

CITY OF LONG BEACH

ORD-31

DEPARTMENT OF PLANNING & BUILDING

333 West Ocean Boulevard, 7th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

ZONING DIVISION

April 7, 2005

CHAIRMAN AND PLANNING COMMISSIONERS

City of Long Beach
California

SUBJECT: Hearing to Consider an Amendment to the Downtown Long Beach Planned Development District to Adjust the Density and Building Height Standards in a Portion of the East Village Mixed Use District of PD-30 (Council District 2)

LOCATION: Broadway Corridor of the East Village Subarea of Downtown Planned Development District (PD-30)

APPLICANTS: Jim Najah
27068 La Paz Road, #452
Aliso Viejo, CA 92656

Greg Carpenter
Planning Bureau Manager
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

RECOMMENDATION

1. Certify Negative Declaration 11-05; and
2. Recommend the City Council Adopt an Ordinance to Amend PD-30 relative to Residential Density and Building Height in the East Village Mixed Use Subarea.

REASON FOR RECOMMENDATION

1. The proposed zoning code amendment is designed to provide opportunities for appropriate-scaled infill development in the East Village Arts District;
2. The proposed zoning code amendment is consistent with the *East Village Arts District Guide for Development*;
3. The proposed zoning code amendment will contribute to creating a complete, vibrant, and human-scaled urban neighborhood;
4. The proposed zoning code amendment is consistent with the goals, objectives and provisions of the General Plan; and
5. The proposed zoning code amendment has received wide public support from local residents, businesses and neighborhood organizations in the East Village Arts District.

BACKGROUND

The Downtown Long Beach Planned Development District (PD-30) was adopted prior to, and amended in its entirety, in 2000 to guide future development in downtown Long Beach to achieve a vital multi-purpose activity center consisting of eight districts. The East Village Mixed Use District of PD-30 was formed in response to a study completed in October 1996 entitled the *East Village Arts District Guide for Development* (the "Guide"). The purpose of the study was to identify comprehensive strategies to create a viable arts district that functions as a distinct activity center and neighborhood in the City of Long Beach. At the time the study was completed, the Zoning Regulations allowed for the development of mid- to high-rise construction (8 – 20 stories in height) with commensurate ability to achieve densities in excess of 100 units per acre.

In 1996, when the residential market was relatively weak, the *Guide* found that the allowance for mid- to high-rise construction could not be supported by the market and unrealistically drove up land prices and impeded real development, but that new residential construction of three to four story buildings, at a maximum, would satisfy future demand while realistically promoting redevelopment. Therefore, PD-30 was amended to restrict height to 3 stories and 38 feet in much of the East Village Mixed Use District, including the project area. Figure 1 shows the current height limits for the East Village Mixed Use District.



Figure 2: Portion of *Existing* Height District Map

The project area (Broadway corridor) consists of all properties south of E. Maple Way (mid block between Broadway and 3rd Street) and north of E. Alta Way (mid block between 1st Street and Broadway) between Elm Avenue and Alamitos Avenue, as well as all properties located south of E. Alta Way and north of 1st Street between Alamitos Avenue and Broadway Court (mid block between Atlantic Avenue and Lime Avenue). Please see attached map.

In June 2004, Jim Najah (co-applicant), applied for a Conceptual Site Plan Review (SPR) of a proposed four-story, mixed-use development on a parking lot site at 125 Linden Avenue immediately south of the Broadlind Hotel (145 Linden Avenue). Staff felt that the proposed scale and intensity of development was appropriate because of the project's location in the greater downtown Long Beach area and the scale of the adjacent development, including the Broadlind building (3 – 4 stories) and Lafayette complex (up to 9 stories). However, the proposed development requires zoning code amendments to PD-30 to allow an increased height of four stories and 60 feet and an increased density of 75 dwelling units per acre. Rather than provide for a zoning code amendment for only one site, staff found it appropriate to consider the application of the proposed amendments to the length of the Broadway corridor to achieve consistency in development. Therefore, the City is considered a co-applicant.

The applicants (Mr. Najah and the City) held community meetings on November 8th and 9th to solicit public comments regarding amending height and density restrictions for the Broadway corridor to allow the project at 125 Linden to proceed as well as similar projects in the future on the various underdeveloped sites along Broadway identified as development opportunities by the *Guide*. The overall reaction of the community was favorable, as evidenced by the attached public correspondence generated following the meetings.

The formal request by the applicants is to amend the height and density restrictions of the Broadway corridor of the East Village Mixed Use District as shown in the proposed Height District Map (Figure 2) and portion of Table 2 of PD-30 below. The increased density may only be achieved with development four stories in height and will be based on net lot area.

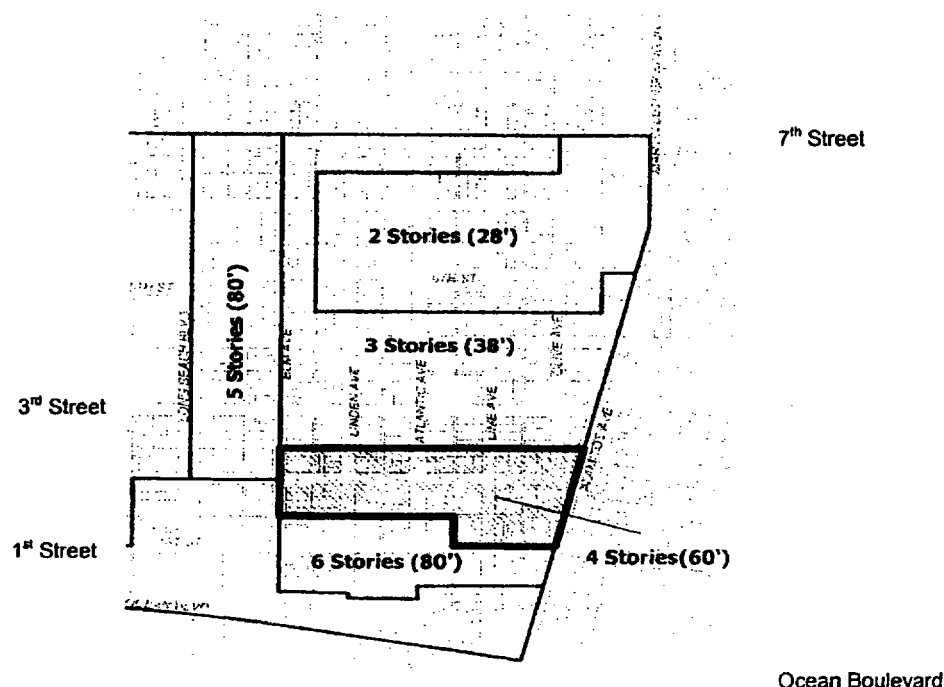


Figure 2: Portion of *Proposed* Height District Map

| Portion of TABLE 2 - Downtown Planned Development Area - Permitted Residential Density | | | | |
|---|-----------------------|--------------------------------------|--|---|
| Sub-Area | Lot Area of 0-4000 sf | Lot Area of 4001-7,500 sf | Lot Area of 7501-15,000 sf | Lot Area of 15,001 sf or larger |
| East Village Mixed Use | 1 unit | 1 unit per 1,400 sf (31 units/ acre) | 1 unit per 1,200 sf (36 units/ acre) or 1 unit per 800 sf (54 units/acre)* | 1 unit per 900 sf (48 units/acre) or 1 unit per 580 sf (75 units/acre)* |

* Higher density allowed only for developments at least four stories in height. See attached "Height District" Map.

CURRENT ACTION REQUESTED

The applicants are requesting a zoning code amendment. In response to this request, the Planning Commission shall be required to make positive findings of fact prescribed in Division I (Zone Changes and Zoning Regulation Amendments) of Chapter 21.25 of the Municipal Code and recommend that the City Council approve the zoning regulation amendments. These findings are attached for reference and summarized below.

A. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA;

The proposed amendment will allow for the redevelopment of underutilized properties along the Broadway Corridor in the East Village Arts District. The proposed change is not a significant departure from the existing zoning regulations and thus will not adversely affect the character, livability or appropriate development of the surrounding area. This fact is reinforced by the original recommendation of the *Guide* to allow development of three to four stories in height in this portion of the East Village Arts District.

The proposed change is also consistent with the greater downtown Long Beach environment where the historic development pattern consists of intense residential and commercial development. The proposed change will increase the intensity of in-fill development and thus help create a more vibrant pedestrian-oriented activity center. All new development is required to provide adequate on-site parking and thus, the intensity allowed by this proposed change will not adversely affect the livability of existing developments that rely on curbside parking.

Through the Site Plan Review process and application of urban design guidelines in PD-30, future development affected by this zoning code amendment will positively contribute to the unique identity of this district and achieve the intended effect of creating a vibrant, human-scaled urban neighborhood.

B. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN; AND

The proposed increase in height and density is consistent with building regulations that allow developers to utilize Type V (wood-frame) construction up to four stories in height and thus promotes the continued investment in housing development in the downtown area by providing density and height limitations that are more conducive to cost-efficient land-use development. Therefore, the proposed change is consistent with the following goals and policies of the General Plan:

Housing Element

- Encourage new residential development along transit corridors, in the downtown, and close to employment, transportation, and activity centers; and encourage infill and mixed-use developments in designated districts. (Policy 2.5, Page V-10)

Land Use Element

- New Housing Construction – Long Beach encourages the development of 24,000 new housing units through the Year 2000, with emphasis on filling the gaps which exist or are anticipated in certain sectors of the City's housing market. In the immediate future, the emphasis should be on for-sale housing for first-time homebuyers and upon upscale residential development in and around the downtown area. (Page 17)
- Managed Growth – In order to preserve quiet residential neighborhoods, and to accommodate travel between residential and commercial areas, new housing must be concentrated around Downtown and the other activity nodes of the City, and along some of the principal streets which connect them. (Page 21)
- East Village Land Use Policies (Page 125)
 - Careful infill of both smaller scale and larger scale developments must occur.
 - Densities overall should be moderate to high, and moderate to upscale housing and attractive to urban professionals.

Transportation Element

- Continue to support mixed-use developments in the downtown (Policy 22, page 133)

Furthermore, zoning is "consistent" with the Land Use element when and where the land use permitted by the zoning fulfills the intent of the land use district in which the proposed zone change is located (Land Use Element, Page 266). The project area is located in Land Use District #7 (Mixed Uses), which is intended for large, vital activity centers where a combination of land uses are desirable, including retail, offices, medical facilities, higher density residences, visitor-serving facilities, personal and professional services and recreational facilities. The proposed increased density and height does not conflict with the intent of LUD #7.

C. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.

The proposed change is not a rezoning of an existing mobile home park.

PUBLIC HEARING NOTICE

As per the requirements of Division III – Noticing Requirements of the Zoning Ordinance and per the requirements of Section 2.23.080 of the Long Beach Municipal Code, a legal notice was sent to all owners of real property as shown on the latest equalized assessment roll within three-hundred feet of the project area on March 2, 2005. Notices were also sent to the Second District Councilperson, City libraries, and local community groups that have requested such notice. Notices were also posted at City Hall.

Community meetings were held on November 8th and November 9th 2004 with the East Village Business Association and Lafayette Homeowner's Association respectively. The proposed zoning code amendment received wide support during both meetings. Comments submitted to the City in response to these meetings are attached for reference.

While the public notice described specific densities based on gross lot area, the community meetings and project reflect a density based on net lot area. Thus, the proposed zoning code amendment is to increase the density of four-story development from 48 dwelling units per acre to 75 dwelling units per acre, based on net lot area.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), ND 11-05 has been prepared for the proposed project. The Negative Declaration found that the proposed zoning code amendment will have a less than significant impact to the environment. Therefore, no mitigation measures are required.

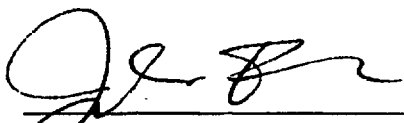
IT IS RECOMMENDED THAT THE PLANNING COMMISSION

1. Certify Negative Declaration 11-05; and
2. Recommend the City Council Adopt an Ordinance to Amend PD-30 relative to Residential Density and Building Height in the East Village Mixed Use Subarea.


Respectfully submitted,

GREG CARPENTER
PLANNING BUREAU MANAGER

By:


JOE RECKER
PLANNER

Approved:


CAROLYNE BIHN
ZONING ADMINISTRATOR

Attachments

1. Negative Declaration 27-04
2. Except from the *East Village Arts District Guide for Development*
3. Height Districts Map
4. Public Correspondence

Zoning ("PD-30") Revisions to Reduce Building Height Limits

Description

Current zoning regulations for the East Village allow new construction of eight to 24 stories throughout most of the area and unlimited heights along Ocean and Long Beach Boulevards. City staff has recommended revisions that would decrease the heights to three to six stories throughout much of the area, with unlimited heights retained along Ocean Boulevard and portions of Long Beach Boulevard. Within the interior, these heights are largely inconsistent with existing development and create an expectation of development potential that cannot be supported by the market and unrealistically drives up land prices. Furthermore, market forecasts for new residential construction indicate that three to four story buildings, at a maximum, will satisfy future demand. Finally, the City's proposed heights would significantly impact the ability to preserve the existing lower density neighborhood in the vicinity of Saint Anthony's Church.

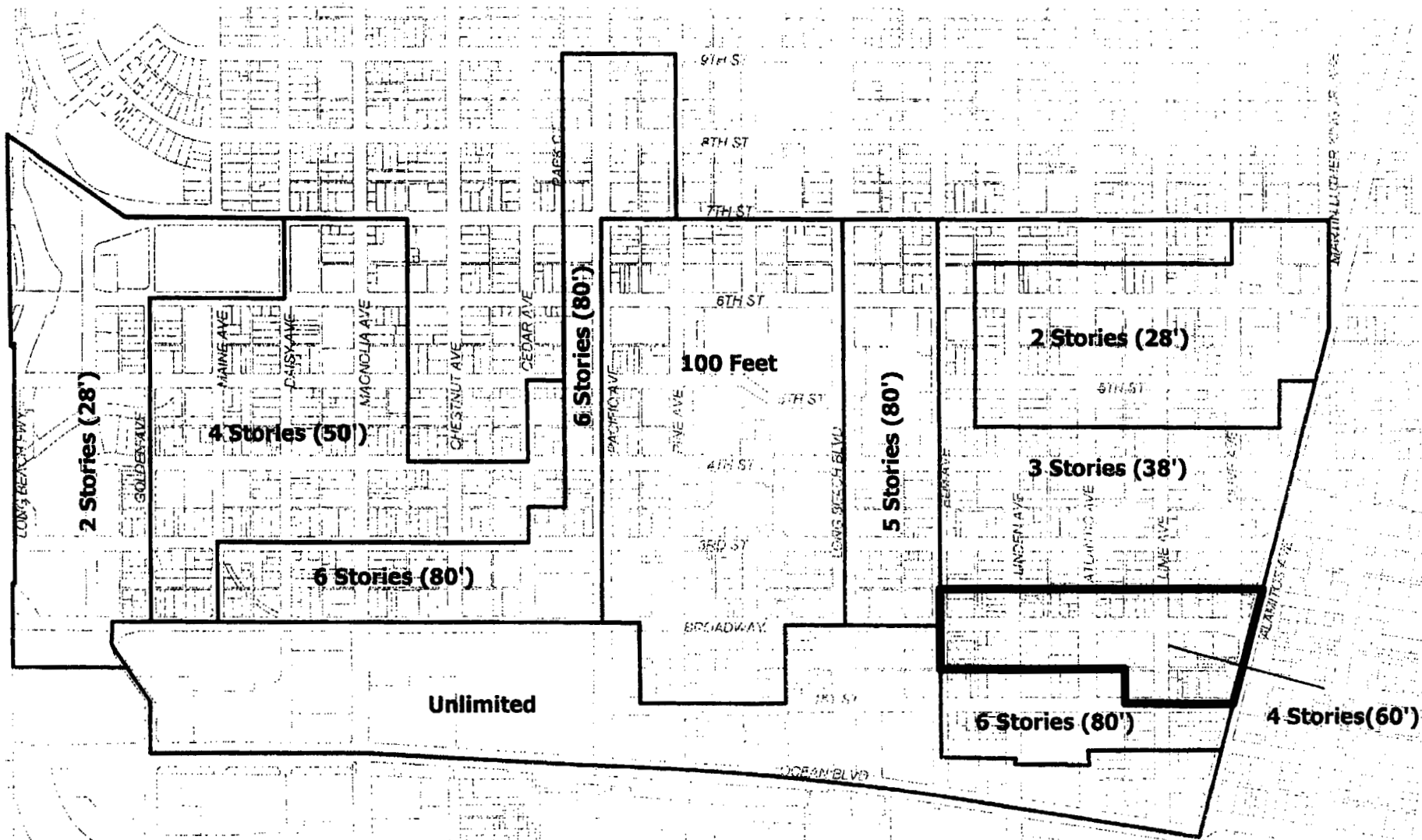
Consequently, it is recommended that the zoning ordinance ("PD-30") be modified to reduce the heights to reflect the existing character of the East Village and realistic development potentials. Areas along Ocean Boulevard and the first two blocks of Long Beach Boulevard would continue to be designated for unlimited heights, reflecting their scale and importance. Areas of Long Beach Boulevard north of Broadway would be designated for a 150 foot height limitation (approximately 10 stories) to ensure a high scale of urban activity and recognition of the Metrorail Blue Line. Areas flanking 1st Street, west of Lime Avenue, would be designated for six stories, while areas flanking Broadway to 4th Street would be designated for four stories. These reflect existing development and could accommodate the development of structures that integrate housing with commercial uses. Areas to the north would be reduced to two stories to account for the existing mix of development and prevent substantial intensification, while parcels along 7th Street would be retained for three to four stories. The proposed reduced heights provide sufficient housing capacity for the City of Long Beach to accommodate its "fair share" of future population growth and housing demands.

Implementation Responsibility

The City of Long Beach Planning Department would be responsible for the revision of the "PD-30" ordinance.



LOS ANGELES RIVER



Area to be changed from 3 Stories(38') to 4 Stories(60')



TSD, gis pd30.apr , rri , 3/2005

PROPOSED
AMENDMENT TO A PORTION OF PART 3
OF DOWNTOWN PD ZONE--HEIGHT DISTRICTS MAP
EXHIBIT 'A'

Rezoning case
RZ-05-02-35

12/07/2004 08:13 1 302 301 3030 00 00 110 PAGE 01

DOWNTOWN
Long Beach
ASSOCIATES

December 7, 2004

JEAN BOULEVARD
DINE STREET
QUEEN MARY
WEST GATEWAY
FORMING ARTS CENTER
WESTMAY WAY
JEAN BOULEVARD

Jamilla Vollman
Zoning & Development Services
City of Long Beach
333 West Ocean Blvd., 7th Floor
Long Beach, CA 90802

RE: AMENDMENT TO PD-30

Dear Ms. Vollman,

The Downtown Long Beach Associates (DLBA) would like to express its support for the proposed amendment to PD-30, encompassing Elm Street to Alamitos, one-half block on each side of Broadway, as it relates to increasing the maximum building height to sixty (60) feet in this area. This amendment should serve to support future development of mid-rise structures in this area of the East Village.

The Downtown Long Beach Associates is a non-profit organization operating on behalf of the property owners and tenants of the Business Improvement District. It is dedicated to the management, marketing, security, maintenance, advocacy, economic and community development of the assessment districts in cooperation with the City of Long Beach and the private sector.

Please do not hesitate to call me at 562.436.4259, if you should have any questions regarding this matter.

Sincerely,



Todd Cutts
Economic Development Manager



"Sam Crowl"
<scrowl@carsoncomp
anies.com>

To: <jamilla_vollmann@longbeach.gov>
cc:
Subject: Rezoning Broadway between Elm and Alamitos

11/15/2004 09:54 AM

After considering the matter since the EVA meeting last Monday evening I wanted you to know that I support the rezoning idea, providing the theme of the East Village Arts District remains at the top of the list when approval is given to the owners/builders. I am a resident of EVAD.

Sam Crowl
Accounts Payable
THE CARSON COMPANIES
310-687-5046
Fax: 687-5057



**East Village Association
119 Linden Avenue
Long Beach, Ca. 90802**

December 7, 2004

City of Long Beach
Department of Planning and Building
333 E. Ocean, 7th Floor
Long Beach, Ca. 90802
ATTN: Jamilla Vollman

On November 8, 2004, the East Village Association voted to support Jim Naja in his building project at 125 Linden Avenue. We voted to as for a height and density variation at the 30 unit condominium. We understand that this variance will affect properties on or near Broadway to Alamitos Avenue. Our board was unanimous in supporting Jim Naja. We believe his project will bring a very positive change to our neighborhood.

Casey A. Carver

Casey A. Carver
President
East Village Association



December 8, 2004

Ms. Jamilla Vollman
City of Long Beach
Zoning and Development Services
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

Re: PD-30 Zoning Proposal

Dear Mr. Vollman:

Thank you for your presentation and availability to answer questions at the Lafayette Association of Homeowners November Board meeting regarding the proposed PD-30 Zoning Amendment put forth by Jim Najah, owner of the Broadlind Apartment Building.

As discussed in our meeting, the PD-30 Zoning change would include:

1. Increasing the building height limits up to sixty (60) feet;
2. Increasing the density for all four (4) story building proposals;
3. The areas covering Broadway from Elm Avenue to Alamitos Avenue.

The zone change would benefit the Lafayette. Two of the five parcels of the open lot adjacent to the Broadlind Apartment Building are owned by the Lafayette Parking Cooperative, LLC, which is affiliated with and governed by the Lafayette. The proposed zoning change would allow for the kind of structure necessary to be built on that lot for Lafayette owners to obtain additional permanent parking directly across the street from our building.

With this in mind, the Lafayette Association of Homeowners supports the PD-30 Zoning Amendment as outlined to us in our November 2004 meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

William Guzik
Lafayette Association of Homeowners, President

ROBERT C. BELLINGER
615 E. BROADWAY, 206, LONG BEACH, CA 90802

March 11th, 2005

Department of Planning & Building
City Hall
333 W. Ocean Blvd.
Long Beach, CA 90802

Gentlemen:

RE: Case No. 0502-35

In the matter regarding a request to amend PD-30 to allow densities ranging from 45 to 70 dwelling units per acre, I am first concerned about the fact it is not clear just precisely what Mr. Najah wants. Does he only want to build a rumored 4-story condo on the site now occupied by the leased Lafayette parking lot, or does he want a lot of general East Village rezoning for projects not even on the table? I oppose a blank check in this matter.

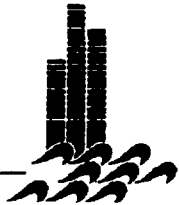
If all Mr. Najah wants is to build that rumored condo on the Lafayette parking lot, I have no objection except for one major concern: namely, parking. I would hope that the City would require Mr. Najah to make available as many parking spaces for the Lafayette as now exist in the leased parking lot in addition to the parking requirements for his alleged project. The East Village cannot absorb all those Lafayette cars on already limited street parking even though considerable diagonal parking has been created. Most of that parking is already in use.

I can only wish that more information had been given to East Village property owners and that we learned from the rumor mill to just what is in store for us.

Sincerely yours,


Robert C. Bellinger

ccCouncilman Dan Baker, 2nd District



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard, 5th Floor

Long Beach, CA 90802

FAX (562) 570-6753

ENVIRONMENTAL PLANNING

\$25.00 FILING FEE

NOTICE OF PREPARATION

To: Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, #1101
Norwalk, CA 90650

From: Community & Environmental Planning Division
Department of Planning and Building
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Date Delivered: March 17, 2005

In conformance with Section 15082 of the State CEQA Guidelines, please post this notice for period of 20 days. Enclosed is the required fee of \$25.00 for processing.

Notice is hereby given that the City of Long Beach Planning Commission, Lead Agency for purposes of CEQA, proposes to adopt a Negative Declaration for the project listed below:

1. Project Location:

Broadway Corridor from Elm to Alamitos (ND-11-05)

2. Project Title:

Amendment to PD-30

3. Project Description:

The proposed amendment to the Downtown Long Beach Planned Development District (PD-30) would increase the building height limit in a portion of the East Village Mixed Use subarea from three stories (38') to four stories (60').

4. Review period during which the Lead Agency will receive comments on the proposed mitigated Negative Declaration:

Starting Date: March 17, 2005

Ending Date: April 6, 2005

5. Public Meeting of the Planning Commission

Date: April 7, 2005

Time: 1:30 p.m.

Location: City Council Chambers
Long Beach City Hall
333 West Ocean Boulevard, Plaza Level

6. Copies of the report and all referenced documents are available for review by contacting the undersigned, or on the web at: www.longbeach.gov/plan/pb/epd/er.asp.
7. The site is not on any list as enumerated under Section 65965.5 of the California Government Code.
8. The Initial Study may find adverse impacts to occur to the following resource areas:

Land Use, Population/Housing, Public Services, Transportation/Traffic

9. The Negative Declaration has no significant impacts.

For additional information contact:

Jill Griffiths

Planner

333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

CITY OF LONG BEACH
PLANNING COMMISSION

NEGATIVE DECLARATION

PROJECT:

I. TITLE:

Amendment to PD-30

II. PROPONENT

Jim Najeh
27068 La Paz Road, #452
Aliso Viejo, CA 92656

III. DESCRIPTION

The proposed amendment to the Downtown Long Beach Planned Development District (PD-30) would increase the building height limit in a portion of the East Village Mixed Use subarea from three stories (38') to four stories (60').

IV. LOCATION

Broadway Corridor from Elm to Alamitos (ND-11-05)

V. HEARING DATE & TIME

April 7, 2005

VI. HEARING LOCATION

City Council Chambers
Long Beach City Hall
333 West Ocean Boulevard, Plaza Level

6. Copies of the report and all referenced documents are available for review by contacting the undersigned, or on the web at: www.longbeach.gov/plan/pb/epd/er.asp.
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8. The Initial Study may find adverse impacts to occur to the following resource areas:

Land Use, Population/Housing, Public Services, Transportation/Traffic
9. The Negative Declaration has no significant impacts.

For additional information contact:

Jill Griffiths
Planner
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Amendment to PD-30

INITIAL STUDY

Prepared by:

**City of Long Beach
Community and Environmental Planning
333 West Ocean Boulevard, Fifth Floor
Long Beach, California 90802**

FINDING:

In accordance with the California Environmental Quality Act, the Long Beach City Planning Commission has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the Commission hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because the Mitigation Measures described in the initial study have been added to the project.

Signature: Jill Griffiths Date: March 17, 2005

- * If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision making body will review this document and potentially many other sources of information before considering the proposed project.

8. Description of project:

The proposed project would be an amendment to the Downtown Long Beach Planned Development District (PD-30). In the East Village Mixed Use subarea of PD-30, the current height limit is three stories and 38'. The amendment would increase the height limit to four stories and 60'. Specifically, the portion of the East Village Mixed Use subarea affected by the amendment would be all properties south of E. Maple Way (mid block between Broadway and 3rd Street and north of E. Alta Way (mid block between 1st Street and Broadway) between Elm Avenue and Alamitos Avenue, as well as all properties located south of E. Alta Way and north of 1st Street between Alamitos Avenue and Broadway Court (mid block between Atlantic Avenue and Lime Avenue). Please refer to Exhibits A, B and C following page 36.

9. Surrounding land uses and setting:

The project site is located in the East Village Mixed Use subarea of PD-30, north and east of the downtown core. It is also located within the Central Redevelopment Project Area. The area is nearly built-out with mostly multi-family residential, commercial and mixed-use land uses. The East Village Arts District is in the heart of the subarea.

10. Other public agencies whose approval is required:

City of Long Beach City Council (on Appeal).

INITIAL STUDY

1. Project title:

Amendment to PD-30

2. Lead agency name and address:

Long Beach Planning Commission
333 West Ocean Boulevard
Long Beach, CA 90802

3. Contact person and phone number:

Jill Griffiths
Planner
City of Long Beach

4. Project location:

Broadway Corridor from Elm to Alamitos (ND-11-05)

5. Project sponsor's name and address:

Jim Najeh
27068 La Paz Road, #452
Aliso Viejo, CA 92656

6. General Plan:

Land Use District #7: Mixed Uses. According to the Land Use Element, LUD #7 "is intended for use in large, vital activity centers". The district is intended to include a combination of land uses, such as the higher density residential and commercial square footage proposed in the project.

7. Zoning:

East Village Mixed Use subarea of the Downtown Planned Development District (PD-30), adopted by City Council Ordinance. PD-30 sets forth goals, objectives and specific criteria for the development of downtown Long Beach.

EVALUATION OF ENVIRONMENT IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less than Significant with A Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 1 5063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | |
|-------------------------------|---|------------------------------------|
| Aesthetics | Agriculture Resources | Air Quality |
| Biological Resources | Cultural Resources | Geology/Soils |
| Hazards & Hazardous Materials | Hydrology/Water Quality | ● Land Use/Planning |
| Mineral Resources | National Pollution Discharge Elimination System | Noise |
| ◆ Population/Housing | ● Public Services | Recreation |
| ● Transportation | Utilities/Service Systems | Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation:

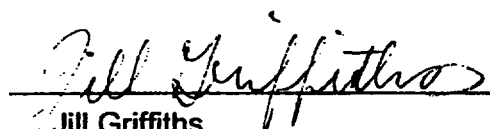
✓ I find that the proposed project **COULD NOT** have a significant effect on the Environment and a **NEGATIVE DECLARATION** will be prepared.

— I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

— I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

— I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

— I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Jill Griffiths
Planner

March 17, 2005

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IV. BIOLOGICAL RESOURCES – Would the project:

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ENVIRONMENTAL CHECKLIST

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|-------------------------------------|
| I. AESTHETICS – Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Negative Declaration 11-05
Amendment to PD-30

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VII. HAZARDS AND HAZARDOUS MATERIALS –
Would the project:

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|-------------------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| V. CULTURAL RESOURCES – Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| VI. GEOLOGY AND SOILS – Would the project: | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including Liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|-------------------------------------|
| IX. LAND USE AND PLANNING – Would the project: | | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| X. MINERAL RESOURCES – Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM – Would the project: | | | | |
| a) Result in a significant loss of pervious surface? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant discharge of pollutants into the storm drain or water way? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Violate any best management practices of the National Pollution Discharge Elimination System permit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XII. NOISE – Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| VIII. HYDROLOGY AND WATER QUALITY – Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|-------------------------------------|
| XV. RECREATION – | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XVI. TRANSPORTATION/TRAFFIC – Would the project: | | | | |
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XVII. UTILITIES AND SERVICE SYSTEMS – | | | | |
| Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIII. POPULATION AND HOUSING – Would the project:

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

| | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS

a. Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact.

The project site is located in the East Village Mixed Use subarea of the Downtown Long Beach Planned Development District (PD-30) east of the highly urbanized Downtown core. The proposed amendment to PD-30 would allow new construction to be four stories in height rather than three stories in a portion of the subarea. Because the amendment would result in new construction being 22' taller than is currently permitted, the response to the question cannot be "No Impact." However, there are many existing residential buildings in the neighborhood that are two to ten stories in height. Approval of the proposed project would not have a substantial adverse effect on any scenic vista.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact.

The project site is located in a highly urbanized area that does not contain any natural scenic resources. The project site is also not located on a State Scenic Highway.

c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact.

Please see I (a) above for discussion.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact.

The project site is located in an area that is urbanized with nighttime light sources. Approval of the proposed project would permit buildings to be

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust.

a. Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?

No Impact.

The Southern California Association of Governments has determined that if a project is consistent with the growth forecasts for the sub region in which it is located, it is consistent with the Air Quality Management Plan (AQMP) and regional emissions are mitigated by the control strategy specified in the AQMP. By the year 2010, preliminary population projections by the Southern California Association of Governments (SCAG) indicate that Long Beach will grow by 27,680+ residents, or six percent, to a population of 491,000+.

The proposed project would be an amendment to PD-30, and would permit new structures in a portion of the East Village Mixed Use subarea to be constructed to four stories (60') rather than three stories (38'). The project would not introduce new trips to the area. The increase in building height could potentially increase the eventual number of trips in the area.

Therefore, the project is within the growth forecasts for the sub region and consistent with the Air Quality Management Plan (AQMP). In addition, the project is consistent with the goals of the City of Long Beach Air Quality Element that calls for achieving air quality improvements in a manner that continues economic growth.

b. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?

No Impact.

The California Air Resources Board regulates mobile emissions and oversees the activities of county Air Pollution Control Districts (APCDs) and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the regional agency empowered to regulate stationary and mobile sources in the South Coast Air Basin.

To determine whether a project generates sufficient quantities of air pollution to be considered significant, the SCAQMD adopted maximum thresholds of significance for mobile and stationary producers in the South Coast Air Basin (SCAB), (i.e., cars, trucks, buses and energy consumption). SCAQMD Conformity Procedures (Section 6.3 of the

constructed to 60' rather than 38'. Any new construction would include new sources of light over what exists at the present. New light sources, however, would not be expected to adversely affect views.

II. AGRICULTURE RESOURCES

No Impact. (for a, b and c)

The project site is not located within an agricultural zone, and there are no agricultural zones within the vicinity of the project. The proposed project would be located within a sector of the city that has been built upon for over a century. The proposed project, an amendment to PD-30 Zoning, would have no effect upon agricultural resources within the City of Long Beach or any other neighboring city or county.

III. AIR QUALITY

The South Coast Air Basin is subject to possibly some of the worst air pollution in the country, attributable mainly to its topography, climate, meteorological conditions, a large population base, and highly dispersed urban land use patterns.

Air quality conditions are primarily affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, provide the links between air pollutant emissions and air quality.

The South Coast Air Basin generally has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants northward and then eastward over Whittier, Covina, Pomona and Riverside.

The majority of pollutants normally found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides,

IV. BIOLOGICAL RESOURCES

No Impact. (for a, b, c, d, e and f)

The proposed project site is located within a highly urbanized portion of the city, and is adjacent to other existing residential and commercial structures. The vegetation is minimal and consists of common horticultural species in landscaped areas. There is no evidence of rare or sensitive species as listed in Title 14 of the California Code of Regulations or Title 50 of the Federal Code of Regulations.

The proposed site is not located in a protected wetlands area. Approval of an amendment to PD-30 would not interfere with the migratory movement of any wildlife species. The biological habitat and species diversity is limited to that typically found in highly populated and urbanized Southern California settings. No adverse impacts would be anticipated to biological resources.

V. CULTURAL RESOURCES

No Impact. (for a, b, c and d)

There is some evidence to indicate that primitive people inhabited portions of the city as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient people have been destroyed as the city has been developed. Of the archaeological sites remaining, many of them seem to be located in the southeast sector of the city. No adverse impacts are anticipated to cultural resources.

a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?

The proposed project would be an amendment to PD-30 Zoning and would not involve any construction. The proposed project would not alter the significance of any historical resource.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?

The project site is located outside the area of the City expected to have the higher probability of latent artifacts. The proposed project would not involve any excavation.

CEQA Air Quality Handbook, April 1993) states that all government actions that generate emission greater than adopted thresholds are considered regionally significant. There would be no construction emissions resulting from the proposed project. It would involve a change to the PD-30 Zoning for a portion of the East Village Mixed Use subarea and, in itself, would not trigger any construction.

There would be no long-term emission sources or operational emissions resulting from the proposed project. The project would change possible building height limits but would not result in any new developments. In the future, such developments would be analyzed individually for their impact upon air quality.

c. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

No Impact.

Please see III (a) and (be) above for discussion.

d. Would the project expose sensitive receptors to substantial pollutant concentrations?

No Impact.

The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, elderly and sick individuals that are more susceptible to the effects of air pollution than the population at large. The proposed project would not involve any construction and, therefore, would have no impact upon sensitive receptors.

e. Would the project create objectionable odors affecting a substantial number of people?

No Impact.

The proposed project would be an amendment to PD-30, the zoning for the East Village area. The project would not involve any construction.

iii) Seismic-related ground failure, including Liquefaction?

No Impact.

The proposed project is outside the area where liquefaction could potentially occur, based upon Plate 7 in the Seismic Safety Element of the City's General Plan. Therefore, no Impact is anticipated.

iv) Landslides?

No Impact.

Per the Seismic Safety Element, the project area is outside the boundaries of where landslides would be anticipated to occur. Therefore, no impact would be expected.

b. Would the project result in substantial soil erosion or the loss of topsoil?

No Impact.

The proposed project would be a change to the Zoning for the area and would not involve any construction. Therefore, it would not result in any soil erosion. No impact would be anticipated.

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact.

According to the Seismic Safety Element, the project area is located on soil made up of predominantly granular non-marine terrace deposits overlying Pleistocene granular marine sediments at shallow depths. There is nothing in the Element to indicate this type of soil in the location of the proposed project would become unstable as a result of the project.

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact.

Please see VI. (d) above for discussion.

c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The project would not involve the demolition or destruction of any existing resources or alter any geologic features.

d. Would the project disturb any human remains, including those interred outside of formal cemeteries?

Please see V. (b) above for discussion.

VI. GEOLOGY AND SOILS

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact.

Per the Seismic Safety Element of the General Plan, no faults are known to pass beneath the project area, nor is it in the Alquist-Priolo Special Studies Zone. The most significant fault system in the vicinity is the Newport-Inglewood fault zone. Other potentially active faults in the area are the Richfield Fault, the Marine Stadium Fault, the Palos Verdes Fault and the Los Alamitos Fault. Because faults do exist in the City, "No Impact" would not be an appropriate response, but a less than significant impact would be anticipated.

ii) Strong seismic ground shaking?

No Impact.

The relative close proximity of the Newport-Inglewood Fault could create substantial ground shaking in the area of the project site if a seismic event occurred along the fault. However, there are numerous variables that determine the level of damage to a specific location. The project, itself, does not involve any construction. No significant impact would be anticipated.

d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact:

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. The Cortese List does not list the proposed project area as contaminated with hazardous materials.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact:

The area of the proposed project is not located within any airport land use plan.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact.

Please see VII (e) above for discussion.

g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact:

The proposed project would result in new structures in the project area to be built to a maximum of 60' rather than 38' in height. The project would not result in any new structures. Future proposed developments in the project area would be required to comply with all current Fire and Health and Safety codes and would be required by code to have posted evacuation routes to be utilized in the event of an emergency.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?

No Impact.

Please see VI. (d) above for discussion. Also, sewers are in place in the vicinity of the project site. Therefore, the use of septic tanks or an alternative waste water disposal system would not be necessary.

VII. HAZARDS AND HAZARDOUS MATERIALS

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact:

The proposed project would not involve any construction or transport of any materials. The project would not create any significant hazard.

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact.

The proposed project would not cause any reasonable foreseeable upsets or accidents. The project would result in buildings within a portion of the East Village Mixed Use subarea of PD-30 to be built taller than is currently permitted.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact:

The area of the proposed project is located within one quarter mile of an elementary school. However, the project would not involve any construction and, therefore, would not emit any emissions or result in the handling of any hazardous materials.

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No Impact.

The project area is in an urban setting and is not near any stream or river. The proposed project would not result in any erosion or siltation on or off the site and would have no impact upon any drainage pattern.

d. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?

No Impact:

Please see VIII (c) for discussion.

e. Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

No Impact:

Please see VIII (c) and (d) above for discussion.

f. Would the project otherwise degrade water quality?

No Impact.

The proposed project would have no impact upon water quality. The project would be a change to the Zoning code and would not involve any construction.

g. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact:

The proposed project would not involve the construction of any housing or other structures. Further, according to the Plate 10 of the Seismic Safety

h. Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

No Impact:

The project site is located within an urbanized setting and would not expose people or structures to a significant risk of loss, injury or death involving wild land fires.

VIII. HYDROLOGY AND WATER QUALITY

The Flood Insurance Administration has prepared a new Flood Hazard Map designating potential flood zones, (Based on the projected inundation limits for breach of the Hansen Dam and that of the Whittier Narrows Dam, as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers) which was adopted in July 1998.

a. Would the project violate any water quality standards or waste discharge requirements?

No Impact:

The proposed project would be a change to the Zoning and would not involve the discharge of any water into the system. The project would not violate any wastewater discharge standards.

b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact.

The proposed project would impact an area in an urban setting with water systems in place that were designed to accommodate development. The future development of land uses permitted in the PD-30 Zoning would not be expected to substantially deplete or interfere with the recharge of groundwater supplies.

for Development. As a result of the consensus, the proposed project would not be expected to physically divide the established community.

b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact.

The project area is located in the City's General Plan Land Use District, #7, which is for Mixed Use development. The proposed project would amend the PD-30 Zoning, specifically a portion of the East Village Mixed Use subarea (Exhibit A). The project would increase the maximum building height allowed from three stories at 38' to four stories at 60'. The new criteria would be specific to four-story developments is detailed on Exhibit C.

As indicated in IX (a), the proposed change to the PD-30 Zoning was introduced to and reviewed by the East Village Arts District neighborhood. The change was well received by the community. The portion of the East Village Mixed Use subarea that would be affected by the zone change, a section of the Broadway corridor, would provide a new transition from the existing three-story subarea to the existing six-story subarea.

The proposed project would not be anticipated to conflict with any other plan or ordinance that was adopted to avoid and/or mitigate effects upon the environment. The change in Zoning would be anticipated to have a less than significant impact upon the environment.

c. Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?

No Impact.

The proposed project would occur in an urban, built-out area. There are no habitat conservation or community conservation plans in place that would conflict with the project area.

X. MINERAL RESOURCES

The primary mineral resource within the City of Long Beach has been oil. However, oil extraction operations within the city have diminished over the last century as this resource has become depleted due to extraction

Element, the project site is located outside of the 100-year flood hazard area. There would be no impact.

h. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact.

Please see VIII (g) above for discussion.

i. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact.

The project area is not located where it would be impacted by flooding, nor is it located within proximity of a levee or dam. There would be no impact.

j. Would the project result in inundation by seiche, tsunami or mudflow?

No Impact.

According to Plate 11 of the Seismic Safety Element, the project area is not within a zone influenced by the inundation of seiche, tsunami, or mudflow. Therefore, there would be no impact.

IX. LAND USE AND PLANNING

a. Would the project physically divide an established community?

Less Than Significant Impact.

The proposed project would occur in the East Village Arts District, which is located east of the Downtown core of the City. The Arts District is an urban neighborhood where mixed-use buildings vary in height from two to ten stories. Specifically, the proposed project would affect the properties indicated on Exhibits A and B. During the processing of the proposed project, the zone change was presented to the neighborhood at several community meetings. Discussion of changing the maximum allowed building height from three stories (38') to four stories (60') took place and was supported by the majority in the neighborhood. Further, the proposed zone change would be consistent with the *East Village Arts District Guide*

No Impact.

The proposed project would result in buildings being permitted to be constructed to a height of 60' rather than 38' in a portion of the East Village Mixed Use subarea of PD-30. The project would not involve any activity that would result in any significant discharge of pollutants into a storm drain.

c. Would the project violate any best management practices of the National Pollution Discharge Elimination System permit?

No Impact.

The proposed project would not involve any excavation, demolition or construction. The requirements of NPDES would not be necessary or applicable for the project.

XII. NOISE

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Measuring noise levels involves intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses, due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA CNEL for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70 dBA. The City of Long Beach has an adopted Noise Ordinance that sets exterior and interior noise standards.

a. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?

operations. Today, oil extraction continues but on a greatly reduced scale in comparison to that which occurred in the past. The proposed site does not contain any oil extraction operations and development of the proposed project would not be anticipated to have a negative impact on this resource. There are no other known mineral resources on the site that could be negatively impacted by development.

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact.

The project area is located in an urbanized setting. The proposed project would be a change to the PD-30 Zoning and would not involve any excavation or construction. Therefore, the project would not result in the loss of availability of any known mineral resource.

b. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact.

Please see X (a) above for discussion.

XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

The proposed project would involve the development of a four-story structure, including three levels of habitable space over ground floor retail and parking at grade and two levels below ground. The project site is already an impervious surface covered by hardscape.

a. Would the project result in a significant loss of pervious surface?

No Impact:

The proposed project would not involve any excavation or construction. Therefore, the proposed project would not result in a significant loss of pervious surface.

b. Would the project create a significant discharge of pollutants into the storm drain or water way?

XIII. POPULATION AND HOUSING

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. According to the 2000 Census, Long Beach has a population of 461,522, which presents a 7.5 percent increase from the 1990 Census. According to the 2000 Census, there were 163,088 housing units in Long Beach, with a citywide vacancy rate of 6.32 percent. It is projected that a total population of approximately 499,705 persons will inhabit the City of Long Beach by the year 2010.

a. Would the project induce substantial population growth in an area, either directly or indirectly?

Less Than Significant Impact.

The proposed project would increase the potential building height of new structures in a portion of the East Village Mixed Use subarea of PD-30. With a maximum height of 60' rather than 38', there would be an expectation of more opportunity for new mixed use development. This could include more residential units and/or larger residential units. Therefore, the project could result in an increase in the population, but the growth would not be substantial over that which would be permitted with the current Zoning regulations for the subarea.

b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact.

The proposed project could result in property owners in the project area determining to recycle building sites. This could include the tearing down of existing residential square footage to build new development. Such an impact would be expected in the project area and would be expected to be less than significant. The number of units displaced would not be anticipated to be substantial.

c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact.

The proposed project could result in property owners in the project area determining to recycle building sites. Such recycling could involve removing existing dwelling units. However, as with the number of units

No Impact.

The proposed project would be a change to the PD-30 Zoning for a portion of the East Village Mixed Use subarea. The project would not result in any construction activity or any other activity that would involve an increase in noise in the project area. Therefore, there would be no impact.

b. Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

No Impact.

Please see XII (a) above for discussion.

c. Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact.

Please see XII (a) above for discussion.

d. Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact.

Please see XII (a) above for discussion.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact:

The proposed project is not located within any airport land use plan.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area excessive noise levels?

No Impact:

The proposed project is not located within the vicinity of a private airstrip.

c. Schools?

Less Than Significant Impact.

The proposed project could result in new structures in the project area potentially being built to 60' in height rather than 38' in height. New developments would have separate environmental review and would be assessed with impact fees for residential square footage that could result in an impact to public schools.

d. Parks?

Less Than Significant Impact.

Unfortunately, the project area is located in one of the most park deficient sectors of the City. The proposed project would not involve new square footage and, therefore, would not be assessed a Park Impact Fee. Any future developments in the project area that include residential square footage would be assessed for their impact to the City's parks.

e. Other public facilities?

No Impact.

No other public facilities have been identified that would be adversely impacted by the proposed project.

XV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact.

The proposed project would involve a change to the PD-30 Zoning. The project itself would not result in the development of any new residential units.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

displaced in the response to XIII (b), the number of people displaced would not be expected to be substantial.

XIV. PUBLIC SERVICES

Fire protection would be provided by the Long Beach Fire Department. The Department has 23 in-city stations. The Department is divided into Fire Prevention, Fire Suppression, Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for medical, paramedic, and other first aid rescue calls from the community.

Police protection would be provided by the Long Beach Police Department. The Department is divided into the Patrol, Traffic, Detective, Juvenile, Vice, Community, Jail, Records, and Administration Sections. The City is divided into four Patrol Divisions; East, West, North and South.

The City of Long Beach is served by the Long Beach Unified School District, which also serves the city of Signal Hill and a large portion of the city of Lakewood. The District has been operating at or over capacity.

Would the proposed project have an adverse impact upon any of the following public services:

a. Fire protection?

No Impact.

The proposed project would not involve any new construction. The change in Zoning would allow taller buildings. Any subsequent new structures would have individual review by the Fire Department for potential impacts and compliance with the Fire Code. The proposed project would not be expected to have an adverse impact upon Fire services.

b. Police protection?

No Impact.

The project area is served by the Police Department's South Division. The proposed project would not involve a new development that the Police would need to patrol. Any subsequent developments would be reviewed by the Police Department with regard to security lighting, locks, defensible design and other related issues. The proposed project would not be expected to have an adverse impact upon Police services.

No Impact.

The proposed project would not include any actual development or facilities.

XV. TRANSPORTATION/TRAFFIC

Since 1980, Long Beach has experienced significant growth. Continued growth is expected into the next decade. Inevitably, growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, this increase in travel demand, if unmanaged, could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

The proposed project would be a change to the PD-30 Zoning and would specifically impact a portion of the East Village Mixed Use subarea. The project would not include any development.

a. Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Less than Significant Impact.

The proposed project would increase the building height limit in a portion of the East Village Mixed Use subarea to four stories (60') rather than three stories (38'). The increase in building height would potentially result in larger buildings, more square footage and more trips. However, as part of the Downtown core, the project area had been viewed as underutilized and the proposed change to the Zoning was encouraged and desired by the community. The potential increased impact upon the streets and intersections in the area was taken into account in analysis of the proposed project. The increased impact would be anticipated to be less than significant.

b. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Less than Significant Impact.

Please see XV (a) for discussion. The proposed project would not be expected to result in a volume of trips that would exceed the capabilities of the surrounding streets and intersections.

c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact.

The proposed project would have no impact upon air traffic patterns and would be unrelated to air traffic in general.

d. Would the project substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact.

The proposed project would have no impact upon circulation in the area of the project. The project would not involve impact any intersections or transportation design features.

e. Would the project result in inadequate emergency access?

No Impact.

The proposed project would not involve any construction and, therefore, would not impact any emergency access issues in the area of the project.

f. Would the project result in inadequate parking capacity?

No Impact.

The proposed project would not result in any new development that would require parking. Any future developments proposed as a result of the change to the PD-30 Zoning would be required to provide parking in compliance with the Zoning code. The project in question would not result in an inadequate parking capacity in the project area.

g. Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact:

The proposed project would have no impact upon policies related to alternative forms of transportation.

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project::

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?**
- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**
- g) Comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact: (for a, b, c, d, e, f and g)

The proposed project would not result in actual new construction. Any subsequent developments that would occur after the proposed project would have their own environmental review. None would be expected to place an undue burden on any utility or service system. The project area is in an urbanized setting with all utilities and services in place.

Future development was taken into account when the surrounding utility and service systems were planned.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact.

The proposed project would be located within an established urbanized setting. There would be no anticipated negative impact to any known fish or wildlife habitat or species.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

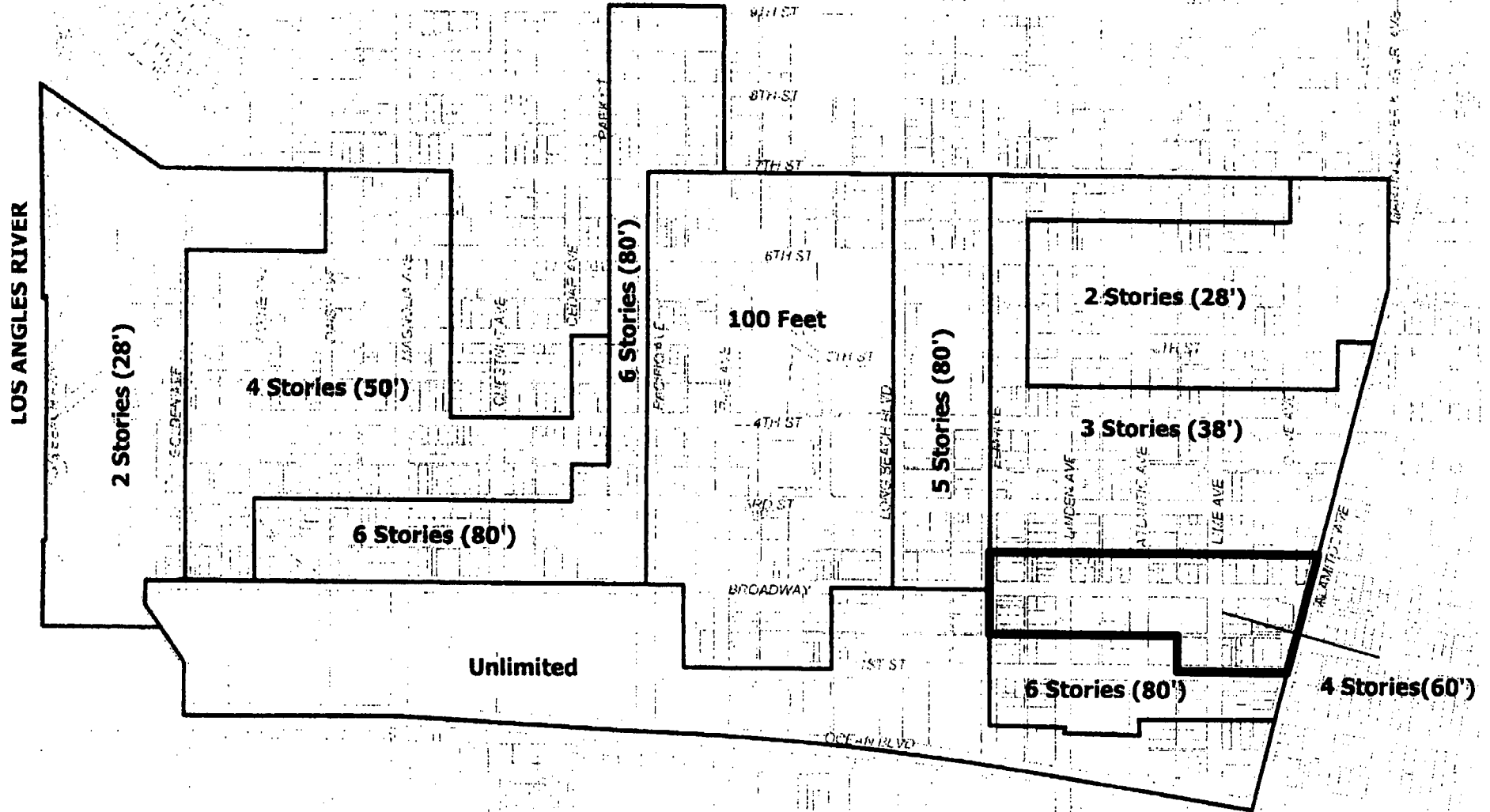
Less Than Significant Impact.

The proposed project would not be anticipated to result in impacts that would be cumulatively considerable. The change to PD-30 would permit new developments at a height of 60' rather than 38', thus potentially resulting in more residential units or larger residential units and more trips. However, an increase in population in the East Village Mixed Use subarea would not be counter to the image and goals of the Downtown core. Such an impact would not be expected to have a negative effect upon the environment.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact.

There are no adverse environmental effects to human life either directly or indirectly related to the proposed project.



Area to be changed from 3 Stories(38') to 4 Stories(60')



PROPOSED
AMENDMENT TO A PORTION OF PART 3
OF DOWNTOWN PD ZONE--HEIGHT DISTRICTS MAP
EXHIBIT 'A'

**Broadway Corridor Rezoning
Affected Parcels**

| No. | Parcel No. | Address |
|-----|-----------------------|---|
| 1 | 7281016012 | 220 Elm Avenue |
| 2 | 7281016021 (thru 040) | 200 Elm Avenue |
| 3 | 7281016014 | 425 - 427 E. Broadway |
| 4 | 7281016015 | 431 E. Broadway |
| 5 | 7281016016 | 217 Linden Avenue |
| 6 | 7281016017 | 211 Linden Avenue |
| 7 | 7281016018 | 209 Linden Avenue |
| 8 | 7281016019 | 435-449 E. Broadway |
| 9 | 7281019027 | 426 E. Broadway |
| 10 | 7281019026 | 434-438 E. Broadway |
| 11 | 7281019028 | 130-153 Linden Avenue |
| 12 | 7281019016 | 125 Linden Avenue |
| 13 | 7281019017 | 124-128 Elm Avenue |
| 14 | 7281019015 | 130 Elm Avenue |
| 15 | 7281019014 | 138 Elm Avenue |
| 16 | 7281019901 | 142 Elm Avenue |
| 17 | 7281019903 | No Address (MTA Substation) |
| 18 | 7281019902 | No Address (Arts Park - City owned) |
| 19 | 7281019008 | 154 Elm Avenue, 400-422 E. Broadway |
| 20 | 7281015032 | 220 Linden Avenue |
| 21 | 7281015036 | 222 Linden Avenue |
| 22 | 7281015033 | 218 Linden Avenue |
| 23 | 7281015034 | 216 Linden Avenue |
| 24 | 7281015031 | 501 - 505 E Broadway |
| 25 | 7281015035 | 513 - 521 E Broadway |
| 26 | 7281015037 | 523 E Broadway |
| 27 | 7281015038 | 525 E Broadway |
| 28 | 7281015039 | 535 - 541 E Broadway |
| 29 | 7281015040 | 545 - 547 E Broadway |
| 30 | 7281015041 | 211 Atlantic Avenue |
| 31 | 7281015501 | 215 Atlantic Avenue |
| 32 | 7281020500 | 500 - 510 E Broadway, 132 - 144 Linden Avenue (Lafayette Complex) |
| 33 | 7281019001 | 540 - 544 E Broadway, 185 Atlantic Avenue |
| 34 | 7281019002 | 129 Atlantic Avenue |
| 35 | 7281021019 | 600 E. Broadway (Vons) |
| 36 | 7281014017 | 623 E Broadway |
| 37 | 7281014016 | 625 E. Broadway |
| 38 | 7281014018 | 633 - 637 E. Broadway |
| 39 | 7281014020 | 643 - 649 E. Broadway |
| 40 | 7281014019 | 223 Lime Avenue |
| 41 | 7281021021 | 631 - 633 E. 1st Street |
| 42 | 7281021500 | 701 - 707 E. 1st Street, 102 - 110 Lime Avenue |
| 43 | 7281021013 | 711 E. 1st Street |
| 44 | 7281021015 | 713 E. 1st Street |
| 45 | 7281021016 | 717 - 723 E. 1st Street |
| 46 | 7281021014 | 712 E. Alta Way |
| 47 | 7281021012 | 708 E. Alta Way |
| 48 | 7281021010 | 112 - 122 Lime Avenue |

**Broadway Corridor Rezoning
Affected Parcels**

| No. | Parcel No. | Address |
|-----|------------|---|
| 49 | 7281021009 | 128 Lime Avenue |
| 50 | 7281021006 | 140 Lime Avenue |
| 51 | 7281021002 | 700 E. Broadway |
| 52 | 7281013013 | 705 E. Broadway |
| 53 | 7281013012 | 218 - 224 Lime Avenue |
| 54 | 7281013014 | No address found (parking lot) |
| 55 | 7281021004 | 730 E. Broadway |
| 56 | 7281013016 | 733 E. Broadway |
| 57 | 7281013015 | 731 E. Broadway |
| 58 | 7281013017 | 739 E. Broadway |
| 59 | 7281013018 | 743 - 745 E. Broadway |
| 60 | 7281021032 | 740 E. Broadway |
| 61 | 7281013025 | 803 - 805 E. Broadway |
| 62 | 7281013024 | 237 - 239 Alamos Avenue, 216 Olive Avenue |
| 63 | 7281013023 | 224 Olive Avenue |
| 64 | 7281021900 | No address found (parking lot) |
| 65 | 7281021033 | No address found (parking lot) |
| 66 | 7281021034 | No address found (parking lot) |
| 67 | 7281021008 | No address found (parking lot) |
| 68 | 7281021018 | 739 E. 1st Street, 101 Alamos Avenue |
| 69 | 7281021017 | 725 E. 1st Street |

Project Boundaries:

The project area (Broadway corridor) consists of all properties south of E. Maple Way (mid block between Broadway and 3rd Street) and north of E. Alta Way (mid block between 1st Street and Broadway) between Elm Avenue and Alamos Avenue, as well as all properties located south of E. Alta Way and north of 1st Street between Alamos Avenue and Broadway Court (mid block between Atlantic Avenue and Lime Avenue).

Proposed Zoning Code Amendment:

Additions in **bold**.

| TABLE 2 - Downtown Planned Development Area - Permitted Residential Density | | | | |
|---|--------------------------|---|---|---|
| Sub-Area | Lot Area of 0-4000 sf | Lot Area of 4001-7,500 sf | Lot Area of 7501-15,000 sf | Lot Area of 15,001 sf or larger |
| East Village Mixed Use | 1 unit | 1 unit per 1,400 sf (31 units/ acre) or 1 unit per 968 sf (45 units/acre)* | 1 unit per 1,200 sf (36 units/ acre) or 1 unit per 837 sf (52 units/acre)* | 1 unit per 900 sf (48 units/acre) or 1 unit per 625 sf (70 units/acre)* |

* Higher density allowed only for developments at least four stories in height. See attached "Height District" Map.

ORDINANCE NO. C-

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING AND RESTATING THE
DOWNTOWN PLANNED DEVELOPMENT DISTRICT (PD-30)

WHEREAS, on June 13, 2000, the Long Beach City Council adopted Ordinance No. C-7694 amending and restating the Downtown Planned Development District (PD-30); and

WHEREAS, Ordinance No. C-7694 was amended by Ordinance No. C-7719 adopted on November 28, 2000; and

WHEREAS, the Long Beach City Council adopted Ordinance No. C-7830 on October 22, 2002, Ordinance No. C-7884 on November 4, 2003, and Ordinance No. C-7950 on October 5, 2004, amending and restating the Downtown Planned Development District (PD-30);

WHEREAS, the Planning Commission, at its hearing on April 7, 2005, reviewed the proposed amendment and recommended the City Council adopt same; and

WHEREAS, the City Council, hereby finds that the proposed amendments to the Downtown Planned Development District (PD-30) will not adversely affect the character, livability or appropriate development of the surrounding properties and that the proposed amendments are consistent with the goals, objectives and provisions of the General Plan.

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

Section 1. The Downtown Planned Development District (PD-30) is hereby adopted and restated in its entirety as set forth in Exhibit "A", which exhibit is attached hereto and incorporated herein by this reference.

Sec. 2. The City Clerk shall certify to the passage of this ordinance by the City Council of the City of Long Beach and cause the same to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2005, by the following vote:

Ayes: Councilmembers:

Noes: **Councilmembers:**

Absent: **Councilmembers:**

City Clerk

Approved: _____

Mayor

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

MJM:KJM; 4/28/05 #05-01752
L:\APPS\CtyLaw32\WPDOCS\ID028\P004\00073550.WPD

DOWNTOWN PLANNED DEVELOPMENT DISTRICT (PD-30)

| TABLE OF CONTENTS | PAGE |
|---|-------------|
| Division I. Intent | 2 |
| Division II. Planning Districts | 3 |
| Division III. Commercial and Mixed Use Districts | 5 |
| Division IV. Residential Districts | 25 |
| Division V. Park District | 31 |
| Division VI. Institutional/Government District | 32 |
| Division VII. Public Improvement Requirements | 34 |
| Division VIII. General Development Standards | 35 |
| Division IX. Preservation of Historic Structures | 38 |
| Division X. East Village Live-Work Provisions | 40 |
| Division XI. Development Approval Process | 42 |
| List of Maps | |
| Map 1 Planned Sub-areas | 44 |
| Map 2 Required Setbacks, Areas Requiring Pedestrian-oriented Ground Floor Uses and Zero Setback Areas | 45 |
| Map 3 Maximum Building Height | 46 |
| Appendix A Downtown Street Tree Species | 47 |

Ordinance History: C-7694, 2000; C-7719, 2000; C-7830, 2002; C-7884, 2003, C-7950, 2004

Division I. Intent of the Downtown Planned Development Ordinance

The intent of this Planned Development Ordinance is to implement the following goals and objectives:

- Long Beach will build its downtown into a multi-purpose activity center of regional significance, offering a wide variety of activities which result in an environment that is attractive and exciting during both the daylight and evening hours.
- Planning efforts must focus on connecting the various "districts" of Downtown into a cohesive and functional whole which coordinates the activities of the downtown proper not only amongst themselves but in conjunction with the redevelopment of the downtown shoreline.
- Long Beach will support efforts aimed at preserving significant historic and cultural places and buildings. New buildings should respect and complement existing historic structures. The City supports the development of cultural and artistic offerings in the downtown.
- Quality design and materials are of paramount importance in the downtown. Architectural continuity within the downtown will be achieved through consistency in the quality of design, workmanship, and materials utilized.
- Long Beach accepts the population growth anticipated in the downtown and supports the development of more park/recreation open space, new quality residential units, added commercial/retail goods and services, and additional space for educational facilities required to support a growing downtown population.
- Long Beach will create safe, attractive and comfortable downtown streetscapes emphasizing a pedestrian focus and a quality physical environment. Long Beach will clearly define vehicular and pedestrian roles for each downtown street. Well-defined routes will create a clear linkage pattern between the various activity centers of the downtown and the downtown shoreline.
- The City intends to develop a public walkway and landscaping improvement plan for the Downtown. The future plan will address improvements such as landscaping, paving treatment and street furniture as well as funding methods.

In reviewing development proposals and land use issues, the City Council, Planning Commission, Redevelopment Agency Board and Site Plan Review Committee shall be directed by these goals and objectives.

Division II. Planning Districts

The Downtown planning area is divided into eight districts. These districts are illustrated by Map 1. The intent and general standards for each of these districts are as follows:

- **Park District**

This district has been developed as Cesar E. Chavez Park, a public park and will be dedicated in perpetuity as a public park. Development in the park is limited to park/community-related structures such as recreation and community buildings. Development should be consistent with the open character of the park. For specific standards, refer to Chapter 21.35 of the Long Beach Municipal Code (Park District).

- **Institutional and Government District**

This district contains major government buildings along with several churches and schools. Development in this district will vary based on the location of the site within the Downtown area. Lincoln Park is a public park within this district.

- **Downtown Core District**

This district is the center of Downtown. A mix of uses, including office, retail, entertainment and high density residential are encouraged. High-rise and mid-rise developments are permitted in this area.

- **Promenade District**

This district is intended to provide opportunities for a range of entertainment and visitor serving commercial uses. Due to the level of commercial and entertainment activity desired in this area, residential uses are prohibited in this district. The Promenade shall be preserved as an essential pedestrian link between Downtown's commercial districts and the Queensway Bay development.

- **Downtown Mixed Use District**

This district applies to those areas surrounding the Downtown Core area, and for major street corridors outside of the central core. This district permits a mix of commercial and residential uses at heights of up to 100'.

- **East Village Mixed Use District**

This district is intended to provide opportunities for the continued growth of the East Village Arts District through reuse of existing buildings and new development. As envisioned, this district will contain a mix of moderate density residential uses, active ground floor storefronts, live/work spaces and arts related uses.

- **West End Residential District**

This district applies to the residential area west of the Downtown core. This district is intended to provide moderate to high density housing opportunities for persons working in the Downtown area.

- **East Village Residential District**

New development in this residential district is limited to low to moderate densities, consistent with the character of the residential area in the vicinity of the Saint Anthony's campus.

Division III. Commercial and Mixed Use Districts

These standards apply to the Downtown Core Mixed Use District, Promenade District, East Village Mixed Use District and Downtown Mixed Use District.

A. Permitted Uses

1. Table of Permitted, Discretionary and Prohibited Uses

Table 1 on the following pages defines the uses permitted in the Mixed Use Districts, the Downtown Core District and the Promenade Commercial district. The table uses the following abbreviations:

- Y = Yes (permitted use).
- N = Not permitted.
- C = Conditional use permit required. For special conditions, refer to Chapter 21.52.
- A = Accessory use. For special development standards, refer to Chapter 21.51.
- AP= Administrative use permit required. For special conditions, refer to Chapter 21.52.
- T = Temporary use subject to provisions contained in Chapter 21.53.
- IP = Interim park use permit required. For special conditions, refer to Chapter 21.52.

2. Adult Entertainment

Any business considered an "adult entertainment business", as defined in Subsections 21.15.110A through 21.15.110K of the Long Beach Municipal Code, shall be regulated in the same manner as a similar non-adult entertainment business and shall be subject to the Special Development Standards, Section 21.45.110 (Adult Entertainment Businesses).

B. Residential Development In Commercial and Mixed Use Districts

Residential Development in the Mixed Use Districts shall comply with the densities and development standards established in Division IV (Residential Districts) of this document.

Downtown Planned Development District (PD-30)

| TABLE 1 - Uses in the Commercial and Mixed Use Districts | | | | | |
|---|--|---------------------------|-------------------------------|------------------------------------|--|
| | | Promenade District | Downtown Core District | Downtown Mixed Use District | East Village Mixed Use District |
| ALCOHOLIC BEVERAGE SALES: | Off-premise sales | C | C ^(a) | C ^(a) | C ^(a) |
| | On-premise sales | Y | Y | C ^(a) | C ^(a) |
| AUTOMOBILE (VEHICLE USES): | Auto Detailing (with hand held machines only) | AP ^(b) | AP ^(b) | AP ^(b) | AP ^(b) |
| | Car Wash | N | N | N | N |
| | Gasoline Sales | N | N | C | C |
| | General Auto Repair (body work, painting, etc.) | N | N | N | N |
| | Minor Auto Repair, Tune-Up & Lube, Smog Test | AP ^(b) | AP ^(b) | AP ^(b) | AP ^(b) |
| | Limousine Service (Does not include auto repair) | N | AP/A ^(c) | AP | AP |
| | Motorcycle/Jet Ski Sales & Repair | N | N | N | N |
| | Surface Parking Lot- principal use | AP ^(d) | AP ^(d) | AP | AP |
| | Parking Structure- principal use | N | AP | AP | AP |
| | Recreational Vehicle Storage | N | N | N | N |
| | Rental Agency (does not include repair) | N | AP/A ^(c) | AP | N |
| | Sales (outdoor) | N | N | N | N |
| | Sales (indoor showroom only) | N | Y | Y | AP |
| | Towing | N | N | A | A |
| | Vehicle Parts (with installation; Tire Store | N | N | N | N |
| | Vehicle parts (without installation) | N | AP | AP | AP |
| BILLBOARDS: | Mini-poster or Poster Board | N | N | N | N |

Downtown Planned Development District (PD-30)

| TABLE 1 - Uses in the Commercial and Mixed Use Districts | | | | | |
|---|--|---------------------------|-------------------------------|------------------------------------|--|
| | | Promenade District | Downtown Core District | Downtown Mixed Use District | East Village Mixed Use District |
| BUSINESS OFFICE SUPPORT: | Copy, Fax, Mail Box, or Supplies | Y | Y | Y | Y |
| | Equipment Sales, Rental, or Repair | N | Y | Y | Y |
| | Off-set Printing | N | AP | AP | AP |
| ENTERTAINMENT | Amusement Machines (4 or fewer) | A | A | A | A |
| | Dancing (accessory use) | Y | Y | Y | Y |
| | Hall Rental | Y | AP | AP | AP |
| | Banquet Room Rental (within a restaurant/hotel) | A | A | A | A |
| | Live or Movie Theater (w/100 seats or less) | Y | Y | Y | Y |
| | Movie Theater, IMAX, IWORKS or Live Theater (w/100 + seats) | Y | Y | C | C |
| | Private Club, Social Club, Night Club, Pool Hall (e) | Y | Y | C | C |
| | Restaurant with Entertainment (e) | Y | Y | Y | Y |
| | Arcade, Bowling Alley, Miniature Golf, Tennis Club, Skating Rink | C | C | C | C |
| | Computer Arcade | C | C | C | C |
| FINANCIAL SERVICES: | ATM (walk-up machine) | Y | Y | Y | Y |
| | Bank, Credit Union, Saving & Loan (without drive-thru window) | Y | Y | Y | Y |
| | Bank, Credit Union, Saving & Loan (with drive-thru window) | N | N | AP | AP |
| | Check Cashing | N | N | A ^(k) | A ^(k) |

Downtown Planned Development District (PD-30)

TABLE 1 - Uses in the Commercial and Mixed Use Districts

| | | Promenade District | Downtown Core District | Downtown Mixed Use District | East Village Mixed Use District |
|---------------------|--|--------------------|------------------------|-----------------------------|---------------------------------|
| | Escrow, Stocks & Bonds Broker | Y | Y | Y | Y |
| INSTITUTIONAL USES: | Church or Temple | N | C | C | C |
| | Convalescent Hospital or Home | N | N | C | C |
| | Crematorium | N | N | N | N |
| | Day Care or Pre-school | AP ^(f) | Y ^(f) | Y | Y |
| | Elementary or Secondary School | N | AP | AP | AP |
| | Industrial Arts Trade School or Rehabilitation Workshop | AP | AP | AP | AP |
| | Museum | Y | Y | Y | Y |
| | Mortuary | N | N | N | N |
| | Parsonage | N | A | A | A |
| | Professional School/ Business School | Y | Y | Y | Y |
| | Social Service Office with or without food distribution ⁽ⁱ⁾ | N | C | C | C |
| | Other Institutional Uses | AP | AP | AP | AP |
| PERSONAL SERVICES: | Basic Personal Services (barber/beauty shop, catering (w/o trucks), diet center, dog/cat grooming, dry cleaner, house cleaning service, locksmith, mailbox rental, nail/manicure shop, repair shop for small appliances or electronic equipment, bicycles, tailoring, shoe repair, tanning salon, travel agent, or veterinary clinic | Y | Y | Y | Y |
| | Fitness Center/Health Club, Dance/Karate Studio | Y | Y | Y | Y |

Downtown Planned Development District (PD-30)

TABLE 1 - Uses in the Commercial and Mixed Use Districts

| | | Promenade District | Downtown Core District | Downtown Mixed Use District | East Village Mixed Use District |
|--|--|--------------------|------------------------|-----------------------------|---------------------------------|
| | Fortune-Telling | C | C | C | C |
| | Gun Repair Shop | N | N | N | N |
| | Laundromat | N | N | AP | AP |
| | Laundry (commercial customers) | N | N | N | N |
| | Massage Establishment | N | N | N | N |
| | Massage Therapy | A | A | A | A |
| | Recycling Center | N | N | N | N |
| | Recycling Collection Center for cans & bottles (staff attended) | N | N | N | N |
| | Recycling Containers for cans & bottles (non-attended, see Sec. 21.45.265 | A | A | A | A |
| | Major Household Appliance Repair Shop (stove, refrigerator, upholstery, lawn mowers, etc.) | N | N | AP | AP |
| | Self-Storage | N | N | N | N |
| | Shoe-shine Stand (indoor/ outdoor) | A | A | A | A |
| | Tattoo Parlor | N | N | N | N |
| | Termite & Pest Control | N | N | N | N |

TABLE 1 - Uses in the Commercial and Mixed Use Districts

| | | Promenade District | Downtown Core District | Downtown Mixed Use District | East Village Mixed Use District |
|--|--|---------------------------|-------------------------------|------------------------------------|--|
| PROFESSIONAL SERVICES: | Accounting, Advertising, Architecture, Artist Studio, Bookkeeping, Business Headquarters, Chiropractors, Computer Programming, Consulting, Contracting, Dentistry, Engineering, Insurance, Law, Marketing, Medicine, Photography, Professional Care Providers (MFC, MFCC, MSW, Psychiatric Nurses), Psychiatry, Psychology, Real Estate, Tax Preparation or Visitor's Information Center | Y | Y | Y | Y |
| RESIDENTIAL USES: | Artist Studio with Residence (see Division X for incentives in the East Village Mixed Use District) | N ^(h) | AP | AP | Y |
| | Caretaker Residence | A | A | A | A |
| | Group Home (care of six or less) | N ^(h) | Y | Y | Y |
| | Bonus Density Senior and/or Handicapped Housing (see Sec. 21.52.233) | N | C | C | C |
| | Community Correctional Re-entry Facility | N | N | N | N |
| | Special Group Housing (fraternity, sorority, convalescent home, shelter, boardinghouse, dormitory, convent, monastery, residential care facility, etc.) | N | N | C | C |
| | Single-family or Multi-family Residential (see Division IV) | Y | Y | Y | Y |
| RESTAURANTS & READY-TO-EAT FOODS: | Restaurants & Ready to Eat Foods without drive-thru lanes | Y | Y | Y | Y |

Downtown Planned Development District (PD-30)

TABLE 1 - Uses in the Commercial and Mixed Use Districts

| | | Promenade District | Downtown Core District | Downtown Mixed Use District | East Village Mixed Use District |
|-------------------------------|--|-------------------------------|---------------------------------------|--|--|
| | Restaurants & Ready-to-Eat Foods with drive-thru lanes (see Sec 21.52.231) | N | N | N | N |
| | Outdoor Dining | A | A | A | A |
| | Vending Carts | AP | AP | AP | AP |
| RETAIL SALES: | Basic Retail Sales (except uses listed below) | Y | Y | Y | Y |
| | Building Supply or Hardware Store with lumber, drywall, or masonry (hardware stores w/o lumber drywall or masonry are considered "basic retail") | N | N | N | N |
| | Auxiliary Flower, Plant, Fruit, or Vegetable Sales (outdoor stand or nursery) | A | A | A | A |
| | Flower Stand or News Stand | Y(I) | Y(I) | Y(I) | Y(I) |
| | Gun Shop | N | N | N | N |
| | Itinerant Vendor | T | T | T | T |
| | Major Household Appliances (refrigerators/stoves/etc) | AP | Y | Y | Y |
| | Manufacture of Products Sold on Site | A | A | A | A |
| | Merchandise Mall, Indoor Swap Meet | N | N | N | N |
| | Outdoor Sales Events (flea mkts/ swap meet) | C | C | C | C |
| | Pawn Shops | N | N | N | N |
| | Thrift Store, Used Merchandise | N | N | C | C |
| | Vending Machines | A | A | A | A |
| TEMPORARY LODGING: | Bed & Breakfast Inn | AP | AP | AP | AP |

Downtown Planned Development District (PD-30)

| TABLE 1 - Uses in the Commercial and Mixed Use Districts | | | | | |
|---|---|---------------------------|-------------------------------|------------------------------------|--|
| | | Promenade District | Downtown Core District | Downtown Mixed Use District | East Village Mixed Use District |
| | Hotel/Motel (more than 90 rooms) | Y | Y | C | C |
| | Hotel/Motel (less than 90 rooms)/ and youth hostels | C | C | C | C |
| TEMPORARY USES: | Carnival, Event, Fair, Trade Show, etc. | T | T | T | T |
| | Construction Trailer | T | T | T | T |
| TRANSPORTATION AND COMMUNICATION FACILITIES: | Transportation Facilities (bus terminals, cab stands, heliports, helistops) | N | C | C | C |
| | Electrical distribution station | N | C | C | C |
| | Cellular and Personal Communication Service | | | | |
| | a. Freestanding monopole (see 21.52.110) | N | N | N | N |
| | b. Attached/roof mounted (see 21.45.115) | Y | Y | Y | Y |
| | | | | | |

Endnotes to Table 1

- (a) The following alcoholic beverage sales may be exempted from the conditional use permit requirement:
1. Restaurants with alcoholic beverage service only with meals. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. A sushi bar, where alcoholic beverages are served at the same bar where meals are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge without a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than 30 percent of gross sales consisting of alcoholic beverages shall lose its exemption and be required to obtain a conditional use permit to continue to sell alcohol.
 2. Department store or florist with accessory sale of alcoholic beverages.
 3. Grocery stores of 20,000 sq. ft. or greater with accessory sale of alcoholic beverages.
- (b) In the Promenade and Downtown Core District, auto detailing is permitted as an Administrative Use in parking structures only.

Downtown Planned Development District (PD-30)

- (c) In the Downtown Core District, limousine service and car rental agencies are permitted as accessory uses to a hotel. If such uses are not accessory to a hotel, an Administrative Use Permit is required.
- (d) Surface parking lots in the Promenade and Downtown Core District shall be limited to interim uses.
- (e) City Council hearing is required for new and transferred business licenses.
- (f) Permitted as an accessory use to an office building.
- (g) Massage therapy as a nonadult entertainment business shall be limited to an accessory use for a physician, chiropractor, health club, beauty salon, or hotel over one hundred (100) rooms.
- (h) Conversion of existing non-residential Historic Landmark buildings to residential use is permitted (see Division IX).
- (i) Requires special permit (see Section 21.45.135)
- (j) A social service office is defined as an office maintained and used as a place of business conducted by persons or entities engaged in offering on-site group counseling, treatment or recovery programs, but wherein no overnight care for patients or clients is given. For the purpose of this definition, "group" means three or more persons.
- (k) Permitted as an accessory use only to a grocery store of 10,000 square feet or greater
- (l) Permitted only as a Conditional Use within 600 feet of a police station, jail facility, or court facility.

C. Setbacks/Required Ground Floor, Pedestrian-oriented Uses

Map 2 "Downtown PD District - Building Setbacks" indicates the three types of street frontage within the Downtown Planned Development area. These three types of frontages are as follows:

- Frontages requiring a zero setback and ground floor, pedestrian-oriented uses. Along these street frontages new buildings must be constructed at the street property line(s) and the ground floor of new buildings must have pedestrian-oriented uses.
- Frontages with zero setbacks that are subject to development standards, but which do not require ground floor, pedestrian-oriented uses. Along these street frontages, new buildings must be constructed at the property line(s), subject to specific development standards.
- Frontages that require a ten foot or fifteen foot building setback. Along these frontages a landscaped setback is required between a new building and the street property line.

Development standards for each of the three types of street frontages follow.

1. Frontages requiring a zero setback and ground floor pedestrian-oriented uses

New development in these areas, as indicated on Map 2, must incorporate pedestrian-oriented uses on the first level. Pedestrian-oriented uses are defined as follows:

- Restaurants & ready-to-eat foods
- Retail sales
- Personal service uses
- Bars/Cocktail lounges
- Lobbies of: hotels, office buildings, residential developments, movie/live theaters, or of any other entertainment uses
- Public plazas and outdoor dining areas.

Development standards for frontages with zero setbacks and pedestrian oriented uses are:

- a. **Required Pedestrian-oriented Uses.**
Pedestrian-oriented uses shall occupy at least 60% of the ground floor building frontage on streets where active pedestrian uses are required.
- b. **Required Zero Building setback.**

At least 60% of the ground floor building frontage shall be constructed with a zero setback on streets where pedestrian-oriented uses are required. Arcades and colonnades built with a zero setback can be used to satisfy this requirement.

If the remaining portion of the ground floor of a building is setback, it shall not be more than 20' in length nor setback more than 12' from the property line.

- c. Arcades and Colonnades.
The clear width of the walkway between the columns and the building wall shall be a minimum of 8 feet.
- d. Display/Clear Window Requirement.
Clear, non-reflective display windows/doors shall comprise at least 60% of the ground floor street facade of pedestrian-oriented uses. The maximum height of the bottom sill of required display windows shall not exceed 30" above the adjacent sidewalk. The minimum head height for storefronts and windows at the ground floor should be 80 inches above the adjacent sidewalk.



e. **First Floor Elevation.**

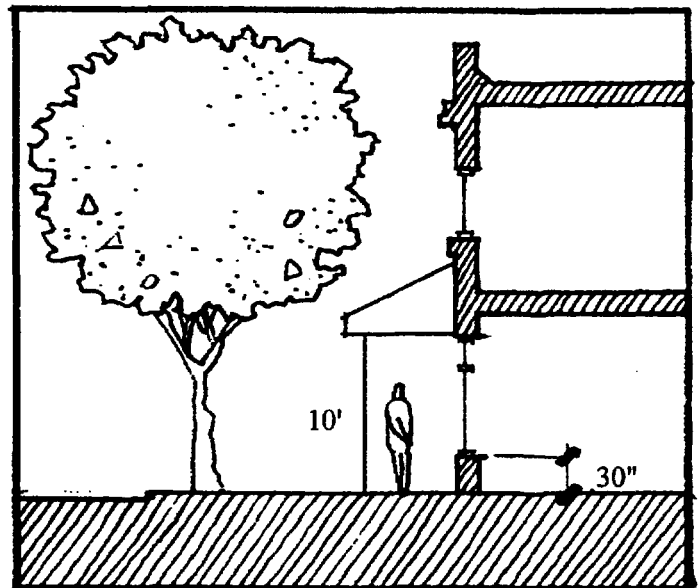
The first level of buildings which require ground floor pedestrian-oriented uses shall have a floor elevation which approximates the elevation of the adjacent sidewalk.

f. **Vehicular Driveway Access.**

Vehicular driveway access is prohibited along frontages which require pedestrian-oriented uses. Access shall be taken via the alleys serving the site or, on corner lots, the street frontage which does not require active ground floor uses. This requirement may be waived through the Site Plan Review process if necessary (see Division XI).

g. **Awnings and Canopies.**

Encroachments such as awnings, canopies and marquees are encouraged. The minimum vertical clearance between the ground or street level and the encroachment should be 10 feet. Horizontal dimensions should relate to the bays of the building facade. The awning/canopy may encroach over the public sidewalk provided at least two feet of clearance is maintained from the street curbline. For awnings and canopies, the materials, shape, rigidity, reflectance, color, lighting, and signage, should relate to the architectural design of the building.



h. **Entrances Facing the Street.**

Entrances to uses on ground and upper floors must open onto the public right-of-way. Entrance doors should be setback at least three feet from the property line.

2. Frontages with required zero building setback subject to standards

These frontages require a zero setback subject to the design guidelines listed below. The purpose of these standards is to provide an urban downtown environment with the best possible streetscape for pedestrians. One of the primary purposes of the standards is to avoid the construction of large expanses of blank wall adjacent to sidewalks and street frontages. The development standards for these frontages are as follows:

a. Required Zero Building setback.

At least 60% of the ground floor building frontage shall be constructed with a zero setback. Arcades and colonnades built with a zero setback can be used to satisfy this requirement.

If the remaining portion of the ground floor of a building is setback, it shall not be more than 20' in length nor setback more than 12' from the property line.

b. Arcades and colonnades.

The clear width of the walkway between the columns and the building wall shall be a minimum of eight feet.

c. Building Base.

The base of the building (the first 2'- 5' above the sidewalk) should be differentiated from the rest of the building facade with treatments such as change in material and/or color, mouldings, or built planters.

d. Building Bays.

The maximum width of a bay of blank wall, without a feature in relief or protrusion of at least 6 inches, should not be more than 25 feet. Pilasters, mouldings recessed wall panels or display features should be used to create visual bays on the street level building wall.

e. Windows.

Walls on each building at the street should have glazed opening at least every 40 feet. The plane of window glass relative to a primary building wall plane should be separate by at least 6 inches, and the sills should not be higher than four feet above the sidewalk.

f. Awnings, Canopies and Marquees.

Awnings, canopies and marquees are encouraged. The minimum vertical clearance between the ground or street level and the encroachment should be 10 feet; horizontal dimensions should relate to the bays of the building facade. The awning/canopy may encroach over the public sidewalk provided at least two feet of clearance is provided from the street curbline. For awnings and canopies, the materials, shape, rigidity, reflectance, color, lighting, and signage, should relate to the architectural design of the building.

g. Entrances Facing the Street.

Entrances to uses on ground and upper floors should open onto a public right-of-way. Entrance doors should be setback at least 3 feet from the property line.

h. Landscaping.

Landscaping at the building wall is permitted, provided the planter is part of the building facade and the earth level for planting is at a level of at least one foot above sidewalk level. Recesses, bases and projections can be employed if the setback for landscaping is not more than 5 feet.

3. Frontages with Required Ten or Fifteen foot Building Setbacks

Map 2 establishes street frontages where either a 10' or 15' building setback is required for new buildings. No structures, including subterranean and semi-subterranean parking garages, may be constructed in the required setbacks except for those projections described below:

a. For the following street frontages,

- Pacific Avenue from 3rd Street to 7th Street,
- Broadway from Golden Avenue to Pacific Avenue, &
- 3rd Street from Golden Avenue to Pacific Avenue:

- 1) Surface parking lots may be built within the setback provided a continuous 6' wide landscaped area is maintained between the parking lot and the street property line.
- 2) Treatment of the ground plane within the setback may be either planting or hardscape.
- 3) New buildings are to be built at the required setback line along at least 60 percent of the building facade.

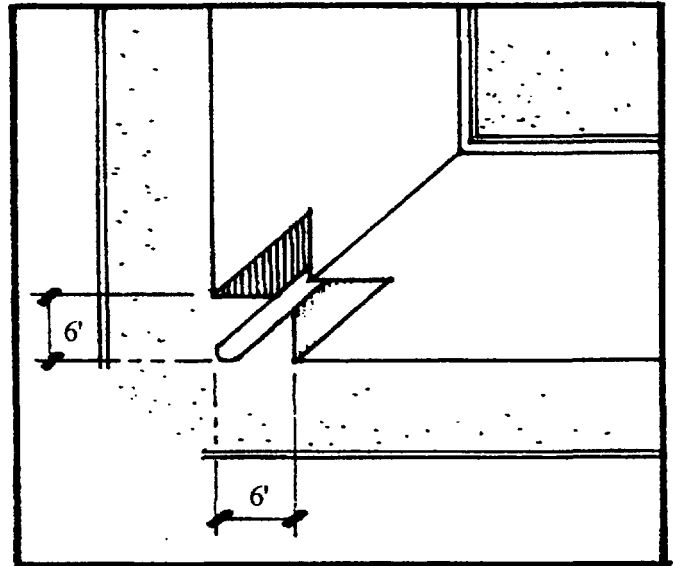
- 4) Projections are permitted into the required setbacks in accordance with those permitted in the Commercial Zoning Districts (see Section 21.32.220 C)
- b. For all other street frontages:
 - 1) Surface parking lots may be built within the setback provided a continuous 6' wide landscaped area is maintained between the parking lot and the street property line.
 - 2) Treatment of the ground plane within the setback must be landscaped with planting.
 - 3) Projections are permitted into the required setbacks in accordance with those permitted in the Commercial Zoning Districts (see Section 21.32.220 C).

The setback requirement may be waived through the Site Plan Review process if the project design meets the intent of the development standards listed in Division XI.

4. **Interior setbacks (for high-rise buildings, see section M of this Division for additional requirements)**
 - a. Setbacks from an alley - 10 feet from alley centerline
 - b. Setbacks from an interior property line
 - c. Commercial buildings - 0'
 - d. Residential buildings - 5'

5. Corner cut-off

At corners of properties at street intersections, intersections of streets and alleys and at intersections of driveways and property lines, new construction shall not be permitted in such a manner that it significantly impedes visibility between heights of 2 feet and 7 feet above the ground in a corner cut-off of at least 6 feet by 6 feet. One vertical support element such as a column is permitted in the corner area, if the cross-section of the element fits within a circle with a diameter of 18 inches. This requirement may be waived through the Site Plan Review process if the Director of Public Works finds that the cut-off is not necessary for traffic safety.



D. Promenade Development Standards

These standards apply to the portion of the Promenade between Ocean Boulevard and 3rd Street.

1. Promenade development objectives

These objectives are intended to serve as the guide for the establishment of a master plan for development and use of The Promenade and the adjacent properties.

- a. Uses along the Promenade should create a high quality, attractive pedestrian environment. Business and commercial activities should add charm, excitement, vitality and diversity. Private and public uses along the promenade should generate day and night activity that is oriented to the pedestrian. These activities may include outdoor dining, retail sales, public markets, arts and crafts, shows and other similar uses.
- b. The predominant role of the Promenade is as a pedestrian mall. Automobile traffic for the general public is not permitted; vehicular traffic for emergency vehicles is provided on the Promenade.

- c. The form of the built environment and the public spaces created should enhance the character of the pedestrian environment of the Promenade. Buildings should incorporate human-scale design ideas and should establish edges that help to define usable public spaces.
- d. The Promenade should provide a strong physical link between the downtown commercial districts and Queensway Bay. Consistent streetscape treatments should be used in both areas, including paving, lighting, banners and street signs.
- e. Private development should be allowed to use part of the public right-of-way of the Promenade. However, such development shall not occur until after a master plan for development of the Promenade is approved by the Redevelopment Agency, Planning Commission and City Council. The portion of the development projected into the right-of-way shall be low-scale (2 stories) and balanced with the addition of new public spaces (such as providing a public pedestrian linkage from The Promenade to Pine Avenue or new plazas) in order to retain the pedestrian atmosphere which makes The Promenade a unique place.

2. Promenade development standards

Development along The Promenade shall adhere to the following standards:

- a. Development along The Promenade shall occur in accordance with a Master Plan. The Promenade Master Plan shall be approved by the Redevelopment Agency, Planning Commission and City Council.
- b. The existing right-of-way of the Promenade is 80 feet. Proposals for development along the Promenade that include encroachment into the right-of-way must be consistent with The Promenade Master Plan and the development objectives of The Promenade.
- c. Access for trams and for emergency vehicles shall be a minimum of twenty (20) feet in width, centered on the centerline of The Promenade. No development shall be permitted within this twenty (20) feet right-of-way.
- d. The projection into the existing right-of-way shall be limited to a maximum of thirty (30) feet (either from one side or both sides) into the eight (8) feet total right-of-way width, if and only if the following are met:
 - There is a minimum of fifty (50) feet of continuous right-of-way width at all points along The Promenade; and

- There is additional public plaza to be created to balance the projection. Such encroachment may be a maximum of two (2) stories and not more than thirty-five (35') feet in height to the top of the roof.
- e. Development along The Promenade shall conform to the development standards in Division III. C.1. (Frontages with zero setbacks with required active pedestrian-oriented uses).
- f. The landscaping within the Promenade right-of-way, including the four rows of trees, can be altered only after an alternative streetscape plan is reviewed by the Joint Review Authority (the Redevelopment Agency and Planning Commission), and approved according to the process in Division XI Development Approval Procedures.

E. Maximum Building Height.

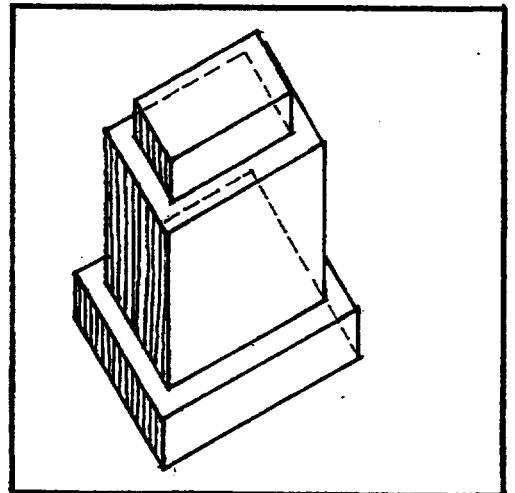
Map 3 establishes the maximum permitted building height in both feet and stories. Elevator and mechanical equipment penthouses shall not be included in the measurement of building height. Additionally, the following roof-mounted structures may exceed the permitted building height by up to ten feet:

- Flagpoles
- solar collectors
- patio covers and other roof-top recreational amenities

F. High-rise Development Standards.

These standards apply to all high-rise development in the Downtown Planned Development District. For the purposes of this section, high-rise development is defined as buildings with a height of 100' or more.

1. Each building must have a clearly defined base, middle, and top. The base should include the first two to three floors and should relate to the pedestrian environment at street level.
2. The minimum floor to ceiling height for a residential development shall be 9' (this height may be reduced in kitchen, bathroom and closet areas).
3. Where a roof top is to be used for residential common open space, the roof top shall incorporate recreational uses, landscaping and decorative paving materials.



4. On-grade and above-grade parking garages shall be screened in accordance with the Design Standards in Division VIII.

G. Lot Size.

The minimum lot size for any new subdivision of existing parcels shall be 10,000 square feet.

H. Required Screening

1. **Rooftop equipment.**

Mechanical equipment on rooftops shall be screened from public view by solid screening devices at least as high as the equipment being screened. In the Promenade District, Downtown Core Mixed Use District and the Downtown Mixed Use District, such equipment shall also be screened from view from higher buildings to the satisfaction of the Director of Planning and Building.

2. **Utility meters and Site Equipment.**

Utility meters and site equipment shall be screened from view from public rights-of-way.

3. **Trash Receptacles.**

Trash areas shall be screened from public view on all sides (see sec. 21.46.080 Accessory Structures for additional requirements). New construction requiring Site Plan review or a Conditional Use Permit shall be required to submit a trash pick-up and trash area maintenance schedule.

4. **Loading Areas**

Product loading and service areas shall be fully screened from view from a public right-of-way.

I. Signs.

1. **Permitted signs/Development Standards.**

All signs shall comply with the requirements of Chapter 21.44 (Signs). For properties along Pine Avenue, between Ocean Boulevards and 7th Street, signs must comply with Redevelopment Agency, Pine Avenue Sign Design Guidelines.

2. Prohibited signs.

Pole signs and freestanding signs (with the exception of monument signs with a height of 6 feet or less) are prohibited along frontages where zero setback and ground floor uses are required (see Map No. 2). In areas where monument signs are limited to 6' in height, the permitted height may be increased through the Site Plan Review process.

J. Landscaping Requirements.

The landscaping requirements of Chapter 21.42 shall apply to all new development. All new developments shall be required to provide street trees in the abutting parkway/sidewalk areas. The suggested species of street trees are specified in Appendix A. Alternative species may be approved by the Director of Planning and Building. The determination of the Director of Planning and Building may be appealed to the City Planning Commission.

K. Parking and Loading Requirements.

1. Required Parking and Loading.

Parking and loading shall be provided in accordance with the Chapter 21.41 of the Zoning Regulations. This section includes provisions for the reduction in the required number of spaces through participation in the Downtown Parking Management Program.

2. Downtown Parking Management Program.

Required parking may be provided through participation in the Downtown Parking Management Program (DPMP). The determination of the number of parking spaces required by the DPMP shall be either the number of spaces required by the Zoning Regulations (after deducting the non-conforming parking rights of the building/lease space) or the number of parking spaces required by the ratios established in the DPMP, whichever is smaller.

3. Parking Reduction - Historic Landmarks (see Division IX)

4. Parking Exemption - Outdoor Dining.

No additional parking is required for outdoor dining in the PD-30 area.

5. Parking Exemption – Conversion to Restaurants/Ready-to-Serve Uses in the East Village Mixed Use District.

In the East Village Mixed Use District restaurants and ready-to-eat food uses that are converted from a previous non-residential use shall not require additional parking.

DIVISION IV. RESIDENTIAL DISTRICTS

A. Permitted Uses

1. Residential Uses.

In addition to residential development, those uses permitted in the R-4-N district shall be permitted. Those uses which are permitted subject to an Administrative Use Permit or Conditional Use Permit shall be subject to the same processes.

2. Commercial uses at arterial intersections.

Sites located at the intersection of arterial streets (the intersections of Magnolia Avenue and 3rd, 6th and 7th Streets) shall permit the commercial uses of the CNP (Neighborhood Commercial, Pedestrian-oriented) zoning district.

3. Reuse of Historic Landmarks (see Division IX).

B. Permitted Density

Permitted density is based on lot size (except in the Downtown Core Area, where the height of proposed buildings may also effect the density permitted). Tables 2 and 3 establish the permitted densities in each sub-area. In calculating the number of units permitted on a site, the following shall apply:

1. Net Lot Area.

All densities are calculated on the basis of net lot area (existing lot size minus any required dedications for public right-of-way improvements).

2. Fractional Densities.

Fractional densities shall not be counted in determining the number of units allowed on the site.

3. Exceptions.

The following uses shall not be subject to the maximum densities set forth by Tables 2 and 3:

- a. **Conversion of non-residential Historic Landmark Buildings.**
Through the Conditional Use Permit process, non-residential Historic Landmark buildings can be converted to residential uses. See Division IX.

Downtown Planned Development District (PD-30)

- b. Conversions of non-residential buildings to live/work spaces in the East Village Mixed Use District and East Village Residential District (see Division X).

| TABLE 2 - Downtown Planned Development Area - Permitted Residential Density | | | | |
|--|-----------------------|-------------------------------------|---|---|
| Sub-Area | Lot Area of 0-4000 sf | Lot Area of 4001-7,500 sf | Lot Area of 7501-15,000 sf | Lot Area of 15,001 sf or larger |
| Promenade (6 stories or less) | 1 unit | 1 unit per 1,400 sf (31 units/acre) | 1 unit per 800 sf (54 units/acre) | 1 unit per 453 sf (96 units/acre) |
| East Village Residential | 1 unit | 1 unit per 1,400 sf (31 units/acre) | 1 unit per 1,400 sf (31 units/acre) | 1 unit per 1,000 sf (43 units/acre) |
| East Village Mixed Use | 1 unit | 1 unit per 1,400 sf (31 units/acre) | 1 unit per 1,200 sf (36 units/acre) or 1 unit per 800 sf (54 units/acre)* | 1 unit per 900 sf (48 units/acre) or 1 unit per 580 sf (75 units/acre)* |
| West End Residential and Downtown Mixed Use | 1 unit | 1 unit per 1,400 sf (31 units/acre) | 1 unit per 1,000 sf (43 units/acre) | 1 units per 800 sf (54 units/acre) |
| Downtown Core (6 stories or less) | 1 unit | 1 unit per 1,400 sf (31 units/acre) | 1 unit per 800 sf (54 units/acre) | 1 unit per 453 sf (96 units/acre) |

* Higher density allowed only for developments at least four stories in height. See attached "Height District" Map.

| TABLE 3 - Downtown Core Sub-Area - Permitted Residential Density | | | |
|---|----------------------------------|------------------------------------|--|
| | Buildings with 6 stories or less | Buildings of 7 stories to 150' | Buildings over 150' in height |
| Downtown Core Sub-area | See Table 2 | 1 unit/315 sf (138 units/acre) | no maximum* see High Rise Development Standards in Division III. |
| Promenade Subarea | See Table 2 | 1 unit per 315 sf (138 units/acre) | Not applicable |

C. Maximum Building Height.

Map Number 2 establishes the maximum permitted building heights in both feet and stories. No structures can exceed these limits except for the following:

- Elevator and mechanical equipment penthouses
- Additionally, the following structures may exceed the permitted building height by up to ten feet:
 - Flagpoles
 - solar collectors
 - patio cover and roof-top recreational amenities

D. Setbacks

1. Street setbacks.

Map Number 2 establishes areas where either a 10' or 15' building setback is required. No structures may be constructed in these setbacks except for those described in the "Permitted projections into required setbacks/setback averaging" section below.

Semi-subterranean and subterranean parking garages must comply with the required building setbacks.

2. Interior setbacks

- a. Setbacks from an alley - 15 feet from alley centerline
- b. Setbacks from an interior property line - 5'

3. Permitted projections into required setbacks/setback averaging.

- a. Permitted Projections. The projections permitted into the required setbacks shall be those permitted in the R-4-N Zoning Districts (see section 21.32.220 C).
- b. Setback Averaging. For those areas where either a 10' or 15' minimum setback is required, portions of the building may project up to 5' into the setback provided an average setback of 10' (in areas requiring a 10' minimum setback) or 15' (in areas requiring a 15' minimum setback) is maintained.

4. Fence/wall Locations

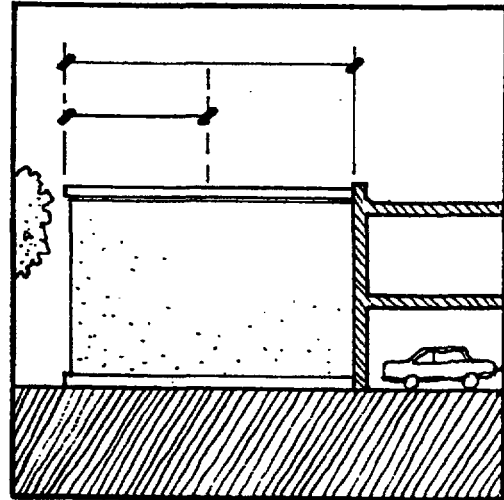
Fences and garden walls are not permitted within required street setbacks except for wrought iron/tube steel fences which may be permitted through the Site Plan Review process.

5. Corner cut-off

At corners of properties at street intersections, intersections of streets and alleys and at intersections of driveways and property lines, new construction shall not be permitted in such a manner that it significantly impedes visibility between heights of 2 feet and 7 feet above the ground in a corner cut-off of at least 6 feet by 6 feet (measured from the intersection of the property lines or the intersection of a driveway and a property line). One vertical support element such as a column is permitted in the corner area, if the cross-section of the element fits within a circle with a diameter of 18 inches. This requirement may be waived through the Site Plan Review process if the Director of Public Works finds that the cut-off is not necessary for traffic safety.

E. Location of On-Grade Parking Garages

On-grade garages must be screened on street sides by residential units, the building entrance lobby or other portions of the building. The screening requirement may be waived through the Site Plan Review process if the garage wall is architecturally integrated into the design of the upper floors and/or raised landscaped planting is provided which visually reduces the height of the garage.



F. Dwelling Unit size.

The minimum unit size for any dwelling unit shall be 450 square feet. The average unit size in each residential development shall be a minimum 900 square feet. Not more than 15% of the total units within a project may be zero bedroom studio apartments.

The Planning Commission may reduce the minimum unit size requirement for development of restricted senior housing or other special group residences.

G. Lot Size

The minimum lot size for any new subdivision shall be 10,000 sq. ft.

H. Privacy Standards.

Table 4 establishes the privacy requirements for residential development. The primary room window is defined as the largest window in the living room or combined living/dining room. The measurements shall be taken on a "line-of-sight" basis. Where there is determined to be no line-of-sight, the distance requirements shall not apply.

| TABLE 4 - Residential Privacy Standards | | | | |
|--|-------------------------------|----------------------------|------------------------------------|--|
| | Primary window of other units | Public corridor or walkway | Front or side street property line | Interior side/rear property line or blank wall |
| Required distance from primary room window to: | 40 feet | 8 feet | 10 feet | 15 feet |

I. Residential Amenities.

Residential developments consisting of 20 or more units shall provide a common recreation/meeting room or rooms. Additionally, developments consisting of 20 units or more shall provide storage cabinets or storage rooms and/or bicycle storage areas to the satisfaction of the Director of Planning and Building.

J. Open Space.

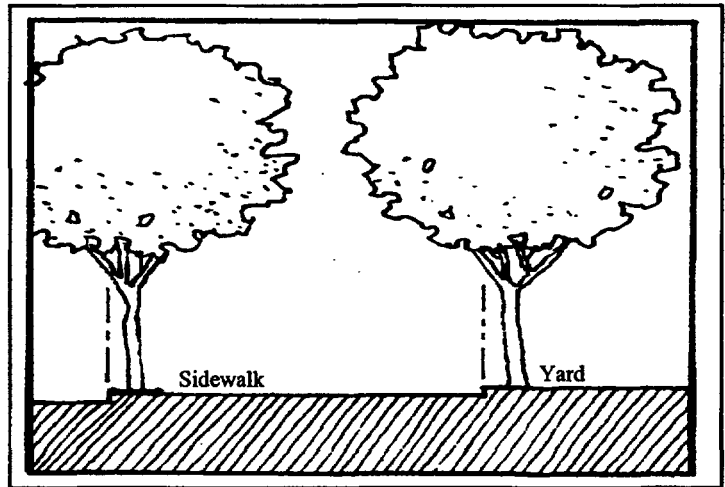
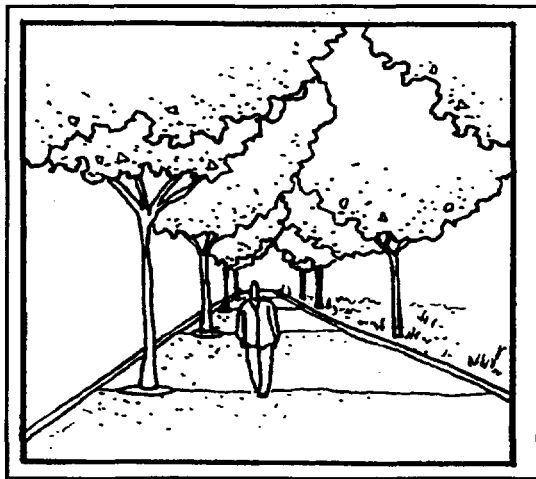
A minimum of 150 square feet of usable open space per residential unit shall be provided. Of this 150 square feet, 50% shall be provided as private open space and 50% shall be provided as common open space. The design of the open space shall comply with the open space requirements of the R-4-N district (Section 21.31.230 of the Zoning Regulations). Common open space may include, but is not limited to: rooftop decks, exercise rooms, court game areas, tot lots and swimming pools and spas.

K. Landscaping Standards.

The landscaping requirements of Chapter 21.42 shall apply to all new development. All new developments shall be required to provide street trees in the abutting parkway/sidewalk areas. The suggested species of street trees are listed in Appendix A. Alternative species may be approved by the Director of Planning and Building. The determination of the Director of Planning and Building may be appealed to the City Planning Commission.

Special Standards - 4th and 5th Streets.

These streets provide the east/west pedestrian linkages from the East Village and West End neighborhoods. To emphasize these linkages, the landscape treatment along these streets shall incorporate a double rows of trees consisting of street trees planted in the public right-of-way and trees planted in the adjacent yard setback (2 feet from the property line) as illustrated below. The trees planted in the yard setback shall be in the same species as the street trees and planted in such a manner as to provide a continuous canopy.



L. Required Screening.

1. Rooftop equipment. All mechanical equipment on rooftops shall be screened from public view by solid screening devices at least as high as the equipment being screened.
2. Utility meters. All utility meters shall be fully screened from view from public rights-of-way.
3. Trash Receptacles. All trash areas shall be screened from public view on all sides. See Section 21.46.080 (Accessory Structures) for additional requirements.

M. Parking Requirements.

The parking requirements of Chapter 21.41 of the Zoning Regulations shall apply, except that tandem parking shall be permitted for residential uses subject to the following:

1. Tandem parking may only be used for projects consisting of 20 units or more.
2. Tandem parking may only be used to satisfy the parking requirements for 1-bedroom units (in lieu of providing 1.5 spaces per unit).

Division V. Park District

This district applies to the public park on the west side of Golden Avenue. Should it be possible in the future to acquire additional parkland in the Downtown, this Division will be amended to incorporate these additional areas.

A. Permitted Uses/Development Standards.

All new uses and development shall comply with the provisions of Chapter 21.35 (Park District)

B. Parking Requirements

The number of parking spaces required shall comply with the provisions of Chapter 21.41 (off-street parking requirements). The required parking for the park shall consist of those parking spaces provided on-site as well as those curbside parking spaces on either side of the streets adjacent to the park.

C. Master Plan Required.

Prior to the commencement of construction, a Master Site Plan shall be submitted for the review and approval of the Planning Commission.

Division VI. Institutional/Government District

A. Permitted Uses.

The uses permitted in the Institutional/Governmental District shall comply with the provisions of Chapter 21.34 (Institutional District) of the Zoning Regulations.

B. Maximum Building Height.

Map number 3 establishes the maximum permitted building height in both feet and stories. No structures can exceed these limits except for the following:

- elevator and mechanical equipment penthouses

Additionally, the following structures may exceed the permitted building height by up to ten feet:

- flagpoles
- solar collectors
- patio cover and roof-top recreational amenities

C. Setbacks/Street Frontage Treatment

1. **Street Setbacks.** Map Number 2 indicates the three types of street frontages within the Downtown Planned Development area. The requirements for these types of frontages are described in Division III (Commercial and Mixed-Use Districts), Section C.
2. **Interior Setbacks**

Setback from an interior property line - 5'

Setback from an interior property line abutting an alley - 10' from alley centerline.

D. High-rise Development (buildings with a height of 100' or more) Performance Standards

High-rise development in this district shall comply with the High-rise standards in Division III. of this document.

E. Lot Size

The minimum lot size for any new subdivision of existing parcels shall be a minimum of 10,000 square feet.

F. Required Screening

1. Rooftop equipment.

All mechanical equipment on rooftops shall be screened from public view by solid screening devices at least as high as the equipment being screened.

2. Utility meters and Site Equipment.

All utility meters and site equipment shall be fully screened from view from a public right-of-way.

3. Trash Receptacles.

All trash areas shall be screened from public view on all sides. See Section 21.46.080 (Trash Receptacles) for additional requirements.

4. Loading Areas

Product loading and service areas shall be fully screened from view from a public right-of-way.

G. Signs.

Signs shall comply with the requirements of Chapter 21.44 (Signs).

Prohibited signs - Pole signs and freestanding signs (except monument signs less than six feet in height) shall be prohibited in areas where zero setbacks are permitted. Monument signs in excess of 6' can be permitted through the Site Plan Review process.

H. Landscaping Requirements.

The landscaping requirements of Chapter 21.42 shall apply to all new development. All new developments shall be required to provide street trees in the abutting parkway/sidewalk areas. The suggested species of street trees are listed in Appendix A, alternative species can be approved through the Site Plan Review Process.

I. Parking Requirements.

The parking requirements of Chapter 21.41 of the Zoning Regulations shall apply.

Division VII. Public Improvement Requirements

A. Off-site Improvements.

Developers shall comply with the requirements of Chapter 21.47 (Dedication, Reservation and Improvement of Public Rights-of-way). These improvements include repair of off-site infrastructure including curbs, sidewalks and driveways; the installation of street trees and planting of parkway strips; and in some cases, dedications to widen adjacent substandard alleys and streets.

B. Pedestrian Linkage Requirements - Fourth and Fifth Streets

Specific landscaping requirements apply to the properties fronting of Fourth and Fifth Streets. Division IV, Section K illustrates the required parkway and on-site landscaping treatment along these streets.

C. Public Art.

In the Downtown Redevelopment Project Area, projects must comply with the Percent for Public Art Program. This program requires that developers expend a minimum of one percent (1%) of the total development costs on the Art in Public Places Program. Additional information regarding this program can be obtained from the Redevelopment Agency.

Division VIII. General Development Standards

A. Intent

The development standards set forth in this Division are general and apply to all buildings in the PD-30 area including both new construction and renovation projects. These standards are intended to guide all private and public parties involved in design and development to achieve the highest quality of built environment in greater downtown Long Beach. The buildings, streetscape and landscape of the downtown should enhance the stature of Long Beach as a city of international significance.

B. Building Siting & Public Art

1. Buildings should be sited to help define street space and public open spaces, in order that streets and public spaces are as active and safe as possible.
2. When public spaces are part of a development, they should be accessible and visible from a public street.
3. Siting of buildings should allow and encourage public access that is active and safe along public rights-of-way and on the development site.
4. Primary building entrances should face public streets.
5. Art work provided through the Percent for Public Art Program (Division VII, Section C. Public Art) should be visible from public streets and/or public open spaces.
6. Acceptable forms of public art may include aspects of streetscape design, in accordance with the City's public art program.

C. Building Servicing and Equipment

1. Servicing of new and renovated buildings, including garbage and deliveries, should occur on mid-block alleys whenever possible, not along street frontages. Developments occupying entire blocks may eliminate mid-block alleys only if an alternative and equivalent means of mid-block servicing is provided.

2. Servicing of new and renovated buildings, including trucks, loading docks and loading operations, should be minimally visible and audible from public streets. Roll down doors, screening, enclosures and other devices, in addition to an operational program, should be employed to minimize visibility and audibility of building servicing.
3. Mechanical, plumbing, sprinkler and electrical equipment for new and renovated buildings should be minimally visible on roofs or at ground level from public streets and from public spaces.

D. Building Design

1. Buildings should be designed to reflect the proportions and measurements of people, should have human scale, especially on the ground level.
2. Building exterior design should incorporate three dimensional elements to articulate facades and mass, to create plays of light and shadow, and to add interest to the building appearance.
3. Public streetscape should be enhanced through exterior building design; building and landscape elements of developments should address frontages of public streets.
4. Where possible, building exteriors along public streets should include active pedestrian uses, entrances, arcades and colonnades; where not possible, building exteriors along public streets should include landscaping and other pedestrian level building treatments.
5. Exterior materials of buildings should be high quality, durability and permanence. Exterior high quality masonry materials are encouraged, such as stone, brick and terra cotta for non-residential developments.

E. Residential Development

1. Residential development should provide the highest quality living environments, including usable open spaces, substantial storage space, natural light and ventilation, and provisions to ensure safety for residents.
2. Dwellings should have windows and openings which allow views to open spaces and public ways, and which provide the best natural light and ventilation for living.
3. Multi-family residential development should provide adequate and dedicated bicycle parking/storage areas.

F. Development With and Adjacent To Historic Buildings

1. Existing historic buildings are important visual and cultural resources for downtown Long Beach. Buildings that are determined to be historic should be used as references for the design of adjacent new buildings in form, materials and quality.
2. New buildings should be designed in relation to adjacent historic buildings, including elements such as siting, setbacks, entrances, form, height, materials, colors, fenestration, facade and roof elements.

G. Parking Structures

1. Where possible, the ground level of parking structures along public streets should include active pedestrian uses, entrances, arcades and colonnades; where not possible, the ground level of facades along public streets should include landscaping and other pedestrian level building treatments.
2. Parking structures which serve primarily a building or a group of buildings in a development should be compatible in architectural treatment with the architecture of the served building(s).
3. Ramps, cars and sources of artificial lighting in parking structures should be minimally visible from public streets and open spaces.

Division IX. Preservation of Historic Structures

A. Landmark Buildings.

The Downtown area contains a number of buildings which have been designated as City Historic Landmarks. A complete list of designated landmark buildings can be found in Chapter 16.52 of the Long Beach Municipal Code. [Note: Updated information on landmark status of buildings can be obtained from the Historic Preservation Officer.]

B. Alterations to Landmark Buildings

Exterior Alterations - Applications for exterior changes to designated historic landmarks must obtain a Certificate of Appropriateness from the Cultural Heritage Commission. Exterior changes subject to Cultural Heritage Review include:

1. Additions
2. Remodeling (exterior only)
3. Relocations
4. Demolitions
5. Exterior painting or other re-surfacing
6. Exterior signs
7. Window alterations
8. Awnings

Interior alterations -Interiors may be subject to Certificate of Appropriateness review if they are publicly accessible and architecturally significant. If the interior was an element of the designation, it will appear in the designation ordinance for the building.

C. Re-use of Landmark Buildings - Incentives

1. Commercial Uses

Waiver of Parking for Ground Floor Uses.

The ground floor of existing landmark buildings may be converted to restaurant, retail or entertainment use without providing additional parking.

2. Conversion to Residential Use - Waiver of Density Standards.

The Planning Commission may waive all density limits through a Conditional Use Permit provided new construction is not included in the area where density is waived and the use provides traditional residential units and not single-room occupancy hotel rooms.

3. Conversion of a Residential use to a Commercial Use

A residential landmark building located in the West End Residential District or the East Village Residential District may be converted to a commercial use through the Administrative Use Permit process.

4. State Historical Building Code

A state code exists for the rehabilitation of designated historic buildings with regard to building code issues. The intent of the State Historical Building Code is to permit flexibility in meeting the safety intentions of the code while retaining the existing archaic materials and designs inherent in historic buildings. The rehabilitation of historic buildings is facilitated by allowing code decisions based on performance standards, rather than prescriptive code standards, and is subject to the discretion of the building and fire officials.

Division X. East Village Live-Work Provisions

Intent. Home occupation businesses are currently permitted City-wide, subject to a number of conditions which require that the business activity be clearly accessory to the residential use of the building. This Division does not effect the home occupation provisions nor the ability to convert a non-residential building to traditional residential occupancy. The purpose of this Division to is broaden live-work opportunities for artists and artisans and provide greater flexibility in the use of live-work space by permitting the conversion of existing non-residential buildings in the East Village area.

A. Development Standards

The conversion of existing non-residential buildings to live-work space for artists and artisans shall be permitted, subject to the following standards:

1. Waiver of Density and open space requirements.

The density limitations set forth by Division IV. shall not apply to the conversion of existing structures to live-work occupancy.

2. Minimum Unit Size.

The minimum unit size for live-work occupancy shall be 750 square feet.

3. Separate Entrance.

Each live/work quarters shall have a separate entrance, each unit shall be clearly identified in order to provide for emergency services.

4. Unit Design.

No more than 33 percent of any live/work space shall be used for exclusive residential purpose such as sleeping area, kitchen, bathroom and closet areas. The unit shall provide as a minimum, full cooking and bathing facilities.

5. Building Permits.

All necessary building permits shall be obtained prior to the use of the space for residential occupancy.

6. Mezzanine Additions.

Mezzanine space may be added to live-work units without providing additional parking provided the area of the addition does not exceed 450 square feet per unit.

B. Uses

The permitted uses in spaces which are used for combined commercial/residential occupancy, shall be artist studios.

C. Use Limitations

1. No mechanical equipment shall be used which generates noise higher than the noise standards established for residential uses (Chapter 8.80 L.B.M.C.).
2. There shall be no outside operations, outside storage or outdoor display of materials or products.
3. No toxic, explosive, flammable, combustible or corrosive materials are stored or used on the site in quantities or in a manner that violates any provision of the Uniform Fire Code. No etiologic or radioactive materials shall be used or stored on the site at any time.
4. No process shall be used which is hazardous to public health, safety or welfare.
5. The home occupation shall not displace or block the use of parking spaces required for the residential use including any business storage in required garage parking areas.
6. Not more than two vehicles shall be used in the business. Only one vehicle may be commercially licensed.
7. The Zoning Administrator may require the discontinuance of a work activity in a live/work unit if he/she finds that as operated or maintained there has been a violation of any applicable condition or standard. The Zoning Administrator shall have the authority to prescribe additional conditions and standards of operation for any category of work activity in a live/work unit.

Division XI. Development Review Procedures

A. Procedures

The PD-30 area is unique in that there are two agencies, the Planning Bureau and the Redevelopment Agency, which play a role in reviewing and permitting development proposals.

In reviewing and approving development plans and discretionary permits in the PD area, the City Council, Planning Commission, Redevelopment Agency and/or Site Plan Review Committee shall be guided by the following:

- 1) The goals and policies of the General Plan;
- 2) The Redevelopment Plan;
- 3) The Redevelopment Agency Design Review Process;
- 4) The development and use standards set forth by the Planned Development Ordinance and
- 5) The procedures, development and use standards set forth in Title 21 Zoning of the Long Beach Municipal Code.

B. Site Plan Review

1. Applicability.

Site Plan Review is required for all non-residential projects consisting of 1,000 square feet or more of new construction (including additions to existing buildings) and for residential projects consisting of 5 units or more of new construction.

C. Waiver of Development Standards.

During the Site Plan Review process, the Planning Commission or Site Plan Review Committee may waive certain development standards. Such relief may only be granted if it is found that the waiver improves project design and the waiver will not degrade the environment or result in any changes to classification of land use or to density.

Downtown Planned Development District (PD-30)

The development standards which may be waived are limited to:

- residential privacy requirements
- residential open space requirements
- landscaping requirements
- the prohibition against tandem parking in commercial developments (provided the tandem parking utilizes a valet service)
- average unit size for restricted senior citizen development
- screening/setback requirements

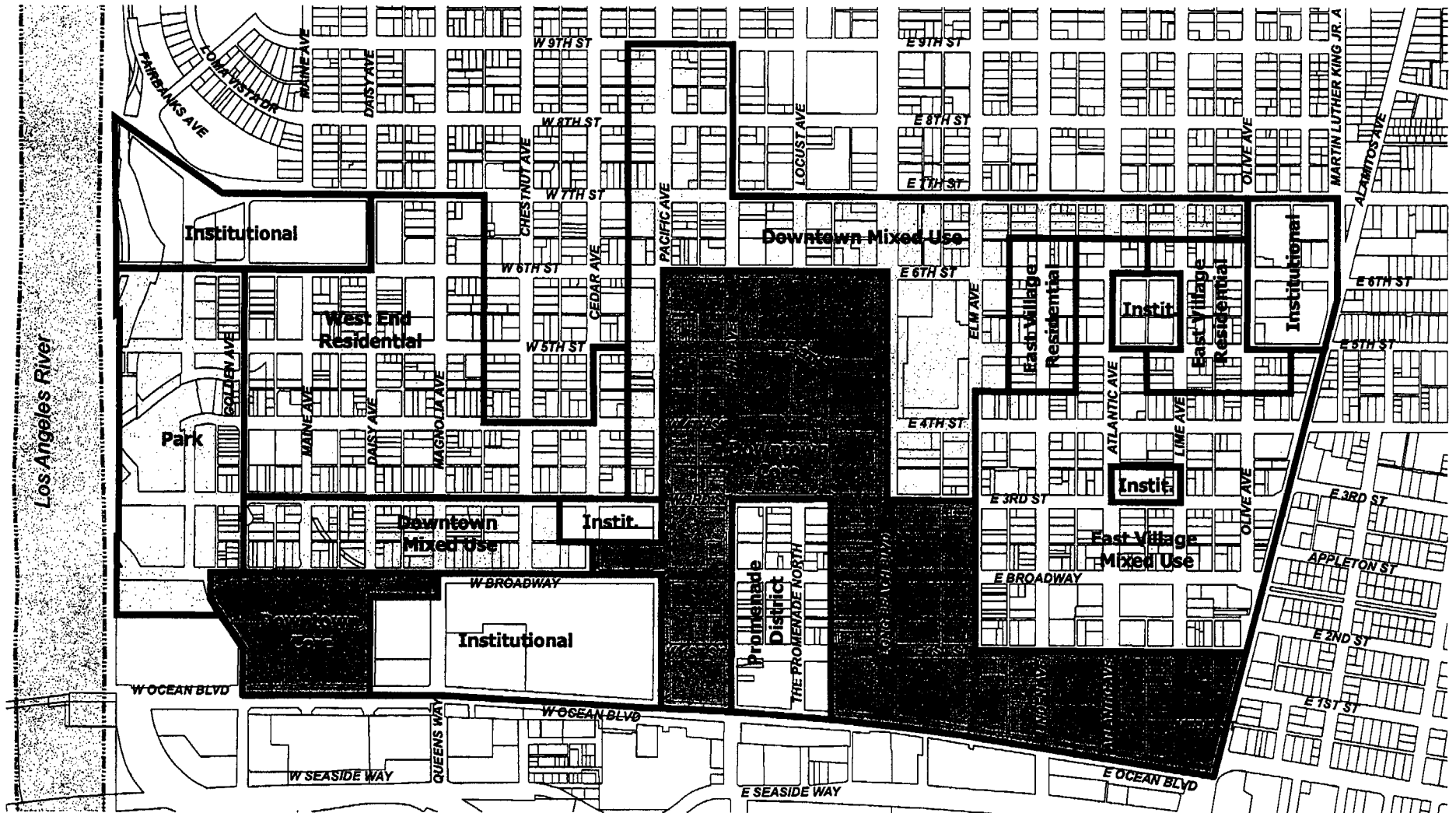
D. Conditional and Administrative Use Permits

Divisions I and IV of Chapter 21.25 of the Long Beach Municipal Code establish the procedures for uses requiring a Conditional Use Permit or an Administrative Use Permit.

E. Appeal

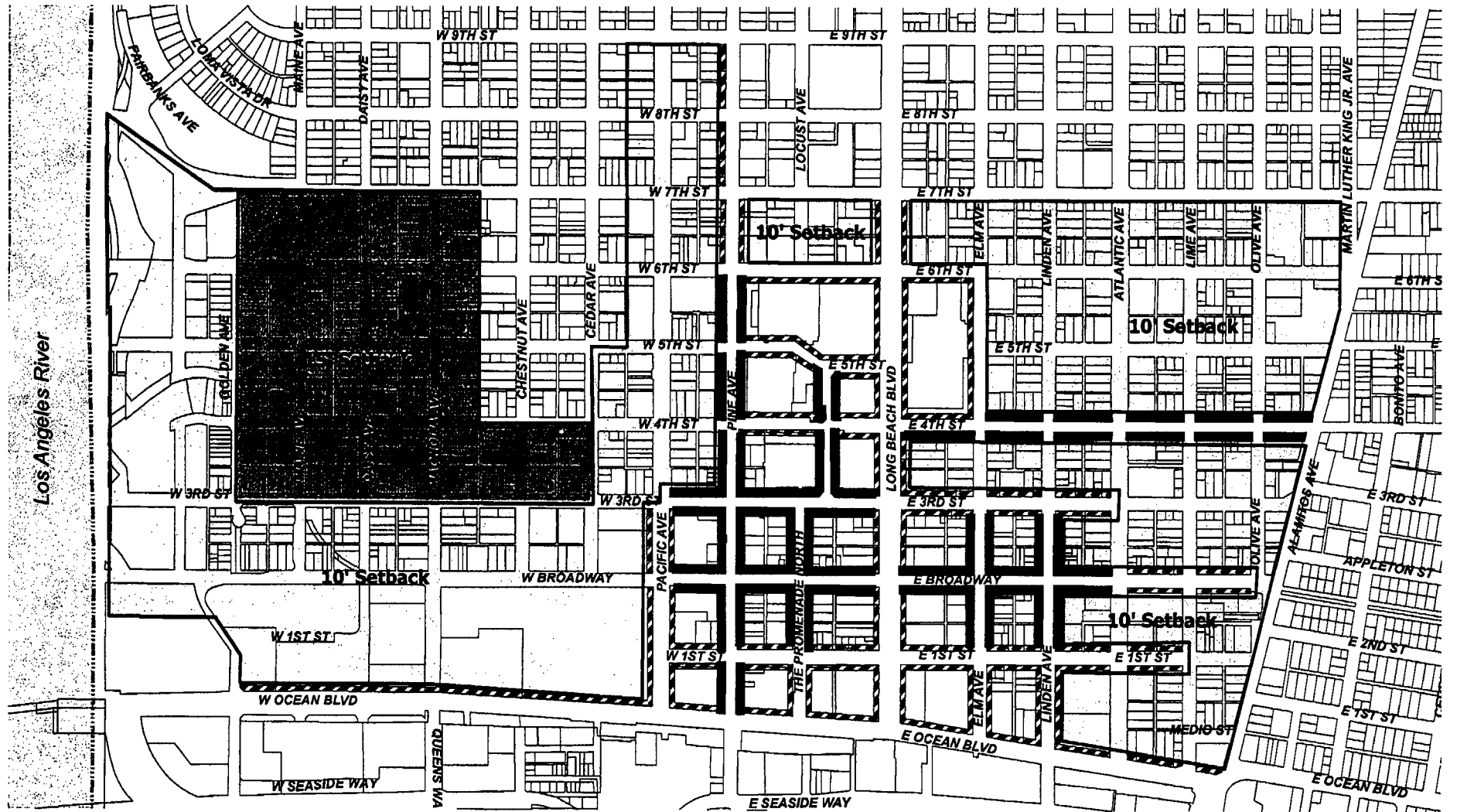
The applicant or aggrieved person may appeal any decision made by the Planning Commission, Site Plan Review Committee or Zoning Administrator. Such appeal shall be processed in accordance with provisions set forth by Division V of Chapter 21.21 of the Long Beach Municipal Code.

MAP - 1








City of Long Beach DOWNTOWN PD-30 -- USES DISTRICTS

MAP - 2



City of Long Beach DOWNTOWN PD-30 -- BUILDING SETBACK

Legend

-  10' Setback
-  15' Setback
-  Required Active Ground Floor Uses (0' setback)
-  0' Setback
-  Required Subject to design Standards



City of Long Beach
DOWNTOWN PD-30 -- HEIGHT DISTRICTS

Downtown Planned Development District (PD-30)

APPENDIX A
Downtown Street Tree Species

EAST to WEST STREETS

Ninth Street from Pacific Avenue to Pine Avenue
Magnolia grandiflora/Southern Magnolia

Eighth Street from Pacific Avenue to Pine Avenue
Cupaniopsis anacardioides/Carrotwood or Tuckeroo

Seventh Street from Golden Avenue to Pacific Avenue
Pinus canariensis/Canary Island Pine

Seventh Street from Pacific Avenue to Long Beach Boulevard
Tabebuia cysotricha/Golden Trumpet Tree

Seventh Street from Long Beach Boulevard to Alamos Avenue
Pinus canariensis/Canary Island Pine

Sixth Street from the Topaz Court to Pacific Avenue
Trintania conferta/Brisbane Box

Sixth Street from Pacific Avenue to Long Beach Boulevard
Tabebuia cysotricha/Golden Trumpet Tree

Sixth Street from Long Beach Boulevard to Alamos Avenue
Trintania conferta/Brisbane Box

Fifth Street from Topaz Court to Pacific Avenue
Koelreuteria bipinnata/Chinese Flame Tree

Fifth Street from Pacific Avenue to Long Beach Boulevard
Tabebuia cysotricha/Golden Trumpet Tree

Fifth Street from Long Beach Boulevard to Alamos Avenue
Koelreuteria bipinnata/Chinese Flame Tree

Fourth Street from Pacific Avenue to Long Beach Boulevard
Tabebuia cysotricha/Golden Trumpet Tree

Fourth Street from Long Beach Boulevard to Alamos Avenue
Ulmus parvifolia/Chinese Evergreen Elm

Downtown Planned Development District (PD-30)

Third Street from Topaz Court to Pacific Avenue
Cupaniopsis anacardioides/Carrot Wood or Tuckeroo

Third Street from Pacific Avenue to Long Beach Boulevard
Pyrus kawakamii/Evergreen Pear

Third Street from Long Beach Boulevard to Alamitos
Cupaniopsis anacardioides/Carrot Wood or Tuckeroo

Broadway from Topaz Court to Pacific Avenue
Bauhinia blakeana/Hong Kong Orchid

Broadway from Pacific Avenue to Long Beach Boulevard
Tabebuia crysotrich/Golden Trumpet Tree

Broadway from Long Beach Boulevard to Alamitos Avenue
Bauhinia blakeana/Hong Kong Orchid

First Street from Pacific Avenue to Long Beach Boulevard
Tabebuia crysotricha/Golden Trumpet Tree

First Street from Long Beach Boulevard to Alamitos Avenue
Cassia leptophylla/Golden Medallion Tree

Ocean Boulevard from Golden Avenue to Alamitos Avenue
Washingtonia filifera/California Fan Palm

NORTH to SOUTH STREETS

Topaz Court from Broadway to Seventh Street
Pinus Canariensis/Canary Island Palm

Golden Avenue from Ocean to Seventh Street
Ginkgo biloba/Maidenhair Tree - male only

Main Avenue from Broadway to Seventh Street
Cupaniopsis anacardioides/Carrotwood or Tuckeroo

Daisy Avenue from Broadway to Seventh Street
Jacaranda mimosifolia/Jacaranda

Magnolia Avenue from Ocean to Seventh Street
Magnolia grandiflora/Southern Magnolia

Downtown Planned Development District (PD-30)

Chestnut Avenue from Broadway to Seventh Street
Calondendrum capense/Cape Chestnut

Cedar Avenue from Broadway to Seventh Street
Podocarpus gracilior/Fern Pine

Pacific Avenue from Ocean Boulevard to Seventh Street
Tabebuia crysotricha/Golden Trumpet Tree and *Washingtonia filifera*/California Fan Palm

Pacific Avenue from Seventh Street to Ninth Street
Washingtonia filifera/California Fan Palm

Pine Avenue from Ocean Boulevard to Seventh Street
Tabebuia crysotricha/Golden Trumpet Tree and *Washingtonia filifera*/California Fan Palm

Pine Avenue from Seventh Street to Ninth Street
Cupaniopsis anacardioides/Carrotwood or Tuckeroo

Promenade North from Ocean Boulevard to Third Street
Robinia pseudoacacia/Black Locust

Locust Avenue from Sixth Street to Seventh Street
Tabebuia crysotricha/Golden Trumpet Tree and *Washingtonia filifera*/California Fan Palm

Long Beach Boulevard from Ocean Boulevard to Seventh Street
Tabebuia crysotricha/Golden Trumpet Tree and *Washingtonia filifera*/California Fan Palm

Elm Avenue from Ocean to Seventh Street
Ulmus parvifolia/Chinese Evergreen Elm

Linden Avenue from Ocean Boulevard to Seventh Street
Arcastrum romansoffianum/Queen or Coco Palm

Atlantic Avenue from Ocean to Seventh Street
Archontophoenix cunninghamiana/King Palm

Lime Avenue from Ocean Boulevard to Seventh Street
Magnolia grandiflora/Southern Magnolia

Downtown Planned Development District (PD-30)

Olive Avenue from Broadway to Seventh Street
Jacaranda mimosifolia/Jacaranda

Alamitos Avenue from Ocean to Seventh Street
Fraxinus oxycarpa/Ash