

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
 CITY OF LONG BEACH AMENDING THE LONG BEACH
 MUNICIPAL CODE BY AMENDING TABLE 21-1 OF
 CHAPTER 21.21, DIVISION VII OF CHAPTER 21.25,
 CHAPTER 21.37, PD-22 (PACIFIC RAILWAY PLANNED
 DEVELOPMENT), AND PD-25 (ATLANTIC AVENUE
 PLANNED DEVELOPMENT); AND BY REPEALING PD-29
 (LONG BEACH BOULEVARD PLANNED DEVELOPMENT),
 ALL RELATING TO THE MIDTOWN SPECIFIC PLAN

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

Section 1. Long Beach Municipal Code Chapter 21.21 is amended by
 adding "Establishment of specific plans" to Table 21-1 as follows:

Table 21-1
 Discretionary Review Responsibilities

Type of Procedure	Responsible Hearing Body				
	SPRC	ZA	PC	CC	Notice Required ^(d)
Establishment of specific plans					
Initial hearing			X		Yes
Final decision				X	Yes

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OFFICE OF THE CITY ATTORNEY
 CHARLES PARKIN, City Attorney
 333 West Ocean Boulevard, 11th Floor
 Long Beach, CA 90802-4664

1 Section 2. Long Beach Municipal Code Section 21.25, Division VII is
2 amended to read as follows:

3
4 DIVISION VII. PLANNED DEVELOPMENT DISTRICT AND SPECIFIC
5 PLAN PROCEDURES

6 21.25.701 Purpose.

7 The Planned Development (PD) District and Specific Plan (SP)
8 procedures are established to allow flexible development plans to be
9 prepared for certain areas of the City which may benefit from unique or
10 special land use and design controls not otherwise possible under
11 conventional zoning regulations. This Division establishes the procedures
12 for securing the planned development district zone or specific plan zone
13 designation, and for granting a planned development permit or specific plan
14 permit for any project located in a PD or SP district.

15
16 21.25.703 Planned Development or Specific Plan adoption.

17 A. A Planned Development District may only be established by
18 an ordinance specifying, among other things, the goals, objectives, use and
19 development standards for the PD. Such standards shall apply to all
20 development within the PD.

21 B. A Specific Plan may only be established by an ordinance or
22 resolution specifying, among other things, the goals, objectives, use and
23 development standards for the SP. Such standards shall apply to all
24 development within the SP.

25
26 21.25.704 Establishment or amendment of Planned Development District
27 or Specific Plan.

28 In addition to meeting all qualifying standards set forth in Chapter

1 21.37, and notwithstanding any other provisions of this Title 21, the
2 following procedures shall apply to the establishment or amendment of any
3 Planned Development District or Specific Plan area:

4 A. Submission of a Detailed Development Plan. The applicant
5 shall submit a detailed development plan which indicates the use and
6 development concepts within a proposed Planned Development District or
7 Specific Plan zoning area

8 B. Planning Commission Review. The Planning Commission
9 shall review and hold a public hearing on the establishment of or a
10 proposed amendment to a Planned Development (PD) District zone or
11 Specific Plan (SP) zone area. The application shall be heard as a rezoning
12 matter pursuant to the requirements of Division I of this Title. The Planning
13 Commission shall recommend action on the establishment or amendment
14 to the City Council.

15 C. City Council. The City Council has the sole and final authority
16 to act on the recommendation of the Planning Commission. If the council
17 approves the Planned Development District or Specific Plan, or
18 amendments thereto, the PD zone or SP area shall be indicated on the
19 official zoning maps of the City by a PD or SP designation and a number
20 indicating the Planned Development District or Specific Plan established.
21 PD or SP numbers shall be assigned chronologically as indicated in
22 Chapter 21.37 (Planned Development Districts and Specific Plans) of this
23 Title.

24
25 21.25.706 Availability of PD or Specific Plan ordinance or resolution.

26 Copies of adopted PD or SP ordinances or resolutions shall be
27 available in the Department of Development Services for review or
28 distribution to the public.

1 21.25.708 Site plan review.

2 Notwithstanding any other provisions of this Title 21, all
3 development within a PD zone or SP zoning area shall be reviewed
4 pursuant to procedures specified in Division V of this Chapter.

5

6 Section 3. Long Beach Municipal Code Section 21.37 is amended to read
7 as follows:

8

9 CHAPTER 21.37 PLANNED DEVELOPMENT DISTRICTS AND
10 SPECIFIC PLANS

11 A. Planned Development Districts.

12 21.37.010 Purpose.

13 The planned development (PD) district is established to allow flexible
14 development plans to be prepared for areas of the City which may benefit
15 from the formal recognition of unique or special land uses and the
16 establishment of special design policies and standards not otherwise
17 possible under conventional zoning district regulations. Purposes of the
18 planned development district include permitting a compatible mix of land
19 uses, allowing for planned commercial areas and business parks, and
20 encouraging a variety of housing styles and densities.

21

22 21.37.020 - Districts established.

23 On and after September 1, 1988, all planned development districts
24 shall be indicated by the PD designation, a number and a common name.

25 Planned development districts are as follows:

- 26 1. PD-1—Southeast Area Development and Improvement Plan (SEADIP)
27 2. PD-2—Belmont Pier
28 3. PD-3—Reserved

- 1 4. PD-4—Long Beach Marina
- 2 5. PD-5—Ocean Boulevard
- 3 6. PD-6—Downtown Shoreline
- 4 7. PD-7—Long Beach Business Center
- 5 8. PD-8—Reserved
- 6 9. PD-9—Long Beach Airport Business Park
- 7 10. PD-10—Willmore City
- 8 11. PD-11—Rancho Estates
- 9 12. PD-12—Long Beach Airport Terminal
- 10 13. PD-13—Atlantic Aviation Center
- 11 14. PD-14—Reserved
- 12 15. PD-15—Redondo Avenue
- 13 16. PD-16—Reserved
- 14 17. PD-17—Alamitos Land
- 15 18. PD-18—Kilroy Airport Center
- 16 19. PD 19—Douglas Aircraft
- 17 20. PD-20—All Souls
- 18 21. PD-21—Queensway Bay
- 19 22. PD-22—Pacific Railway
- 20 23. PD-23—Douglas Center
- 21 24. PD-24—Reserved
- 22 25. PD-25—Atlantic Avenue
- 23 26. PD-26—West Long Beach Business Park
- 24 27. PD-27—Willow Street Center
- 25 28. PD-28—Pacific Theaters
- 26 29. PD-29—Long Beach Boulevard (repealed)(superseded by Midtown
27 Specific Plan (SP-1))
- 28 30. PD 30—Downtown Long Beach

1 31. PD-31—California State University and Technology Center/Villages
2 at Cabrillo Long Beach Vets

3 32. PD-32—Douglas Park
4

5 21.37.030 Qualifying standards.

6 In order to qualify for the planned development district classification,
7 a property must contain not less than five (5) acres in size or must be a full
8 block face surrounded on all sides by public right-of-way. In any event, the
9 property must have direct access to a public street.
10

11 21.37.040 Establishment procedures.

12 A planned development district classification shall be established in
13 accordance with the administrative procedures contained in Division VII of
14 Chapter 21.25 (Specific Procedures). Among other things, these procedures
15 call for preparation and adoption of a use and development standards plan.
16

17 21.37.050 Development standards.

18 Development plans approved by the City Council shall serve as the
19 applicable zoning regulations for a PD zone. Whenever a PD zone does not
20 contain any standards for a particular aspect of development such as
21 landscaping, then the development standards for that aspect of a zoning
22 district which is closest to the overall intent of the particular planned
23 development district shall apply.
24

25 21.37.060 Site plan review.

26 Site plan review is required for all development proposals within PD
27 districts pursuant to Division V of Chapter 21.25 (Specific Procedures) of
28 this Title. The Site Plan Review Committee shall refer to the Planning

1 Commission all planned development district project applications which vary
2 from the general or specific use and development standards but which are
3 consistent with the intent of the particular planned development district.

4
5 21.37.070 - Alcoholic beverage sales uses.

6 On-premises and off-premises alcoholic beverage sales uses in
7 planned development districts shall be permitted only as conditional uses
8 unless such uses are specifically exempted from the conditional use permit
9 process by a particular planned development district ordinance.

10
11 B. Specific Plans.

12 21.37.200 Purpose.

13 As set forth in Government Code sections 65450 through 65458, the
14 specific plan provides a means to establish more specific land use
15 regulations and design standards for properties and areas requiring special
16 attention or treatment. A specific plan serves as a policy and regulatory
17 document, with policy direction and project development concepts
18 consistent with the General Plan.

19
20 21.37.210 Specific Plans established.

21 On and after May 1, 2016, all specific plans shall be indicated by the
22 SP designation, a number and a common name. Specific plans are as
23 follows:

24 1. SP-1—Midtown

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26 21.37.330 Establishment procedures.

27 A specific plan shall be established in accordance with the
28 administrative procedures contained in Division I of Chapter 21.25 (Specific

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Procedures-Zone Changes and Zoning Regulation Amendments).

Section 4. The Pacific Railway Planned Development District (PD-22) is hereby amended by amending the boundary map of PD-22 as shown on Exhibit A.

Section 5. The Atlantic Avenue Planned Development District (PD-25) is hereby amended by amending the boundary map as shown on Exhibit B.

Section 6. The Long Beach Boulevard Planned Development District (PD-29) is hereby repealed and replaced and superseded by the Midtown Specific Plan (SP-1).

Section 7. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

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I hereby certify that the foregoing ordinance was adopted by the City Council
of the City of Long Beach at its meeting of _____, 2016, by the following
vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

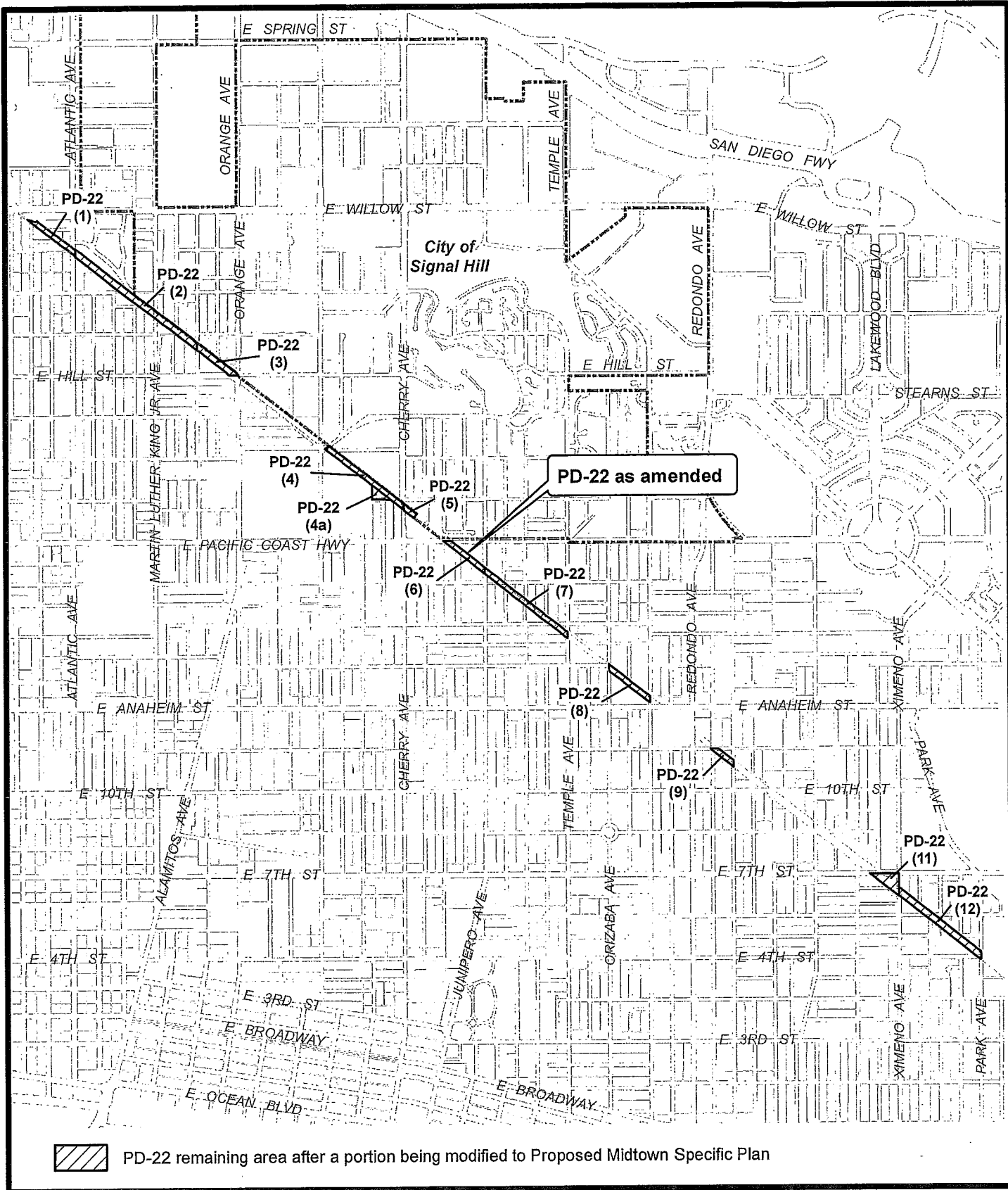
Absent: Councilmembers: _____

City Clerk

Approved: _____
(Date)

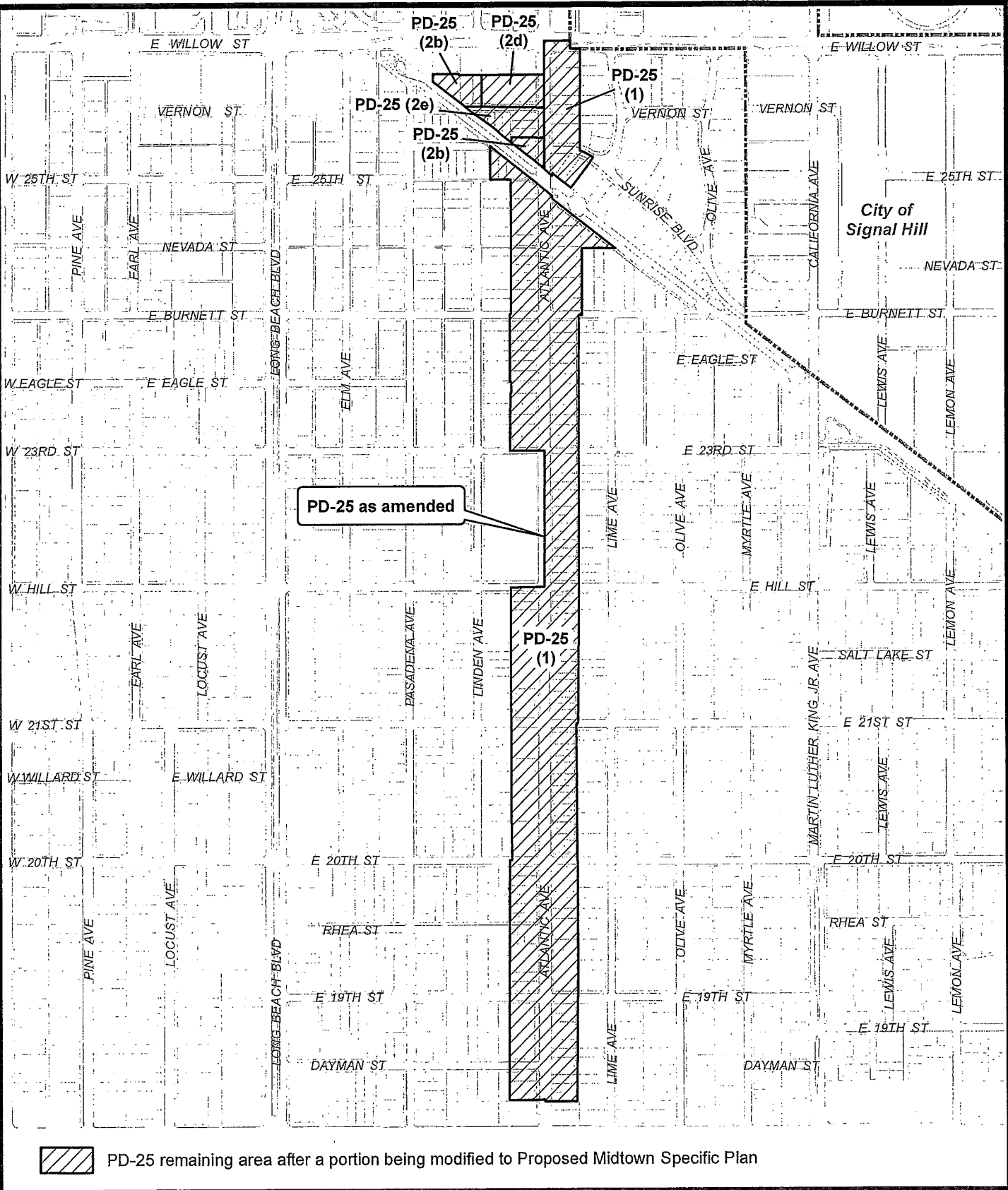
Mayor

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
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**AMENDMENT TO A PORTION OF PARTS
10, 11, 15, 16 OF THE USE DISTRICT MAP**

Rezoning Case



City of Signal Hill

PD-25 as amended

 PD-25 remaining area after a portion being modified to Proposed Midtown Specific Plan



AMENDMENT TO A PORTION OF PARTS 9, 10, 15, 16 OF THE USE DISTRICT MAP

Rezoning Case