

Chapter 22.25 Special Use Incentives (A-series and B-series zones)

As of the effective date of this ordinance, the following economic development and healthy communities incentives shall be applicable to new development on properties in A-series zoning districts in the 90805 zip code. In all other areas of the City, the Special Use Incentives of the A-series zoning districts may only be applicable in areas that have been designated as Community Development Block Grant Areas by the Department of Housing and Urban Development. If a project utilizes multiple incentive options, the maximum cumulative parking reduction allowed for a project cannot exceed more than thirty percent (30%) of the total required parking for said project.

22.25.010 Education, Essential Retail, and Institutional Uses.

The gross square footage (GFA) of the ground floor educational, community-based non-profits, essential retail services (banks and pharmacies) and institutional uses (including schools, libraries, museums, government Offices, facilities, or civic uses), of up to nine thousand (9,000) Sq. Ft. GFA, shall not count toward the maximum FAR of a parcel or project if the following conditions are met:

- A. The use is located primarily on the ground floor (use may be multi-story, only ground floor GFA shall be exempted).
- B. The ground floor occupancy is designed to meet the Design of Ground Floor Retail and Pedestrian-Oriented Uses standards of Sections 22.30.060.A and 22.30.060.B.

22.25.020 Grocery and Food Markets.

Establishment and maintenance of stores that sell fresh foods in proximity to established neighborhoods should be incentivized.

- A. Minimum Fresh Foods Requirement. Any grocery or food market that devotes thirty percent (30%) or more of selling space to perishable fresh food items shall qualify to utilize the following incentives. Incentives may be used individually or together where the configuration requirements are met.
- B. Intensity Incentive. The total gross square footage (GFA) of a grocery market shall not count toward the maximum FAR of a parcel or project.
- C. Parking Incentives. Grocery market required parking spaces:
 1. Shall be counted as guest spaces for any residential units developed as part of a horizontal or vertical mixed-use project;
 2. Shall reduce by one (1) space per one thousand (1,000) Sq. Ft. if located within a one quarter (1/4) mile of a transit stop and bicycle parking is provided on-site, or if the grocery market is developed in a vertical mixed-use format; or
 3. The two incentives listed above may be used individually or together where the configuration requirements are met.

22.25.030 Affordable Housing Monitoring

Housing Production Benchmark.

A study will be initiated to evaluate affordable housing production strategies and incentives within six (6) months of adoption of the A series zones, unless inclusionary zoning or a similar regulation has been adopted in the interim.

22.25.040 Community Benefits

Projects that provide the following community benefits may qualify for development incentives:

- A. Commercial space incentives for workforce development employment strategies. Projects which provide commercial space for enterprises that employ through a local workforce development organization, including the Pacific Gateway Workforce Innovation and Opportunity Network (PGWIN), shall qualify for incentives, subject to the following:
 - 1. Employment of PGWIN trainees will be a requirement of the occupier of qualified commercial space for a minimum of five (5) years.
 - 2. Annual certification of compliance with the above shall be completed through PGWIN and provided to the Planning Bureau.
- B. Historic market commercial rents for community businesses. Projects which provide commercial rents at a historic market rate to existing local businesses shall qualify for the corresponding incentives, subject to the following:
 - 1. "Historic market rate" rents shall be defined as the average per-square-foot market rent for the local market for the last three (3) years prior to the proposed lease agreement. Maximum annual rent increase shall be limited to four percent (4%);
 - 2. An existing local business shall provide evidence of business history, including business license history, with the City of Long Beach of at least five (5) years in the corresponding local market, to the satisfaction of the Department of Development Services; and
 - 3. Submit annual certification of the lease agreement rate to the City of Long Beach Department of Development Services; a minimum commercial lease length of five (5) years is required to qualify.
- C. For projects that comply with either or both of the community benefit requirements, said projects will qualify to have the corresponding commercial space(s) exempted from maximum floor area limitations and parking requirements.

22.25.050 Climate Mitigation and Adaptation Incentives

- A. The City of Long Beach seeks to minimize future greenhouse gas emissions from the building sector while lessening the impact of climate change stressors on the local community, including extreme heat, air quality, drought and flooding. In addition to meeting all Green Building Standards contained in Section 21.45.400, parking incentives may be provided to one hundred percent (100%) non-residential projects that demonstrate additional strategies to reduce GHG emissions or to lessen the impact of documented climate stressors on the local community.
- B. Projects may qualify for reduction in parking requirements in exchange for providing on-site or off-site climate mitigation or adaptation measures commensurate with the savings associated with the requested parking reduction, up to a maximum of fifteen percent (15%). Measures must meet the geographic needs of the local community as demonstrated in the City's Climate Action and Adaptation Plan. Eligible measures include but are not limited to:
 - 1. Tree planting.

2. Photocatalytic tiles to improve air quality.
3. Cool roof and/or cool wall materials.
4. On-site solar installations (for example as shade structures over parking spaces).
5. Bus shelter amenity improvements.
6. Additional bicycle amenities.

22.25.060 Restrictions in Special Incentive Zones (B-Series)

Due to the lack of essential retail and services such as healthy food access, banks, and pharmacies in certain areas of the City, new construction projects that are 100% residential shall not be permitted within the B-Series zoning district.

Table 2D: Permitted Uses in Special Use Incentives Zones

Uses	Residential Mixed-Use Zones		Mixed-Use Zones				Commercial Zones	Notes and Exceptions
	RMU3-A	RMU4-A	MU-1-A	MU-1-B	MU-2-A	MU-3-A	C3-A	
Alcoholic Beverages Sales and Uses								
Off-Premise Sales	N	N	N	N	N	N	N	See Specific Use Standards for alcoholic beverage sales exempt from the CUP process.
On-Premise Sales	N	C	C	C	C	C	C	
Alcohol Beverage Manufacturing	C	AP	Y	Y	C	AP	AP	Subject to Section 21.45.114.
Accessory Tasting Room	C	A	A	A	A	A	A	
Assembly Uses								
Live or Movie Theater								
≤100 Seats	N	N	Y	Y	AP	Y	Y	AP for review of noise and gathering impacts on residential within 500 feet.
101+ Seats	N	N	AP	AP	AP	AP	Y	
Assembly Uses (Accessory <25% Of GFA)	Y	Y	Y	Y	Y	Y	Y	
Religious Assembly Uses								
≤2,500 Sq. Ft. GFA and ≤100 occupants	Y	Y	Y	Y	Y	Y	Y	
2,501≤25,000 Sq. Ft. GFA, or ≥101 Occupants	AP	AP	Y	Y	AP	Y	Y	
≥25,000 Sq. Ft. GFA	N	N	AP	AP	AP	AP	Y	
Fitness Facility								
≤2,500 Sq. Ft. GFA	Y	Y	Y	Y	Y	Y	Y	
2,501≤25,000 Sq. Ft. GFA	AP	AP	Y	Y	AP	Y	Y	
> 25,000 Sq. Ft. GFA	N	N	AP	AP	AP	AP	Y	
Automobile / Vehicle / Transportation Uses								
Auto Detailing	N	N	N	N	N	N	N	
Auto Detailing, With Handheld Machines Only	N	N	Y	Y	N	N	Y	Inside parking structures or garages only.
Car Wash	N	N	N	N	N	N	N	
Fleet Services and Towing	N	N	C	C	N	N	C/A	Single vehicle parking permitted see Specific Use Standards. Accessory uses limited to hotel primary use only; no auto repair
Gasoline/Diesel Fuel Sales								
Gasoline and/or Ethanol Sales	N	N	N	N	N	N	N	
Diesel Fuel	N	N	N	N	N	N	N	
Electric Vehicle Charging	A	A	A	A	A	A	A	
Hydrogen Fuel	N	N	N	N	N	N	N	
Automotive Sales & Repair								

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	RMU3-A	RMU4-A	MU-1-A	MU-1-B	MU-2-A	MU-3-A	C3-A	Code section numbers reference the Long Beach Municipal Code.
								All uses subject to 21.52.29 and the following noted standards or regulations.
General Auto Repair	N	N	N	N	N	N	N	As defined in 21.15.280.
Minor Auto Repair	N	N	C	C	N	N	C	Permitted only on the ground floor.
Motorcycle/ Scooter/Jet Ski/Vehicle Sales	N	N	N	N	N	N	AP/C	
Parts, with installation	N	N	N	N	N	N	N	
Parts, without installation	N	N	AP	AP	AP	N	Y	
	Parking Structure							
Accessory Use	A	A	A	A	A	A	A	
Primary Use, Public	AP	AP	AP	AP	AP	AP	AP	
Primary Use, Private	N	N	C	C	C	C	C	
Recreational Vehicle Storage	N	N	N	N	N	N	N	
	Rental Agency							
Mobility Services	Y	Y	Y	Y	Y	Y	Y	Shared, micro-mobility kiosks, dock-less, and/or individual mobility solutions; subject to City regulations.
Traditional Daily+ Automobile Rental	N	N	A	A	N	N	Y	Accessory to hotel use only; no auto repair services.
Transportation Facilities	N	N	N	N	N	N	N	Bus terminals, bus yard, cab stands, heliports/helistops, train stations, etc.
	Billboards							
Billboards/Off-Site Advertising	N	N	N	N	N	N	N	Regardless of size.
	Civic / Institutional Uses							
Adult Day Care	AP	AP	Y	Y	Y	C	Y	Subject to pending City regulations.
College, University, Business or Professional School	N	N	N	N	Y	Y	Y	See Development Incentives for A series zones.
Community Center / Senior Center	N	C	Y	Y	Y	Y	Y	
Elementary or Secondary School	N	N	Y	Y	Y	Y	C	Subject to standards of 21.52.26
Government Offices, Facilities, or Civic Uses	C	C	Y	Y	AP	Y	Y	
Industrial Arts Trade School or Rehabilitation Workshop	N	N	AP	AP	AP	AP	Y	

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	RMU3-A	RMU4-A	MU-1-A	MU-1-B	MU-2-A	MU-3-A	C3-A	Code section numbers reference the Long Beach Municipal Code
								All uses subject to 21.52.29 and the following noted standards or regulations.
Mortuary or Funeral Home	N	N	N	N	N	N	AP	
Museum	Y	Y	Y	Y	Y	Y	Y	
Parsonage	A	A	A	A	A	A	A	Accessory to and on the same parcel as associated religious assembly use.
Library, Public or Private	AP	AP	Y	Y	Y	Y	Y	
Social Service Office w/o food distribution	N	N	Y	Y	AP	Y	Y	As defined in 21.15.2795; See Development Incentives for A series zones.
Social Service Office with food distribution	N	N	AP	AP	C	AP	AP	
Tutoring center up to 2,500 sq. ft.	AP	AP	Y	Y	Y	Y	Y	Subject to standards of section 21.52.280.
Tutoring center greater than 2,500 sq. ft.	N	N	AP	AP	AP	AP	AP	Subject to standards of section 21.52.280.
	Interim Parks							
Community Garden	IP	IP	IP	IP	IP	IP	IP	Subject to 21.52.260.
Passive Park	Y	Y	Y	Y	Y	Y	Y	Subject to 21.45.155.
Playground	IP	IP	IP	IP	IP	IP	IP	Subject to 21.52.260.
Recreational park	AP	AP	AP	AP	AP	AP	AP	
Urban Agriculture	Y	Y	Y	Y	Y	Y	Y	
Commercial: Business / Retail / Professional / Personal								
Indoor animal related uses with animal adoption and boarding not exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	Y	Y	Y	Y	Y	Y	Y	Subject to special development standards for indoor and outdoor animal adoption and boarding 21.45.133
Indoor animal related uses with animal adoption and boarding exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	AP	AP	AP	AP	AP	AP	AP	Such uses shall be permitted in all Planned Development (PD) Districts and Specific Plans (SP) allowing commercial uses including but not limited to land use categories described as professional and personal services, subject to Section 21.45.133.

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	RMU3-A	RMU4-A	MU-1-A	MU-1-B	MU-2-A	MU-3-A	C3-A	Code section numbers reference the Long Beach Municipal Code
								All uses subject to 21.52.29 and the following noted standards or regulations.
Medical Uses / Services								
Convalescent Hospital or Home	N	N	N	N	N	N	C	
Medical Office or Clinic	AP	Y	Y	Y	Y	Y	Y	
Hospital	N	N	N	N	N	N	C	
Urgent Care Facility/Minor-Medical Services	C	AP	AP	AP	Y	Y	Y	
Massage Therapy	N	N	AP	AP	AP	AP	AP	Allowed in all zones when provided as an accessory use only
Office, non-medical	N	N	Y	Y	Y	Y	Y	
Outdoor or Temporary Sales								
Outdoor Flower, Plant, Fruit, or Vegetable Sales	A	A	Y	Y	A	A	Y	Maximum of 6,000 sq. ft. for accessory uses.
Outdoor Swap Meet, Flea Market, Sales Event	T	T	T	T	T	T	T	Permitted only on the ground floor.
Pop-Up Shop / Stand / Itinerant Vendor	T	T	Y/T	Y/T	Y/T	Y/T	Y/T	Subject to Section 22.20.080 of this Chapter and 21.45.135, except Subsection B.1.
Recycling Collection Center for Cans and Bottles, Subject to 21.51.265								
Staff Attended	N	N	AP	AP	N	N	AP	Permitted only on the ground floor.
Unattended	A	A	A	A	A	A	A	Accessory to a grocery store only, permitted only on the ground floor.
Repair Services	N	N	C	C	N	N	Y	Permitted indoor, on the ground floor only. Appliances, upholster lawn mowers, etc.
Entertainment								
Amusement Machines (≤4)	N	A	A	A	A	A	A	See 21.51.205.
Banquet Room Rental, Accessory Use	N	N	A	A	A	A	A	Accessory to restaurant or hotel
Banquet Room Rental, Primary Use	N	N	AP	AP	C	C	AP	
Indoor Amusement/Entertainment Facility	N	Y	Y	Y	AP	Y	Y	See 21.45.115.5, 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades)
Outdoor Amusement/Entertainment Facility	N	N	AP	AP	N	AP	AP	

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								All uses subject to 21.52.29 and the following noted standards or regulations.
Dancing, Accessory Use	N	A	A	A	A	A	A	Accessory to restaurant, hotel, banquet room only. City council hearing is required for new and transferred business licenses.
Private Club, Social Club, Night Club, Pool Hall	N	N	C	C	N	N	C	City Council hearing required for new and transferred business licenses; consistent with Chapter 21.32.
Other Entertainment Uses								
Accessory to a Restaurant or Food Service Use	AP	AP	Y	Y	Y	Y	Y	See Specific Use Standards, Section 22.20.030 within this Chapter.
≤9,000 Sq. Ft GFA	C	C	AP	AP	AP	AP	Y	
>9,000 Sq. Ft GFA	N	N	C	C	C	C	AP	
Food Uses								
Grocery and Food Market								
≤4,500 Sq. Ft. GFA	Y	Y	Y	Y	Y	Y	Y	
>4,500 and ≤9,000 Sq. Ft. GFA	Y	Y	Y	Y	Y	Y	Y	
>9,000 Sq. Ft. GFA	AP	AP	Y	Y	AP	AP	Y	
Mobile Food Trucks (Temporary)	T	T	T	T	T	T	T	Subject to 21.53.106.
Outdoor Dining / Seating	A	A	A	A	A	A	A	
Restaurants & Ready-To-Eat Foods								
Restaurant	Y	Y	Y	Y	Y	Y	Y	
Ready-to-Eat Without Drive-Through	AP	AP	Y	Y	Y	Y	Y	
Ready-to-Eat With Drive-Through	N	N	N	N	N	N	N	
With Entertainment	N	N	Y	Y	Y	Y	Y	City Council hearing required for new and transferred business licenses; AP required for mixed-use consistency verification.
Vending Cart (Food Only)	AP	AP	AP	AP	AP	AP	AP	Subject to 21.45.170 and limited operating hours.
Vending Machines (Exterior)	N	N	A	A	A	A	A	Accessory to existing retail sales subject to 21.51.295.
Residential Uses								
Child Day Care Home, 14 or Fewer Children	A	A	A	A	A	A	N	Subject to 21.51.230.
Safe Parking Site	A	A	A	A	A	A	A	Allowed only as an accessory use to an existing institutional use where all lots are owned and

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								All uses subject to 21.52.29 and the following noted standards or regulations.
Carnival, Event, Fair, Fiesta, Outdoor Exhibition, Seasonal Sales, Trade Show, similar	T	T	T	T	T	T	T	Subject to 21.53.109 and 21.53.113.
Cellular or Wireless Facility	C	C	C	C	C	C	C	Building or roof-mounted only, subject to 21.45.115 and 21.56; freestanding monopoles prohibited.
Electric Distribution Station/Substation	C	C	C	C	C	C	C	
Unattended Donation Box	A	A	A	A	A	A	A	Subject to accessory use standards Section 21.51.294.