

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING AND RESTATING
THE DEVELOPMENT AND USE STANDARDS FOR THE
PACIFIC RAILWAY PLANNED DEVELOPMENT DISTRICT
(PD-22)

WHEREAS, on May 20, 1986, the Long Beach City Council adopted
Ordinance No. C-6254 establishing the Pacific Railway Planned Development Zoning
District (PD-22); and

WHEREAS, Ordinance No. C-6254 was amended by Ordinance No.
C-6601 adopted on May 2, 1989, by Ordinance No. C-6737 adopted on May 22, 1990,
by Ordinance No. C-7288 adopted on December 6, 1994, by Ordinance No. C-7360
adopted on October 3, 1995, by Ordinance No. C-7433 adopted on November 12,
1996, by Ordinance No. C-7468 adopted April 29, 1997, by Ordinance No. C-7588
adopted on January 26, 1999, by Ordinance No. C-7784 adopted on January 15, 2002,
and by Ordinance No. C-7904 adopted on March 23, 2004; and

WHEREAS, the Planning Commission, at its hearing on September 15,
2005, reviewed a proposed amendment to PD-22 and recommended that the City
Council adopt said amendment as follows:

Update the parking and loading requirements; and acknowledge expansion of
the Pacific Electric Right-of-Way Park and Rotary Centennial Park:

Amend Section II. General Development and Use Standards, Item J. Parking to:
J. Parking

The loading stipulations and the number of parking spaces required
shall comply with the provisions of Chapter 21.41 of the Zoning
Regulations, except that required parking for parklands shall consist of

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1 those parking spaces provided on-site as well as those curbside parking
2 spaces on either side of the street adjacent to the park.
3 Amend Section III. Specific Development Standards, Item A. Subarea 1 Use regulations
4 to include the "park" for Fellowship Park;
5 Amend Section III. Specific Development Standards, Item H. Subarea 6 to delete most
6 of the existing language to state:

7 All of Subarea 6 (between Pacific Coast Highway and Junipero Avenue)
8 was dedicated in perpetuity as a public park named Rotary Centennial
9 Park.

10 WHEREAS, the City Council hereby finds that the proposed amendment
11 to the Pacific Railway Planned Development District (PD-22) will not adversely affect
12 the character, livability or appropriate development of the surrounding properties and
13 that the proposed amendments are consistent with the goals, objectives and provisions
14 of the General Plan, including the Open Space and Recreation Element thereof, the
15 City Council hereby amends and restates the Pacific Railway Planned Development
16 District (PD-22) in its entirety; and

17 NOW, THEREFORE, the City Council of the City of Long Beach ordains
18 as follows:

19 Section 1. The Pacific Railway Planned Development District (PD-22) is
20 hereby amended and restated in its entirety to read as follows:

21
22 PACIFIC RAILWAY PLANNED DEVELOPMENT DISTRICT
23 PLANNED DEVELOPMENT PLAN (PD-22)

24 The intent of this Planned Development Plan is to establish
25 guidelines for the use and development of the land within and adjacent to
26 the Pacific Electric right-of-way. The physical constraints of the Pacific
27 Electric right-of-way (which are the diagonal orientation to existing
28 subdivision and street patterns, limited width, and limited street frontages),

1 warrant special attention in order to protect the well-being of established
2 neighborhoods and to assure that new developments are of exceptional
3 design quality.

4 This Planned Development ordinance shall consist of the attached
5 Land Use Plan with Use and Development Standards.

6 I. DEVELOPMENT REVIEW PROCEDURES

7 No building permit shall be issued for any building on the site until a
8 Site Plan Review has been approved, or conditionally approved, for that
9 building by the Site Plan Review Committee, under the procedures for
10 Site Plan review set forth in the Zoning Regulations. Utility and
11 infrastructural facilities shall be part of the Site Plan Review. No building
12 permits shall be issued until construction plans have been approved and
13 development security relevant to such building is provided for all utility and
14 infrastructural improvements. No grading permits shall be issued until all
15 soil studies and drainage plans relevant to such grading have been
16 approved and development security provided for.

17 Responsibility of performing to the satisfaction of the Site Plan
18 Review Committee is that of the applicant. It is the responsibility of the
19 applicant to prove to the Site Plan Review Committee that the proposed
20 plan meets the development standards and the intent, goals, and
21 objectives of this Planned Development Plan. No deviations from the
22 development standards shall be granted, unless it is found to be in
23 accordance with the intent, goals, and objectives of the Planned
24 Development Plan.

25
26 II. GENERAL DEVELOPMENT USE AND STANDARDS

27 A. Uses.

28 A mixture of uses shall be permitted. Specific uses or use ranges

1 will be designated by plan subareas.

2 B. Design Quality.

3 All new development in this PD shall be designed to be compatible
4 with adjacent developments, compatible with the neighborhood it is in,
5 and compatible with the existing subdivision patterns. Furthermore,
6 development and preservation of human scale is important in designing
7 within the physical constraints of the Pacific Electric right-of-way.
8 Therefore, special attention shall be given to building orientation, building
9 mass, and effective use of usable open space and required front, rear,
10 and side yard setbacks.

11 The site plan design and building facades shall be physically and
12 architecturally oriented to be consistent with the existing subdivision
13 patterns and grade of adjacent properties. Furthermore, special attention
14 shall be given to preserving the privacy of existing adjacent residential
15 development.

16 Additionally, any building walls without windows, even when
17 intended to be covered by a later development, shall be finished with
18 decorative materials.

19 C. Landscaping.

20 As the Pacific Electric right-of-way was previously designated as
21 open space in the General Plan, it is important to maintain a sense of
22 openness in relation to existing adjacent developments. Therefore, on-
23 site landscaping of exceptional design and quality shall be required for all
24 development. The minimum standards for landscaping shall comply with
25 Chapter 21.42 of the Zoning Regulations.

26 D. Fences and Garden Walls.

27 Fences and garden walls shall comply with Chapter 21.43 of the
28 Zoning Regulations. Every effort shall be made to cooperate with

1 adjoining property owners to replace dilapidated fencing.

2 E. Development Standards.

3 Multi-family developments shall comply with the development
4 standards of the R-4-N zone unless other standards specified by subarea.
5 Such development standards include, but are not limited to, parking,
6 privacy, and usable open space.

7 F. Dedication and Improvements of Public Rights-of-Way.

8 Dedication, reservation, and improvement of public rights-of-way
9 shall comply with Chapter 21.47 of the Zoning Regulations. The street
10 ends (dead ends) created by the Pacific Electric right-of-way shall be
11 improved to the specification of the City Traffic Engineer. The abandoned
12 railroad tracks shall be removed for the full width of the adjoining street
13 with each development increment. Portions of property located under any
14 overpass shall be dedicated for future right-of-way.

15 G. Police and Fire Department Review.

16 Each development phase shall be reviewed by both the Police
17 Department and Fire Prevention Bureau.

18 H. Abandoned/Active Pipelines.

19 The Municipal Code prohibits both dwellings and public assembly
20 buildings within fifty feet of an active pipeline. All abandoned pipelines
21 shall be removed to the specifications of the Public Works Department.

22 I. Access.

23 Access is prohibited to all rights-of-way and roadways which are
24 substandard in width. In no instance should access occur on roadways of
25 less than thirty-six feet.

26 The Public Works Department, Traffic Bureau shall review the
27 development and access of each subarea and shall insure adequate sight
28 distances of all intersections. Visibility easements shall be dedicated on

1 final tract maps.

2 "Bus turn outs" for all segments of the site which are adjacent to
3 bus routes shall be required.

4 Access drives on the right-of-way shall be designed so as not to
5 function as "vehicular short cuts".

6 J. Parking and Loading Requirements.

7 The loading stipulations and the number of parking spaces required
8 shall comply with the provisions of Chapter 21.41 of the Zoning
9 Regulations, except that required parking for parklands shall consist of
10 those parking spaces provided on-site as well as those curbside parking
11 spaces on either side of the streets adjacent to the park.

12 K. Aesthetics.

13 Special consideration should be given to the street ends of
14 adjacent development. These areas shall be landscaped to compliment
15 adjacent neighborhoods.

16 L. Cultural Resources.

17 In the right-of-way, south of Anaheim, if during excavation,
18 archaeological resources are encountered, all work shall be immediately
19 halted and an archaeologist shall be consulted in accordance with the
20 California Environmental Quality Act guidelines procedures.

21
22 III. SPECIFIC DEVELOPMENT STANDARDS.

23 Specific Development Standards are herein set forth by Subareas
24 1-9 and 11 and 12. Those subareas are described in Exhibit "A",
25 attached hereto and incorporated herein by reference.

26 A. SUBAREA 1.

27 This area is comprised of the portion of the Pacific Electric right-of-
28 way between Willow Street and Atlantic Avenue.

1 1. Use.

2 The uses permitted in this subarea shall be a commercial
3 self-storage facility and open space/park.

4 2. Self Storage Facility Use Restrictions.

5 a. Hours of Operation - The hours of operation shall
6 be limited to between 6:00 a.m. and 9:00 p.m. Monday through Friday,
7 and 8:00 a.m. to 9:00 p.m., Saturday and Sunday;

8 b. Vehicle Access - Vehicle access to the self-
9 storage facility shall be limited to an entry driveway from Atlantic Avenue.
10 The access drive to the alley shall be limited to use by vehicles exiting the
11 facility and to emergency vehicles. Left turn movements from the self-
12 storage facility to Pasadena Avenue shall be prohibited. The operator of
13 the self-storage facility shall provide signage that posts this prohibition;

14 c. Use of Storage Spaces - The use of the storage
15 spaces shall be limited to unattended storage only. The operator shall
16 prohibit tenants from conducting business or personal activities within the
17 storage spaces;

18 d. Storage of Hazardous/Flammable Materials -
19 Signs shall be posted in the rental office that announce to customers the
20 appropriate Long Beach Fire Department restrictions related to the
21 storage of flammable and hazardous materials;

22 e. Outdoor Storage - Outdoor storage is prohibited.

23 3. Self Storage Facility Development Standards.

24 a. Building height - 1 story and 13 feet in height;

25 b. Setbacks - The minimum setbacks shall be
26 provided as follows:

27 (1) Atlantic Avenue - 10 feet;

28 (2) Interior Property Lines - 5 feet;

1 (3) Adjacent to an alley - 13 feet from the
2 centerline of the alley;

3 (4) Street Ends - 5 feet.

4 4. Open Space Development Standards.

5 Plan Compliance - The proposed open space shall be
6 developed in compliance with the plan approved by the City Council as an
7 exhibit of this Planned Development Ordinance Amendment. Such
8 development shall occur prior to the occupancy/use of the proposed self-
9 storage facility.

10 B. SUBAREA 2.

11 This area is comprised of the portion of the Pacific Electric right-of-
12 way between Atlantic Avenue and Martin Luther King Jr. Avenue.

13 1. Use.

14 a. Self-storage - The principal use permitted in this
15 subarea shall be a commercial self-storage facility. In addition to this
16 principal use, accessory uses related to self-storage are permitted. These
17 uses include the following:

18 (1) Accessory rental of moving trucks and
19 trailers and moving equipment;

20 (2) Retail sales of moving products (tape,
21 boxes, straps and rope);

22 (3) A residence for the caretaker/manager.

23 b. Retail Uses - The retail tenant space that is
24 proposed as part of the manager/office building may be used for those
25 retail uses permitted in the CNP commercial district.

26 2. Use Restrictions.

27 a. Hours of Operation - The hours of operation shall
28 be limited to between 6:00 a.m. and 9:00 p.m., Monday through Friday,

1 and 8:00 a.m. to 9:00 p.m., Saturday and Sunday;

2 b. Vehicle Access - Vehicle access to the site shall
3 be limited to one driveway on Atlantic Avenue. The proposed access point
4 to Burnett Street shall be limited to emergency vehicle access only. The
5 driveway gate at the Burnett Street access point shall remain closed and
6 secured at all times in accordance with the requirements of the Long
7 Beach Fire Department;

8 c. Use of Storage Spaces - The use of the storage
9 spaces shall be limited to unattended storage only. The operator shall
10 prohibit tenants from conducting business activities within the storage
11 spaces;

12 d. Storage of Hazardous/Flammable Materials -
13 Signs shall be posted in the rental office that announce to customers the
14 appropriate Long Beach Fire Department restrictions related to the
15 storage of flammable and hazardous materials;

16 e. Outdoor Storage - Outdoor storage is prohibited.

17 3. Development Standards.

18 a. Building height - The maximum building height
19 limits are as follows:

20 (1) Entry/Office building - 2 stories and 28 feet
21 in height (measured to the mid-point of the roof slope);

22 (2) Self-storage buildings - 1 story and 13 feet
23 in height;

24 b. Setbacks - The minimum setbacks shall be
25 provided as follows:

26 (1) Atlantic Avenue - 10 feet;

27 (2) Interior Property Lines - 5 feet;

28 (3) Adjacent to an alley - 13 feet from the

1 centerline of the alley;

2 (4) Street Ends - 5 feet.

3 C. SUBAREA 3

4 This area is comprised of the portion of the Pacific Electric right-of-
5 way between Martin Luther King Jr. Avenue and Orange Avenue.

6 1. Use.

7 The principal permitted uses in this subarea shall be
8 Commercial Storage (CS) west of Lemon Avenue and Light Industrial (IL)
9 east of Lemon Avenue.

10 2. Prohibited Uses - Retail, Office, or Open Recreation.

11 3. Development Standards.

12 a. Commercial Storage (CS) Commercial
13 development standards Chapter 21.32 of the Zoning Regulations for
14 those properties west of Lemon Avenue.

15 b. Light Industrial (IL) - Industrial development
16 standards Chapter 21.33 of the Zoning Regulations for those properties
17 east of Lemon Avenue.

18 c. Height.

19 (1) For those properties west of Lemon
20 Avenue - 25 foot maximum;

21 (2) For those properties east of Lemon
22 Avenue - 30 foot maximum;

23 d. Access.

24 (1) Access and curb-cut locations shall be
25 determined and approved during Site Plan Review;

26 (2) The portion of the parcel under the bridge
27 shall be dedicated for future public street right-of-way;

28 D. SUBAREA 4.

1 This area is comprised of the portion of the Pacific Electric right-of-
2 way between Walnut/Alamitos Avenues and Cherry Avenue.

3 1. Use.

4 The principal permitted use in this subarea shall be
5 commercial storage/self-storage/Light Industrial (IL) as allowed by Chapter
6 21.33 of the Zoning Regulations.

7 2. Prohibited Uses.

8 Retail or Office (except on the Cherry Avenue frontage).

9 3. Development Standards.

10 a. Light Industrial (IL) - Industrial development
11 standards Chapter 21.33 of the Zoning Regulations;

12 b. Height - 30 feet.

13 E. SUBAREA 4a.

14 This subarea consists of a tri-angular parcel of land located
15 between the former Pacific Electric right-of-way and 19th Street.

16 1. Use.

17 The principal permitted uses in this subarea shall be
18 Commercial storage/self-storage (21.15.570) and those uses permitted in
19 the Light Industrial (IL) district with the exception of those uses which are
20 specifically prohibited in Section 2 below. Commercial storage/self-
21 storage shall be permitted only with the approval of a Conditional Use
22 Permit.

23 2. Prohibited Uses.

24 a. Bars, nightclubs, cabarets and the like;

25 b. SIC Major Group 41 Local and Suburban Transit
26 (Bus, Taxi and limousine services);

27 c. SIC Group 421 Trucking and Courier Services;

28 d. SIC Group 423 Freight Trucking facilities;

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- e. Recycling Collection Centers;
- f. Billboards (outdoor advertising);
- g. SIC Major Group 75 Automotive Repair Services.

3. Use Restrictions.

Hours of Operation - The hours of business operation shall be limited to between 6:00 a.m. and 10:00 p.m.

Outdoor Storage/Operations - Outdoor storage and activities shall comply with Section 21.33.150 A (IL District Regulations).

4. Development/Performance Standards.

The development and performance standards of the Light Industrial (IL) zoning district standards as listed in Chapter 21.33 of the Zoning Regulations shall apply to subarea 4a except that the maximum building and equipment height shall be limited to 30 feet.

F. SUBAREA 5.

This area is comprised of the portion of the Pacific Electric right-of-way between Cherry Avenue and Pacific Coast Highway.

1. Use.

The principal permitted use in this subarea shall be Commercial Storage (CS) as allowed by Chapter 21.32 of the Zoning Regulations.

2. Prohibited Uses.

- a. Manufacturing;
- b. Open recreation;
- c. Retail or Office (except on the Cherry Avenue or Pacific Coast Highway frontages);

3. Development Standards.

a. Unless otherwise specified, all developments shall comply with Chapter 21.32 of the Zoning Regulations;

1 b. Height - 30 feet.

2 G. SUBAREA 5a.

3 This area is comprised of the southern 552 feet of the portion of the
4 Pacific Electric right-of-way between Cherry Avenue and Pacific Coast
5 Highway.

6 1. Use.

7 The principal permitted uses in this section shall be commercial
8 storage/self-storage (21.15.570) and those uses permitted in the Light
9 Industrial (IL) district with the exception of those uses which are
10 specifically prohibited in Section 2 below. Commercial storage/self-
11 storage shall be permitted only with the approval of a conditional use
12 permit.

13 2. Development Standards.

14 Unless otherwise specified, all development standards shall
15 comply with Chapter 21.32 of the Zoning Regulations.

16 Site development shall substantially conform to Tentative
17 Tract Map No. 52196 approved by the Long Beach City Planning
18 Commission September 19, 1996.

- 19 a. Density - 12 units maximum;
20 b. Lot Size - 1,900 square feet minimum;
21 c. Open Space - To be approved through Site Plan

22 Review;

23 d. Height - 25 feet/2 stories;

24 e. Setbacks -

25 (1) Front setback - 3.5 feet;

26 (2) Side setback - 5 feet;

27 (3) Rear setback - 10 feet;

28 All setbacks shall be measured after right-of-way

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dedications.

f. Parking - A minimum of two car garage shall be provided with each single family residence.

Four guest parking spaces shall be provided on the private street.

All other parking standards shall comply with Chapter 21.41 of the Zoning Regulations.

g. Building Design - A minimum of 3 different facade treatments and 3 different floor plans shall be provided;

h. Unit Size - The minimum dwelling unit size shall be as follows:

Plan #1 (2 bedroom/2.5 bath/loft)	1,165 sq. ft.
Plan #2 (3 bedroom/2.5 bath)	1,253 sq. ft.
Plan #3 (3 bedroom/2.5 bath/den opt.)	1,475 sq. ft.

i. Private Roadway/Drive Isle Width - The private drive shall be a minimum of 30 feet in width including guest parking. The drive isle shall be a minimum of 20 feet in width;

j. Fences, Walls and Hedges -

- (1) Rear/side - 6 feet in height;
- (2) Front - 4 feet in height;
- (3) Pacific Coast Highway - 8 feet in height;

Architectural embellishments such as pilasters, archways, etc., may be permitted to project above the maximum height on any fence or wall, subject to the approval of the Director of Planning and Building.

k. Privacy - Second story windows shall be designed and located so as to not invade the privacy of adjacent properties;

l. Trash and Recycling Storage Area - Trash storage

1 and recycling materials enclosures shall be provided with each dwelling
2 unit. Kitchen/pantry areas of all units shall be designed to accommodate
3 recycling bins in use by the city for its recycling program;

4 m. Accessory Storage Space - A minimum of sixty
5 (60) cubic feet of enclosed accessory storage areas shall be provided
6 outside of each dwelling unit's living area.

7 H. SUBAREA 6

8 All of Subarea 6 (between Pacific Coast Highway and Junipero
9 Avenue) was dedicated in perpetuity as a public park named Rotary
10 Centennial Park.

11 I. SUBAREA 7

12 This area is comprised of the portion of the Pacific Electric right-of-
13 way between Junipero Avenue and Temple Avenue.

14 1. Use.

15 The principal permitted use in this subarea shall be single-
16 family dwellings.

17 2. Development Standards.

18 a. Lot Size - Each lot shall be a minimum of 3600
19 square feet in size;

20 b. Floor Area Ratio - Maximum FAR .6;

21 c. Height - 25 feet/2 stories;

22 d. Setbacks

23 (1) Front - 15 feet on Junipero and Temple
24 Avenue and eight feet on interior roadways;

25 (2) Side - 3 feet;

26 (3) Rear - 8 feet;

27 (4) Garage door - 20 feet (unless garage door
28 is perpendicular to roadway then building setback shall apply);

1 e. Access - Automobile access shall be provided
2 along a private road located on the north side of the right-of-way for that
3 portion of the subarea located between 15th and 17th Streets. All other
4 lots shall have direct street access;

5 f. Improvements of Public Right-of-Way - The 15th
6 and 17th Streets rights-of-way shall not be developed as thru streets. The
7 streets' ends shall be developed as dedicated cul-de-sacs or hammer-
8 heads to the satisfaction of the City Traffic Engineer. Sidewalk
9 connections shall be provided for pedestrian access. Landscape areas in
10 and around the cul-de-sac/sidewalk area shall be maintained by the
11 developer.

12 **3. Building Orientation and Design**

13 a. Privacy - Second-story windows shall be designed
14 not to invade the privacy of adjacent properties. Specific design elements
15 shall be mandated during Site Plan Review to protect the privacy of
16 existing adjacent development;

17 b. Design - A high quality of design shall be
18 mandatory. Every effort shall be made to use materials and designs
19 consistent with the housing style of the community adjacent to the
20 development;

21 c. Unit Size -

22 The minimum house size shall be as follows:

23 2 bedroom = 1,200 square feet;

24 3 bedroom = 1,600 square feet;

25 Each new 2 bedroom house shall be designed to
26 easily convert to a 3 bedroom house with a future addition. The initial
27 development in this subarea shall include three-bedroom homes to test
28 the sales market for such homes;

1 d. Orientation -

2 The dwelling units at the ends of the subarea shall
3 orientate toward the streets to maintain consistency with the existing
4 neighborhood subdivision pattern.

5 J. SUBAREA 8.

6 This area is comprised of the portion of the Pacific Electric right-of-
7 way between Orizaba Avenue and Obispo Avenue.

8 1. Use.

9 The principal permitted use in this subarea shall be Light
10 Industrial (IL) in accordance with Chapter 21.33 of the Zoning
11 Regulations.

12 2. Development Standards.

13 a. Light Industrial (IL) - Industrial development
14 standards Chapter 21.33 of the Zoning Regulations;

15 b. Height - 30 feet.

16 K. SUBAREA 9.

17 This area is comprised of the portion of the Pacific Electric right-of-
18 way between Newport Avenue and Loma Avenue.

19 1. Use.

20 The principal use permitted in this subarea shall be multi-
21 family residential of a moderate density of between twenty-four and forty-
22 eight units per acre, but not to exceed twenty-six residential units. In
23 order to achieve the maximum density permitted, special attention shall be
24 given in the Site Plan Review process to determine that the density and
25 design are compatible with the neighborhood.

26 2. Setbacks.

27 a. The minimum setbacks shall be provided as
28 follows:

1 From streets - 15 feet from property lines abutting
2 streets;

3 From side property line - 5 feet; and,

4 From center-line of alley - 13 feet

5 b. All setback areas shall be clear of all structures
6 from the ground to the sky (except for those items otherwise permitted in
7 Table 31-3 of the Zoning Regulations) and shall be landscaped and
8 maintained in a neat and healthy condition according to the landscaping
9 provisions of this ordinance.

10 3. Building Orientation and Design.

11 a. Building orientation shall be compatible with the
12 existing subdivision pattern;

13 b. The residential building mass shall be designed to
14 promote a human scale throughout the site and from all abutting public
15 rights-of-way;

16 c. Front and rear facades shall have parallel
17 orientation with the respective street frontages of 11th Street and Loma
18 Avenue;

19 d. Front and rear facades shall be intermittently
20 recessed from the street front to complement the diagonal orientation of
21 the site;

22 e. All roof lines shall be compatible and consistent
23 with the roof lines of adjacent structures.

24 4. Lot Coverage: 60 percent.

25 5. Height.

26 a. At streets: Compatible with height of adjacent and
27 abutting properties;

28 b. Maximum: 35 feet.

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6. Balconies/Windows.

- a. All balconies shall be staggered;
- b. All balconies and windows shall be oriented so as not to infringe upon the privacy of existing developments.

7. Open Space.

- a. A minimum of 40 square feet private open space shall be provided per unit;
- b. A minimum of 60 square feet of usable common open space shall be provided per unit, in addition to the private open space;

(1) Usable common open space shall be a minimum of 10 feet wide;

(2) Driveways, parking areas and required setbacks from streets are not counted as usable open space;

(3) Passive recreation elements are encouraged in the usable common open space.

8. Landscaping.

a. 1.5 trees of not less than 15 gallons in size shall be provided for every 125 square feet of area required for setbacks from streets;

b. 1.5 trees of not less than 15 gallons in size shall be provided for every 125 square feet of usable common open space;

c. Shrubs, not less than 5 gallons in size, shall be provided at a ratio of not less than 3 shrubs per required tree;

d. Screening shall be provided by fast-growing, non-deciduous trees, planted to provide an adequate screening, canopy, in conjunction with F2;

e. Street trees of not less than 15 gallons in size shall

1 be provided at a ratio of 1 tree per 125 feet of linear street frontage, to the
2 satisfaction of the Director of Public Works.

3 9. Security.

4 The development shall be secured to the satisfaction of the
5 Crime Prevention Unit.

6 10. Parking.

7 All parking shall be provided for in accordance with the
8 applicable sections of the Zoning Ordinance, except: all guest parking
9 shall be provided on-site.

10 11. Vehicular Access.

11 a. Access from streets is encouraged;

12 b. Additional portions of the lot shall be dedicated
13 and improved as deemed necessary to the satisfaction of the Director of
14 Public Works.

15 12. Off-site Improvements.

16 All off-site improvements required as conditions of approval
17 shall be performed to the satisfaction of the Director of Public Works.

18 L. SUBAREA 11.

19 This area is comprised of two lots: 1) that portion of the Pacific
20 Electric right-of-way between Seventh Street on the north and Ximeno
21 Avenue on the east and (2) the non-right-of-way land at the southwest
22 corner of the Seventh Street and Ximeno Avenue intersection.

23 Pacific Electric Right-of-Way Between Seventh Street and Ximeno
24 Avenue:

25 1. Use.

26 The use shall be limited to a plant nursery including retail
27 sales only and growing grounds.

28 2. Setbacks.

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- a. The minimum setback shall be provided as follows:
 - (1) From streets - zero feet from property lines abutting Seventh Street and Ximeno Avenue;
 - (2) From alley - 13 feet from centerline of alley;
 - (3) From Theresa Street - 40 feet from property line abutting Theresa Street;
- b. All setback areas shall be clear of all structures from the ground to the sky (except for those items otherwise permitted in Table 31-3 of the Zoning Regulations) and shall be landscaped and maintained in a neat and healthy condition according to the landscaping provisions of the ordinance.

3. Building Orientation and Design.

- a. Building orientation shall be compatible with the existing subdivision pattern;
- b. The building mass shall be designed to promote a human scale throughout the site and from all abutting public rights-of-way;
- c. Front and rear facades shall be parallel orientation with the respective street frontages of Seventh Street and Ximeno Avenue.

4. Lot Coverage: Twenty percent.

5. Height: Maximum height, 25 feet.

6. Landscaping.

- a. 1.5 trees of not less than 24-inch box size shall be provided for every four parking spaces;
- b. Shrubs, not less than five gallons in size, shall be provided at a ratio of not less than three shrubs per required tree;
- c. Screening of all equipment, storage and trash areas shall be provided by fast-growing, non-deciduous trees, planted to

1 provide an adequate screening canopy;

2 d. Street trees of not less than 24-inch box size shall
3 be provided at a ratio of one tree per twenty-five feet of linear street
4 frontage, to the satisfaction of the Director of Public Works.

5 7. Security.

6 The development shall be secured to the satisfaction of the
7 Crime Prevention Unit.

8 8. Parking.

9 All parking shall be provided for in accordance with the
10 applicable sections of the Zoning Ordinance.

11 9. Vehicular Access.

12 a. Access to the site from Seventh Street and
13 Ximeno is encouraged. Access to site from Seventh Street must align
14 with Bennett Avenue;

15 b. Pedestrian access into the site shall be designed
16 from both the Seventh Street and Ximeno avenue sidewalks;

17 c. Additional portions of the lot shall be dedicated
18 and improved as deemed necessary to the satisfaction of the Director of
19 Public Works.

20 10. Off-site Improvements.

21 All off-site improvements required as conditions of approval
22 shall be performed to the satisfaction of the Director of Public Works.

23 11. Community Design Specification.

24 a. The area comprising the existing Pacific Electric
25 right-of-way and particularly the area along the western property line shall
26 be primarily used for outdoor display areas.

27 Non Right-of-Way Lot at Ximeno Avenue and Seventh Street:

28 1. Use.

1 a. The use shall be limited to the following:

2 Financial Services: Escrow, stocks and bonds;

3 Personal Services: Barber/beauty shop, diet center,
4 dog/cat grooming, dry cleaner, locksmith, mailbox rental, nail/manicure
5 shop, repair shop for small appliances or electronic equipment, bicycles,
6 tailoring, shoe repair, tanning salon, travel agent, veterinary clinic without
7 boarding, and self-storage (indoor only);

8 Professional Services: Accounting, advertising,
9 architecture, artist studio, bookkeeping, business headquarters,
10 chiropractic, computer programming, consulting, contracting, engineering,
11 insurance, law, marketing, photography, real estate, or tax preparation;

12 Retail Sales: Plant nursery and growing grounds,
13 furniture showroom, home furnishings and accessories not including
14 warehousing;

15 b. No drive-thru lanes or drive-thru window service of
16 any kind is permitted.

17 2. Development Standards.

18 a. Setbacks: 5 feet from property lines abutting
19 Seventh Street and Ximeno Avenue;

20 b. Building height: Maximum height, 25 feet;

21 c. A 6-foot tall decorative security wall consisting of a
22 solid masonry base, masonry pilasters, and wrought iron panels, or similar
23 design shall be constructed along the southern property line;

24 d. All exterior storage is prohibited;

25 e. A trash enclosure shall be constructed
26 pursuant to Section 21.45.167 of the Long Beach Municipal
27 Code;

28 f. All necessary permits shall be obtained from the

1 Department of Public Works for construction of new driveways and
2 replacement of existing curb cuts with full height curb, gutter and
3 replacement of sidewalk as necessary on Seventh Street and Ximeno
4 Avenue.

5 3. Parking.

6 Parking spaces shall be provided on-site for re-use of the
7 existing building equivalent to the parking required for new construction in
8 accordance with Chapter 21.41 of the Zoning Ordinance.

9 4. Implementation.

10 Re-use of the existing abandoned building and/or any
11 exterior remodeling thereof shall be approved pursuant to Site Plan
12 Review as described in Division V of Chapter 21.25. Any future change of
13 use, where the new use requires a greater number of parking spaces than
14 the former use, shall be approved pursuant to Site Plan Review as
15 described in Division V of Chapter 21.25.

16 M. SUBAREA 12

17 This area is comprised of that portion of the Pacific Electric right-of-
18 way between Ximeno Avenue on the west and Park Avenue on the east.
19 This property is owned by the City of Long Beach and leased to the
20 operator of a Christmas tree farm. In addition to the restrictions listed
21 below, the use of the property is further limited by the terms and
22 conditions of the lease agreement.

23 1. Development Approval.

24 The initial development of the site for use as a tree farm
25 shall require the approval of a Site Plan Review. Compliance with the
26 conditions of approval of the Site Plan Review is required at all times
27 unless such conditions are modified by the City Planning Commission.

28 2. Use.

1 The principal use permitted in this subarea shall be a tree
2 farm. Accessory uses may include:

3 a. The sales of Christmas trees and related seasonal
4 products such as tree stands, wreaths, ornaments and forest products (no
5 including fire wood) during the months of November and December;

6 b. The growing and sales of pumpkins and related
7 products during the months of September and October;

8 c. A public pathway and related parking facilities.

9 3. Use Restrictions.

10 a. Hours - The hours during which retail sales shall
11 occur on the property shall be limited to 8:00 a.m. to 11:00 p.m. during the
12 months specified in the lease agreement;

13 b. The trees shall be harvested with either manual or
14 electric saws, the use of chain saws and a public address or speaker system
15 shall be prohibited;

16 c. The business operations shall comply with the
17 requirements of the City Noise Ordinance.

18 4. General Development Standards.

19 The property shall be developed in accordance with Site
20 Plan Review Case No. 9309-14. Modifications to this approved plan shall
21 require approval of a Site Plan Review Modification. Structures on this
22 property shall be limited to those which are accessory to the seasonal
23 sales and growing operations.

24 5. Setbacks.

25 a. Fencing - Fences shall be setback a minimum of
26 ten feet from the property lines along Park Avenue and 4th Street and
27 Ximeno Avenue;

28 b. Accessory buildings - Accessory tree farm buildings must

1 be setback a minimum of five feet from an interior property line and 20 feet from
2 a property line abutting a public street;

3 c. Parking lots - The proposed parking lot shall be
4 setback a minimum of 10 feet from Ximeno Avenue and 5 feet from
5 interior property lines.

6 6. Parking.

7 Parking shall be provided in accordance with the approved
8 Site Plan Review. The permanent parking area shall be paved in
9 accordance with the paving requirements of the Zoning Regulations. The
10 seasonal parking area may be a gravel parking area, provided the gravel
11 surface is maintained to the satisfaction of the Director of Planning and
12 Building.

13 7. Landscaping.

14 The setback areas along Ximeno and Park Avenue,
15 including the parkways, shall be landscaped in accordance with the
16 requirements of the Zoning Regulations. Additionally, the applicant shall
17 landscape the setback area between the permanent parking lot and the
18 properties to the south shall be landscaped in accordance with the
19 requirements of the Zoning Regulations. A 4 foot wide landscaped strip,
20 planted with drought resistant ground cover, shall be provided between
21 the public pathway and the northerly property line. This landscaped strip
22 shall be sloped, or protected, in accordance with the requirements of Site
23 Plan Review Case No. 9309-14.

24 8. Access.

25 Access by customers shall be limited to the driveway and
26 alley entrances from Ximeno Avenue. One curb cut shall be permitted on
27 4th Street, provided that use of this curb cut is limited to occasional use by
28 tree farm and oil company service vehicles only. The curb cut on 4th

1 Street shall be permitted to be closer than 90 feet from the intersection
2 however the curb cut must be located as far west as is feasibly possible.

3 9. Signage.

4 Signage shall be limited to two freestanding signs, one
5 located along Ximeno Avenue frontage, and a second sign along Park
6 Avenue. Such signs shall not exceed 32 square feet in area or 10 feet in
7 height. Prior to construction, all signage shall be reviewed by the Director
8 of Planning and Building to assure compatibility with surrounding
9 properties.

10 10. Fences.

11 Fencing shall be provided in accordance with Site Plan
12 Review Case No. 9309-14. The maximum fence height (outside of the
13 required setback areas) shall be limited to eight (8) feet.

14
15 Sec. 2. Use District Map. The Pacific Railway Planned Development
16 District is established in Parts 10, 11, 15 and 16 as designated on maps attached
17 hereto and incorporated herein by this reference as Exhibit "A". The attached maps are
18 hereby adopted and by this reference made a part of the official Use District Map.

19
20 Sec. 3. The City Clerk shall certify to the passage of this ordinance by the
21 City Council and cause it to be posted in three conspicuous places in the City of Long
22 Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

23 //

24 //

25

26

27

28

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 _____, 200__, by the
3 following vote:

4 Ayes: Councilmembers: _____
5 _____
6 _____
7 _____

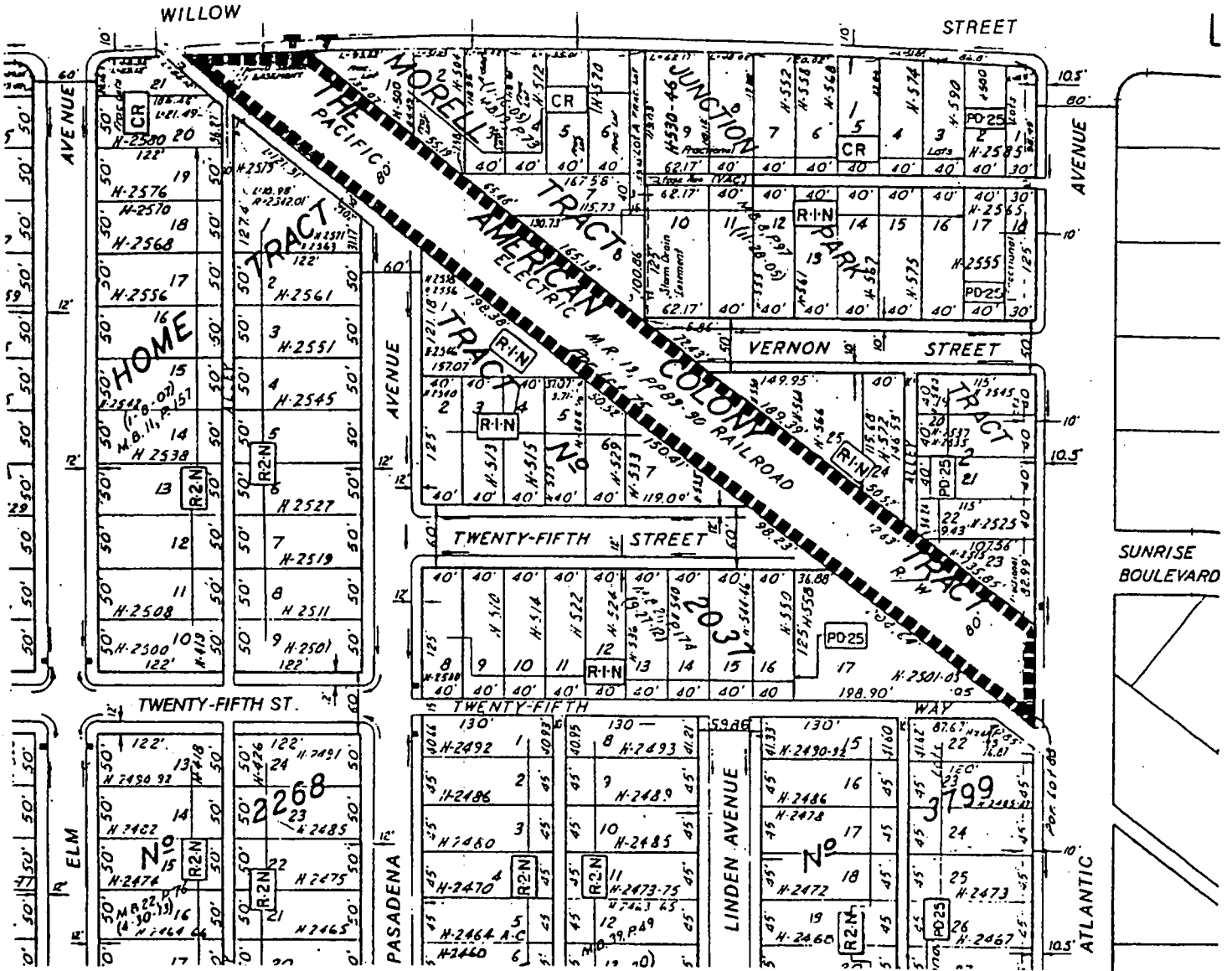
8 Noes: Councilmembers: _____
9 _____

10 Absent: Councilmembers: _____
11 _____

12 _____
13 City Clerk

14
15
16 Approved: _____

17 _____
18 Mayor



■■■■ SUBAREA 1



NO SCALE

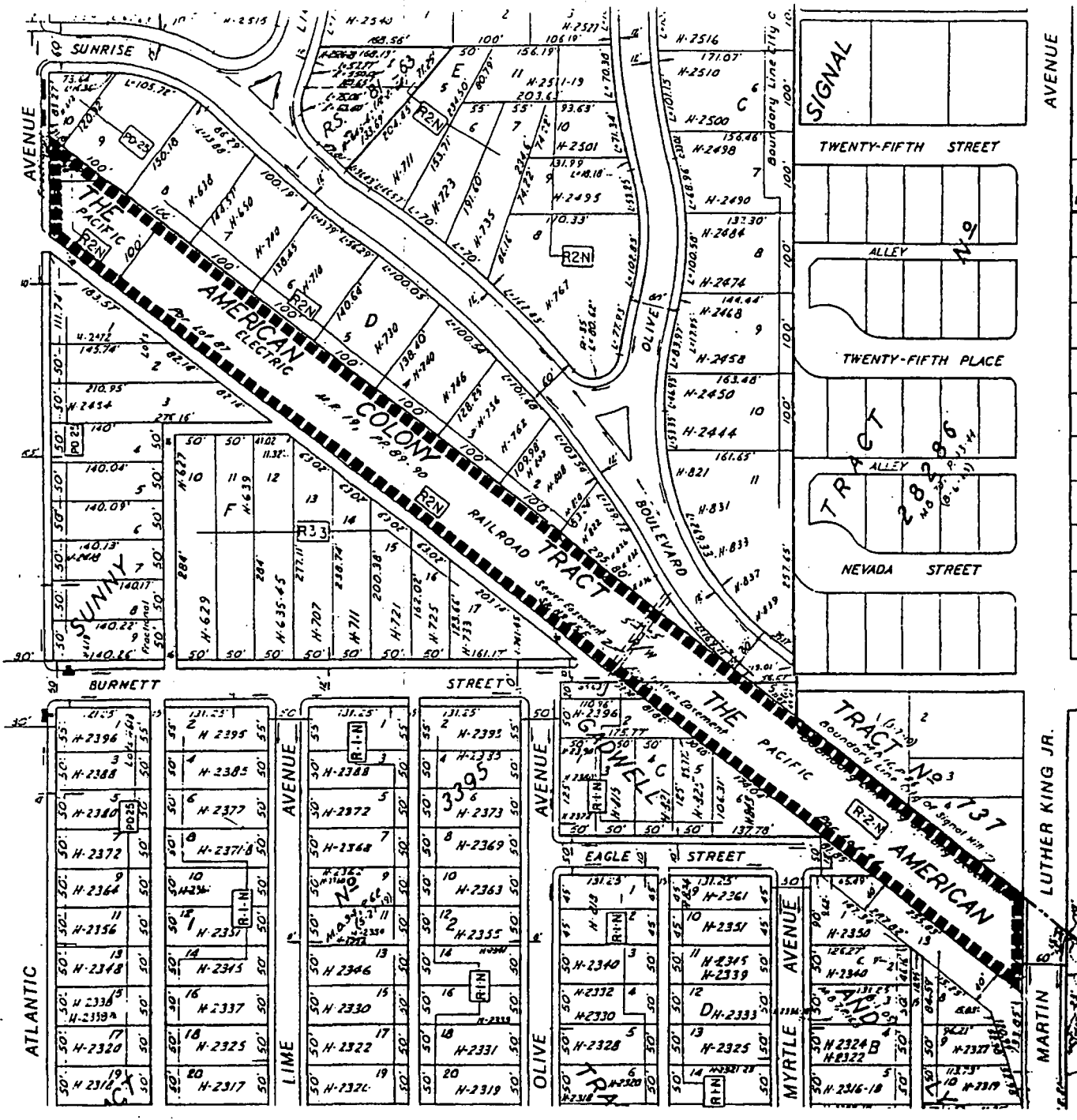
M.C. 3-20-90

PROPOSED DEVELOPMENT
AMENDMENT TO A PORTION OF PART 15
OF THE USE DISTRICT MAP.

REZONING CASE

RZ 8908-11

Exhibit "A"

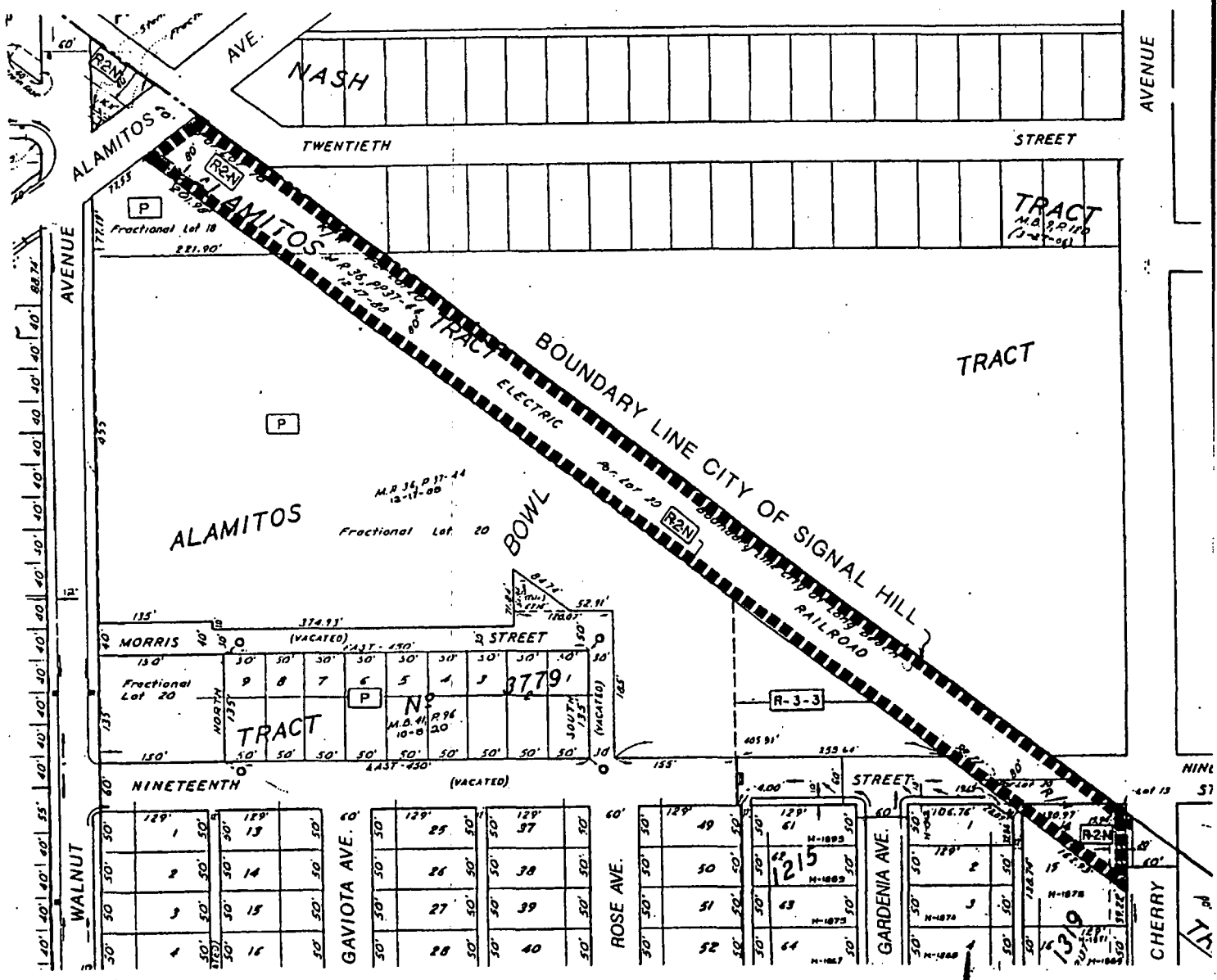


----- SUBAREA 2

PROPOSED DEVELOPMENT
AMENDMENT TO A PORTION OF PART 16
OF THE USE DISTRICT MAP.

REZONING CASE
RZ 8908-11

Exhibit "A"



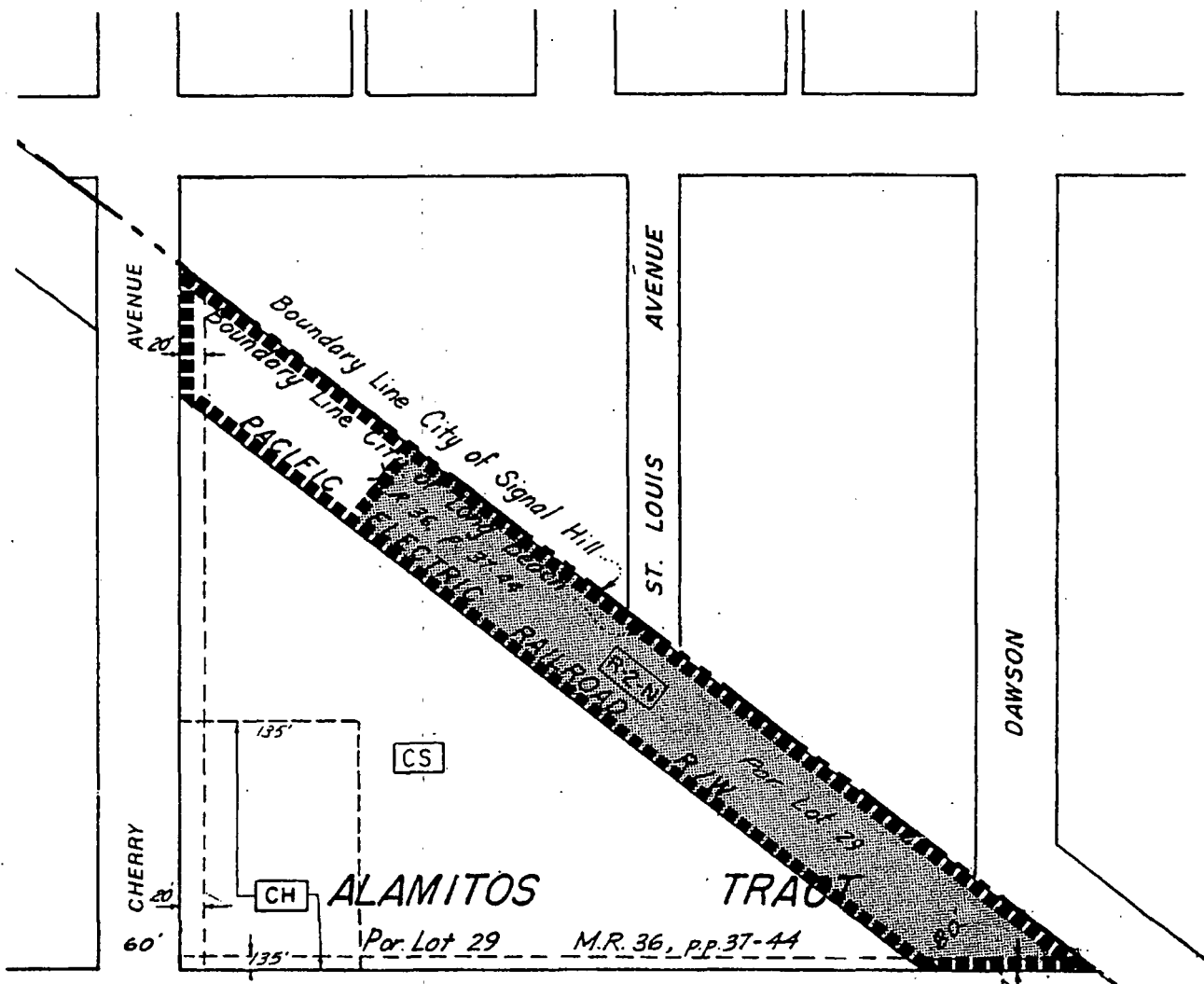
■■■■ SUBAREA 4

NO SCALE

**PROPOSED DEVELOPMENT
AMENDMENT TO A PORTION OF PART 10
OF THE USE DISTRICT MAP.**

REZONING CASE
RZ 8908-11

Exhibit "A"



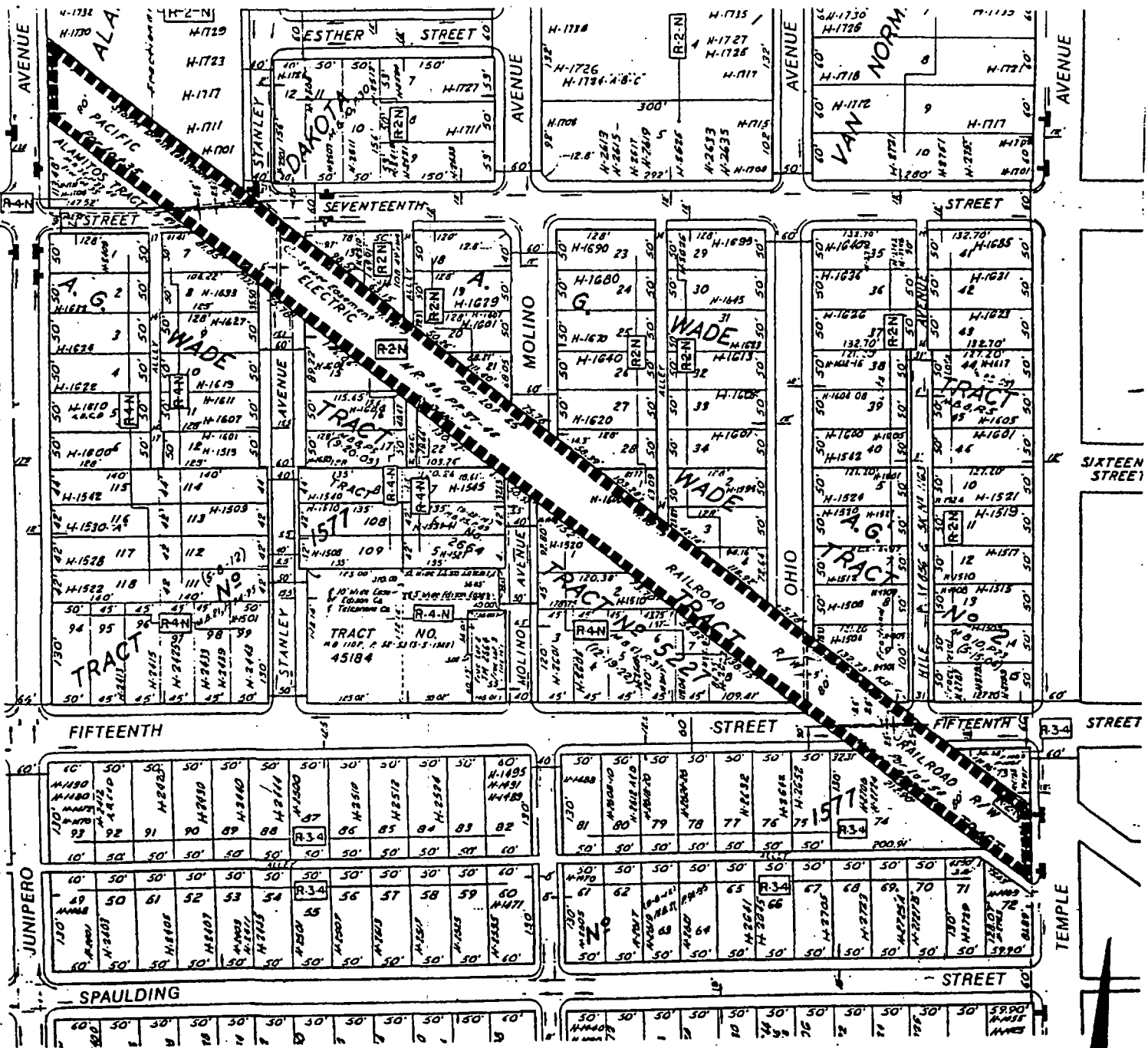
- SUBAREA 5
- ▒▒▒▒▒ SUBAREA 5a



**PROPOSED DEVELOPMENT
AMENDMENT TO A PORTION OF PART 10
OF THE USE DISTRICT MAP.**

REZONING CASE
RZ-9512-8

Exhibit "A"

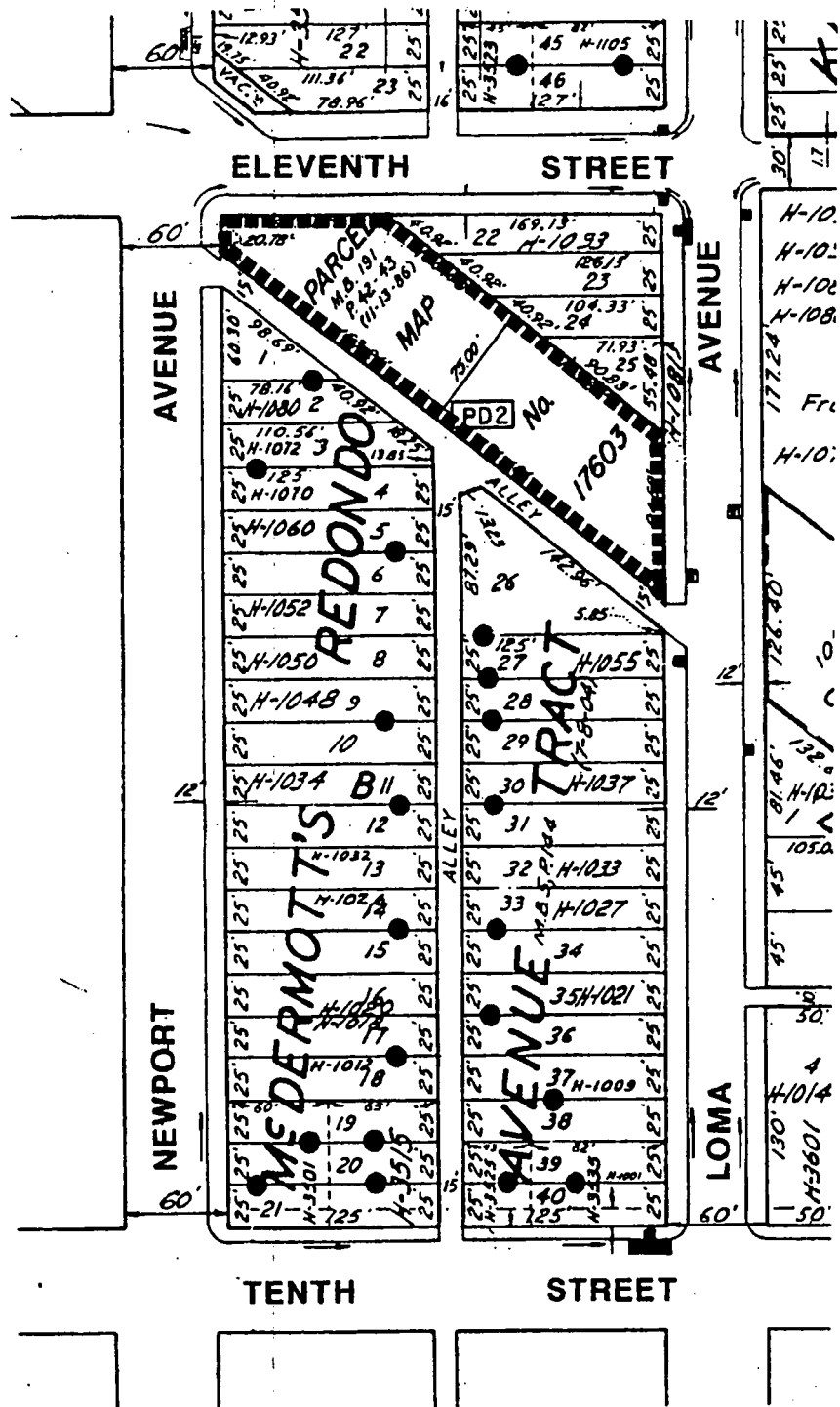


■■■■ SUBAREA 7

PROPOSED DEVELOPMENT
 AMENDMENT TO A PORTION OF PART 10
 OF THE USE DISTRICT MAP.

REZONING CASE
RZ 8908-11

Exhibit "A"



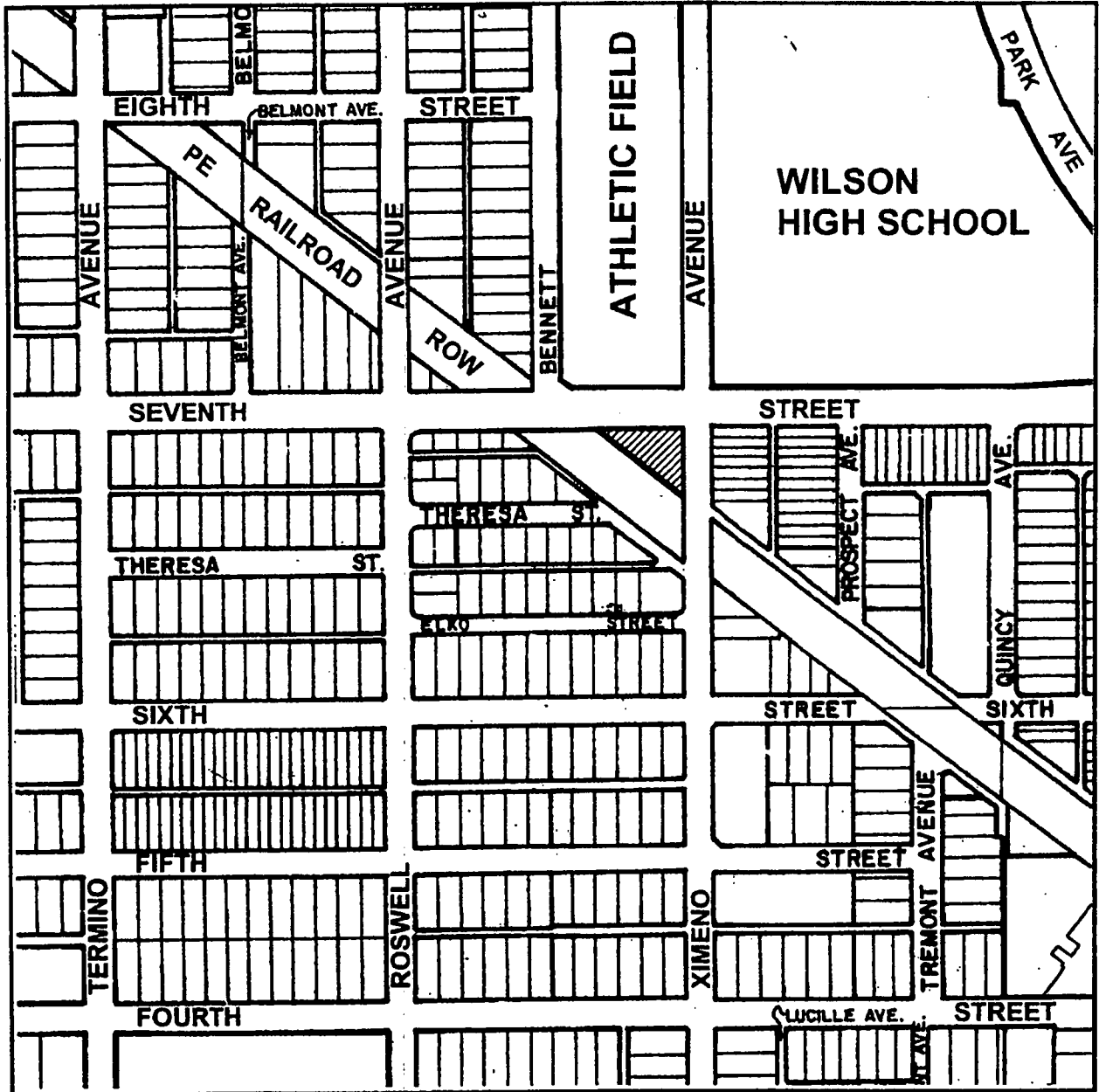
■■■■ SUBAREA 9

NO SCALE

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

REZONING CASE
RZ 8908-11

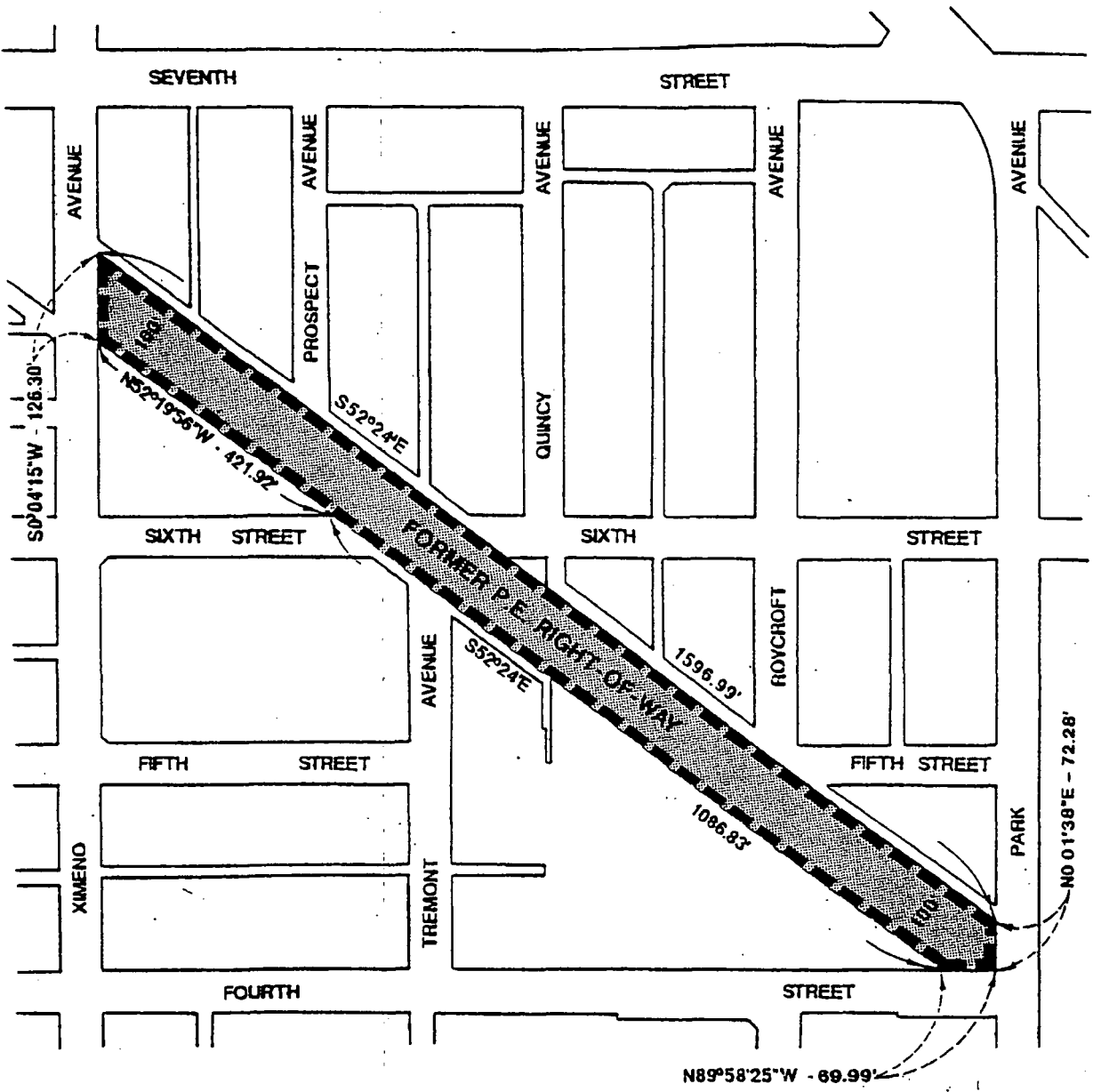
Exhibit "A"



SUBAREA 11 (PD22)

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

REZONING CASE
RZ-0106-15



PD-22
SUB AREA 12



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

EXHIBIT A-11

REZONING CASE
RZ-9309-14