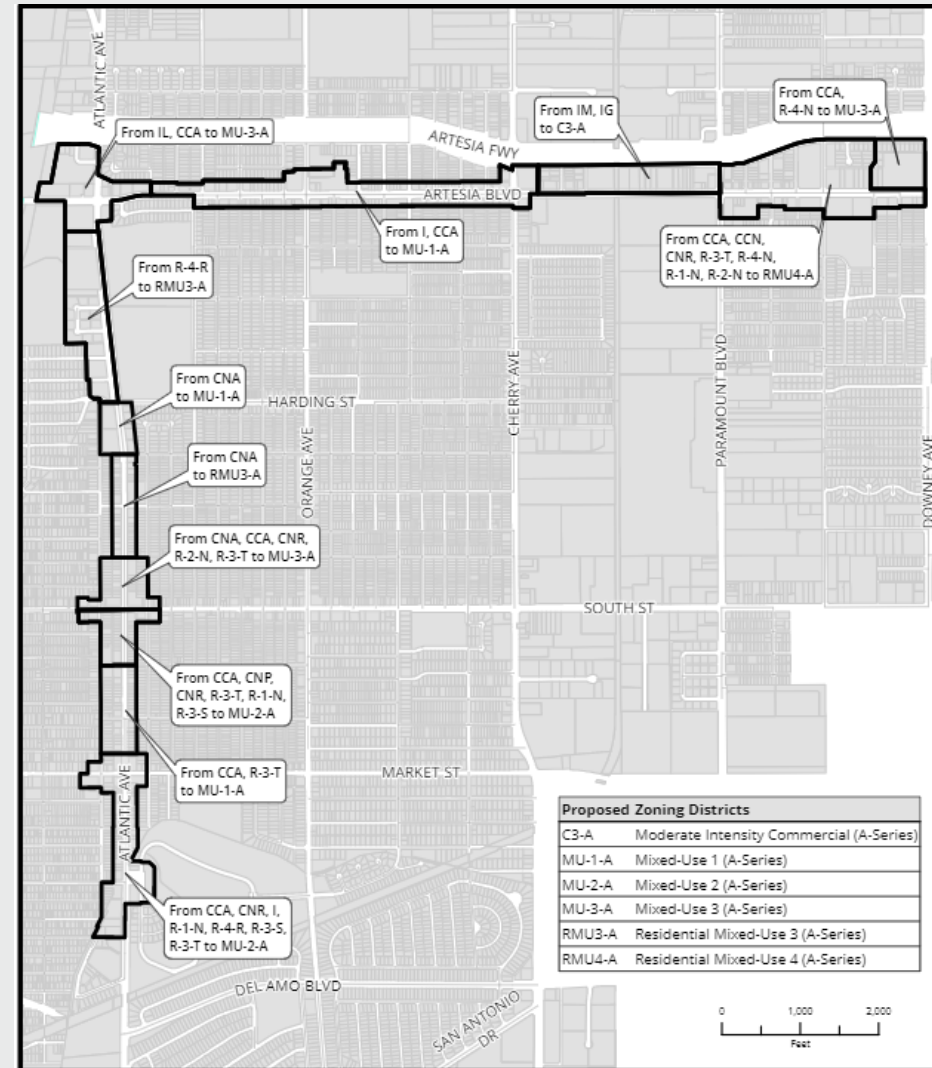
 **Commercial 3 (C3 & C3-A)**



Proposed Rezoning Map

Rezoning Overview

- Limited single-family residential districts affected
- Implement changes already established in the Land Use Element
- Existing non-conforming uses are grandfathered and can remain
- Expanded uses to include housing and a wider range of commercial uses to address existing need for housing, jobs and services



Zoning Recommendations

Flexible Community Code

1. Simplify code with broader use categories

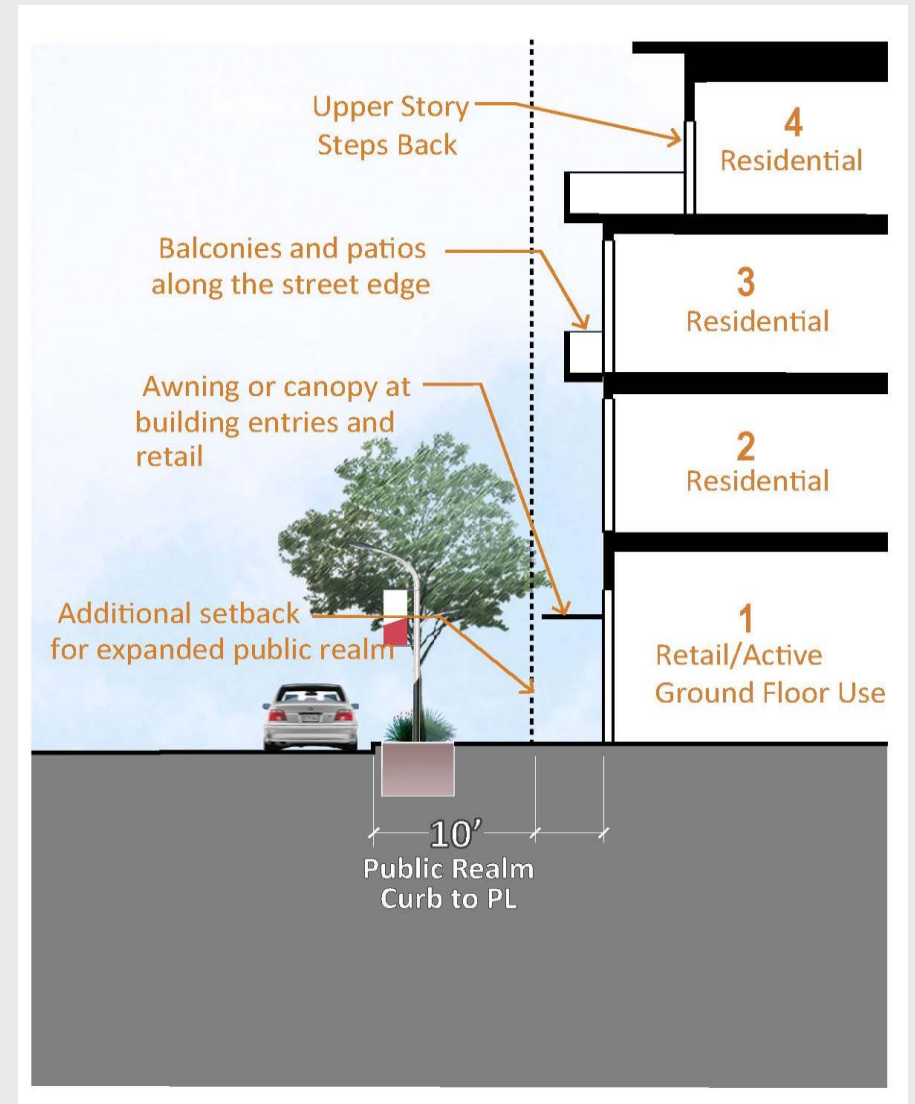
- Allow for desired & evolving uses
- Provide greater flexibility for new businesses and changes of use

2. Support desired uses, such as:

- Grocery stores
- Educational, institutional, & non-profit uses
- Commercial spaces for legacy businesses

3. Expand allowances for mixed-use and residential development

- Clear design guidelines to expand public realm and maintain neighborhood cohesion



Changes from Existing Zoning

Land Use Changes

Remove Classic Zoning (separation of Land Uses)

- Diversify and encourage a mix of uses
 - Majority of Artesia and Atlantic corridors will now be mixed-use and allow for residential development; currently, most of the corridors have single-use zoning

Greater Flexibility with Commercial Uses

- Reduce the number of use categories to facilitate code usability
- Create incentives for desired commercial uses: medical, educational, institutional, and activating retail uses, as compared to existing zoning

Limited Allowance of Specific Uses

- Place limitations new auto-oriented uses, motels, drive-throughs, that are concentrated

Changes from Existing Zoning

Development Standards Changes

Simplified Setbacks Focused on Public Realm

- Emphasis is placed on expanding the public realm, with increased flexibility when not next to single-family homes to address typical lot dimensions

Form-Based Code with Focus on Design

- Implement best practices from the companion Urban Design Element and design-based regulations to facilitate transitions in intensity and corridor cohesion

Updated Open Space Requirements

- Regulations focus on providing functional open space and public accessibility

Changes from Existing Zoning

Parking Requirement Changes

Updated Regulations to Reflect a Changing Landscape

- Parking requirements are now regulated in part by building/use size
- Standardized requirements to facilitate building reuse

Modified Parking Requirements for Desired Uses

- Certain uses, such as grocery stores and fitness uses, have modified parking requirements compared to the current code to allow for more businesses to open

Project Recap

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Apply A-Series Zoning Districts to North Long Beach

- Rezone select properties on Atlantic Avenue and Artesia Boulevard in North Long Beach

Citywide Considerations

Flexibility by design

Reuse of existing storefronts

- No new parking requirements for new businesses in existing structures
 - Encourages re-use of vacant storefronts.
 - Removes complexity from the leasing and start-up process for new businesses.
 - Focuses on new development for new parking.

Context sensitive new development

- Reinforces the goals of the LUE, Mayor's Roundtable and EveryoneHome
 - New development that fits within non-downtown corridors.
 - Setbacks focused on pedestrian realm and adjusted to our urban context.
 - Right-sized parking requirements.
 - Flexibility of use including pure residential along corridors.

Apply A-Series Zoning Districts to Specific Areas

- Ability to customize zones to specific neighborhoods.
- Intent for reuse of the concepts/standards in UPLAN -> Established Citywide zones can be customized for other areas of the City as the LUE is implemented over time.

Recommendation

Recommend that the City Council approve EIR addendum EIRA-02-20; adopt Long Beach Municipal Code Amendment to establish Title 22 (Updated Zoning Code) and new zoning districts and regulations to implement the 2019 Long Beach General Plan Land Use Element Update adopted in 2019; and adopt City-initiated rezoning of select properties on major corridors in North Long Beach. (Citywide)



Thank you

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