



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

May 8, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing on the proposed amendments to the Long Beach Boulevard Planned Development District (PD-29) to establish development standards for automobile sales businesses; and

Declare the Ordinance amending the Long Beach Boulevard Planned Development District (PD-29), read the first time and laid over to the next regular meeting of the City Council for final reading. (Case No. 0601-07) (Districts 1 and 6)

DISCUSSION

At the October 4, 2005, meeting, the City Council requested the City Attorney's office to prepare an urgency ordinance (moratorium) that would place limitations upon the establishment of automobile sales businesses on Long Beach Boulevard between Willow Street and Anaheim Street. This area is contained in PD-29, the Long Beach Boulevard Planned Development District.

The City Council adopted the one (1) year moratorium on November 1, 2005, and extended it for an additional year until November 1, 2007, or until an ordinance amendment is implemented. The purpose of this moratorium was to address concerns regarding the proliferation of automobile sales businesses, poor appearance, lack of property maintenance along the Long Beach Boulevard corridor, and the need for a uniform set of standards to regulate future uses.

There are 19 existing automobile sales businesses on Long Beach Boulevard between Anaheim Street and Willow Street.

Amendment to the Long Beach Boulevard Planned Development District (PD-29)

PD-29 serves as the zoning regulations for those properties along Long Beach Boulevard from Wardlow Road on the north and 7th Street to the south. PD-29 is divided into six (6) subareas to reflect the different desired land uses and development standards along Long Beach Boulevard. Currently, PD-29 does not require any type of discretionary permit for the operation of an automobile sales business in subarea 4, and requires an Administrative Use Permit in subareas 1 and 3. PD-29 does not currently contain development or performance standards for automobile sales businesses. The intent of the proposed amendments is to address the problems arising from the establishment of businesses that sell automobiles (new and used), as well as improving the appearance and operational characteristics of existing facilities. The proposed amendments

would apply to persons wishing to establish new automobile sales businesses in subareas 1, 3 and 4 of the Long Beach Boulevard Planned Development District (PD-29) (subareas 1a, 2 and 5 already prohibit automobile sales). The specific requirements include:

- Landscape buffers
- Screening
- Lighting
- A 1,000 square foot minimum size showroom/business office
- Location of vehicle storage
- Repair areas
- Loading and unloading of vehicles
- Use of sustainable materials.

The requirement for a Conditional Use Permit and Site Plan Review approval will allow staff the opportunity to review the appropriateness of the location and the design characteristics of the proposed structures while also insuring that the subject property is in compliance with all performance standards.

Also included is an amortization provision that will affect existing automobile sales uses. Existing auto sales businesses that do not comply with the proposed ordinance shall be deemed non-conforming uses that may be continued for a period of two (2) years after the effective date of this ordinance. Prior to expiration of the two (2) year period, all non-conforming automobile sales businesses shall be required to apply for and obtain a Conditional Use Permit in accordance with Chapter 21.25 of the Long Beach Municipal Code. Through this process, the business must be brought into compliance with the proposed performance standards.

Planning Commission Action

Staff notified the property owners of the existing cars sales uses, and the Planning Commission conducted public hearings on June 15, 2006, and March 15, 2007. Following the June 15, 2006 hearing, the Planning Commission asked for the addition of the amortization requirement.

During the hearing, no individuals or business owners spoke on this proposal. During the second hearing on March 15, 2007, a motion was made to recommend that the City Council approve the amendments to the Long Beach Boulevard Planned Development District (PD-29) to establish development standards for automobile sales businesses. The motion was passed 4-0.

ENVIRONMENTAL ANALYSIS

A Categorical Exemption (CE 06-54) was prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act.

This report was reviewed by Assistant City Attorney Michael J. Mais on April 20, 2007.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that Planning Commission decisions be transmitted by the Department of Planning and Building to the City Clerk for presentation to the City Council within 60 days following Planning Commission final action. A 14-day public notice of the hearing is required.

FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

LESLIE GENTILE, CHAIR
CITY PLANNING COMMISSION

BY:

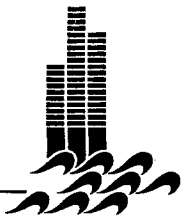


SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:GC:lh

Attachments:

- 1) Planning Commission Staff Report and Proposed Amendments dated March 15, 2007
- 2) Planning Commission Minutes dated March 15, 2007
Ordinance Amending the Long Beach Boulevard Planned Development District (PD-29)



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

March 15, 2007

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Proposed amendments to Long Beach Boulevard Planned Development District (PD-29) to establish development standards for automobile sales businesses.

LOCATION: Long Beach Boulevard Planned Development District (PD-29)

APPLICANT: City of Long Beach
c/o Suzanne Frick, Director of Planning and Building
333 W. Ocean Boulevard
Long Beach, CA 90802

RECOMMENDATION

Planning Commission recommend that the City Council adopt the amendments to the Long Beach Boulevard Planned Development District (PD-29).

BACKGROUND

At the October 4, 2005 meeting, the City Council directed the City Attorney's office to prepare an urgency ordinance (moratorium) that would place limitations upon the establishment of automobile sales businesses on Long Beach Boulevard between Willow Street and Anaheim Street. This area is contained in PD-29, the Long Beach Boulevard Planned Development District, in subareas 1, 3 and 4 (Attachment 2).

The City Council adopted the moratorium (Attachment 3) on November 1, 2005, and this prohibition remained in place until November 1, 2006. In November of 2006, the City Council adopted an extension of the moratorium for an additional year or until an ordinance amendment is implemented.

The purpose of this moratorium was to address concerns regarding the proliferation of automobile sales businesses' poor appearance, lack of property maintenance along the Long Beach Boulevard corridor and the need for a uniform set of standards to regulate future uses.

The Redevelopment Agency's Central Area Strategic Guide recommends the consolidation of these uses in subarea 4. PD-29 now largely accomplishes this by limiting the establishment of auto sales uses to subareas 1, 3 and 4 and prohibits them in subarea 1a, 2 and 5.

At the Planning Commission meeting of June 15, 2006, staff presented the Planning Commission with a written report proposing an ordinance creating performance standards for automobile sales businesses on Long Beach Boulevard between Willow Street and Anaheim Street. At the hearing, the Planning Commission asked staff to expand the performance standards to include amortization of existing auto dealerships as well as newly established businesses. The City Attorney's office responded by proposing to prepare amortization language that would include all automobile sales businesses within the specified area.

PROPOSED AMENDMENTS

Currently PD-29 does not require any type of discretionary permit for the operation of an automobile sales business in subarea 4 and requires an Administrative Use Permit in subareas 1 and 3. Nor does PD-29 contain development or performance standards for automobile sales businesses. The proposed standards will set the required parameters for all future proposals for automobile sales businesses. The intent of the proposed amendments is to address the problems arising from the establishment of businesses that sell automobiles (new and used) as well as bringing the existing facilities into compliance. The proposed amendments would apply to persons wishing to establish new automobile sales business in subareas 1, 3 and 4 of the Long Beach Boulevard Planned Development District (PD-29) (subareas 1a, 2 and 5 currently prohibit automobile sales). It will affect the 22 existing, and any future automobile sales businesses on Long Beach Boulevard between Anaheim Street and Willow Street (Attachment 4).

In addition, the requirement of Conditional Use Permit and Site Plan Review approval will allow staff the opportunity to review the appropriateness of the location and the design characteristics of the proposed structures while also insuring that the subject property is in compliance with all performance standards (Attachment 1).

The performance standards require landscape buffers, screening, lighting and the requirement of a 1,000 square foot minimum size showroom/business office. The performance standards also address the location of vehicle storage, repair areas, loading and unloading of vehicles and the use of sustainable materials.

Businesses are required to comply with performance standards when one of the following occurs:

- A newly established automobile sales business.
- Expansion of existing building area or construction of a new structure.

- Expansion of the land area on which the dealership is located, whether by purchase, lease, business combination (two {2} adjacent businesses are combined) or similar method.
- Any remodel (50 percent of linear wall) of any existing building.

Also included is amortization language that sets parameters of operation for existing automobile sales uses in the affected area. It is proposed that all existing auto sales businesses that are non-compliant with the proposed ordinance shall be deemed non-conforming uses. All non-conforming uses may be continued for a period of two (2) years after the effective date of this ordinance. After the expiration of said two (2) year period, all non-conforming automobile sales businesses shall be required to apply for and obtain a Conditional Use Permit in accordance with Chapter 21.25 of the Long Beach Municipal Code. Through this process, the business must be brought into compliance with the performance standards.

In summary, staff is recommending that the review process for the establishment of an automobile sales business be revised to require a Conditional Use Permit and Site Plan Review in subareas 1, 3 and 4 of the Long Beach Boulevard Planned Development District (PD-29). Additionally, performance standards will be required to improve the appearance and compatibility of future automobile sales uses in the Long Beach Boulevard Planned Development (PD-29) zoning district.

PUBLIC HEARING NOTICE

In accordance with the Noticing Requirements of Title 21 (Zoning Ordinance) of the Long Beach Municipal Code, a legal notice appeared in the Press Telegram newspaper on February 28 the stage play, 2007. Notices were also sent to existing automobiles sales dealerships within the affected area (see attached list and map), each of the nine (9) City Council representatives, and to all public libraries. Notices were also posted at City Hall.

ENVIRONMENTAL REVIEW

The project has been deemed categorically exempt from further environmental review, pursuant to the Guidelines for Implementation of the California Environmental Quality Act. Categorical Exemption (CE 06-54) is attached for your review.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

Recommend that the City Council adopt the amendments to the Long Beach Boulevard Planned Development District (PD-29).

Respectfully submitted,

SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

By: 

LEMUEL HAWKINS
PLANNER IV

Approved: 

CAROLYNE BIHN
ZONING OFFICER

Attachments:

1. Proposed Amendments
2. Location map
3. Ordinance No. ORD-05-0040, November 15, 2005
4. List and Map of Existing Automobile Sales Businesses on Long Beach Boulevard (Between Anaheim Street and Willow Street)
5. CE 06-54

Amendments to the Long Beach Boulevard Planned Development Ordinance PD-29

IV. Land Uses

Amend PD-29 Use Table (Amendments in bold)

Uses		Subarea 1a	Subarea 1	Nodes Subarea 2 & 5	Subarea 3	Subarea 4	Comments
AUTOMOBILE (VEHICLE) USES	Sales, New Cars (sales of parts & minor/major repair, excluding body repair & painting, are permitted as accessory use)	N	AUP CUP	N	AUP CUP	Y CUP	Note: Site Plan Review required (See Subsection C.15 {Performance Standards}).
	Sales, Used Cars (only minor auto repair shall be permitted as an accessory use)	N	AUP CUP	N	AUP CUP	Y CUP	Note: Site Plan Review required (See Subsection C.15 {Performance Standards}).

V. Design Guidelines and Development Standards

Subsection 15 of Section C - Development Standards

15. Performance Standards for Automobile Sales Businesses

The purpose of this Section is to ensure that automobile dealerships do not create an adverse impact on adjacent properties and surrounding neighborhoods by reason of insufficient on-site customer and employee parking, traffic generation, including road testing of vehicles, obstruction of traffic, visual blight, glare, noise, fumes, or drainage runoff. The following special conditions shall apply to automobile sales and shall supersede Section 21.45.140 (Special Development Standards - Outdoor display for sale or rent {vehicles, equipment, garden supply, or building material}) of the Long Beach Municipal Code:

- A. **Applicability.** All newly established automobile dealerships shall comply with the property development standards for the subarea in which it is located and with this Section. Existing automobile sales businesses in subareas 1a, 2 and 5 are subject to restrictions in Section 21.27.010 (Nonconformities) of the Long Beach Municipal Code. Existing automobile dealerships in subareas 1, 3 and 4 shall comply with this Section when seeking any of the following:
1. Expansion of existing building area or construction of a new structure.
 2. Expansion of the land area on which the dealership is located, whether by purchase, lease, business combination (two {2} adjacent businesses are combined) or similar method.
 3. Any remodel (50 percent of linear walls) of the existing building.
- B. **Conditional Use Permit Required.** A Conditional Use Permit shall be obtained pursuant to Chapter 21.25 (Specific Procedures) of the Long Beach Municipal Code.
- C. **Site Plan Review Required.** An application for Site Plan Review shall be approved pursuant to Chapter 21.25 (Specific Procedures) of the Long Beach Municipal Code.
- D. **Minimum Lot Size.** The minimum lot size for any newly established automobile dealership shall be 20,000 square feet.
- E. **Showroom/Accessory Office.** A minimum showroom/business office area building of 1,000 square feet is required.
- F. **Parking and Vehicle Storage.** Employee and customer parking shall be provided at no charge. The number of on-site parking spaces, paving and striping shall comply with Chapter 21.41 (Off-Street Parking and Loading Requirements) of the Long Beach Municipal Code. Areas designated for employee and customer parking shall not be used for vehicle storage or display. Rooftop storage of vehicles is permitted.
- G. **Screening.** A six-foot, six-inch (6'-6") solid fence or wall and a five-foot (5') wide landscaping buffer shall be provided along any property line abutting a residential use.

- H. **Landscaping.** A minimum five-foot (5') landscape buffer shall be provided along the street frontage perimeter of all vehicle display areas. Applicable setback requirements shall be expanded to require a minimum five-foot (5') landscaped buffer to any adjacent residential district.

All parking areas not used for automobile display shall be subject to the parking lot screening requirements of Chapter 21.42 (Landscaping) of the Long Beach Municipal Code.

- I. **Sustainable Materials.** The developers shall use sustainable materials when feasible and to the satisfaction of the Director of Planning and Building.
- J. **Lighting.** Security lighting shall be provided to the satisfaction of the Long Beach Police Department. Fixtures shall be placed and designed in such a manner as to prevent light intrusion on adjacent properties.
- K. **Loading and Unloading of Vehicles.** Loading and unloading of vehicles is permitted only in accordance with this subsection.
1. Loading and unloading of vehicles are limited to the hours of seven (7) a.m. to seven (7) p.m. Monday through Saturday, excluding legal holidays.
 2. Off-loading shall be on-site or off-site, subject to the approval of the City Traffic Engineer. Loading and unloading shall not block the ingress or egress of any adjacent property.
- L. **Storage of Vehicles to Be Repaired.** No vehicles to be repaired shall be parked or stored on any public street or alley.
- M. **Repair of Vehicles.** All repair work shall occur within a fully enclosed building.
- N. **Queuing of Vehicles.** An adequate on-site queuing area for service customers shall be provided. On-site driveways may be used for queuing, but may not interfere with access to required parking spaces.
- O. **Test Driving.** Test-driving shall not be done on residential streets or alleys. For the purposes of this subsection, streets, which are designated by the City as major or minor arterial streets, shall be permissible areas for test-driving. Each dealership operator shall have an affirmative obligation to inform all its personnel of this requirement and to ensure compliance with it.

- P. **Circulation.** The location of entries and exits from automobile dealerships shall be located as far away from adjacent residential properties as is reasonably feasible and shall be directed to commercial streets and away from residential areas by means of signage and design. If the vehicle storage structure has multiple levels, the interior circulation system between levels shall be internal to the building and shall not require use of public ways or externally visible or uncovered ramps, driveways or parking areas. No arrangement shall be permitted which requires vehicles to back into an alley or other public way.
- Q. **Noise Control.**
1. The use of outdoor speakers are prohibited.
 2. All noise-generating equipment shall be located within a building and shall be muffled with sound absorbing materials to minimize noise impacts on adjacent properties.
- R. **Toxic Storage and Disposal.**
1. Gasoline storage tanks shall be constructed and maintained under the same conditions and standards that apply for service stations.
 2. There shall be full compliance with the terms and conditions of all City laws relating to the storage and disposal of toxic chemicals and hazardous wastes.
- S. **Signage.** All signage shall substantially comply with the Title 21 of the Long Beach Municipal code and Central Long Beach Design Guidelines.

T. Amortization. Any automobile sales business as defined in Section 21.15 which was lawfully in existence as of the effective date of this ordinance which does not comply in whole with the performance standards for automobile sales businesses as set forth in Subsection 15 of Section C of this ordinance shall be regarded as a non-conforming use. Such non-conforming use may be continued for a period of two (2) years after the effective date of this ordinance. After the expiration of said two (2) year period, all non-conforming automobile sales businesses shall be required to apply for and obtain a Conditional Use Permit in accordance with Chapter 21.25 of the Long Beach Municipal Code. Application for said Conditional Use Permit shall be filed with the City at least 90 days, but no more than 180 days, prior to the expiration of the above referenced two (2) year period. At any hearing to obtain a Conditional Use Permit, the City shall require, to the extent reasonably feasible, that the automobile sales business comply with the performance standards for automobile sales businesses as set forth in Subsection 15 of Section C of this ordinance. All non-conforming automobile sales businesses that fail to apply for or receive a Conditional Use Permit within the time parameters set forth herein shall be terminated."

U. Non-conforming Uses. Non-conforming automobile sales businesses shall be brought into compliance with the provisions of this chapter pursuant to the following regulations: After March 15, 2008, whenever there is a change in the business license for the owner or lessee of a property on which there is a non-conforming automobile dealership, the non-conforming automobile dealership shall be brought into compliance with the provisions of this chapter within one year of the effective date of the new owner's or lessee's business license.

A time extension to the one (1)-year compliance period of up to two (2) years may be granted by the Zoning Officer upon a written request from the owner or business licensee. Such an extension shall only be granted upon a finding that:

1. The automobile dealership is making progress toward compliance with performance standards; and
2. The automobile dealership is substantially compatible with the established performance standards.
3. Historic signs and structures designated as landmarks as provided in Chapter 2.63 of the Municipal Code shall be exempt from the amortization provision.

4. Any remodel (50 percent of linear wall) of any existing building. Within one year from the adoption of the ordinance codified in this Chapter, existing automobile dealerships shall be subject to those provisions of this Section as are hereafter specifically described.

V. **Continuation of Use.** Subject to the termination schedule set forth in this section, any non-conforming used automobile dealership may be continued in operation and maintained after the effective date of the ordinance codified in this title, provided that non-conforming use shall not be:

1. Changed to another business license owner; or
2. Expand existing building area; or

3. *Reestablished after damage or destruction of more than fifty percent of the building and or structures value at the time of such damage or destruction. The exterior facade of the non-conforming business may be changed with a building permit and without affecting their non-conforming status, provided the altered façade is consistent with the provisions of the PD-29 and of Title 21 of the Municipal Code.*

ORDINANCE NO. ORD-05-0040

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH RELATING TO THE TEMPORARY
LIMITATION OF CERTAIN USED AUTOMOBILE SALES
BUSINESSES ON LONG BEACH BOULEVARD BETWEEN
WILLOW STREET AND ANAHEIM STREET

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

Section 1. Purpose and Findings. At the direction of the City Council, the Department of Planning and Building and the Planning Commission will undertake or are currently studying potential amendments to the Zoning Regulations of the City of Long Beach relating to the proliferation of used automobile sales dealerships on Long Beach Boulevard between Willow Street on the north and Anaheim Street on the south. Concerned citizens and other individuals, have expressed that changes to existing zoning regulations are desired and that continued development of used automobile sales dealerships during the pendency of said studies may defeat the effectiveness of regulations ultimately adopted as a result of the current study and review. The City Council specifically finds that the existing zoning and building regulations regulating used automobile sales in the above described geographic area of the City permit one or more uses, development standards, or construction activities which are, or may be, in conflict with the zoning or building regulations that are or will be studied by the Department of Planning and Building and the Planning Commission pursuant to the City Council's direction.

Sec. 2. Estimated Time for Completion of Study. It is estimated that the study or studies undertaken in connection with the adoption of this interim ordinance shall take approximately one year to complete.

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

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City Attorney of Long Beach
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Long Beach, California 90802-4664
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1 Sec. 3. Prohibition. No application for any land use entitlement, building
2 permit, construction permit, conditional use permit, administrative use permit, or
3 variance, or business license of any kind, shall be approved, nor shall any such permit
4 or entitlement be issued, for any activity that would result in the establishment of a used
5 automobile sales dealership business or similar operation on Long Beach Boulevard
6 between Willow Street and Anaheim Street prior to November 1, 2006, or the effective
7 date of an ordinance permanently adopting zoning or building regulations relating to the
8 aforementioned subject, adopted after the adoption of this ordinance, whichever occurs
9 first.

10 Sec. 4. Declaration of Urgency. This ordinance is an emergency
11 measure, and it is urgently required for the reason that, pending completion of the
12 necessary planning and zoning studies, and a determination relative to the potential
13 need to amend the Zoning regulations, it is necessary to limit construction or
14 development of used automobile sales dealerships, businesses or similar operations in
15 order to avoid the adverse impacts associated with operations that might be
16 inconsistent with the pending revisions to the zoning regulations of the City.

17 Sec. 5. This ordinance is an emergency ordinance duly adopted by the
18 City Council by a vote of five of its members and shall take effect immediately. The City
19 Clerk shall certify to a separate roll call and vote on the question of the emergency of
20 this ordinance and to its passage by the vote of five members of the City Council of the
21 City of Long Beach, and cause the same to be posted in three conspicuous places in
22 the City of Long Beach.

23 This ordinance shall also be adopted by the City Council as a regular
24 ordinance, to the end that in the event of any defect or invalidity in connection with the
25 adoption of this ordinance as an emergency ordinance, the same shall, nevertheless,
26 be and become effective on the thirty-first day after it is approved by the Mayor. The
27 City Clerk shall certify to the passage of this ordinance by the City Council of the City of
28 Long Beach and shall cause the same to be posted in three conspicuous places in the

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

1 City of Long Beach.

2 I hereby certify that on a separate roll call and vote which was taken by
3 the City Council of the City of Long Beach upon the question of emergency of this
4 ordinance at its meeting of November 1, 2005, the ordinance was
5 declared to be an emergency by the following vote:

6 Ayes: Councilmembers: Lowenthal, Baker, O'Donnell,
7 Kell, Richardson, Reyes Uranga,
8 Gabelich, Lerch.

9 Noes: Councilmembers: None.
10 _____

11 Absent: Councilmembers: Colonna.
12 _____

13
14 I further certify that thereafter, at the same meeting, upon a roll call and
15 vote on adoption of the ordinance, it was adopted by the City Council of the City of
16 Long Beach by the following vote:

17 Ayes: Councilmembers: Lowenthal, Baker, O'Donnell,
18 Kell, Richardson, Reyes Uranga,
19 Gabelich, Lerch.

20 Noes: Councilmembers: None.
21 _____

22 Absent: Councilmembers: Colonna.
23 _____

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I further certify that the foregoing ordinance was thereafter adopted on
final reading by the City Council of the City of Long Beach at its meeting of
November 15, 2005, by the following vote:

Ayes: Councilmembers: Lowenthal, Colonna, O'Donnell,
Richardson, Reyes Uranga,
Gabelich, Lerch.

Noes: Councilmembers: None.

Absent: Councilmembers: Baker, Kell.

Jan G. Hansen
Clerk

Greg Spill
Mayor

Approved: 11-17-05
(Date)

Kyrillos Auto Sales
918 Long Beach Blvd
Long Beach, CA 90813

First Class Auto
1400 Long Beach Blvd
Long Beach, CA 90813

Todd Sons Auto
1400 Long Beach Blvd
Long Beach, CA 90813

Pacific Auto Sales
1470 Long Beach Blvd
Long Beach, CA 90813

Xpress Auto Sales
1471 Long Beach Blvd
Long Beach, CA 90813

Best Car Auto Sales Inc.
1760 Long Beach Blvd
Long Beach, CA 908013

American Auto Exchange Inc.
1881 Long Beach Blvd
Long Beach, CA 90806

Karz 4 Less
1887 Long Beach Blvd
Long Beach, CA 90806

Cross Country Auto Sales
1990 Long Beach Blvd
Long Beach, CA 90806

Accurate Auto Sales & Repair
2090 Long Beach Blvd
Long Beach, CA 90806

Devlin Motors
2101 Long Beach Blvd
Long Beach, CA 90806

SS Gonzales Corp.
2165 Long Beach Blvd
Long Beach, CA 90806

Triple E Motors
2185 Long Beach Blvd
Long Beach, CA 90806

Cal West Motors
2180 Long Beach Blvd
Long Beach, CA 90806

Family Auto
2211 Long Beach Blvd
Long Beach, CA 90806

E Z Auto
2223 Long Beach Blvd
Long Beach, CA 90806

Seafain Auto Sales
2259 Long Beach Blvd
Long Beach, CA 90806

Golden State Auto Sales
2300 Long Beach Blvd
Long Beach, CA 90806

California Auto Sales
2340 Long Beach Blvd
Long Beach, CA 90806

Chela's Auto Sales
2461 Long Beach Blvd
Long Beach, CA 90806

Kars & Wheels Plus
2461 Long Beach Blvd
Long Beach, CA 90806

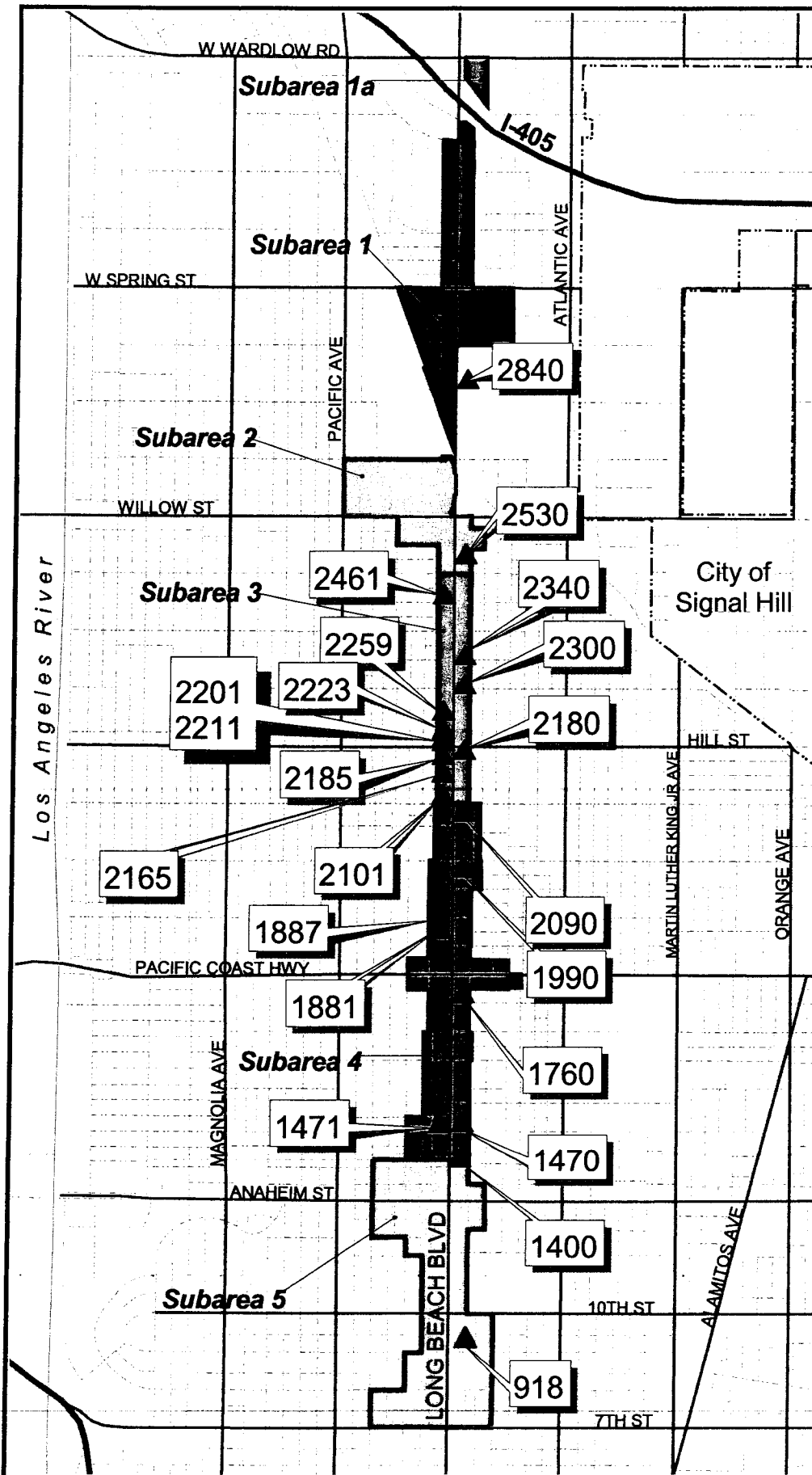
Seville Motors Inc
2530 Long Beach Blvd
Long Beach, CA 90806

**Existing Used
Auto Sales
Businesses in
the Long Beach
Boulevard
Planned
Development
District (PD-29)**

Case No. 0601-07

**Council
Districts 1, 6, 7**

Zone: PD-29



Scale = 1:25,000





CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 WEST OCEAN BLVD., FIFTH FLOOR • LONG BEACH, CALIFORNIA 90802

NOTICE OF EXEMPTION

CATEGORICAL EXEMPTION CE-

TO: OFFICE OF PLANNING & RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

FROM: DEPARTMENT OF PLANNING & BUILDING
333 W. OCEAN BLVD., 5TH FLOOR
LONG BEACH, CA 90802

L.A. COUNTY CLERK
ENVIRONMENTAL FILLINGS
12400 E. IMPERIAL HWY. 2ND FLOOR, RM. 2001
NORWALK, CA 90650

PROJECT TITLE: Zoning Text Amendment

PROJECT LOCATION – SPECIFIC: Long Beach Boulevard Planned Development District (PD-29)

PROJECT CITY: Long Beach PROJECT LOCATION – COUNTY: LOS ANGELES

ACTIVITY DESCRIPTION: Zoning Amendment to establish development standards for newly established automobile sales businesses

Name of Public Agency Approving Project: City of Long Beach

Name of Person or Agency Carrying Out Project: Jeff Winklepleck
(Printed Name)

333 W. Ocean Blvd., Long Beach, CA 90802
(Mailing Address)

562-570-6607
(Telephone) [Signature]
(Signature)

(To Be Completed By City Staff Only)

Check One:

LONG BEACH CITY PLANNING COMMISSION

DEPARTMENT OF PLANNING AND BUILDING

The above project had been found to be exempt from CEQA in accordance with the State Guidelines Section 15305 (Class 5) Minor alterations in land use limitations

Statement of Support for this finding: Amendment will support continuous economic growth and aesthetic improvements in the area
Lead Agency: Angela Reynolds Area Code/Telephone: 562-570-6357

Signature: Jill Griffiths Date: 6-7-06 Title: Planner IV

Signed by Lead Agency

Signed by Applicant

(Jill Griffiths for Angela Reynolds)

resolved, or an acceptable alternative be reviewed and approved by the Director of Planning and Building; that the percentage of restaurant space be reduced; and the promised median landscaping between Pacific Coast Highway and Bayshore and the bike path be included.

Commissioner Jenkins seconded the motion, which passed 3-2. Commissioners Gentile and Sramek dissented and Commissioner Greenberg was absent.

**4. Case No. 0601-07, PD Planned Development Amendment
CE 06-54**

Applicant: City of Long Beach
c/o Suzanne Frick, Director of Planning
and Building

Subject Site: Citywide

Description: Proposed amendments to Long Beach Boulevard
Planned Development District (PD-29) to establish
development standards for automobile sales businesses on
Long Beach Boulevard between Willow and Anaheim Streets.

Lemuel Hawkins presented the staff report recommending adoption of the amendments to the Long Beach Boulevard Planned Development District, PD-29.

In response to a query from Commissioner Sramek regarding the use of the AUP, Carolyne Bihn stated that it would serve the same purpose as the CUP and that all businesses had two years to come forward and go through the upgrade process at the AUP level.

Commissioner Stuhlberg moved to recommend that the City Council adopt the amendments to the Long Beach Boulevard Planned Development District (PD-29) with language as revised by staff. Commissioner Winn seconded the motion, which passed 4-0. Commissioner Jenkins had left the meeting, and Commissioner Greenberg was absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

**M A T T E R S F R O M T H E D E P A R T M E N T O F
P L A N N I N G A N D B U I L D I N G**

LONG BEACH BOULEVARD PLANNED DEVELOPMENT DISTRICT (PD-29)

I. INTENT

The intent of PD-29 is to promote the economic and aesthetic revitalization of a distressed urban corridor. Generally, this corridor includes the property located along Long Beach Boulevard between Wardlow Road and 7th Street. Exhibit "A" shows the exact boundaries of this PD district. This ordinance is intended to encourage:

- A. Assemblage of small lots into sites large enough to ensure an appropriate level of economic utilization;
- B. Development of quality commercial, residential, institutional and light industrial projects which are compatible with viable neighboring uses;
- C. Types of uses and levels of intensity that will take advantage of the light rail service and augment the cost-effectiveness of that service; and
- D. A pattern of development that will enhance the physical and visual quality of the Boulevard, thereby contributing to its economic viability and the viability of the downtown and the City as a whole.

II. DEVELOPMENT REVIEW PROCEDURES

A. Procedures

The PD-29 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 Process

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. 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. In addition to the findings set forth in Division II & IV of Chapter 21.25 of the Long Beach Municipal Code, no Conditional Use Permits (CUP) or Administrative Use Permits (AP) shall be approved unless all of the following findings are made:

1. The use is consistent with the intent of the General Plan and Redevelopment Plan for this area, and is consistent with this PD ordinance;
2. The use is compatible with viable adjacent land uses and will not result in any significant negative impacts on surrounding properties;
3. The use supports neighborhood revitalization;
4. The site improvements will contribute to the streetscape or visual quality along the Long Beach Boulevard corridor; and
5. The use strengthens the economic base of the Long Beach Boulevard Planned Development District.

D. 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.

III. ESTABLISHING SUBAREAS WITHIN THE PD-29 DISTRICT

The following five subareas are established within the Long Beach Boulevard Planned Development District:

Long Beach Boulevard Planned Development District (PD-29)

A. Subarea 1a –Area between Wardlow Road and the San Diego (405) Freeway. The intent for this subarea is to encourage the development of commercial uses that take advantage of the convenient freeway access, yet is compatible with surrounding residential uses. Special design attention shall be provided along Elm Avenue. In-fill development is encouraged.

B. Subarea 1 (Memorial North) - Area between the 405 Freeway and 27th Street.

The intent for this subarea is to encourage the continued development of commercial and residential "medical support" uses, especially uses that are complimentary to the function of Memorial Medical Center. In-fill development with medical-related uses that are compatible with multiple family housing, and multiple family housing will be encouraged.

C. Subarea 2 (Willow Node) - Area between 27th Street and 25th Street.

The intent for this subarea is to encourage a high intensity retail commercial node which will serve as the northern development anchor of this corridor. Multi-family residential development is also encouraged because of the proximity to the light-rail station.

D. Subarea 3 (North Corridor) - Area between 25th Street and 21st Street.

The intent for this subarea is to allow small scale institutional and commercial uses, and multiple-family residential. Along the Boulevard frontage, quality multiple family residential uses and residentially-compatible commercial uses are encouraged.

E. Subarea 4 (Central Corridor) - Area between 21st Street and 14th Street.

The intent for this subarea is to encourage and increase employment opportunities by allowing more intense commercial and institutional uses, and clean light industrial uses. Appropriate buffers should be provided separating these uses from adjacent residential neighbors. In-fill development and residential land uses are also encouraged due to proximity to the light-rail stations.

F. Subarea 5 (St. Mary & Downtown Adjacent) - Area between 14th Street and 7th Street.

The intent for this subarea is to encourage a mix of living, shopping, and working opportunities. The Anaheim Node and St. Mary medical related commercial will serve as the southern development anchor of this corridor. Due to the proximity to the downtown, more dense and urban developments which consist of mixed uses should be encouraged. All projects should be designed to create the best possible environment for the pedestrian.

IV. LAND USES

A. Uses.

PD-29 Use Table (attached hereto as Exhibit "B") indicates the type of uses: permitted (Y), not permitted (N), permitted with a Conditional Use Permit (CUP), permitted with an Administrative Use Permit (AP), permitted as a temporary use (T), or permitted as an accessory use (A) in each subarea of the PD-29 district, subject to all development review and other procedures and conditions set forth for such uses in this ordinance.

B. Prohibited Uses

Any use not specified in the PD-29 Use Table of this Planned Development Ordinance shall be considered a prohibited use.

C. Temporary and Accessory Uses

Temporary and accessory uses are allowed in this PD area to the same extent as they are allowed by the Zoning Regulations for Commercial Districts.

D. Legal Non-Conforming Uses

Non-conforming uses may be continued in accordance with the "Nonconforming Use" provision of the Zoning Regulations (Chapter 21.27) except that nonconforming rights will be extended as follows:

In order to enhance the economic recovery of the Long Beach Boulevard Corridor and to avoid the loss of legal non-conforming use status because of prolonged abandonment resulting from economic hard-times, all nonconforming rights to a use existing on the effective date of this ordinance shall not be deemed lost if the use is abandoned for less than 24 months. This extension of rights shall be terminated on December 31, 1999.

Starting January 1, 2000, all non-conforming rights shall be continued in accordance with the "Nonconforming Use" provision of the Zoning Regulations (Chapter 21.27).

V. DESIGN GUIDELINES AND DEVELOPMENT STANDARDS

A. Intent.

Design guidelines and development standards address the exterior appearance of buildings and how they interact visually, and functionally with the public environment. Their intent is to provide sufficient flexibility and guidance to encourage exceptional design quality while preventing poor design.

They are intended for use by both private and public interests as they plan and design new projects, and by the City as a basis for design review and evaluation during the approvals process.

B. Design Guidelines.

The realization of the urban design character of the Long Beach Boulevard Planned Development District, and particularly of the "nodes", requires adherence to design guidelines. The guidelines endeavor to establish a physical framework within which individual projects can be designed to contribute to a coherent whole. These guidelines are:

1. Standards for construction or use in the Planned Development District should reflect quality design. Architectural continuity along the Boulevard is desired not through the incorporation of a single design style, but rather through consistency in the quality of design, workmanship, and materials utilized.
2. Building facades should utilize substantial articulation and detailing. Architectural details should be consistent in style, scale, materials, and quality throughout each development.
3. The streetscape should be enhanced by store front windows, awnings, balconies, building entries or by attractive landscaping. Corners of buildings, particularly those at street corners and major entrances, should be articulated vertically. Blank walls facing major streets without significant architectural treatments should be avoided.
4. The "nodes" should be designed as the focal points of the Boulevard which encourage pedestrian activity and provide special treatments for public spaces. Installation of special decorative paving materials, fountains, public arts, outdoor seating, and landscaping, and provision of retail plazas as well as public and semi-public spaces are encouraged.
5. New development and uses should contribute to a visual upgrading of the Long Beach Boulevard corridor and be compatible with viable surrounding uses.
6. All residential development should be designed to provide a quality urban living environment with adequate usable open space, adequate storage space, an adequate amount of natural light and natural ventilation, and security provisions.
7. Higher density and intensity development is especially encouraged around the Metro Blue Line stations.

C. Development Standards.

1. Setbacks.

a. Setbacks from a public street:

i. Subarea 1a:

Buildings - 10 feet

Surface Parking - 10 feet

ii. Subareas 1, 2, 3, & 4:

Buildings/Parking Structures - 10 feet.

Surface Parking - 5 feet.

iii. Subarea 5:

Buildings - No setback requirement.

Surface Parking/Parking Structures - 5 feet.

Through the Site Plan Review process, the setback requirement may be reduced by the PD-29 Site Plan Review Committee or the Planning Commission if it finds that the reduced setback will not impact the streetscape due to the building design.

b. Interior setbacks adjacent to a non-residential district property: 5 feet.

The required setback can be reduced to zero (or 6 inches) if the building is to be attached to an existing building located on the abutting property.

c. Interior setbacks adjacent to a residential district property:

i. Buildings: 20 feet.

ii. Surface parking: 5 feet.

d. Setback from the abutting alley: 10 feet from the center line of the abutting alley.

2. Maximum Building Height.

a. Subarea 1a: 50 feet (measuring from Long Beach Boulevard curb height) except along Elm Avenue shall be reduced to 20 feet for a width of 30 feet along the entire property line.

Long Beach Boulevard Planned Development District (PD-29)

- b. Subareas 1, 3 & 4: 50 feet.
- c. Subareas 2 & 5: 150 feet.

Exceptions to the height limitation up to 20% of the maximum height may be granted by the Planning Commission through the site plan review process subject to findings related to the overall project design.

- 3. Floor Area Ratio: No limit.
- 4. Lot Coverage: No limit.
- 5. Parking.
 - a. Required Parking. The required parking and loading area shall be provided in accordance with the standards set forth in Chapter 21.41 of the Zoning Regulations (Off-street parking and loading requirements).
 - b. Parking Reduction through the Site Plan Review process. For non-residential projects, the required number of parking spaces may be reduced by the PD-29 Site Plan Review Committee or the Planning Commission where a development is less than 600 foot from a light-rail station, and a parking study can demonstrate that such a use will generate less parking demand due to the proximity to the rail station.
 - c. Parking Reduction through the Administrative Use Permit process. Through the Administrative Use Permit process, the required number of parking spaces may be reduced (up to 20% of the required parking) if a parking study can demonstrate that such a use will generate less parking due to the use of a joint parking facility or other parking management program.
- 6. Development Standards for Residential Developments.

All residential development shall comply with the density and development standards indicated as follows:

STANDARDS	SUBAREAS 1, 3 & 4	SUBAREAS 2 & 5
Density	Same as R-4-N	Same as R-4-U
Maximum Building Height	Per PD-29	Per PD-29
Setbacks -Street & rear -Interior side Property line	Per PD-29 10% of lot width but not more than 10'	Per PD-29 10% of lot width but not more than 10'
Buffers	Same as R-4-N	Same as R-4-U
Courtyard	Per Sec. 21.31.242	Per Sec. 21.31.242
Lot Coverage	No limit	No limit
Usable Open Space	Same as R-4-N	Same as R-4-U
Privacy Standards	Windows shall not be overlapping with windows of facing units	Windows shall not be overlapping with windows of facing units

7. Industrial Related Uses (Subarea 4).

- a. **Fence Required:** An 8 foot masonry wall shall be constructed separating the industrial use from the abutting residential use.
- b. **Limited vehicular access:** If the property is located across an alley or a street from a residential zoned property, no truck traffic shall be permitted to have an access from the site to the abutting alley or residential street.
- c. **Retail uses:** A retail outlet or a showroom for the products being manufactured is encouraged to be provided on the site.
- d. **Limited to existing structures:** Industrial uses shall be allowed only in structures existing upon the effective date of this ordinance.

8. Limited Vehicular Access to Elm Avenue (Subarea 1a):

For all parcels of land located within Subarea 1a, where a site has a street frontage other than Elm Avenue, no vehicular access shall be allowed from the site to Elm Avenue except for emergency vehicles only.

9. Screened Mechanical Equipment.

All mechanical equipment shall be screened. Screening of mechanical equipment shall be integrated with the design of the building. All public utilities shall be placed underground.

10. Trash and Recycling Receptacles.

Adequate trash and recycling receptacles shall be provided to accommodate all refuse generated on a site. Trash receptacles shall not be visible from a public street and shall be integrated with the design of the building. The location of trash and recycling receptacles shall be shown on the site plan.

11. Landscaping.

a. Special Treatments at Nodes.

At the major street intersections, especially at the Anaheim Node, installation of special decorative paving materials, fountains, public arts, outdoor seating, and landscaping are encouraged.

b. Street Front Setback Area.

i. Trees. Trees shall be planted within the street front setback area. These trees shall be planted with one tree (24" box) per each 25-linear feet of street frontage.

ii. Shrubs. Within the street front setback area, a minimum of 3 shrubs for each tree shall be provided. These shrubs shall be a minimum of 5-gallon in size.

iii. Groundcover. All ground surface within the street front setback area shall be covered with groundcover.

c. Yard areas other than required street frontage.

i. Trees: One tree (24" box) for each 125 sq. ft. of yard area.

ii. Shrubs: Three shrubs (5-gallon) for each 125 sq. ft. of yard area.

12. Fences and Garden Walls.

Within the required street frontage setback area, no fence exceeding 3 feet in height shall be permitted.

13. On-premise Signs.

On-premise signs are permitted subject to the requirements of Chapter 21.44 (Signs) of the Long Beach Municipal Code.

14. Right-of-way Dedications and Improvements.

Public right-of-way shall be dedicated and improved as required by Chapter 21.47 (Street improvements) of the Long Beach Municipal Code.

15. Performance Standards for Automobile Sales Businesses

The purpose of this Section is to ensure that automobile dealerships do not create an adverse impact on adjacent properties and surrounding neighborhoods by reason of insufficient on-site customer and employee parking, traffic generation, including road testing of vehicles, obstruction of traffic, visual blight, glare, noise, fumes, or drainage runoff. The following special conditions shall apply to automobile sales and shall supersede Section 21.45.140 (Special Development Standards - Outdoor display for sale or rent (vehicles, equipment, garden supply, or building material)) of the Long Beach Municipal Code:

- a. Applicability. All newly established automobile dealerships shall comply with the property development standards for the subarea in which it is located and with this Section. Existing automobile sales businesses in subareas 1a, 2 and 5 are subject to restrictions in Section 21.27.010 (Nonconformities) of the Long Beach Municipal Code. Existing automobile dealerships in subareas 1, 3 and 4 shall comply with this Section when seeking any of the following:
 1. Expansion of existing building area or construction of a new structure.
 2. Expansion of the land area on which the dealership is located, whether by purchase, lease, business combination (two (2) adjacent businesses are combined) or similar method.
 3. Any remodel (50 percent of linear walls) of the existing building.
- b. Conditional Use Permit Required. A Conditional Use Permit shall be obtained pursuant to Chapter 21.25 (Specific Procedures) of the Long Beach Municipal Code.
- c. Site Plan Review Required. An application for Site Plan Review shall be approved pursuant to Chapter 21.25 (Specific Procedures) of the Long Beach Municipal Code.
- d. Minimum Lot Size. The minimum lot size for any newly established automobile dealership shall be 20,000 square feet.
- e. Showroom/Accessory Office. A minimum showroom/business office area building of 1,000 square feet is required.

Long Beach Boulevard Planned Development District (PD-29)

- f. Parking and Vehicle Storage. Employee and customer parking shall be provided at no charge. The number of on-site parking spaces, paving and striping shall comply with Chapter 21.41 (Off-Street Parking and Loading Requirements) of the Long Beach Municipal Code. Areas designated for employee and customer parking shall not be used for vehicle storage or display. Rooftop storage of vehicles is permitted.
- g. Screening. A six-foot, six-inch (6'-6") solid fence or wall and a five-foot (5') wide landscaping buffer shall be provided along any property line abutting a residential use.
- h. Landscaping. A minimum five-foot (5') landscape buffer shall be provided along the street frontage perimeter of all vehicle display areas. Applicable setback requirements shall be expanded to require a minimum five-foot (5') landscaped buffer to any adjacent residential district.

All parking areas not used for automobile display shall be subject to the parking lot screening requirements of Chapter 21.42 (Landscaping) of the Long Beach Municipal Code.

- i. Sustainable Materials. The developers shall use sustainable materials when feasible and to the satisfaction of the Director of Planning and Building.
- j. Lighting. Security lighting shall be provided to the satisfaction of the Long Beach Police Department. Fixtures shall be placed and designed in such a manner as to prevent light intrusion on adjacent properties.
- k. Loading and Unloading of Vehicles. Loading and unloading of vehicles is permitted only in accordance with this subsection.
 - 1. Loading and unloading of vehicles are limited to the hours of seven (7) a.m. to seven (7) p.m. Monday through Saturday, excluding legal holidays.
 - 2. Off-loading shall be on-site or off-site, subject to the approval of the City Traffic Engineer. Loading and unloading shall not block the ingress or egress of any adjacent property.
- l. Storage of Vehicles to Be Repaired. No vehicles to be repaired shall be parked or stored on any public street or alley.
- m. Repair of Vehicles. All repair work shall occur within a fully enclosed building.

- n. Queuing of Vehicles. An adequate on-site queuing area for service customers shall be provided. On-site driveways may be used for queuing, but may not interfere with access to required parking spaces.
- o. Test Driving. Test-driving shall not be done on residential streets or alleys. For the purposes of this subsection, streets, which are designated by the City as major or minor arterial streets, shall be permissible areas for test-driving. Each dealership operator shall have an affirmative obligation to inform all its personnel of this requirement and to ensure compliance with it.
- p. Circulation. The location of entries and exits from automobile dealerships shall be located as far away from adjacent residential properties as is reasonably feasible and shall be directed to commercial streets and away from residential areas by means of signage and design. If the vehicle storage structure has multiple levels, the interior circulation system between levels shall be internal to the building and shall not require use of public ways or externally visible or uncovered ramps, driveways or parking areas. No arrangement shall be permitted which requires vehicles to back into an alley or other public way.
- q. Noise Control.
 - 1. The use of outdoor speakers are prohibited.
 - 2. All noise-generating equipment shall be located within a building and shall be muffled with sound absorbing materials to minimize noise impacts on adjacent properties.
- r. Toxic Storage and Disposal.
 - 1. Gasoline storage tanks shall be constructed and maintained under the same conditions and standards that apply for service stations.
 - 2. There shall be full compliance with the terms and conditions of all City laws relating to the storage and disposal of toxic chemicals and hazardous wastes.
- s. Signage. All signage shall substantially comply with the Title 21 of the Long Beach Municipal code and Central Long Beach Design Guidelines.

- t. Amortization. Any automobile sales business as defined in Section 21.15 which was lawfully in existence as of the effective date of this ordinance which does not comply in whole with the performance standards for automobile sales businesses as set forth in Subsection 15 of Section C of this ordinance shall be regarded as a non-conforming use. Such non-conforming use may be continued for a period of two (2) years after the effective date of this ordinance. After the expiration of said two (2) year period, all non-conforming automobile sales businesses shall be required to apply for and obtain a Conditional Use Permit in accordance with Chapter 21.25 of the Long Beach Municipal Code. Application for said Conditional Use Permit shall be filed with the City at least 90 days, but no more than 180 days, prior to the expiration of the above referenced two (2) year period. At any hearing to obtain a Conditional Use Permit, the City shall require, to the extent reasonably feasible, that the automobile sales business comply with the performance standards for automobile sales businesses as set forth in Subsection 15 of Section C of this ordinance. All non-conforming automobile sales businesses that fail to apply for or receive a Conditional Use Permit within the time parameters set forth herein shall be terminated.

D. Through-Block Development

All uses other than through-block development shall comply with the use and development standards applicable to the underlying zoning district.

A through-block development is permitted for the area located within PD-29 where the development site abuts, or adjoins properties fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street, provided that such a development proposal complies with the following conditions:

1. The minimum lot size shall be 22,500 sq. ft.;
2. The proposed site shall be developed as a unified site with the abutting or adjoining property fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street;
3. Uses permitted in a through-block development shall be the same as those on the abutting or adjoining property fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street with which the site is being developed;
4. The site plan shall be approved by the Planning Commission through the Joint Review Authority reviewing process;

5. Sites developed facing or adjacent to residential zoned property shall be designed to be visually compatible with the residential uses, and shall not impose significant environmental impacts such as noise, glare, or traffic impacts; and
6. The entire site shall lie within the boundaries of PD-29.

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
ALCOHOLIC BEVERAGE SALES	On/Off-premise sales qualified for exemption	EXP	EXP	EXP	EXP	EXP	Note: For alcoholic beverage sales exempted from the CUP process, see footnote #1. Note: The concentration of existing ABC licenses & the area crime rate are factors considered in reviewing applications for alcohol sales.
	All other on/off-premise sales more than 500' from a district allowing residential uses	Y	Y	Y	Y	Y	
	All other on/off premise sales less than 500' from a district allowing residential uses	C	C	C	C	C	
AUTOMOBILE (VEHICLE) USES	Auto Detailing/Car Wash	AP	AP	AP	AP	Y	Note: Mobile license shall be prohibited
	Gasoline Sales	Y	Y	AP	Y	Y	
	General Auto Repair (body work, painting, etc.)	N	C	N	C	AP	Note: All outdoor display, storage, service & repair of vehicles is (See Section 21.45)
	Minor Auto Repair, Tune Up & Lube, Smog Test	C	AP	N	AP	Y	

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses	Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments	
Motorcycle/Jet Ski Sales & Repair	C	Y	AP	AP	Y		
Parking Service - principal use	Y	Y	Y	Y	Y		
Recreational Vehicle Storage	N	N	N	N	N		
Rental Agency (does not include repair)	Y	Y	Y	Y	Y		
Sales, New Cars (sales of parts & minor/major repair, excluding body repair & painting, are permitted as accessory uses)	N	<u>AP</u> <u>CUP</u>	N	<u>AP</u> <u>CUP</u>	<u>Y</u> <u>CUP</u>		
Sales, Used Cars (only minor auto repair shall be permitted as an accessory use)	N	<u>AP</u> <u>CUP</u>	N	<u>AP</u> <u>CUP</u>	<u>Y</u> <u>CUP</u>		
Towing	A	A	A	A	A		
Vehicle Parts (with installation); Tire Store	C	AP	N	AP	AP		
Vehicle Parks (w/o installation)	AP	Y	Y	Y	Y		
BILLBOARDS	All Billboards	N	N	N	N		
BUSINESS OFFICE SUPPORT	Copy, Fax, Mail Box, or Supplies, Equipment Rental or Repair, and Off-set Printing	Y	Y	Y	Y		

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
ENTERTAINMENT	Amusement Machines (4 or fewer)	A	A	A	A	A	Note: Entertainment licenses require approval from the City Council
	Arcades	N	N	C	C	C	
	Computer Arcades	N	N	C	C	C	
	Dancing (accessory use)	C	C	A	A	A	
	Hall Rental	N	N	AP	AP	AP	
	Live or Movie Theater	N	N	Y	Y	Y	
	Mock Boxing or Wrestling	N	N	C	C	C	
	Pool Tables (up to 3 tables)	A	A	A	A	A	
	Private Club, Social Club, Night Club	N	N	Y	Y	Y	
	Restaurant with Entertainment	Y	Y	Y	Y	Y	
	Other Entertainment Uses (bowling alley, skating rink, miniature golf, tennis club)	C	C	AP (Subarea 2) C (Subarea 5)	AP	AP	
FINANCIAL SERVICES	Bank, Credit Union, Saving & Loan (without drive-thru window)	Y	Y	Y	Y	Y	
	Bank, Credit Union, Saving & Loan (with drive-thru window)	AP	AP	AP	AP	AP	
	Check Cashing	AP	AP	AP	AP	AP	

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
	All Financial Services Not Listed	AP	AP	AP	AP	AP	
INSTITUTIONAL USES	Church or Temple	C	AP	C	AP	AP	
	Fire/Police Stations, Community Center/Cultural (Public Sponsored)	N	Y	Y	Y	Y	
	Convalescent Hospital or Home	Y	Y	C	Y	N	
	Daycare or Pre-school	Y	Y	Y	Y	Y	
	Elementary or Secondary School	C	Y	Y	Y	Y	
	Industrial Arts Trade School or Rehab. Workshop	C	Y	AP	Y	Y	
	Mortuary	C	C	C	Y	Y	
	Parsonage	A	A	A	A	A	Note: Accessory to church or temple
	Professional School/ Business School	Y	Y	Y	Y	Y	
	Social Service Office (w/o food distribution)	AP	AP	Y (Subarea 2) C (Subarea 5)	Y	C	
	Social Service Office (with food distribution)	N	C	C	C	C	
	Other Institutional Uses	AP	AP	AP	AP	AP	

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses	Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments	
PERSONAL SERVICES	Basic Personal Services (barber/beauty shop, diet center, dog/cat grooming, dry cleaner, locksmith, mailbox rental, nail/ manicure shop, repair shop for small appliances/ bicycles/electronic equipment, tailoring, shoe repair, tanning salon, travel agent or veterinary clinic)	Y	Y	Y	Y	Y	
	Catering, Party Counseling (w/o trucks)	Y	Y	Y	Y	Y	
	Fitness Center/Heath Club, Dance/Karate Studio	Y	Y	Y	Y	Y	
	Fortune-telling	N	N	N	C	C	
	Gun Repair Shop	C	C	C	C	C	
	Laundromat	AP	AP	AP	Y	Y	
	Massage	A	A	A	A	A	
	Recycling Center	N	N	N	N	N	
	Recycling Collection Center for cans & bottles (staff attended)	N	N	N	N	N	
	Recycling Containers for cans and bottles	A	A	A	A	A	Note: Accessory to Grocery Store only
	Repair Shop (stove, refrigerator, upholstery, lawn mowers, etc.)	C	C	N	AP	Y	

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
	Shoe-shine Stand	A	A	A	A	A	
	Tattoo Parlor	N	N	N	N	N	
	Termite & Pest Control	AP	AP	AP	AP	Y	
	All Personal Services Not Listed	AP	AP	AP	AP	AP	
PROFESSIONAL SERVICES	All Professional Offices (Accounting, Advertising, Architecture, Artist Studio, Bookkeeping, Business Headquarters, Chiropractics, Computer Programming, Consulting, Contracting, Dentistry, Engineering, Insurance, Law, Marketing, Medicine, Photography, Private Investigator, Psychiatry, Psychology, Real Estate, or Tax Preparation)	Y	Y	Y	Y	Y	
RESIDENTIAL USES	Artist Studio with Residence	AP	Y	Y	Y	AP	
	Caretaker Residence	A	A	A	A	A	
	Senior and/or Handicapped Housing	N	AP	AP	AP	AP	
	Special Group Housing (fraternity, sorority, convent, monastery, etc.)	N	C	C	C	N	

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
	Multi-family Residential	N	Y	Y	Y	Y	Note: Check special development standards
RESTAURANTS & READY-TO-EAT FOODS	Restaurants & Ready-to-Eat Foods w/o drive-thru lanes	Y	Y	Y	Y	Y	
	Restaurants & Ready-to-Eat Foods with drive-thru lanes	C	C	C	AP	AP	
RETAIL SALES	Basic Retail Sales (except uses listed below)	Y	Y	Y	Y	Y	
	Gun Shop	C	C	N	C	C	
	Itinerant Vendor	T	T	T	T	T	
	Merchandise Mall, Indoor Swap Meet	C	AP	Y	Y	Y	
	Outdoor Sales Events (flee mkts/swap meet)	C	C	C	C	C	
	Superstore (Retail > 100,000 SF with > 10% non-taxable merchandise)	N	N	N	N	N	Note: See 21.15.2985
	Pawn Shops	C	C	N	C	C	
	Thrift Store	AP	AP	N	AP	Y	
	Vending Machines	A	A	A	A	A	
TEMPORARY LODGING	Hotels (motels) w/90 rooms or more	C	Y	Y	Y	Y	

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses	Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments	
	Hotel (motels) less than 90 rooms	N	N	N	N	N	
	Shelters	N	N	N	C	N	
TEMPORARY USES	Carnival, Event, Fair, Trade Show, etc.	T	T	T	T	T	
	Construction Trailer	T	T	T	T	T	
TRANSPORTATION AND COMMUNICATION FACILITIES	Transportation Facilities (bus terminals)	N	N	AP	AP	AP	
	Communication Facilities	C	C	C	C	C	
	A. Freestanding/monopole cellular and personal communication services	C	C	C	C	C	
	B. Attached/roof mounted cellular and personal communication services	Y	Y	Y	Y	Y	
	C. Electrical distribution station	C	C	C	C	C	
MISCELLANEOUS	Nurseries	Y	Y	Y	Y	Y	
	Passive Park	Y	Y	Y	Y	Y	

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
	Community Garden	IP	IP	IP	IP	IP	
	Community Playground	IP	IP	IP	IP	IP	
	Recreational Park	AP	AP	AP	AP	AP	
INDUSTRIAL RELATED USES	Industrial Food Processing: 1. Bakery	N	N	N	N	Y	Note: Check special development standards for all Industrial related uses. A retail outlet or a showroom is encouraged on the site.
	2. Catering (food preparation)	N	N	N	N	Y	
	Industrial Laundry	N	N	N	N	C	
	Self-storage facility	N	N	N	N	N	
	Sewing	N	N	N	N	C	
	Research & laboratory	N	N	N	N	C	
	Warehousing	N	N	N	N	C	
	Wholesale sales (except livestock)	N	N	N	N	AP	

Abbreviations:

- Y = Yes (permitted use)
- N = Not permitted
- C = Conditional Use Permit is required
- AP = Administrative Use Permit is required
- EXP = Alcoholic beverage sales qualified for CUP exemption (see footnote #1)
- A = Accessory use. For special development standards, refer to Chapter 21.51.

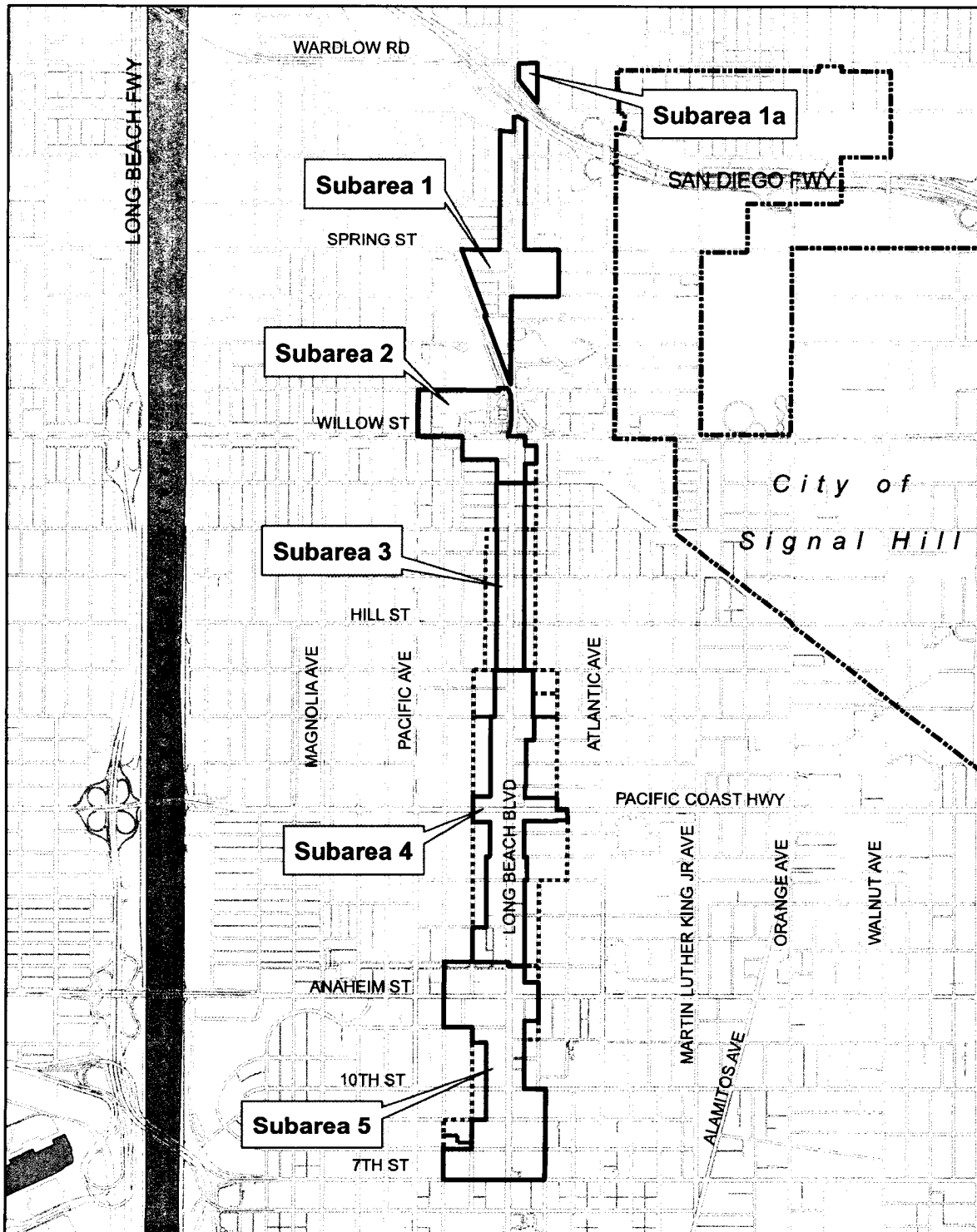
Long Beach Boulevard Planned Development District (PD-29) Table

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.

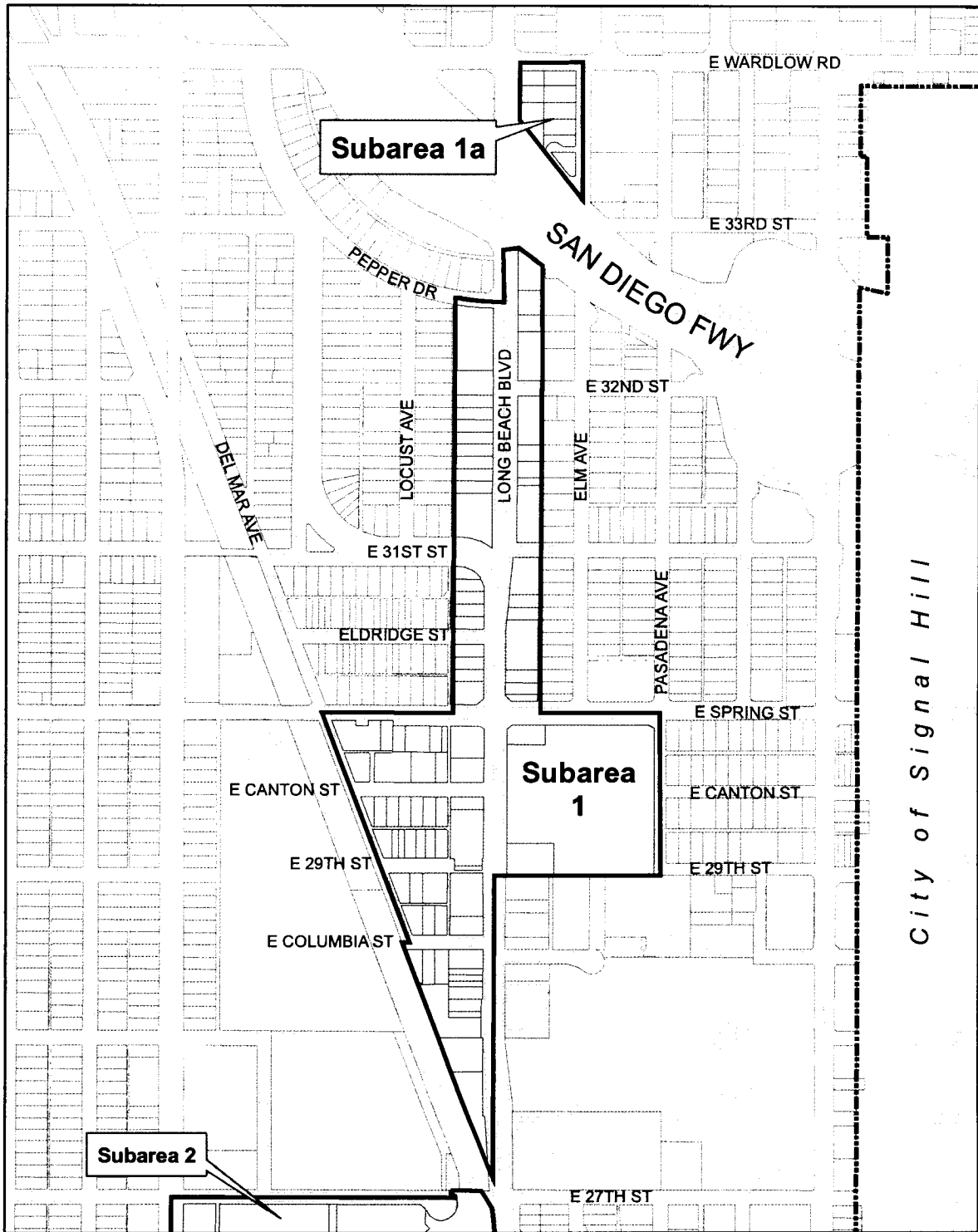
Footnote:

- (1) The following alcoholic beverage sales shall be exempted from the CUP permit requirement:
 - a. Restaurant with alcoholic beverage service only with meal. 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 with 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 condition use permit to continue to sell alcohol.
 - b. Use located more than 500 feet from zoning districts allowing residential use.
 - c. Department store or florist with accessory sale of alcoholic beverages.
 - d. Existing legal, nonconforming uses.
 - e. A full line grocery store of 50,000 sq. ft. floor area.



Map 1 of 5
 Revised 4/12/07

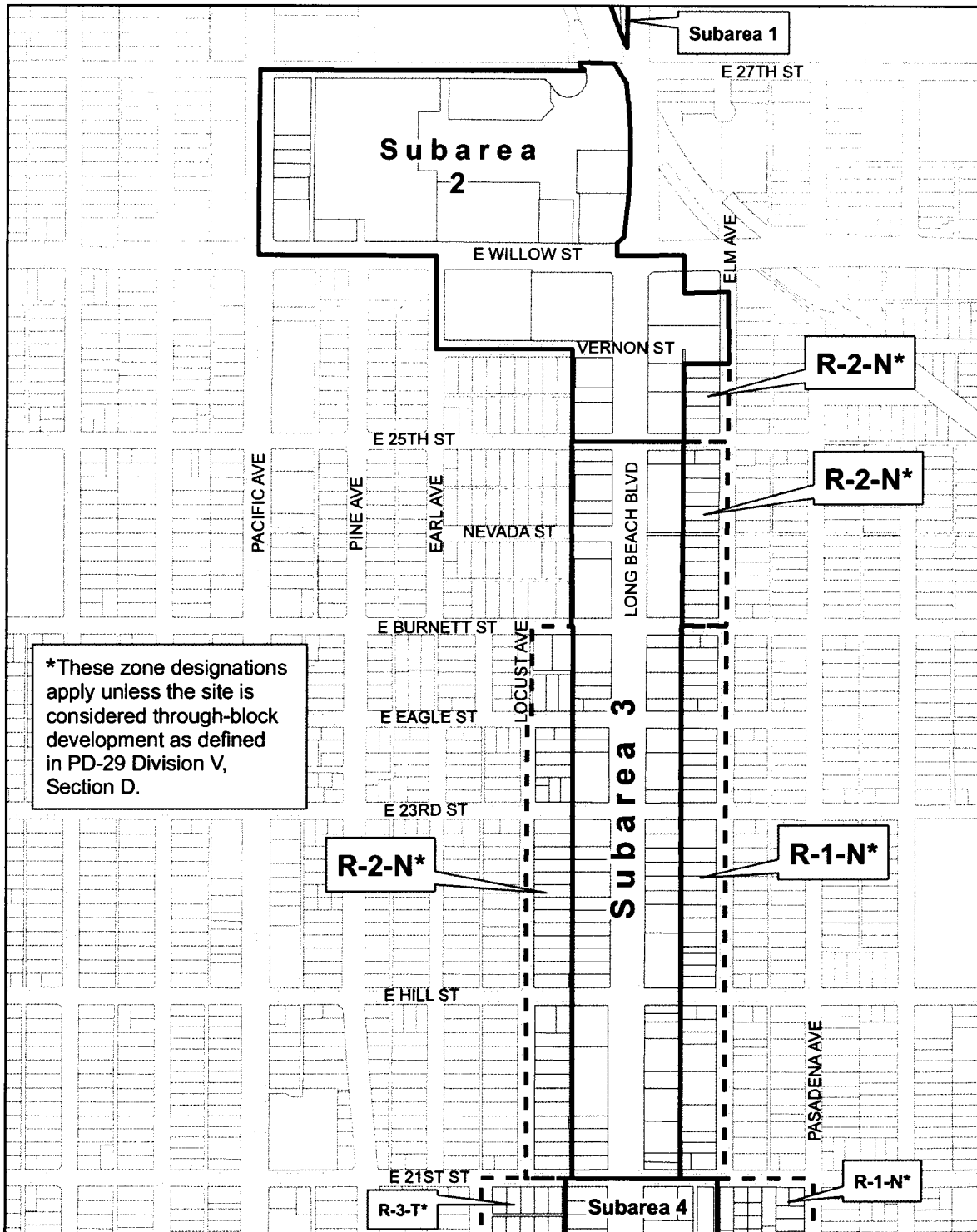
Long Beach Boulevard Planned Development District (PD-29)



Map 2 of 5

Revised 4/12/07

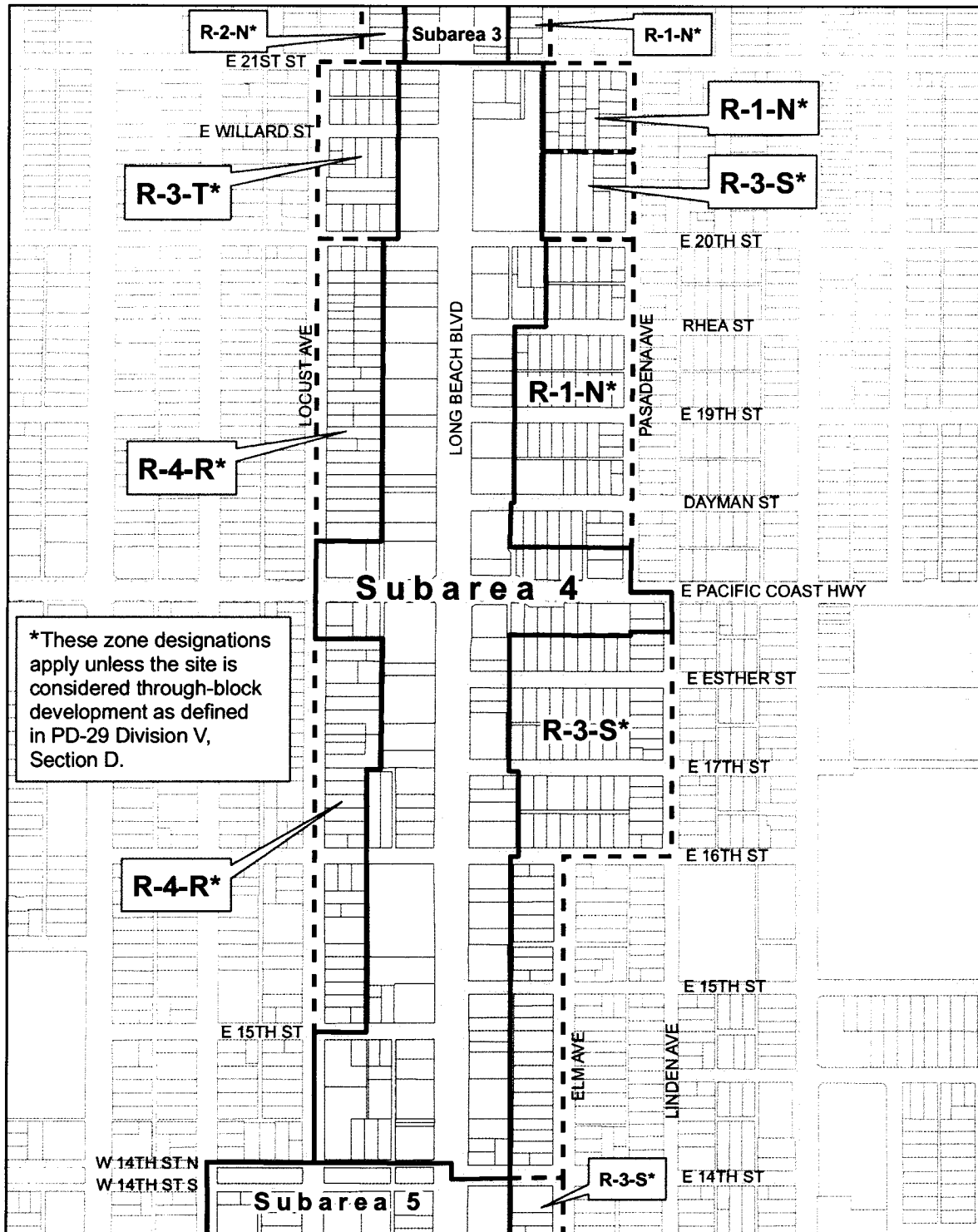
Long Beach Boulevard
Planned Development District (PD-29)



Map 3 of 5

Revised 4/12/07

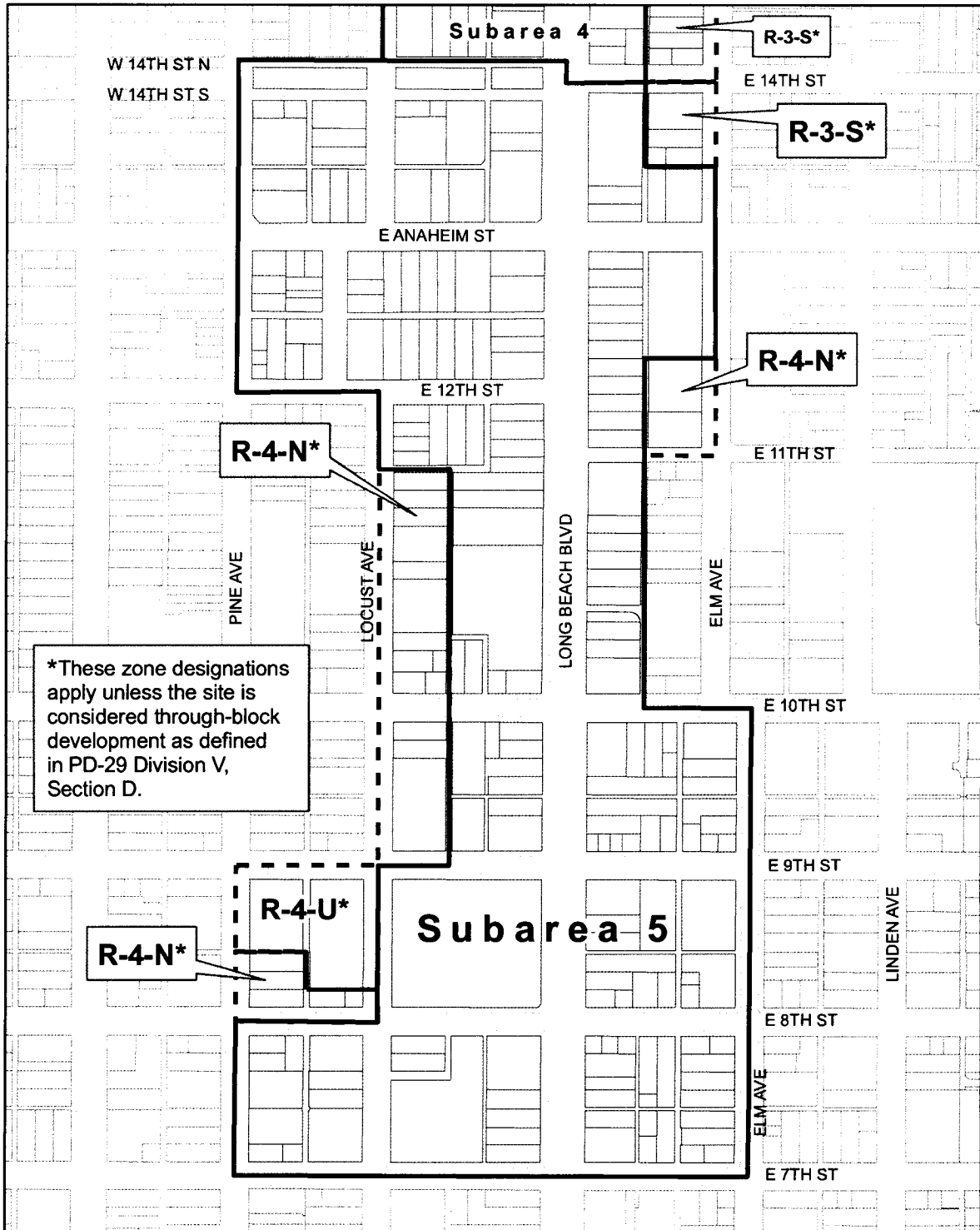
Long Beach Boulevard Planned Development District (PD-29)



*These zone designations apply unless the site is considered through-block development as defined in PD-29 Division V, Section D.

Map 4 of 5
 Revised 4/12/07

Long Beach Boulevard
 Planned Development District (PD-29)



Map 5 of 5
 Revised 4/12/07

Long Beach Boulevard
 Planned Development District (PD-29)

14. Right-of-way Dedications and Improvements.

Public right-of-way shall be dedicated and improved as required by Chapter 21.47 (Street improvements) of the Long Beach Municipal Code.

15. Performance Standards for Automobile Sales Businesses

The purpose of this Section is to ensure that automobile dealerships do not create an adverse impact on adjacent properties and surrounding neighborhoods by reason of insufficient on-site customer and employee parking, traffic generation, including road testing of vehicles, obstruction of traffic, visual blight, glare, noise, fumes, or drainage runoff. The following special conditions shall apply to automobile sales and shall supersede Section 21.45.140 (Special Development Standards - Outdoor display for sale or rent (vehicles, equipment, garden supply, or building material)) of the Long Beach Municipal Code:

- a. Applicability. All newly established automobile dealerships shall comply with the property development standards for the subarea in which it is located and with this Section. Existing automobile sales businesses in subareas 1a, 2 and 5 are subject to restrictions in Section 21.27.010 (Nonconformities) of the Long Beach Municipal Code. Existing automobile dealerships in subareas 1, 3 and 4 shall comply with this Section when seeking any of the following:
 1. Expansion of existing building area or construction of a new structure.
 2. Expansion of the land area on which the dealership is located, whether by purchase, lease, business combination (two (2) adjacent businesses are combined) or similar method.
 3. Any remodel (50 percent of linear walls) of the existing building.
- b. Conditional Use Permit Required. A Conditional Use Permit shall be obtained pursuant to Chapter 21.25 (Specific Procedures) of the Long Beach Municipal Code.
- c. Site Plan Review Required. An application for Site Plan Review shall be approved pursuant to Chapter 21.25 (Specific Procedures) of the Long Beach Municipal Code.
- d. Minimum Lot Size. The minimum lot size for any newly established automobile dealership shall be 20,000 square feet.
- e. Showroom/Accessory Office. A minimum showroom/business office area building of 1,000 square feet is required.

Long Beach Boulevard Planned Development District (PD-29)

- f. Parking and Vehicle Storage. Employee and customer parking shall be provided at no charge. The number of on-site parking spaces, paving and striping shall comply with Chapter 21.41(Off-Street Parking and Loading Requirements) of the Long Beach Municipal Code. Areas designated for employee and customer parking shall not be used for vehicle storage or display. Rooftop storage of vehicles is permitted.
- g. Screening. A six-foot, six-inch (6'-6") solid fence or wall and a five-foot (5') wide landscaping buffer shall be provided along any property line abutting a residential use.
- h. Landscaping. A minimum five-foot (5') landscape buffer shall be provided along the street frontage perimeter of all vehicle display areas. Applicable setback requirements shall be expanded to require a minimum five-foot (5') landscaped buffer to any adjacent residential district.

All parking areas not used for automobile display shall be subject to the parking lot screening requirements of Chapter 21.42 (Landscaping) of the Long Beach Municipal Code.

- i. Sustainable Materials. The developers shall use sustainable materials when feasible and to the satisfaction of the Director of Planning and Building.
- j. Lighting. Security lighting shall be provided to the satisfaction of the Long Beach Police Department. Fixtures shall be placed and designed in such a manner as to prevent light intrusion on adjacent properties.
- k. Loading and Unloading of Vehicles. Loading and unloading of vehicles is permitted only in accordance with this subsection.
 - 1. Loading and unloading of vehicles are limited to the hours of seven (7) a.m. to seven (7) p.m. Monday through Saturday, excluding legal holidays.
 - 2. Off-loading shall be on-site or off-site, subject to the approval of the City Traffic Engineer. Loading and unloading shall not block the ingress or egress of any adjacent property.
- l. Storage of Vehicles to Be Repaired. No vehicles to be repaired shall be parked or stored on any public street or alley.
- m. Repair of Vehicles. All repair work shall occur within a fully enclosed building.

Long Beach Boulevard Planned Development District (PD-29)

- n. Queuing of Vehicles. An adequate on-site queuing area for service customers shall be provided. On-site driveways may be used for queuing, but may not interfere with access to required parking spaces.
- o. Test Driving. Test-driving shall not be done on residential streets or alleys. For the purposes of this subsection, streets, which are designated by the City as major or minor arterial streets, shall be permissible areas for test-driving. Each dealership operator shall have an affirmative obligation to inform all its personnel of this requirement and to ensure compliance with it.
- p. Circulation. The location of entries and exits from automobile dealerships shall be located as far away from adjacent residential properties as is reasonably feasible and shall be directed to commercial streets and away from residential areas by means of signage and design. If the vehicle storage structure has multiple levels, the interior circulation system between levels shall be internal to the building and shall not require use of public ways or externally visible or uncovered ramps, driveways or parking areas. No arrangement shall be permitted which requires vehicles to back into an alley or other public way.
- q. Noise Control.
 - 1. The use of outdoor speakers are prohibited.
 - 2. All noise-generating equipment shall be located within a building and shall be muffled with sound absorbing materials to minimize noise impacts on adjacent properties.
- r. Toxic Storage and Disposal.
 - 1. Gasoline storage tanks shall be constructed and maintained under the same conditions and standards that apply for service stations.
 - 2. There shall be full compliance with the terms and conditions of all City laws relating to the storage and disposal of toxic chemicals and hazardous wastes.
- s. Signage. All signage shall substantially comply with the Title 21 of the Long Beach Municipal code and Central Long Beach Design Guidelines.

- t. Amortization. Any automobile sales business as defined in Section 21.15 which was lawfully in existence as of the effective date of this ordinance which does not comply in whole with the performance standards for automobile sales businesses as set forth in Subsection 15 of Section C of this ordinance shall be regarded as a non-conforming use. Such non-conforming use may be continued for a period of two (2) years after the effective date of this ordinance. After the expiration of said two (2) year period, all non-conforming automobile sales businesses shall be required to apply for and obtain a Conditional Use Permit in accordance with Chapter 21.25 of the Long Beach Municipal Code. Application for said Conditional Use Permit shall be filed with the City at least 90 days, but no more than 180 days, prior to the expiration of the above referenced two (2) year period. At any hearing to obtain a Conditional Use Permit, the City shall require, to the extent reasonably feasible, that the automobile sales business comply with the performance standards for automobile sales businesses as set forth in Subsection 15 of Section C of this ordinance. All non-conforming automobile sales businesses that fail to apply for or receive a Conditional Use Permit within the time parameters set forth herein shall be terminated.

D. Through-Block Development

All uses other than through-block development shall comply with the use and development standards applicable to the underlying zoning district.

A through-block development is permitted for the area located within PD-29 where the development site abuts, or adjoins properties fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street, provided that such a development proposal complies with the following conditions:

1. The minimum lot size shall be 22,500 sq. ft.;
2. The proposed site shall be developed as a unified site with the abutting or adjoining property fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street;
3. Uses permitted in a through-block development shall be the same as those on the abutting or adjoining property fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street with which the site is being developed;
4. The site plan shall be approved by the Planning Commission through the Joint Review Authority reviewing process;

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE						
Uses	Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
Motorcycle/Jet Ski Sales & Repair	C	Y	AP	AP	Y	
Parking Service - principal use	Y	Y	Y	Y	Y	
Recreational Vehicle Storage	N	N	N	N	N	
Rental Agency (does not include repair)	Y	Y	Y	Y	Y	
Sales, New Cars (sales of parts & minor/major repair, excluding body repair & painting, are permitted as accessory uses)	N	<u>AP</u> <u>CUP</u>	N	<u>AP</u> <u>CUP</u>	<u>Y</u> <u>CUP</u>	
Sales, Used Cars (only minor auto repair shall be permitted as an accessory use)	N	<u>AP</u> <u>CUP</u>	N	<u>AP</u> <u>CUP</u>	<u>Y</u> <u>CUP</u>	
Towing	A	A	A	A	A	
Vehicle Parts (with installation); Tire Store	C	AP	N	AP	AP	
Vehicle Parks (w/o installation)	AP	Y	Y	Y	Y	
BILLBOARDS	All Billboards	N	N	N	N	
BUSINESS OFFICE SUPPORT	Copy, Fax, Mail Box, or Supplies, Equipment Rental or Repair, and Off-set Printing	Y	Y	Y	Y	

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING AND RESTATING THE
LONG BEACH BOULEVARD PLANNED DEVELOPMENT
DISTRICT (PD-29)

WHEREAS, the Planning Commission, at its hearing on March 17, 2007 reviewed the proposed amendment and recommended the City Council adopt same;

WHEREAS, the City Council, hereby finds that the proposed amendments to the Long Beach Boulevard Planned Development District (PD-29) 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 Long Beach Boulevard Planned Development District (PD-29) 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.

Section 2. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) 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 _____, 20__ by the

//
//

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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following vote:

Ayes: Councilmembers:

Noes: Councilmembers:

Absent: Councilmembers:

City Clerk

Approved: _____

Mayor

MJM:kjm 4/23/07 #06-06345

LONG BEACH BOULEVARD PLANNED DEVELOPMENT DISTRICT (PD-29)

I. INTENT

The intent of PD-29 is to promote the economic and aesthetic revitalization of a distressed urban corridor. Generally, this corridor includes the property located along Long Beach Boulevard between Wardlow Road and 7th Street. Exhibit "A" shows the exact boundaries of this PD district. This ordinance is intended to encourage:

- A. Assemblage of small lots into sites large enough to ensure an appropriate level of economic utilization;
- B. Development of quality commercial, residential, institutional and light industrial projects which are compatible with viable neighboring uses;
- C. Types of uses and levels of intensity that will take advantage of the light rail service and augment the cost-effectiveness of that service; and
- D. A pattern of development that will enhance the physical and visual quality of the Boulevard, thereby contributing to its economic viability and the viability of the downtown and the City as a whole.

II. DEVELOPMENT REVIEW PROCEDURES

A. Procedures

The PD-29 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 Process

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. 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. In addition to the findings set forth in Division II & IV of Chapter 21.25 of the Long Beach Municipal Code, no Conditional Use Permits (CUP) or Administrative Use Permits (AP) shall be approved unless all of the following findings are made:

1. The use is consistent with the intent of the General Plan and Redevelopment Plan for this area, and is consistent with this PD ordinance;
2. The use is compatible with viable adjacent land uses and will not result in any significant negative impacts on surrounding properties;
3. The use supports neighborhood revitalization;
4. The site improvements will contribute to the streetscape or visual quality along the Long Beach Boulevard corridor; and
5. The use strengthens the economic base of the Long Beach Boulevard Planned Development District.

D. 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.

III. ESTABLISHING SUBAREAS WITHIN THE PD-29 DISTRICT

The following five subareas are established within the Long Beach Boulevard Planned Development District:

Long Beach Boulevard Planned Development District (PD-29)

A. Subarea 1a –Area between Wardlow Road and the San Diego (405) Freeway. The intent for this subarea is to encourage the development of commercial uses that take advantage of the convenient freeway access, yet is compatible with surrounding residential uses. Special design attention shall be provided along Elm Avenue. In-fill development is encouraged.

B. Subarea 1 (Memorial North) - Area between the 405 Freeway and 27th Street.

The intent for this subarea is to encourage the continued development of commercial and residential "medical support" uses, especially uses that are complimentary to the function of Memorial Medical Center. In-fill development with medical-related uses that are compatible with multiple family housing, and multiple family housing will be encouraged.

C. Subarea 2 (Willow Node) - Area between 27th Street and 25th Street.

The intent for this subarea is to encourage a high intensity retail commercial node which will serve as the northern development anchor of this corridor. Multi-family residential development is also encouraged because of the proximity to the light-rail station.

D. Subarea 3 (North Corridor) - Area between 25th Street and 21st Street.

The intent for this subarea is to allow small scale institutional and commercial uses, and multiple-family residential. Along the Boulevard frontage, quality multiple family residential uses and residentially-compatible commercial uses are encouraged.

E. Subarea 4 (Central Corridor) - Area between 21st Street and 14th Street.

The intent for this subarea is to encourage and increase employment opportunities by allowing more intense commercial and institutional uses, and clean light industrial uses. Appropriate buffers should be provided separating these uses from adjacent residential neighbors. In-fill development and residential land uses are also encouraged due to proximity to the light-rail stations.

F. Subarea 5 (St. Mary & Downtown Adjacent) - Area between 14th Street and 7th Street.

The intent for this subarea is to encourage a mix of living, shopping, and working opportunities. The Anaheim Node and St. Mary medical related commercial will serve as the southern development anchor of this corridor. Due to the proximity to the downtown, more dense and urban developments which consist of mixed uses should be encouraged. All projects should be designed to create the best possible environment for the pedestrian.

IV. LAND USES

A. Uses.

PD-29 Use Table (attached hereto as Exhibit "B") indicates the type of uses: permitted (Y), not permitted (N), permitted with a Conditional Use Permit (CUP), permitted with an Administrative Use Permit (AP), permitted as a temporary use (T), or permitted as an accessory use (A) in each subarea of the PD-29 district, subject to all development review and other procedures and conditions set forth for such uses in this ordinance.

B. Prohibited Uses

Any use not specified in the PD-29 Use Table of this Planned Development Ordinance shall be considered a prohibited use.

C. Temporary and Accessory Uses

Temporary and accessory uses are allowed in this PD area to the same extent as they are allowed by the Zoning Regulations for Commercial Districts.

D. Legal Non-Conforming Uses

Non-conforming uses may be continued in accordance with the "Nonconforming Use" provision of the Zoning Regulations (Chapter 21.27) except that nonconforming rights will be extended as follows:

In order to enhance the economic recovery of the Long Beach Boulevard Corridor and to avoid the loss of legal non-conforming use status because of prolonged abandonment resulting from economic hard-times, all nonconforming rights to a use existing on the effective date of this ordinance shall not be deemed lost if the use is abandoned for less than 24 months. This extension of rights shall be terminated on December 31, 1999.

Starting January 1, 2000, all non-conforming rights shall be continued in accordance with the "Nonconforming Use" provision of the Zoning Regulations (Chapter 21.27).

V. DESIGN GUIDELINES AND DEVELOPMENT STANDARDS

A. Intent.

Design guidelines and development standards address the exterior appearance of buildings and how they interact visually, and functionally with the public environment. Their intent is to provide sufficient flexibility and guidance to encourage exceptional design quality while preventing poor design.

They are intended for use by both private and public interests as they plan and design new projects, and by the City as a basis for design review and evaluation during the approvals process.

B. Design Guidelines.

The realization of the urban design character of the Long Beach Boulevard Planned Development District, and particularly of the "nodes", requires adherence to design guidelines. The guidelines endeavor to establish a physical framework within which individual projects can be designed to contribute to a coherent whole. These guidelines are:

1. Standards for construction or use in the Planned Development District should reflect quality design. Architectural continuity along the Boulevard is desired not through the incorporation of a single design style, but rather through consistency in the quality of design, workmanship, and materials utilized.
2. Building facades should utilize substantial articulation and detailing. Architectural details should be consistent in style, scale, materials, and quality throughout each development.
3. The streetscape should be enhanced by store front windows, awnings, balconies, building entries or by attractive landscaping. Corners of buildings, particularly those at street corners and major entrances, should be articulated vertically. Blank walls facing major streets without significant architectural treatments should be avoided.
4. The "nodes" should be designed as the focal points of the Boulevard which encourage pedestrian activity and provide special treatments for public spaces. Installation of special decorative paving materials, fountains, public arts, outdoor seating, and landscaping, and provision of retail plazas as well as public and semi-public spaces are encouraged.
5. New development and uses should contribute to a visual upgrading of the Long Beach Boulevard corridor and be compatible with viable surrounding uses.
6. All residential development should be designed to provide a quality urban living environment with adequate usable open space, adequate storage space, an adequate amount of natural light and natural ventilation, and security provisions.
7. Higher density and intensity development is especially encouraged around the Metro Blue Line stations.

C. Development Standards.

1. Setbacks.

a. Setbacks from a public street:

i. Subarea 1a:

Buildings - 10 feet

Surface Parking - 10 feet

ii. Subareas 1, 2, 3, & 4:

Buildings/Parking Structures - 10 feet.

Surface Parking - 5 feet.

iii. Subarea 5:

Buildings - No setback requirement.

Surface Parking/Parking Structures - 5 feet.

Through the Site Plan Review process, the setback requirement may be reduced by the PD-29 Site Plan Review Committee or the Planning Commission if it finds that the reduced setback will not impact the streetscape due to the building design.

b. Interior setbacks adjacent to a non-residential district property: 5 feet.

The required setback can be reduced to zero (or 6 inches) if the building is to be attached to an existing building located on the abutting property.

c. Interior setbacks adjacent to a residential district property:

i. Buildings: 20 feet.

ii. Surface parking: 5 feet.

d. Setback from the abutting alley: 10 feet from the center line of the abutting alley.

2. Maximum Building Height.

a. Subarea 1a: 50 feet (measuring from Long Beach Boulevard curb height) except along Elm Avenue shall be reduced to 20 feet for a width of 30 feet along the entire property line.

Long Beach Boulevard Planned Development District (PD-29)

- b. Subareas 1, 3 & 4: 50 feet.
- c. Subareas 2 & 5: 150 feet.

Exceptions to the height limitation up to 20% of the maximum height may be granted by the Planning Commission through the site plan review process subject to findings related to the overall project design.

- 3. Floor Area Ratio: No limit.
- 4. Lot Coverage: No limit.
- 5. Parking.
 - a. Required Parking. The required parking and loading area shall be provided in accordance with the standards set forth in Chapter 21.41 of the Zoning Regulations (Off-street parking and loading requirements).
 - b. Parking Reduction through the Site Plan Review process. For non-residential projects, the required number of parking spaces may be reduced by the PD-29 Site Plan Review Committee or the Planning Commission where a development is less than 600 foot from a light-rail station, and a parking study can demonstrate that such a use will generate less parking demand due to the proximity to the rail station.
 - c. Parking Reduction through the Administrative Use Permit process. Through the Administrative Use Permit process, the required number of parking spaces may be reduced (up to 20% of the required parking) if a parking study can demonstrate that such a use will generate less parking due to the use of a joint parking facility or other parking management program.
- 6. Development Standards for Residential Developments.

All residential development shall comply with the density and development standards indicated as follows:

Long Beach Boulevard Planned Development District (PD-29) Table

STANDARDS	SUBAREAS 1, 3 & 4	SUBAREAS 2 & 5
Density	Same as R-4-N	Same as R-4-U
Maximum Building Height	Per PD-29	Per PD-29
Setbacks -Street & rear	Per PD-29	Per PD-29
-Interior side Property line	10% of lot width but not more than 10'	10% of lot width but not more than 10'
Buffers	Same as R-4-N	Same as R-4-U
Courtyard	Per Sec. 21.31.242	Per Sec. 21.31.242
Lot Coverage	No limit	No limit
Usable Open Space	Same as R-4-N	Same as R-4-U
Privacy Standards	Windows shall not be over-lapping with windows of facing units	Windows shall not be over-lapping with windows of facing units

7. Industrial Related Uses (Subarea 4).

- a. Fence Required: An 8 foot masonry wall shall be constructed separating the industrial use from the abutting residential use.
- b. Limited vehicular access: If the property is located across an alley or a street from a residential zoned property, no truck traffic shall be permitted to have an access from the site to the abutting alley or residential street.
- c. Retail uses: A retail outlet or a showroom for the products being manufactured is encouraged to be provided on the site.
- d. Limited to existing structures: Industrial uses shall be allowed only in structures existing upon the effective date of this ordinance.

8. Limited Vehicular Access to Elm Avenue (Subarea 1a):

For all parcels of land located within Subarea 1a, where a site has a street frontage other than Elm Avenue, no vehicular access shall be allowed from the site to Elm Avenue except for emergency vehicles only.

9. Screened Mechanical Equipment.

All mechanical equipment shall be screened. Screening of mechanical equipment shall be integrated with the design of the building. All public utilities shall be placed underground.

Long Beach Boulevard Planned Development District (PD-29) Table

10. Trash and Recycling Receptacles.

Adequate trash and recycling receptacles shall be provided to accommodate all refuse generated on a site. Trash receptacles shall not be visible from a public street and shall be integrated with the design of the building. The location of trash and recycling receptacles shall be shown on the site plan.

11. Landscaping.

a. Special Treatments at Nodes.

At the major street intersections, especially at the Anaheim Node, installation of special decorative paving materials, fountains, public arts, outdoor seating, and landscaping are encouraged.

b. Street Front Setback Area.

i. Trees. Trees shall be planted within the street front setback area. These trees shall be planted with one tree (24" box) per each 25-linear feet of street frontage.

ii. Shrubs. Within the street front setback area, a minimum of 3 shrubs for each tree shall be provided. These shrubs shall be a minimum of 5-gallon in size.

iii. Groundcover. All ground surface within the street front setback area shall be covered with groundcover.

c. Yard areas other than required street frontage.

i. Trees: One tree (24" box) for each 125 sq. ft. of yard area.

ii. Shrubs: Three shrubs (5-gallon) for each 125 sq. ft. of yard area.

12. Fences and Garden Walls.

Within the required street frontage setback area, no fence exceeding 3 feet in height shall be permitted.

13. On-premise Signs.

On-premise signs are permitted subject to the requirements of Chapter 21.44 (Signs) of the Long Beach Municipal Code.

14. Right-of-way Dedications and Improvements.

Long Beach Boulevard Planned Development District (PD-29) Table

Public right-of-way shall be dedicated and improved as required by Chapter 21.47 (Street improvements) of the Long Beach Municipal Code.

15. Performance Standards for Automobile Sales Businesses

The purpose of this Section is to ensure that automobile dealerships do not create an adverse impact on adjacent properties and surrounding neighborhoods by reason of insufficient on-site customer and employee parking, traffic generation, including road testing of vehicles, obstruction of traffic, visual blight, glare, noise, fumes, or drainage runoff. The following special conditions shall apply to automobile sales and shall supersede Section 21.45.140 (Special Development Standards - Outdoor display for sale or rent (vehicles, equipment, garden supply, or building material)) of the Long Beach Municipal Code:

- a. **Applicability.** All newly established automobile dealerships shall comply with the property development standards for the subarea in which it is located and with this Section. Existing automobile sales businesses in subareas 1a, 2 and 5 are subject to restrictions in Section 21.27.010 (Nonconformities) of the Long Beach Municipal Code. Existing automobile dealerships in subareas 1, 3 and 4 shall comply with this Section when seeking any of the following:
 1. Expansion of existing building area or construction of a new structure.
 2. Expansion of the land area on which the dealership is located, whether by purchase, lease, business combination (two (2) adjacent businesses are combined) or similar method.
 3. Any remodel (50 percent of linear walls) of the existing building.
- b. **Conditional Use Permit Required.** A Conditional Use Permit shall be obtained pursuant to Chapter 21.25 (Specific Procedures) of the Long Beach Municipal Code.
- c. **Site Plan Review Required.** An application for Site Plan Review shall be approved pursuant to Chapter 21.25 (Specific Procedures) of the Long Beach Municipal Code.
- d. **Minimum Lot Size.** The minimum lot size for any newly established automobile dealership shall be 20,000 square feet.
- e. **Showroom/Accessory Office.** A minimum showroom/business office area building of 1,000 square feet is required.
- f. **Parking and Vehicle Storage.** Employee and customer parking shall be provided at no charge. The number of on-site parking spaces, paving and

Long Beach Boulevard Planned Development District (PD-29) Table

striping shall comply with Chapter 21.41(Off-Street Parking and Loading Requirements) of the Long Beach Municipal Code. Areas designated for employee and customer parking shall not be used for vehicle storage or display. Rooftop storage of vehicles is permitted.

- g. Screening. A six-foot, six-inch (6'-6") solid fence or wall and a five-foot (5') wide landscaping buffer shall be provided along any property line abutting a residential use.
- h. Landscaping. A minimum five-foot (5') landscape buffer shall be provided along the street frontage perimeter of all vehicle display areas. Applicable setback requirements shall be expanded to require a minimum five-foot (5') landscaped buffer to any adjacent residential district.

All parking areas not used for automobile display shall be subject to the parking lot screening requirements of Chapter 21.42 (Landscaping) of the Long Beach Municipal Code.

- i. Sustainable Materials. The developers shall use sustainable materials when feasible and to the satisfaction of the Director of Planning and Building.
- j. Lighting. Security lighting shall be provided to the satisfaction of the Long Beach Police Department. Fixtures shall be placed and designed in such a manner as to prevent light intrusion on adjacent properties.
- k. Loading and Unloading of Vehicles. Loading and unloading of vehicles is permitted only in accordance with this subsection.
 - 1. Loading and unloading of vehicles are limited to the hours of seven (7) a.m. to seven (7) p.m. Monday through Saturday, excluding legal holidays.
 - 2. Off-loading shall be on-site or off-site, subject to the approval of the City Traffic Engineer. Loading and unloading shall not block the ingress or egress of any adjacent property.
- l. Storage of Vehicles to Be Repaired. No vehicles to be repaired shall be parked or stored on any public street or alley.
- m. Repair of Vehicles. All repair work shall occur within a fully enclosed building.
- n. Queuing of Vehicles. An adequate on-site queuing area for service customers shall be provided. On-site driveways may be used for queuing, but may not interfere with access to required parking spaces.

Long Beach Boulevard Planned Development District (PD-29) Table

- o. Test Driving. Test-driving shall not be done on residential streets or alleys. For the purposes of this subsection, streets, which are designated by the City as major or minor arterial streets, shall be permissible areas for test-driving. Each dealership operator shall have an affirmative obligation to inform all its personnel of this requirement and to ensure compliance with it.
- p. Circulation. The location of entries and exits from automobile dealerships shall be located as far away from adjacent residential properties as is reasonably feasible and shall be directed to commercial streets and away from residential areas by means of signage and design. If the vehicle storage structure has multiple levels, the interior circulation system between levels shall be internal to the building and shall not require use of public ways or externally visible or uncovered ramps, driveways or parking areas. No arrangement shall be permitted which requires vehicles to back into an alley or other public way.
- q. Noise Control.
 - 1. The use of outdoor speakers are prohibited.
 - 2. All noise-generating equipment shall be located within a building and shall be muffled with sound absorbing materials to minimize noise impacts on adjacent properties.
- r. Toxic Storage and Disposal.
 - 1. Gasoline storage tanks shall be constructed and maintained under the same conditions and standards that apply for service stations.
 - 2. There shall be full compliance with the terms and conditions of all City laws relating to the storage and disposal of toxic chemicals and hazardous wastes.
- s. Signage. All signage shall substantially comply with the Title 21 of the Long Beach Municipal code and Central Long Beach Design Guidelines.

- t. Amortization. Any automobile sales business as defined in Section 21.15 which was lawfully in existence as of the effective date of this ordinance which does not comply in whole with the performance standards for automobile sales businesses as set forth in Subsection 15 of Section C of this ordinance shall be regarded as a non-conforming use. Such non-conforming use may be continued for a period of two (2) years after the effective date of this ordinance. After the expiration of said two (2) year period, all non-conforming automobile sales businesses shall be required to apply for and obtain a Conditional Use Permit in accordance with Chapter 21.25 of the Long Beach Municipal Code. Application for said Conditional Use Permit shall be filed with the City at least 90 days, but no more than 180 days, prior to the expiration of the above referenced two (2) year period. At any hearing to obtain a Conditional Use Permit, the City shall require, to the extent reasonably feasible, that the automobile sales business comply with the performance standards for automobile sales businesses as set forth in Subsection 15 of Section C of this ordinance. All non-conforming automobile sales businesses that fail to apply for or receive a Conditional Use Permit within the time parameters set forth herein shall be terminated.

D. Through-Block Development

All uses other than through-block development shall comply with the use and development standards applicable to the underlying zoning district.

A through-block development is permitted for the area located within PD-29 where the development site abuts, or adjoins properties fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street, provided that such a development proposal complies with the following conditions:

1. The minimum lot size shall be 22,500 sq. ft.;
2. The proposed site shall be developed as a unified site with the abutting or adjoining property fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street;
3. Uses permitted in a through-block development shall be the same as those on the abutting or adjoining property fronting on Long Beach Boulevard, Willow Street, Pacific Coast Highway, Anaheim Street or 7th Street with which the site is being developed;
4. The site plan shall be approved by the Planning Commission through the Joint Review Authority reviewing process;

Long Beach Boulevard Planned Development District (PD-29) Table

5. Sites developed facing or adjacent to residential zoned property shall be designed to be visually compatible with the residential uses, and shall not impose significant environmental impacts such as noise, glare, or traffic impacts; and
6. The entire site shall lie within the boundaries of PD-29.

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
ALCOHOLIC BEVERAGE SALES	On/Off-premise sales qualified for exemption	EXP	EXP	EXP	EXP	EXP	Note: For alcoholic beverage sales exempted from the CUP process, see footnote #1.
	All other on/off-premise sales more than 500' from a district allowing residential uses	Y	Y	Y	Y	Y	
	All other on/off premise sales less than 500' from a district allowing residential uses	C	C	C	C	C	
AUTOMOBILE (VEHICLE) USES	Auto Detailing/Car Wash	AP	AP	AP	AP	Y	Note: Mobile license shall be prohibited
	Gasoline Sales	Y	Y	AP	Y	Y	
	General Auto Repair (body work, painting, etc.)	N	C	N	C	AP	Note: All outdoor display, storage, service & repair of vehicles is (See Section 21.45)
	Minor Auto Repair, Tune Up & Lube, Smog Test	C	AP	N	AP	Y	

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE						
Uses	Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
Motorcycle/Jet Ski Sales & Repair	C	Y	AP	AP	Y	
Parking Service - principal use	Y	Y	Y	Y	Y	
Recreational Vehicle Storage	N	N	N	N	N	
Rental Agency (does not include repair)	Y	Y	Y	Y	Y	
Sales, New Cars (sales of parts & minor/major repair, excluding body repair & painting, are permitted as accessory uses)	N	<u>AP</u> <u>CUP</u>	N	<u>AP</u> <u>CUP</u>	<u>Y</u> <u>CUP</u>	
Sales, Used Cars (only minor auto repair shall be permitted as an accessory use)	N	<u>AP</u> <u>CUP</u>	N	<u>AP</u> <u>CUP</u>	<u>Y</u> <u>CUP</u>	
Towing	A	A	A	A	A	
Vehicle Parts (with installation); Tire Store	C	AP	N	AP	AP	
Vehicle Parks (w/o installation)	AP	Y	Y	Y	Y	
BILLBOARDS	All Billboards	N	N	N	N	
BUSINESS OFFICE SUPPORT	Copy, Fax, Mail Box, or Supplies, Equipment Rental or Repair, and Off-set Printing	Y	Y	Y	Y	

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
ENTERTAINMENT	Amusement Machines (4 or fewer)	A	A	A	A	A	Note: Entertainment licenses require approval from the City Council
	Arcades	N	N	C	C	C	
	Computer Arcades	N	N	C	C	C	
	Dancing (accessory use)	C	C	A	A	A	
	Hall Rental	N	N	AP	AP	AP	
	Live or Movie Theater	N	N	Y	Y	Y	
	Mock Boxing or Wrestling	N	N	C	C	C	
	Pool Tables (up to 3 tables)	A	A	A	A	A	
	Private Club, Social Club, Night Club	N	N	Y	Y	Y	
	Restaurant with Entertainment	Y	Y	Y	Y	Y	
	Other Entertainment Uses (bowling alley, skating rink, miniature golf, tennis club)	C	C	AP (Subarea 2) C (Subarea 5)	AP	AP	
FINANCIAL SERVICES	Bank, Credit Union, Saving & Loan (without drive-thru window)	Y	Y	Y	Y	Y	
	Bank, Credit Union, Saving & Loan (with drive-thru window)	AP	AP	AP	AP	AP	
	Check Cashing	AP	AP	AP	AP	AP	

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE						
Uses	Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
All Financial Services Not Listed	AP	AP	AP	AP	AP	
INSTITUTIONAL USES						
Church or Temple	C	AP	C	AP	AP	
Fire/Police Stations, Community Center/Cultural (Public Sponsored)	N	Y	Y	Y	Y	
Convalescent Hospital or Home	Y	Y	C	Y	N	
Daycare or Pre-school	Y	Y	Y	Y	Y	
Elementary or Secondary School	C	Y	Y	Y	Y	
Industrial Arts Trade School or Rehab. Workshop	C	Y	AP	Y	Y	
Mortuary	C	C	C	Y	Y	
Parsonage	A	A	A	A	A	Note: Accessory to church or temple
Professional School/ Business School	Y	Y	Y	Y	Y	
Social Service Office (w/o food distribution)	AP	AP	Y (Subarea 2) C (Subarea 5)	Y	C	
Social Service Office (with food distribution)	N	C	C	C	C	
Other Institutional Uses	AP	AP	AP	AP	AP	

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses	Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments	
PERSONAL SERVICES	Basic Personal Services (barber/beauty shop, diet center, dog/cat grooming, dry cleaner, locksmith, mailbox rental, nail/ manicure shop, repair shop for small appliances/ bicycles/electronic equipment, tailoring, shoe repair, tanning salon, travel agent or veterinary clinic)	Y	Y	Y	Y	Y	
	Catering, Party Counseling (w/o trucks)	Y	Y	Y	Y	Y	
	Fitness Center/Heath Club, Dance/Karate Studio	Y	Y	Y	Y	Y	
	Fortune-telling	N	N	N	C	C	
	Gun Repair Shop	C	C	C	C	C	
	Laundromat	AP	AP	AP	Y	Y	
	Massage	A	A	A	A	A	
	Recycling Center	N	N	N	N	N	
	Recycling Collection Center for cans & bottles (staff attended)	N	N	N	N	N	
	Recycling Containers for cans and bottles	A	A	A	A	A	Note: Accessory to Grocery Store only
	Repair Shop (stove, refrigerator, upholstery, lawn mowers, etc.)	C	C	N	AP	Y	

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE						
Uses	Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
	Shoe-shine Stand	A	A	A	A	A
	Tattoo Parlor	N	N	N	N	N
	Termite & Pest Control	AP	AP	AP	AP	Y
	All Personal Services Not Listed	AP	AP	AP	AP	AP
PROFESSIONAL SERVICES	All Professional Offices (Accounting, Advertising, Architecture, Artist Studio, Bookkeeping, Business Headquarters, Chiropractics, Computer Programming, Consulting, Contracting, Dentistry, Engineering, Insurance, Law, Marketing, Medicine, Photography, Private Investigator, Psychiatry, Psychology, Real Estate, or Tax Preparation)	Y	Y	Y	Y	Y
RESIDENTIAL USES	Artist Studio with Residence	AP	Y	Y	Y	AP
	Caretaker Residence	A	A	A	A	A
	Senior and/or Handicapped Housing	N	AP	AP	AP	AP
	Special Group Housing (fraternity, sorority, convent, monastery, etc.)	N	C	C	C	N

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
	Multi-family Residential	N	Y	Y	Y	Y	Note: Check special development standards
RESTAURANTS & READY-TO-EAT FOODS	Restaurants & Ready-to-Eat Foods w/o drive-thru lanes	Y	Y	Y	Y	Y	
	Restaurants & Ready-to-Eat Foods with drive-thru lanes	C	C	C	AP	AP	
RETAIL SALES	Basic Retail Sales (except uses listed below)	Y	Y	Y	Y	Y	
	Gun Shop	C	C	N	C	C	
	Itinerant Vendor	T	T	T	T	T	
	Merchandise Mall, Indoor Swap Meet	C	AP	Y	Y	Y	
	Outdoor Sales Events (flee mkts/swap meet)	C	C	C	C	C	
	Superstore (Retail > 100,000 SF with > 10% non-taxable merchandise)	N	N	N	N	N	Note: See 21.15.2985
	Pawn Shops	C	C	N	C	C	
	Thrift Store	AP	AP	N	AP	Y	
	Vending Machines	A	A	A	A	A	
TEMPORARY LODGING	Hotels (motels) w/90 rooms or more	C	Y	Y	Y	Y	

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
	Hotel (motels) less than 90 rooms	N	N	N	N	N	
	Shelters	N	N	N	C	N	
TEMPORARY USES	Carnival, Event, Fair, Trade Show, etc.	T	T	T	T	T	
	Construction Trailer	T	T	T	T	T	
TRANSPORTATION AND COMMUNICATION FACILITIES	Transportation Facilities (bus terminals)	N	N	AP	AP	AP	
	Communication Facilities	C	C	C	C	C	
	A. Freestanding/monopole cellular and personal communication services	C	C	C	C	C	
	B. Attached/roof mounted cellular and personal communication services	Y	Y	Y	Y	Y	
	C. Electrical distribution station	C	C	C	C	C	
MISCELLANEOUS	Nurseries	Y	Y	Y	Y	Y	
	Passive Park	Y	Y	Y	Y	Y	

Long Beach Boulevard Planned Development District (PD-29) Table

PD-29 USE TABLE							
Uses		Subarea 1a	Subarea 1	Nodes Subareas 2 & 5	Subarea 3	Subarea 4	Comments
	Community Garden	IP	IP	IP	IP	IP	
	Community Playground	IP	IP	IP	IP	IP	
	Recreational Park	AP	AP	AP	AP	AP	
INDUSTRIAL RELATED USES	Industrial Food Processing: 1. Bakery	N	N	N	N	Y	Note: Check special development standards for all Industrial related uses. A retail outlet or a showroom is encouraged on the site.
	2. Catering (food preparation)	N	N	N	N	Y	
	Industrial Laundry	N	N	N	N	C	
	Self-storage facility	N	N	N	N	N	
	Sewing	N	N	N	N	C	
	Research & laboratory	N	N	N	N	C	
	Warehousing	N	N	N	N	C	
	Wholesale sales (except livestock)	N	N	N	N	AP	

Abbreviations:

- Y = Yes (permitted use)
- N = Not permitted
- C = Conditional Use Permit is required
- AP = Administrative Use Permit is required
- EXP = Alcoholic beverage sales qualified for CUP exemption (see footnote #1)
- A = Accessory use. For special development standards, refer to Chapter 21.51.

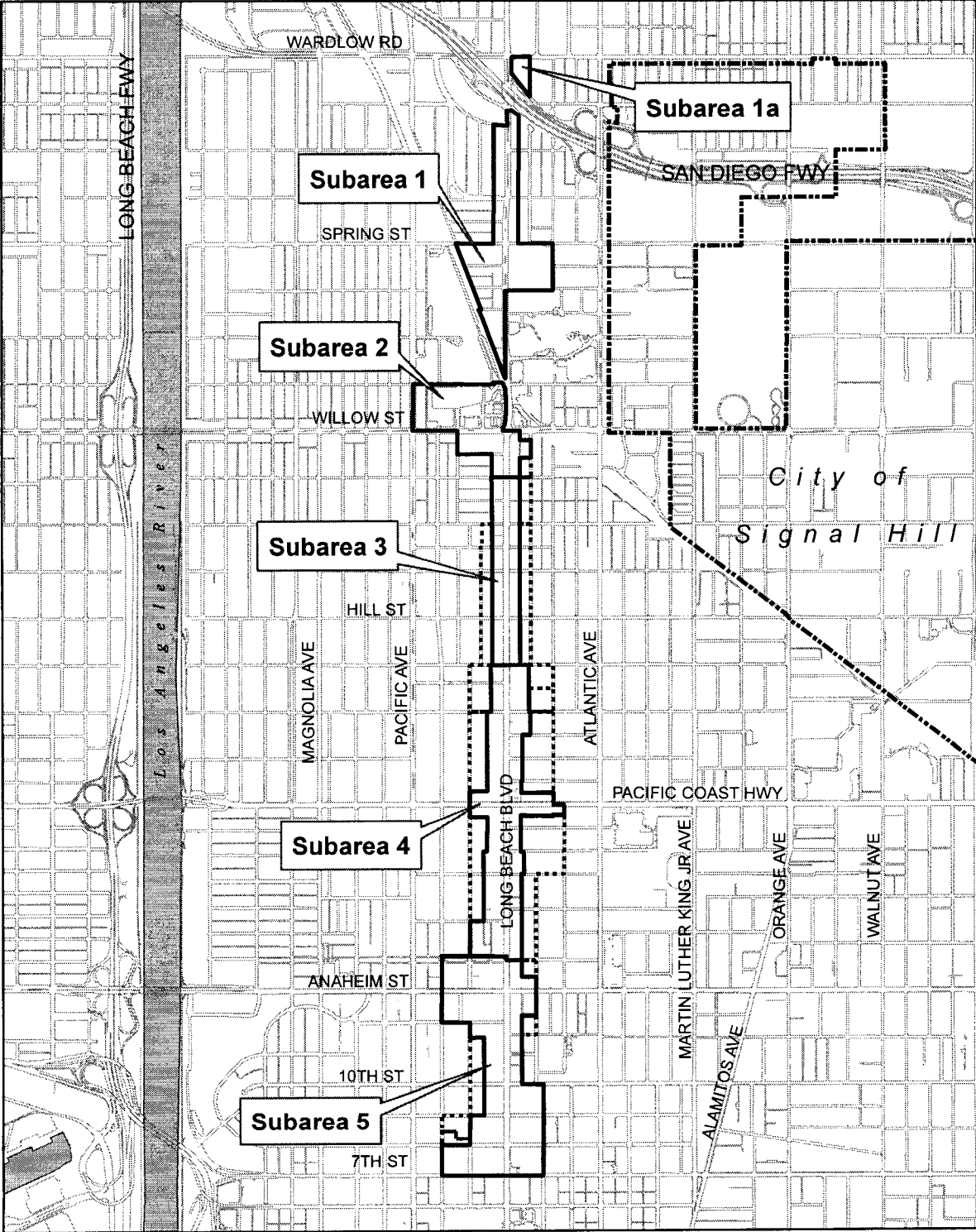
Long Beach Boulevard Planned Development District (PD-29) Table

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.

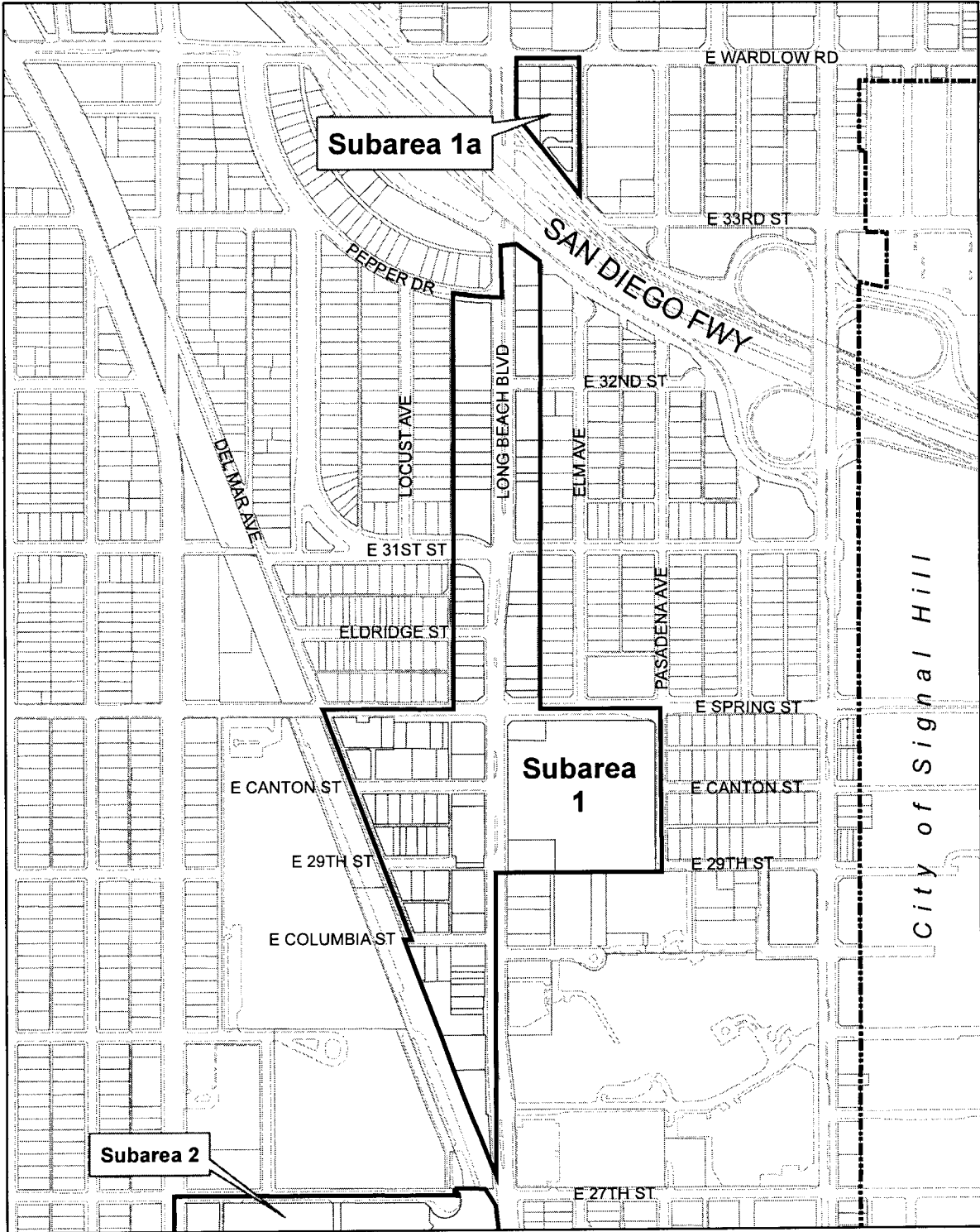
Footnote:

- (1) The following alcoholic beverage sales shall be exempted from the CUP permit requirement:
- a. Restaurant with alcoholic beverage service only with meal. 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 with 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 condition use permit to continue to sell alcohol.
 - b. Use located more than 500 feet from zoning districts allowing residential use.
 - c. Department store or florist with accessory sale of alcoholic beverages.
 - d. Existing legal, nonconforming uses.
 - e. A full line grocery store of 50,000 sq. ft. floor area.



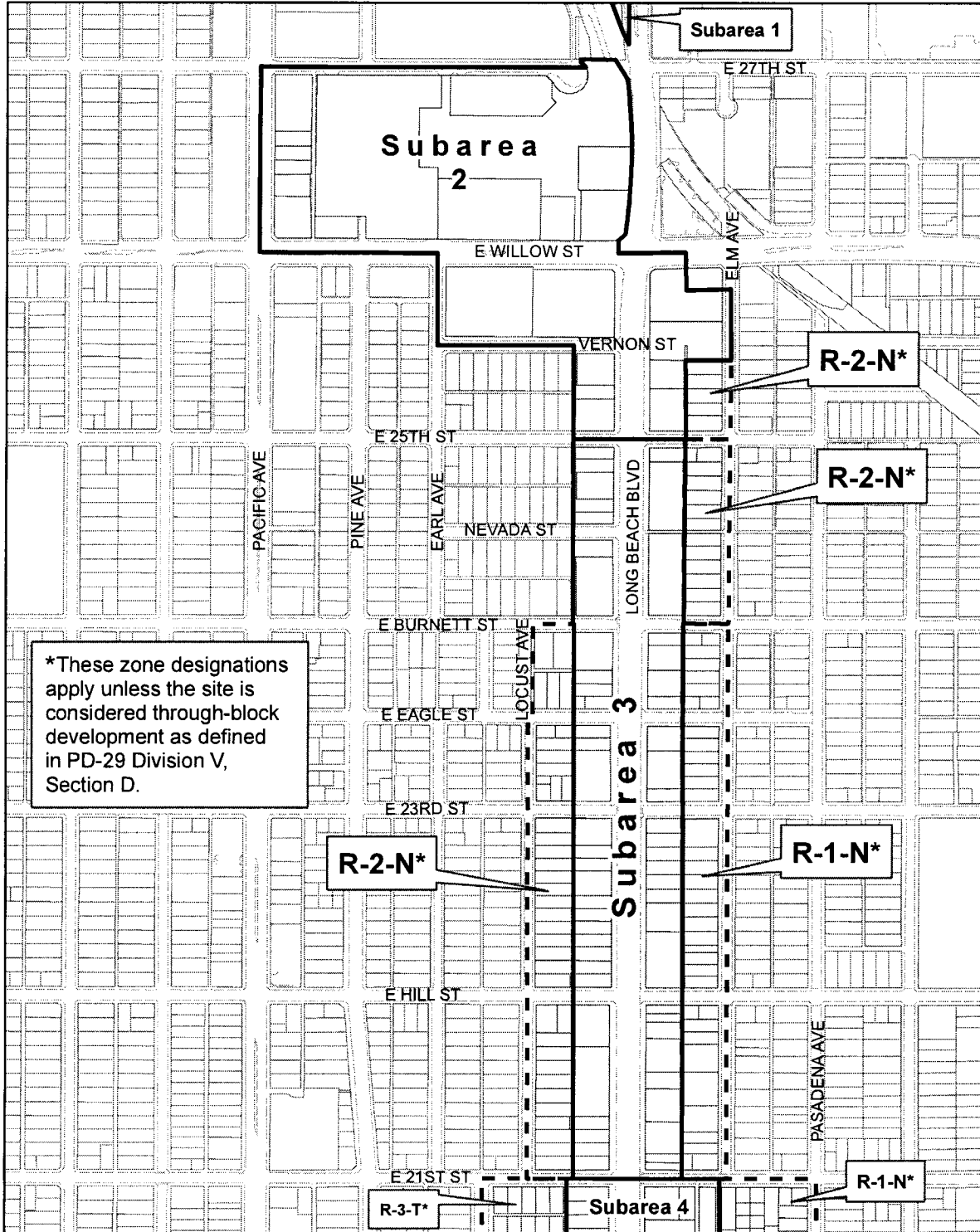
Map 1 of 5
 Revised 4/12/07

**Long Beach Boulevard
 Planned Development District (PD-29)**



Map 2 of 5
 Revised 4/12/07

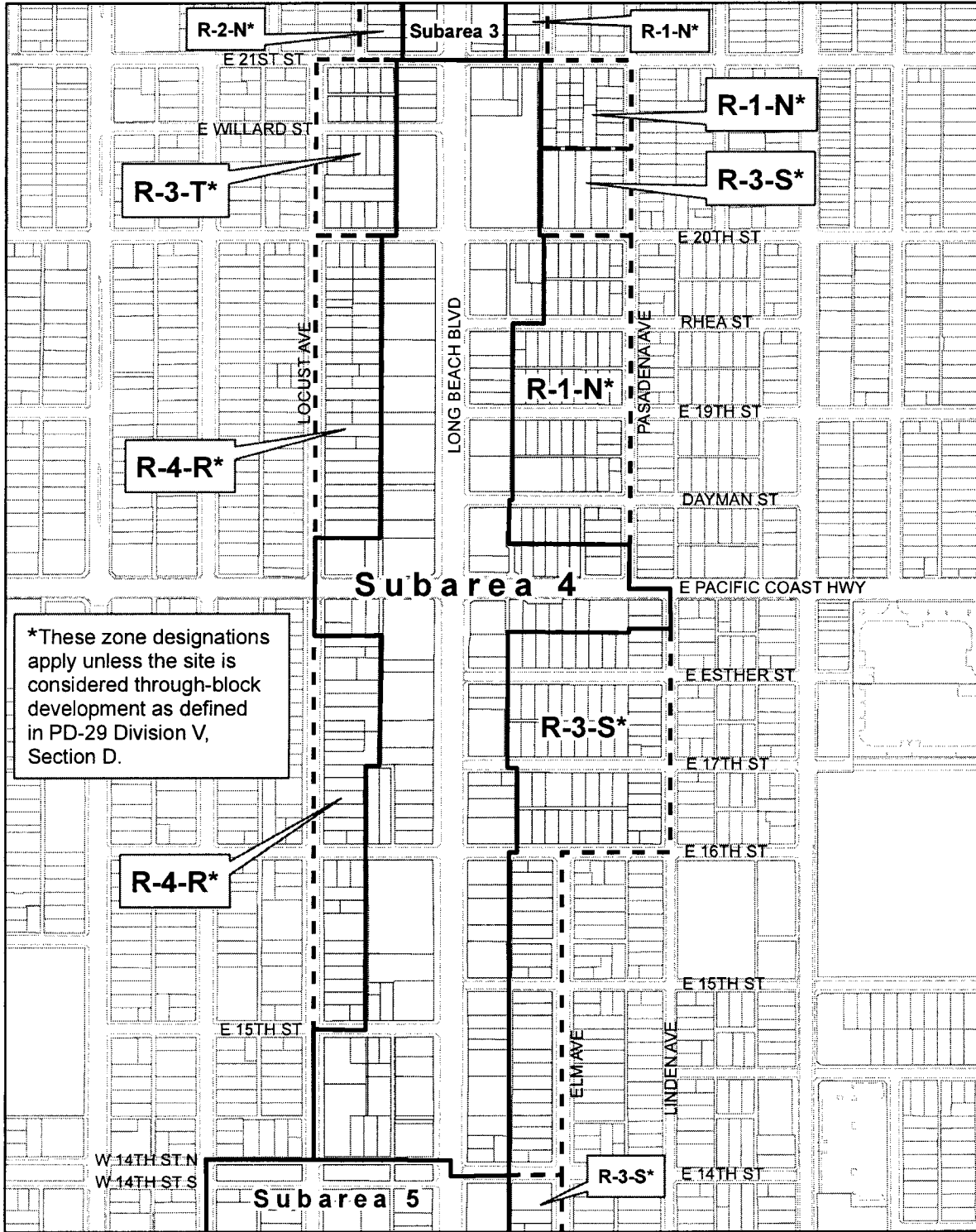
**Long Beach Boulevard
 Planned Development District (PD-29)**



Map 3 of 5

Revised 4/12/07

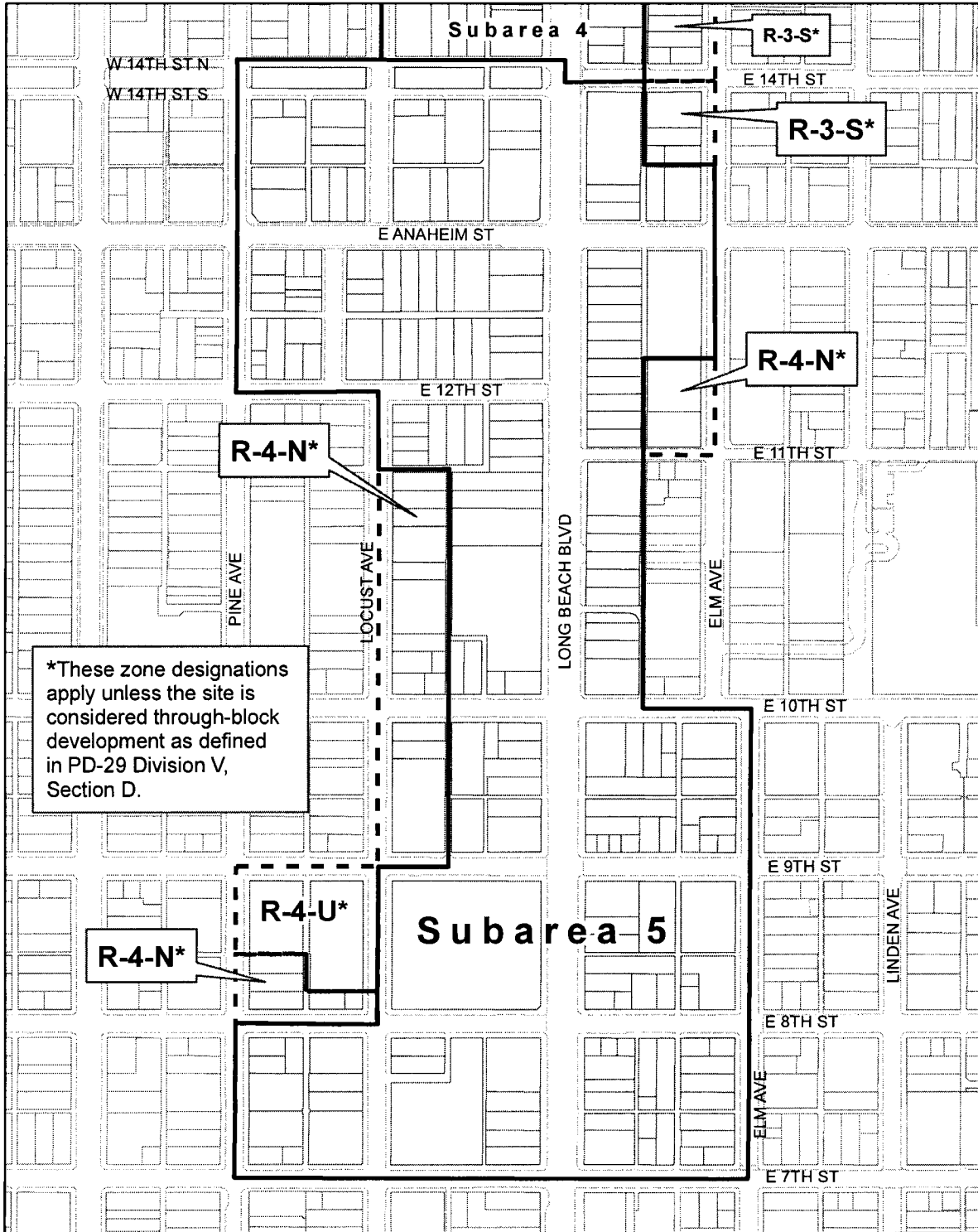
Long Beach Boulevard Planned Development District (PD-29)



*These zone designations apply unless the site is considered through-block development as defined in PD-29 Division V, Section D.

Map 4 of 5
 Revised 4/12/07

Long Beach Boulevard
 Planned Development District (PD-29)



*These zone designations apply unless the site is considered through-block development as defined in PD-29 Division V, Section D.

Map 5 of 5
 Revised 4/12/07

Long Beach Boulevard
 Planned Development District (PD-29)