

ORDINANCE NO. C- 7944

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                                    ALAMITOS LAND PLANNED DEVELOPMENT DISTRICT  
2                                    PLANNED DEVELOPMENT PLAN (PD-17)

3                                    The intent of this Planned Development Plan is to establish guidelines  
4                                    for the use and development of the Alamitos Land Co. owned parcels of  
5                                    land. The site, fifty-five acres of land within the City of Long Beach, contains  
6                                    significant undeveloped and undeveloped property.

7                                    Thus, it provides unique opportunities for innovative development to  
8                                    create an integrated, well planned development. The location is well suited  
9                                    for a mix of residential, commercial and business park development.  
10                                    However, the site is also constrained by the Fault Hazard Zone and the  
11                                    limited capacities of the surrounding streets. Thus, this plan intends to  
12                                    assure that new developments will be a visually attractive complex with  
13                                    limited impacts on traffic and free from safety hazards engendered by the  
14                                    fault zone or industrial activities. Such development will be compatible with  
15                                    mixed uses within the site as well as with the established uses in the  
16                                    surrounding areas.

17                                    This Planned Development Plan shall consist of the attached Land  
18                                    Use Plan, and Use and Development Standards. All development proposals  
19                                    shall be reviewed by the Planning and Building Department Site Plan Review  
20                                    Committee to assure consistency with this Planned Development Plan and  
21                                    to assure high quality design and site planning. No deviation from these  
22                                    development standards shall be permitted unless it is found to be consistent  
23                                    with the intent of this plan.

24                                    DEVELOPMENT REVIEW PROCEDURES

25                                    A. Each property owner shall submit a Master Site Plan for Planning  
26                                    Commission approval prior to approval of the first phase or, for projects  
27                                    where the first phase of a new development has already begun, prior to the  
28                                    approval of the building permit for the next building. Such Master Site Plan

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.

1 Each subarea is allocated a specific use intensity.

2 Further, development of the site shall be limited to an intensity of  
3 development equal to no more than 1,520 vehicle trips to and from the site  
4 in the P.M. peak-trip hour for the development between 4:00 p.m. and 6:00  
5 p.m. The initial plan for the site that satisfies this trip limitation consists of  
6 539 multifamily residential units, 624,000 square feet of office use space,  
7 40,000 square feet of retail use space, and 372,000 square feet of  
8 warehouse use space.

9 2. As used in this ordinance:

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

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

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

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

28 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:

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

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

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

28 B. Setbacks



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1. The minimum setback shall be provided as follows:

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

1 height. Wrought iron fences may exceed three feet in height subject to  
2 approval by the Director of Planning and Building.

3 C. Building Height and Coverage

4 As specified by subarea.

5 D. Parking

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

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

14 E. Vehicular Access

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

18 2. Access points shall be limited on Redondo Avenue as not to  
19 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.

1                   F. Accessory and Temporary Structures

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

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

9                   G. Design, Treatment and Finish

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

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

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

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

26                  5. All parking lots facing a public street shall be screened by a solid  
27 wall or compact evergreen hedge not less than three feet in height, or by a  
28 landscaped berm not less than three feet in height or by a landscape

1 screening plan approved by the Director of Planning and Building.

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

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

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

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

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

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

24 12. All roof areas which provide concealment from the street shall be  
25 secured.

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

1                   H. Landscaping

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

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

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

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

25                   3. All parking lots shall have trees not less than fifteen gallons in  
26 size, equal in number to one per each four parking stalls with adequate  
27 irrigation systems.

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

1 structures.

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

8 I. Billboards and Signs

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

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

19 J. Public Facilities Improvements

20 1. Developers shall improve and dedicate to the City certain  
21 streets and other public facilities necessary to serve the site or to increase  
22 existing capacities due to systemic demand created by developments  
23 proportionately to their increase in the systemic demand. These  
24 improvements include, but are not limited to, street dedication and  
25 improvements, drainage and sanitary sewer facilities, water systems, fire  
26 hydrants and other fire prevention facilities.

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

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<u>Street</u>	<u>Required R.O.W.</u>
Extension of Termino	72'
Extension of Hathaway between Termino and Redondo	64'
Construction of Loma Avenue between Hathaway and Stearns	60'
Widening of 20th Street	60'
Widening of Redondo Avenue	90'
Widening of Hill Street (east of Obispo Avenue)	80'
Pacific Coast Highway	To be determined in subsequent study
Traffic Circle	To be determined in subsequent study

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

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

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

K. Mitigation Measures

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

L. Road Improvements

1. Based upon detailed traffic studies and analyses of existing and projected future growth in the Long Beach Airport Area, the City has determined that existing development as of 1986 was adequately served by the existing road system in the area, generally at level of service "D" or

1 better. The City has further determined that development since 1986, and  
2 projected to full build-out of the area (hereinafter referred to as "new  
3 development"), will generate traffic which cannot be accommodated on  
4 the existing road system while maintaining level of service "D".

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

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

21 3. As the number of trips utilized in the analysis assumes a twenty  
22 percent reduction in the standard number of trips per square foot of use, it  
23 is mandatory that an effective trip demand reduction program be  
24 incorporated in all development. Thus, each new development is  
25 conditioned upon membership in the Long Beach Area Traffic Reduction  
26 Association or similar organization, and submittal and implementation of a  
27 Traffic Demand Management (TDM) program which is designed to reduce  
28 exiting work vehicular traffic generation during the evening peak hour by



1 at least twenty percent. The TDM program must contain provisions that  
2 mandate the implementation of the TDM program by all subsequent  
3 owners and tenants of the improvements.

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

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

17 Specific Development and Use Standards

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

20 A. Use

21 1. Principal Use: Residential

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

24 b. Housing type: Single-family detached, single family  
25 attached, townhouse and garden stacked units.

26 2. Accessory Use.

27 a. Accessory uses shall be those which are customarily  
28 incidental to the use of a building(s) or portion thereof as a dwelling.

1 These uses include, but are not limited to, storage of personal  
2 possessions, recreational facilities, leisure-time activities, laundry facilities  
3 and home occupations.

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

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

10 d. Minimum distance between buildings (dwelling units):  
11 Detached single-family or two-family units - 10 feet (zero lot line  
12 development is permitted). Attached unit buildings of three or more units -  
13 20 feet (does not include units attached to each other).

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

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

23 g. Design:

24 1. Construction of hillside adaptive units should be  
25 encouraged to take advantage of the site's slope conditions and to  
26 provide views and open space orientation.

27 2. Careful attention shall be given to development of  
28 these parcels relative to adjacent water tanks to insure stability of the

1 tanks.

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

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

8 h. Site Improvement:

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

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

17 i. Walls and Fences: The maximum fence height shall be  
18 6'6" unless a higher fence is required by the City through Site Plan  
19 Review.

20 B. Limitations

21 Notwithstanding any provision of Paragraph A, above, the use of  
22 Subarea 1 shall be limited to residential use at not more than twenty-five  
23 dwelling units per acre. Further, new development of the site shall be  
24 limited to such intensity that it will not generate more than 239 vehicle  
25 trips to and from the Subarea during the evening peak hour between 4:00  
26 p.m. to 6:00 p.m. for all building permits issued after January 1, 1986.  
27 The new development planned to utilize these trips consist of 501  
28 multifamily residential units.

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

5                    A. Design

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

10                   2. Privacy: All privacy standards of the Zoning Regulations shall  
11 apply.

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

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

20                   A. Use

21                   1. Principal use:

22                   a. Offices, including professional, medical offices and  
23 financial institutions;

24                   b. Research and development activities;

25                   c. Retail sales;

26                   d. Hotels and motels;

27                   e. Movies, theaters, private clubs;

28                   f. Restaurants, including fast food restaurants;

1 g. Personal services, except minor or major auto repair,  
2 repair of major household items, and vehicle parts stores with installation;

3 h. Industrial-related uses as permitted by IL Zone specified  
4 in Table 33-1 of Section 21.33.110 of the Zoning Code, except for  
5 properties 100 feet from the westerly edge of Redondo Avenue and west  
6 of Obispo Avenue.

7 2. Conditional Use:

8 For properties 100 feet from the westerly edge of Redondo Avenue  
9 and west of Obispo Avenue, industrial related uses as permitted by the  
10 IL Zone specified in Table 33-1 of Section 21.33.110 shall be permitted  
11 only after a conditional use permit is obtained according to the procedures  
12 in Chapter 21.25 of the Zoning Code.

13 3. Prohibited use: The following uses shall be prohibited:

- 14 a. Residential;
- 15 b. Vehicle junk yards;
- 16 c. Exterior storage;
- 17 d. Truck terminal; and,
- 18 e. Uses involving chemicals and materials listed as  
19 hazardous or extremely hazardous in Titles 13 and 22 of the California  
20 Administrative Code.

21 B. Maximum Use Areas

22 The maximum intensity of use in this Subarea shall be limited to  
23 1,036,000 square feet of gross floor area. Additional floor areas may be  
24 permitted according to Paragraphs A.1 and A.2 of the "General use and  
25 Development Standards."

26 C. Building Heights

27 The maximum height limit shall be 45 feet for office use and 25 feet  
28 for retail and industrial use. One- or two-theme tower mid-rise office

1 buildings of 6-10 stories but not more than 100 feet shall be permitted at  
2 the intersection of Hill Street and Redondo Avenue.

3 D. Lot Coverage

4 No specific lot coverage will be applied. The percentage of lot  
5 coverage shall be determined by Site Plan Review. Lot coverage shall  
6 reflect a proportional development between building, parking and  
7 landscaping so that the site creates the impression of a quality business  
8 park development without building congestion or excessive paved parking  
9 areas.

10 E. Minimum Lot Size

11 15,000 square feet in lot area with a street frontage of 100 feet.

12 F. Special Setback

13 The distance between a building in Subarea 2 and a residential  
14 building (dwelling units) in Subarea 1 shall be a minimum of 100 feet.

15 G. Vehicular Access

16 1. Access points on Hill Street west of Obispo Avenue shall be  
17 limited to right-turn-in and right-turn-out only.

18 2. No access points shall be permitted from Subarea 2 to Orizaba  
19 Avenue and Freeman Avenue.

20 3. All specific access locations shall be subject to the approval of  
21 the City Traffic Engineer.

22 H. Design

23 1. No structure shall be permitted on a slope exceeding 20% in  
24 grade.

25 2. The existing slope along the west and the south edge of the site  
26 west of Obispo Avenue shall be preserved, and shall serve as a buffer  
27 between this site and the adjacent residential area. This buffer shall be a  
28 minimum of fifty feet in width.

1                   3. Special attention shall be given to the Redondo Corridor. This  
2 corridor should be developed with office and commercial use with  
3 harmonious architectural style. The southwest corner of Hill Street and  
4 Redondo Avenue is encouraged to be developed with a landmark  
5 structure.

6                   I. Site Improvement

7                   1. A geological report in conformance with the Alquist-Priolo Act  
8 shall be submitted by the developer before certification by the State of  
9 California prior to approval of a Site Plan.

10                  2. Hydraulic calculations and analysis, with considerations of  
11 potential rupture of water tanks and leakage of underground water mains  
12 shall be submitted by the developer. Every feasible precautionary  
13 measure to stabilize the site shall be incorporated into the grading plan.

14                  J. Fences

15                  The maximum fence height shall be twelve feet except in the front  
16 yard setback where the fence height shall be further limited as specified in  
17 the general standards.

18                  K. Maximum Building Area

19                  No building shall exceed 500,000 square feet of gross usable floor  
20 area and total building area for the Subarea shall not exceed a floor area  
21 ratio to site area of 2.0:1:0.

22                  L. Limitations

23                  Notwithstanding any provisions of Paragraphs A - K, above:

24                  a. The use of Subarea 2 of the Alamitos Land Company  
25 Planned Development District shall be office, including professional,  
26 medical and financial institutions uses, research and development  
27 activities, retail sales, hotels and motels, movies, theaters, private clubs,  
28 restaurants, including fast food, and personal services, except auto repair,

1 repair of major household items, and vehicle parts stores with installation,  
2 and the uses allowed in the Light Industrial Zone (IL) of the Zoning Code  
3 except within one hundred feet of the westerly edge of Redondo Avenue  
4 and west of Obispo Avenue where IL uses shall require a Conditional Use  
5 Permit.

6 b. Further new development of the site shall be limited to  
7 such intensity that it will generate more than 1,262 vehicle trips to and  
8 from the site during the evening P.M. peak hours between 4:00 p.m. to  
9 6:00 p.m.

10 c. Other combinations or amounts of uses permitted in this  
11 PD, which generate an equal or lesser number of trips per hour in the  
12 peak hours, may be substituted for this use allocation. In calculating the  
13 number of trips utilized, all new development after January 1, 1986, shall  
14 be included.

15 Subarea 2A: This area is bounded by Subarea 2 on the north,  
16 Obispo Avenue, 20<sup>th</sup> Street and Redondo Avenue as is depicted on  
17 Exhibit A attached hereto and incorporated herein by this reference.

18 A. Use

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

21 B. Development Standards

22 Site development standards and private roadway configuration  
23 shall substantially conform to Tentative Tract Map No. 52702 approved by  
24 the City Planning Commission May 20, 2004.

- |    |                     |   |                                             |
|----|---------------------|---|---------------------------------------------|
| 25 | 1. Density          | - | 7.5 du/acre - Maximum of 106 dwelling units |
| 26 | 2. Floor Area       | - | 1,670 to 2,600 sq. ft.                      |
| 27 | 3. Floor Area Ratio | - | 67% maximum                                 |
| 28 | 4. Building Height  | - | 28 feet/2 stories                           |



- 1 5. Driveway Length - 18 Minimum behind 4'6" wide sidewalk
- 2 6. Usable Open Space - 11% minimum
- 3 7. Parking - 2 Car Garage
- 4 8. Setbacks - Building setbacks shall conform to the
- 5 approved Condominium Plan

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

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

11 A. Use

- 12 1. Principal Use: Residential
  - 13 a. Density: 18 units/net acre
  - 14 b. Housing Type: Single-family detached, single-family
  - 15 attached and townhouse units.
- 16 2. Notwithstanding any provision of paragraph 1, above, the use of
- 17 Subarea 3 shall be limited to such intensity that it will not generate more
- 18 than 19 vehicle trips to and from the Subarea during the evening peak
- 19 hours between 4:00 p.m. and 6:00 p.m. The new development to utilize
- 20 these trips consists of a maximum of 38 multi-family residential units.

21 B. Building Height

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

25 C. Minimum Lot Size

26 The minimum lot size for new subdivisions shall be 18,000 square  
27 feet with a minimum required street frontage of 100 feet. For townhouse  
28 developments (in planned unit development, planned residential

1 development or condominium subdivisions) the minimum lot size is 2,000  
2 square feet with a minimum width of 25 feet.

3 D. Minimum Distance Between Buildings (Dwelling Units)

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

10 E. Lot Coverage

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

13 F. Usable Open Space/Amenities

14 A minimum of 250 square feet of usable open space per residential  
15 unit shall be provided in accordance with the requirements of the Usable  
16 Open Space provisions of the Zoning Regulations. Developments shall  
17 provide recreational amenities in accordance with the Usable Open Space  
18 requirements of the Zoning Regulations.

19 G. Privacy

20 All privacy standards of Section 21.31.240 of the Zoning  
21 Regulations shall apply.

22 H. Specific Design Requirements

- 23 1. A buffer landscaping strip shall be provided between the  
24 Redondo Avenue site and the adjacent National Guard facility.  
25 2. The buildings must be designed in a manner which provides the  
26 appearance that each dwelling is an individual residence. Building  
27 articulation, the use of alternating exterior materials and building elements  
28 and varied building location are encouraged.  
3. The developer shall provide for the undergrounding of all  
utilities.

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

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

9                   I. Walls and Fences

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

14                  J. Vehicular Access

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

17                  K. Mitigation Measures

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

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

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

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

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

12                  5. Rule 403 of the South Coast Air Quality Management District  
13 requires that all site preparation and construction activities be conducted  
14 in a manner which minimizes dust.

15                  6. Applicant shall install street trees capable of achieving a  
16 significant canopy to the installation specifications of the Street Tree  
17 Division of the Bureau of Public Service. Applicant shall install root  
18 guards for all street trees to the specifications of the Director of Public  
19 Works.

20                  7. Approval of a development project shall be expressly  
21 conditioned upon payment, prior to building permit issuance, or issuance  
22 of a certificate of occupancy, as City ordinance may provide, of all  
23 applicable impact fees, capacity charges, connecting fees and other  
24 similar fees based upon additional facilities needed to accommodate new  
25 development at established City service level standards, including, but not  
26 limited to, those for sewer, sewer treatment facilities, schools, recreation  
27 and transportation.

28                  8. Detailed geologic reports (Alquist-Priolo) shall be submitted to

1 the satisfaction of the Superintendent of Building and Safety and the state  
2 geologist.

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

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

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

10 12. All grading shall conform to the standards of the Long Beach  
11 Public Works Department.

12 13. Prior to any grading operations, a detailed site analysis shall  
13 be conducted and all contaminated soil either remediated or removed to  
14 the specifications of the Long Beach Health Department Environmental  
15 Section.

16 14. Prior to all grading operations, applicant shall determine the  
17 location of all active and abandoned wells on-site. All improperly  
18 abandoned and new wells shall be redone to the standards of the State of  
19 California.

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

21 16. Prior to grading operations, applicant shall conduct a methane  
22 study of the area to the satisfaction of the Superintendent of Building and  
23 Safety.

24 17. Applicant shall design and install a landscape buffer along the  
25 perimeter of the site to the satisfaction of the Director of Planning and  
26 Building.

27 Subarea 4: This subarea is that portion of land west of Obispo  
28 Avenue and south of Hill Street bordered on the west, south and north by

1 the City of Signal Hill.

2 A. Use.

3 The principal permitted use in this subarea shall be single family  
4 residential.

5 B. Development Standards

6 Unless otherwise specified, all development standards shall comply  
7 with Chapter 21.31 (Residential Development Standards) of the Zoning  
8 Regulations.

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

- |    |                  |   |                       |
|----|------------------|---|-----------------------|
| 12 | 1. Density       | - | 15 units maximum      |
| 13 | 2. Lot size      | - | 3,240 sq. ft. minimum |
| 14 | 3. Open space    | - | 675 per unit          |
| 15 | 4. Height        | - | 28 ft./2-1/2 stories  |
| 16 | 5. Setbacks      |   |                       |
| 17 | a. Front setback | - | 10 ft.                |
| 18 | b. Side setback  | - | 5 ft.                 |
| 19 | c. Rear setback  | - | 15 ft.                |

20 6. Parking

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

23 7. Building design.

24 To be approved through Site Plan Review.

25 8. Private Roadway

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

28

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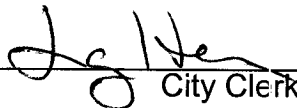
Sec. 4. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of September 7, 2004, by the following vote:

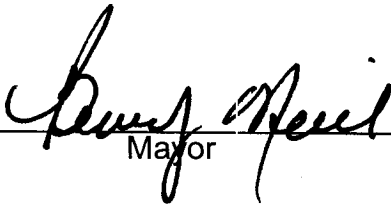
Ayes: Councilmembers: Baker, O'Donnell, Kell, Richardson,  
Reyes Uranga, Lerch.

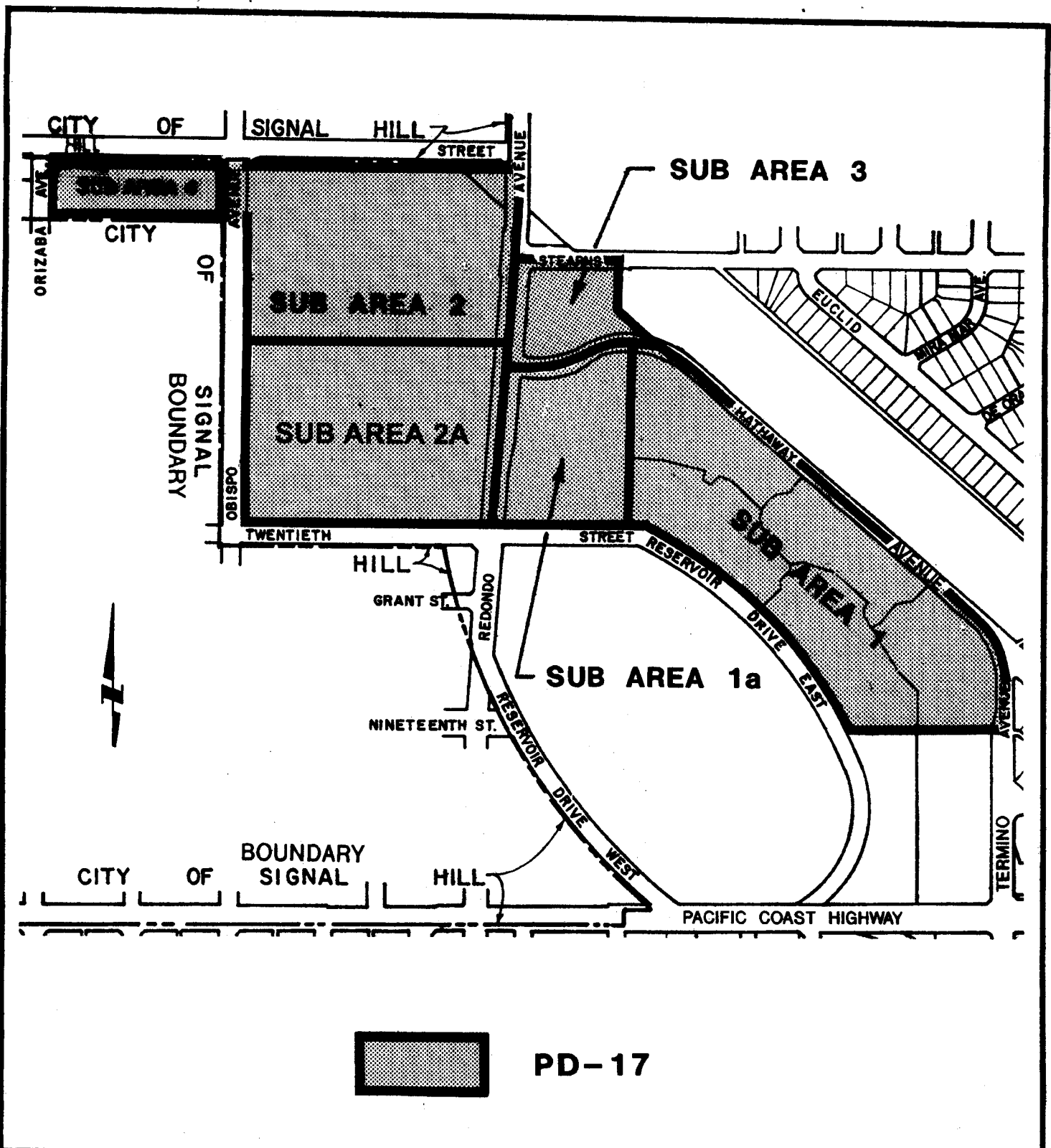
Noes: Councilmembers: None.

Absent: Councilmembers: Lowenthal, Colonna, Gabelich.

  
City Clerk

Approved: 9-13-04

  
Mayor



# 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	46,000		46,000
	Adding thru and turn lanes and modifying traffic signals.			
15	CLARK AVE & WARDLOW RD	301,000		301,000
	Adding thru and turn lanes and modifying traffic signals.			
16	CLARK AVE & SPRING ST	1,039,000	1,039,000	
	Widening intersection, adding thru and turn lanes and modifying traffic signals.			
17	CLARK AVE & WILLOW ST	369,000		369,000
	Widening intersection, adding thru and turn lanes and modifying traffic signals.			
18	CARSON ST & PARAMOUNT BLVD	513,000		513,000
	Adding turn lane and modifying traffic signals.			
19	CHERRY AVE & BIXBY RD	105,000	105,000	
	Adding thru and turn lanes and modifying traffic signals.			
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