

Long Beach Residential Planned Unit Development (PUD) Ordinance Draft

Amendment to Chapter 21.31 – Residential Districts

Division III – Planned Unit Developments

I. Introduction.

A. Residential Planned Unit Development (PUD) district established.

1. The City hereby establishes a residential planned unit development (PUD) zoning district, and associated procedures and development standards.
2. 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.).

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

1. To 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;
2. Establish a procedure for development or recycling of larger parcels of land that are unused or underused, and reduce or eliminate rigidity that otherwise may prevent these sites from being fully utilized as a result of the application of traditional development standards intended for typical lots;
3. Encourage creative development of coordinated projects according to good urban planning principles, with efficient use of land, a mixture of densities, diverse housing opportunities, and community facilities;
4. Encourage integration of urban and natural amenities within developments;
5. To bring about 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 unused or large parcels of land;
6. Encourage opportunities to propose innovative and sustainable land development techniques that will be given reasonable consideration for approval;
7. Encourage preservation of serviceable existing structures of historic value or artistic merit by providing opportunities to use them imaginatively for purposes other than that for which they were originally intended.

II. Procedures

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 to be 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.
- F. **Development consistency with approved plan.** The City shall withhold any building permit, demolition permit, grading permit, utility connection, license, or other approval required for a PUD project if the proposal is inconsistent with the Site Plan Review approval. Changes to any approved development plans may be made as follows:
 - 1. **Minor changes before or during PUD construction.** The Zoning Administrator may authorize minor changes in to an approved development plan before or during initial construction of the 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 intent of the applicable Zoning Regulations and the findings made in connection with approval of the PUD.
 - 2. **Other changes.** Changes to the development plan, other than the minor changes the Zoning Administrator can approve, shall require review by the Planning Commission or Site Plan Review Committee, 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 intent of the original PUD approval.
- G. **Future modification of the PUD.** After construction of the PUD project is completed, modifications to existing structures and other site improvements shall be subject to the following review process:
 - 1. **Changes to the interior of the site.** Any alteration, modification, or expansion of structures or site improvements that will be visible only on the interior of the PUD may be reviewed and administratively approved by the Zoning Administrator.
 - 2. **Changes affecting the exterior boundary of the PUD.** Any alteration, modification, or expansion of structures or site improvements that will result in a change visible from the exterior boundary of the PUD shall be reviewed by the Site Plan Review Committee, which may impose additional conditions as necessary to ensure that the change is consistent with the intent of the original approval for the PUD.

H. **Required Findings.** The Planning Commission and City Council may approve a PUD only when positive findings are made 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.

1. The PUD will provide a project of high quality design, adhering to good urban planning principles, and will make efficient use of the available land;
2. The PUD will provide a higher level of amenities and community facilities to residents than would otherwise be obtained;
3. The PUD is appropriately sited and integrated into the development site and the surrounding urban and natural fabric;
4. The PUD has a fully-integrated, complete internal street system that is consistent within itself, and considerate of all units within the PUD, and is appropriately connected to the public street system;
5. The PUD provides a high quality of building design, and the architectural theme is well-developed and consistent across the PUD.

III. **Development Standards**

- A. **Minimum area.** Any PUD shall contain a minimum contiguous site area of 5 acres. Application for a PUD on a site smaller than 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. **No separation.** A PUD is intended to be internally integrated and connected within itself, and this 5 acre area shall not be separated by a public street, highway, or freeway, or a railroad right-of-way, or stream, river, or flood control channel, except that sites separated by an alley, or a street classified as a Local Street or Neighborhood Connector shall be allowed.
- C. **Connectivity.** Any project area separated by any public right-of-way more than 30 feet in width shall have adequate pedestrian connectivity between the separated areas to the satisfaction of the approval body. The approval body may, at its discretion, require the use of pedestrian crosswalks or crosswalk enhancements, traffic calming measures, sidewalk widening or reconfiguration, pedestrian bridges, or other measures as appropriate, to ensure adequate pedestrian connectivity and traffic safety.
- D. **Setbacks, height, and other development standards.** Minimum building setbacks, separation between buildings, maximum building height, minimum private open space, and other development standards shall be provided as set forth in Table 31-8.
- E. **Minimum unit size.** Each dwelling unit in a PUD shall have a minimum size of 1,200 square feet of floor area.
- F. **Minimum common open space.** Each PUD shall provide a minimum of fifteen percent of the site area as common 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. Guest parking spaces may be provided as open parking, at the discretion of the approval body.

- H. **Detached garages and accessory structures.** Detached garages and other detached accessory structures and 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.

IV. **Design Guidelines**

- 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 21.47 to the extent feasible. Streets are encouraged to be the minimum widths allowed by the Fire Department, Public Works Department, or Building & Safety Bureau, as applicable, provided that the requirements of each reviewing department is met, and that the Director of Public Works assents to and provides a waiver, per Section 21.47.020.C.2, for any width not meeting the requirements of Chapter 21.47. The purpose of this guideline is to promote pedestrian- and bicycle-oriented development, and to reduce vehicle speeds within the project site.
- C. **Sidewalks.** Sidewalks should be provided on both sides of all through or circulatory private roads within a PUD, and sidewalks should be at least 5 feet wide. Sidewalks also are strongly encouraged on both sides of any interior secondary private streets 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. This parkway should be landscaped in accordance with Chapter 21.42 of the Zoning Regulations.
- E. **Pedestrian and bicycle connectivity.** Connectivity to 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 to motor vehicles.
- F. **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.
- G. **Exterior edges.** The PUD should present attractive exterior edges to the surrounding community, neighborhood, and public rights-of-way. Utility or maintenance structures, and uninteresting building elevations, should not be exposed to the common viewshed outside the PUD.

Table 31-8 Building Development Standards		
Setbacks		
		Notes
Front	6 ft. from edge of private common street or inner edge of sidewalk, whichever is greater.	See footnote (a).
Abutting side yard of another residential unit within 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).
Abutting rear yard of another residential unit within 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 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.
Abutting other zoning district	8 ft. to property line.	
Setback from a public right-of-way adjacent to PUD Local Street Neighborhood Connector, Minor Avenue, and Major Avenue Boulevard and Regional Corridor Freeway	15 ft. 20 ft. 30 ft. 100 ft.	Measured from building to PUD property boundary
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)	1.2	A FAR up to 1.5 may be approved at the discretion of the approval body.
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.

V. **Land Use.** Residential PUDs are intended to be primarily residential in nature, and the land uses therein 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.
- D. **Other uses.** All other land uses are prohibited.