

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

H-1 REVISED

November 10, 2015

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive supporting documentation into the record; conclude the public hearing, and,

Adopt resolution certifying EIR 01-15 and approving a Mitigation Monitoring and Reporting Program for the Riverwalk Residential Development project (State Clearinghouse No. 2014091011), for a new 131-single-family home subdivision (Riverwalk) at 4747 Daisy Avenue;

Adopt resolution amending the Land Use Element of the General Plan from LUD #11 (Open Space and Park District) to LUD 3A (Townhomes) at 4747 Daisy Avenue (Riverwalk);

Adopt resolution amending the Land Use Element of the General Plan from LUD #1 (Single-Family District) to LUD #11 (Open Space and Park District) at 4951 Oregon Avenue (the Oregon Park site); and consider Negative Declaration ND-04-10;

Declare ordinance amending Use District Map by amending portions of Part 22 from I (Institutional) to RP-13 (Residential Planned Unit Development with Maximum Density of 13 du/ac), read the first time and laid over to the next regular meeting of the City Council for final reading;

Declare ordinance amending Use District Map by amending portions of Part 22 from I (Institutional) to P (Park), read the first time and laid over to the next regular meeting of the City Council for final reading;

Declare ordinance approving an application for a development agreement; requesting the City Attorney prepare a development agreement; and directing the City Manager to execute a development agreement with The Long Beach Project Owner, LLC and DEM Investment Company, LLC, read the first time and laid over to the next regular meeting of the City Council for final reading;

Approve a Vesting Tentative Tract Map and Site Plan Review;

Declare ordinance finding and determining that a transportation improvement fee (TIF) credit is due for the Riverwalk Residential Development Project; and

authorizing the City Manager to execute an agreement providing for a TIF credit, read the first time and laid over to the next regular meeting of the City Council for final reading;

Declare ordinance finding and determining that a park and recreation facilities fee credit is due for the Riverwalk Residential Development Project; and authorizing the City Manager to execute an agreement providing for a park and recreation facilities fee credit, read the first time and laid over to the next regular meeting of the City Council for final reading; and

Declare ordinance amending Chapters 21.30 (Districts Established) and 21.31 (Residential Districts) of the Municipal Code, read the first time and laid over to the next regular meeting of the City Council for final reading. (District 8)

DISCUSSION

On October 15, 2015, the Planning Commission reviewed this project and conducted a public hearing, at the conclusion of which the Planning Commission recommended the City Council act to approve the recommendation.

The developer proposes to build a new residential community of 131 detached single-family dwellings on the site of the former Will J. Reid Boy Scout Camp located at 4747 Daisy Avenue. The quasi-triangular site is 10.56 acres (460,092 square feet) in area, and is bounded by the Los Angeles River bicycle and pedestrian path on the west, a railroad on the south, and abuts an existing neighborhood of single-family dwellings in the R-1-N zoning district on the north and northeast (Exhibit A – Location Map). Both Oregon and Daisy Avenues terminate on the northeast edge of the project site. The project site and adjacent neighborhood are southwest of the intersection of Del Amo Boulevard and Long Beach Boulevard.

The developer proposes to construct a gated community of 131 single-family dwellings on individual lots, ranging from 2,405 to 6,329 square feet in area, with an average lot size of 3,218 square feet. All streets within the development would be privately owned, with access to homes provided by a 34-foot-wide ring road, with 20-foot-wide secondary access drives to homes not accessible directly from the ring road. Public street access to the development would be provided through a large circular drive and gated entry at the terminus of Daisy Avenue. A gate at the terminus of Oregon Avenue provides emergency access to the development, but would not be used for regular access (Exhibit B – Plans).

Each single-family dwelling would be two or three stories high, with unit sizes ranging from approximately 2,100 to 2,900 square feet, in four different unit plans. Units adjacent to the existing residential area on the north and northeast edges of the development would be limited to two stories in height in order to provide a considerate transition of height and building volume between the project and the adjacent neighborhood. Units in the center and on the southern and western ends of the project site would be two and three stories in height, up to a maximum building height of 38 feet. The average unit size is 2,505 square feet, and each unit is provided with a two-car garage of approximately 400 square feet. On-site guest parking is required at a rate of one space for each four units. The developer proposes to provide 40 spaces, 7 more than required by code. Guest parking

will be located on the outer side of the main ring road, and will be restricted to visitors only—residents cannot use these parking spaces for personal vehicles or trailers that do not fit in their garages.

The development includes an approximately 15,000-square-foot recreation center, consisting of a pool, spa, and lounge deck with chairs and cabanas. A recreation center building contains bathroom and shower facilities, a covered lounge, entry tower, and a 583-square-foot community meeting room, in addition to smaller storage and equipment rooms. Immediately east of the recreation center is a 6,283-square-foot turf area that provides additional outdoor recreation space, while having a dual function as a stormwater retention basin. Further to the north, immediately west of the access gate onto Oregon Avenue, a 6,600-square-foot “tot lot” pocket park provides additional outdoor recreation space within the development.

All streets, sidewalks, and driveways within the development, as well as all common facilities and amenities, will be privately owned and maintained. This includes the recreation center, pocket park, perimeter walls, fences, and gates, as well as the retention basin and storm drain connection, and the sewer lift station and sewer connection. A Homeowner’s Association (HOA) will be created, and will be responsible for managing the ongoing maintenance of all common improvements and facilities. The HOA also will be responsible for enforcing the maintenance and appearance standards for each dwelling, as well as enforcing parking restrictions (including use of the guest parking spaces), and managing the placement of trash carts for refuse collection. Additionally, the HOA will be responsible for the maintenance of the public sidewalk, parkways, and street trees on Daisy and Oregon Avenues adjacent to the development. Through the inclusion of Covenants, Conditions, and Restrictions (C,C,&Rs), adequate provision will be made for the long-term maintenance and upkeep of the development by the HOA.

A General Plan Amendment is required in order for this project to be approved. The current General Plan designation on the site is Land Use District (LUD) #11—Open Space/Parks, reflecting its former use as a Boy Scout camp. Staff has selected LUD #3A—Townhomes as the best fit for the proposed project, as it allows the construction of detached single-family dwellings at moderate densities on large, undeveloped sites. LUD #3A allows densities of up to 25 dwelling units per acre (DU/ac), and the Riverwalk project’s density would be approximately half of that, at 12.5 DU/ac (Exhibit C – General Plan Amendment Map).

The project requires a Zone Change as the site’s current zoning, “I” (Institutional), reflects its former use as a Boy Scout camp. The I zoning district only allows residential development at R-1-N density and lot sizes of approximately 7 DU/ac on 6,000-square-foot lots. However, the I zone is not a protective, single-family, low-density zoning district, as it primarily allows for government offices, hospitals, college campuses, and large churches, among other large and intense land uses.

Use of R-1-N development standards are not consistent with a new large subdivision, or the current goals and objectives of providing flexible residential development options with enhanced site planning, unit designs, and community amenities. Staff, therefore, proposes to create a Planned Unit Development (PUD) zoning district that could be used

for this and other, similar large scale residential projects currently in the development pipeline or on potential infill sites on suitably large lots.

The PUD zoning will allow the City to consider proposals, such as this one, on fairly large undeveloped parcels of land, at densities and configurations that are not accommodated by current traditional zoning districts. Major benefits of PUDs include the ability to cluster or concentrate density on certain portions of a site, while reserving other portions as community open space or other community benefits. A PUD also enables the City to allow a consistent internal street system for the development with better consideration for each unit, as well as fine-tuning the individual siting and setbacks for each unit without being constrained by a one-size-fits-all set of development standards. The new PUD zoning district would have the zoning symbol "RP" (Residential, Planned Unit Development) followed by a number specifying the permitted density in DU/ac. In this case, the project would receive a new zoning designation of RP-13, specifying a maximum density of 13 DU/ac (Exhibit D – Zone Change Map).

The project also requires a Site Plan Review approval for the site layout and architecture, and a Vesting Tentative Tract Map (Exhibit E – Vesting Tentative Tract Map No. 72608) to allow the subdivision of land. Staff is able to make positive findings for each of the requested entitlements, as well as the General Plan Amendment, Zone Change, and Planned Unit Development zone discussed above, and is satisfied that the project meets the requirements and the intent of the Zoning Regulations for the approval of these permits (Exhibit F – Riverwalk Findings). Staff has included conditions of approval to ensure that the objectives of consistent, high-quality design for this project will be met, and the interests of the City will be protected (Exhibit G – Conditions of Approval).

Additionally, a Development Agreement is proposed, governing the construction of certain off-site improvements. The Development Agreement accomplishes several objectives for the City and the developer. The agreement allows the developer to construct a number of major off-site improvements, including the construction of Oregon Park, the installation of a new traffic signal at Oregon Avenue and Del Amo Boulevard, and street resurfacing and improvements along portions of Daisy Avenue, Oregon Avenue, and 48th Street. These improvements will then be credited toward the development impact fees for parks and transportation improvements that otherwise would be required to be paid in full. Since the Planning Commission hearing, staff recommends additional public improvements be included as part of the Development Agreement. This includes additional street resurfacing and curb and gutter reconstruction of 48th Street from Oregon Avenue to Long Beach Boulevard; Pacific Avenue from Del Amo Boulevard to the railroad embankment; and 49th Street from Oregon Avenue to Long Beach Boulevard.

For the Riverwalk project, the developer normally would be required to pay a Park and Recreation Facilities Fee (PRF) in the amount of \$604,308.24. For the construction of Oregon Park, the developer expects to expend approximately \$2.25 million; thus, the entire amount due for PRF would be credited. The developer also would normally pay a Transportation Improvement Fee (TIF) of \$147,375. The developer is expected to expend approximately \$1.65 million in traffic improvements, including the new signal at Del Amo Boulevard and Oregon Avenue, and the additional street resurfacing requested by staff. Thus, the entire amount of the TIF would be credited. Both departments of Parks,

Recreation and Marine and Public Works support the granting of the fee credits. Two ordinances are required to allow these credits.

The Development Agreement ties the issuance of certificates of occupancy in the project to the completion of these off-site improvements, to ensure they are carried out before the project is completed. Also, the developer will be required to post a bond for these off-site improvements, to provide against the eventuality of the project being delayed or not completed. The Development Agreement vests the developer's rights to develop the property, and keeps the project approvals in place for a period of 10 years, or until the project is completed, whichever is earlier.

The proposed Oregon Park, located at 4951 Oregon Avenue, was previously approved by the Planning Commission on August 5, 2010 (Case No. 1002-28). However, the General Plan Amendment from LUD #1—Single-Family to LUD #11—Open/Space and Parks, and the Zone Change from "I" (Institutional) to "P" (Park) is still pending City Council approval (Exhibit H – Oregon Park Findings). Construction of Oregon Park would require that the City Council act to approve the General Plan Amendment (see Exhibit C – General Plan Amendment Map) and Zone Change (see Exhibit D – Zone Change Map).

Public hearing notices were distributed in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. Notices were also sent to those who spoke at the Planning Commission hearing on October 15, 2015, and those individuals who submitted EIR comments. All public comments not received as part of the EIR process (discussed below) are attached (Exhibit I – Public Comments). A notice of public hearing also was published in the Long Beach Press-Telegram in accordance with code requirements.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Environmental Impact Report (Exhibit J – EIR 01-15) was prepared for the proposed residential project. A Notice of Preparation (NOP) for this EIR was distributed to public agencies and made available for public review and comment for a CEQA-required 30-day NOP review period that started on September 4, 2014, and ended on October 3, 2014. The City received 25 written comments during this NOP review period, including a petition with over 200 signatures in opposition to this project. Two Scoping Meetings were held during this review period, on September 24, 2014, and September 30, 2014, to further solicit public comment on the scope and content of the EIR.

The Draft EIR was distributed to public agencies and made available for public review and comment for a CEQA-required 45-day EIR review period that started on May 5, 2015, and ended on June 18, 2015. The Planning Commission held a study session on the Draft EIR on May 21, 2015. The City received 23 separate written comments on the Draft EIR during this review period. In some cases, the same person sent more than one written comment. These written comments and the City's written responses to these comments are provided in the Final EIR. This Final EIR also includes the Draft EIR text with minor edits based on public comments and the Mitigation Monitoring and Reporting Program. Text edits provided in the Final EIR did not substantially alter the Draft EIR environmental analysis or change the conclusions of the Draft EIR regarding potential project

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environmental impacts. The Final EIR determined that the project, in compliance with all recommended mitigation measures, would not result in any significant adverse environmental impacts.

The preparation and public availability of this EIR has been carried out in compliance with the provisions of CEQA and the CEQA Guidelines. Staff, therefore, recommends that the City Council certify EIR 01-15.

The Planning Commission certified a Negative Declaration for the Oregon Park project on August 5, 2010. This certification was not subsequently appealed to the City Council. This Negative Declaration is attached for the City Council's review (Exhibit K – ND-04-10).

This matter was reviewed by Assistant City Attorney Michael J. Mais on October 20, 2015, and by Budget Management Officer Victoria Bell on October 23, 2015.

TIMING CONSIDERATIONS

Because the request includes a Zone Change and Zoning Amendment, Section 21.25.103.A.1 of the Zoning Regulations requires a hearing on this item by the City Council within 60 days of the Planning Commission hearing, which took place on October 15, 2015.

FISCAL IMPACT

Pursuant to the Development Agreement, the developer will make the following public improvements at its expense: construction of Oregon Park; installation of a new traffic signal at Oregon Avenue and Del Amo Boulevard; and street resurfacing and improvements along portions of Daisy Avenue, Oregon Avenue, Pacific Avenue, 49th Street, and 48th Street.

Given that the developer expects to expend approximately \$3.9 million for the public improvements, the proposed Development Agreement would credit the Park and Recreation Facilities Fee (PRF) of \$604,308 and the Transportation Improvement Fee (TIF) of \$147,375, for a total revenue amount of \$751,683 that would not be received by the City.

The Development Agreement also requires the establishment of a traffic mitigation fund, established through a \$100,000 nonrefundable contribution from the developer. The funds will be held in a reserve account in the Department of Public Works. Expenditure of the fund is at the sole discretion of the City to mitigate traffic impacts which might result from the project.

To protect the City's interest in the event of potential delays and non-completion of the project, the developer will be required to provide a performance bond in an amount equal to 115 percent of the total costs of both the offsite and onsite improvements. The performance bond will be required before any permits are issued and held until completion of the Oregon Park maintenance period.

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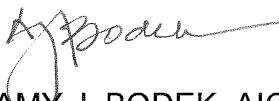
When the Oregon Park maintenance period ends, the Parks, Recreation and Marine Department (PR) will be responsible for ongoing operation and grounds maintenance of the park, which would include irrigation, landscaping and debris removal. Based on current year costs, the annual General Fund cost for operation and maintenance is estimated to be approximately \$16,800, starting in late FY 17 or early FY 18. Based on full build-out, current tax rate, and projected pricing of the 131 Riverwalk homes, the total annual property tax is estimated to be approximately \$900,000. The City's share of this property tax is approximately 21 percent or \$189,000. The anticipated property tax revenue to the General Fund could be sufficient to offset the additional operation and maintenance costs of Oregon Park, and will be reviewed as part of the FY 17 or FY 18 budget process.

The number of local jobs created by the project will not be known until the developer completes hiring and construction has commenced.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LT:sk

P:\Planning\City Council Items (Pending)\Council Letters\2015\2015-11-10\Riverwalk\Council Letter (Riverwalk) Development 1406-12A Final v6 corrected.docx

- Attachments:
- Exhibit A – Location Map
 - Exhibit B – Plans
 - Exhibit C – General Plan Amendment Map
 - Exhibit D – Zone Change Map
 - Exhibit E – Vesting Tentative Tract Map No. 72608
 - Exhibit F – Riverwalk Findings
 - Exhibit G – Conditions of Approval
 - Exhibit H – Oregon Park Findings
 - Exhibit I – Public Comments
 - Exhibit J – EIR 01-15 (SCH # 2014091011)
 - Exhibit K – Negative Declaration ND-04-10
- City Council Resolutions
- 1) Resolution certifying EIR 01-15 and approving a Mitigation Monitoring and Reporting Program for the Riverwalk Residential Development project (State Clearinghouse No. 2014091011)
 - 2) Resolution amending the Land Use Element of the General Plan from LUD #11 (Open Space and Park District) to LUD 3A (Townhomes) at 4747 Daisy Avenue (Riverwalk)
 - 3) Resolution amending the Land Use Element of the General Plan from LUD #1 (Single-Family District) to LUD #11 (Open Space and Park District) at 4951 Oregon Avenue (the Oregon Park site)

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City Council Ordinances

- 1) Ordinance amending Use District Map by amending portions of Part 22 from I (Institutional) to RP-13 (Residential Planned Unit Development with Maximum Density of 13 du/ac)
- 2) Ordinance amending Use District Map by amending portions of Part 22 from I (Institutional) to P (Park)
- 3) Ordinance approving an application for a development agreement; requesting the City Attorney prepare a development agreement; and directing the City Manager to execute a development agreement with The Long Beach Project Owner, LLC and DEM Investment Company, LLC
- 4) Ordinance finding and determining that a transportation improvement fee (TIF) credit is due for the Riverwalk Residential Development Project; and authorizing the City Manager to execute an agreement providing for a TIF credit
- 5) Ordinance finding and determining that a park and recreation facilities fee credit is due for the Riverwalk Residential Development Project; and authorizing the City Manager to execute an agreement providing for a park and recreation facilities fee
- 6) Ordinance amending Chapters 21.30 (Districts Established) and 21.31 (Residential Districts) of the Municipal Code, relating to residential zoning districts and establishing the Planned Unit Development zoning district (RP), and redlined versions showing changes.

APPROVED:



PATRICK H. WEST
CITY MANAGER

1 ORDINANCE NO.

2
3 AN ORDINANCE OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH AMENDING THE LONG BEACH
5 MUNICIPAL CODE BY AMENDING TABLE 30-1 OF
6 CHAPTER 21.30, TABLE 31-1 IN CHAPTER 21.31, AND BY
7 ADDING SUBSECTION T TO SECTION 21.31.020, AND
8 ADDING DIVISION III TO SECTION 21.31 BY ADDING
9 SECTIONS 21.31.300, 21.31.310, 21.31.320, 21.31.325,
10 21.31.330, 21.31.340, 21.31.350, TABLE 31-8, AND
11 21.31.360, RELATING TO PLANNED UNIT
12 DEVELOPMENTS

13
14 The City Council of the City of Long Beach ordains as follows:

15
16 Section 1. Table 30-1 of Chapter 21.30 of the Long Beach Municipal
17 Code is amended to add a row "RP" between "R-4-U" and "CO" to read as follows:

Table 30-1 Zoning Districts Established		
Use District Symbol	Use Classification	Chapter
R-4-U	Dense Multiple Residential, urban	21.31
RP	Residential, Planned Unit Development	21.31
CO	Office Commercial	21.32

18
19
20
21
22
23
24
25 Section 2. Table 31-1 of Chapter 21.31 is amended to add a column
26 "RP" as shown on Attachment A.

27 //

28 //

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

1 21.31.310 Purpose. The Residential PUD zoning district is established
2 to achieve the following objectives:

3 A. Provide greater flexibility and encourage opportunities for
4 innovative residential development through the application of site planning
5 and subdivision techniques not otherwise permitted in the zoning and
6 subdivision regulations;

7 B. Establish a procedure for development and recycling of larger
8 parcels of land that are unused or underutilized, and reduce or eliminate
9 rigidity that otherwise may prevent these sites from being fully utilized due
10 to the application of traditional development standards intended for typical
11 lots;

12 C. Encourage creative design and development according to
13 good urban planning principles, with efficient use of land, a mixture of
14 densities, diverse housing opportunities, and on-site community facilities;

15 D. Encourage integration of urban and natural amenities within
16 developments;

17 E. Facilitate developments with higher levels of amenities,
18 building design, and quality in internal street layout and access than would
19 occur under traditional residential development standards and subdivision
20 practice on large parcels of land;

21 F. Encourage opportunities for innovative and sustainable land
22 development techniques that will be given reasonable consideration for
23 approval;

24 G. Encourage preservation of serviceable existing structures of
25 historic value or cultural merit by providing opportunities to use them
26 imaginatively for purposes other than for which they were originally
27 intended.

28 //

1 21.31.320 Procedures. The following procedures are established for
2 application for a PUD.

3 A. Rezoning. A PUD is a type of residential zoning district.
4 Creation of a PUD shall require a zone change, and application for such by
5 the developer.

6 B. Site Plan Review. At the time an application for a PUD zone
7 change is submitted, the applicant also shall file an application for Site Plan
8 Review for the development project proposed for said PUD, which shall be
9 considered concurrently with the PUD request. No rezoning to a residential
10 PUD shall be considered without concurrent consideration of the Site Plan
11 Review associated with the requested PUD rezoning.

12 C. Subdivision Tract Map. As part of any application for a PUD,
13 any land proposed for a PUD shall be subdivided as necessary to create
14 lots suitable for the PUD, and as such shall comply with all applicable
15 requirements of Title 20 (Subdivisions) of the Long Beach Municipal Code,
16 and the Subdivision Map Act (Government Code Section 66410-66413.5).

17 D. Site. The area of each PUD shall be coterminous with a
18 discrete PUD development site and corresponding Site Plan Review
19 submittal.

20 E. Approval body. Regardless of whether a Site Plan Review
21 application is subject to staff level or Planning Commission approval, all
22 PUD requests shall require a hearing for review and recommendation of
23 approval or denial by the Planning Commission, followed by a hearing by
24 the City Council to act on the rezoning request and other associated
25 permits.

26
27 21.31.325 Modifications to a PUD. The following procedures are
28 established for modifications to an approved PUD:

1 A. Changes to development plans. The issuance of any building
2 permit, demolition permit, grading permit, utility connection, license, or
3 other approval shall require the construction plans to be consistent with the
4 development plan approved for the PUD by the approval body. Changes to
5 any approved PUD shall require City approval, subject to the following
6 procedure:

7 1. Minor changes before or during PUD construction. The
8 Zoning Administrator may authorize minor changes to an approved
9 development plan before or during construction of the overall PUD project,
10 if the changes are required because of conditions that were unknown at the
11 time the plan was approved, and the zoning administrator determines that
12 the changes are consistent with the standards of this Chapter and the
13 findings made in connection with approval of the PUD.

14 2. All other changes. Changes to the development plan
15 before or during construction of the overall PUD project, other than the
16 minor changes the Zoning Administrator can approve, shall require review
17 by the Site Plan Review Committee, or Planning Commission, as
18 applicable, under the procedures of Section 21.21.405 (Modification of
19 permits). This includes increases in building height, reductions in setbacks,
20 significant reconfiguration of internal streets or connections to the public
21 right-of-way, or any other items that, in the judgment of the Zoning
22 Administrator, may significantly differ from the substance or intent of the
23 original PUD approval.

24 B. Future modification of the PUD. After construction of the PUD
25 project is completed, any changes to the PUD (including all structures and
26 other site improvements) shall require City approval, subject to the
27 following procedure:

28 1. Minor changes. Any requested alteration or

1 modification to structures or site improvements may be administratively
2 approved by the Zoning Administrator if, in the judgment of the Zoning
3 Administrator, the proposed change is minor in nature, and is within the
4 scope and intent of the original PUD approval.

5 2. All other changes to the PUD. Any other alteration,
6 modification, or expansion of structures or site improvements shall be
7 reviewed by the Site Plan Review Committee, or Planning Commission, as
8 appropriate. The reviewing body may approve or deny the request, and
9 may impose additional conditions of approval as necessary to ensure that
10 any approved change is consistent with the intent and development
11 standards of the original approval for the PUD.

12 3. Compliance with development standards. In all cases,
13 alterations, modifications or other expansions within the PUD shall comply
14 with the development standards set forth in this Chapter, and as set forth in
15 the specific approval for the PUD. Any request that is not in conformance
16 with these standards shall require application for a Standards Variance,
17 under the procedures established in Chapter 21.25.

18
19 21.31.330 Required Findings.

20 The Planning Commission and City Council may approve a PUD
21 only when positive findings are made that the project is consistent with the
22 following criteria. In granting such approval, the approval body may impose
23 and enforce any conditions of approval it deems necessary to carry out the
24 purposes of the General Plan and the Zoning Regulations.

25 A. The PUD will provide a project of high quality design,
26 adhering to good urban planning principles and consistent with the design
27 guidelines of this Chapter, and will make efficient use of the available land;

28 B. The PUD will provide a higher level of amenities and

1 community facilities to residents than would otherwise be obtained through
2 individual development of similar housing units;

3 C. The PUD is appropriately sited and integrated into the
4 surrounding urban and natural fabric;

5 D. The PUD has a fully-integrated, complete internal
6 street system that is functional and considerate of all units within the PUD,
7 and is appropriately connected to the public street system;

8 E. The PUD provides a high quality of building design,
9 and the architectural theme is well-developed and consistent across the
10 PUD; and

11 F. The PUD project is in compliance with all City
12 sustainability standards applicable to the size and scope of the
13 development.

14
15 21.31.340 PUD Development Standards.

16 The following development standards are established for all PUDs,
17 to ensure that each PUD provides a higher level of design quality and on-
18 site improvements than would be obtained through individual lot
19 development of a traditional subdivision. Deviation from these development
20 standards shall require a Standards Variance, under the procedures
21 established in Chapter 21.25. For any other pertinent development
22 standards not specified in this Section, conformance shall be provided per
23 the relevant provision(s) of the Zoning Regulations. In cases of where the
24 development standard is not specified, or its application is unclear, or the
25 standard appears to conflict with the standards of this Section, the Zoning
26 Administrator shall have the authority to determine the appropriate
27 standard.

28 A. Minimum PUD site area. A PUD shall contain a minimum

1 contiguous site area of 5 acres. Application for a PUD on a site between
2 4.5 and 5 acres may be allowed at the discretion of the Zoning
3 Administrator if he/she finds that all other standards set forth herein for
4 PUDs can be satisfactorily met in conformance with the intent of these
5 regulations. However, the approval body acting on the PUD request shall
6 then have the authority to deny the request based on a finding of
7 insufficient area.

8 B. Internal integration. A PUD is intended to be internally
9 integrated and connected within itself, and the site area shall not be divided
10 by a public street, highway, or freeway, or a railroad right-of-way, or
11 stream, river, or flood control channel.

12 C. Setbacks, height, and other development standards.
13 Minimum building setbacks, separation between buildings, maximum
14 building height, minimum private open space, lot size, and other
15 development standards shall be provided as set forth in Table 31-8.

16 D. Street and sidewalk widths. The widths of streets, sidewalks,
17 alleys, and other rights-of-way and easements shall be provided as
18 required in Chapter 20.36 (Design Standards) and Chapter 21.47
19 (Dedication, Reservation, and Preservation of Public Rights-of-way),
20 except in cases where waivers from these standards are obtained
21 according to the appropriate procedures specified in Chapter 20.36 and
22 Chapter 21.47, with the goal of providing a design adhering to quality urban
23 planning principles, in conformance with the PUD design standards
24 contained in Section 21.31.350.

25 E. Minimum unit size and width. Each dwelling unit in a PUD
26 shall have a minimum size of 1,200 square feet of habitable floor area, and
27 a width of at least 16 feet.

28 F. Minimum common open space. Each PUD shall provide a

1 minimum of fifteen percent of the site area as common usable open space,
2 in functional, active recreation area(s).

3 G. Parking. Each dwelling unit shall be provided with parking as
4 required in Chapter 21.41 of the Zoning Regulations. One guest parking
5 space shall be provided for each four dwelling units, based on the number
6 of units in the development as a whole. Guest parking spaces may be
7 provided as open parking or on-street parking within the PUD, at the
8 discretion of the approval body, notwithstanding Section 20.36.080 (Private
9 Streets).

10 H. Detached garages and accessory structures. Detached
11 garages and other detached accessory structures shall be prohibited. This
12 does not include accessory structures in common areas (not individual
13 ownership lots) used for utilities, maintenance, storage, or other accessory
14 purposes to serve the common interest within the PUD.

15 I. Driveways. Each garage shall be provided with a driveway
16 either 20 feet or more in length, or 6 feet or less in length.

17 J. Projections and structures in required yards. Projections and
18 structures in required yard areas shall be permitted as set forth in Table 31-
19 3 of this Chapter, except as otherwise specified in this Division and Table
20 31-8.

21 K. Homeowner's Association. Each PUD shall have a
22 Homeowner's Association (HOA), established by Covenants, Conditions &
23 Restrictions (CC&Rs). In addition to any responsibilities specified in the
24 CC&Rs, the HOA shall be responsible for the operation, upkeep, and
25 maintenance of all commonly-owned improvements, and enforcement of all
26 CC&Rs. The approval body (Planning Commission or City Council) shall
27 have the authority to add or modify CC&Rs as necessary to ensure the
28 PUD will comply with these development standards and the design

1 guidelines contained in Section 21.31.350.

2
3 21.31.350 PUD Design Guidelines.

4 The following design guidelines are established for all PUDs, to
5 provide basic objectives for quality urban design to which each PUD should
6 conform. A PUD's consistency with these design guidelines is relevant to
7 the required findings set forth for PUDs in Section 21.31.330. It is the intent
8 of these design guidelines for each PUD to provide a higher level of quality
9 in architecture, site planning, and amenities than would otherwise be
10 obtained through individual lot development of a traditional subdivision.

11 A. Landscaping. A PUD should be provided with landscaping as
12 specified in Chapter 21.42 of the Zoning Regulations, and should, for
13 landscaping purposes, be held to the standards for sites located in R-3 or
14 R-4 zoning districts. All landscaping within the PUD should be composed of
15 drought-tolerant, low-water-requirement trees, shrubs, and groundcover.
16 Turf may be used in conformance with the water efficient landscaping
17 requirements of Chapter 21.42 (Landscaping Standards) of the Zoning
18 Regulations.

19 B. Street widths. Street widths within the PUD should comply
20 with the requirements of Chapter 20.36 and Chapter 21.47 to the extent
21 feasible. However, streets are encouraged to be the minimum widths
22 allowed by the Fire Department, Building & Safety Bureau, and Public
23 Works Department, provided that the requirements of each reviewing
24 department is met, and that any appropriate waivers of standards are
25 obtained according to the procedures specified in Chapter 20.36 or 21.47,
26 as appropriate. The purpose of this guideline is to encourage site planning
27 that adheres to good urban planning principles, to promote pedestrian- and
28 bicycle-oriented development, and to reduce vehicle speeds within the PUD.

1 C. Sidewalks. Sidewalks should be provided on both sides of all
2 through or circulatory private roads within a PUD, and should be at least 5
3 feet wide. Sidewalks also are strongly encouraged on both sides of any
4 interior secondary alleys or drives, at a width of at least 4 feet.

5 D. Parkways. A PUD should be provided with a landscaped
6 parkway between main interior circulation streets and the sidewalk. The
7 parkway should be wide enough to sustain a mature tree (four feet), and
8 should be landscaped in accordance with Chapter 21.42 of the Zoning
9 Regulations.

10 E. Guest Parking. Notwithstanding Section 20.36.080 (Private
11 Streets), guest parking should be provided as on-street parking on the
12 internal streets of the PUD, if the streets are privately-owned and
13 maintained. On-street parking by residents should be strongly discouraged,
14 and the PUD's Homeowner's Association (HOA) should provide the
15 necessary enforcement against on-street parking by residents.

16 F. Pedestrian and bicycle connectivity. Connectivity to and
17 within the PUD for pedestrians and bicycles is strongly encouraged, and
18 should be provided to the greatest extent feasible. Separate
19 pedestrian/bicycle entrances to the PUD should be provided independent
20 of vehicular entrances, especially if the PUD is adjacent to a park, bike
21 path, pedestrian trail, or other public amenity that is not directly accessible
22 from the PUD by motor vehicles.

23 G. Architecture. A PUD should make use of architecture that is
24 of the highest quality, and gives the PUD a distinct visual identity.
25 Architecture should adhere to a common theme and architectural
26 vocabulary among the PUD's buildings, both private residences and
27 community facilities. The use of interesting, creative, distinctive building
28 materials, elements, and details is strongly encouraged.

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H. Exterior edges. The PUD should present attractive exterior edges to the surrounding community, neighborhood, and public rights-of-way. Utility or maintenance structures, storage or utility areas, and uninteresting building elevations, should not be exposed to the public viewshed outside the PUD.

I. Outdoor area for common usable open space. At least fifty percent (50%) of the common usable open space for the PUD should be provided in outdoor areas, rather than indoor community rooms, workout rooms, and the like.

Table 31-8 PUD Building Development Standards

Table 31-8 PUD Building Development Standards		
Setbacks		Notes
Front yard	6 ft. from edge of private common street or inner edge of sidewalk, whichever is greater.	See footnote (a).
Interior side yard within the PUD	3 ft. to property line, or zero property line with minimum 6 ft. between buildings.	If a building is built to zero lot line on one side, the other side yard shall be clear of any projections. Also see footnote (a).
Interior rear yard within the PUD		See footnote (a). Buildings and wall openings should be sited to maximize privacy between units.
1 st Story	8 ft. between buildings	
2 nd Story and above	15 ft. between buildings	
Side or rear yard adjacent to private street within PUD	5 ft. from edge of private common street or inner edge of sidewalk, whichever is greater.	See footnote (a).

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Garage Front (garage door elevation)	No more than 6 ft., or minimum of 20 ft.	No more than 6 ft. is encouraged. Measured from edge of private common street, or inner edge of sidewalk, whichever is greater.
Sides and rear (elevations w/o garage door)	Same as principal structure.	
Abutting other zoning district (PUD edge not adjacent to right-of-way)	8 ft. to property line.	
Building setback from a public right-of-way adjacent to PUD		Measured from building to PUD property boundary
Local Street	15 ft.	
Neighborhood Connector, Minor Avenue	20 ft.	
Major Avenue, Boulevard and Regional Corridor	30 ft.	
Freeway	100 ft.	
Lot Coverage, Open Space, and FAR		
		Notes
Lot Coverage	N/A	
Private Open Space	6% of lot area per unit	Shall comply with the standards of Section 21.31.230.
Floor Area Ratio (FAR)	1.3	A greater FAR may be approved at the discretion of the approval body, if adequate separation between buildings and from other adjoining land uses is provided.
Lot Size		
		Notes
Minimum Lot Area	2,400 sq. ft.	
Minimum Lot Width	30 ft.	
Building Height		
		Notes
Within 50 ft. of R-1, R-2, or R-3 zoning district	25 ft., 2 stories	Standards and exceptions apply as provided in Section 21.31.220.

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Other area within PUD	38 ft., 3 stories	Additional building height and stories may be approved at the discretion of the approval body, if adequate separation between buildings and from other adjoining land uses is provided.
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Notes:

- a) Front, interior side/rear, and private street side/rear setbacks on irregular corner or gore-shaped lots may deviate from these standards at the discretion of the approval body.

21.31.360 Additional Land Use Restrictions.

Residential PUDs are intended to be primarily residential in nature. In addition to the restrictions set forth for the RP district in Table 31-1, the land uses in a PUD shall be restricted as follows:

A. Residential uses. Each dwelling unit, whether built as a detached or attached single-family dwelling, or duplex, or triplex, or unit within a multifamily building, is intended to be a traditional one-family dwelling unit (as defined in Section 21.15.930), and all other types of residential uses are prohibited.

B. Secondary dwelling units. Notwithstanding Section 21.51.275 (Secondary housing units ("granny flats")), secondary dwelling units shall be prohibited in a PUD.

C. Community facilities and parks. Community facilities and parks may be approved as part of the PUD at the time of PUD approval. Changes or additions to these uses after the fact shall require approval from the relevant approval body.

Section 5. 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.

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

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2015, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____

Mayor

1) Amend Table 31-1, Uses in Residential Zones, as follows:

Table 31-1
Uses in Residential Zones

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP	
Single-family detached	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N	Y
Single-family attached	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Duplex	N	N	N	N	Y(b)	Y(b)	Y	Y	Y	Y(c)	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Three-family dwelling	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N	Y
Four-family dwelling	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	Y	N	N	Y
Multi-family dwelling	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	Y
Townhouse	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP	
Modular or manufactured housing unit placed on a permanent foundation																					
Mobile home park (as to unsold spaces) (see Section 21.52.243)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y	N
Subdivision of existing mobile home park (see Section 21.52.244)																				C	
Secondary housing units (see Section 21.51.275)	N	N	A	A	N	N	N	A	A	A	A	A	A	A	A	A	A	A	N	N	N

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-1	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP
Special group residence (senior citizen housing, handicapped housing, residential care facility, communal housing, convalescent hospital) (see Section 21.52.271)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
Commercial Uses																				
Bed and breakfast inns (see Section 21.52.209)	N	N	N	N	N	N	N	N	N	N	N	N	AP	AP	AP	AP	AP	N	N	N

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP					
	Office commercial (see Section 21.52.251)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	Y(a)	C	N	N	N				
		Residential historic landmark buildings (see Section 21.52.265.5)	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP			
			Restaurant (see Section 21.52.269)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N		
				Retail commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y(a)	N	N	N	N	N	
					Through-block commercial (see Section 21.52.279)	N	N	N	C	N	N	N	C	C	N	C	C	C	C	C	C	C	C	C	N

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-1	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP	
Other Uses																					
Carnival, fiesta, other outdoor exhibition or celebration (see Section 21.53.109)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N	N	T
Church (see Section 21.51.213)	N	N	N	C	N	N	N	N	C	C	C	C	C	C	C	C	C	N	N	N	N
Common recreational facilities (permitted only for multi-family developments with 21 or more units)	N	N	N	N	N	N	N	N	N	N	N	N	A	A	A	A	A	A	Y	Y	Y
Construction trailer (see Section 21.53.103)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N	N	T

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP
Courtesy parking for nonresidential use (see Section 21.52.221)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	C	C	N	N
Child daycare home - small or large facility 1-14 persons) (see Section 21.51.230)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Daycare center (15 or more persons) (see Section 21.52.249)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N
Detached accessory room (see Section 21.31.245)	N	N	A	A	A	N	N	A	A	A	A	A	A	A	A	A	A	A	N	Y

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP	
Electrical distribution station (see Section 21.52.223)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	N	N
Group home (1—6 persons) (see Section 21.15.1200)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
Home occupation (see Section 21.51.235)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y	A
Interim Parks																					
a. Community gardens (see Section 21.52.260)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	IP
b. Passive parks (see Section 21.45.155)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	IP

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP	
c. Playgrounds (see Section 21.52.260)	IP	IP	IP	IP	IP	P	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	Y	IP
d. Recreational parks (see Section 21.52.260)	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	IP
Private school (elementary) (see Section 21.52.263)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N	N
Recreational vehicles - parking and storage (see Section 21.41.276)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y	N
Room rentals (see Section 21.51.270)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y	A

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP
Sandwiched lot development (see Section 21.52.270)	N	N	N	C	N	N	N	N	C	C	C	C	C	N	N	N	N	N	N	N
Storage of chattel (see Section 21.51.290)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Trailer or dwelling unit used as home sales office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Vehicle parking and storage (see Section 21.41.281 and 21.41.283)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Wireless telecommunications facilities (see Chapter 21.56)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Abbreviations:

Y = Yes (permitted use).

N = Not permitted.

C = Conditional use permit required. Refer to provisions in Chapter 21.52.

- A = Accessory use. Permitted subject to provisions contained in Chapter 21.51 .
- T = Temporary Use. Permitted subject to provisions contained in Chapter 21.53 .
- AP = Administrative use Permit required. Refer to provisions in Chapter 21.52 .
- IP = Interim park use permit required. Refer to provisions in Chapter 21.52 .
- (a) Retail and office commercial uses are subject to the development standards specified in Section 21.45.160 .
 - (b) Unless the site can provide 4 independently accessible parking spaces, one unit is limited to 450 sq. ft. as a zero bedroom.
 - (c) One unit shall not exceed 800 sq. ft. or 12 percent of lot area, whichever is greater. The 800 sq. ft. limit shall apply to the rear unit. If both units exceed 800 sq. ft., the rear unit, or bottom unit in a stacked duplex, shall be considered the legal nonconforming unit.
 - (d) For commercial uses permitted in the R-4-H zone see Section 21.45.160 .

Other Changes to the Zoning Ordinance to Accommodate the PUD Ordinance

- 1) Add one line to Table 30-1 for RP zoning district (full table not shown, only the lines before and after the proposed location of the new line for RP).

Table 30-1
Zoning Districts Established

Use District Symbol	Use Classification	Chapter
R-4-U	Dense Multiple Residential, urban	21.31
RP	Residential, Planned Unit Development	21.31
CO	Office Commercial	21.32

- 2) Add Subsection T to Section 21.31.010 – Districts Established, as follows:

T. The RP district is a residential Planned Unit Development (PUD) district. It is intended to encourage innovative, creative developments according to good urban planning principles, across a range of potential densities providing new and diverse housing opportunities, with integrated community facilities and benefits. The district is designed to reduce or eliminate rigidity that otherwise may result from the application of traditional development standards, and to encourage the development or recycling of larger parcels of land as coherent, integrated projects. The zoning symbol "RP" must be followed by a number indicating the approved density in DU/ac, such as "RP-12" or "RP-18." This implements Land Use District No. 3A of the General Plan.

1) Amend Table 31-1, Uses in Residential Zones, as follows:

Table 31-1
Uses in Residential Zones

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP	
Single-family detached	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N	Y
Single-family attached	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Duplex	N	N	N	N	Y(b)	Y(b)	Y	Y	Y	Y	Y(c)	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Three-family dwelling	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N	Y
Four-family dwelling	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	Y	N	N	Y
Multi-Family dwelling	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	Y
Townhouse	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y

Residential Zone District Land Use R-1-S R-1-M R-1-L R-1-N R-1-T R-2-S R-2-I R-2-L R-2-N R-3-A R-3-S R-3-4 R-4-T R-4-R R-4-N R-4-H(d) R-4-U R-M R-4-M RP

Modular or manufactured housing unit placed on a permanent foundation Y Y Y Y Y Y Y Y N N N N N N N Y Y N

Mobile home park (as to unsold spaces) (see Section 21.52.243) C C C C C C C C C C C C C C C C Y N

Subdivision of existing mobile home park (see Section 21.52.244) C

Secondary housing units (see Section 21.51.275) N N A A N N N A A A A A A A A A A N N N

Residential Zone District Land Use R-1-S R-1-M R-1-L R-1-N R-1-T R-2-S R-2-I R-2-L R-2-N R-3-A R-3-S R-3-4 R-4-T R-4-R R-4-N R-4-H(d) R-4-U R-M R-4-M RP

Special group residence (senior citizen housing, handicapped housing, residential care facility, communal housing, convalescent hospital) (see Section 21.52.271) N N N N N N N N N N N N N N N N C C C C N N N

Commercial Uses

Bed and breakfast inns (see Section 21.52.209) N N N N N N N N N N AP AP AP AP N N N

Residential Zone District Land Use R-1-S R-1-M R-1-L R-1-N R-1-T R-2-S R-2-I R-2-L R-2-N R-3-A R-3-S R-3-4 R-4-T R-4-R R-4-N R-4-H(d) R-4-U R-M R-4-M RP

Office commercial (see Section 21.52.251) N N N N N N N N N N N N C C C Y(a) C N N N

Residential historic landmark buildings (see Section 21.52.265.5) AP AP AP AP AP AP AP AP AP AP AP AP AP AP AP AP AP AP AP

Restaurant (see Section 21.52.269) N N N N N N N N N N N N N N N C C N N N

Retail commercial N N N N N N N N N N N N N N Y(a) N N N N N

Through-block commercial (see Section 21.52.279) N N N C N N N N N C N C C C C C C C N

Residential Zone
District Land Use

R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP
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Other Uses

Carnival, fiesta,
other outdoor
exhibition or
celebration (see
Section
21.53.109)

T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N	T
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Church (see
Section
21.51.213)

N	N	N	C	N	N	N	N	C	C	C	C	C	C	C	C	N	N	N	N	N
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Common
recreational
facilities
(permitted only
for multi-family
developments
with 21 or more
units)

N	N	N	N	N	N	N	N	N	N	N	A	A	A	A	A	A	Y	Y	Y	Y
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Construction
trailer (see
Section
21.53.103)

T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N	N	N	T
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Residential Zone R-1-S R-1-M R-1-L R-1-N R-1-T R-2-S R-2-I R-2-L R-2-N R-3-A R-3-S R-3-4 R-4-T R-4-R R-4-N R-4-H(d) R-4-U R-M R-4-M RP
 District Land Use

Courtesy parking for nonresidential use (see Section 21.52.221) C C C C C C C C C C C C C C C A C C N N

Child daycare home - small or large facility 1—14 persons) (see Section 21.51.230) A

Daycare center (15 or more persons) (see Section 21.52.249) C N N

Detached accessory room (see Section 21.31.245) N N A A A A N N A A A A A A A A A A N Y N

Residential Zone
District Land Use

Electrical distribution station (see Section 21.52.223)

Group home (1-6 persons) (see Section 21.15.1200)

Home occupation (see Section 21.51.235)

Interim Parks

a. Community gardens (see Section 21.52.260)

b. Passive parks (see Section 21.45.155)

Residential Zone District Land Use R-1-S R-1-M R-1-L R-1-N R-1-T R-2-S R-2-I R-2-L R-2-N R-3-A R-3-S R-3-4 R-4-T R-4-R R-4-N R-4-H(d) R-4-U R-M R-4-M RP

Sandwiched lot development (see Section 21.52.270) N N N C N N N C C C C N N N N N

Storage of chattel (see Section 21.51.290) A

Trailer or dwelling unit used as home sales office T

Vehicle parking and storage (see Section 21.41.281 and 21.41.283) A

Wireless telecommunications facilities (see Chapter 21.56) C

Abbreviations:

Y = Yes (permitted use).

N = Not permitted.

C = Conditional use permit required. Refer to provisions in Chapter 21.52.

- A = Accessory use. Permitted subject to provisions contained in Chapter 21.51 .
- T = Temporary Use. Permitted subject to provisions contained in Chapter 21.53 .
- AP = Administrative use Permit required. Refer to provisions in Chapter 21.52 .
- IP = Interim park use permit required. Refer to provisions in Chapter 21.52 .
- (a) Retail and office commercial uses are subject to the development standards specified in Section 21.45.160 .
 - (b) Unless the site can provide 4 independently accessible parking spaces, one unit is limited to 450 sq. ft. as a zero bedroom.
 - (c) One unit shall not exceed 800 sq. ft. or 12 percent of lot area, whichever is greater. The 800 sq. ft. limit shall apply to the rear unit. If both units exceed 800 sq. ft., the rear unit, or bottom unit in a stacked duplex, shall be considered the legal nonconforming unit.
 - (d) For commercial uses permitted in the R-4-H zone see Section 21.45.160 .

Long Beach Residential Planned Unit Development (PUD) Ordinance Draft

Amendment to Chapter 21.31 – Residential Districts

Division III – Planned Unit Developments

21.31.300 Residential Planned Unit Development (PUD) district established.

- A. The City hereby establishes a residential planned unit development (PUD) zoning district, and associated procedures and development standards.
- B. The name of the PUD zoning district shall be Residential, Planned Unit Development district. The zoning symbol shall be “RP” followed by a numerical value indicating dwelling units per acre (DU/ac) for each site (examples: RP-6, RP-12, RP-25, etc.).

21.31.310 Purpose.

The Residential PUD zoning district is established to achieve the following objectives:

- A. Provide greater flexibility and encourage opportunities for innovative residential development through the application of site planning and subdivision techniques not otherwise permitted in the zoning and subdivision regulations;
- B. Establish a procedure for development and recycling of larger parcels of land that are unused or underutilized, and reduce or eliminate rigidity that otherwise may prevent these sites from being fully utilized due to the application of traditional development standards intended for typical lots;
- C. Encourage creative design and development according to good urban planning principles, with efficient use of land, a mixture of densities, diverse housing opportunities, and on-site community facilities;
- D. Encourage integration of urban and natural amenities within developments;
- E. Facilitate developments with higher levels of amenities, building design, and quality in internal street layout and access than would occur under traditional residential development standards and subdivision practice on large parcels of land;
- F. Encourage opportunities for innovative and sustainable land development techniques that will be given reasonable consideration for approval;
- G. Encourage preservation of serviceable existing structures of historic value or cultural merit by providing opportunities to use them imaginatively for purposes other than for which they were originally intended.

21.31.320 Procedures.

The following procedures are established for application for a PUD.

- A. **Rezoning.** A PUD is a type of residential zoning district. Creation of a PUD shall require a zone change, and application for such by the developer.
- B. **Site Plan Review.** At the time an application for a PUD zone change is submitted, the applicant also shall file an application for Site Plan Review for the development project proposed for said PUD, which shall be considered concurrently with the PUD request.

No rezoning to a residential PUD shall be considered without concurrent consideration of the Site Plan Review associated with the requested PUD rezoning.

- C. **Subdivision Tract Map.** As part of any application for a PUD, any land proposed for a PUD shall be subdivided as necessary to create lots suitable for the PUD, and as such shall comply with all applicable requirements of Title 20 (Subdivisions) of the Long Beach Municipal Code, and the Subdivision Map Act (Government Code Section 66410-66413.5).
- D. **Site.** The area of each PUD shall be coterminous with a discrete PUD development site and corresponding Site Plan Review submittal.
- E. **Approval body.** Regardless of whether a Site Plan Review application is subject to staff level or Planning Commission approval, all PUD requests shall require a hearing for review and recommendation of approval or denial by the Planning Commission, followed by a hearing by the City Council to act on the rezoning request and other associated permits.

21.31.325 Modifications to a PUD.

The following procedures are established for modifications to an approved PUD:

- A. **Changes to development plans.** The issuance of any building permit, demolition permit, grading permit, utility connection, license, or other approval shall require the construction plans to be consistent with the development plan approved for the PUD by the approval body. Changes to any approved PUD shall require City approval, subject to the following procedure:
 - 1. **Minor changes before or during PUD construction.** The Zoning Administrator may authorize minor changes to an approved development plan before or during construction of the overall PUD project, if the changes are required because of conditions that were unknown at the time the plan was approved, and the zoning administrator determines that the changes are consistent with the standards of this Chapter and the findings made in connection with approval of the PUD.
 - 2. **All other changes.** Changes to the development plan before or during construction of the overall PUD project, other than the minor changes the Zoning Administrator can approve, shall require review by the Site Plan Review Committee, or Planning Commission, as applicable, under the procedures of Section 21.21.405 (Modification of permits). This includes increases in building height, reductions in setbacks, significant reconfiguration of internal streets or connections to the public right-of-way, or any other items that, in the judgment of the Zoning Administrator, may significantly differ from the substance or intent of the original PUD approval.
- B. **Future modification of the PUD.** After construction of the PUD project is completed, any changes to the PUD (including all structures and other site improvements) shall require City approval, subject to the following procedure:
 - 1. **Minor changes.** Any requested alteration or modification to structures or site improvements may be administratively approved by the Zoning Administrator if,

in the judgment of the Zoning Administrator, the proposed change is minor in nature, and is within the scope and intent of the original PUD approval.

2. **All other changes to the PUD.** Any other alteration, modification, or expansion of structures or site improvements shall be reviewed by the Site Plan Review Committee, or Planning Commission, as appropriate. The reviewing body may approve or deny the request, and may impose additional conditions of approval as necessary to ensure that any approved change is consistent with the intent and development standards of the original approval for the PUD.
3. **Compliance with development standards.** In all cases, alterations, modifications or other expansions within the PUD shall comply with the development standards set forth in this Chapter, and as set forth in the specific approval for the PUD. Any request that is not in conformance with these standards shall require application for a Standards Variance, under the procedures established in Chapter 21.25.

21.31.330 Required Findings.

The Planning Commission and City Council may approve a PUD only when positive findings are made that the project is consistent with the following criteria. In granting such approval, the approval body may impose and enforce any conditions of approval it deems necessary to carry out the purposes of the General Plan and the Zoning Regulations.

- A. The PUD will provide a project of high quality design, adhering to good urban planning principles and consistent with the design guidelines of this Chapter, and will make efficient use of the available land;
- B. The PUD will provide a higher level of amenities and community facilities to residents than would otherwise be obtained through individual development of similar housing units;
- C. The PUD is appropriately sited and integrated into the surrounding urban and natural fabric;
- D. The PUD has a fully-integrated, complete internal street system that is functional and considerate of all units within the PUD, and is appropriately connected to the public street system;
- E. The PUD provides a high quality of building design, and the architectural theme is well-developed and consistent across the PUD; and
- F. The PUD project is in compliance with all City sustainability standards applicable to the size and scope of the development.

21.31.340 PUD Development Standards.

The following development standards are established for all PUDs, to ensure that each PUD provides a higher level of design quality and on-site improvements than would be obtained through individual lot development of a traditional subdivision. Deviation from these development standards shall require a Standards Variance, under the procedures established in Chapter 21.25. For any other pertinent development standard not set forth in this Section, conformance shall be provided per the relevant provision(s) of the Zoning Regulations. In cases where the development standard is not specified, or its application is unclear, or the standard

appears to conflict with the standards of this Section, the Zoning Administrator shall have the authority to determine the appropriate standard.

- A. **Minimum PUD site area.** A PUD shall contain a minimum contiguous site area of 5 acres. Application for a PUD on a site between 4.5 and 5 acres may be allowed at the discretion of the Zoning Administrator if he/she finds that all other standards set forth herein for PUDs can be satisfactorily met in conformance with the intent of these regulations. However, the approval body acting on the PUD request shall then have the authority to deny the request based on a finding of insufficient area.
- B. **Internal integration.** A PUD is intended to be internally integrated and connected within itself, and the site area shall not be divided by a public street, highway, or freeway, or a railroad right-of-way, or stream, river, or flood control channel.
- C. **Setbacks, height, and other development standards.** Minimum building setbacks, separation between buildings, maximum building height, minimum private open space, lot size, and other development standards shall be provided as set forth in Table 31-8.
- D. **Street and sidewalk widths.** The widths of streets, sidewalks, alleys, and other rights-of-way and easements shall be provided as required in Chapter 20.36 (Design Standards) and Chapter 21.47 (Dedication, Reservation, and Preservation of Public Rights-of-way), except in cases where waivers from these standards are obtained according to the appropriate procedures specified in Chapter 20.36 and Chapter 21.47, with the goal of providing a design adhering to quality urban planning principles, in conformance with the PUD design standards contained in Section 21.31.350.
- E. **Minimum unit size and width.** Each dwelling unit in a PUD shall have a minimum size of 1,200 square feet of habitable floor area, and a width of at least 16 feet.
- F. **Minimum common open space.** Each PUD shall provide a minimum of fifteen percent of the site area as common usable open space, in functional, active recreation area(s).
- G. **Parking.** Each dwelling unit shall be provided with parking as required in Chapter 21.41 of the Zoning Regulations. One guest parking space shall be provided for each four dwelling units, based on the number of units in the development as a whole. Guest parking spaces may be provided as open parking or on-street parking within the PUD, at the discretion of the approval body, notwithstanding Section 20.36.080 (Private Streets).
- H. **Detached garages and accessory structures.** Detached garages and other detached accessory structures shall be prohibited. This does not include accessory structures in common areas (not individual ownership lots) used for utilities, maintenance, storage, or other accessory purposes to serve the common interest within the PUD.
- I. **Driveways.** Each garage shall be provided with a driveway either 20 feet or more in length, or 6 feet or less in length.
- J. **Projections and structures in required yards.** Projections and structures in required yard areas shall be permitted as set forth in Table 31-3 of this Chapter, except as otherwise specified in this Division and Table 31-8.
- K. **Homeowner's Association.** Each PUD shall have a Homeowner's Association (HOA), established by Covenants, Conditions & Restrictions (CC&Rs). In addition to any responsibilities specified in the CC&Rs, the HOA shall be responsible for the operation, upkeep, and maintenance of all commonly-owned improvements, and enforcement of all CC&Rs. The approval body (Planning Commission or City Council) shall have the

authority to add or modify CC&Rs as necessary to ensure the PUD will comply with these development standards and the design guidelines contained in Section 21.31.350.

21.31.350 PUD Design Guidelines.

The following design guidelines are established for all PUDs, to provide basic objectives for quality urban design to which each PUD should conform. A PUD's consistency with these design guidelines is relevant to the required findings set forth for PUDs in Section 21.31.330. It is the intent of these design guidelines for each PUD to provide a higher level of quality in architecture, site planning, and amenities than would otherwise be obtained through individual lot development of a traditional subdivision.

- A. **Landscaping.** A PUD should be provided with landscaping as specified in Chapter 21.42 of the Zoning Regulations, and should, for landscaping purposes, be held to the standards for sites located in R-3 or R-4 zoning districts. All landscaping within the PUD should be composed of drought-tolerant, low-water-requirement trees, shrubs, and groundcover. Turf may be used in conformance with the water efficient landscaping requirements of Chapter 21.42 (Landscaping Standards) of the Zoning Regulations.
- B. **Street widths.** Street widths within the PUD should comply with the requirements of Chapter 20.36 and Chapter 21.47 to the extent feasible. However, streets are encouraged to be the minimum widths allowed by the Fire Department, Building & Safety Bureau, and Public Works Department, provided that the requirements of each reviewing department is met, and that any appropriate waivers of standards are obtain according to the procedures specified in Chapter 20.36 or 21.47, as appropriate. The purpose of this guideline is to encourage site planning that adheres to good urban planning principles, to promote pedestrian- and bicycle-oriented development, and to reduce vehicle speeds within the PUD.
- C. **Sidewalks.** Sidewalks should be provided on both sides of all through or circulatory private roads within a PUD, and should be at least 5 feet wide. Sidewalks also are strongly encouraged on both sides of any interior secondary alleys or drives, at a width of at least 4 feet.
- D. **Parkways.** A PUD should be provided with a landscaped parkway between main interior circulation streets and the sidewalk. The parkway should be wide enough to sustain a mature tree (four feet), and should be landscaped in accordance with Chapter 21.42 of the Zoning Regulations.
- E. **Guest Parking.** Notwithstanding Section 20.36.080 (Private Streets), guest parking should be provided as on-street parking on the internal streets of the PUD, if the streets are privately-owned and maintained. On-street parking by residents should be strongly discouraged, and the PUD's Homeowner's Association (HOA) should provide the necessary enforcement against on-street parking by residents.
- F. **Pedestrian and bicycle connectivity.** Connectivity to and within the PUD for pedestrians and bicycles is strongly encouraged, and should be provided to the greatest extent feasible. Separate pedestrian/bicycle entrances to the PUD should be provided independent of vehicular entrances, especially if the PUD is adjacent to a park, bike path, pedestrian trail, or other public amenity that is not directly accessible from the PUD by motor vehicles.

- G. **Architecture.** A PUD should make use of architecture that is of the highest quality, and gives the PUD a distinct visual identity. Architecture should adhere to a common theme and architectural vocabulary among the PUD's buildings, both private residences and community facilities. The use of interesting, creative, distinctive building materials, elements, and details is strongly encouraged.
- H. **Exterior edges.** The PUD should present attractive exterior edges to the surrounding community, neighborhood, and public rights-of-way. Utility or maintenance structures, storage or utility areas, and uninteresting building elevations, should not be exposed to the public viewshed outside the PUD.
- I. **Outdoor area for common usable open space.** At least fifty percent (50%) of the common usable open space for the PUD should be provided in outdoor areas, rather than indoor community rooms, workout rooms, and the like.

Table 31-8 PUD Building Development Standards		
Setbacks		
Notes		
Front yard	6 ft. from edge of private common street or inner edge of sidewalk, whichever is greater.	See footnote (a).
Interior side yard within the PUD	3 ft. to property line, or zero property line with minimum 6 ft. between buildings.	If a building is built to zero lot line on one side, the other side yard shall be clear of any projections. Also see footnote (a).
Interior rear yard within the PUD 1 st Story 2 nd Story and above	8 ft. between buildings 15 ft. between buildings	See footnote (a). Buildings and wall openings should be sited to maximize privacy between units.
Side or rear yard adjacent to private street within PUD	5 ft. from edge of private common street or inner edge of sidewalk, whichever is greater.	See footnote (a).
Garage Front (garage door elevation) Sides and rear (elevations w/o garage door)	No more than 6 ft., or minimum of 20 ft. Same as principal structure.	No more than 6 ft. is encouraged. Measured from edge of private common street, or inner edge of sidewalk, whichever is greater.
Abutting other zoning district (PUD edge not adjacent to right-of-way)	8 ft. to property line.	

Building setback from a public right-of-way adjacent to PUD		Measured from building to PUD property boundary
Local Street	15 ft.	
Neighborhood Connector, Minor Avenue	20 ft.	
Major Avenue, Boulevard and Regional Corridor	30 ft.	
Freeway	100 ft.	
Lot Coverage, Open Space, and FAR		
		Notes
Lot Coverage	N/A	
Private Open Space	6% of lot area per unit	Shall comply with the standards of Section 21.31.230.
Floor Area Ratio (FAR)	1.3	A greater FAR may be approved at the discretion of the approval body, if adequate separation between buildings and from other adjoining land uses is provided.
Lot Size		
		Notes
Minimum Lot Area	2,400 sq. ft.	
Minimum Lot Width	30 ft.	
Building Height		
		Notes
Within 50 ft. of R-1, R-2, or R-3 zoning district	25 ft., 2 stories	Standards and exceptions apply as provided in Section 21.31.220.
Other area within PUD	38 ft., 3 stories	Additional building height and stories may be approved at the discretion of the approval body, if adequate separation between buildings and from other adjoining land uses is provided.

Notes:

- a) Front, interior side/rear, and private street side/rear setbacks on irregular corner or gore-shaped lots may deviate from these standards at the discretion of the approval body.

21.31.360 Additional Land Use Restrictions.

Residential PUDs are intended to be primarily residential in nature. In addition to the restrictions set forth for the RP district in Table 31-1, the land uses in a PUD shall be restricted as follows:

- A. Residential uses. Each dwelling unit, whether built as a detached or attached single-family dwelling, or duplex, or triplex, or unit within a multifamily building, is intended to be a traditional one-family dwelling unit (as defined in Section 21.15.930), and all other types of residential uses are prohibited.
- B. Secondary dwelling units. Notwithstanding Section 21.51.275 (Secondary housing units ("granny flats")), secondary dwelling units shall be prohibited in a PUD.
- C. Community facilities and parks. Community facilities and parks may be approved as part of the PUD at the time of PUD approval. Changes or additions to these uses after the fact shall require approval from the relevant approval body.