

May 12, 2020

H-10

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, and adopt Negative Declaration 16-19;

Declare an Ordinance amending Title 21, Zoning Regulations (Zoning Code), of the Long Beach Municipal Code to: (1) clarify use regulations for the remnant CO (Office Commercial) and CH (Highway Commercial) commercial zones that were phased out in 1992; (2) clarify in which industrial zones personal storage and commercial storage/personal storage uses are permitted; (3) allow aerospace manufacturing uses by-right in certain industrial areas and Planning Development Districts that are industrial in character and by Conditional Use Permit (CUP) when proposed in conjunction with outdoor storage or operations in the Medium Industrial (IM) zone and in the General Industrial (IG) zone if the use is in conjunction with outdoor storage or operations, or is located within or less than 300 feet from a residential zone; (4) create a process to allow temporary uses for community benefit projects on vacant lots; (5) eliminate prohibitions on storage attics within accessory structures in residential zoning districts; (6) exempt satellite publicly run, post-secondary educational uses from change of use parking requirements when proposed in existing buildings on commercially zoned properties located within one-half mile of public transit; and (7) exempt certain non-permanent fabric canopies covering rooftop usable open space from height limitations in residential zoning districts; and (8) add Zoning Code provisions that identify how new uses and unspecified development standards are applicable in specific plans and Planned Development Districts, read the first time and laid over to the next regular meeting of the City Council for final reading;

Declare an Ordinance amending and restating the Douglas Park Planned Development District (PD-32) to allow aerospace manufacturing uses by-right, read the first time and laid over to the next regular meeting of the City Council for final reading; and,

Adopt a Resolution directing the Director of Development Services to submit the Ordinance amendments to the California Coastal Commission for a finding of conformance with the Certified Local Coastal Program. (Citywide)

DISCUSSION

Title 21, Zoning Code, of the Long Beach Municipal Code (LBMC) has not been comprehensively updated in more than 30 years and, as a result, extensive internal conflicts and outdated provisions exist throughout the Zoning Code. In response to issues raised by both staff and community stakeholders, staff have been directed to prepare a series of code updates to address new land use trends and business types, better respond to unique neighborhood development patterns, and improve administrative procedures.

New development standards and policies will enable the City to assist developers, architects, landscape architects, urban designers, residents, and business owners to make informed decisions when developing site plans. Additionally, by eliminating incongruencies, vagaries, and outdated code elements, City staff can provide consistent review and allow for greater code flexibility and modernized standards. The goal is to ensure that zoning codes in the City remain relevant and appropriate for both the present and future.

In an effort to modernize the Zoning Code of the LBMC, the Development Services Department (Department) is conducting periodic updates. Staff anticipate bringing Zoning Code amendments to the Planning Commission and the City Council in periodic intervals over the coming two or more years. The first set of Zoning Code updates were reviewed by Planning Commission on March 21, 2019 and adopted by the City Council on May 14, 2019. The second set of Zoning Code updates were reviewed by the Planning Commission on September 5, 2019 and adopted by City Council on October 22, 2019. In this round three of omnibus Zoning Code amendments, minor changes are proposed that clarify specific use regulations in commercial and industrial zones, development standards applicable to various structures and uses across zoning districts, and administrative procedures related to the applicability of new uses and unspecified development standards in specific plans and planned development districts. The amendments also aim to improve overall Zoning Code readability. Findings that establish a basis for the proposed updates and their consistency with the City's general plan goals and objectives are presented in Attachment A.

These proposed amendments are the first set of omnibus code updates in 2020 to address a variety of new and long-standing issues with the current Zoning Code. The proposed Zoning Code amendments would apply citywide, except where otherwise specified. Two separate ordinances are required to effectuate the proposed changes: an ordinance amending LBMC Title 21 (Attachment B - Redlined Zoning Code Amendments) and an ordinance amending and restating the Douglas Park Planned Development District (PD-32) (Attachments C and D – Redline of PD-32). The following provides a brief overview of each standard and the proposed change:

Land Use Regulation Updates

The following amendments clarify and provide regulations for the following land uses:

Remnant Office Commercial (CO) and Highway Commercial (CH) Zones

The proposed amendment clarifies use regulations for remnant commercial zones that were phased out in 1992 to ensure that the allowable uses on the remaining properties that retain the defunct zoning are consistent with the uses permitted in the most similar existing commercial zone, as shown in the table below. For example, the "CO" Office Commercial zone was a zone that permitted mixed residential and commercial uses and, as proposed, would defer to the allowable uses of the "CCN" Community R-4-N District, which is also a mixed-use zone that permits community-serving retail and services and medium density residential uses. Similarly, the "CH" Highway Commercial zone was a single use commercial zone that will, as proposed, defer to the "CHW" Regional Highway District, which is also a commercial zoning district that allows mixed-scale commercial uses along major arterial streets and regional traffic

corridors and prohibits residential uses. The development standards for the defunct commercial zones will continue to apply.

Existing Zoning District Uses	New Zoning District Use Equivalents	Notes
CO	CCN	
CH	CHW	
CT	N/A	As of the date of amendment of this ordinance, no areas of CT zoning are extant on the Zoning Map, and no equivalent zoning district is established in this Title.

Personal/Commercial Storage Uses

The proposed amendment clarifies which industrial zones personal and commercial storage uses are permitted. This will differentiate between General Warehousing/Storage uses, which encompass various warehousing and storage uses per Standard Industrial Classification (SIC) Code 4225, and Personal and Commercial Self-Storage uses, which the code defines as a land use that consists of rental of space for storage of personal property (mini-warehouse) and the storage of recreational vehicles. The latter is more in line with what the Zoning Code defines as commercial storage/self-storage; whereas the former could encompass warehousing and storage uses that are more industrial in nature. The proposed ordinance additionally clarifies in which industrial zoning districts such uses are permitted and specifies the review process within each. Specifically, Personal Storage and Commercial Storage/Self-Storage will be its own separate line item in the Industrial Districts use table to clarify that this use is distinct from General Warehousing and Storage, and that it requires a Conditional Use Permit (CUP) in the industrial zone that allows this use (the General Industrial Zone (IG)).

Aerospace Rocketry and Satellite Manufacturing Uses

The proposed amendment encourages the establishment of aerospace rocketry and satellite manufacturing uses in areas surrounding the Long Beach Airport, re-establishing the historic connection to the City’s role as an aircraft and advanced rocket technology manufacturing hub. Specifically, the proposed amendment will amend the industrial zoning regulations to allow a wide variety of airplane and space rocketry manufacturing uses by-right within enclosed buildings in the Light Industrial (IL), Medium Industrial (IM), and General Industrial (IG) zones, as well as in Planned Development Districts that are industrial in nature. Aerospace manufacturing uses that are proposed with outdoor storage or operations will not be allowed in the IL zone; will require a CUP in the IM zone; and will be allowed in the IG zone by-right unless the use is located 300 feet or less from the nearest residential district, in which case a CUP would be required. Aside from the Douglas Park Planned Development District (PD-32), the majority of Planned Development Districts that are industrial in nature defer to the use table for industrial zoning districts found in the Zoning Code and, consequently, these districts do not require amendments to allow such uses. In PD-32, minor amendments are proposed to PD-32’s use tables to allow aerospace rocketry and satellite manufacturing uses by-right in each subarea. The provisions of PD-32 otherwise remain unchanged.

Temporary Activating Uses (TAUs)

The LBMC currently significantly limits the types of uses that can be permitted on a temporary basis. As a result, vacant lots often remain unused for extended periods of time and can become blighted. Allowing temporary use of vacant lots can bring activity and services to neighborhoods, foster place-making and identity, and minimize nuisances. The proposed amendment allows the temporary use of vacant lots with uses that are community-serving and provide a community benefit.

The proposed amendment intends to work in tandem with the vacant lot ordinance (ORD-17-0025, Chapter 18.29 in the Zoning Code) adopted by the City Council in October 2017, which aimed to reduce blight caused by vacant lots. It established a vacant lot registry, which requires property owners of vacant lots to register their lots and pay an annual monitoring fee to ensure compliance with ordinance provisions that require vacant lots be well-maintained and appropriately secured. The adopted ordinance permits an exemption from such fees for property owners who agree to allow their properties to be used for “a specific community serving use.” The 2017 ordinance did not, however, define what constitutes a community serving use or outline a process for establishing such uses. This proposed amendment supplements the 2017 ordinance by specifying the types of community-serving uses that qualify properties for vacant lot registry fee exemptions and establishing a review and approval process for such uses.

Temporary Activating Uses (TAUs) may include sporadic special events, such as cultural and community events, or temporary uses such as bike kitchens and similar retail or services that activate vacant lots, provide community benefits, and further the goals of the City’s General Plan. This amendment will establish a process for defining and setting parameters for TAUs, the time limits for TAUs, as well as a renewal process with limits on the renewals. Through this process, the Zoning Administrator will determine both that the applicant is eligible to apply for a temporary use as a community-based partner with an established relationship with the City and that the TAU offers a community benefit.

TAUs that are sporadic special events such as cultural and community events can be permitted for a period of up to six months at the discretion of the Zoning Administrator. These types of uses would be eligible for up to two additional six-month renewal periods, not to exceed a maximum of 18 months for the same use. Other TAUs that do not fall under the category of sporadic special events, such as a bike kitchen, will be permitted for a period of up to one year at the discretion of the Zoning Administrator. These types of uses may be renewed for up to two additional one-year periods not to exceed a maximum of three years for the same use. This amendment would only affect vacant lots and is intended largely for commercial and industrial areas; however, residentially zoned lots located on Neighborhood Connector and more intense arterial streets, as defined by the Mobility Element, would also be eligible.

Development Standards Updates

These amendments update and/or clarify development standards in the Zoning Code:

Storage Attics in Accessory Structures

The proposed amendment eliminates prohibitions on storage attics within accessory structures in residential districts. Currently, storage attics are not allowed within accessory structures. The City recognizes the need to allow attics within accessory structures like garages for storage purposes. This amendment will not result in new habitable square footage, nor will it increase the existing maximum allowed height of 13 feet for accessory structures.

Change of Use Parking Exemptions for Public Post-Secondary Educational Uses

Changes of use in existing buildings can trigger additional parking requirements that create barriers to siting satellite public, post-secondary education uses. The proposed amendment exempts publicly-run, post-secondary educational institutions that locate satellite services in existing buildings in commercial areas within half mile of public transit from change of use parking requirements. In recognition of the benefits imparted by access to publicly-run, post-secondary educational facilities in the City, and consistent with the Long Beach College Promise, of which the City is a partner, the City proposes this change to expand access to post-secondary education. This amendment will also encourage reuse and activation of vacant storefronts. This parking exemption would not apply to school campuses, private educational institutions, nor to new construction.

Non-Permanent Fabric Canopies Height Exemption

The proposed code amendment exempts certain non-permanent fabric canopies covering rooftop usable open space from height limitations in residential zoning districts to allow the creation of shade in conjunction with rooftop open space. Allowing such non-permanent shade structures will improve the functionality and usability of these open spaces and contribute to improved quality of life for residents.

Administrative Procedures Updates

This amendment updates administrative procedures in the Zoning Code:

Applicability in Specific Plans (SPs) and Planned Development Districts (PDs)

The proposed amendment clarifies how new uses and unspecified development standards are applicable in specific plans and Planned Development Districts by codifying a process for interpreting how these regulations should be applied. Whenever a Planned Development District or Specific Plan is silent or does not contain any particular development standard or a new use that was introduced into the code subsequent to the adoption of the SP or PD, then the Zoning Administrator will determine whether the development standard or the new use will apply in a given SP or PD based on whether it would be consistent with the stated purpose and intent of the applicable overlay zoning regulations. When the Zoning Code is amended to add or change regulations for a specific land use in one of the zoning districts, the Zoning

Administrator may determine that the same use regulations apply to all or certain PDs or SPs, if certain conditions are met, to ensure consistency with the intent and nature of the PD or SP. This amendment will help bring clarity to the Code. The Zoning Administrator determination would be appealable to the Planning Commission.

Public Notice and Environmental Compliance

Notice of this public hearing was published in the Long Beach Press-Telegram on April 27, 2020, in accordance with provisions of the Zoning Ordinance. Additionally, written notices were sent to the California Coastal Commission, all City libraries, interested parties/stakeholders, and three public hearing notices were posted in public places throughout the City. An email newsletter notification regarding the proposed Zoning Code amendments was also sent via the City's LinkLB system to those who subscribe to LinkLB. No public comments were received on this matter as of the date of preparation of this report. Any comments received prior to the City Council hearing will be provided at the hearing.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Negative Declaration 16-19 was prepared for the proposed amendments (Attachment E). The Negative Declaration was made available for a 30-day public review and comment period that began on January 2, 2020 and ended on February 3, 2020. No comments were received.

A Resolution directing the Director of Development Services to submit a request to the California Coastal Commission to certify an amendment to the Certified Local Coastal Program has been prepared.

This matter was reviewed by Assistant City Attorney Michael J. Mais on April 14, 2020 and by Budget Management Officer Rhutu Amin Gharib on April 22, 2020.

TIMING CONSIDERATIONS

City Council action is requested on May 12, 2020. Pursuant to Section 21.25.103 of the Zoning Code, this request must be presented to the City Council within 60 days of the Planning Commission hearing, which took place on February 20, 2020. Due to the Covid-19 pandemic, the May 12, 2020 public hearing date was the first available opportunity for the item to be reviewed by the City Council.

FISCAL IMPACT

This recommendation has no staffing impact beyond the budgeted scope of duties and is consistent with existing City Council priorities. There is no fiscal or local job impact associated with this recommendation.

HONORABLE MAYOR AND CITY COUNCIL

May 12, 2020

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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

ATTACHMENTS: City Council Ordinance (2)
City Council Resolution
Attachment A – Findings
Attachment B – Redline Zoning Code Amendments
Attachment C – Redline Douglas Park Planned Development District (PD-32) North
Attachment D – Redline Douglas Park Planned Development District (PD-32) South
Attachment E – Negative Declaration ND 16-19

APPROVED:



THOMAS B. MODICA
CITY MANAGER



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B. Zoning and Zoning Regulations. An amendment to the Zoning Regulations and a change of zoning district may also be initiated by:

1. Direction by action of the City Council or the Planning Commission; or
2. Direction of the Director of Development Services with the consent of the Planning Commission.

C. Filing Fee. A filing fee shall accompany each application as required by Section 21.21.701.

D. Complete Application. No application shall be considered complete until applicable forms are filed, the required fee is paid, and additional information as required by the Director of Development Services, is received. The Director of Development Services shall determine when an application is complete, and the determination of the Director shall be final.

Section 2. Table 21-1 of Chapter 21.21 of the Long Beach Municipal Code is amended to read as follows:

Table 21-1

Discretionary Review Responsibilities

Type of Procedure	Responsible Hearing Body				Notice Required ^(d)
	SPRC	ZA	PC	CC	
Zoning regulations amendment:					
Initial hearing			X		Yes
Final decision				X	Yes
Zone change:					
Initial hearing			X		Yes
Final decision				X	Yes
Conditional use permit:					
Initial hearing			X		Yes
Appeal				X	Yes
Variance:					

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Type of Procedure	Responsible Hearing Body				Notice Required ^(d)
	SPRC	ZA	PC	CC	
Initial hearing		X	X ^(c)		Yes
Appeal			X	X ^(c)	Yes
Administrative use permit:					
Initial hearing		X	X ^(c)		Yes
Appeal			X	X ^(c)	Yes
Site plan review:					
Initial hearing	X		X ^(a)		No
Appeal			X	X ^(a)	No
Classification of uses:					
Initial hearing		X			No
Final decision			X		No
Establishment of planned development district:					
Initial hearing			X		Yes
Final decision				X	Yes
Applicability of use/development standard in planned development districts:					
Initial Hearing		X			
Appeal			X		
Special setback lines:					
Initial hearing			X		Yes
Final decision				X	Yes
Local coastal permit:					
Initial hearing		X	X ^(c)		Yes
Appeal ^(b)			X	X ^(c)	Yes
Bonus density (General Plan):					
Initial hearing			X		Yes
Appeal				X	Yes
Determination of applicable law:					
Initial hearing			X		Yes
Appeal				X	Yes
Interim park use permit:					
Initial hearing				X	Yes
Appeal				None	

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Type of Procedure	Responsible Hearing Body				Notice Required ^(d)
	SPRC	ZA	PC	CC	
Temporary Activating Use (TAU) permit:					
Initial hearing		X			
Appeal			X		
Establishment of specific plans:					
Initial hearing			X		Yes
Final decision				X	Yes
Applicability of use/development standards in specific plans					
Initial hearing		X			
Appeal			X		

Abbreviations: SPRC = Site Plan Review Committee; ZA = Zoning Administrator; PC = Planning Commission; CC = City Council

- (a) Planning Commission establishes types of projects subject to Planning Commission review. Such projects can be appealed to the City Council.
- (b) Also appealable to California Coastal Commission if the project site is located within the appealable area.
- (c) The Zoning Administrator may refer such application to the Planning Commission for consideration. In this case, the City Council shall serve as the appeal body.
- (d) See Section 21.21.302 (Noticing of hearings) for noticing requirements.

Section 3. Section 21.31.245.A.3 of the Long Beach Municipal Code is amended to read as follows:

3. Height. No garage shall exceed one-story and thirteen feet (13') in height. Mezzanines and lofts shall not be permitted. Attics for storage purposes shall be permitted, as "attic" is defined in Section 21.15.260.

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Section 4. Section 21.31.245.C.4 of the Long Beach Municipal Code is amended to read as follows:

4. Height. No detached accessory building shall exceed one-story and thirteen feet (13') in height. Mezzanines and lofts shall not be permitted. Attics for storage purposes shall be permitted, as "attic" is defined in Section 21.15.260.

Section 5. Table 31-1 of Chapter 21.31 of the Long Beach Municipal Code is amended by adding "Temporary Activating Use" to read as follows:

Table 31-1

Uses in Residential Zones

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-1	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	RP
Temporary activating use (see Section 21.53.115)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T

Section 6. Table 31-2A Notes of Chapter 21.31 of the Long Beach Municipal Code is amended by adding item (t) to read as follows:

(t) A patio cover or canopy consisting of fabric, canvas, or similar durable, weatherproof material (and its supporting structure), may exceed the maximum building height when constructed above a roof deck, but shall be limited to a height of eight feet, six inches (8'-6") above the finish floor of the roof deck. The supporting structure shall be open on all sides. The patio cover or canopy shall not obstruct views of the beach, bay, ocean, or tidelands from any public vantage point or public area in the coastal zone or tidelands. A building permit shall be obtained, and the patio cover or canopy structure shall be permanently attached to the roof deck or building.

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Section 7. Table 31-7 Notes in Chapter 21.37 of the Long Beach

Municipal Code is amended to read as follows:

Table 31-7

Garages in R-3 and R-4 Zone Districts

Type of Garage	Setbacks (a,*):		Maximum Height
	Front/Side Street	Side/Rear(**)	
1. On grade	30' from street property line(s) and shall be screened by residential use from all street frontages	In the front half of the lot: no projections into the required yard. In the rear half of the lot: 5' from property line	Projecting into required yard area—13'. Outside of required yard area—same as principal structure
2. Semi-subterranean	Required yard area***	Same as on-grade garage	Not to exceed 4' above grade***
3. Subterranean	None	None	Below grade

(a) For developments of 1 or 2 units on a lot, refer to Subsection 21.31.245.A.

* For 3 or more units, no vehicle shall be permitted to back into the street.

** Along the interior property lines, a minimum of a 5-foot landscape buffer shall be provided in accordance with Section 21.42.040 (landscaping standards).

*** Through a site plan review process, the maximum height of semi-subterranean garages may be increased.

Section 8. Section 21.32.110 of the Long Beach Municipal Code is

amended to read as follows:

21.32.110 Permitted uses.

The principal use in all commercial districts shall be commercial, although some districts are intended for mixed commercial and residential uses. Tables 32-0 and 32-1 indicate the classes of uses permitted (Y), not permitted (N), permitted as a conditional use (C), permitted as an administrative use (AP), permitted as an accessory use (A), and permitted as

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a temporary use (T) in all districts. An asterisk (*) indicates that a use is permitted subject to specific development standards outlined in Chapter 21.45 (Special Development Standards) of this Title.

Section 9. Section 21.32.120 of the Long Beach Municipal Code is amended to read as follows:

21.32.120 Prohibited uses.

Any use not specifically permitted by Section 21.32.110, Tables 32-0 and 32-1, shall be prohibited, and no commercial uses shall be allowed outside of a building unless indicated as an outdoor use in Tables 32-0 and 32-1.

Section 10. Section 21.32.130 of the Long Beach Municipal Code is amended to read as follows:

21.32.130 Transition between defunct and new commercial zones.

Table 32-1 contains commercial zones adopted by the City Council on October 20, 1992. It is the intent of the City, within a specified period of time, to rezone all commercial properties to the zones in Table 32-1. During the "transitional period," all uses listed in Table 32-1, either permitted by right (Y), by a conditional use permit (C), by an administrative use permit (AP), as an accessory use (A), or as a temporary use (T) shall be permitted in the same manner for properties located in the CO, CH and CT Zones. Uses in the extant areas of CO, CH, and CT zoning on the Zoning Map shall be the same as those permitted in the equivalent zoning districts specified in Table 32-0. For development standards, remaining properties zoned CO, CH, and CT shall be regulated according to Tables 32-2A and 32-3A, and all other applicable provisions of this Title.

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Section 11. Section 21.32.225.A.1 of the Long Beach Municipal Code is amended to read as follows:

1. Open Storage. Open storage shall be prohibited. Certain merchandise is permitted to be displayed outdoors for sale or rent as indicated in Tables 32-0 and 32-1.

Section 12. Section 21.32.235 of the Long Beach Municipal Code is amended to read as follows:

21.32.235 Residential uses in commercial districts.

All residential development in commercial districts shall comply with the density and development standards indicated in Tables 32-3 and 32-3A. Residential uses shall be permitted in commercial districts as indicated in Tables 32-0 and 32-1.

Section 13. Table 32-1 in Chapter 21.32 of the Long Beach Municipal Code is amended to add "Publicly run post-secondary school" under "Public and Semi-Public Institutional" use, to read as follows:

Table 32-1

Uses in All Other Commercial Zoning Districts

Uses	Neighborhood			Community			Regional		Other	Additional Regulations
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Publicly run post-secondary school	Y	Y	Y	Y	Y	Y	Y	Y	Y	Special standards apply (see 21.45.151)

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1 Section 14. Table 32-1 in Chapter 21.32 of the Long Beach Municipal
 2 Code is amended to add "Temporary Activating Use" under "Temporary Uses," to read as
 3 follows:

4 Table 32-1

5 Uses in All Other Commercial Zoning Districts

6 Uses	7 Neighborhood			8 Community			9 Regional		10 Other	11 Additional Regulations
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
12 Temporary Activating Uses	T	T	T	T	T	T	T	T	T	13 See Section 21.53.115

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Section 15. Table 33-2, Uses in Industrial Districts, under “4. Manufacturing,” in Chapter 21.33 of the Long Beach Municipal Code is amended to read as follows:

Table 33-2

Uses In Industrial Districts

Use	IL	IM	IG	IP	*Notes and Exceptions
4. Manufacturing					a. Prohibited in IL, IM, and IP, and requires conditional use permit in IG:
4.1 SIC codes 23, 27, 283, 284, 31*, 36, 38, 39	Y	Y	Y	See Item 10 in this table.	<ul style="list-style-type: none"> • 261 (Pulp Mills) • 262 (Paper Mills) • 263 (Paperboard Mills) • 281 (Industrial Inorganic Chemicals) • 282 (Plastics Materials) • 285 (Paints, Varnishes) • 286 (Industrial Organic Chemicals) • 287 (Agricultural Chemicals) • 2892 (Explosives) • 291 (Petroleum Refining) • 311 (Leather Tanning and Finishing) • 324 (Hydraulic Cement) • 325 (Structural Clay Products) • 327 (Concrete, Gypsum, and Plaster Products) • 3292 (Asbestos Products) • 348 (Ordinance and Accessories)
4.2 SIC codes 25, 26*, 30	Y/C	Y/C	Y		
4.3 SIC codes 22, 24, 289*, 32*, 34*, 35	N	C	Y/C		
4.4 SIC codes 21, 29*, 33, 492*, 4932*	N	N	C		
4.5 SIC code 37 – within enclosed structures only	Y	Y	Y		
4.6 SIC code 37 – with outdoor storage or operations	C	C	Y/C		
				b. Certain oil and gas extraction and processing are exempt from zoning regulations as provided for in Subsection 21.10.030.B, and are controlled by Title 12 of the Municipal Code.	

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Section 16. Table 33-2, Uses in Industrial Districts, under "6. Wholesale Trade," in Chapter 21.33 of the Long Beach Municipal Code is amended to read as follows:

Table 33-2
 Uses In Industrial Districts

Use	IL	IM	IG	IP	*Notes and Exceptions
6. Wholesale Trade (SIC codes 50*, 51*, 422*)	Y	Y	Y	See Item 10 in this table.	a. Exceptions as specified in item 6.1 of this table. b. General Warehousing and Storage under SIC code 4225 is permitted (does not include personal storage or commercial storage/self-storage, including recreational vehicle, and/or miniwarehouse, as defined by Section 21.15.570). Prohibited in IL, IM, and IP, and requires a conditional use permit in IG: <ul style="list-style-type: none"> • 5015 (motor vehicle parts, used) • 5093 (scrap and waste materials, including retail sales) • 5154 (livestock sales)
6.1 Personal storage, and commercial storage/self-storage, including recreational vehicle, and/or miniwarehouse, as defined by Section 21.15.570 (SIC code 4225*)	N	N	C	N	a. Does not include General Warehousing and Storage under SIC code 4225.

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Section 17. Table 33-2, Uses in Industrial Districts, in Chapter 21.33 of the Long Beach Municipal Code is amended to add "16. Temporary Activating Use" to read as follows:

Uses in Industrial Districts					
	IL	IM	IG	IP	*Notes and Exceptions
16. Temporary Activating Use	T	T	T	T	See Section 21.53.115

Section 18. Chapter 21.37 of the Long Beach Municipal Code is amended to read as follows:

CHAPTER 21.37

PLANNED DEVELOPMENT DISTRICTS AND SPECIFIC PLANS

Division I – Planned Development Districts

21.37.110 Purpose.

The Planned Development (PD) District is established to allow flexible development plans to be prepared for areas of the City which may benefit from the formal recognition of unique or special land uses and the establishment of special design policies and standards not otherwise possible under conventional zoning district regulations. Purposes of the planned development district include permitting a compatible mix of land uses, allowing for planned commercial areas and business parks, and encouraging a variety of housing styles and densities.

21.37.120 Districts established.

On and after September 1, 1988, all planned development districts shall be indicated by the PD designation, a number and a common name.

Planned development districts are as follows:

- 1 1. PD-1—Southeast Area Development and Improvement Plan
- 2 (SEADIP) (repealed) (superseded by Southeast Area Specific
- 3 Plan SP-2) (See Section 21.37.210).
- 4 2. PD-2—Belmont Pier
- 5 3. PD-3—Reserved
- 6 4. PD-4—Long Beach Marina
- 7 5. PD-5—Ocean Boulevard
- 8 6. PD-6—Downtown Shoreline
- 9 7. PD-7—Long Beach Business Center
- 10 8. PD-8—Reserved
- 11 9. PD-9—Long Beach Airport Business Park
- 12 10. PD-10—Willmore City
- 13 11. PD-11—Rancho Estates
- 14 12. PD-12—Long Beach Airport Terminal
- 15 13. PD-13—Atlantic Aviation Center
- 16 14. PD-14—Reserved
- 17 15. PD-15—Redondo Avenue
- 18 16. PD-16—Reserved
- 19 17. PD-17—Alamitos Land
- 20 18. PD-18—Kilroy Airport Center
- 21 19. PD-19—Douglas Aircraft
- 22 20. PD-20—All Souls
- 23 21. PD-21—Queensway Bay
- 24 22. PD-22—Pacific Railway
- 25 23. PD-23—Douglas Center
- 26 24. PD-24—Reserved
- 27 25. PD-25—Atlantic Avenue
- 28 26. PD-26—West Long Beach Business Park

- 1 27. PD-27—Willow Street Center
- 2 28. PD-28—Pacific Theaters
- 3 29. PD-29—Long Beach Boulevard (repealed) (superseded by
- 4 Midtown Specific Plan (SP-1))
- 5 30. PD-30—Downtown Long Beach
- 6 31. PD-31—California State University and Technology
- 7 Center/Villages at Cabrillo Long Beach Vets
- 8 32. PD-32 (PD-32 North and PD-32 South)—Douglas Park

9

10 21.37.130 Qualifying standards.

11 In order to qualify for the planned development district classification,

12 a property must contain not less than five (5) acres in size and must be a full

13 block face surrounded on all sides by public right-of-way. In any event, the

14 property must have direct access to a public street.

15

16 21.37.140 Establishment procedures.

17 A planned development district classification shall be established in

18 accordance with the administrative procedures contained in Division VII of

19 Chapter 21.25 (Specific Procedures). Among other things, these

20 procedures call for preparation and adoption of a use and development

21 standards plan.

22

23 21.37.150 Development standards.

24 The development standards and design guidelines for a Planned

25 Development District shall be those adopted by the City Council in the

26 ordinance for each PD zone. Whenever a PD zone is silent or does not

27 contain any particular development standard (such as landscaping, parking

28 configuration, or permitted projections into required yard areas), then the

1 Zoning Administrator shall determine the development standard that shall
2 apply, taking into consideration which development standard is closest to
3 the overall intent of the PD.

4
5 21.37.160 Site plan review.

6 Site plan review is required for all development proposals within PD
7 districts pursuant to Division V of Chapter 21.25 (Specific Procedures) of
8 this Title. The Site Plan Review Committee shall refer to the Planning
9 Commission all planned development district project applications which vary
10 from the general or specific use and development standards but which are
11 consistent with the intent of the particular planned development district.

12
13 21.37.170 Alcoholic beverage sales uses.

14 On-premises and off-premises alcoholic beverage sales uses in
15 planned development districts shall be permitted only as conditional uses
16 unless such uses are specifically exempted from the conditional use permit
17 process by a particular planned development district ordinance.

18
19 21.37.180 Use regulations—amendments to Title 21.

20 When this Title is amended to add or change regulations for a
21 specific land use in the Residential Districts (Ch. 21.31), Commercial
22 Districts (Ch. 21.32), Industrial Districts (Ch. 21.32), Institutional District (Ch.
23 21.34), and Park District (Ch. 21.35), the Zoning Administrator may
24 determine that the same use regulations apply to all or certain Planned
25 Development Districts (or subareas thereof), if the following conditions are
26 met:

- 27 A. The use is not directly or explicitly regulated by the existing PD
28 use regulations;

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B. The use is consistent in nature with the categories, types and characteristics of uses permitted in the PD (or subareas thereof), and will not introduce a new use that will cause substantial adverse effects upon the community; and

C. The use is not in conflict with the goals or intent of the PD. Such determination shall be made in writing and shall be appended to the affected PD(s), as appropriate.

Division II – Specific Plans

21.37.200 Purpose.

As set forth in Government Code sections 65450 through 65458, the specific plan provides a means to establish more specific land use regulations and design standards for properties and areas requiring special attention or treatment. A specific plan serves as a policy and regulatory document, with policy direction and project development concepts consistent with the General Plan.

21.37.210 Specific Plans established.

On and after May 1, 2016, all specific plans shall be indicated by the SP designation, a number and a common name. Specific plans are as follows:

- 1. SP-1—Midtown
- 2. SP-2—Southeast Area

21.37.220 Establishment procedures.

A specific plan shall be established in accordance with the administrative procedures contained in Division I of Chapter 21.25 (Specific Procedures—Zone Changes and Zoning Regulation Amendments).

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21.37.230 Development standards.

The development standards and design guidelines for a Specific Plan shall be those adopted by the City Council in the ordinance for each SP. Whenever a SP is silent or does not contain any particular development standard (such as landscaping, parking configuration, or permitted projections into required yard areas), then the Zoning Administrator shall determine the development standard that shall apply, taking into consideration which development standard is closest to the overall intent of the Specific Plan.

21.37.240 Use regulations—amendments to Title 21.

When this Title is amended to add or change regulations for a specific land use in the Residential Districts (Ch. 21.31), Commercial Districts (Ch. 21.32), Industrial Districts (Ch. 21.32), Institutional District (Ch. 21.34), and Park District (Ch. 21.35), the Zoning Administrator may determine that the same use regulations apply to all or certain Specific Plans (or subareas or districts thereof), if the following conditions are met:

A. The use is not directly or explicitly regulated by the existing SP use regulations;

B. The use is consistent in nature with the categories, types and characteristics of uses permitted in the SP (or subareas or districts thereof), and will not introduce a new use that will cause substantial adverse effects upon the community; and

C. The use is not in conflict with the goals or intent of the SP. Such determination shall be made in writing and shall be appended to the affected SP(s), as appropriate.

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Section 19. Table 41-C, under Public Assembly, in Chapter 21.41 of the Long Beach Municipal Code is amended to read as follows:

Table 41-1C

Commercial, Industrial/Manufacturing and All Other Uses

Use	Required Number of Spaces
Public Assembly	
1. Assembly hall, religious assembly, movie theater or other public assembly area with fixed seats	For assembly uses, 1 per every 3.3 fixed seats. For theaters, 1 per every 3.3 fixed seats, plus a passenger loading and unloading zone (if the fixed seat portion of the use is not 75% or greater, separate parking ratios shall be applied for accessory uses)
2. Meeting hall, banquet hall, religious assembly, or other public assembly area without fixed seats	20 per 1,000 GFA (if the assembly area is not 75% or greater, separate parking ratios shall be applied for accessory uses)
3. Elementary school, secondary school and day-care center	For elementary schools, 2 per classroom, plus 2 loading and unloading spaces and auditorium or stadium calculated separately. For high schools, 7 per classroom, plus auditorium or stadium calculated separately. For daycare, 1 space per every 10 children, plus 2 loading and unloading spaces.
4. Publicly run post-secondary school	See 21.45.151 (applies to change of use only)
5. Hotel (guestrooms with direct access from an interior hallway) and motel (guestrooms with direct access to the exterior)	For hotel, 1 per guestroom, plus parking figured separately for banquet rooms, meeting rooms, restaurant and gift shops, plus 2 loading and unloading spaces. For motel, same as hotel, plus 2 parking spaces for the motel managers unit
6. Hospitals, convalescent hospitals	For hospitals, 2 spaces per bed. For convalescent hospitals, 1 per every 3 beds
7. Library, museum	4 per 1,000 GFA, plus 1 bus parking stall for each 5,000 sq. ft. open to public; plus passenger loading and unloading area shall be provided
8. Trade or vocational school	20 per 1,000 GFA or 1 per 3.3 fixed seats, whichever is greater

1 Section 20. The Long Beach Municipal Code is amended by adding
2 Section 21.15.2395 to read as follows:

3 21.15.2395 School, publicly run post-secondary.

4 A public post-secondary educational institution such as a university,
5 community college, or trade school accredited by the State Board of
6 Education that is publicly funded and operated by a public agency to give
7 general academic instruction.

8
9 Section 21. The Long Beach Municipal Code is amended by adding
10 Section 21.15.3005 to read as follows:

11 21.15.3005 Temporary activating uses.

12 “Temporary activating uses” are intended to provide a community
13 benefit, encourage street activation, and reduce visual blight associated with
14 vacant lots, as defined in Chapter 18.29, on a temporary basis and can
15 include sporadic special events, such as cultural and community events, or
16 temporary retail or services uses, such as bike kitchens. Temporary
17 activating uses are proposed by community-based public or private
18 organizations that improve and enhance the social or economic welfare and
19 quality of life of the residents of Long Beach, and provide a service to City
20 residents, including, but not limited to, faith-based organizations, local non-
21 profit organizations or associations, Business Improvement Districts (BIDs),
22 and organizations that have entered into a contract or agreement with the
23 City to provide specific services or outreach, as determined by the Zoning
24 Administrator.

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Section 22. The Long Beach Municipal Code is amended by adding Table 32-0 to Chapter 21.32, following Section 21.32.130, to read as follows:

Table 32-0
CO, CH, and CT Uses in other Commercial Districts

Existing Zoning District Uses	New Zoning District Use Equivalents	Notes
CO	CNN	
CH	CHW	
CT	N/A	As of the date of adoption of this table, no areas of CT zoning are extant on the Zoning Map, and no equivalent zoning district is established in this Title.

Section 23. The Long Beach Municipal Code is amended by adding Section 21.45.151 to read as follows:

21.45.151 Publicly run post-secondary school.

A. Purpose. In recognition of the benefits imparted by publicly run post-secondary schools in the City and consistent with the Long Beach College Promise, of which the City is a partner, the City seeks to expand access to post-secondary education.

B. Development Standards. The following special development standards shall apply to changes of use to establish publicly run post-secondary schools that operate as satellite spaces offering instruction and support functions:

1. Parking. Parking requirements for a change of use to establish a publicly run post-secondary school proposed within one-half (1/2) mile of public transit shall be waived.

//

1 Section 24. The Long Beach Municipal Code is amended by adding
2 Section 21.53.115 to read as follows:

3 21.53.115 Temporary activating uses.

4 A. Purpose. The purpose of this Section is to allow community-
5 serving temporary uses on vacant lots. Such uses are intended to provide a
6 community benefit, encourage street activation, and reduce visual blight
7 associated with vacant lots, as defined in Chapter 18.29, on a temporary
8 basis and can include sporadic special events, such as cultural and
9 community events, or temporary retail or services uses, such as bike
10 kitchens. Temporary activating uses are proposed by community based
11 public or private organizations that improve and enhance the social or
12 economic welfare and quality of life of the residents of Long Beach and
13 provide a service to City residents including, but not limited to, faith-based
14 organizations, local non-profit organizations or associations, Business
15 Improvement Districts (BIDs), and organizations which have entered into a
16 contract or agreement with the City to provide specific services or outreach,
17 as determined by the Zoning Administrator.

18 B. Use Regulations. Notwithstanding Sections 21.53.109 and
19 21.53.113, all temporary activating uses shall be permitted upon written
20 approval of the Zoning Administrator and are subject to the following
21 standards and findings:

22 1. No temporary activating use shall be allowed which
23 would not otherwise be allowed in the applicable zoning district or the
24 General Plan designation, unless the Zoning Administrator determines that
25 the use is compatible with existing surrounding uses.

26 a. Temporary activating uses proposed in
27 residential zones shall be allowed along Neighborhood Connector and more
28 intense arterial streets, as defined in the Mobility Element.

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2. The applicant is a community-based public or private organization or association serving the residents of the City as described in this Section, as determined by the Zoning Administrator.

3. A temporary activating use is subject to compliance with Americans with Disabilities Act (ADA) requirements per the Building Code.

4. Vacant lots used for temporary activating uses shall be maintained free of weeds, dry brush, dead vegetation, trash, garbage, junk, debris, building materials, vehicles, cars, boats, campers, any accumulation of newspapers, circulars, flyers, notices (except those required by federal, state or local law), discarded personal items, including but not limited to, furniture, clothing, large and small appliances, graffiti, tagging or similar markings. The property owner or other responsible person must inspect the property at reasonable intervals or take other reasonable steps to ensure that there is no dead or dying vegetation, litter, weeds, graffiti, debris or materials accumulating on the property.

5. Temporary activating uses that are sporadic special events shall be permitted for a period of up to six (6) months at the discretion of the Zoning Administrator. These types of uses are eligible for up two additional six-month renewal periods not to exceed a maximum of eighteen (18) months for the same use. Conditions may be modified by the Zoning Administrator during the renewal process, as necessary, to ensure compatibility with the surrounding area.

6. Other temporary activating uses that do not fall under the category of sporadic special events shall be permitted for a period of up to one year at the discretion of the Zoning Administrator. These types of uses may be renewed for up to two (2) additional one-year periods not to exceed a maximum of three (3) years for the same use. Conditions may be

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modified by the Zoning Administrator during the renewal process, as necessary, to ensure compatibility with the surrounding area.

7. Projects may be granted relief from development standards for temporary activating uses by the Zoning Administrator if positive findings can be made for the following:

a. The use shall further the goals of the general plan, provide a community benefit, activate the street, and reduce visual blight associated with vacant lots;

b. The use shall not cause substantial adverse impacts upon the surrounding area including public health, safety and general welfare;

c. The use shall be compatible with the surrounding area.

8. The fee for temporary activating use permits shall be the fee charged for Administrative Land Use Review (ALUR) permits. Each renewal application for a temporary activating use is subject to the same fee.

9. The Zoning Administrator shall have the authority to revoke or refuse to approve or renew a temporary activating use permit if the Zoning Administrator determines that there has been a violation of the terms or conditions of the approval or evidence of negative impacts on the surrounding area. The Zoning Administrator's action may be appealed to the Planning Commission.

Section 25. The Long Beach Municipal Code is amended by repealing Table 32-1A of Chapter 21.32.

//
//

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 W. Ocean Boulevard, 9th Floor
Lana Beach, CA 90802

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Section 26. 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 following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

Recusal(s): Councilmembers: _____

City Clerk

Approved: _____
(Date)

Mayor

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802-4664

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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 following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

Recusal(s): Councilmembers: _____

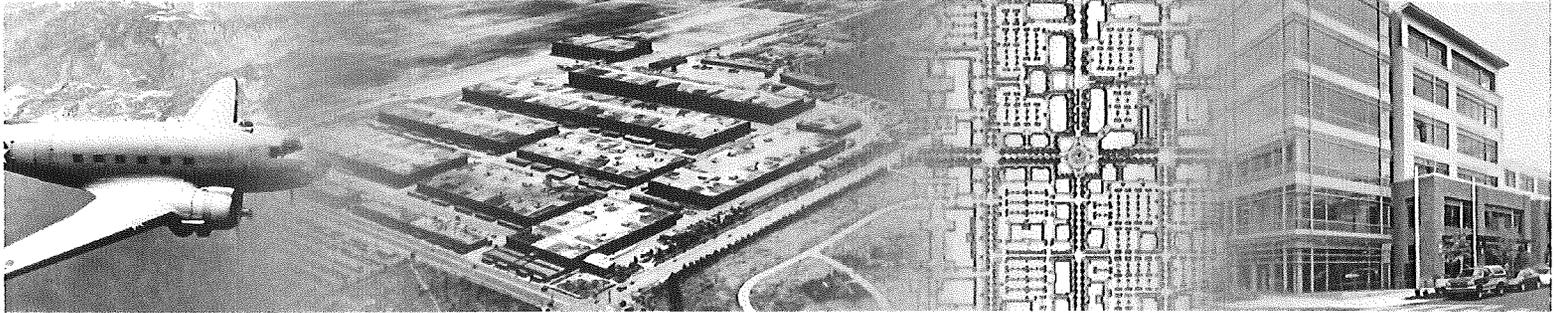
City Clerk

Approved: _____
(Date)

Mayor

EXHIBIT A

PD-32:NORTH DEVELOPMENT STANDARDS



DOUGLAS PARK

LONG BEACH

Adopted by the Long Beach City Council on
December 21, 2004
Ordinance No. C-7958

Amended on October 13, 2009
Ordinance No. ORD-09-0029

Amended on April 17, 2018
Ordinance No. ORD-18-0009

Amended on May XX, 2020
Ordinance No. ORD-XX-XXXX

CITY OF LONG BEACH

ORIGINALLY PREPARED IN 2004 BY:

J O H N S O N F A I N

COLLABORATORS:

CLARK & GREEN ASSOCIATES

ALTOON + PORTER ARCHITECTS

MCCLAR AND VASQUEZ
EMSIEK & PARTNERS

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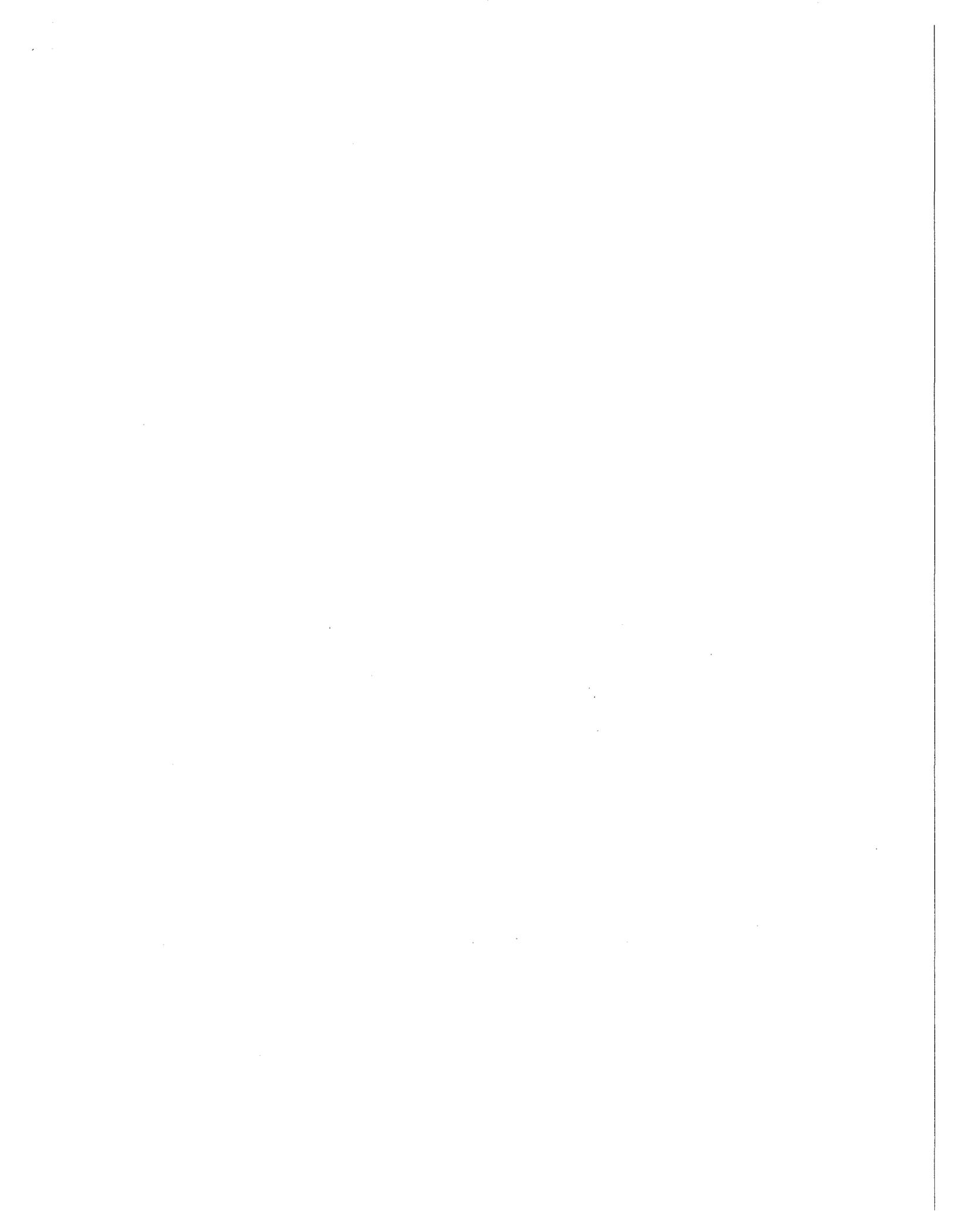
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Standards - Division I
introduction



Development Standards

The Development Standards for Planned Development District 32 (PD-32) are intended to be consistent with the City of Long Beach Municipal Code (LBMC) except as otherwise noted. PD-32 is subdivided into two areas, one north and the other south of Cover Street. These development standards apply to PD-32: North. They are mandatory provisions that along with the Design Guidelines, EIR Mitigations Measures, Conditions of Approval and the Development Agreement (DA) between McDonald Douglas Corporation, a wholly-owned subsidiary of the Boeing Company (Boeing) and the City will govern the development of the Plan Area within the City of Long Beach as defined in the Plan Boundary Map (see Figure 3 on page 13) unless a variance is obtained. They regulate areas such as land use, density, height, setbacks, streetwalls, view corridors, open space, parking/ loading, landscape, sustainable features and access.

The City of Long Beach may, at its discretion, grant variances to the Development Standards contained in this document where the enforcement would otherwise constitute an unreasonable limitation beyond the intent and purpose of the Development Standards, and where such a variance is consistent with the public health, safety and welfare.

Additional development standards and land uses not specified in this plan shall be in accordance with the Municipal Code. Although every attempt has been made to make these development standards consistent with the LBMC, Long Beach Development Services shall resolve any conflicts between these two documents as part of the Design Review Process.

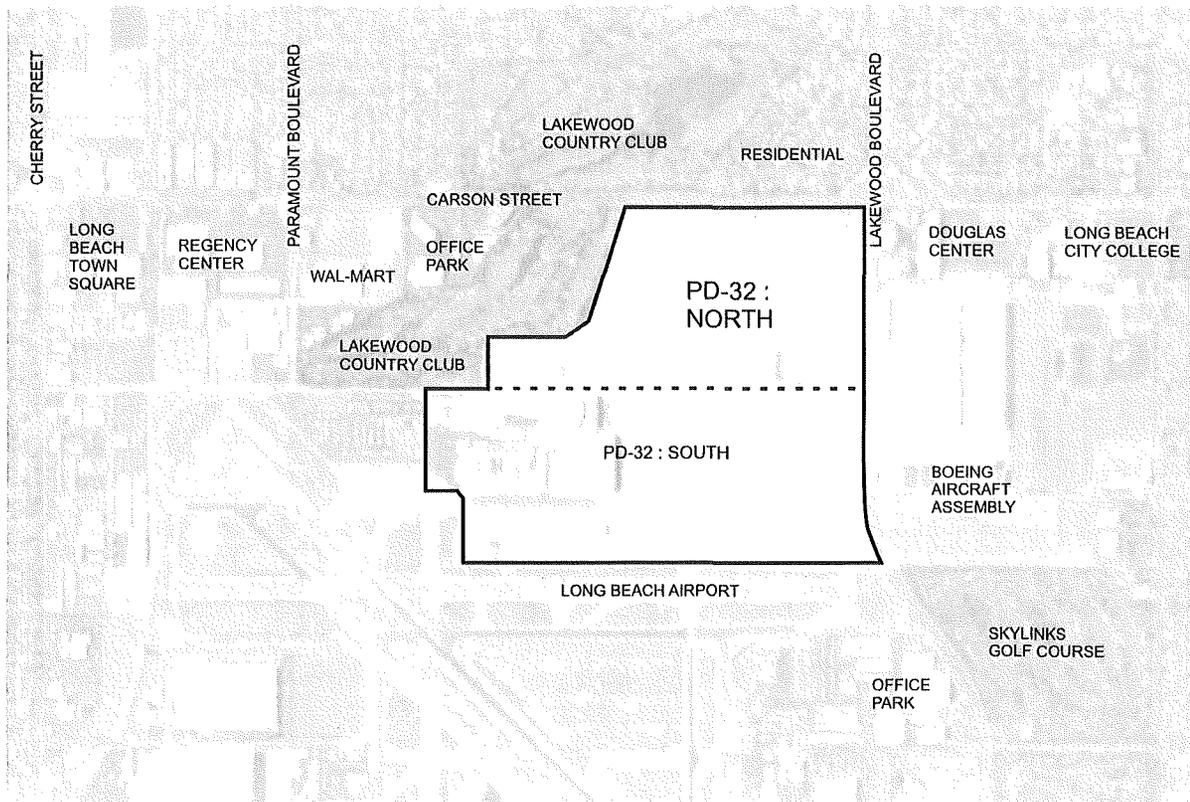


Figure 1 : Project Site and Vicinity Map

I n t e n t

In reviewing development proposals and land use issues, the City Council, Planning Commission, and Site Plan Review Committee shall be directed by following goals and objectives:

General Urban Design Goals

- The Master Plan shall acknowledge and appropriately respond to the varying contexts and adjacencies of the site – arterial boulevards, airport and airplane manufacturing, golf course and commercial and residential uses.
- The Master Plan shall create an urban design framework that ensures the creation of a distinctive environment that creates long-term value and quality while being flexible enough to accommodate changes in the economy and real estate market. The urban design shall be based on a framework of proven historical patterns and precedents found in Long Beach’s distinctive and historic neighborhoods.
- A sense of place shall be created with clearly defined street hierarchy and character. The majority of Long Beach streets are laid out in a rectilinear grid pattern, which is appropriate to creating compact, walkable districts and neighborhoods.
- The master plan shall establish pedestrian orientation and human scale by limiting block sizes to those based on historical patterns and precedent.

Streets

- Design streets as places of shared use. Design streets as public open space to promote pedestrian orientation, sociability and safety. Street rights-of-way should be consistent with the minimum standards set forth in the Long Beach Municipal Code (LBMC table 47-1).
- Streets should be scaled appropriately to accommodate pedestrian sidewalks and planted parkways. Major arterial streets with multiple traffic lanes should include landscaped features to maintain an appropriate human scale, and as a way to interface between different uses.
- In accordance with the Master Street Tree Plan (see Division IV), street trees shall be located to provide shade for pedestrians, reduce heat island effect and provide appropriate scale and rhythm to the street (regular spacing and consistent alignment).
- Street trees, parkway treatments, gateways and other landscape elements shall reflect the character of the community’s most distinctive maturely landscaped streets (e.g., Ocean Boulevard in downtown Long Beach).

Community Open Space

- The Master Plan shall incorporate community open space amenities to mitigate congestion and provide relief and recreation.
- Locate community open spaces amenities as focal points in the master plan while creating a sense of invitation and comfort to a diversity of users.
- Design the community open spaces amenities to have a variety of passive and active uses while maintaining a serene character.
- Link together community open spaces amenities with public pedestrian connections.

Land Uses

- Development should emphasize pedestrian orientation and the creation of a distinctive, landscaped-yet-urban environment that mitigates conflicts between proposed commercial uses and existing uses, both on-site and adjacent.
- While carefully planning for the needs of vehicular circulation, emphasize a pedestrian-friendly character with buildings located at front setbacks. Locate parking (surface lots or structures) behind or beside buildings.
- Development should be appropriately scaled and based on compatibility with adjoining uses.
- Promote high-quality construction and amenities. Architecture should be appropriately articulated and visually compatible with neighboring development.

Sustainability

- Environmental sustainability is an important objective at Douglas Park, and steps to minimize development impacts are described in Division V.

Design Review Process

This section of the PD-32: North Development Standards establishes the procedures and requirements for review of development and use permits, and shall be consistent with the LBMC. PD-32: North will have two entities, the Boeing (or its successor) Design Review Committee (DRC) and Long Beach Development Services (City), which will play a role in reviewing and permitting development proposals. These procedures are established in order to coordinate the review by the two entities.

The role of the DRC is strictly advisory, and its decisions shall not constitute implied City approval of a proposal. The design review process with the City shall be governed by the site plan review process contained in Division V of LBMC Chapter 21.25. The development standards contained in this document along with the design guidelines for the project shall be used by the City throughout the site plan review process. Proposals not complying with these documents will be deemed unacceptable, and will be rejected.

While the City will strictly adhere to the requirements of the Site Plan Review process in the LBMC, the following provides a general guide to the applicant for the overall design review process, including special submittal requirements in addition to those in the LBMC.

Step 1 : Conceptual Site Plan Review

Applicant shall submit conceptual plans in accordance with the application filing requirements and instructions of the City of Long Beach Planning Permit Application to the DRC for an initial review of compliance with the PD-32: North Development Standards and Design Guidelines. The submittal package shall include a conceptual site plan indicating proposed locations for buildings, parking, landscaping, and utility equipment. Following such review, the DRC shall acknowledge conceptual approval of submittal in writing to the City prior to the applicant submitting plans to the City for conceptual site plan review in accordance with LBMC Section 21.25.502.B.

In order to maintain consistency with the maximum density thresholds stipulated in the Environmental Impact Report and the Development Agreement for the project, the initial written approval by the DRC shall include a summary of the commercial density (building area) approved and remaining to date. Both the written DRC approval and density summary shall be included as part of the initial submittal to the City for site plan review.

Step 2 : Site Plan Review

Upon approval of conceptual site plan by the City, the applicant shall submit a design package (in accordance with the application filing requirements and instructions of the City of Long Beach Planning Permit Application) to the DRC for review. Upon review and written acknowledgement of approval by the DRC to the City, the applicant shall submit the design package to the City for site plan review in accordance with LBMC Section 21.25.502A. The submittal package shall include a site plan indicating proposed utilities, parking, building placement; roof plan indicating proposed equipment placement and sizes; floor plan(s) indicating proposed entries and functional organization; landscape plan indicating proposed planting, screening and amenities; elevations indicating proposed building heights, architectural articulation and finish materials; and sections indicating proposed rooftop mechanical equipment profiles, screening, sight lines and sustainability features requirements.

Step 3 : Compliance Check

Applicant shall submit a final design development package (to include further progress on the documents and design issues listed in Step 2, and findings of the Technical Advisory Committee) to the DRC for compliance check. The main purpose of this step is to confirm that project development is consistent with prior approvals and conditions prior to submitting for plan check with the City (construction-ready documents). The City, at its discretion, may require submittal of this package for compliance with conditions of approval.

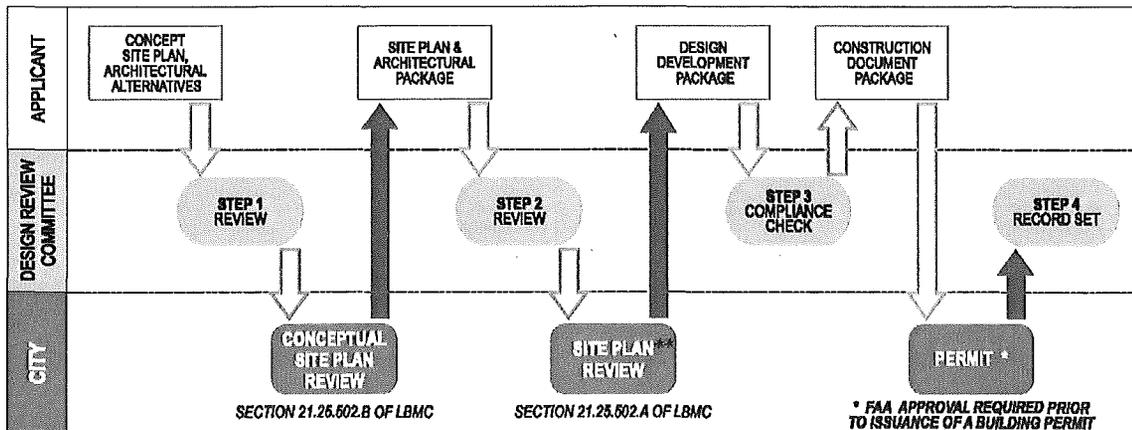


Figure 2 : Design Review Process

** LEED Registration required prior to approval of site plan review (See Division V)

Step 4 : Record Set

Upon receipt of Building Permit, the applicant shall file a complete copy of the permitted plans bearing the City stamps of approval with DRC.

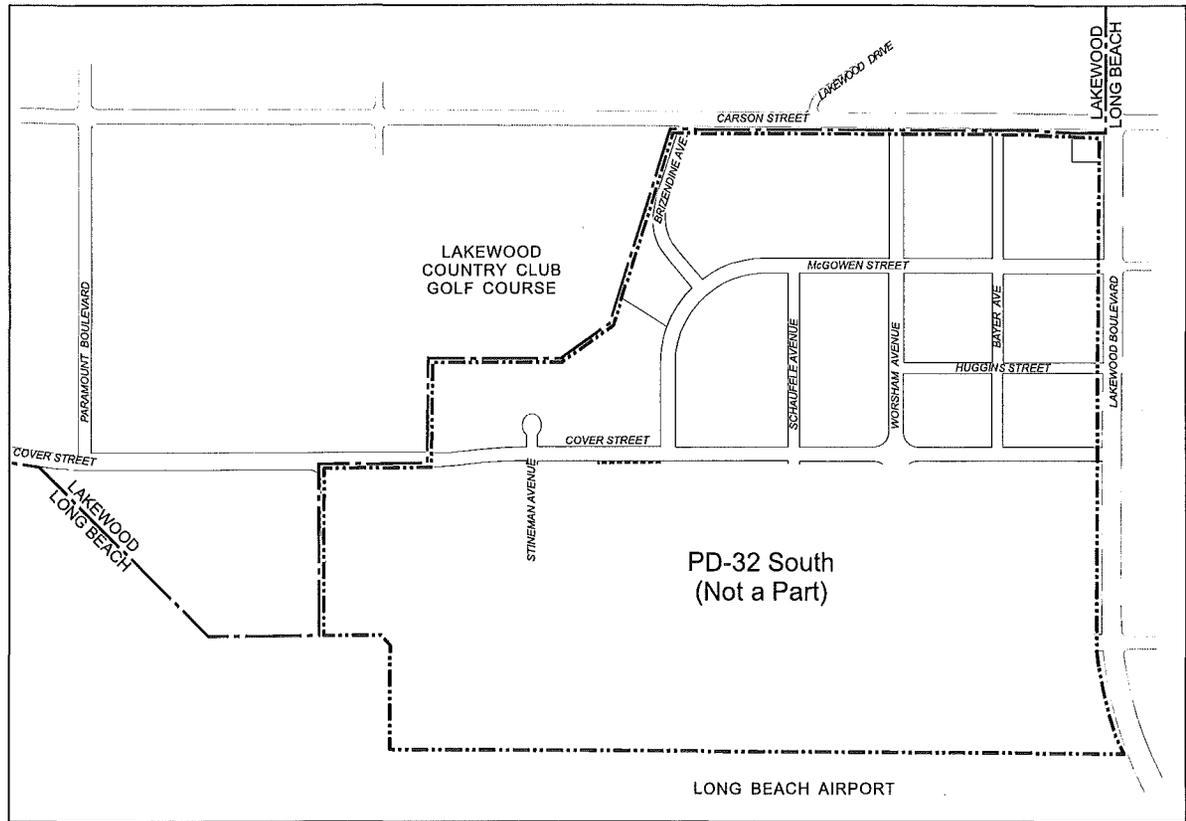
Federal Aviation Administration (FAA) Approval

During the Design Review process, the applicant must complete and submit all required forms (including Form 7460-1) to the FAA. A copy of all completed forms shall be submitted to the DRC at the beginning of Step 3. Prior to issuance of a building permit, a copy of all written findings from the FAA regarding compliance with Part 77, height limit regulations related to the Long Beach Airport, shall be provided to the DRC, as part of Step 4.

Standards - Division II
Establishing the Framework



Establishing the Framework



- PD Boundary
- - - - - City Boundary

Figure 3 : Plan Boundary, Development Blocks & Street Grid

Planning Sub Areas

The PD-32 planning area is divided into sub areas as illustrated in Figure 4. PD-32: North --the portion north of Cover Street-- is the subject of this document's Development Standards and Design Guidelines, and is constituted of Sub Areas 1, 2, and 3. The intent and general standards for each of these sub areas are as follows:

Sub Area 1

This sub area, located in the northeast corner of Douglas Park, is intended as a mixed-use commercial district of office, retail, entertainment, restaurant and hotel uses. Retail uses will be concentrated along McGowen Street, between Lakewood Boulevard and Worsham Avenue an area intended as a lively, walkable "main street" on which this district is focused. Donald Douglas Park, an open space amenity at the corner of Carson Street and Lakewood Boulevard will be connected to a larger network of other open space amenities via landscaped pedestrian connections and generous public sidewalks linking together this district with Sub Area 2. The placement of commercial buildings abutting the southerley and westerley sides of Douglas Plaza is encouraged. Commercial uses may include office, retail, hospitality and mixed-use. To the extent practical, ground floor uses within such buildings should orient to the plaza. Parcels located south of Huggins Street and north of Cover Street between Lakewood Boulevard and Worsham Avenue are allowed to serve as retail expansion zones in Sub area 1.

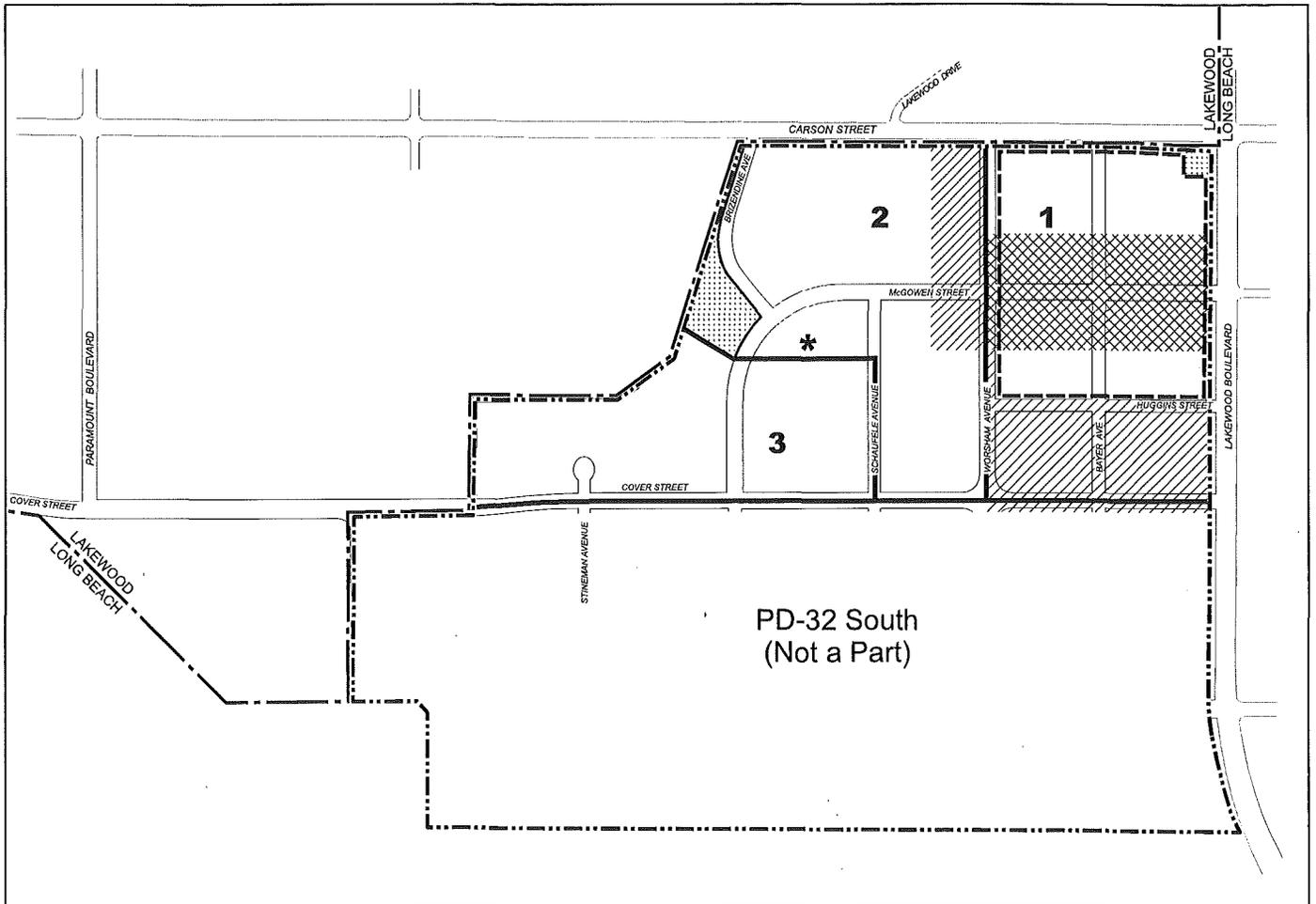
Table 1 : Sub Areas

Sub Area	General Use Classification
Sub Area 1	Mixed-Use: Office; Hotel; "Main Street" Commercial & Retail ^{a,b} ; Community Open Space
Sub Area 2	Office ^b ; Retail (expansion); Community Open Space
Sub Area 3	Office; Research & Development; Light Industrial ^c ; Community Open Space

^a All of the allowable 225,000 sq. ft. of retail development in Sub Area 1 shall be located in the "primary retail zone."

^b Additional sq. feet of retail development is allowed in the "retail expansion zone" directly south of the "primary retail district" in Sub Area 1, or directly west in Sub Area 2 along Worsham Avenue. A corresponding reduction of 1.5 sq. ft. of office development for every 1 sq. ft. of retail expansion is required. See Development Agreement for maximum allowable development areas by use.

^c Warehouse and distribution are prohibited as a principal use, but shall be permitted as an Accessory Use (per L BMC 21.15.060) provided it does not, at any time, exceed fifty (50) percent of the total Floor Area located on the legal lot or parcel containing such Accessory Use within Sub Area 3.



Main Street Overlay Zone
 (See special development standards for sub area 1)



Primary Retail Zone



Retail Expansion Zone



Open Space Amenity : Community Open Space
 (Fixed Location)



Approximate Sub Area Boundary = 645 feet north of Cover Street
 (Boundaries shown at locations other than at rights-of-way are general, and subject to Final Site Plan approval)

Figure 4 : Planning Sub Areas

Sub Area 2

This sub area is intended as a low-density, campus-style office district. It is anticipated that high-quality one- and two-story structures screening landscaped parking lots behind will characterize development. Parcels fronting the west side of Worsham Avenue between Carson Street and McGowen Street, including the southwest corner lot on McGowen Street and Worsham Avenue are allowed to serve as “retail expansion zone” for Sub area 1. As in the mixed-use district, Sub area 2 will also feature a network of open space amenities.

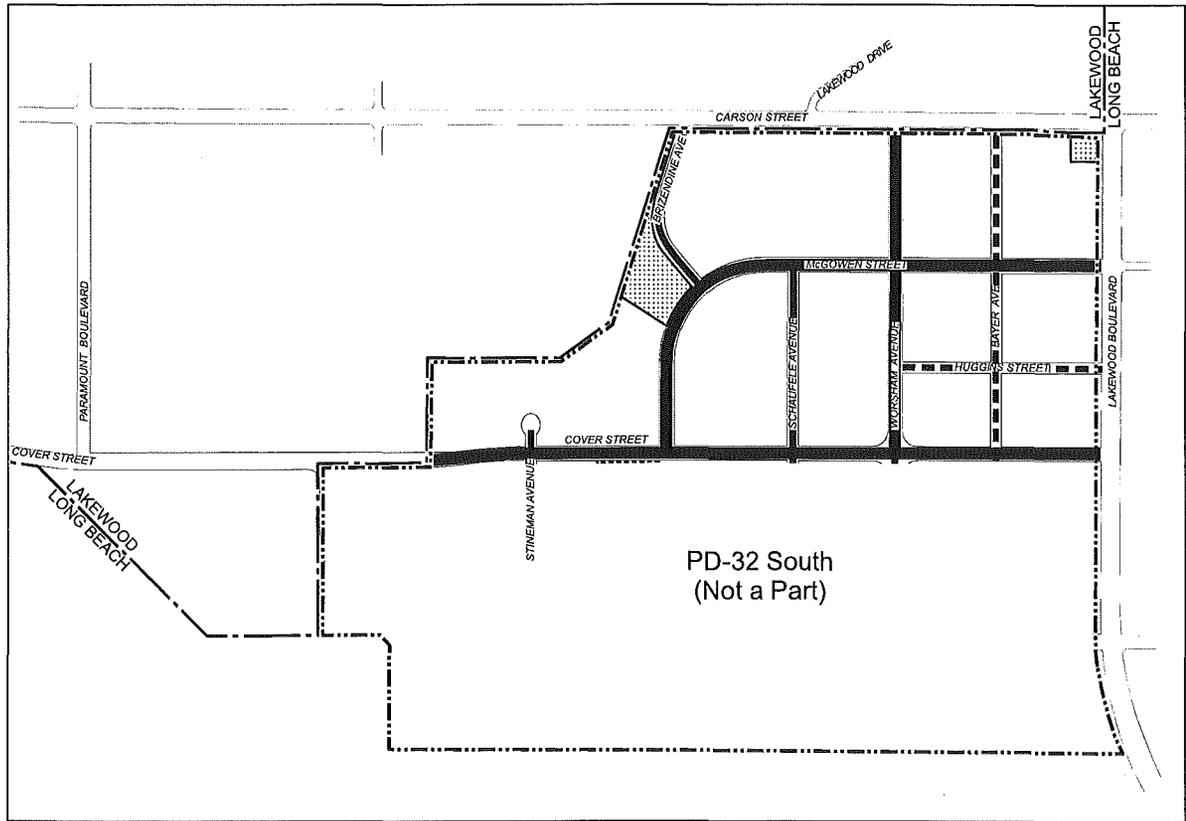
Sub Area 3

This sub area, fronting the north side of Cover Street west of Schaufele Avenue, is intended as an office, research & development, and light industrial district. Clean industry and high-tech uses are anticipated to occupy high-quality, low-rise buildings served by landscaped parking lots and/or structured parking.

Street Hierarchy

Public rights-of-way shall be reserved, dedicated and improved as provided for in LBMC Chapter 21.47 (Dedication, Reservation and Improvement of Public Rights-of-Way). Refer to Development Agreement (DA) between Boeing and the City for phasing and timing of improvements.

Required private streets shall be recorded as private rights-of-way, subject to public access, and designed and constructed to standards for public streets as required in LBMC Section 21.47. Figure 5 indicates preferred locations; actual location of alignments shall be determined at the time of Subdivision Map approval, and shall be approved by the Director of Public Works and Development Services.



-  Collector
-  Local Street
-  Private Street - Required Right-of-Way
(General alignment location shown;
actual location to be determined at
the time of Final Site Plan approval)

Note: All on-site infrastructure will be developed in accordance with the infrastructure phasing plan in the Development Agreement (DA).

This map represents the street infrastructure at full build-out but does not include any additional private roads that might be necessary for access to individual buildings within any development parcels.

Figure 5 : Street Hierarchy

Open Space Amenities

At full buildout, PD-32: North will include a range of publicly accessible open space amenities, which include the following types:

- Donal Douglas Plaza
- Jansen Green
- Other significant plazas
- Community open spaces (fixed location or conceptual location)
- Mid-block pedestrian connections
- Street gateways
- Enhanced McGowen Parkway
- Bike paths
- Landscape buffers and View corridor easements

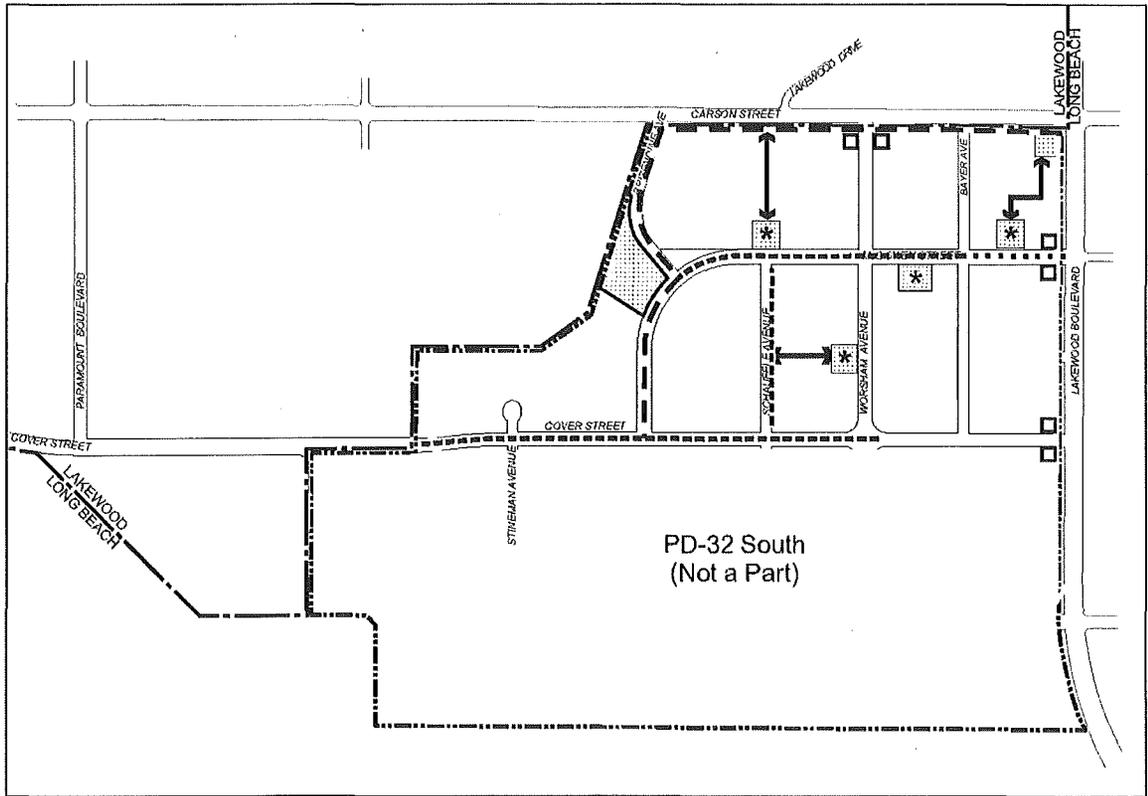
Community open spaces will be dedicated open-space easements or publicly owned, subject to public access, and designed for public use. For additional information, see Divisions III and IV.

Community Open Spaces

Community open spaces shall be provided to promote opportunities for rest, recreation, social interaction and congregation in attractive landscaped settings, and to furnish visual variety in PD-32: North. Figure 6 indicates two fixed locations (Douglas Plaza and Jansen Green) and four conceptual locations, whose placement is intended to maximize access and visibility. Actual locations for the four as-yet unfixed plazas may deviate from those shown, provided the original intent is maintained; will be determined by the developer; and are subject to Final Site Plan approval. The four spaces must total 1.5 acres minimum. (See Divisions III and IV for other requirements.)

Street Gateways

The area on each side of the three street gateways shall be at least 2,500 square feet in size with a combined minimum total of 5,000 square feet at each gateway (See Figure 6). Site design of all open spaces and installation of public art in open spaces are subject to Site Plan Review Approval.



- | | | | |
|---|---|---|---------------------|
|  | Community Open Space (Fixed Location) |  | Class I Bike Path |
|  | Community Open Space (Conceptual Location) |  | Class II Bike Path |
|  | Mid-block Pedestrian Connection
(Required R.O.W., Conceptual Location) |  | Class III Bike Path |
|  | Street Gateway | | |

Notes: A minimum of four (4) Community Open Spaces are required, to be connected via pedestrian connections to other community open spaces and public streets and sidewalks. Locations indicated here are conceptual; final locations to be determined at the time of Final Site Plan approval.

Pedestrian connections shall be located in coordination with Community Open Space locations set at the time of Final Site Plan approval.

Figure 6 : Selected Community Open Space Amenities

Mid-Block Pedestrian Connections

To promote walkability at PD-32: North, a minimum of three mid-block pedestrian connections shall link community open spaces and multiple public rights-of-way, expanding the overall pedestrian network by subdividing large blocks with additional pathways for those on foot. (In general, alignments may be located anywhere at the block interior, not only at the center.) Locations indicated in Figure 6 are conceptual, and intended to maximize convenience and connectivity for pedestrians. Actual locations may deviate from the those shown, provided the original intent is maintained; will be determined by the developer; and are subject to Final Site Plan approval. (See Divisions III and IV for specific requirements.)

Landscape Buffers and View Corridors Easements

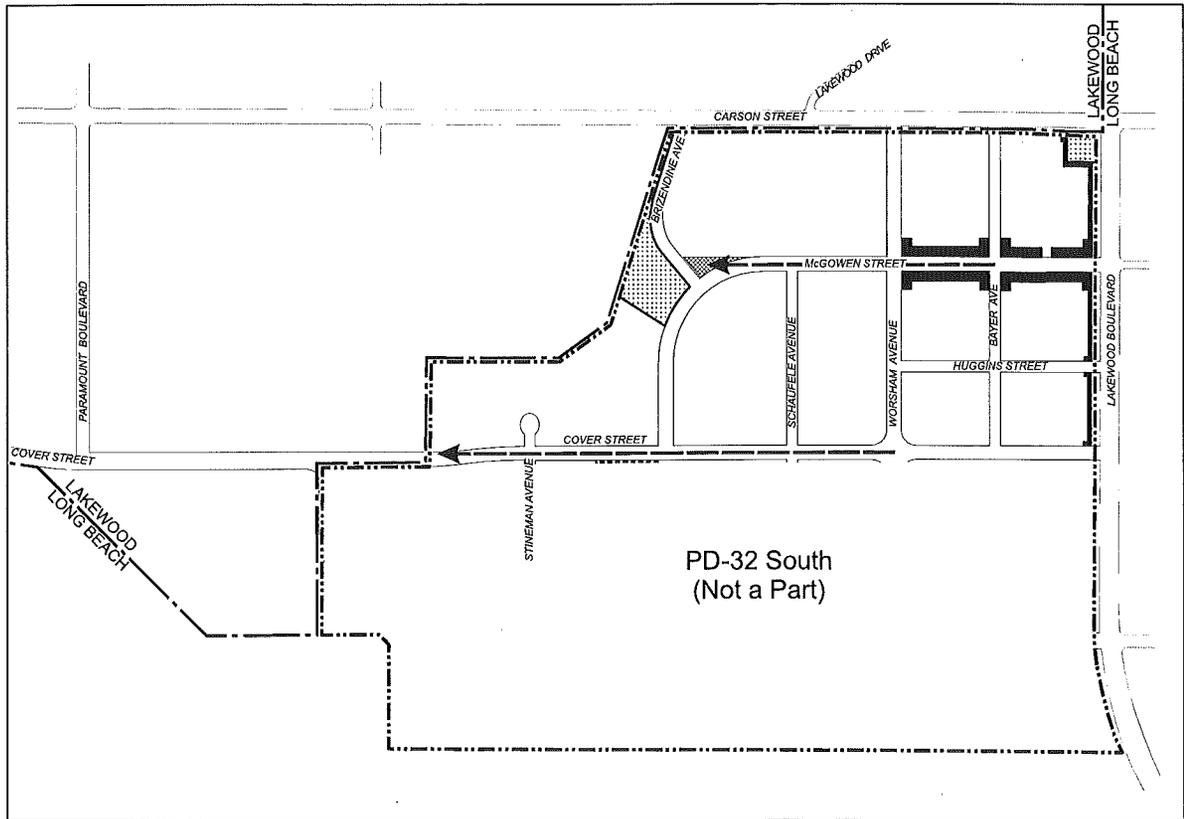
Landscape buffers and view corridor easements shall remain as green space planted with low lying plants to preserve orientation. A minimum of 10,000 square feet of view corridor space shall follow the McGowen Street alignment near the corner of Brizendine Avenue. See Figure 7. No building or portion thereof, parking or landscaping shall block a view of a landscape buffer or view corridor easement.

Build-To Lines

Build-to lines are established in selected locations to create a consistent street edge defining a pedestrian-friendly cohesive space. A build-to line requires a portion of a building's frontage to be built along the setback line. At Primary build-to lines, a minimum of sixty (60) percent of building frontage must be built; at Secondary build-to lines, a minimum of forty (40) percent of building frontage must be built. Articulated walls at arcades, colonnades, porches, and courtyards along such line can be used to satisfy this requirement. Some setback areas are permitted, to encourage active sidewalk uses such as cafe zones. Backs of buildings shall not be located along Lakewood Boulevard and Carson Street. (See Division III for additional information.)

View Corridors

View corridors follow street alignments and are established to preserve orientation, provide a sense of place through visual linkages to the existing golf course, proposed open space and the Airport. No building or portion thereof shall block a view corridor.



View Corridors
(Alignments shown on map
are general in nature)



View Corridor Easement
(See special development standards for
Sub Area 2 for additional information)



Open Space Amenities (Fixed Location)



Primary Build-To Lines
(May set back to define community open
space located along "Main Street". See
special development standards for Sub
Area 1 for additional information)



Secondary Build-To Lines
(See special development standards for
Sub Area 1 for additional information)

Figure 7 : Build-To Lines & View Corridors

Generalized Maximum Height Zones

The height of all development in PD-32: North shall be limited as described in this section. PD-32: North contains three generalized maximum height zones, each determined by anticipated development type and set by conformance to the Long Beach Airport - Runway Approach Zones - Standard for determining obstruction in air navigation, as per Part 77 of federal aviation regulations map dated 6-21-1982 (or as updated). (FAA "determination of no hazard to air navigation" letters, dated 12-02-2008 and applying to the generalized maximum height zones, are included in Division VI: Appendix. The FAA determinations include information about the evaluation and required future filings with the FAA when individual buildings are being planned and developed.)

Figure 8 illustrates height-zone term definitions. The Applicant is responsible for thoroughly investigating all restrictions for an individual parcel of land on the site, including the filing and processing of any required forms with the Federal Aviation Administration (FAA). A copy of completed FAA application forms shall be made part of the Design Review Process application package, Step Three. All documents describing building height (e.g., roof plans, sections, elevations) submitted during Design Review shall refer to proposed heights above mean sea level (AMSL).

See Figure 9 for specific boundaries of the generalized maximum height zones, which identify the maximum height permitted for buildings and all appurtenances, including (but not limited to) roofs, parapets, antennas, signs, penthouses, mechanical equipment, and screening devices. This inclusive definition supersedes the definition of building height set forth in LBMC Section 21.15.1330.

The height zone between Worsham Avenue and Lakewood Boulevard, running from Cover Street north to the lowest height zone along Carson Street, is uniform in its allowance of the tallest development in PD-32: North. However, a "tall building overlay zone" applies to lots fronting McGowen Street and Lakewood Boulevard; this frontage is the *preferred* location for buildings over two floors.

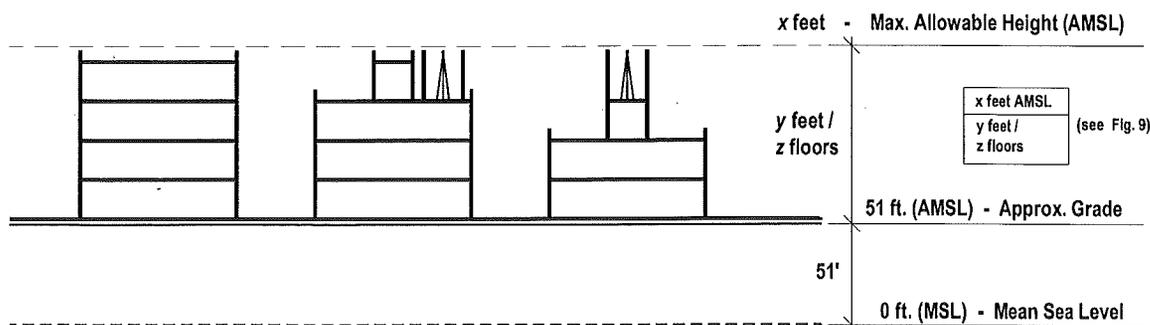
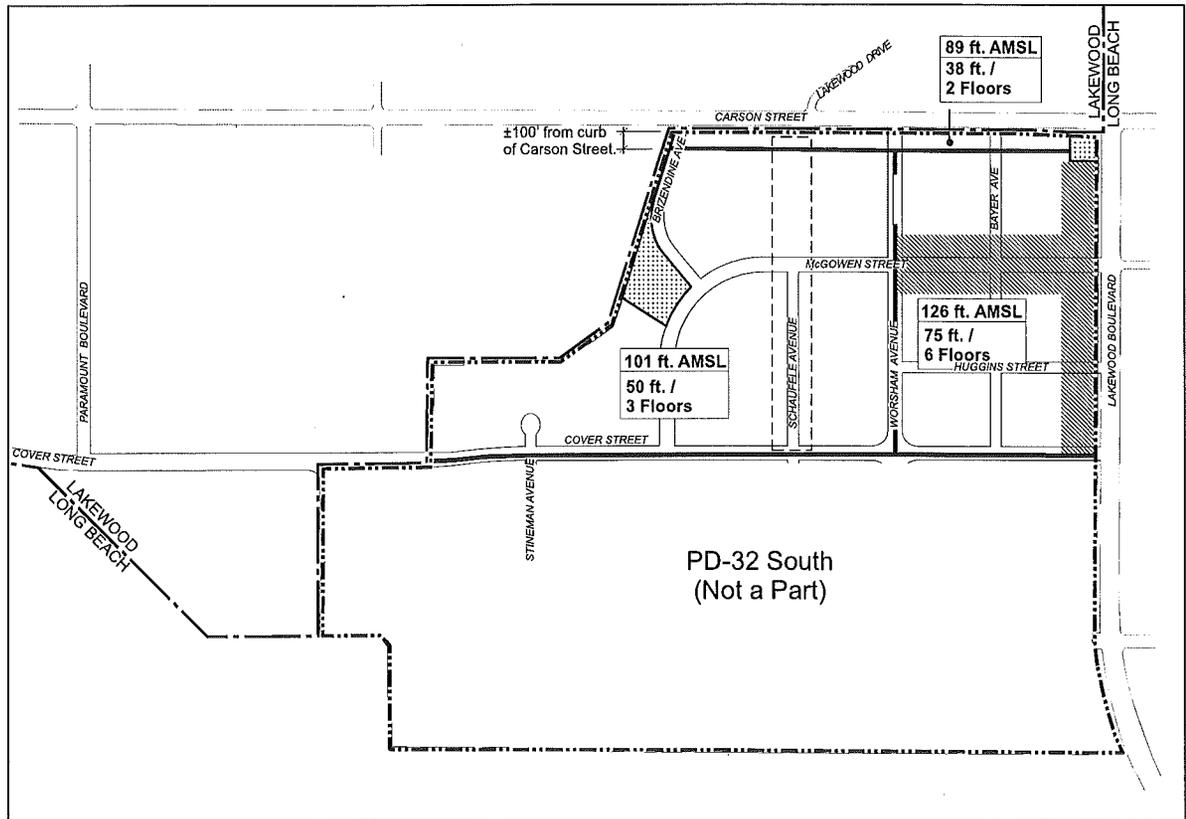


Figure 8 : Height Zone Terminology



Story (St.) : As defined in LBMC Chapter 21.15.2940



Community Open Space (Fixed Location)
(Maximum Bldg. Height = 30 Ft.)



Preferred Tall Building Zone
(See special development standards for sub area 1)



Building Restriction Zone

NOTE : These heights shall be used in conjunction with Part 77 of the FAA Regulations Map dated 6-21-1982 (or as updated).

Figure 9 : Generalized Maximum Height Zones

Standards - Division III
Development Standards

S t a n d a r d s

Unless otherwise noted in this document, all development is intended to be consistent with the commercial and industrial districts development standards in the LBMC.

Permitted Uses

The principal use in all sub areas shall be commercial and /or industrial as indicated in Table 2. Residential use is not permitted.

Table 2 indicates the classes of uses permitted (Y), not permitted (N), and permitted upon conditions set as part of discretionary review (D) during the Site Plan Review Process.

Commercial uses in Main Street Overlay Zone

Sites fronting on both sides of McGowen Street between Lakewood Boulevard and Worsham Avenue shall permit the commercial uses of the Neighborhood Commercial, Pedestrian oriented (CNP) zoning district of Chapter 21.32 of the LBMC.

Definitions

Floor Area

Floor Area means the total area of all floors of a building, as measured to the exterior surfaces of exterior walls. Floor Area includes halls and lobbies of a building, but does not include utility and elevator cores, stairwells, parking and restrooms. Also, exclude mechanical, electrical and sprinkler rooms.

Accessory Use

Accessory Use means a use that is customarily incidental and/or necessarily related to the principal use of the land, building, or structure. An accessory use is located on the same lot as the principal building or use and is dependent upon the principal use for the majority of its use or activity.

Warehouse

Warehouse means a building or portion thereof where goods or materials that are ready to be delivered to a retail outlet or sold to another business are kept for a period of time greater than seventy-two (72) hours prior to such delivery or sale.

Distribution

Distribution means a building or portion thereof where goods or materials that are ready to be delivered to a retail outlet or sold to another business are kept for a period of time less than seventy-two (72) hours prior to such delivery or sale.

Table 2 : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Alcoholic Beverage Sales				The concentration of existing ABC licenses and the area crime rate are factors considered in reviewing applications for alcohol sales
Off-premises sales w/in 500 ft. of district allowing residential uses	C*	N	N	
Off-premises sales more than 500 ft. from district allowing residential uses	C*	N	N	
On-premises sales w/in 500 ft. of district allowing residential uses	C*	N	N	
On-premises sales more than 500 ft. from district allowing residential uses	Y*	N	N	
Automobile (Vehicle) Uses				All outdoor display, storage, service and repair of vehicles is subject to special standards (see LBMC Chapter 21.45)
Auto detailing (with hand held machines only)	AP	AP	AP	Mobile businesses prohibited. Auto Detailing (with hand held machines only)
Car wash	N	N	N	
Diesel fuel sales	N	N	N	See LBMC Section 21.52.222
Gasoline sales	N	N	N	
General auto repair (body work, painting, etc.)	N	N	AP	Uses allowed indoors only. Outdoor storage of vehicles or equipment shall be prohibited.
Limousine service (does not include auto repair)	N	N	AP	Nonconforming parking rights do not apply (see LBMC Section 21.27.070).
Minor auto repair, tune up, and lube, smog test	N	N	N	
Motorcycle/jet ski sales and repair	N	N	N	
Parking service – principal use	AP	N	N	No permanent Parking Services shall be permitted. Valet only.
Recreational vehicle storage	N	N	N	
Rental agency (does not include repair)	Y	Y	N	
Automobile Sales (does not include auto repair)	N	N	N	
Towing	N	N	A	Accessory to general auto repair. Free-standing tow yards shall be prohibited.
Vehicle parts (with installation); tire store	N	C	N	
Vehicle parts (w/o installation)	Y	AP	N	

* Applies to Retail Expansion Areas in subareas 1 and 2.

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Billboards	N	N	N	All Billboards Prohibited
Business Office Support				
Copy, fax, mail box, or supplies	Y	Y	N	
Equipment sales, rental, or repair	Y	Y	N	
Off-set printing	Y	Y	N	
Entertainment				
Amusement machines (4 or fewer)	A	A	N	See Zoning Code Section 21.51.205 (special development standards).
Banquet room rental	A*	N	N	Accessory to restaurant only (see LBMC Section 21.51.215).
Dancing (accessory use)	Y*	N	N	Accessory to restaurant, tavern, club. City Council hearing is required for new and transferred business licenses.
Live or movie theater (w/100 seats or less)	AP*	N	N	For theaters w/more than 100 seats, see "Movie theater."
Mock boxing or wrestling	N	N	N	
Movie theater (or live theater w/100+ seats)	C	N	N	
Pool tables (up to 3 tables)	A*	N	N	Accessory to restaurant, tavern, club (see LBMC Section 21.51.260).
Private club, social club, night club, pool hall or hall rental within 500 ft. of district allowing residential uses	C	N	N	City Council hearing is required for new and transferred business licenses.
Restaurant with entertainment	Y*	N	N	City Council hearing is required for new and transferred business licenses. Restaurants proposing to locate within zone 2 shall be allowed only as an accessory use on the ground floor of Office building.
Other entertainment uses (arcade, bowling alley, miniature golf, tennis club, skating rink, etc.)	C*	N	N	
Financial Services				
ATM – Walk-up or freestanding machine on interior of building; walk-up machine on exterior of building	Y	Y	N	Requires 2 (5 minute) parking spaces for each ATM machine. Spaces shall be located within 100 ft. Such spaces may be existing required parking.
ATM – Freestanding machine, exterior	AP	AP	N	
ATM – Drive-thru machine	AP	AP	N	For drive-thru machine see standards for drive-thru lane in LBMC Section 21.45.130.
Bank, credit union, savings & loan	Y	Y	N	
Check cashing	N	N	N	
Escrow, stocks and bonds broker	Y	Y	N	
All other financial services not listed above	C	C	N	

* Applies to Retail Expansion Areas in subareas 1 and 2.

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Food Processing				
Food and kindred products (SIC Code 20)	N	N	Y/C	<p>Permitted in 3 Zoning District: All uses included in SIC Code 20, except as noted below. SIC Code 2048 (includes slaughtering animals for animal feed) SIC Code 201 (includes meat packing plants, meat & poultry products) SIC Code 2091 (Canned & Cured Fish and Seafood) SIC Code 2092 (Prepared Fresh or Frozen Fish/ Seafoods) Any Permitted use proposing to locate within 300 feet of a Residentially Zoned property shall be subject to a Conditional Use Permit, subject to the requirements in LBMC Sections 21.25.201 thru 21.25.212.</p>
Institutional				
Church or temple	N	N	N	
Convalescent hospital or home	N	N	N	
Crematorium	N	N	N	
Day care or preschool	N	Y	N	
Industrial arts trade technical/ training school	Y	Y	Y ^o	To be located on the second floor and above if located on McGowen.
Mortuary	N	N	N	
Parsonage	N	N	N	
Private elementary or secondary school	N	N	N	
Professional school/business school	Y	Y	Y ^o	To be located on the second floor and above if located on McGowen.
Social service office (with food distribution)	N	N	N	
Social service office (without food distribution)	N	AP	N	
Other institutional uses	C	C	N	
Manufacturing				
The uses within these SIC Codes are limited to operations containing primarily manufacturing space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.				
Apparel and other finished products made from fabrics and similar materials (SIC Code 23)	N	Y	Y	
Printing, publishing and allied industries (SIC Code 27)	N	Y	Y	
Chemicals & Allied Products Mfgs (SIC Code 28)	N	N	N	
Leather and leather products (SIC Code 31)	N	N	N	
Electronic and other electrical equipment and components, except computer equipment (SIC Code 36)	N	Y	Y	

^o Permitted in subarea 3 between McGowen and Schaufelle only.

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks (SIC Code 38)	Y	Y	Y	
Miscellaneous manufacturing industries (SIC Code 39) - Including Jewelry Manufacturing; Toys Manufacturing; Sporting Goods Manufacturing; and Household Products.	N	Y	Y	Permitted in 2 & 3 Zoning District: All uses included in SIC Code 39, so long as the specific operation of the use is non-nuisance in nature (e.g., noise, hazardous materials, odors, dust, light and glare) and are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation, consistent with LBMC Section 21.33.020.
Furniture and Fixtures (SIC Code 25)	N	N	AP	
Paper and allied products (SIC Code 26)	N	N	Y/C	Prohibited in 3 Zoning District: SIC Code 261 (Pulp Mills) SIC Code 262 (Paper Mills) SIC Code 263 (Paperboard Mills)
Rubber and miscellaneous plastics products (SIC Code 30)	N	N	Y/C	Prohibited in 3 Zoning District: SIC Code 3011 (Tires & Inner Tubes)
Textile mill products (SIC Code 22)	N	N	Y/C	
Lumber and wood products, except furniture (SIC Code 24) - Including: Hardwood Products; Wooden Cabinets Miscellaneous Wood Products	N	N	Y/C	Prohibited in 3 Zoning District: SIC Code 2411 (Logging) SIC Code 2421 (Sawmills & Planing Mills - General) Permitted in 3 Zoning District: All other uses included in SIC Code 24, so long as the specific operation of the use is non-nuisance in nature (e.g., noise, hazardous materials, odors, dust, light and glare) and are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation, consistent with Zoning Code Section 21.33.020.
Stone, clay, glass, and concrete products (SIC Code 32)	N	N	Y/C	Prohibited in 3 Zoning District: SIC Code 324 (Hydraulic Cement) SIC Code 325 (Structural Clay Products) SIC Code 327 (Concrete, Gypsum, and Plaster Products)
Fabricated metal products, except machinery and transportation equipment (SIC Code 34)	N	N	Y/C	Prohibited in 3 Zoning District: SIC Code 348 (Ordinance and Accessories)
Industrial and commercial machinery and computer equipment (SIC Code 35)	N	N	Y	
Transportation equipment (SIC Code 37)	Y	Y	Y	

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Tobacco products (SIC Code 21)	N	N	N	
Petroleum refining and related industries (SIC Code 29)	N	N	N	
Primary metal industries (SIC Code 33)	N	N	N	
Electric Gas & Sanitary Services (SIC Code 49)	N	N	N	
Personal Services				
Basic personal services (barber/beauty shop, catering, party counseling (w/o trucks), diet center, dog/cat grooming, dry cleaner, fitness center/health club, dance/karate studio, locksmith, mailbox rental, nail/manicure shop, repair shop for small appliances or electronic repair equipment, bicycles, tailoring, shoe repair, tanning salon, travel agent, or veterinary clinic w/o boarding).	Y	AP	N	
House cleaning service	N	AP	N	
Laundromat	N	N	N	
Laundry, cleaning and garment services (SIC Code 721)	N	N	Y	
Massage therapy	A*	N	N	See special conditions in LBMC Section 21.51.243. Special adult entertainment standards for massage parlor (see LBMC Section 21.45.110).
Recycling center	N	N	N	
Recycling collection center for cans and bottles (staff attended)	N	N	N	
Recycling containers for cans and bottles	A	N	N	Accessory to a grocery store only (see LBMC Section 21.51.265).
Repair shop (stove, refrigerator, upholstery, lawn mowers, etc.) - (SIC Code 76)	N	N	Y	For small appliance repair, see "Basic Personal Services." Repair service limited to inside enclosed structure.
Repair services with outdoor operations (SIC Code 76)	N	N	N	
Self-storage (indoor only)	N	N	N	
Shoe-shine stand (indoor/outdoor)	A	A	N	Accessory to barber, car wash, grocery, hotel, office, or restaurant use.
Tattoo parlor	N	N	N	
Termite and pest control	N	N	N	See "Misc. – Storage of Hazardous Materials."
Veterinary Services for Animal Specialties (SIC Code 0742) Animal Specialty Services, Boarding, Kennels, Shelters (SIC Code 0752)	N	N	C	Also see "Basic Personal Services."
All personal services not listed	AP	AP	N	

* Applies to Retail Expansion Areas in subareas 1 and 2.

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Professional Services				
Accounting, advertising, architecture, artist studio, bookkeeping, business headquarters, chiropractic, computer programming, consulting, contracting, dentistry, engineering, insurance, law, marketing, medicine, photography, psychiatry, psychology, real estate, or tax preparation (Including SIC Codes 60, 61, 62, 63, 64, 65, 67, 73 [except 7353 and 7359], 861, 862, 863, 864, and 87)	Y	Y	Y ^o	Prohibited in 2 Zoning District: SIC Code 9223 (Correctional Institutions) SIC Code 8744 (Jails, privately operated-correctional facilities, adult privately operated) Permitted in 1 & 2 Zoning Districts: The uses within these SIC Codes are limited to operations containing primarily office space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
All professional offices not listed	AP	AP	AP ^o	
Aviation-Related Uses				
Aviation-related uses including, maintenance and storage, pilot/passenger amenities (restrooms, food services, classrooms and office spaces), charter operations and aircraft rentals (SIC Code 45)	N	N	N	
Aircraft Manufacturing	N	N	N	
Aircraft Storage	N	N	N	
Aircraft Services for On-site Aircraft (For on-site aircraft only (not for commercial purposes)	N	N	N	
Commercial Aviation Services (Provided by those holding valid agreements to conduct business on Long Beach Airport)	N	N	N	
Special Events	N	N	N	
Residential Uses	N	N	N	No Residential Uses shall be permitted.
Restaurant And Ready-To-Eat Foods				
Outdoor dining	A	A	N	
Restaurants and ready-to-eat foods with drive-thru lanes	C	N	N	Special standards apply (See LBMC Section 21.45.130).
Restaurants and ready-to-eat foods without drive-thru lanes	Y*	A	N	Ready to eat foods proposing to locate within 2 shall be allowed only as an accessory use on the ground floor of Office building. Restaurants prohibited in Zone 2.
Vending carts	AP	AP	N	Special standards apply (See LBMC Section 21.45.170).

* Applies to Retail Expansion Areas in subareas 1 and 2.

^o Permitted in subarea 3 between McGowen and Schaufelle only.

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Retail Sales				
Basic retail sales (SIC Codes 54, 5735, 5942, 7841) (except uses listed below)	Y	A*	N	Used clothing, antiques, art, books (new and used), coins, collectibles, food stores, jewelry, and trading cards are included in "Basic Retail Sales." Basic retail sales uses proposing to locate within 2 zone shall be allowed only as an accessory use on the ground floor of an Office building.
Building supply or hardware store with lumber, drywall, or masonry (including SIC Code 52, 57)	Y	N	N	For hardware store without lumber, drywall, or masonry, see "Basic Retail Sales." If located along McGowen, main entrances shall face McGowen.
Gun Store and Gun Repair	AP	N	N	Allowed only as an accessory use to primary Sporting Goods establishment
Major household appliances (refrigerator, stove, etc.)	Y	Y	N	
Manufacture of products sold on-site	A	A	N	See LBMC Section 21.51.240.
Merchandise mall, indoor swap meet	N	N	N	
Outdoor sales events (flea markets, swap meets, etc.)	N	N	N	
Outdoor vending – Flower, plant, fruit, or vegetables in conjunction with sale of related products from a retail store	A	N	N	See LBMC Section 21.51.255.
Outdoor vending – Food carts	AP	AP	N	See LBMC Section 21.45.170.
Outdoor vending – Flower cart or news cart	Y	Y	N	See LBMC Section 21.45.135.
Pawn shop	N	N	N	
Thrift store, used merchandise	N	N	N	Also see note under "Basic Retail Sales."
Vending machines	A	A	N	Accessory to existing retail sales. See LBMC Section 21.51.295.
Temporary Lodging				
Hotel/Motel	Y	Y	N	
Shelters	N	N	N	
Temporary Uses				
Carnival, event, fair, trade show, etc.	T	T	N	
Construction trailer	T	T	T	
Outdoor Vending – Mobile food truck at construction sites	T	T	T	See LBMC Section 21.53.106.
Transportation & Communication Facilities				
Communications Facilities – Freestanding monopole cellular and personal communication services	N	N	C	See LBMC Section 21.52.210.
Communication Facilities – Attached/ roof mounted cellular and personal communication services	C	C	C	See LBMC Section 21.45.115.
Communications (SIC 48)	N	N	N	SIC Code 483 (Radio and television broadcasting stations) and Microwave transmission or relay towers are permitted only with approval of a Conditional Use Permit

* Applies to Retail Expansion Areas in subareas 1 and 2.

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Communication Facilities – Electrical distribution station	N	N	Y	
Local and suburban transit and interurban highway passenger transportation (SIC Code 41)	N	N	N	
Local Trucking Without Storage (SIC Code 4212)	N	N	N	
Courier Service Except by Air (SIC Code 4215)	N	C	C	
Transportation Services (SIC Code 47) - Including: Tour Operators; Transportation Consulting;	N	C	C	
Transportation-Related Uses with no outdoor container storage	N	N	N	
Transportation-Related Uses with outdoor container storage associated with shipping/ trucking/rail	N	N	N	
Helipads	N	N	N	Aviation-related uses shall be allowed only in the geographic area south of "G" Street.
Wholesale Trade				
Wholesale Trade - durable goods (SIC Code 50) - and nondurable goods (SIC Code 51)	Y	Y	Y	The uses within SIC Code 50 and 51 are limited to operations containing primarily office space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
Miscellaneous				
Research and development, Bio-science, Life-science and Medical devices laboratories.	AP	Y	Y	

* Applies to Retail Expansion Areas in subareas 1 and 2.

Abbreviations:

Y = Yes (permitted use).

N = Not permitted (prohibited use).

C = Conditional Use Permit required. For special conditions, see LBMC Chapter 21.52

A = Accessory Use. For special development standards, see LBMC Chapter 21.51

AP = Administrative Use Permit required. For special conditions, see LBMC Chapter 21.52

T = Temporary Use. Subject to provisions contained in LBMC Chapter 21.53

IP = Interim Park Use permit required. For special conditions, see LBMC Chapter 21.52

Y/C = Either permitted by right or subject to Conditional Use Permit review, depending upon locational criteria contained under "Permitted Uses".

Footnote:

(1) The following alcoholic beverage sales may be exempted from the Conditional Use Permit requirement.

- a. Restaurants with alcoholic beverage service only with meals. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. A sushi bar, where alcoholic beverages are served at the same bar where meals are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge without a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than 30 percent of gross sales consisting of alcoholic beverages shall lose its exemption and be required to obtain a Conditional Use Permit to continue to sell alcohol.
- b. Use located more than 500 ft. from zoning districts allowing residential use.
- c. Department store or florist with accessory sale of alcoholic beverages.
- d. Grocery stores of 20,000 sq. ft. or greater with accessory sale of alcoholic beverages.
- e. Existing legal, nonconforming uses. (Ord. C-7663 § 42, 1999).

Minimum Lot Area

Table 3 establishes the minimum lot area in each sub area.

Table 3 : Permitted Lot Area

Sub Area	Minimum Lot Area *
Sub Area 1	10,000 sq. ft.
Sub Area 2	20,000 sq.ft.
Sub Area 3	20,000 sq. ft.

** Stated lot area minimums indicate the scale of development intended for PD-32: North. Applicant may propose lots to a minimum size of 5000 SF in subarea 1 with proposed cross-lot drainage, ingress/egress and reciprocal parking easements during Step 1 of the Design Review Process as part of a Conceptual Site Plan Review, which the City will consider for approval based on use proposed.*

Setbacks

Setbacks from both public and private streets shall be provided for the purpose of providing light, air, pedestrian and vehicular circulation, emergency access and general aesthetic improvements.

The required setbacks indicated in Table 4 shall be clear of all structures from the ground to the sky (except as otherwise permitted) and shall be landscaped and maintained in a neat and healthy condition according to the landscaping provisions of this document.

Building Frontage

Buildings should be located at the front setback, with entrances facing the street wherever possible.

Corner Cut-off

At corners of properties at street intersections, intersections of streets and alleys and at intersections of driveways and property lines, new construction shall not be permitted in such a manner that it significantly impedes visibility between heights of 3 feet and 7 feet above the ground in a corner cut-off of at least 6 feet by 6 feet (measured from the intersection of the property lines or the intersection of a driveway and a property line). One vertical support element such as a column is permitted in the corner area, if the cross-section of the element fits within a circle with a diameter of 18 inches. This requirement may be waived through the Site Plan Review process if the Director of Public Works finds that the cut-off is not necessary.

Table 4 : Required Yard Setbacks between Buildings and Property Lines

Sub Area	Minimum Front Yard Setbacks for Building (ft.)		Minimum Setback from Interior Property Line (ft.)
	From Collector Road	From Local or Private Street	
Sub Area 1	0 ft. (Worsham) * 16 ft. (McGowen) * 18 ft. (Cover) *	11 ft. *	0 ft. *
Sub Area 2	18 ft. ***	18 ft. ***	5 ft. **
Sub Area 3	18 ft.	18 ft. ****	5 ft. **

* Refer to Special Development Standards for additional setback requirements

** Subject to Site Plan Review process

*** Buildings containing ground-floor retail uses shall maintain a 0 ft. minimum front setback.

**** A 10 ft. setback is required at the proposed electrical substation.

Permitted Structures

No structures, including above-ground utility equipment, are permitted in required setbacks (yards), except:

- Signs, as specified in the chapter relating to on-premises signs (LBMC Chapter 21.44)
- Outdoor dining (subject to approval from Site Plan Review Committee)
- Vehicle parking (surface lots). Table 5 of this document establishes the minimum landscaped setback required between the parking lot and the street property line
- Awnings, canopies and trellises as allowed by the LBMC
- Projections are permitted into the required setbacks in accordance with those permitted in the Commercial Zoning Districts of the LBMC (see LBMC Section 21.32.220 C)
- Above-ground utility equipment may be allowed in front setback areas only if it is demonstrated during Site Plan Review that the site's configuration, in conjunction with applicable regulations and stated requirements for access by utility providers and/or fire department, will not permit any other location. Above-ground utility equipment is allowed in setback areas at interior (side or rear) property lines. Screening shall be provided in all cases.

Required Landscaping

Except for frontage along pedestrian-oriented streets in Sub Area 1, all required setbacks shall contain an area not less than six (6) feet in width planted with trees,

Table 5 : Required Yard Setbacks between Parking Lots and Property Lines

Sub Area	Minimum Front Yard Setbacks for Parking Lot (ft.)		Minimum Setback from Interior Property Line (ft.)
	From Collector Road	From Local Street	
Sub Area 1	6 ft. *	6 ft.	6 ft. **
Sub Area 2	6 ft. *	6 ft.	6 ft. **
Sub Area 3	6 ft. *	6 ft.	6 ft. **

* Along Cover Street, surface parking lots shall be set back 18 ft. minimum from property line. Along Lakewood Boulevard in Sub Area 1, surface parking lots shall be set back 26 ft. minimum from property line.

** This standard can be waived for property lines between joint-use parking lots through Site Plan Review process

shrubs and/or ground cover. Along Cover Street, the entire eighteen (18) foot setback shall be landscaped. Except for access driveways, parking shall be prohibited within the required landscaped setbacks of Cover Street. See Special Development Standards for additional requirements, as well as Division IV: Landscape Standards.

General Screening Requirements

The following required screening shall apply in all sub areas:

Open Storage

Open storage shall be prohibited. Merchandise is not permitted to be displayed outdoors, unless specifically granted through Site Plan Review.

On-Grade Parking Garages

Architectural Treatment

The building facade of any parking structure shall be designed to be compatible in color, material, and architectural treatment and detail with the building(s) it serves. In addition, landscape screening shall be provided.

Screening

Ramps, cars, and sources of artificial lighting in parking structures should not be visible from public streets and sidewalks at ground level. Ramp openings at parking entrances are not required to be screened.

Surface Parking Lots

All surface parking lots, including parking area screening and landscaping, shall be designed in accordance with the development standards in LBMC Chapter 21.41.

Mechanical Equipment on Rooftops

All rooftop mechanical equipment (except solar collectors, downspouts and rain gutters) shall be screened on all sides to a height not less than that of the tallest item screened. All such screening shall be to the reasonable satisfaction of the Site Plan Review Committee, and be approved by Long Beach Development Services.

Security

All rooftop mechanical equipment shall be secured from unauthorized entry to the satisfaction of Long Beach Development Services. Outdoor rooftop access is prohibited.

Materials

All rooftop mechanical equipment screening devices shall be of a material requiring a low degree of maintenance. Wood shall not be utilized. All screening devices shall be well integrated into the design of the building through such items as parapet walls continuous with the walls of the structure, architectural roof features, or equipment rooms. Louvered designs are acceptable if consistent with the building design style.

Substitutions

Well-planned, compact, architecturally integrated rooftop equipment may be substituted for screening, with the approval of the Site Plan Review Committee and Long Beach Development Services.

General Requirements for the Design of Buildings

All commercial buildings shall comply with the following design criteria:

Architectural Themes

Architectural themes, modules and materials present on the main facade of the building shall be used on all other facades.

Change of Material

Each building facade must contain a primary and an accent material, and the accent material(s) must cover not less than ten (10) percent of the facade. Exceptions may be granted as part of Site Plan Review.

Building Finished Floor

All commercial buildings shall have the first habitable floor level not more than four (4) feet above grade within the front thirty (30) feet of the building. All buildings with retail or other pedestrian-oriented uses fronting the sidewalk shall have the first habitable floor located approximately at grade.

Accessory Structures

Use Restrictions

The use of accessory buildings and structures shall conform to the requirements of LBMC Chapter 21.51 (Accessory Uses).

Locations Permitted

Accessory structures and buildings may be placed anywhere on a lot (subject to Site Plan Review) except within the required setbacks.

Trash Collection/Container Areas

Adequate trash receptacles shall be provided to accommodate all refuse generated on a site. Recycling material containers must also be accommodated. All trash areas shall have a roof or canopy, be screened from public view on three sides, and shall conform to the development standards contained in LBMC Sections 18.95 and 21.45 (Special Development Standards).

Utility Cabinets & Meters Screening

All utility cabinets and meters shall be located in an area least visible from the public right-of-way. Additional landscape planting shall provide further screening where permitted by utility company access requirements and available space.

Undergrounding of Utilities

All projects requiring site plan review shall underground all overhead utility service to the site. The utility company's design of the electric system, including locations and aesthetic treatment, shall be in accordance with the regulations of the Public Utilities Commission of the State of California.

Off-street Parking and Loading Requirements

Parking and loading areas shall be provided as required in LBMC Chapter 21.41 (Off-Street Parking and Loading Requirements). See Division V: Sustainability on requirements for a Transportation Demand Management Plan as well as for sustainability measures for shared parking and parking areas and landscape requirements.

Landscaping Requirements

Landscaping shall be provided as required by LBMC Chapter 21.42 (Landscaping Standards) unless otherwise noted. See Landscape Standards in Division IV and V.

Fences and Garden Walls

Fences and garden walls are not permitted within required front street setbacks unless granted through the Site Plan Review process. Otherwise, fences and garden walls are permitted accessory structures subject to the development standards contained in LBMC Chapter 21.43 (Fences and Garden Walls). Landscape screening shall be provided. Chain link fence and razor blade and similar materials are prohibited. See also Landscape Standards in Division IV.

Signs and Signage

A signage master plan shall be prepared for each of Sub areas 1, 2, and 3 in conjunction with each sub area's first phase of development. Master plan shall include all types of signage located in both the public right-of-way and in areas of private development parcels visible from the right-of-way; signage for open space amenities located within each sub area will also be addressed. Though it is anticipated that the signage aesthetic or motif in the mixed-use district may differ from that in the office and light industrial districts, newer signage master plans should take visual cues from existing sign designs already in place. (This includes the first signage master plan undertaken in PD-32: North, which should take into consideration existing signage in PD-32: South.) This is so that the different sign systems in Douglas Park do not appear visually uncoordinated or random.

Billboards, pole signs, roof signs, rotating or moving signs, flashing signs, and electronic message board signs are prohibited. See Guidelines for additional information. On-premises signs are permitted in all districts subject to the requirements of the approved Douglas Park sign programs.

Right-of-way Dedications and Improvements

Public rights-of-way shall be reserved, dedicated and improved as provided for in LBMC Chapter 21.47 (Dedication, Reservation and Improvement of Public Rights-of-Way).

Required private streets shall be recorded as private rights-of-way, subject to public access, and designed and constructed to standards of public streets as required in LBMC Section 21.47. Alignments shall be generally located per Figure 5 in Division II; precise locations shall be determined at the time of Subdivision Map approval, and shall be approved by the Director of Public Works.

Special Development Standards

Open Space Amenities

A variety of open space amenities shall be provided in PD-32: North. Community open spaces and mid-block pedestrian connections will be dedicated open space easements, subject to public access, and designed for public use. Refer to Divisions II and IV for additional information.

Community Open Spaces

A minimum of four (4) community open spaces shall be provided, totaling 1.5 acres minimum, in addition to Douglas Plaza and Jansen Green. Two such spaces shall be located in Sub Area 1: one north and one south of McGowen Street. Another two such spaces shall be located in Sub Area 2: one north and one south of McGowen Street. Conceptual locations are indicated in Figure 6, but actual locations may be different, provided the intent established here and in Division II is maintained. Locations will be set at the time of Final Site Plan approval.

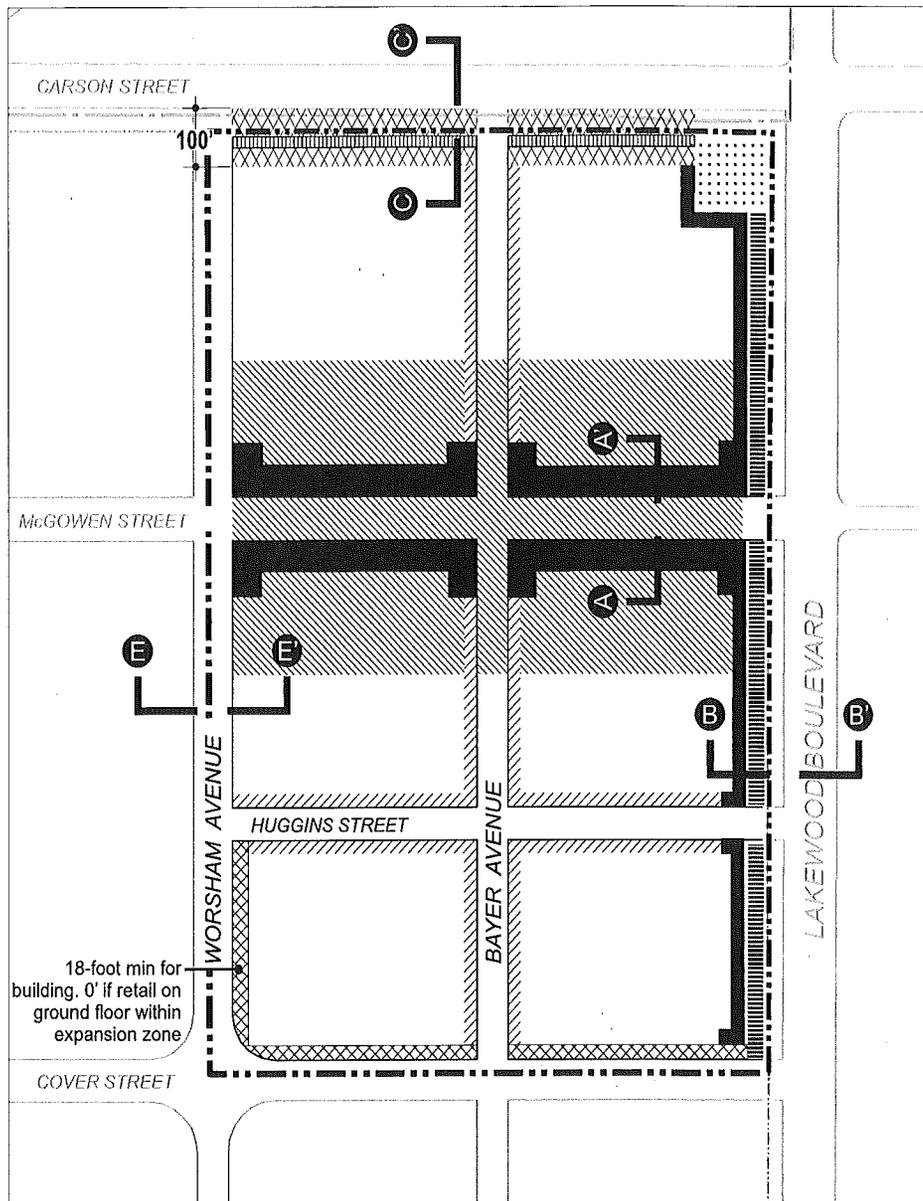
One community open space in Sub Area 1 shall be at least one-half (0.5) acre in size; all remaining spaces shall be at least one-third (0.33) acre; minimum dimension shall be sixty (60) feet. Area shall be measured as net acreage, exclusive of public rights-of-way, private streets, development sites, setbacks, and privately functioning use areas (e.g., cafe zones). Each community open space shall be bounded on at least two sides by streets and/or pedestrian connection; at least one boundary shall be a public or private street. Appropriate outdoor uses shall be identified and designed for; see Division IV: Landscape Standards for additional information.

Street Gateways

A minimum of three (3) street gateway features shall be provided on site. Each gateway shall have at least 2,500 square feet of open space on each side of the street, with a minimum combined total of 5,000 square feet at each location. These gateways shall be located at intersections of Carson Street and Worsham Avenue, McGowen Street and Lakewood Boulevard, and Cover Street and Lakewood Boulevard. Site design, size and proposed art work are subject to Site Plan Review approval

Mid-Block Pedestrian Connections

A minimum of three (3) mid-block pedestrian connections will be provided to subdivide large blocks into more easily walkable areas connected to streets (public and private) and community open spaces. Every attempt should be made to locate other plazas and courtyards serving individual projects along these connections.



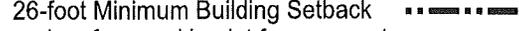
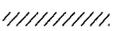
-  26-foot Minimum Building Setback and surface parking lot from property line along Lakewood Boulevard
-  Sub Area Boundary
-  18-foot Minimum Building Setback and surface parking lot from property line along Cover Street
-  Main Street Overlay Zone
-  11-foot Minimum Building Setback along private streets
-  Primary 'Build-To' Line
-  10-foot Minimum Building Setback along Carson Street
-  Secondary 'Build-To' Line
-  0-foot Minimum Building Setback (6-foot Parking Setback)
-  Community Open Space (Fixed Location)
-  38-foot height limitation
This height zone runs from the curb at Carson Street to a line 100 ft. south of the curb.

Figure 10 : Sub Area 1

Conceptual locations are indicated in Figure 6, but actual locations may be different, provided the intent established here and in Division II is maintained. Locations will be set at the time of Final Site Plan approval.

Each connection easement shall be twenty (20) feet wide minimum (eight-foot paved path flanked by six-foot planted area along each side). Alignment shall link at least two (2) public streets in no more than three (3) lengths total, not contorted into multiple sections. (In general, alignment may be located anywhere at the block interior, not only at the center.) Lighting, signage, and visibility shall be considered to maintain a safe pedestrian environment. See Division IV: Landscape Standards.

Sub Area 1: Mixed-Use District

This sub area is intended to be a mixed-use commercial district of office, retail, entertainment, restaurant and hotel uses; no residential uses are permitted.

All of the 225,000 square feet of retail development allowed in Sub Area 1 shall be located in the “primary retail zone” bounded by Carson Street, Worsham Avenue, Lakewood Boulevard, and Huggins Street. Additional retail development is allowed in the “retail expansion zone” directly south of the “primary retail zone” and extending to Cover Street (part of the “retail expansion zone” is located in Sub area 2, on the west side of Worsham Avenue). A corresponding reduction of 1.5 square feet of office and/or industrial development for every square foot of retail expansion is required.

McGowen Street, between Lakewood Boulevard and Worsham Avenue, is intended as a lively, walkable “main street” on which this district is focused. A “main street overlay zone” (described below) will apply to development along this frontage.

Required private streets in this district shall be recorded as private rights-of-way, subject to public access, and designed and constructed to standards for public streets as required in LBMC Section 21.47. On-street parking is required on all internal streets, public and private, within and bounding Sub area 1. Off-street parking shall be provided in lots and/or structures set back and screened from rights-of-way fronted with pedestrian-oriented uses.

Douglas Plaza, an open space at the corner of Carson Street and Lakewood Blvd is adjacent to this district. A network of public sidewalks and dedicated pedestrian connections shall link together this and other open space amenities in Sub areas 1 and 2.

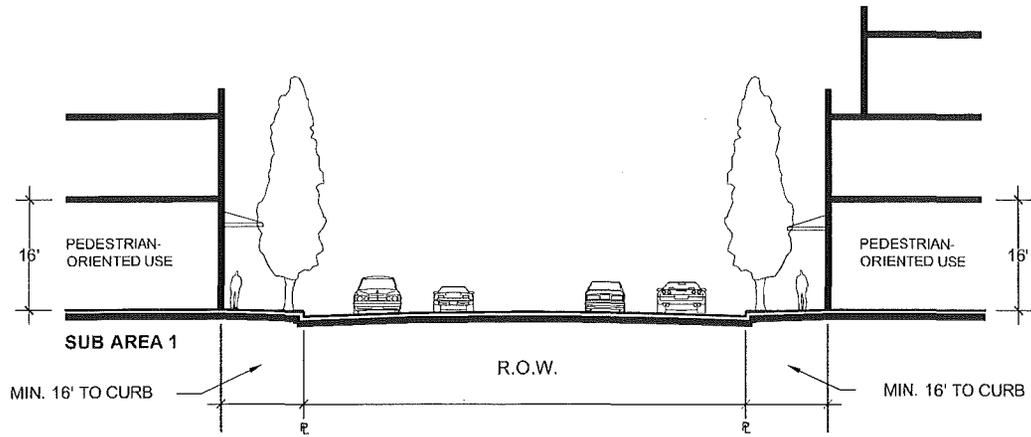


Figure 11 : Section at A-A

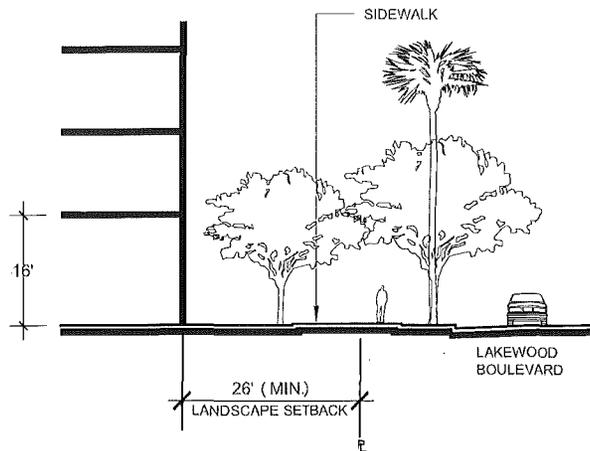


Figure 12 : Section at B-B

With the intent of further establishing a “gateway” element for Long Beach to complement the existing War Memorial to the east, the placement of commercial buildings abutting the southerly and westerly sides of Douglas Plaza is encouraged. Commercial uses may include office, retail, hospitality and mixed-use. To the extent practical, ground floor uses within such buildings should orient to the Plaza.

Maximum Building Footprint

One building footprint of up to a maximum of 50,000 square feet shall be allowed to house a single anchor-tenant in the Main Street Overlay Zone of Subarea 1. All other building footprints shall be limited to a maximum of 25,000 square feet for single-tenant occupancy. Multi-tenant building footprints, or buildings located outside the Main Street Overlay Zone of Sub-Area 1, are exempt from the square feet maximum provided the critical mass and variety of the retail space within the Main Street Overlay Zone remain viable per the approval of the Director of Development Services.

Stated single-tenant building footprint maximums indicate the scale of development intended for PD-32: North. Applicant may propose larger building footprints for single-tenant occupancy in Subarea 1 or the Expansion Zone during the Conceptual Site Plan Review process, which the City will consider for approval based on the proposed use and location.

Additional single-tenant occupancy of 50,000 sf or greater above the permitted 50,000 square feet shall count against the approved additional retail space provided there is a reduction in either office or industrial space at a rate of 1.5 sf of office or industrial space per 1.0 sf of retail space proposed.

Build-To Lines

A build-to line requires a portion of a building’s frontage to be built along the setback line. At Primary build-to lines, a minimum of sixty (60) percent of building frontage must be built, to a minimum height of sixteen (16) feet. At Secondary build-to lines, a minimum of forty (40) percent of building frontage must be built, to a minimum height of sixteen (16) feet. Articulated walls at arcades, colonnades, porches, and courtyards along such line can be used to satisfy this requirement.

If the remainder of the frontage is set back, such portions shall not be more than ninety (90) feet in length, or set back more than fifteen (15) feet from the build-to-line, in order to maintain the continuity of the street edge. At any community open space located along the “main street” portion of McGowen Street, the setback may be deeper and extend longer, but the same street-wall architectural treatment at the build-to line shall also “wrap” the sides of the space.

Tall-Building Overlay Zone

Frontage along McGowen Street and Lakewood Boulevard in Sub area 1 is intended for the district's tallest buildings --those over two stories in height. Step-backs above the second floor are allowed along McGowen Street.

Facade Articulation

Along rights-of-way, no continuous building wall shall extend more than sixty (60) feet in width without a facade articulation element at least twelve (12) inches in depth.

Blank walls are not allowed along McGowen Street. Elsewhere, the maximum width of a blank wall without articulation or relief of at least twelve (12) inches in depth shall be sixty (60) feet. Facade articulation shall consist of elements such as expressed structural bays but may also include non-structural features (e.g., pilasters, moldings, recessed or projecting wall planes, or display features) to create visual interest.

“Main Street” Overlay Zone

One of a few gateways into PD-32, McGowen Street between Lakewood Boulevard and Worsham Avenue is conceived of as the heart of Douglas Park's mixed-use district, where wide sidewalks will link together ground-floor retail storefronts, building lobbies, plazas, and other pedestrian-oriented uses, with office uses located on upper floors overlooking the busy street scene. Convenient on-street parking will also be provided, to further encourage activity and convenience for visitors.

Ground-floor frontages along this portion of McGowen Street shall provide pedestrian-oriented uses, which are defined to include the following:

- Restaurants & ready-to-eat foods
- Retail sales & art galleries
- Personal service uses (e.g., barber/beauty shop, dry cleaner, mailbox rental, locksmith, manicure shop, tanning salon, travel agent, children activity center)
- Lobbies of: hotels, office buildings, movie/live theaters, or of any other approved entertainment or fitness center uses
- Public plazas and outdoor dining areas.

Pedestrian-oriented uses shall occupy at least sixty (60) percent of the ground-floor building frontage on streets where active pedestrian uses are required. “Shadow” art galleries, historical displays, artist studios, back-office uses or sales offices may be allowed only as temporary, transitional uses.

Minimum Depth of Ground-Floor Space

Within the main street overlay zone, ground-floor storefront spaces which “line” or “wrap” a parking structure shall have a minimum interior depth of twenty (20) feet.

Display/Clear Window Requirement

Clear, non-reflective display windows/doors shall comprise at least sixty (60) percent of the ground-floor street facade at pedestrian-oriented uses. Such glass should be clear with an exterior daylight reflectance of not more than eight (8) percent. The maximum height of the bottom sill of required display windows shall not exceed thirty (30) inches above the adjacent sidewalk. Ground-floor wall areas without windows shall be not more than five (5) feet in width.

First Floor Elevation

In order to promote easy pedestrian access, the first level of buildings which require ground-floor pedestrian oriented uses shall have a floor elevation which approximates the elevation of the adjacent sidewalk.

Setbacks

Required setback areas along streets with pedestrian-serving uses shall be hardscaped, and considered an extension of the sidewalk. No turf landscaping of such setback is allowed; however, landscape planters, vine pockets and plantings in decorative pots shall be allowed. Also, in order to promote active sidewalk use as well as passive rest areas, the inclusion of dining patios, landscaping, raised planters, seat walls, benches, bike racks and other amenities are encouraged. None of these features shall reduce the clear pedestrian path of travel below ten (10) feet in width. See Division IV: Landscape Standards for additional information.

Awnings and Canopies

Storefront awnings and canopies are strongly encouraged. The minimum vertical clearance between ground/ sidewalk level and the bottom of the awning/ canopy should be ten (10) feet. Awnings/ canopies should be placed below the ground-floor cornice (or below the sills of the second story windows if no cornice exists). Awnings/canopies should be divided into sections to reflect the major vertical facade divisions. The awning/canopy may encroach over the public sidewalk if at least four (4) feet of clearance is maintained from the street curb line. For awnings and canopies, the materials, shape, rigidity, reflectance, color, lighting, and associated signage should strongly relate to the architectural design of the building.

Entrances Facing the Street

Building and storefront main entrances should open onto the public right-of-way or onto required private street. Entrance doors should be setback at least three (3) feet from the property line in order to avoid encroachment onto the right-of-way.

Exterior Design

Exterior elevations shall be designed with some articulation to create visual interest and enhance pedestrian experience and activity. Three-dimensional elements (both structural and non-structural) such as cornices, pilasters, wall offsets and structural bays shall be used to modulate facade planes.

Vehicular Driveway Access

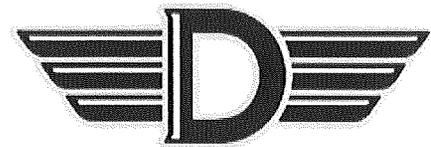
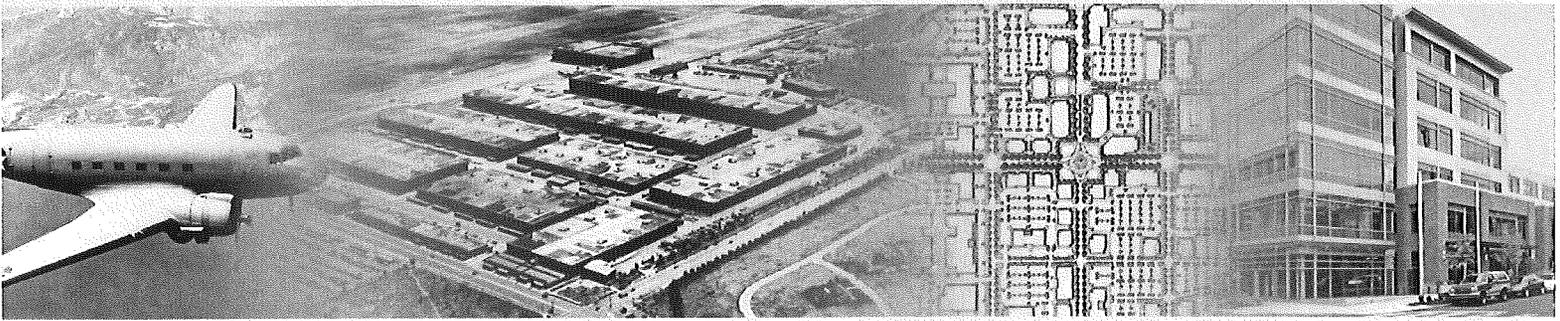
Vehicular driveway access is prohibited along frontages which require pedestrian-oriented uses. All vehicular access shall be taken via secondary/ local streets that will not disrupt pedestrian circulation. Future access streets and driveways are encouraged to reinforce the grid imposed by the street hierarchy of the Plan Area. This requirement may be modified through the Site Plan Review process if necessary.

Private driveways and/or parking aisles are allowed to cross mid-block pedestrian connections at a maximum of two points between public rights-of-way.

Waste Management Plan

A waste management plan shall be prepared and submitted to the City for approval in conjunction with the first phase of development in Sub Area 1, taking into account the possibility of a concentration of restaurants and food-serving establishments, particularly along McGowen Street. The waste management plan shall meet all applicable requirements set forth in the LBMC, and will accommodate the demand for storing and sorting recyclables. Affected trash enclosures may, upon determination of Long Beach Development Services, require provision of one or more of the following: roof; fire sprinklers; hose bibs with hot and cold water supply; drain to sewer; sealed trash compactor; air-conditioning or refrigeration; and/or grease collection system. See Division V: Sustainability Standards for additional requirements.

PD-32: SOUTH DEVELOPMENT STANDARDS



DOUGLAS PARK

LONG BEACH

September, 2009

PREPARED BY:

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CITY OF LONG BEACH

THE BOEING
COMPANY

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Master Street Tree Plan

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Standards - Division I
introduction

Development Standards

The development standards for Planned Development District 32 (PD-32) are intended to be consistent with the City of Long Beach Municipal Code (LBMC) except as otherwise noted. PD-32 is subdivided into two areas, one north of Cover Street and the other south. These development standards apply to PD-32: South. They are mandatory provisions that along with the Design Guidelines, EIR mitigation measures, conditions of approval, and the Development Agreement (DA) between McDonald Douglas Corporation, a wholly-owned subsidiary of The Boeing Company (Boeing) and the City will govern the development of the Plan Area within the City of Long Beach as defined in the Plan Boundary Map (see Figure 3 on page 11) unless a variance is obtained. They regulate areas such as land use, density, height, setbacks, streetwalls, view corridors, open space, parking/ loading and access.

The City of Long Beach may, at its discretion, grant variances to the development standards contained in this document where the enforcement would otherwise constitute an unreasonable limitation beyond the intent and purpose of the development standards, and where such a variance is consistent with the public health, safety and welfare.

Although every attempt has been made to make these development standards consistent with the LBMC, Long Beach Development Services shall resolve any conflicts between these two documents as part of the Design Review Process.

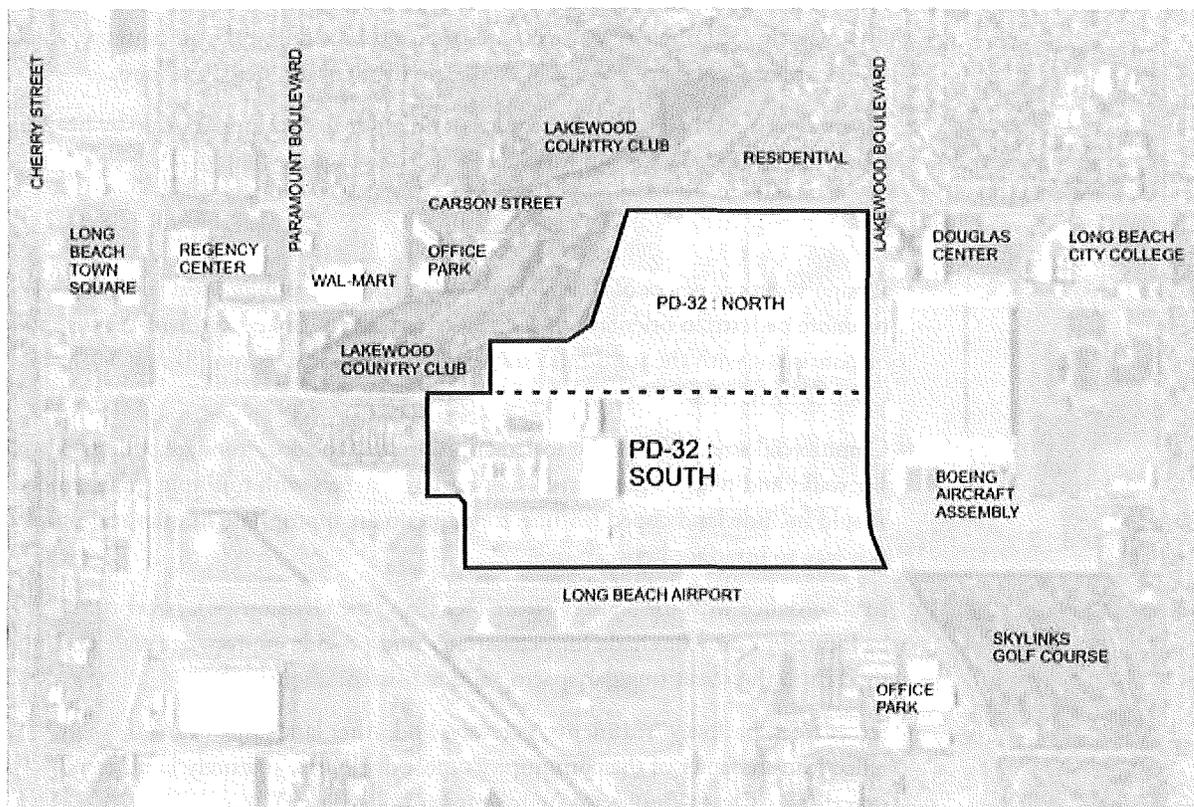


Figure 1 : Project Site and Vicinity Map

I n t e n t

In reviewing development proposals and land use issues, the City Council, Planning Commission, and Site Plan Review Committee shall be directed by following goals and objectives:

General Urban Design Goals

- The Master Plan shall acknowledge and appropriately respond to the varying contexts and adjacencies of the site – arterial boulevards, airport and airplane manufacturing, golf course and commercial and residential uses.
- The Master Plan shall create an Urban Design Framework that ensures the creation of a distinctive environment that creates long-term value and quality while being flexible enough to accommodate changes in the economy and real estate market. The urban design shall be based on a framework of proven historical patterns and precedents found in Long Beach's distinctive and historic neighborhoods.
- A sense of place shall be created with clearly defined street hierarchy and character. The majority of Long Beach streets are laid out in a rectilinear grid pattern, which is appropriate to creating compact, walkable districts and neighborhoods.
- The master plan shall establish pedestrian orientation and human scale by limiting block sizes to those based on historical patterns and precedent:

Streets

- Design streets as places of shared use. Design streets as public open space to promote pedestrian orientation, sociability and safety. Street Right-of-Ways should be consistent with the minimum standards set forth in the Long Beach Municipal Code (LBMC table 47-1).
- Commercial streets should be scaled appropriately to accommodate pedestrian sidewalks and planted parkways. Major arterial streets with multiple traffic lanes should include landscaped features to maintain an appropriate human scale, and as a way to interface between uses.
- In accordance with the Master Street Tree Plan (see Division IV), street trees shall be located to provide shade for pedestrians, and provide appropriate scale and rhythm to the street (regular spacing and consistent alignment).
- Street trees, parkway treatments, gateways and other landscape elements shall reflect the character of the community's most distinctive maturely landscaped streets (e.g., Ocean Boulevard in downtown Long Beach).

Commercial Uses / Mixed Uses

- Development should emphasize pedestrian orientation and the creation of a distinctive village-like urban environment that mitigates conflicts between proposed commercial uses.
- While carefully planning for the needs of vehicular circulation, emphasize a pedestrian friendly character with buildings located at front setbacks. Locate parking in structures or at the rear or side of buildings.
- Development should be appropriately scaled and based on compatibility with adjoining uses.

Design Review Process

This section of the PD-32: South Development Standards establishes the procedures and requirements for review of development and use permits, and shall be consistent with the LBMC. PD-32: South will have two entities, the Boeing (or its successor) Design Review Committee (DRC) and Long Beach Development Services (City), which will play a role in reviewing and permitting development proposals. These procedures are established in order to coordinate the review by the two entities.

The role of the DRC is strictly advisory, and its decisions shall not constitute implied City approval of a proposal. The Design Review Process with the City shall be governed by the Site Plan Review process contained in Division V of LBMC Chapter 21.25. The development standards contained in this document along with the design guidelines for the project shall be used by the City throughout the Site Plan Review process. Proposals not complying with these documents will be deemed unacceptable, and will be rejected.

While the City will strictly adhere to the requirements of the Site Plan Review process in the LBMC, the following provides a general guide to the applicant for the overall design review process, including special submittal requirements in addition to those in the LBMC.

Step 1 : Conceptual Site Plan Review

Applicant shall submit conceptual plans in accordance with the application filing requirements and instructions of the City of Long Beach Planning Permit Application to the DRC for an initial review of compliance with the PD-32: South Development Standards and Design Guidelines. Following such review, the DRC shall acknowledge conceptual approval of submittal in writing to the City prior to the applicant submitting plans to the City for conceptual site plan review in accordance with LBMC Section 21.25.502.B.

In order to maintain consistency with the maximum density thresholds stipulated in the Environmental Impact Report and the Development Agreement for the project, the initial written approval by the DRC shall include a summary of the commercial density (building area) approved and remaining to date. Both the written DRC approval and density summary shall be included as part of the initial submittal to the City for Site Plan Review.

Step 2 : Site Plan Review

Upon approval of conceptual site plan review by the City, the applicant shall submit a design package in accordance with the application filing requirements and instructions of the City of Long Beach Planning Permit Application to the DRC for review. Upon review and written acknowledgement of approval by the DRC to the City, the applicant

shall submit the design package to the City for site plan review in accordance with LBMC Section 21.25.502A.

Step 3 : Compliance Check

Applicant shall submit a final design development package (site plan and architecture) to the DRC for compliance check. The main purpose of this step is to confirm that project development is consistent with prior approvals and conditions prior to submitting for plan check with the City (construction ready documents). The City, at its discretion, may require submittal of this package for compliance with conditions of approval.

Step 4 : Record Set

Upon receipt of Building Permit, the applicant shall file a complete copy of the permitted plans bearing the City stamps of approval with DRC.

Federal Aviation Administration (FAA) Approval : During the design process, the applicant must complete and submit Form 7460-1 to the FAA. Prior to issuance of a building permit a copy of all written findings from the FAA regarding compliance with Part 77 height limit regulations related to the Long Beach Airport.

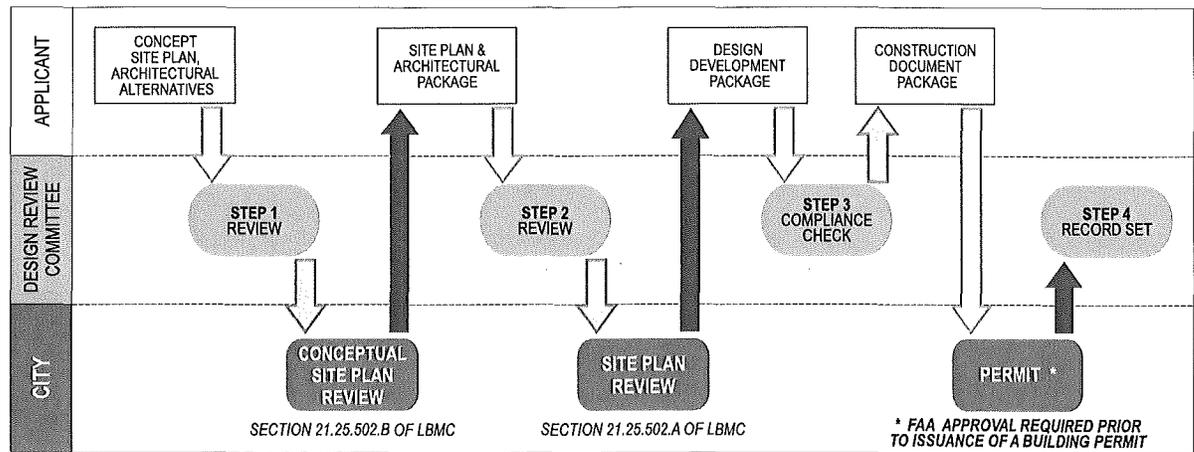
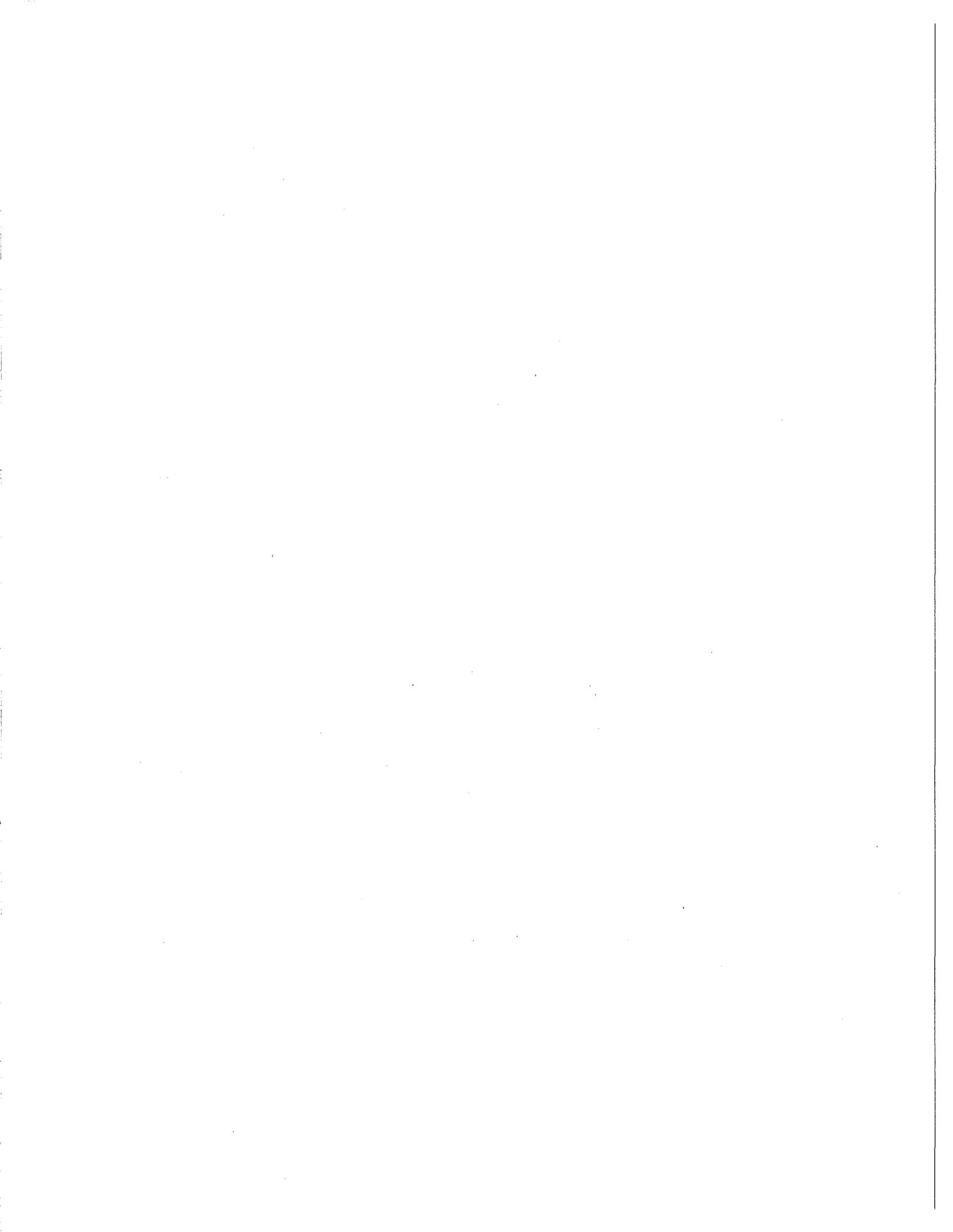
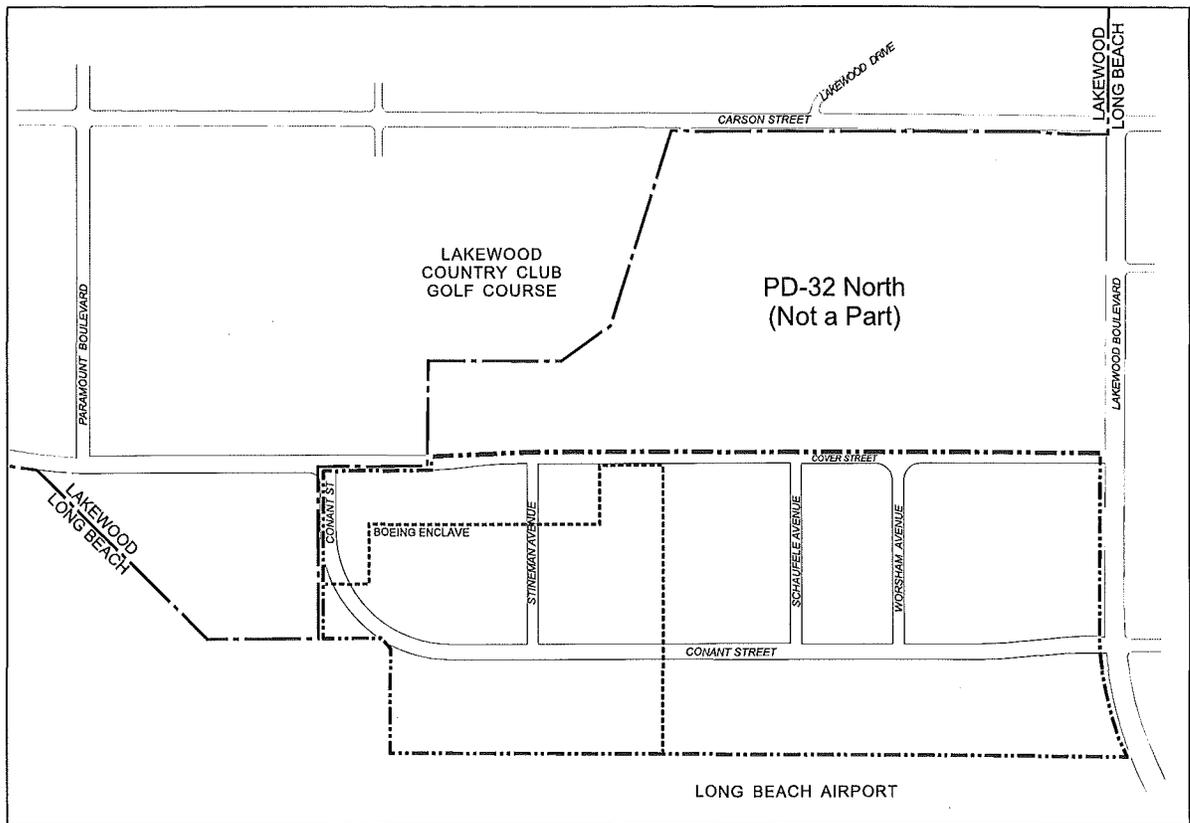


Figure 2 : Design Review Process

Standards - Division II
Establishing the Framework



Establishing the Framework



- PD Boundary
- City Boundary
- Boeing Enclave
(Aircraft manufacturing will be allowed to continue in this sub area. Should Boeing declare its intention to abandon current aviation-related uses there, the sub area will be developed with uses consistent with sub area 8A)

Figure 3 : Plan Boundary, Development Block & Street Grid

Planning Sub Areas

The PD-32 planning area is divided into sub areas as illustrated in Figure 4. PD-32:North is constituted of sub areas 1, 2, and 3. Sub areas 4, 5 and 6 are intentionally omitted designations and not used. Sub areas 7, 8A and 8B constitute PD-32:South, which is the focus of this document's development standards and design guidelines. The intent and general standards for each of these sub areas are as follows:

Sub Areas

Sub Area 1 - PD-32:North

Sub Area 2 - PD-32:North

Sub Area 3 - PD-32:North

Sub Area 4 - Intentionally omitted

Sub Area 5 - Intentionally omitted

Sub Area 6 - Intentionally omitted

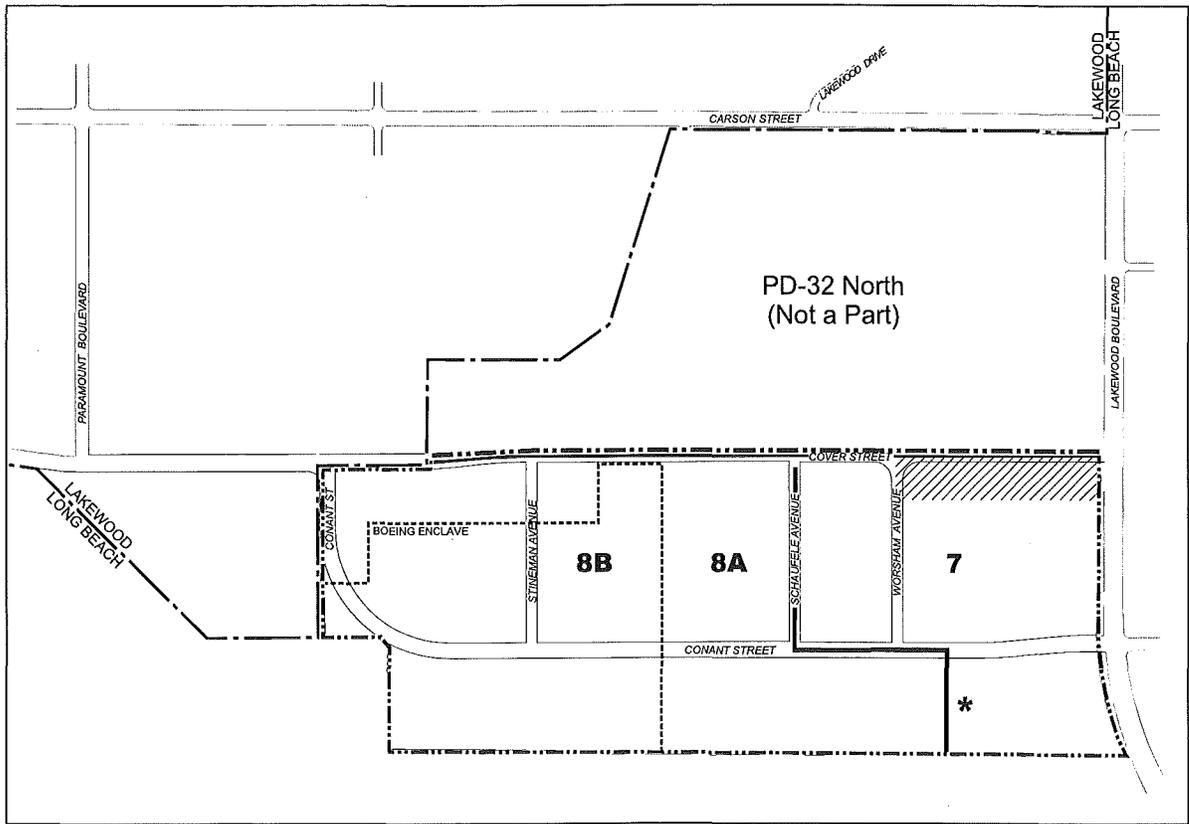
Sub Area 7

This sub area located immediately west of Lakewood Boulevard is intended as a primarily office "main street" commercial use zone along with R&D, some light industrial uses, aviation-related uses south of Conant Street, as well as hotel and retail uses to be located along Lakewood Boulevard and/ or Cover Street.

Along the south side of Cover Street, this sub area is the southern edge of a major "gateway" into the project, and will be subject to a Mixed Use Overlay zone. Such edge is envisioned as an active pedestrian edge with ground floor retail storefronts, pedestrian serving uses, hotel lobby/ public uses, and upper story commercial uses, along with special on-street parking provisions.

Sub Area 8A

In addition to the uses in Sub Area 7, this sub area is intended to include light industrial uses, certain aviation related uses south of Conant Street, manufacturing, and warehouse/ distribution (as an accessory use).



----- Boeing Enclave (8B)
(Aircraft manufacturing will be allowed to continue in this sub area. Should Boeing declare its intention to abandon current aviation-related uses there, the sub area will be developed with uses consistent with sub area 8A)

//// Mixed-Use Overlay Zone
(See special development standards for sub area 7)

* Approximate Sub Area Boundary
(Boundaries shown at locations other than at rights-of-way are general, and subject to Subdivision Map approval)

Figure 4 : Planning Sub Areas

Table 1 : Sub Area Use Classification

Sub Area	Use Classification
Sub Area 7	Office & "Main Street" Commercial, Hotel, Light Industrial*, Aviation-related Uses
Sub Area 8A	Office, Commercial, Light Industrial*, Aviation-Related Uses
Sub Area 8B	Continued Aircraft Manufacturing Support, Light Industrial*

NOTE : Sub Areas shall generally be consistent with the applicable LBMC zoning districts listed above except as otherwise provided in this document.

Accessory Use : As defined in LBMC

** Warehouse / Distribution: Warehouse and Distribution uses are prohibited as a principal use within Sub Areas 7, 8A and 8B. Warehouse and Distribution uses shall be permitted as an Accessory Use provided it does not, at any time, exceed fifty (50) percent of the total Floor Area located on the legal lot or parcel containing such Accessory Use within Sub Areas 7, 8A and 8B.*

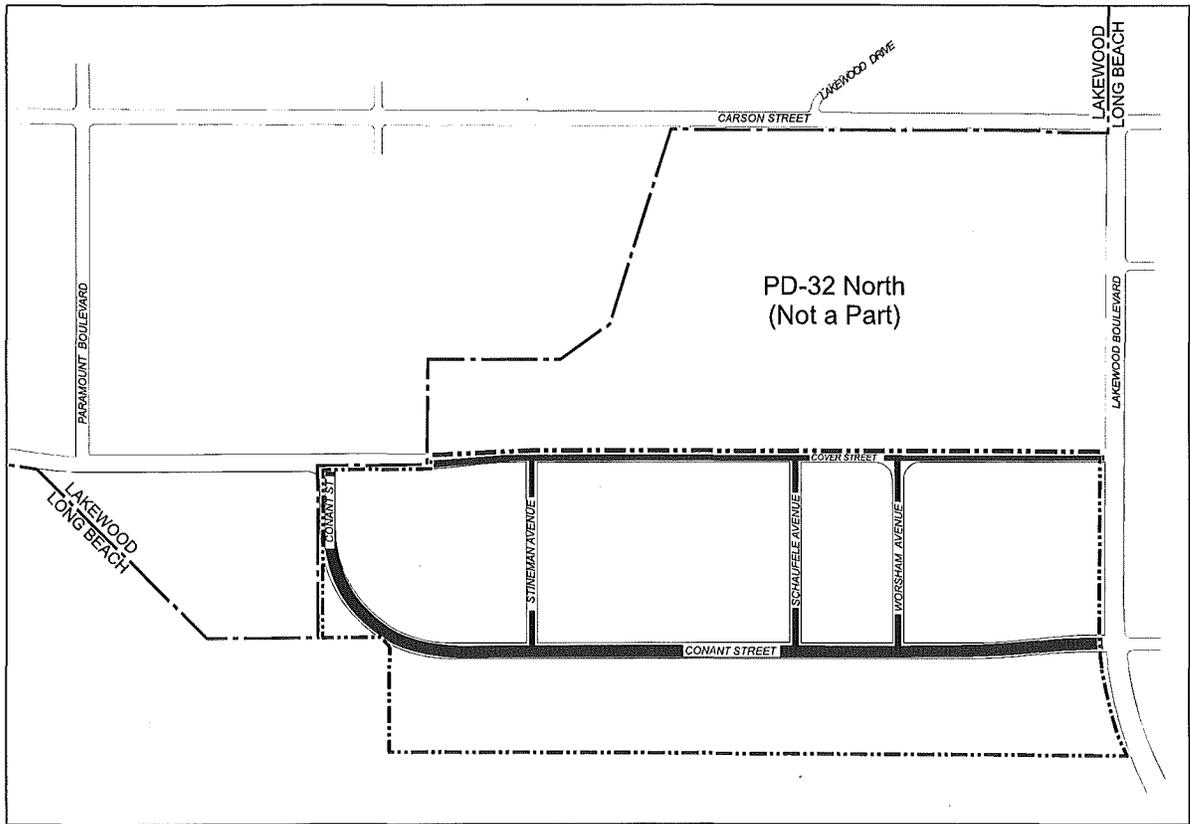
Sub Area 8B

Also known as the Boeing Enclave, Sub Area 8B is a 43.5 acre area currently housing facilities related to aircraft production; ground support; receiving and delivery operations; customer operations; aircraft and avionic testing; and other related uses. This sub area will allow aircraft manufacturing, and aviation-related uses associated with the existing area to continue. Should current operations of this sub area be discontinued, the area will be developed with uses consistent with Sub Area 8A, at which time the Development Standards for Sub Area 8A shall govern.

Street Hierarchy

Public rights-of-way shall be reserved, dedicated and improved as provided for in LBMC Chapter 21.47 (Dedication, Reservation and Improvement of Public Rights-of-Way). Refer to Development Agreement (DA) between Boeing and the City for phasing and timing of improvements.

The Director of Public Works shall approve all proposed street improvements as part of the Site Plan Review Process, or as part of the approval for each Final Map.



-  Collector
-  Local Street

Note: All on-site infrastructure will be developed in accordance with the infrastructure phasing plan in the Development Agreement (DA).

This map represents the street infrastructure at full build-out but does not include any additional private roads that might be necessary for access to individual buildings within any development parcels.

Figure 5 : Street Hierarchy

Bike Paths

Improvements at Douglas Park will incorporate a network of bike paths. In the area of PD-32 : South, the length of Cover Street, Heineman Avenue, Steineman Avenue, and Worsham Avenue will include this feature.

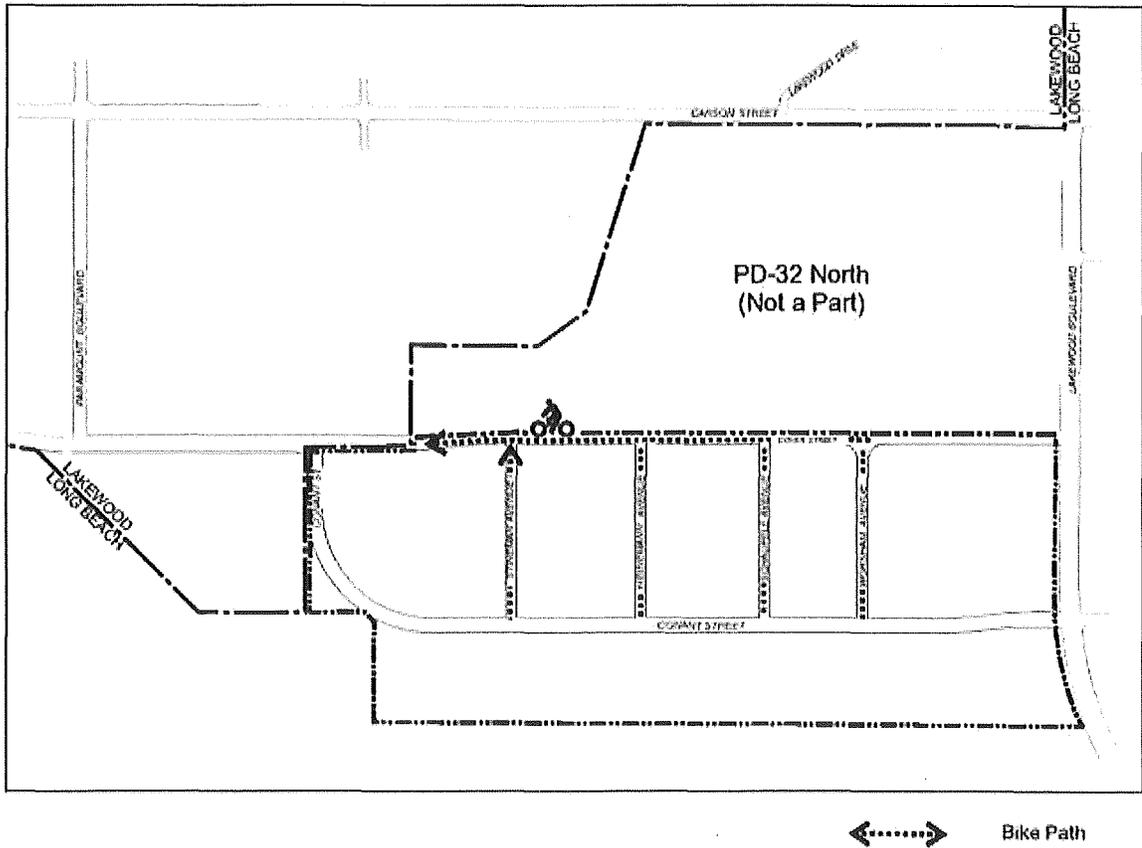


Figure 6 : Bike Paths

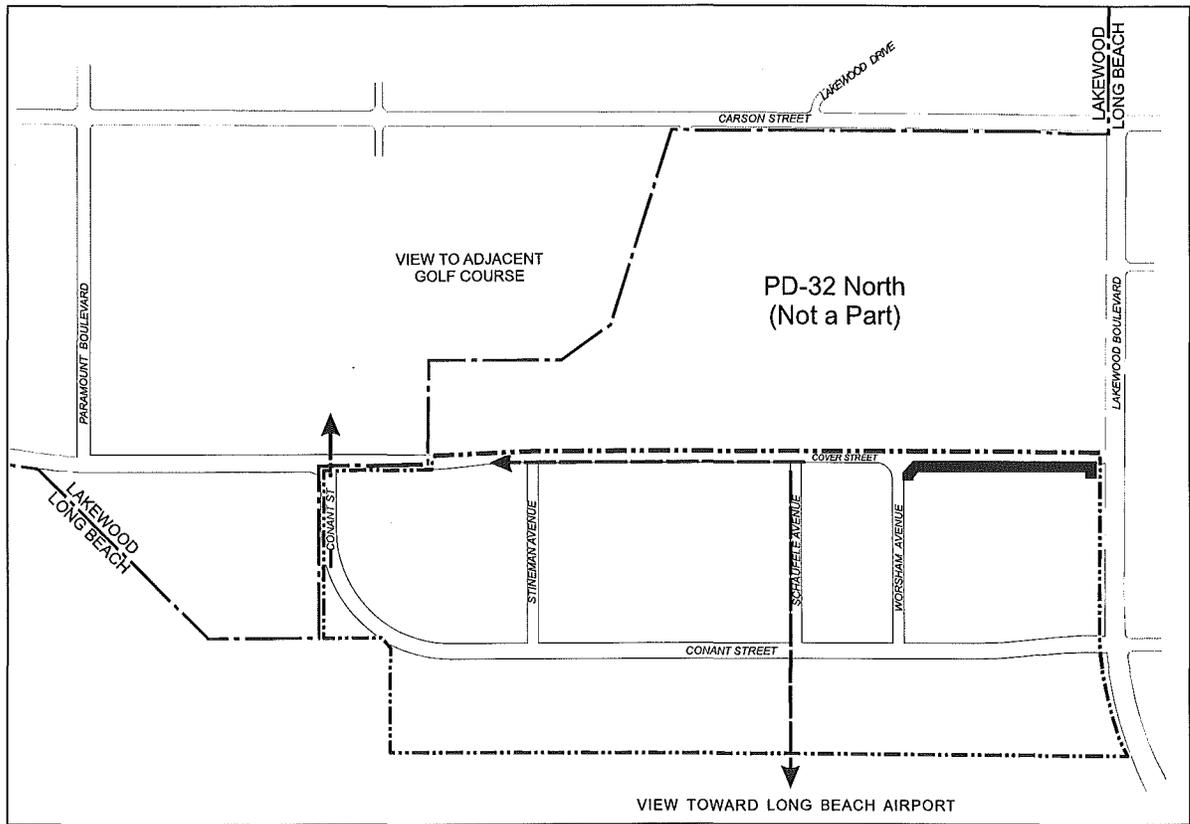
Build-To Lines

Build-to-lines are defined as a continuous building edge at the property lines on designated streets, allowing for occasional breaks in the street wall for features such as entries, courtyards, or mid-block Paseos. They are established in selected locations to create a consistent street edge that defines the street as a pedestrian friendly cohesive space.

Certain streets have mandatory setbacks from the property line and are identified in the section on Setbacks in this document; build-to lines shall be observed at the boundary of such setback. See Special Development Standards (Division 3) in this document for specific requirements and criteria for each sub area.

View Corridors

View corridors follow street alignments and are established to preserve orientation, provide a sense of place through visual linkages to the existing golf course and the Airport. No building or portion thereof shall block a view corridor.



-  View Corridors
(Alignments shown on map are general in nature)
-  Primary 'Build-To' Lines
(See special development standards for Sub Area 7 for additional information)

Figure 7 : Build-To Lines & View Corridors

Generalized Height Zones

PD-32; South has two types of height restrictions, and the most restrictive provision shall apply in every instance.

Federal Aviation Administration (FAA)

All building heights shall conform to the Long Beach Airport – Runway Approach Zones – Standard for determining obstruction in air navigation – as per Part 77 of federal aviation regulations map dated 6-21-1982 (or as updated). The maximum heights depicted on such map are measured by mean sea level and must be measured to the highest portion of the structure, including antennas, signs, elevators, mechanical equipment and other appurtenances. The applicant is responsible for thoroughly investigating all restrictions for an individual parcel of land on the site, including the filing and processing of any required forms with the FAA (see Figure 8).

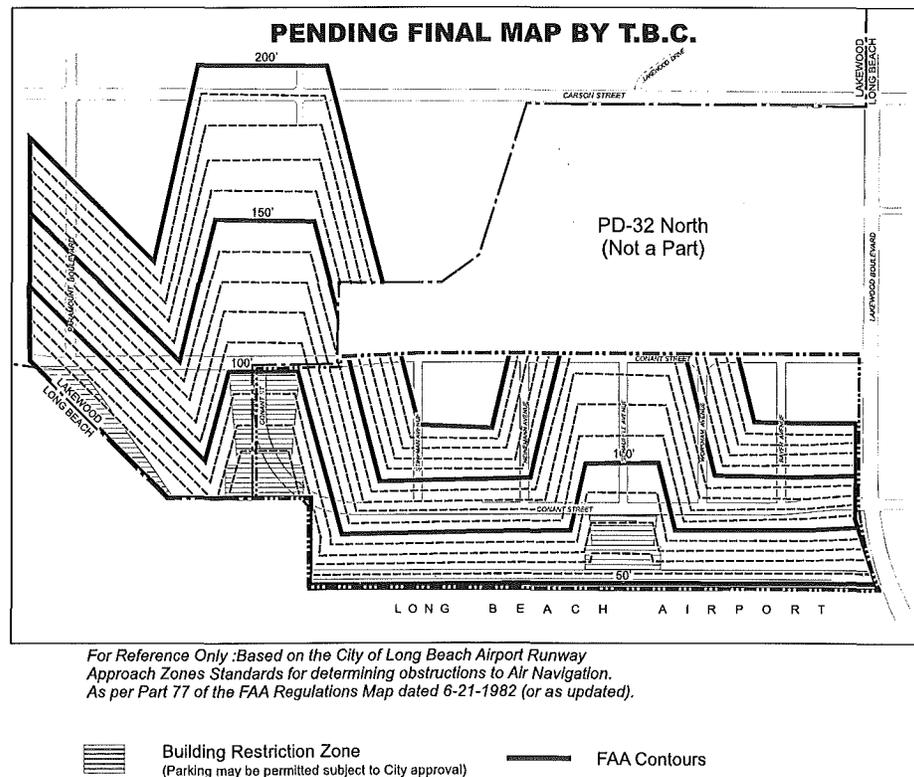
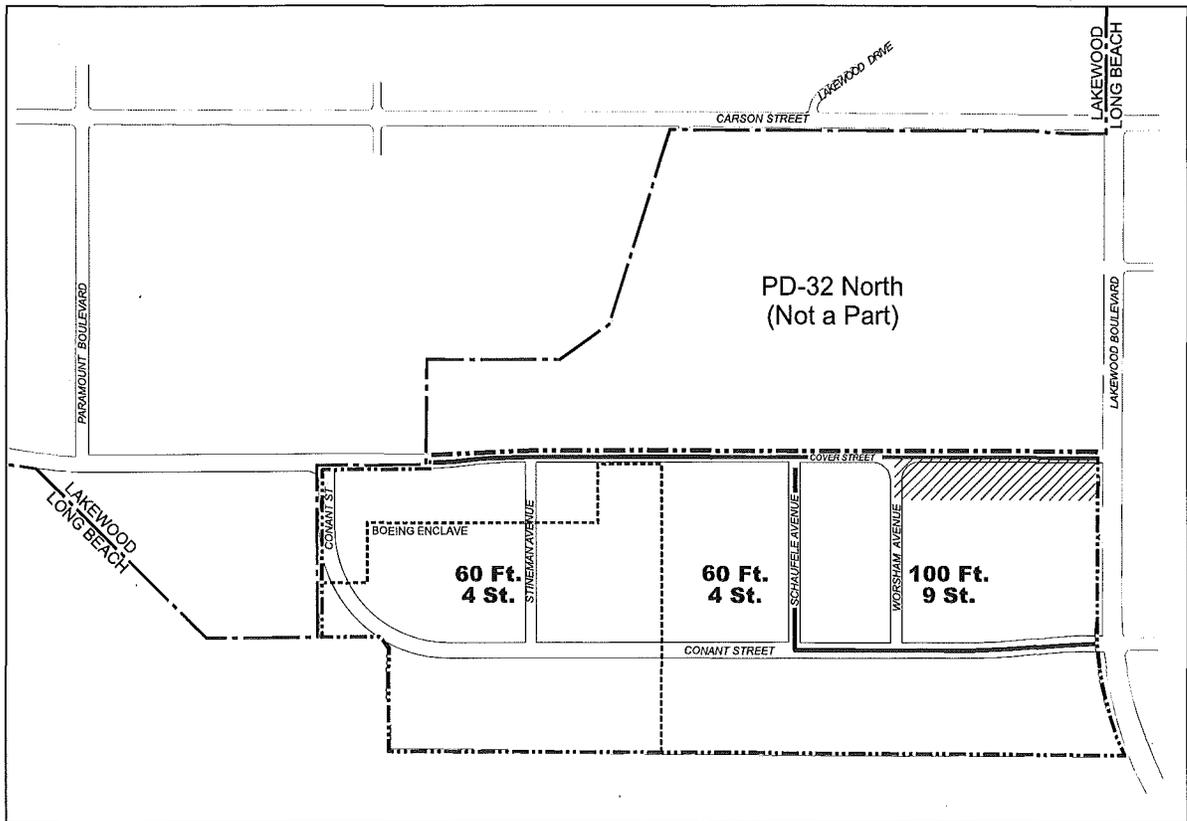


Figure 8 : FAA Height Contours



Story (St.) : As defined in LBMC Chapter 21.15.2940

NOTE : The maximum height limits indicated on this map are further detailed in the special development standards. These heights shall be used in conjunction with Part 77 of the FAA Regulations Map dated 6-21-1982 (or as updated).



Mixed-Use Overlay Zone
(See special development standards for sub area 7)

Figure 9 : Generalized Height Zones

PD-32 Height Zones

All building heights shall be consistent with the definition of height contained in LBMC Section 21.15.1330, and shall be measured from the curb to the top of the parapet or mid-point of a sloping roof of the proposed structures. Unoccupied architectural features may exceed these limitations through the Site Plan Review process, provided such features are consistent with the Urban Design intent of marking project entries, establishing street wall edges, and/or creating visual markers.

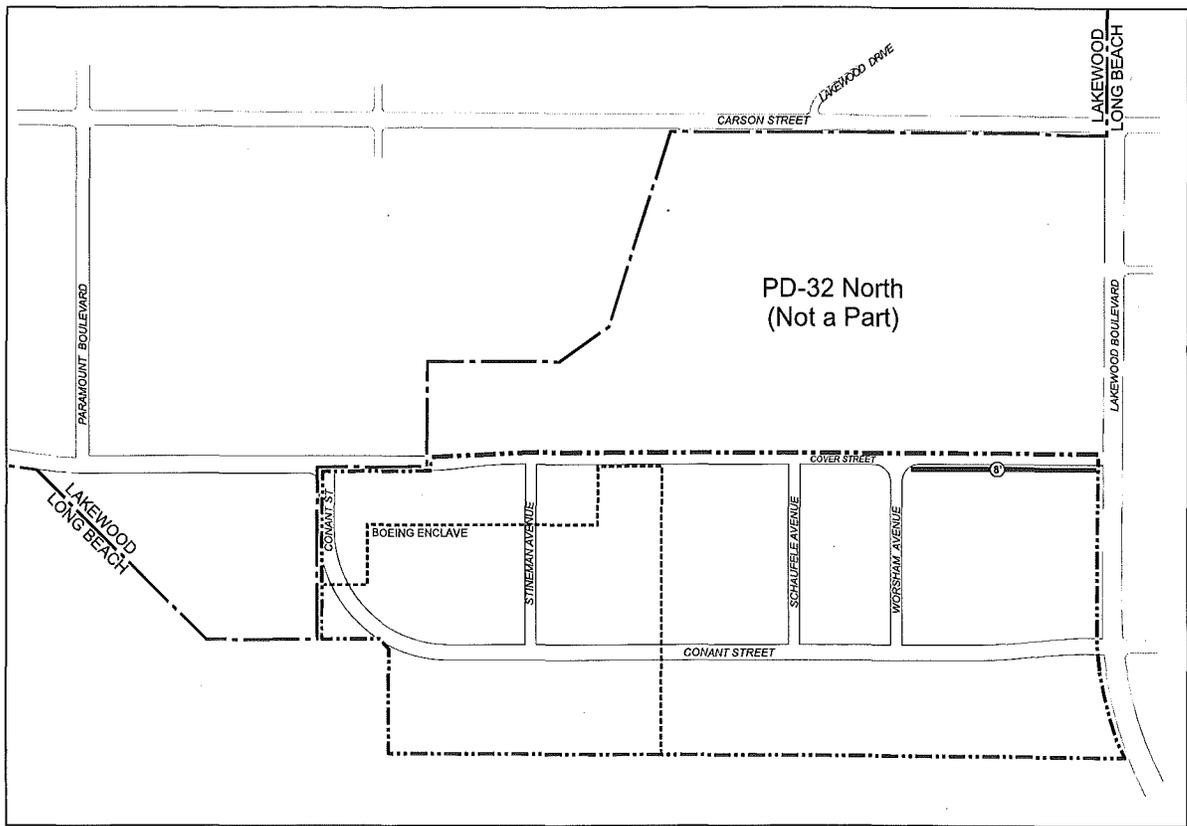
Figure 9 establishes the maximum permitted building heights in both feet and stories. A measurement of height shall use the definition of height contained in LBMC Section 21.15.1330.

Exceptions

- Exceptions listed in LBMC Section 21.31.220 shall apply.

Stepbacks

Building stepbacks are in addition to building setbacks, and are established to create height and bulk transitions between buildings and public streets, as well as between higher density uses and lower density uses. These transitions shall be controlled by building setback/ stepback requirements as shown in the illustrative sections included in Divisions II and III of this document.



8' 8-foot step-back along Cover Street
(See special development standards
for sub area 7)

Figure 10 : Step-Backs Diagram

Standards - Division III
Commercial/Industrial Sub Area Standards

Commercial / Industrial Sub Area Standards

Unless otherwise noted in this document, all development in the commercial and industrial sub areas is intended to be consistent with the commercial/ industrial districts development standards in the LBMC.

Permitted Uses

The principal use in all commercial sub areas shall be commercial and /or industrial as indicated in Table 2. Residential use is not permitted.

Table 2 indicates the classes of uses permitted (Y), not permitted (N), permitted as a conditional use (C), permitted as an administrative use (AP), permitted as an accessory use (A), and permitted as a temporary use (T) in all districts. Some classes of uses may be classified as "Y/C". "Y/C" shall mean a use is permitted by right unless located on a lot within three-hundred (300') or less from the nearest residential district, in which case a Conditional Use Permit (C) shall be required pursuant to Chapter 21.25, Division II of the LBMC. The location of the lot housing a proposed use relative to a residentially-zoned property shall represent the sole factor for determining whether discretionary review is required. If any building housing the principal proposed use in Sub Area 8A or 8B, or any outdoor activity which represents the principal use of the property, is located on a lot three hundred (300') or less from the nearest residential district, then Conditional Use Permit (C) review shall be required.

Commercial uses in Mixed Use Overlay Zone

Sites fronting on the southerly edge of Cover Street between Lakewood Boulevard and Worsham Avenue shall permit the commercial uses of the Neighborhood Commercial, Pedestrian oriented (CNP) zoning district of Chapter 21.32 of the LBMC.

Definitions

Floor Area

Floor Area means the total area of all floors of a building, as measured to the exterior surfaces of exterior walls. Floor Area includes halls and lobbies of a building, but does not include utility and elevator cores, stairwells, parking and restrooms.

Accessory Use

Accessory Use means a use that is customarily incidental and/or necessarily related to the principal use of the land, building, or structure. An accessory use is located on the same lot as the principal building or use and is dependent upon the principal use for the majority of its use or activity.

Warehouse

Warehouse means a building or portion thereof where goods or materials that are ready to be delivered to a retail outlet or sold to another business are kept for a period of time greater than seventy-two (72) hours prior to such delivery or sale.

Distribution

Distribution means a building or portion thereof where goods or materials that are ready to be delivered to a retail outlet or sold to another business are kept for a period of time less than seventy-two (72) hours prior to such delivery or sale.

Table 2 : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Alcoholic Beverage Sales				The concentration of existing ABC licenses and the area crime rate are factors considered in reviewing applications for alcohol sales
Off-premises sales w/in 500 ft. of district allowing residential uses	C	N	N	For alcoholic beverage sales exempted from the CUP process, see footnote (1).
Off-premises sales more than 500 ft. from district allowing residential uses	Y	N	N	
On-premises sales w/in 500 ft. of district allowing residential uses	C	C	N	
On-premises sales more than 500 ft. from district allowing residential uses	Y	Y	N	
Automobile (Vehicle) Uses				All outdoor display, storage, service and repair of vehicles is subject to special standards (see LBMC Chapter 21.45)
Auto detailing (with hand held machines only)	AP	AP	N	Mobile businesses prohibited. Permitted in 8A Zoning District: Auto Detailing (with hand held machines only) only as accessory use to parking structure
Car wash	N	N	N	
Diesel fuel sales	N	N	N	See LBMC Section 21.52.222.
Gasoline sales	N	N	N	
General auto repair (body work, painting, etc.)	N	C	N	Uses allowed indoors only.
Limousine service (does not include auto repair)	AP	AP	N	Nonconforming parking rights do not apply (see LBMC Section 21.27.070).
Minor auto repair, tune up, and lube, smog test	N	N	N	
Motorcycle/jet ski sales and repair	C	C	N	Also see industrial zones, Table 33-1
Parking service – principal use	C	C	N	Interim Use Only. No permanent Parking Services shall be permitted
Recreational vehicle storage	C	C	N	Interim Use Only. No permanent Recreational vehicle storage shall be permitted
Rental agency (does not include repair)	Y	Y	N	
Automobile Sales (does not include auto repair)	N	N	N	
Towing	N	A	N	Accessory to general auto repair. Free-standing tow yards shall be prohibited.
Vehicle parts (with installation); tire store	C	N	N	
Vehicle parts (w/o installation)	Y	N	N	

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Billboards	N	N	N	All Billboards Prohibited
Business Office Support				
Copy, fax, mail box, or supplies	Y	Y	N	
Equipment sales, rental, or repair	Y	Y	N	
Off-set printing	Y	Y	N	
Entertainment				
Amusement machines (4 or fewer)	A	A	N	See Zoning Code Section 21.51.205 (special development standards).
Banquet room rental	A	A	N	Accessory to restaurant only (see LBMC Section 21.51.215).
Dancing (accessory use)	Y	Y	N	Accessory to restaurant, tavern, club. City Council hearing is required for new and transferred business licenses.
Live or movie theater (w/100 seats or less)	Y	N	N	For theaters w/more than 100 seats, see "Movie theater."
Mock boxing or wrestling	N	N	N	
Movie theater (or live theater w/100+ seats)	C	N	N	
Pool tables (up to 3 tables)	A	A	N	Accessory to restaurant, tavern, club (see LBMC Section 21.51.260).
Private club, social club, night club, pool hall or hall rental within 500 ft. of district allowing residential uses	C	N	N	City Council hearing is required for new and transferred business licenses.
Restaurant with entertainment	Y	A	N	City Council hearing is required for new and transferred business licenses. Restaurants proposing to locate within 8A shall be allowed only as an accessory use on the ground floor of Office building.
Other entertainment uses (arcade, bowling alley, miniature golf, tennis club, skating rink, etc.)	C	C	N	
Financial Services				
ATM – Walk-up or freestanding machine on interior of building; walk-up machine on exterior of building	Y	Y	N	Requires 2 (5 minute) parking spaces for each ATM machine. Spaces shall be located within 100 ft. Such spaces may be existing required parking.
ATM – Freestanding machine, exterior	AP	AP	N	
ATM – Drive-thru machine	AP	AP	N	For drive-thru machine see standards for drive-thru lane in LBMC Section 21.45.130.
Bank, credit union, savings & loan	Y	Y	N	
Check cashing	N	N	N	
Escrow, stocks and bonds broker	Y	Y	N	
All other financial services not listed above	C	C	N	
Food Processing				

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Food and kindred products (SIC Code 20)	N	Y/C	N	Permitted in 8A Zoning District: All uses included in SIC Code 20, except as noted below. SIC Code 2048 (includes slaughtering animals for animal feed) SIC Code 201 (includes meat packing plants, meat & poultry products) SIC Code 2091 (Canned & Cured Fish and Seafood) SIC Code 2092 (Prepared Fresh or Frozen Fish/ Seafoods) Any Permitted use proposing to locate within 300 feet of a Residentially Zoned property shall be subject to a Conditional Use Permit, subject to the requirements in LBMC Sections 21.25.201 thru 21.25.212.
Institutional				
Church or temple	N	N	N	
Convalescent hospital or home	N	N	N	
Crematorium	N	N	N	
Day care or preschool	C	N	N	
Industrial arts trade school	Y	Y	N	
Mortuary	N	N	N	
Parsonage	N	N	N	
Private elementary or secondary school	N	N	N	
Professional school/business school	Y	Y	N	
Social service office (with food distribution)	N	N	N	
Social service office (without food distribution)	N	N	N	
Other institutional uses	C	C	N	
Manufacturing				
Permitted in 8A Zoning District: The uses within these SIC Codes are limited to operations containing primarily manufacturing space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.				
Apparel and other finished products made from fabrics and similar materials (SIC Code 23)	N	Y	N	
Printing, publishing and allied industries (SIC Code 27)	N	Y	N	
Chemicals & Allied Products Mfgs (SIC Code 28)	N	N	N	
Leather and leather products (SIC Code 31)	N	Y	N	Prohibited in 8A Zoning District: SIC Code 311 (Leather Tanning and Finishing)
Electronic and other electrical equipment and components, except computer equipment (SIC Code 36)	N	Y	N	

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks (SIC Code 38)	Y	Y	N	
Miscellaneous manufacturing industries (SIC Code 39) - Including Jewellery Manufacturing; Toys Manufacturing; Sporting Goods Manufacturing; and Household Products.	N	Y	N	Permitted in 8A Zoning District: All uses included in SIC Code 39, so long as the specific operation of the use is non-nuisance in nature (e.g., noise, hazardous materials, odors, dust, light and glare) and are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation, consistent with LBMC Section 21.33.020.
Furniture and Fixtures (SIC Code 25)	N	Y	N	
Paper and allied products (SIC Code 26)	N	Y	N	Prohibited in 8A Zoning District: SIC Code 261 (Pulp Mills) SIC Code 262 (Paper Mills) SIC Code 263 (Paperboard Mills)
Rubber and miscellaneous plastics products (SIC Code 30)	N	Y/C	N	Prohibited in 8A Zoning District: SIC Code 3011 (Tires & Inner Tubes)
Textile mill products (SIC Code 22)	N	Y/C	N	
Lumber and wood products, except furniture (SIC Code 24) - Including: Hardwood Products; Wooden Cabinets Miscellaneous Wood Products	N	Y/C	N	Prohibited in 8A Zoning District: SIC Code 2411 (Logging) SIC Code 2421 (Sawmills & Planning Mills - General) Permitted in 8A Zoning District: All other uses included in SIC Code 24, so long as the specific operation of the use is non-nuisance in nature (e.g., noise, hazardous materials, odors, dust, light and glare) and are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation, consistent with Zoning Code Section 21.33.020.
Stone, clay, glass, and concrete products (SIC Code 32)	N	Y/C	N	Prohibited in 8A Zoning District: SIC Code 324 (Hydraulic Cement) SIC Code 325 (Structural Clay Products) SIC Code 327 (Concrete, Gypsum, and Plaster Products)
Fabricated metal products, except machinery and transportation equipment (SIC Code 34)	N	Y/C	N	Prohibited in 8A Zoning District: SIC Code 348 (Ordinance and Accessories)
Industrial and commercial machinery and computer equipment (SIC Code 35)	N	Y	N	
Transportation equipment (SIC Code 37)	YN	Y/G	YN	
Tobacco products (SIC Code 21)	N	Y/C	N	

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Petroleum refining and related industries (SIC Code 29)	N	N	N	
Primary metal industries (SIC Code 33)	N	N	N	
Electric Gas & Sanitary Services (SIC Code 49)	N	N	N	
Personal Services				
Basic personal services (barber/beauty shop, catering, party counseling (w/o trucks), diet center, dog/cat grooming, dry cleaner, fitness center/health club, dance/karate studio, locksmith, mailbox rental, nail/manicure shop, repair shop for small appliances or electronic equipment, bicycles, tailoring, shoe repair, tanning salon, travel agent, or veterinary clinic w/o boarding).	Y	A	N	Basic personal service uses proposing to locate within 8A shall be allowed only as an accessory use on the ground floor of Office building.
Fortunetelling	N	N	N	
House cleaning service	AP	AP	N	
Laundromat	C	N	N	
Laundry, cleaning and garment services (SIC Code 721)	N	Y	N	
Massage therapy	A	A	N	See special conditions in LBMC Section 21.51.243. Special adult entertainment standards for massage parlor (see LBMC Section 21.45.110).
Recycling center	N	N	N	
Recycling collection center for cans and bottles (staff attended)	N	N	N	
Recycling containers for cans and bottles	A	N	N	Accessory to a grocery store only (see LBMC Section 21.51.265).
Repair shop (stove, refrigerator, upholstery, lawn mowers, etc.) - (SIC Code 76)	N	Y	N	For small appliance repair, see "Basic Personal Services."
Repair services with outdoor operations (SIC Code 76)	N	N	N	
Self-storage (indoor only)	N	N	N	
Shoe-shine stand (indoor/outdoor)	A	A	N	Accessory to barber, car wash, grocery, hotel, office, or restaurant use.
Tattoo parlor	N	N	N	
Termite and pest control	N	C	N	See "Misc. – Storage of Hazardous Materials."
Veterinary Services for Animal Specialties (SIC Code 0742) Animal Specialty Services, Boarding, Kennels, Shelters (SIC Code 0752)	N	C	N	Also see "Basic Personal Services."
All personal services not listed	AP	AP	N	
Professional Services				

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Accounting, advertising, architecture, artist studio, bookkeeping, business headquarters, chiropractic, computer programming, consulting, contracting, dentistry, engineering, insurance, law, marketing, medicine, photography, psychiatry, psychology, real estate, or tax preparation (Including SIC Codes 60, 61, 62, 63, 64, 65, 67, 73 [except 7353 and 7359], 861, 862, 863, 864, and 87)	Y	Y	N	Prohibited in 8A Zoning District: SIC Code 9223 (Correctional Institutions) SIC Code 8744 (Jails, privately operated-correctional facilities, adult privately operated) SIC Code 7353 (Heavy Construction Equipment Rental) SIC Code 7359 (Equipment Rental and Leasing) Permitted in 7 & 8A Zoning Districts: The uses within these SIC Codes are limited to operations containing primarily office space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
All professional offices not listed	AP	AP	N	
Aviation-Related Uses				
Aviation-related uses including, maintenance and storage, pilot/passenger amenities (restrooms, food services, classrooms and office spaces), charter operations and aircraft rentals (SIC Code 45)	C	C	N	All aviation-related uses must meet the provisions of the City's Noise Compatibility Ordinance, the Airport Rules, Regulations and Minimum Standards for aeronautical activities and be subject to Long Beach Airport fees for like aeronautical activities as specified in the Airport Rates & Fees Resolution.
Aircraft-Manufacturing	N	Y	Y	
Aircraft Storage	Y	Y	Y	SIC Code 45 uses shall require a conditional use permit outside the boundaries of the Long Beach Airport and/or on adjacent properties directly supporting airport operations. Further, certain uses may be subject to "Through-the-Fence" agreement(s) between the City of Long Beach and Long Beach Airport. Aviation-related uses shall be allowed only in the geographic area south of "G" Street.
Aircraft Services for On-site Aircraft (For on-site aircraft only (not for commercial purposes)	Y	Y	Y	
Commercial Aviation Services (Provided by those holding valid agreements to conduct business on Long Beach Airport)	Y	Y	Y	
Special Events	Y	Y	Y	Special Events including aeronautical uses not covered above, as approved in advance by the Airport Manager.
Residential Uses	N	N	N	No Residential Uses shall be permitted.
Restaurant And Ready-To-Eat Foods				
Outdoor dining	A	A	N	
Restaurants and ready-to-eat foods with drive-thru lanes	N	N	N	Special standards apply (See LBMC Section 21.45.130).
Restaurants and ready-to-eat foods without drive-thru lanes	Y	A	N	Restaurants proposing to locate within either 8A or 8B shall be allowed only as an accessory use on the ground floor of Office building.
Vending carts	AP	AP	N	Special standards apply (See LBMC Section 21.45.170).
Retail Sales				

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Basic retail sales (SIC Codes 54, 5735, 5942, 7841) (except uses listed below)	Y	A	N	Used clothing, antiques, art, books (new and used), coins, collectibles, food stores, jewelry, and trading cards are included in "Basic Retail Sales." Basic retail sales uses proposing to locate within 8A shall be allowed only as an accessory use on the ground floor of an Office building.
Building supply or hardware store with lumber, drywall, or masonry (including SIC Code 52, 57)	Y	N	N	For hardware store without lumber, drywall, or masonry, see "Basic Retail Sales."
Gun Store and Gun Repair	AP	N	N	Allowed only as an accessory use to primary Sporting Goods establishment
Major household appliances (refrigerator, stove, etc.)	Y	Y	N	
Manufacture of products sold on-site	A	A	N	See LBMC Section 21.51.240.
Merchandise mall, indoor swap meet	N	N	N	
Outdoor sales events (flea markets, swap meets, etc.)	N	N	N	
Outdoor vending – Flower, plant, fruit, or vegetables in conjunction with sale of related products from a retail store	A	N	N	See LBMC Section 21.51.255.
Outdoor vending – Food carts	AP	AP	N	See LBMC Section 21.45.170.
Outdoor vending – Flower cart or news cart	Y	Y	N	See LBMC Section 21.45.135.
Pawn shop	N	N	N	
Thrift store, used merchandise	N	N	N	Also see note under "Basic Retail Sales."
Vending machines	A	A	N	Accessory to existing retail sales. See LBMC Section 21.51.295.
Temporary Lodging				
Hotel/Motel	Y	Y	N	
Shelters	N	N	N	
Temporary Uses				
Carnival, event, fair, trade show, etc.	T	T	N	
Construction trailer	T	T	T	
Outdoor Vending – Mobile food truck at construction sites	T	T	T	See LBMC Section 21.53.106.
Transportation & Communication Facilities				
Communications Facilities – Freestanding monopole cellular and personal communication services	C	C	N	See LBMC Section 21.52.210.
Communication Facilities – Attached/ roof mounted cellular and personal communication services	Y	Y	N	See LBMC Section 21.45.115.
Communications (SIC 48)	N	Y/C	N	SIC Code 483 (Radio and television broadcasting stations) and Microwave transmission or relay towers are permitted only with approval of a Conditional Use Permit
Communication Facilities – Electrical distribution station	C	C	N	

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Local and suburban transit and interurban highway passenger transportation (SIC Code 41)	N	N	N	
Local Trucking Without Storage (SIC Code 4212)	N	N	N	
Courier Service Except by Air (SIC Code 4215)	N	C	N	
Transportation Services (SIC Code 47) - Including: Tour Operators; Transportation Consulting;	N	C	N	
Transportation-Related Uses with no outdoor container storage	N	N	N	
Transportation-Related Uses with outdoor container storage associated with shipping/ trucking/rail	N	N	N	
Helipads	C	C	N	Aviation-related uses shall be allowed only in the geographic area south of "G" Street.
Wholesale Trade				
Wholesale Trade - durable goods (SIC Code 50) - and nondurable goods (SIC Code 51)	Y	Y	N	Permitted in 7 & 8A Zoning Districts: The uses within SIC Code 50 and 51 are limited to operations containing primarily office space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
Miscellaneous				
Office, research and development, aircraft manufacturing and aircraft manufacturing related uses.	N	N	Y	

* 8B Zone is that area known as the "Boeing Enclave" -- Once Boeing declares its intention to abandon any aviation-related uses within either all or a portion of the 8B area, the Zoning shall immediately revert to the 8A Zoning standards then in effect. Should a portion of the land Zoned 8B revert to 8A Zoning, only that portion of land shall be affected by the reversion, NOT the entire land area Zoned 8B.

Abbreviations:

Y = Yes (permitted use).

N = Not permitted (prohibited use).

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

C = Conditional Use Permit required. For special conditions, see LBMC Chapter 21.52

A = Accessory Use. For special development standards, see LBMC Chapter 21.51

AP = Administrative Use Permit required. For special conditions, see LBMC Chapter 21.52

T = Temporary Use. Subject to provisions contained in LBMC Chapter 21.53

Y/C = Either permitted by right or subject to Conditional Use Permit review, depending upon locational criteria contained under "Permitted Uses".

Footnote:

(1) The following alcoholic beverage sales may be exempted from the Conditional Use Permit requirement.

- a. Restaurants with alcoholic beverage service only with meals. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. A sushi bar, where alcoholic beverages are served at the same bar where meals are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge without a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than 30 percent of gross sales consisting of alcoholic beverages shall lose its exemption and be required to obtain a Conditional Use Permit to continue to sell alcohol.
- b. Use located more than 500 ft. from zoning districts allowing residential use.
- c. Department store or florist with accessory sale of alcoholic beverages.
- d. Grocery stores of 20,000 sq. ft. or greater with accessory sale of alcoholic beverages.
- e. Existing legal, nonconforming uses. (Ord. C-7663 § 42, 1999).

Minimum Lot Area

Table 3 establishes the minimum lot area in each sub area.

Table 3 : Permitted Lot Area in Commercial Sub Areas

Sub Area	Minimum Lot Area
Sub Area 7	20,000 sq.ft.
Sub Area 8A	15,000 sq.ft.
Sub Area 8B	<i>This sub area will allow current aviation-related uses to continue. Should current uses within this sub area be discontinued, the area will be developed with uses consistent with sub area 8A</i>

Setbacks

Setbacks shall be provided for the purpose of providing light, air, pedestrian and vehicular circulation, emergency access and general aesthetic improvements.

The required setbacks indicated in Table 4 shall be clear of all structures from the ground to the sky (except as otherwise permitted) and shall be landscaped and maintained in a neat and healthy condition according to the landscaping provisions of this document. Where setbacks are required, 25% of the frontage is allowed without a setback.

Table 4 : Required Yard Setbacks between Buildings and Property Lines in Commercial Sub Areas

Sub Area	Minimum Front Yard Setbacks for Building (ft.)		Minimum Setback from Interior Property Line (ft.)
	From Arterial Road	From Local Street	
Sub Area 7	18 ft. *	18 ft.	5 ft. **
Sub Area 8A	18 ft.	18 ft.	5 ft. **
Sub Area 8B	<i>This sub area will allow current aviation-related uses to continue. Should current uses within this sub area be discontinued, the area will be developed with uses consistent with sub area 8A</i>		

* Refer to Special Development Standards for additional setback requirements for the mixed-use overlay zone.

** Subject to Siteplan Review Process

Table 5 : Required Yard Setbacks between Parking Lots and Property Lines in Commercial Sub Areas

Sub Area	Minimum Front Yard Setbacks for Parking Lot (ft.)		Minimum Setback from Interior Property Line (ft.)
	From Arterial Road	From Local Street	
Sub Area 7	6 ft. *	6 ft.	6 ft. **
Sub Area 8A	6 ft. *	6 ft.	6 ft. **
Sub Area 8B	<i>This sub area will allow current aviation-related uses to continue. Should current uses within this sub area be discontinued, the area will be developed with uses consistent with sub area 8A</i>		

* Along Cover Street surface parking lots shall be setback 18 ft. from property line.

** This standard can be waived for property lines between joint-use parking lots through site plan review process

Corner Cut-off

At corners of properties at street intersections, intersections of streets and alleys and at intersections of driveways and property lines, new construction shall not be permitted in such a manner that it significantly impedes visibility between visibility between heights of 3 feet and 7 feet above the ground in a corner cut-off of at least 6 feet by 6 feet (Measured from the intersection of the property lines or the intersection of a driveway and a property line). One vertical support element such as a column is permitted in the corner area, if the cross-section of the element fits within a circle with a diameter of 18 inches. This requirement may be waived through the Site Plan Review process if the Director of Public Works finds that the cut-off is not necessary.

Permitted Structures

No structures are permitted in required setbacks (yards), except:

- Signs, as specified in the chapter relating to on-premises signs (LBMC Chapter 21.44);
- Outdoor dining (subject to approval from Site Plan Review Committee);
- Vehicle parking (surface lots). Table 15 of this document establishes the minimum landscaped setback required between the parking lot and the street property line.
- Awnings as allowed by the Uniform Building Code.
- Projections are permitted into the required setbacks in accordance with those permitted in the Commercial Zoning Districts of the LBMC (see LBMC Section 21.32.220 C)

Required Landscaping

All required setbacks, shall contain an area not less than 6 feet in width planted with trees, shrubs and/or ground cover. Along Cover Street and Conant Street, the entire eighteen feet (18) of setback shall be landscaped. With the exception of access driveways, surface parking shall be prohibited within the required landscaped setbacks of Cover & Conant streets. See Special Development Standards for additional requirements.

General Screening Requirements

The following required screening shall apply in all commercial sub areas:

Open Storage

Open storage shall be prohibited. Merchandise is not permitted to be displayed outdoors, unless specifically granted through Site Plan Review.

On-Grade Parking Garages

Architectural treatment

Parking structures must be designed with the same care and attention as the buildings they serve. They should be compatible in architectural treatment and detail.

Screening

Ramps, cars, and sources of artificial lighting in parking structures should be minimally visible from public streets, public parks, and residential uses.

Surface Parking Lots

All surface parking lots including parking area screening and landscaping shall be designed in accordance with the development standards in LBMC Chapter 21.41.

Mechanical Equipment on Rooftops

In all commercial zones, rooftop mechanical equipment, except solar collectors and rain gutters, shall be screened on all sides by screening not less than the height of the equipment being screened. Such equipment shall also be screened from view from higher buildings in the zone to the satisfaction of the Site Plan Review Committee and Long Beach Development Services.

Secured

All rooftop mechanical equipment shall be secured from unauthorized entry to the satisfaction of Long Beach Development Services.

Materials

All rooftop mechanical equipment screening devices shall be of a material requiring a low degree of maintenance. Wood shall not be utilized. All screening devices shall be well integrated into the design of the building through such items as parapet walls continuous with the walls of the structure, architectural roof features, or equipment rooms. Louvered designs are acceptable if consistent with the building design style.

Substitutions

Well-planned, compact, architecturally integrated rooftop equipment may be substituted for screening with the approval of the Site Plan Review Committee and Long Beach Development Services.

General Requirements for the Design of Buildings

All commercial buildings shall comply with the following design criteria:

Architectural Themes

Architectural themes, modules and materials present on the main facade of the building shall be used on all other facades.

Change of Material

Each side of a building must contain a primary and an accent material, and the accent material(s) must cover not less than ten percent (10%) of the facade.

Building Finished Grade

All commercial buildings shall have the first habitable floor level not more than four feet (4') above grade within the front thirty feet (30') of the lot.

Accessory Structures

Use Restrictions

The use of accessory buildings and structures shall conform to the requirements of LBMC Chapter 21.51 (Accessory Uses).

Locations Permitted

Accessory structures and buildings may be placed anywhere on a lot except within the required setbacks.

Trash Receptacles

Adequate trash receptacles shall be provided to accommodate all refuse generated on a site. All trash areas shall be screened from public view on all sides, and shall conform to the development standards contained in LBMC Chapter 21.45 (Special Development Standards).

Utility Meters Screening

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

Undergrounding of Utilities

All projects requiring site plan review shall underground all overhead utility service to the site. The utility company's design of the electric system, including locations and aesthetic treatment, shall be in accordance with the regulations of the Public Utilities Commission of the State of California.

Off-street Parking and Loading Requirements

Parking and loading areas shall be provided as required in LBMC Chapter 21.41 (Off-Street Parking and Loading Requirements).

Landscaping Requirements

Landscaping shall be provided as required by LBMC Chapter 21.42 (Landscaping Standards) unless otherwise noted.

Fences and Garden Walls

Fences and garden walls are not permitted within required front street setbacks unless granted through the Site Plan Review process. Otherwise, fences and garden walls are permitted accessory structures subject to the development standards contained in LBMC Chapter 21.43 (Fences and Garden Walls).

Signs

On-premises signs are permitted in all districts subject to the requirements of LBMC Chapter 21.44 (On-premise Signs).

Right-of-way Dedications and Improvements

Public rights-of-way shall be reserved, dedicated and improved as provided for in LBMC Chapter 21.47 (Dedication, Reservation and Improvement of Public Rights-of-Way).

Special Development Standards

Sub Area 7

This sub area located immediately west of Lakewood Boulevard shall be primarily an office commercial use zone along with R&D, some light industrial uses and aviation-related uses south of Conant Street. In addition, hotel use will be located adjacent to one of the following: Lakewood Boulevard, Cover Street or Conant Street.

Along Cover Street, this sub area is the southern edge of a major “gateway” to the project, and shall be part of the Mixed Use Overlay zone in conjunction with Sub Area 1. This overlay zone is envisioned as an active “main street” pedestrian edge with ground floor retail storefronts, pedestrian serving uses, hotel lobby/ public uses, and upper story commercial uses, along with special on-street parking provisions.

Mixed-Use Overlay Zone

Frontages along Cover Street shall provide pedestrian-oriented uses, which are defined to include the following:

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

Pedestrian-oriented uses shall occupy at least 60% of the ground floor building frontage on streets where active pedestrian uses are required. “Shadow” art galleries, historical displays, artist studios, back office uses or sales offices may be allowed as temporary transitional uses.

Minimum Depth of Ground Floor Space

Within the Mixed Use Overlay Zone, ground floor spaces shall have a minimum average depth of 50 feet. Exceptions to this requirement may be granted through Site Plan Review.

Display/Clear Window Requirement

Clear, non-reflective display windows/doors shall comprise at least 60% of the ground floor street facade of pedestrian-oriented uses. Such glass should be clear with an exterior daylight reflectance of not more than eight percent (8%). Ground floor wall sections without windows should be not more than 5 feet in width, and the maximum height of the bottom sill of required display windows shall not exceed 30 inches above the adjacent sidewalk.

First Floor Elevation

In order to promote easy pedestrian access, the first level of buildings which require ground floor pedestrian oriented uses shall have a floor elevation which approximates the elevation of the adjacent sidewalk.

Setback

Required setback along streets with pedestrian serving uses shall be hardscape and shall be considered an extension of the sidewalk. No landscape of such setback is allowed.

Awnings and Canopies

Store front awnings are required, unless waived through the Site Plan Review process. The minimum vertical clearance between the ground or street level and the bottom of the awning should be 10 feet. Awnings should be placed below the ground floor cornice (or below the sills of the second story windows if no cornice exists). Awnings should be divided into sections to reflect the major vertical divisions of the facade. The awning/canopy may encroach over the public sidewalk provided at least 4 feet of clearance is maintained from the street curb line. For awnings and canopies, the materials, shape, rigidity, reflectance, color, lighting, and signage, should relate to the architectural design of the building.

Entrances Facing the Street

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

Exterior Design

Exterior elevations shall be designed with extensive articulation to create visual interest and enhance pedestrian activity along the site. Three dimensional elements such as cornices, pilasters and structural bays shall be used to break up the facade planes. Ground floor facades shall be distinguished from upper floors by cornices, changes of material and/or other architectural devices.

Build-to line standard

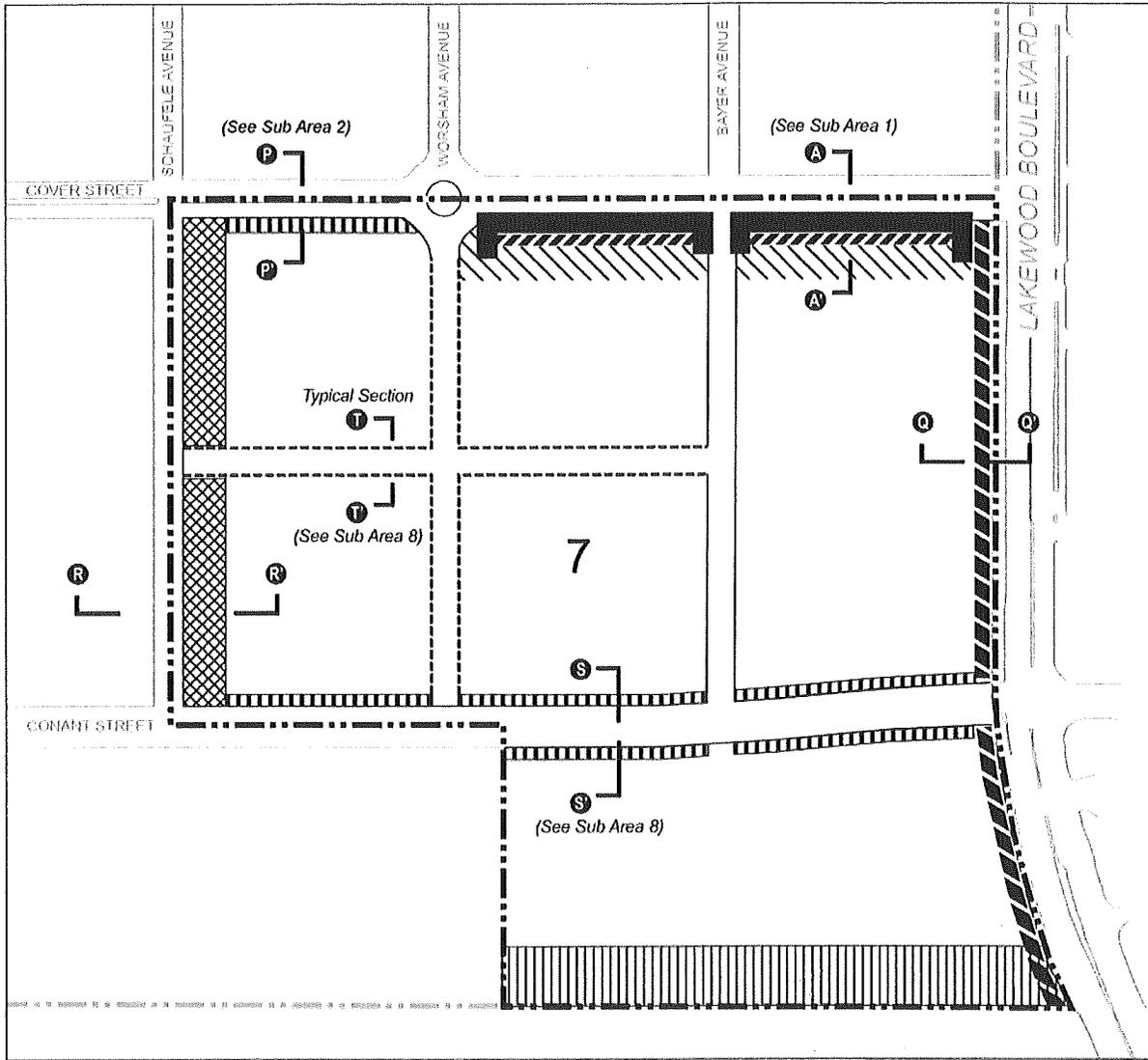
A primary build-to line is established for buildings fronting Cover Street. At least 60% of the ground floor building frontage at a minimum height of 16 feet shall be constructed along the established build-to-line. Arcades, colonnades, porches, and articulated courtyard walls built along such line can be used to satisfy this requirement.

If the remaining portion of the ground floor is setback, it shall not be more than 20 feet in length nor setback more than 10 feet from the build-to-line, in order to maintain the continuity of the intended street wall.

Facade Articulation

Along Cover Street, no continuous building wall shall extend more than 60 feet in width without a facade articulation element.

Blank walls are not allowed along Cover. Elsewhere, the maximum width of a blank wall without articulation or relief of at least 6 inches in depth shall be 25 feet. Facade articulation shall consist of elements such as expressed structural bays, pilasters, moldings, recessed wall panels, or display features to create visual interest.



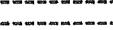
-  55' Minimum Building Setback along Schaufele Avenue
 -  Primary 'Build-To' Lines
 -  26' Minimum Building Setback along Lakewood Boulevard
 -  Preferred Location of Access Streets
 -  18' Minimum Building Setback along Cover and Conant Streets
 -  Mixed Use Overlay Zone
 -  8' Min. Building 'Step-Back' at 2nd. / 3rd. Story (Refer to Section A-A')
 -  Building Restriction Zone * (Parking may be permitted subject to City approval)
- * For Reference Only :Based on the City of Long Beach Airport Runway Approach Zones Standards for determining obstructions to Air Navigation. As per Part 77 of the FAA Regulations Map dated 6-21-1982 (or as updated).

Figure 11 : Sub Area 7

Building Stepbacks

Building stepbacks are in addition to building setbacks, and are established to create height and bulk transitions between buildings and public streets/ alleys/ parks, as well as between higher density uses and lower density uses. These transitions shall be controlled by building setback/ stepback requirements as shown in the illustrative sections included in this section of the document.

Vehicular Driveway Access

Vehicular driveway access is prohibited along frontages which require pedestrian-oriented uses. All other vehicular access shall be taken via secondary/ local streets that will not disrupt pedestrian circulation. Future access streets and driveways are encouraged to reinforce the grid imposed by the street hierarchy of the Plan Area. This requirement may be modified through the Site Plan Review process if necessary.

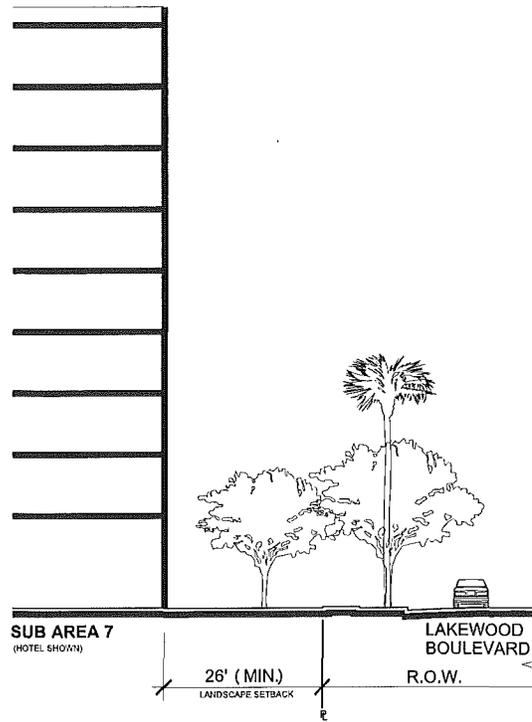


Figure 12 : Section Q-Q

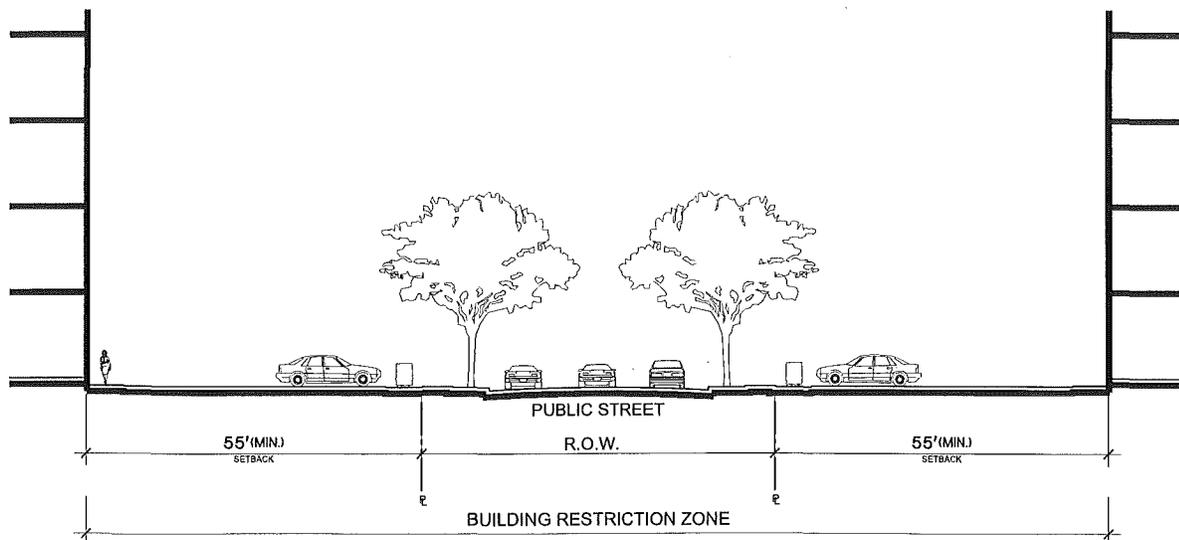
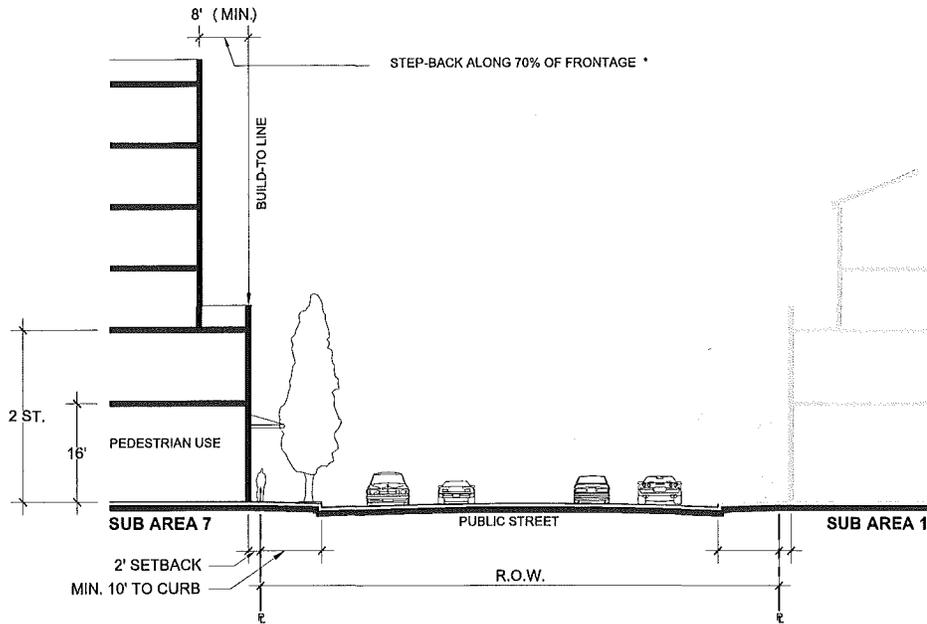


Figure 13 : Section R-R



*NOTE: REFER TO STEP-BACK REQUIREMENTS FOR ADDITIONAL INFORMATION

Figure 14 : Section A-A

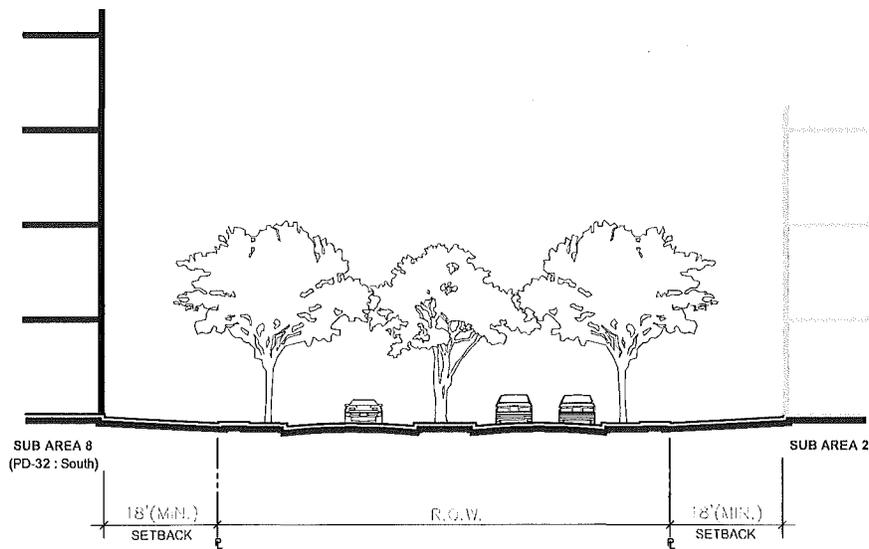


Figure 15 : Section P-P

S u b A r e a 8

Sub Area 8A

This sub area shall be primarily a Research & Development and light industrial zone, along with aviation-related uses south of Conant Street. Uses allowed in Sub Area 7, are also allowed in this Sub Area.

Sub Area 8B

Sub area 8B, also known as the Boeing Enclave, will allow aviation-related uses associated with the existing area to continue. Should current operations of this sub area be discontinued, the area will be developed with uses consistent with Sub Area 8A, and the following development standards shall apply to both.

Continuous Building Edge/ Facade Articulation

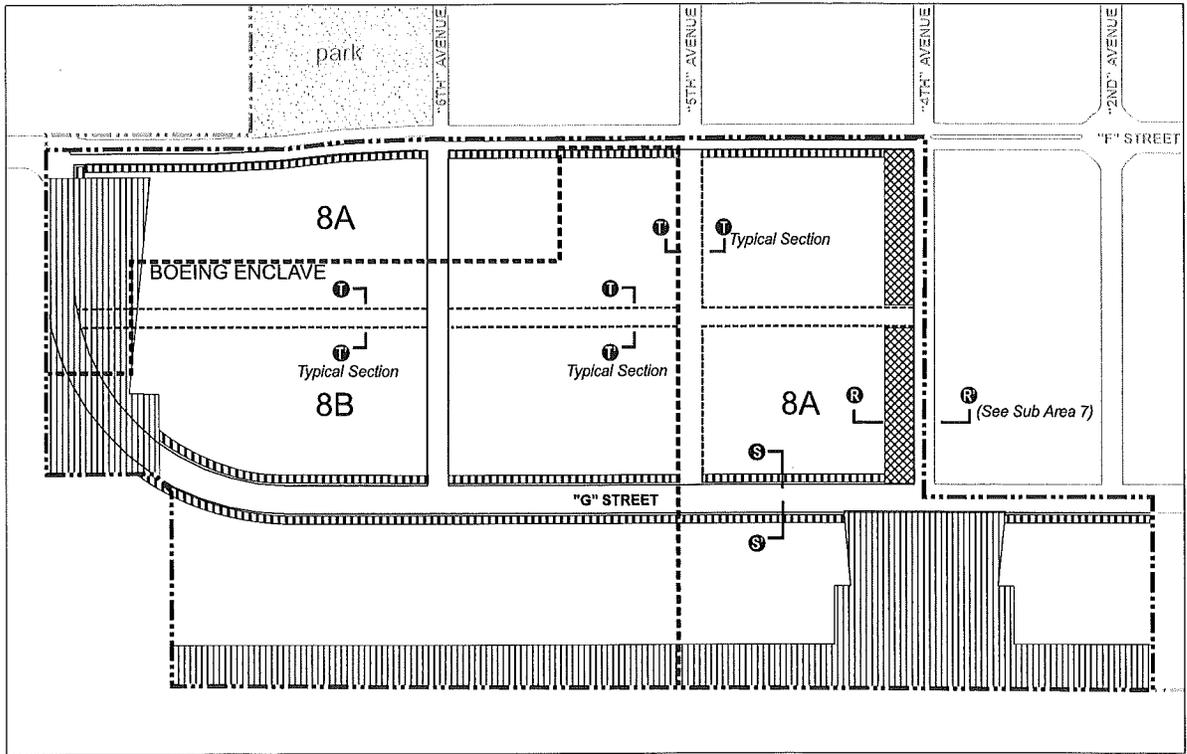
Along Cover Street, no continuous building wall shall extend more than 100 feet in width without a facade articulation element. Blank walls are discouraged, and the maximum width of a blank wall without articulation or relief of at least 6 inches in depth shall be 25 feet. Facade articulation shall consist of elements such as expressed structural bays, pilasters, moldings, recessed wall panels, or display features to create visual interest.

Vehicular Driveway Access

Future access streets and driveways are encouraged to reinforce the grid imposed by the street hierarchy of the Plan Area. This requirement may be waived through the Site Plan Review process if necessary.

Boeing Enclave Screening

The 48-acre Boeing Enclave, in which a variety of aircraft production-related uses presently operate is expected to remain operational during project construction for all or a portion of the development period until Boeing no longer has use for the Enclave in its current capacity. While in operation, an evergreen landscape hedge shall be installed on the eastern side of the Enclave and on the north side of the fence surrounding the Enclave to provide screening.



 55' Minimum Building Setback along "4th" Avenue

 18' Minimum Building Setback along "F" & "G"

 Preferred Location of Access Streets

 Building Restriction Zone * (Parking may be permitted subject to City approval)

* For Reference Only :Based on the City of Long Beach Airport Runway Approach

Figure 16 : Sub Areas 8A and 8B

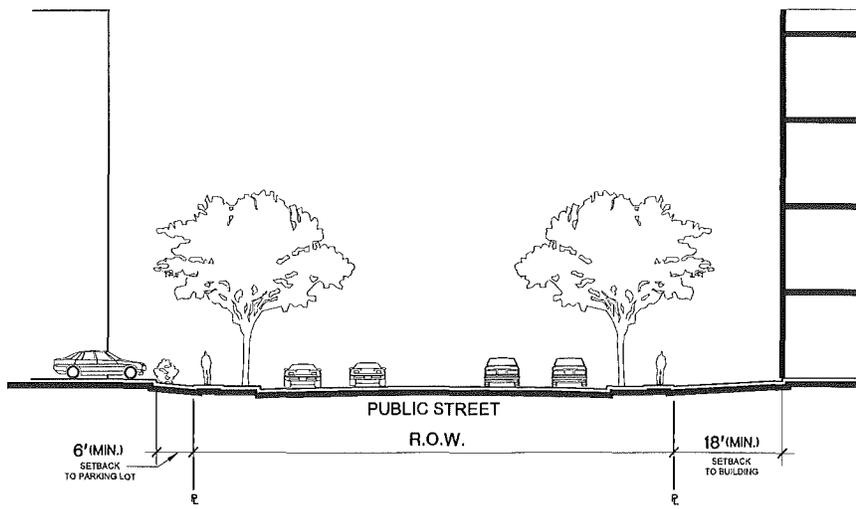


Figure 17 : Section S-S

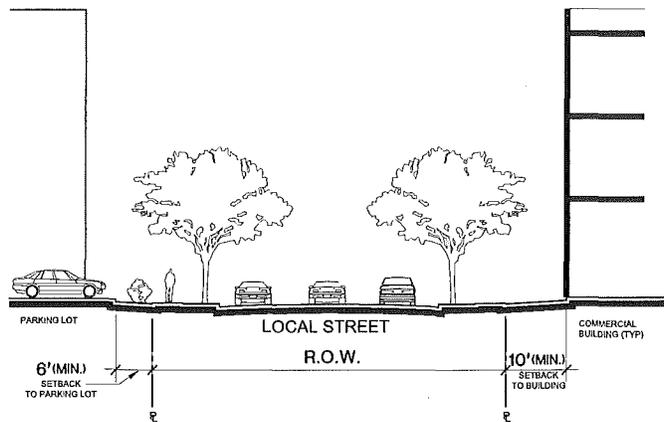


Figure 18 : Section T-T

S t a n d a r d s - D i v i s i o n I V

A p p e n d i x

Appendix

Master Street Tree Plan

The Master Street Tree Plan provides the suggested tree species, size, and spacing for the outlined streets below. Builder is to submit Landscape plans to the Director of Public Works for approval. The Director of Public Works may approve alternate species. Submittal requirements shall comply with the provisions of Chapter 21.25 (Specific Procedures) of the LBMC.

Frame Work Streets

Cover Street (Mixed Use - Lakewood Boulevard to Worsham")

Pyrus calleryana 'Bradford' - Bradford Pear

36" Box - 30' o.c.

Phoenix dactylifera - Date Palm

18' BTH - 30' o.c.

Cover Street (Commercial/Industrial - Worsham to Paramount Blvd.)

Quercus Ilex - Holly Oak

36" Box - 35' o.c.

Conant Street

Magnolia grandiflora - Magnolia

36" Box - 35' o.c.

Worsham Avenue

Jacaranda mimosifolia - Jacaranda

36" Box - 35' o.c.

Schaufele Avenue

Ulmus parvifolia - Chinese Elm

36" Box - 40' o.c.

Industrial Sub Streets

Stineman Avenue

Ulmus parvifolia - Chinese Elm

24" Box - 40' o.c.

Setback

Eucalyptus species - Eucalyptus

24" Box - 25' o.c.

Melaleuca quinquenervia - Cajeput Tree

36" Box - 25' o.c.

Pinus species - Pine

36" Box - 30' o.c.

Tristania conferta - Brisbane Box

24" Box - 25' o.c.

Edges

Lakewood Boulevard

Pyrus Calleryana 'Bradford' - Bradford Pear

36" Box - 30' o.c.

Phoenix dactylifera - Date Palm (Where Height Restrictions Permit)

18' BTH - 30' o.c.

Golf Course Edge

Eucalyptus species - Eucalyptus

24" Box - 30' o.c.

Melaleuca quinquenervia - Cajeput Tree

24" Box - 25' o.c.

Pinus species - Pine

24" Box - 30' o.c.

Airport Edge

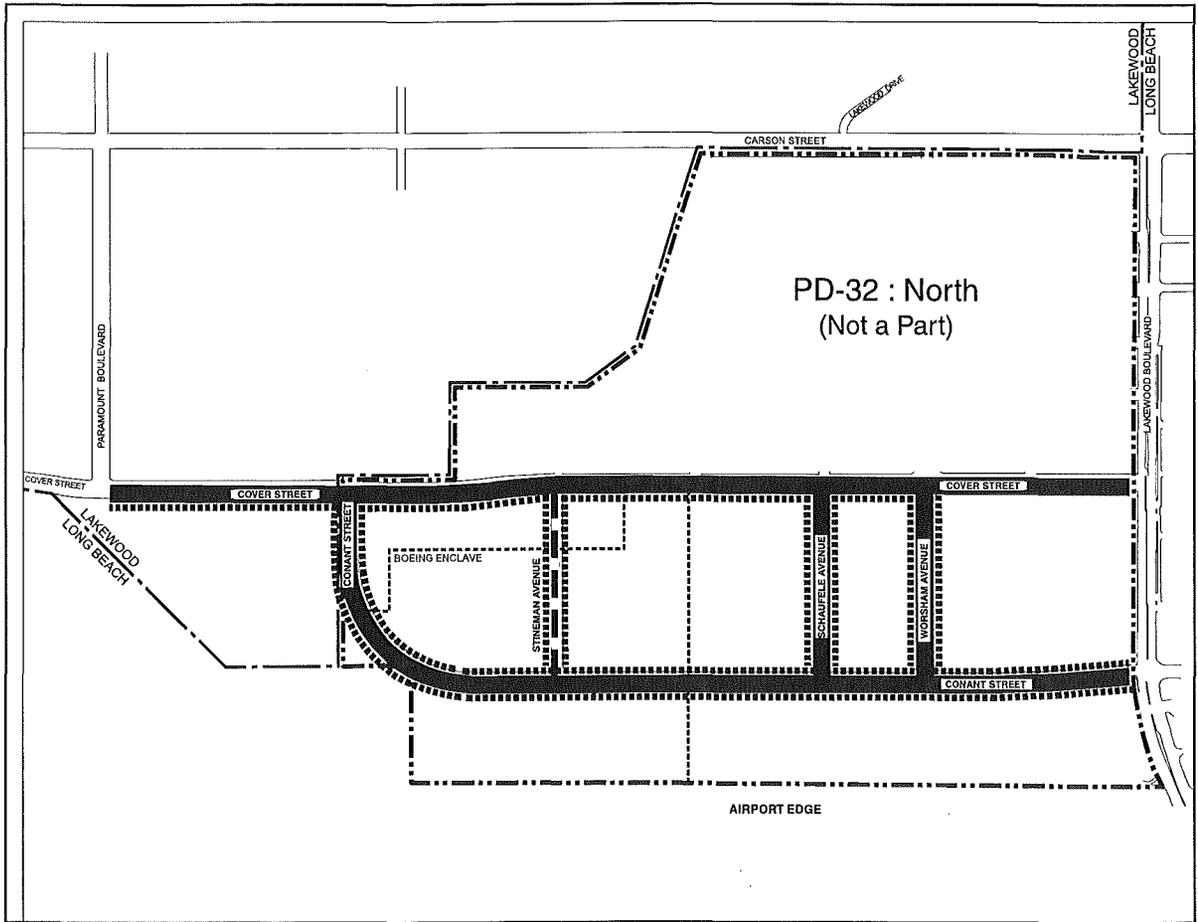
(Due to height restrictions edge will be screened with vines.)

Distictis buccinatoria - Blood Red Trumpet Vine

15 gallon - 15' o.c.

Lonicera japonica - Japanese Honeysuckle

15 gallon - 15' o.c.



- | | | | |
|---|------------------------|--|---------|
|  | Frame Work Streets |  | Setback |
|  | Industrial Sub Streets |  | Edges |

Figure 19 : Master Street Tree Plan

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AUTHORIZING THE DIRECTOR OF
DEVELOPMENT SERVICES TO SUBMIT AMENDMENTS
TO THE LONG BEACH ZONING REGULATIONS TO THE
CALIFORNIA COASTAL COMMISSION FOR APPROVAL

WHEREAS, on _____, 2020, the City Council of the City of
Long Beach amended certain provisions of the Long Beach Zoning Regulations, Title 21,
of the Long Beach Municipal Code; and

WHEREAS, it is the desire of the City Council to submit the above
referenced zoning regulation amendments to the California Coastal Commission for its
review; and

WHEREAS, the Planning Commission and City Council gave full
consideration to all facts and the proposals respecting the amendments to the zoning
regulations at a properly noticed and advertised public hearings; and

WHEREAS, the City Council, in accordance with the recommendation of
the Planning Commission, approved the proposed amendments to the zoning regulations
by adopting amendments to Title 21. The proposed zoning regulation amendments are
to be carried out in a manner fully consistent with the Coastal Act and become effective in
the Coastal Zone immediately upon Coastal Commission certification and approval; and

WHEREAS, the City Council hereby finds that the proposed zoning
amendments will not adversely affect the character, livability or appropriate development
in the City of Long Beach and that the amendments are consistent with the goals,
objectives and provisions of the City's General Plan.

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

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Section 1. The amendment to the Long Beach Zoning Regulations of the City of Long Beach adopted on _____, 2020, by Ordinance No. ORD-20-_____, a copy of which is attached to and incorporated in this resolution as Exhibit "A", is hereby submitted to the California Coastal Commission for its earliest review as to that part of the ordinance that directly affects land use matters in that portion of the California Coastal Zone within the City of Long Beach.

Section 2. The Director of Development Services of the City of Long Beach is hereby authorized to and shall submit a certified copy of this resolution, together with appropriate supporting materials, to the California Coastal Commission with a request for its earliest action, as an amendment to the Local Coastal program that will take effect automatically upon Coastal Commission approval pursuant to the Public Resources Code or as an amendment that will require formal City Council adoption after Coastal Commission approval.

Section 3. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

I certify that this resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 2020, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

Recusal(s): Councilmembers: _____

City Clerk

FINDINGS

Omnibus Zoning Code Amendment Round 3

Application No. 1910-18

February 20, 2020

The Long Beach Municipal Code does not require specific findings for the adoption of a Zoning Code Amendment. The proposed Zoning Code Amendments, however, are consistent with state law and guidelines, consistent with other elements of the General Plan, will not adversely affect the character, livability or appropriate development of the City, and is in conformity with public necessity, convenience, general welfare, and good planning practice. The City of Long Beach makes these findings in support of its adoption of the Omnibus Zoning Code Amendments.

The Omnibus Zoning Code Amendments are consistent with objectives, principles, and standards of the General Plan. The Zoning Code Amendments (ZCA) would not conflict with the City's General Plan, the 2010 Strategic Plan, local coastal program, or any other applicable land use plans and policies. The ZCA involves amendments to various sections of the zoning code to reflect the changing urban landscape of the City and clarify ambiguity in the existing Code and is not intended to conflict with a program, plan, ordinance, or policy addressing existing land use regulations. The ZCA is consistent with goals, policies and strategies in the existing Land Use Element (LUE), Housing Element (HE), and Mobility Element (ME) of the General Plan. The ZCA clarifies specific use regulations in commercial and industrial zones; allows temporary uses that impart community benefits on vacant lots; exempts change of use parking requirements for the establishment of satellite publicly run, post-secondary educational uses in existing commercial buildings located within ½ mile of public transit; allows storage attics within accessory structures and exempts certain non-permanent fabric canopies covering rooftop usable open space from height regulations in residential zoning districts; and updates administrative procedures to identify how new uses and unspecified development standards are applicable in specific plans and planned development districts.

As part of clarifying use regulations, the ZCA will amend the industrial zoning regulations and Planned Development Districts that are industrial in nature to allow aerospace manufacturing uses by-right within enclosed buildings in the Light Industrial (IL), Medium Industrial (IM), and General Industrial (IG) zones. Aerospace manufacturing uses that are proposed with outdoor storage or operations will not be allowed in the IL zone; will require a CUP in the IM zone; and will be allowed in the IG zone by-right unless the use is located 300' or less from the nearest residential district, in which case a CUP would be required. This amendment furthers LUE Policy 3-1 (p. 111), which calls for implementation of land use regulations to accommodate a mix of uses, including the aerospace industry. The change of use parking exemption for publicly run, post-secondary educational uses in existing commercial buildings is consistent with Strategy No. 5 (p. 112), which calls for expansion of the Long Beach Promise to include access to higher education, among other opportunities. The ZCA also furthers policies in the LUE to encourage degraded and abandoned buildings and properties to transition to more productive uses through adaptive reuse (LU Policy 7-4) and LU Policy 6-10, which discourages fiscally draining

land uses, such as vacant lots. Lastly, allowing storage attics within accessory structures in residential zoning districts allows greater functionality and more efficient use of existing structures.

The Omnibus Zoning Code Amendments will not adversely affect the character, livability or appropriate development of the City, and is in conformity with public necessity convenience, general welfare, and good planning practice. As the City's current zoning code has not been substantively updated since 1989, there are many sections of the current code that maintain outdated standards, regulations, and references that affect quality of life in the City and inhibit good planning. Existing issues that will be addressed through this update consist of clarifying use regulations in commercial and industrial zones; facilitating the establishment of temporary uses on vacant lots and satellite publicly run, post-secondary educational uses in existing commercial buildings; exempting non-permanent fabric canopies in residential zones from counting towards height; and clarifying how new uses and unspecified development standards are applicable in specific plans and planned development districts. The ZCA addresses the inadequacies in the existing regulations with precise and clear revisions to the zoning code to address specific issues, while also helping to improve code legibility, make the Code more responsive to current planning issues, and make the Code more user-friendly for the general public.

DRAFT Released 11/6/19

City of Long Beach Department of Development Services
Proposed Omnibus Round 3 Zoning Code Tune-Up Amendments

Proposed Code Amendment- Storage Attics in Accessory Structures

Proposed Changes are marked as follows:

- Red - proposed new text
- Red Strikethrough (~~striketthrough~~) - proposed deleted text

21.31.245 - Accessory structures.

Attached and detached accessory structures shall be subject to the development standards indicated in Table 31-3 and as otherwise specified in this Section. Where no specific development standard is indicated, the standards for principal structures shall apply.

A. **Garages.** This Subsection establishes the development standards for the location, height and size of a garage. The required number of parking spaces, parking stall size, turning radius and other parking standards are specified in Chapter 21.41 (Off-Street Parking and Loading Requirements) of this Title.

1. **Setbacks.**

- a. If the garage takes direct access from a street, the garage shall be set back twenty feet (20') from the street property line. If the garage door does not face the street, the setback shall be the same as required for principal use structures.
- b. In the rear half of a lot, a garage may be located directly on the rear property line and on one (1) side property line, provided the other side yard is at least three feet (3') wide (except for permitted projections, see Table 31-3). Otherwise, the standards for setbacks of the principal use structures shall apply. Garages shall not be allowed in the street side yard of a corner lot.
- c. In the R-1-L Zone, the garage shall be set back fifty feet (50') from the street property line.

2. **Size.** Garages for single-family residences shall not exceed seven hundred (700) square feet in size and for two-family residences, shall not exceed one thousand one hundred (1,100) square feet in size.

3. **Height.** No garage shall exceed one-story and thirteen feet (13') in height. Mezzanines and lofts shall not be permitted. Attics for storage purposes shall be permitted, as "attic" is defined in Section 21.15.260.

4. **Other Uses in Garage.** Laundry facilities, work benches and similar uses may be located in the garage, provided such uses do not encroach into the required parking area. If such a use or room is separated from the parking area in the garage by a solid wall, the room shall be considered an additional accessory

structure and shall conform to applicable standards specified in Subsection 21.31.245.C of this Title.

5. **Garages In R-3 and R-4 Zones.** Garages in R-3 and R-4 Zoning Districts, for projects with three (3) or more units on a lot, shall conform to the standards set forth in Table 31-7. For projects with one (1) or two (2) units on a lot, the standards of this Subsection 21.31.245.A shall apply.
- B. Common recreational room or buildings shall be permitted only in multifamily residential developments containing twenty-one (21) or more dwelling units, unless otherwise permitted by site plan review. Such rooms shall be developed in accordance with the following standards:
1. **Setbacks.** Street, front, side and rear yard setbacks shall be the same as those established by Subsection 21.31.245.A.1 for garages in the R-3 and R-4 Districts.
 2. **Size.** The size of such rooms shall be limited to five hundred (500) square feet. Larger sizes may be approved through the site plan review process.
- C. **Other Attached and Detached Accessory Buildings and Structures.** All other permitted attached and detached accessory buildings shall be developed in accordance with the following standards:
1. **Use.** An attached and detached accessory building shall be used as a workshop for noncommercial hobbies or amusement; for artistic endeavors; for storage; or for other similar purposes customarily related to a residential use. These structures shall not contain bathing or cooking facilities and shall not be utilized as "dwelling units" (as defined in Section 21.15.910);
 2. **Location.** An attached or detached accessory building shall be located only in the rear half of a lot. The building may be built directly on the rear property line and on one (1) side property line, provided the other side yard is at least three feet (3') wide and has no structures or projections located in it and the structure is not located in the street side yard of a corner lot;
 3. **Size.** Such buildings shall not exceed three hundred (300) square feet or five percent (5%) of the lot area in size, whichever is smaller;
 4. **Height.** No detached accessory building shall exceed one-story and thirteen feet (13') in height. Mezzanines and lofts shall not be permitted. Attics for storage purposes shall be permitted, as "attic" is defined in Section 21.15.260; and
 5. **Prohibited in R-1-S, R-1-M, R-2-S and R-2-I Zones.** Detached accessory buildings are prohibited in R-1-S, R-1-M, R-2-S and R-2-I Zones.

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 City of Long Beach Department of Development Services
 Proposed Omnibus Round 3 Zoning Code Tune-Up Amendments

- D. **Radio and Television Antennas.** Development standards are contained in Chapter 21.45 (Special Development Standards).
- E. **Swimming Pools and Spas.** Development standards are contained in Chapter 21.45 (Special Development Standards).
- F. **Trash Receptacles.** Trash receptacles shall be provided as follows:
 - 1. **One to Three Units.** Adequate receptacles shall be provided for each unit.
 - 2. **Four or More Units.** Common trash areas shall be provided in sufficient quantity to accommodate all refuse generated. Trash receptacle enclosures shall be provided as indicated in Chapter 21.45 (Special Development Standards).

(Ord. C-7663 § 7, 1999; Ord. C-7378 § 7, 1995; Ord. C-7326 § 10, 1995; Ord. C-7247 § 12, 1994; Ord. C-7032 §§ 21, 22, 1992; Ord. C-6933 § 22, 1991; Ord. C-6822 § 11, 1990; Ord. C-6684 § 41 (part), 1990; Ord. C-6533 § 1 (part), 1988)

**Table 31-7
 Garages in R-3 and R-4 Zone Districts**

Type of Garage	Setbacks (a,*):		Maximum Height
	Front/Side Street	Side/Rear(**)	
1. On grade	30' from street property line(s) and shall be screened by residential use from all street frontages	In the front half of the lot: no projections into the required yard. In the rear half of the lot: 5' from property line	Projecting into required yard area- 13'. Outside of required yard area- same as principal structure
2. Semi-subterranean	Required yard area***	Same as on-grade garage	Not to exceed 4' above grade***
3. Subterranean	Required yard area***	Same as on-grade garage	Below grade

a. For developments of 1 or 2 units on a lot, refer to Subsection 21.31.245.A.

* For 3 or more units, no vehicle shall be permitted to back into the street.

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City of Long Beach Department of Development Services
Proposed Omnibus Round 3 Zoning Code Tune-Up Amendments

** Along the interior property lines, a minimum of a 5-foot^{feet} landscaping buffer shall be provided in accordance with Section 21.42.040 (landscaping standards).

*** Through a site plan review process, a subterranean garage may be permitted to project into a portion of the required front or side street setback area. Further, the SPR process can be utilized to increase the maximum height of semi-subterranean garages.

(ORD-19-0028 § 11, 2019; Ord. C-7326 § 11, 1995)

Proposed Code Amendment- CO, CH, and CT Uses Clarifications

Proposed Changes are marked as follows:

- Red - proposed new text
- Red Strikethrough (strikethrough) - proposed deleted text

21.32.110 - Permitted uses.

The principal use in all commercial districts shall be commercial, although some districts are intended for mixed commercial and residential uses. Tables ~~32-032-1A~~ and 32-1 indicate the classes of uses permitted (Y), not permitted (N), permitted as a conditional use (C), permitted as an administrative use (AP), permitted as an accessory use (A), and permitted as a temporary use (T) in all districts. An asterisk (*) indicates that a use is permitted subject to specific development standards outlined in Chapter 21.45 (Special Development Standards) of this Title.

(Ord. C-7663 § 10, 1999; Ord. C-7247 § 13, 1994; Ord. C-7127 § 2, 1993; Ord. C-7047 §§ 9, 10, 1992; Ord. C-6933 § 25, 1991; Ord. C-6895 §§ 12, 13, 1991; Ord. C-6822 § 12, 1990; Ord. C-6684 § 42 (part), 1990; Ord. C-6533 § 1 (part), 1988)

21.32.120 - Prohibited uses.

Any use not specifically permitted by Section 21.32.110, Tables ~~32-032-1A~~ and 32-1, shall be prohibited, and no commercial uses shall be allowed outside of a building unless indicated as an outdoor use in Tables ~~32-032-1A~~ and 32-1.

(Ord. C-7663 § 11, 1999; Ord. C-7127 § 2, 1993; Ord. C-7047 § 11, 1992; Ord. C-7040 § 1, 1992; Ord. C-6895 § 14, 1991; Ord. C-6684 § 42 (part), 1990; Ord. C-6533 § 1 (part), 1988)

21.32.130 - Transition between ~~defunct~~ and new commercial zones.

~~Tables 32-1A and 32-1 represent two (2) sets of commercial zones permitted uses. Table 32-1 contains new commercial zones adopted by the City Council on October 20, 1992. It is the intent of the City, within a specified period of time, to rezone all commercial properties from the zones in Table 32-1A to the zones in Table 32-1 and to repeal Table 32-1A when the rezoning of all commercial properties is complete. During the "transitional period", all uses listed in the CNP, Neighborhood Pedestrian District, Table 32-1, either permitted by right (Y), by a conditional use permit (C), by an administrative use permit (AP), as an accessory use (A), or as a temporary use (T) shall be permitted in the same manner for properties located in the existing CO, CH and CT Zones in addition to those uses otherwise permitted in the zone in question. If there is a conflict of the use regulation between the use table of the CNP Zone under Table 32-1 and that of an old commercial zone under Table 32-1A, the least restrictive zone shall govern. The "transitional period" shall be that period of time from and after the effective date of this Ordinance to December 31, 2000. On and after January 1, 2001, Table 32-1A shall be deemed repealed and of no further force and effect. Thereafter, uUses in the extant areas of CO,~~

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City of Long Beach Department of Development Services
Proposed Omnibus Round 3 Zoning Code Tune-Up Amendments

CH, and CT zoning on the Zoning Map shall be the same as those permitted in the equivalent zoning districts specified in Table 32-0. For development standards, remaining properties zoned CO, CH, and CT shall be regulated according to Tables 32-2A and 32-3A, and all other applicable provisions of this Title.

(Ord. C-7663 § 12, 1999; Ord. C-7326 § 13, 1995; Ord. C-7127 § 7, 1993)

Table 32-0
CO, CH, and CT Uses in other Commercial Districts

Existing Zoning District Uses	New Zoning District Use Equivalents	Notes
CO	CCN	
CH	CHW	
CT	N/A	As of the date of adoption of this ordinance on X/XX/2020, no areas of CT zoning are extant on the Zoning Map, and no equivalent zoning district is established in this Title.

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	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Alcoholic Beverage Sales	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	Note: The concentration of existing ABC licenses and the area crime rate are factors considered in reviewing applications for alcohol sales.
Off-premises sales within 500 ft. of district allowing residential uses	C	C	C	C	C	C	C	C	N	For alcoholic beverage sales exempted from the CUP process, see Section 21.52.200.1.
Off-premises sales more than 500 ft. from district allowing residential uses	N/A	N/A	N/A	C	C	N/A	N/A	C	N	
On-premises sales within 500 ft. of district allowing residential uses	C	C	C	C	C	C	C	C	N	
On-premises sales more than 500 ft. from district allowing residential uses	N/A	N/A	N/A	C	C	N/A	N/A	C	N	

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	Neighborhood			Community				Regional	Other		
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS		
Automobile (Vehicle) Uses										CS	Note: All outdoor display, storage, service and repair of vehicles is subject to special standards (see Chapter 21.45).
Auto detailing	A	A	A	A	A	A	A	A	A	C	Accessory to an auto related use such as auto repair or car wash. Mobile businesses prohibited.
Auto detailing (with hand held machines only)	AP	AP	AP	Y	Y	Y	Y	Y	Y	C	Mobile businesses prohibited.
Car wash	N	N	N	C	C	C	C	AP	AP	C	
Diesel fuel sales	N	N	N	AP	AP	AP	AP	AP	AP	N	See Section 21.52.222.
Drive-through facilities	N	C	N	C	C	C	C	C	C	N	Special standards apply (see Section 21.45.130).
Gasoline sales	N	C	N	Y	Y	Y	Y	Y	Y	N	
General auto repair (bodywork, painting, etc.)	N	N	N	N	N	N	N	C	C	N	

City of Long Beach Department of Development Services
 Proposed Omnibus Round 3 Zoning Code Tune-Up Amendments

Limousine service (does not include auto repair)	N	N	N	Y	Y	AP	AP	Y	N	Nonconforming parking rights do not apply (see Section 21.27.070).
Minor auto repair, tune up and lube, smog test	N	N	N	C	C	C	C	Y	N	
Motorcycle/jet ski sales and repair	N	N	N	C	C	N	N	C	N	See also industrial zones, table 33-1.
Parking service-principal use	C	C	C	Y	C	Y	Y	Y	C	
Recreational vehicle storage	N	N	N	N	N	N	N	N	C	
Rental agency (does not include repair)	N	N	N	Y	Y	AP	AP	Y	N	Permitted near airport, hotels, etc. See applicable PD zones.
Sales (does not include auto repair)	N	N	N	N	N	N	N	Y	N	
Towing	N	N	N	A	A	A	A	A	A	Accessory to general and minor auto repair.
Vehicle parts (with installation); tire store	N	N	N	C	C	C	C	C	N	
Vehicle parts (without installation)	N	AP	N	AP	AP	AP	AP	Y	N	

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	Neighborhood			Community				Regional	Other	
Billboards	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Billboards	N	N	N	N	N	N	N	C	C	Subject to special standards (see Chapter 21.54). Non-freeway-oriented billboards prohibited in CS district.

	Neighborhood			Community				Regional	Other	
Business Office Support	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Copy, fax, mail box, or supplies	Y	Y	Y	Y	Y	Y	Y	Y	N	
Equipment sales, rental, or repair	Y	Y	Y	Y	Y	Y	Y	Y	N	Also permitted in industrial zones (see table 33-1).
Offset printing	N	AP	N	AP	N	AP	AP	Y	N	

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 City of Long Beach Department of Development Services
 Proposed Omnibus Round 3 Zoning Code Tune-Up Amendments

Uses	Neighborhood			Community			Regional		Other	Additional Regulations
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Entertainment										
Amusement machines (4 or fewer)	A	A	A	A	A	A	A	A	A	See Section 21.51.205 (accessory uses).
Banquet room rental	A	A	A	A	A	A	A	A	N	Accessory to restaurant only (see Section 21.51.215).
Dancing (accessory use)	N	N	N	Y	Y	Y	Y	Y	N	Accessory to restaurant, tavern, club. City council hearing is required for new and transferred business licenses.

**Table 32-1
 Uses In All Other Commercial Zoning Districts**

Uses	Neighborhood			Community			Regional		Other	Additional Regulations
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Entertainment (cont'd)										
Drive-in theater	N	N	N	N	N	N	N	N	N	
Live or movie theater (w/100 fixed seats or less)	Y	Y	Y	AP	Y	AP	AP	Y	N	
Live or movie theater (w/more than 100 fixed seats)	AP	AP	AP	Y	AP	Y	Y	CY	N	

City of Long Beach Department of Development Services
Proposed Omnibus Round 3 Zoning Code Tune-Up Amendments

Mock boxing or wrestling	N	N	N	N	N	N	N	N	Y	N	City council hearing is required for new and transferred business licenses.
Pool tables (up to 3 tables)	A	A	A	A	A	A	A	A	A	N	Accessory to restaurant, tavern, club (see Section 21.51.260).
Private club, social club, nightclub, pool hall or hall rental within 500 ft. of district allowing residential uses	N	N	N	C	C	C	C	C	C	C	City council hearing is required for new and transferred business licenses.
Restaurant with entertainment	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	City council hearing is required for new and transferred business licenses.

Table 32-1
Uses In All Other Commercial Zoning Districts

Uses		Neighborhood			Community				Regional	Other	Additional Regulations
		CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Entertainment (cont'd)											
Other Entertainment Uses											
Indoor Amusement/Entertainment Facility (arcade, bowling alley, computer arcade, escape rooms, laser tag, miniature golf, skating)	Up to 6,000 sq. ft. of GFA	AP	AP	AP	Y	Y	Y	Y	Y	N	See Section 21.45.115.5, Section 21.52.203

City of Long Beach Department of Development Services
 Proposed Omnibus Round 3 Zoning Code Tune-Up Amendments

rink, tennis club, virtual reality rooms, etc.)												(arcades) and Section 21.52.220.5 (computer arcades)
	Over 6,000 sq. ft. of GFA	C	C	C	AP	AP	AP	AP	AP	AP	N	Indoor Amusement /Entertainment Facility uses shall be permitted (Y) in the PD-30 Downtown Plan Area (excluding Neighborhood Overlay). In all other Planned Development (PD) Districts or Specific Plans (SP), the Zoning Administrator or may determine if a PD or SP, or subarea thereof, allows for an Indoor Amusement /Entertainment Facility use.
Outdoor Amusement/Entertainment Facility (arcade, escape rooms, miniature golf, skating rink, tennis club, etc.)		N	N	N	AP	AP	AP	AP	AP	AP	N	See Section 21.45.115.5, Section 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades) Outdoor Amusement /Entertainment Facility uses shall

City of Long Beach Department of Development Services
Proposed Omnibus Round 3 Zoning Code Tune-Up Amendments

										be permitted (Y) in the PD-30 Downtown Plan Area (excluding Neighborhood Overlay). In all other Planned Development (PD) Districts or Specific Plans (SP), the Zoning Administrator or may determine if a PD or SP, or subarea thereof, allows for an Outdoor Amusement /Entertainment Facility use.
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Financial Services	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
ATM 1. Walk up or freestanding machine on interior of building; walk up machine on exterior of building	Y	Y	Y	Y	Y	Y	Y	Y	N	1., 2. Requires 2 (5 minute) parking spaces for each ATM machine. Spaces must be located within 100 ft. Such spaces may be existing required parking.
2. Freestanding machine, exterior	AP	AP	AP	AP	AP	AP	AP	AP	N	
3. Drive-through facilities	N	C	N	C	C	C	C	C	N	Special standards apply (see Section 21.45.130).
Bank, credit union, savings and loan, commercial and industrial loans	AP	Y	Y	Y	Y	Y	Y	Y	N	Bank, credit union, and savings and loan in the CNP zone subject to standards in Section 21.52.208. *This does not include car title loans or signature loan businesses as a primary use.

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**Table 32-1
 Uses In All Other Commercial Zoning Districts**

	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Financial Services (cont'd)										
Bus token issuance, payment of utility bills, distribution of government checks and food stamps, sale of phone cards	Y	Y	Y	Y	Y	Y	Y	Y	N	
Car title loans	N	N	N	C	C	C	C	C	N	Car title loan, check cashing, pay day loan and signature loan businesses are subject to standards in Sections 21.45.116 and 21.52.212.
Check cashing	N	N	N	C	C	C	C	C	N	
Money orders, money transfers	Y	Y	Y	Y	Y	Y	Y	Y	N	
Payday loans	N	N	N	C	C	C	C	C	N	
Signature loans	N	N	N	C	C	C	C	C	N	
Escrow, stocks and bonds broker	Y	Y	Y	Y	Y	Y	Y	Y	N	
All financial services not listed	N	N	N	C	C	C	C	C	N	

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**Table 32-1
 Uses In All Other Commercial Zoning Districts**

Uses	Neighborhood			Community			Regional		Other	Additional Regulations
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Public and Semi-Public Institutional										
Community Assembly Uses (Accessory Only < 25% of GFA)	Y	Y	Y	Y	Y	Y	Y	Y	N	Accessory assembly uses shall comply with applicable regulations for assembly uses, such as parking and building code requirements
Religious assembly uses with 1) up to 2,500 sq. ft. of GFA; and 2) 100 or fewer occupants	Y	Y	Y	Y	Y	Y	Y	Y	N	See Section 21.52.219.8 Religious Assembly Uses shall be permitted (Y) in the PD-30 Downtown Plan Area (excluding Neighborhood Overlay), subject to Section 21.52.219.8.
Religious assembly uses with 1) between 2,501 sq. ft. and 25,000 sq. ft. GFA; or 2) more than 100 occupants	AP	AP	AP	Y	AP	Y	Y	Y	N	
Religious assembly uses with over 25,000 square feet of GFA	N	N	N	C	N	C	C	C	N	
Convalescent hospital or home	N	N	N	N	N	C	C	N	N	

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Daycare or pre- school	Y	Y	Y	Y	Y	Y	Y	Y	Y	C	
Funeral and Mortuary	N	N	N	AP	AP	AP	AP	AP	Y	N	Crematorium only allowed as accessory use subject to conditions of Section 21.52.211.
Industrial arts trade school or rehabilitation workshop	N	N	N	C	C	C	C	C	Y	N	
Parsonage	A	A	A	A	A	A	A	A	A	N	Accessory to and on the same parcel as associated religious assembly use.
Private elementary or secondary school	N	N	N	C	C	C	C	C	C	N	Special conditions apply (see Sections 21.52.263 and 21.52.249).
Professional school/business school	N	N	N	Y	Y	Y	Y	Y	Y	N	
Public Library	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Social service office (with food distribution)	N	N	N	N	N	N	N	N	C	N	Also see industrial and institutional zones.
Social service office (without food distribution)	N	AP	N	AP	AP	AP	AP	AP	Y	N	
Other institutional uses	N	N	N	AP	N	AP	AP	AP	AP	N	

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Catering, party counseling (without trucks)	Y	Y	Y	Y	Y	Y	Y	Y	N	For catering with trucks, see industrial zones, table 33-1.
Fitness center/health club, dance/karate studio, fortunetelling	Y	Y	Y	Y	Y	Y	Y	Y	N	Limited to 5,000 square feet in neighborhood zones.
Fitness Facility up to 2,500 sq. ft. of GFA	Y	Y	Y	Y	Y	Y	Y	Y	N	See Section 21.52.232 Limited to 2,500 square feet in neighborhood zones.
Fitness Facility between 2,501 to 25,000 sq. ft. of GFA	AP	AP	AP	Y	AP	Y	Y	Y	N	
Fitness Facility over 25,000 sq. ft. of GFA	N	N	N	C	N	C	C	C	N	
Gun repair shop	AP	Y	N							
House cleaning service	Y	Y	Y	Y	Y	Y	Y	Y	N	
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	Y	N	Subject to special development standards for indoor animal adoption and boarding <u>21.45.133</u> . 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 <u>Section 21.45.133</u> .
Indoor animal related uses	AP	N	Subject to special							

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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)										development standards for indoor animal adoption and boarding <u>21.45.133</u> . 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 <u>Section 21.45.133</u> .
Laundromat	AP	N								
Laundry (commercial customers)	N	N	N	N	N	N	N	N	N	N Permitted in industrial zones only.
Massage Establishment	A	A	A	A	A	A	A	A	A	A Accessory use for hotel over one hundred (100) rooms, a physician, chiropractor, health club, beauty salon, nail salon, and the like.

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Residential Uses	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Artist studio with residence	AP	AP	AP	AP	AP	AP	AP	AP	N	
Caretaker residence	AP	AP	AP	AP	AP	AP	AP	AP	AP	
Group home (care of 6 or less)	N	N	Y	N	N	Y	Y	N	N	
Live-Work Units	Y	Y	Y	Y	Y	Y	Y	Y	N	See Section 21.52.240.5.
Residential care facility (care of 7 or more)	N	N	N	N	N	C	C	N	N	
Residential historic landmark building	*	*	*	*	*	*	*	*	*	See Section 21.52.265.5 for permitted uses and special conditions.
Senior and/or handicapped housing	N	N	N	N	N	C	C	N	N	
Special group housing (fraternity, sorority, convalescent home, convent, monastery, etc.)	N	N	N	N	N	C	C	C	N	

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Single-family or multifamily residential	N	N	Y	N	N	Y	Y	N	N	See Table 32-3 for permitted densities.
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	Neighborhood			Community				Regional	Other	
Restaurants and Ready-To-Eat Foods	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Outdoor dining	A	A	A	A	A	A	A	A	N	A Coastal Permit and encroachment permit are required for all outdoor dining located on public right-of-way within the City's Coastal Zone.
Restaurants and ready-to- eat foods with drive- through facilities	N	C	N	C	C	C	C	C	N	Special standards apply (see Section 21.45.130).
Restaurant and ready-to- eat foods without drive- through facilities	Y	Y	Y	Y	Y	Y	Y	Y	N	
Vending Carts	AP	AP	AP	AP	AP	AP	AP	AP	N	Special standards apply (see Section 21.45.170).

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	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Retail Services										
Adult-Use Cannabis Dispensary	Y	Y	Y	Y	Y	Y	Y	Y	N	Subject to requirements in 5.92
Basic retail sales (except uses listed below)	Y	Y	Y	Y	Y	Y	Y	Y	N	Used clothing, antiques, art, books (new and used), coins, collectibles, jewelry, and trading cards are included in "Basic Retail."
Building supply or hardware store with lumber, drywall, or masonry	N	N	N	Y	Y	Y	Y	Y	N	For hardware store without lumber, drywall, or masonry, see "Basic Retail Sales."
Gun shop	AP	AP	AP	AP	AP	AP	AP	Y	N	
Major household appliances (refrig./stove/ etc.)	N	N	N	Y	Y	Y	Y	Y	N	

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Manufacture of products sold on-site	A	A	A	A	A	A	A	A	A	See Section 21.51.240.
Merchandise mall, indoor swap meet	N	N	N	C	C	C	C	C	N	
Outdoor sales events (flea mkts./swap meet)	N	N	N	C	C	C	C	C	N	
Outdoor vending 1. Flower, plant, fruit, or vegetables in conjunction with sale of related products from a retail store	A	A	A	A	A	A	A	A	N	1. See Section 21.51.255.
2. Food carts	AP	N	2. See Section 21.45.170.							
3. Flower cart or news cart	Y	Y	Y	Y	Y	Y	Y	Y	Y	3. See Section 21.45.135.
4. Mobile food truck at construction sites	T	T	T	T	T	T	T	T	T	4. See Section 21.53.106.
Pawn shop	N	N	N	C	C	C	C	C	N	
Secondhand store	Y	Y	Y	Y	Y	Y	Y	Y	N	See Section 21.52.270.1. Also see note under "Basic Retail."
Thrift store, used merchandise	AP	Y	N	Also see note under "Basic Retail."						
Vending machines	A	A	A	A	A	A	A	A	A	Accessory to existing retail sales. See Section 21.51.295.

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Temporary Lodging										
Bed and breakfast inn	AP	N								
Hotel	N	N	N	C	C	C	C	C	N	
Inn	N	N	N	AP	AP	AP	AP	N	N	
Motel	N	N	N	N	N	N	N	C	N	
Shelters	N	N	N	N	N	C	C	N	N	
Temporary Uses										
Carnival, event, fair, trade show, etc.	T	T	T	T	T	T	T	T	T	
Construction trailer	T	T	T	T	T	T	T	T	T	
Transportation and Communication Facilities										
Communication facilities: A. Freestanding/monopole cellular and personal communication services	C	C	C	C	C	C	C	C	C	See Section 21.52.210.
B. Attached/roof mounted cellular and personal communication services	Y	Y	Y	Y	Y	Y	Y	Y	N	See Section 21.45.115.
C. Electrical distribution station	C	C	C	C	C	C	C	C	N	
Transportation facilities (bus terminals, cab stands, heliports, helistops)	N	N	N	N	N	N	N	C	N	

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Wireless telecommunications facilities	C	C	C	C	C	C	C	C	C	See Chapter 21.56
Miscellaneous										
Storage of hazardous materials accessory to principal use (such as pest control)	C	C	C	C	C	C	C	C	C	N A conditional use permit is required only if amount of material stored exceeds 55 gal. of liquid, 500 lbs. of solids, 200 cubic ft. of compressed gas or any amount of acutely hazardous material.
Unattended Donation Box	A	A	A	A	A	A	A	A	A	A Subject to accessory use standards (see Section 21.51.294). Unattended Donation Box shall be permitted in all Planned Development (PD) Districts and Specific Plan (SP) Districts allowing commercial uses, subject to Section 21.51.294.

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Abbreviations:

Y = Yes (permitted use).

N = Not permitted.

C = Conditional use permit required. For special conditions, see Chapter 21.52.

A = Accessory use. For special development standards, see Chapter 21.51.

AP = Administrative use permit required. For special conditions, see Chapter 21.52.

T = Temporary use subject to provisions contained in Chapter 21.53.

IP = Interim park use permit required. For special conditions, see Chapter 21.52.

Footnotes:

(1) The following alcoholic beverage sales may be exempted from the conditional use permit requirement:

- a. Restaurants with alcoholic beverage service only with meals. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. A sushi bar, where alcoholic beverages are served at the same bar where meals are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge without a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than thirty percent (30%) of gross sales consisting of alcoholic beverages shall lose its exemption and be required to obtain a conditional use permit to continue to sell alcohol.
- b. Florist with accessory sale of alcoholic beverages.
- c. Existing legal, nonconforming uses.

(1) All urban agriculture uses, whether by-right or permitted through an Administrative Use Permit, must meet the standards outlined in Section 21.52.260.

(ORD-19-0016 §§ 2—4, 2019; ORD-18-0030 § 6(Exh. A), 2018; ORD-18-0025 § 10(Exh. B), 2018; ORD-18-0018 § 5, 2018; ORD-18-0015 § 2(Exh. B), 2018; ORD-18-0013 § 2(Exh. A), 2018; ORD-18-0003(Emerg.) § 1(Exh. A), 2018; ORD-17-0024 § 2(Exh. B), 2017; ORD. 15-0019 §§ 1, 2, 2015; ORD-15-0010 § 1, 2015; ORD-13-0025 § 2(Exh. A), 2013; ORD-13-0018 § 3(Exh. A), 2013; ORD-13-0022 § 2, 2013; ORD-13-0008 § 1, 2013; ORD-12-0006 § 3, 2012; ORD-11-0011 § 2(Exh. B), 2011; ORD-07-0044 § 1, 2007; Ord. C-7904 §§ 2, 3, 2004; Ord. C-7881 § 2, 2003; Ord. C-7776 § 8, 2001; Ord. C-7729 §§ 4, 5, 2001; Ord. C-7663 § 42, 1999)

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Table 32-1A
Uses In All Other Commercial Zoning Districts

Repealed.

Use	CO	CH	CT
Retail Sales			
Antique furniture	Y	Y	Y
Audio equipment	N	Y	Y
Bakery (also see Ready-to-eat foods)	Y	Y	Y
Bicycle shop	Y	Y	Y
Book, stationery, video, card, gift or novelty shop	Y	Y	Y
Clothing store	Y	Y	Y
Coin, stamp, jewelry and art dealers	Y	Y	Y
Department store	N	N	Y
Discount store	N	Y	N
Drugstore	C	Y	Y
Floor and window covering	N	Y	Y
Florist, plant store (indoor)	Y	Y	Y
Flower and plant sales (outdoor)	A	A	A
Furniture store and accessories	N	Y	Y
Grocery	N	Y	Y
Hardware store (with building materials)	N	Y*	N
Hardware store (without building materials)	N	Y	Y
Hobby shop	Y	Y	Y
Itinerant vendor	T	T	T
Meat or fish market	Y	Y	Y
Merchandise mall	N	C	N

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Motorcycle sale	N	€	N
Newspaper and magazine stands	¥	¥	¥
Outdoor fruit and vegetable sales	A	A	A
Outdoor sales events (flea markets, swap meets, and the like)	N	N	€
Pawn shops	N	€	N
Pet store (not including veterinarian)	N	¥	¥
Photographic equipment	¥	¥	¥
Sporting goods store	N	¥	N
Used merchandise (Other than antique furniture, audio equipment, clothing, coins, stamps, jewelry, art dealers, photographic equipment, and sporting goods)	N	€	N
Vehicle parts stores, tire stores and the like with installation	N	€	N
Vehicle parts stores, tire stores and the like without installation	N	¥	N
Vending machines	A	A	A
Manufacture of products sold on-site	A	A	A
All other retail uses	N	AP	AP
All retail uses allowed in CCA Zone if designated in General Plan (Land Use Element) as 8R	¥	N	N
Alcohol Sales Uses			
Alcohol sales uses (b)	N	€	€
Automobile Uses			
Auto service station, car wash, auto detailing	N	¥*	€*
Body work and painting	N	€*	N
General repair	N	€*	N
Rental (see vehicle rental—personal services)	=	=	=
Repair, tune-up and lube	N	¥*	N
Sales and installation of tires, batteries and accessories	N	€*	N
Sales (open)	N	¥	N
Sales (show room only)	N	¥	N

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Table 32-1A
Uses In All Other Commercial Zoning Districts

Use	CO	CH	CT
Towing	A	A	A
Personal Services			
Barber, beauty shops, manicure shops	Y	Y	Y
Bicycle repair	Y	Y	Y
Catering—on-site food preparation	A	A	A
Collection center for recyclables	AP	AP	AP
Dog and cat grooming	N	Y	Y
Laundromat (no on-site dry cleaning)	N	Y	Y
Laundry, commercial customers	N	N	N
Laundry (including on-site cleaning with perchloroethylene or freon 12 systems)	Y	Y	Y
Locksmith	Y	Y	Y
Mail box rental	Y	Y	N
Masseuse/massage parlor	Y*	Y*	Y*
Office for home cleaning service	Y	Y	Y
Office for home improvement or repair uses (contractors, plumbers, electricians, carpenters and cabinetmakers with no on-site storage of materials)	N	Y	Y
Recycling centers for cans and bottles	N	N	N
Reducing salon, health or sports club	Y	Y	Y
Service and repair of home garden equipment	N	C	N
Service and repair of major household items	N	C	N
Shoe repair	Y	Y	Y
Shoe-shine parlor	A	A	A
Tailoring, millinery	Y	Y	Y

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Tanning salon	Y	Y	Y
Tattoo parlor	Y*	Y*	Y*
Television, radio, stereo and small appliance repair	N	Y	Y
Termite and pest control	N	Y	Y
Vehicle rental services	C	Y*	C
Veterinary clinic (excluding grooming and pet store)	N	C	N
All other personal services	AP	AP	AP
All other personal services allowed in the CCA Zone in land use designations in General Plan (Land Use Element) for 8R	Y	N	N
Professional Services			
Accounting, tax preparation, bookkeeping	Y	Y	Y
Administrative office	Y	N	Y
Architect, contractor office (no vehicles or materials)	Y	Y	Y
Artist studio	Y	Y	Y
Artist studio with residence	AP	AP	AP
Computer program consulting services	Y	Y	Y
Insurance office	Y	Y	Y
Law office	Y	N	Y
Medical, dental, and psychiatric offices	Y	Y	Y
Real estate office, escrow office	Y	Y	Y
Yacht broker	Y	Y	Y
All other professional offices	Y	AP	Y
Financial Services			
Banks, savings and loans with drive-up windows, including commercial/industrial loan businesses	C	Y	C
Banks, savings and loans without drive-up windows, including commercial/industrial loan businesses	Y	Y	Y

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Table 32-1A
Uses In All Other Commercial Zoning Districts

Use	CO	CH	CT
Bus token issuance, payment of utility bills, distribution of government checks and food stamps, sale of phone cards	Y	Y	Y
Car title loans	C	C	C
Money orders, money transfers	Y	Y	Y
Signature loans	C	C	C
Stock or bond broker	Y	Y	Y
All other financial services	C	C	C
Restaurants			
Fast-food with drive-up window, 200 ft. or more from a district allowing residential uses	C	C	Y
Fast-food with drive-up window, less than 200 ft. from a district allowing residential use	C	C	C
Fast-food without drive-up window	Y	Y	Y
Outdoor dining	A	A	A
Ready-to-eat foods	N	Y	Y
Restaurant—dinner with the sale of alcoholic beverages not qualified for exemption (b)	C	C	C
Restaurant—dinner without the sale of alcoholic beverages (b)	Y	Y	Y
Taverns			
Taverns, bar, cocktail lounge, pub	C	C	C
Entertainment Services			
Amusement machine (4 or fewer)	A	A	A
Amusement park	N	N	C
Arcade	N	C	N
Conventions, exhibit and trade shows or fairs, including sales or rental of goods exhibited	N	N	Y
Cruise ship passenger terminal	N	N	N

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Dancing—principal or accessory use	€	N	€
Drive-in theater	N	€	€
Entertainment uses with the sale of alcoholic beverages 500 ft. or less from a district allowing residential uses (b)	€	€	€
Entertainment uses with the sale of alcoholic beverages other than those described above	€	N	¥
Hall rental	N	N	€
Mock boxing or wrestling	N	€	€
Movies, theaters, private clubs (with no dancing)	N	€	€
Musical entertainment	€	N	€
Open (outdoor) commercial recreation	N	N	€
Pool hall (4 or more tables)	N	€	€
Pool tables (up to 3 tables)	A	A	A
Radio and television broadcasting	N	N	¥
Skating rink	€	€	€
Stage shows	€	N	€
Temporary special outdoor events, including promotional events, fairs, carnivals, circuses, art shows, antique shows, outdoor sporting events, trade shows, outdoor sales and the like	‡	‡	‡
Transportation facilities, including bus terminals, cabstands, limousine services, airport passenger terminals, blimp ports, heliports and helistops	N	A	€
All other entertainment services uses	N	€	€
Commercial Storage			
Commercial storage, including recreational vehicle storage	€	€	N

Table 32-1A
Uses In All Other Commercial Zoning Districts

Use	CO	CH	CT
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Parking			
Open parking as principal use	Y	N	C
Parking structures (principal use)	C	N	C
Business Support Services			
Business support services (such as light printing, business equipment rental and repair)	Y	Y	Y
Billboards			
Mini-poster	N	Y(a)	N
Painted board	N	N	N
Poster	N	Y(a)	N
Institutional Uses			
Churches	Y	Y	C
Daycare center, preschool	Y	Y	Y
Elementary, secondary school (grades 1-8)	C	N	N
Mortuary	Y	Y	Y
Social service office	C	Y	N
Trade school	C	Y	N
Other institutional uses	AP	AP	AP
Residential Use			
Housing (c) R-3-T	Y	N	N
R-4-N	Y	N	Y
R-4-R	Y	N	Y
Active senior housing	C	N	C
Traditional senior housing	C	N	C
Other special group housing	C	N	C
Caretaker residence	AP	AP	AP
Transient Housing			
Hotel, motel, inn	C	C	C

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Inn	C	N	C
Residential care facility	C	N	C
Bed and breakfast	AP	N	AP
Interim Parks			
Community gardens (see Section 21.52.260)	IP	IP	IP
Passive parks (see Section 21.45.155)	Y	Y	Y
Playgrounds (see Section 21.52.260)	IP	IP	IP
Recreational parks (see Section 21.52.260)	AP	AP	AP
Urban agriculture use (d)	Y	Y	Y
Miscellaneous Uses			
Cellular and personal communication services	C	C	C
Concession, Entertainment facility, other outdoor display	T	T	T
Construction trailer	T	T	T
Electrical distribution station	Y	Y	C
Trailer used for office, nightwatchman's quarters	AP	AP	AP
Wireless telecommunications facilities (see Chapter 21.56)	C	C	C

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

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	IP =	Interim park use permit required. For special conditions refer to Chapter 21.52.
	* =	Special standards apply. Refer to Chapter 21.45.
Notes:	(a)	Billboards are subject to special development standards contained in Chapter 21.54.
	(b)	The following alcoholic beverage sales shall be exempted from the conditional use permit requirement:
		1. Restaurants with alcoholic beverage service only with meals. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. A sushi bar, where alcoholic beverages are served at the same bar where meals are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge without a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than thirty percent (30%) of gross sales consisting of alcoholic beverage sales shall lose its exemption and be required to obtain a conditional use permit to continue to sell alcohol.
		2. Florist with accessory sale of alcoholic beverages.
		3. Existing legal, nonconforming uses.
	(c)	Refer to Section 21.32.235 (Residential uses in commercial districts) for development standards. Residential zone designated as overlay zone will supersede the density and standards specified in Table 32-1.
	(d)	All urban agriculture uses, whether by-right or permitted through an Administrative Use Permit, must meet the standards outlined in Section 21.52.260.

DIVISION II. - DEVELOPMENT STANDARDS

21.32.225 - Screening required.

- A. **General.** The following required screening shall apply in all commercial districts:
1. **Open Storage.** Open storage shall be prohibited. Certain merchandise is permitted to be displayed outdoors for sale or rent as indicated in Tables 32-40 and 32-1A.
 2. **Parking Lots.** All parking lots shall be screened as provided for in Section 21.41.266 and Chapter 21.42.
 3. **Adjacent To Residential Districts.** All commercial uses adjoining or abutting a residential district shall be screened by a solid fence or wall not less than six feet, six inches (6'6") in height, except in the front yard of the residential lot, where the fence or wall shall be three feet (3') in height.
 4. **Parking Structures.** All sides of a parking structure abutting a public street shall be screened by trees, vines or other decorative screening approved by the Director of Development Services. See Chapter 21.42 for additional requirements.
- B. **Mechanical Equipment on Rooftops.** The City recognizes that mechanical equipment on rooftops can be unattractive and can provide areas for unsecured entry into buildings. Therefore, the following restrictions shall be required to improve the aesthetic quality of the City and the security of each building. These restrictions shall apply in all commercial zoning districts within the City.
1. **Required.** In all commercial zones, rooftop mechanical equipment, except solar collectors and rain gutters, shall be screened on all sides by screening not less than the height of the equipment being screened. In the high rise overlay and planned development districts, such equipment shall also be screened from view from higher buildings in the zone to the satisfaction of the Director of Planning and Building.
 2. **Secured.** All rooftop mechanical equipment shall be secured from unauthorized entry to the satisfaction of the Director of Planning and Building.
 3. **Materials.** All rooftop mechanical equipment screening devices shall be of a material requiring a low degree of maintenance. Wood shall generally not be utilized unless it can be shown that proper maintenance will occur. All screening devices shall be well integrated into the design of the building through such items as parapet walls continuous with the walls of the structure, false roofs, or equipment rooms. Louvered designs are acceptable if consistent with the building design style.
 4. **Substitutions.** Well-planned, compact, architecturally integrated rooftop equipment may be substituted for screening with the approval of the Director of Planning and Building.

(ORD-10-0031 § 2, 2010; Ord. C-7663 §§ 17, 18, 1999; Ord. C-7047 § 18, 1992; Ord. C-6684 § 42 (part), 1990; Ord. C-6533 § 1 (part), 1988)

21.32.235 - Residential uses in commercial districts.

All residential development in commercial districts shall comply with the density and development standards indicated in Tables 32-3 and 32-3A. Residential uses shall be permitted in commercial districts as indicated in Tables 32-40 and 32-1A.

(Ord. C-7326 § 14, 1995; Ord. C-7047 §§ 19—21, 1992; Ord. C-6933 § 29, 1991; Ord. C-6684 § 42 (part), 1990; Ord. C-6533 § 1 (part), 1988)

Proposed Code Amendment - Clarify how new uses and unspecified development standards adopted into the code are applicable in specific plans and planned development districts

Proposed Changes are marked as follows:

- Red - proposed new text
- Red Strikethrough (strikethrough) - proposed deleted text

Proposed Code Amendment:

CHAPTER 21.37 - PLANNED DEVELOPMENT DISTRICTS AND SPECIFIC PLAN^[2]

Footnotes:

--- (7) ---

Editor's note— ORD-16-0009 § 3, adopted June 14, 2016, amended Ch. 21.37 in its entirety to read as herein set out. Former Ch. 21.37, §§ 21.37.010—21.37.070, was entitled "Planned Development Districts", and derived from Ord. C-7959 § 3, 2004; Ord. C-7607 § 2, 1999; Ord. C-7466 § 3, 1997; Ord. C-7343 § 3, 1995; Ord. C-7115 § 7, 1993; Ord. C-6886 § 7, 1991; Ord. C-6595 § 11, 1989; Ord. C-6578 § 2, 1989; Ord. C-6518 § 2, 1988; and Ord. C-6533 § 1(part), 1988.

A. Planned Development Districts Division I – Planned Development Districts

21.37.010 110 - Purpose.

The Planned Development (PD) District is established to allow flexible development plans to be prepared for areas of the City which may benefit from the formal recognition of unique or special land uses and the establishment of special design policies and standards not otherwise possible under conventional zoning district regulations. Purposes of the planned development district include permitting a compatible mix of land uses, allowing for planned commercial areas and business parks, and encouraging a variety of housing styles and densities.

(ORD-16-0009 § 3, 2016)

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21.37.020120 - Districts established.

On and after September 1, 1988, all planned development districts shall be indicated by the PD designation, a number and a common name. Planned development districts are as follows:

1. PD-1—Southeast Area Development and Improvement Plan (SEADIP) (repealed) (~~superceded~~~~superseded~~ by Southeast Area Specific Plan SP-2) (See Section 21.37.210).
2. PD-2—Belmont Pier
3. PD-3—Reserved
4. PD-4—Long Beach Marina
5. PD-5—Ocean Boulevard
6. PD-6—Downtown Shoreline
7. PD-7—Long Beach Business Center
8. PD-8—Reserved
9. PD-9—Long Beach Airport Business Park
10. PD-10—Willmore City
11. PD-11—Rancho Estates
12. PD-12—Long Beach Airport Terminal
13. PD-13—Atlantic Aviation Center
14. PD-14—Reserved
15. PD-15—Redondo Avenue
16. PD-16—Reserved
17. PD-17—Alamitos Land
18. PD-18—Kilroy Airport Center
19. PD-19—Douglas Aircraft
20. PD-20—All Souls
21. PD-21—Queensway Bay
22. PD-22—Pacific Railway
23. PD-23—Douglas Center
24. PD-24—Reserved
25. PD-25—Atlantic Avenue
26. PD-26—West Long Beach Business Park
27. PD-27—Willow Street Center

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28. PD-28—Pacific Theaters
29. PD-29—Long Beach Boulevard (repealed) (superseded by Midtown Specific Plan (SP-1))
30. PD-30—Downtown Long Beach
31. PD-31—California State University and Technology Center/Villages at Cabrillo Long Beach Vets
32. PD-32—(PD-32 North and PD-32 South) — Douglas Park

(ORD-17-0022 § 1, 2017; ORD-16-0009 § 3, 2016)

~~21.37.030~~ 130 - Qualifying standards.

In order to qualify for the planned development district classification, a property must contain not less than five (5) acres in size or must be a full block face surrounded on all sides by public right-of-way. In any event, the property must have direct access to a public street.

(ORD-16-0009 § 3, 2016)

~~21.37.040~~ 140 - Establishment procedures.

A planned development district classification shall be established in accordance with the administrative procedures contained in Division VII of Chapter 21.25 (Specific Procedures). Among other things, these procedures call for preparation and adoption of a use and development standards plan.

(ORD-16-0009 § 3, 2016)

~~21.37.050~~ 150 - Development standards.

The development standards and design guidelines for a Planned Development District shall be those adopted by the City Council in the ordinance for each PD zone. Whenever a PD zone is silent or does not contain any standards for a particular aspect of development standard (such as landscaping, parking configuration, or permitted projections into required yard areas), then the Zoning Administrator shall determine the development standard that shall apply, s for that aspect of a zoning district or PD taking into consideration which development standard is closest to the overall intent of the PD.

~~Development plans approved by the City Council shall serve as the applicable zoning regulations for a PD zone. Whenever a PD zone does not contain any standards for a particular aspect of development such as landscaping, then the development standards for that aspect of a zoning district which is closest to the overall intent of the particular planned development district shall apply.~~

(ORD-16-0009 § 3, 2016)

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~~21.37.060~~ 160 - Site plan review.

Site plan review is required for all development proposals within PD districts pursuant to Division V of Chapter 21.25 (Specific Procedures) of this Title. The Site Plan Review Committee shall refer to the Planning Commission all planned development district project applications which vary from the general or specific use and development standards but which are consistent with the intent of the particular planned development district.

(ORD-16-0009 § 3, 2016)

~~21.37.070~~ 170 - Alcoholic beverage sales uses.

On-premises and off-premises alcoholic beverage sales uses in planned development districts shall be permitted only as conditional uses unless such uses are specifically exempted from the conditional use permit process by a particular planned development district ordinance.

(ORD-16-0009 § 3, 2016)

21.37.180 - Use regulations—amendments to Title 21.

When this Title is amended to add or change regulations for a specific land use in the Residential Districts (Ch. 21.31), Commercial Districts (Ch. 21.32), Industrial Districts (Ch. 21.32), Institutional District (Ch. 21.34), and Park District (Ch. 21.35), the Zoning Administrator may determine that the same use regulations apply to all or certain Planned Development Districts (or subareas thereof), if the following conditions are met:

1. The use is not directly or explicitly regulated by the existing PD use regulations,
2. The use is consistent in nature with the categories, types and characteristics of uses permitted in the PD (or subareas thereof), and will not introduce a new use that will cause substantial adverse effects upon the community, and
3. The use is not in conflict with the goals or intent of the PD.

Such determination shall be made in writing and shall be appended to the affected PD(s), as appropriate.

B. Specific Plans Division II - Specific Plans

21.37.200 - Purpose.

As set forth in Government Code sections 65450 through 65458, the specific plan provides a means to establish more specific land use regulations and design standards for properties and areas requiring special attention or treatment. A specific plan serves as a policy and regulatory document, with policy direction and project development concepts consistent with the General Plan.

(ORD-16-0009 § 3, 2016)

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21.37.210 - Specific Plans established.

On and after May 1, 2016, all specific plans shall be indicated by the SP designation, a number and a common name. Specific plans are as follows:

1. SP-1—Midtown
2. SP-2—Southeast Area

(ORD-17-0022 § 2, 2017; ORD-16-0009 § 3, 2016)

21.37.~~330~~ 220 - Establishment procedures.

A specific plan shall be established in accordance with the administrative procedures contained in Division I of Chapter 21.25 (Specific Procedures—Zone Changes and Zoning Regulation Amendments).

(ORD-16-0009 § 3, 2016)

21.37.230 - Development standards.

The development standards and design guidelines for a Specific Plan shall be those adopted by the City Council in the ordinance for each SP. Whenever a SP is silent or does not contain any particular development standard (such as landscaping, parking configuration, or permitted projections into required yard areas), then the Zoning Administrator shall determine the development standard that shall apply, taking into consideration which development standard is closest to the overall intent of the Specific Plan.

21.37.240 - Use regulations—amendments to Title 21.

When this Title is amended to add or change regulations for a specific land use in the Residential Districts (Ch. 21.31), Commercial Districts (Ch. 21.32), Industrial Districts (Ch. 21.32), Institutional District (Ch. 21.34), and Park District (Ch. 21.35), the Zoning Administrator may determine that the same use regulations apply to all or certain Specific Plans (or subareas or districts thereof), if the following conditions are met:

1. The use is not directly or explicitly regulated by the existing SP use regulations,
2. The use is consistent in nature with the categories, types and characteristics of uses permitted in the SP (or subareas or districts thereof), and will not introduce a new use that will cause substantial adverse effects upon the community, and
3. The use is not in conflict with the goals or intent of the SP.

Such determination shall be made in writing and shall be appended to the affected SP(s), as appropriate.

Amend Table 32-1 Uses in All Other Commercial Zoning Districts in Ch. 21.32 (see excerpt of table below:)

**Table 32-1
Uses in All Other Commercial Zoning Districts**

Neighborhood	Community							Regional	Other		
Carnival, event, fair, trade show, etc.	T	T	T	T	T	T	T	T	T	T	
Construction trailer	T	T	T	T	T	T	T	T	T	T	

Neighborhood				Community				Regional	Other	
Temporary Activating Use	T	T	T	T	T	T	T	T	T	See Section 21.53.115

Amend Table 33-2 Uses in Industrial Districts in Ch. 21.33 (see excerpt of table below)

Use	IL	IM	IG	IP	*Notes and Exceptions
14. Miscellaneous uses					
14.1 Caretaker, night watchman's quarters*	AP	AP	AP	AP	a. Caretaker quarters permitted only in conjunction with a permitted nonresidential use.
14.2 Art studio with associated residence	AP	AP	AP	N	b. Billboards subject to regulations and standards contained in <u>Chapter 21.54</u> .
14.3 Vocational schools (SIC code 824)	Y	Y	Y	Y	c. For temporary use regulations, see <u>Chapter 21.53</u> .
14.4 Job training and vocational rehabilitation (SIC code 833)	C	C	C	C	
14.5 Daycare facilities (SIC code 835)	C	C	C	C	
14.6 Museums (SIC code 841)	Y	Y	Y	Y	
14.7 Billboards* (outdoor advertising)	C	C	C	C	b. Billboards subject to regulations and standards contained in <u>Chapter 21.54</u> .
14.8 Temporary outdoor events and temporary construction offices*	T	T	T	T	
14.9 Vending carts	AP	AP	AP	N	

Use	IL	IM	IG	IP	*Notes and Exceptions	
15. Alcoholic Beverage Manufacturing* (SIC code 208)*		Y	Y	Y	N	a. *Subject to special development standards (see <u>Section 21.45.114</u>). Alcoholic Beverage Manufacturing and Accessory tasting room uses shall be permitted in all Planned Development (PD) Districts allowing Commercial uses, subject to <u>Section 21.45.114</u> .
15.1 Accessory Tasting Room*		A	A	A	N	
16. Temporary Activating Use		T	T	T	T	See Section 21.53.115

Amend 21.53 to create 21.53.115 Temporary activating use

21.53.115 – Temporary activating use.

PURPOSE. The purpose of this Section is to allow community-serving temporary uses on vacant lots. Such uses are intended to provide a community benefit, encourage street activation, and reduce visual blight associated with vacant lots, as defined in Chapter 18.29, on a temporary basis and can include sporadic special events, such as cultural and community events, or temporary retail or services uses, such as bike kitchens. Temporary activating uses are proposed by community based public or private organizations that improve and enhance the social or economic welfare and quality of life of the residents of Long Beach and provide a service to City residents including, but not limited to, faith-based organizations, local non-profit organizations or associations, Business Improvement Districts (BIDs), and organizations which have entered into a contract or agreement with the City to provide specific services or outreach, as determined by the Zoning Administrator.

USE REGULATIONS. Notwithstanding Sections 21.53.109 and 21.53.113, all temporary activating uses shall be permitted upon written approval of the Zoning Administrator and are subject to the following standards and findings:

1. No temporary activating use shall be allowed which would not otherwise be allowed in the applicable zoning district or the General Plan designation, unless the Zoning Administrator determines that the use is compatible with existing surrounding uses.
 - a. Temporary activating uses proposed in residential zones shall be allowed along Neighborhood Connector and more intense arterial streets, as defined in the Mobility Element.
2. The applicant is a community-based organization with an established relationship with the City such as Business Improvement Districts (BIDs), nonprofits, or other eligible organizations, as determined by the Zoning Administrator.
3. A temporary activating use is subject to compliance with Americans with Disabilities Act (ADA) requirements per the Building Code.

4. Vacant lots used for temporary activating uses shall be maintained free of weeds, dry brush, dead vegetation, trash, garbage, junk, debris, building materials, vehicles, cars, boats, campers, any accumulation of newspapers, circulars, flyers, notices (except those required by federal, state or local law), discarded personal items, including but not limited to, furniture, clothing, large and small appliances, graffiti, tagging or similar markings. The property owner or other responsible person must inspect the property at reasonable intervals or take other reasonable steps to ensure that there is no dead or dying vegetation, litter, weeds, graffiti, debris or materials accumulating on the property.
5. Temporary activating uses that are sporadic special events shall be permitted for a period of up to six months at the discretion of the Zoning Administrator. These types of uses are eligible for up to two additional six-month renewal periods not to exceed a maximum of 18 months for the same use. Conditions may be modified by the Zoning Administrator during the renewal process, as necessary, to ensure compatibility with the surrounding area.
6. Other temporary activating uses that do not fall under the category of sporadic special events shall be permitted for a period of up to one year at the discretion of the Zoning Administrator. These types of uses may be renewed for up to two additional one-year periods not to exceed a maximum of three years for the same use. Conditions may be modified by the Zoning Administrator during the renewal process, as necessary, to ensure compatibility with the surrounding area.
7. Projects may be granted relief from development standards for temporary activating uses by the Zoning Administrator if positive findings can be made for the following:
 - a. The use shall further the goals of the general plan, provide a community benefit, activate the street, and reduce visual blight associated with vacant lots;
 - b. The use shall not cause substantial adverse impacts upon the surrounding area including public health, safety and general welfare;
 - c. The use shall be compatible with the surrounding area.
8. The fee for temporary activating use permits shall be the fee charged for Administrative Land Use Review (ALUR) permits. Each renewal application for a temporary activating use is subject to the same fee.
9. The Zoning Administrator shall have the authority to revoke or refuse to approve or renew a temporary activating use permit if the Zoning Administrator determines that there has been a violation of the terms or conditions of the approval or evidence of negative impacts on the surrounding area. The Zoning Administrator's action may be appealed to the Planning Commission.

Proposed Code Amendment- Exempt Satellite Public Post-Secondary Uses in Existing Buildings from Change of Use Parking Requirements

Proposed Changes are marked as follows:

- Red - proposed new text
- Red Strikethrough (strikethrough) - proposed deleted text

Amend 21.15 to include:

21.15.2395 School, Publicly run Post-secondary

A public post-secondary educational institution such as a university, community college, or trade school accredited by the State Board of Education that is publicly funded and operated by a public agency to give general academic instruction.

Amend Table 32-1 in §21.32.110 (Permitted Uses)

Uses	Neighborhood			Community			Regional		Other	Additional Regulations
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Public and Semi-Public Institutional (cont'd)										
Industrial arts trade school or rehabilitation workshop	N	N	N	C	C	C	C	Y	N	
Parsonage	A	A	A	A	A	A	A	A	N	Accessory to and on the same parcel as associated religious assembly use.
Private elementary or secondary school	N	N	N	C	C	C	C	C	N	Special conditions apply (see Sections

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Professional school/business school	N	N	N	Y	Y	Y	Y	Y	N	21.52.263 and 21.52.249).
Public Library	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Publicly run post-secondary school	Y	Y	Y	Y	Y	Y	Y	Y	Y	Special standards apply (see 21.45.151)
Social service office (with food distribution)	N	N	N	N	N	N	N	C	N	Also see industrial and institutional zones.
Social service office (without food distribution)	N	AP	N	AP	AP	AP	AP	Y	N	
Other institutional uses	N	N	N	AP	N	AP	AP	AP	N	

21.45.151 – Publicly run post-secondary school

PURPOSE. In recognition of the benefits imparted by publicly run post-secondary schools in the City and consistent with the Long Beach College Promise, of which the City is a partner, the City seeks to expand access to post-secondary education.

DEVELOPMENT STANDARDS. The following special development standards shall apply to changes of use to establish publicly run post-secondary schools that operate as satellite spaces offering instruction and support functions:

A. **Parking.** Parking requirements for a change of use to establish a publicly run post-secondary school proposed within ½ mile of public transit shall be waived.

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Amend 21.41 Table 41-1C

Use	Required Number of Spaces
Public Assembly	
1. Assembly hall, church <u>religious assembly</u> , movie theater or other public assembly area with fixed seats	For church and assembly uses, 1 per every 3.3 fixed seats. For theaters, 1 per every 3.3 fixed seats, plus a passenger loading and unloading zone (if the fixed seat portion of the use is not 75% or greater, separate parking ratios shall be applied for accessory uses)
2. Meeting hall, banquet hall, church <u>religious assembly</u> , or other public assembly area without fixed seats	20 per 1,000 GFA (if the assembly area is not 75% or greater, separate parking ratios shall be applied for accessory uses)
3. Elementary school, secondary school and day-care center	For elementary schools, 2 per classroom, plus 2 loading and unloading spaces and auditorium or stadium calculated separately. For high schools, 7 per classroom, plus auditorium or stadium calculated separately. For daycare, 1 space per every 10 children, plus 2 loading and unloading spaces
4. Publicly run post-secondary school	See 21.45.151 (applies to change of use only)
5. Hotel (guestrooms with direct access from an interior hallway) and motel (guestrooms with direct access to the exterior)	For hotel, 1 per guestroom, plus parking figured separately for banquet rooms, meeting rooms, restaurant and gift shops, plus 2 loading and unloading spaces. For motel, same as hotel, plus 2 parking spaces for the motel managers unit
6. Hospitals, convalescent hospitals	For hospitals, 2 spaces per bed. For convalescent hospitals, 1 per every 3 beds
7. Library, museum	4 per 1,000 GFA, plus 1 bus parking stall for each 5,000 sq. ft. open to public; plus passenger loading and unloading areas shall be provided

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Use	Required Number of Spaces
8. Trade or vocational school	20 per 1,000 GFA or 1 per 3.3 fixed seats, whichever is greater

Proposed Code Amendment- Aerospace Rocketry and Satellite Manufacturing Uses in Industrial Zones

Proposed Changes are marked as follows:

- Red - proposed new text
- Red Strikethrough (strikethrough) - proposed deleted text

Amend Table 33-2 Uses in Industrial Districts (see excerpt of table below):

**Table 33-2
 Uses In Industrial Districts
 (Continued)**

Use	IL	IM	IG	IP	Notes and Exceptions
4. Manufacturing					a. Prohibited in IL, IM, and IP, and requires conditional use permit in IG:
4.1 SIC codes 23, 27, 283, 284, 31*, 36, 38, 39	Y	Y	Y		<ul style="list-style-type: none"> • 261 (Pulp Mills) • 262 (Paper Mills)
4.2 SIC codes 25, 26*, 30	Y/C	Y/C	Y	See Item 10 in this table.	<ul style="list-style-type: none"> • 263 (Paperboard Mills) • 281 (Industrial Inorganic Chemicals)
4.3 SIC codes 22, 24, 289*, 32*, 34*, 35, 37*	N	C	Y/C		<ul style="list-style-type: none"> • 282 (Plastics Materials) • 285 (Paints, Varnishes)
4.4 SIC codes 21, 29*, 33, 492*, 4932*	N	N	C		<ul style="list-style-type: none"> • 286 (Industrial Organic Chemicals) • 287 (Agricultural Chemicals)

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4.5 SIC code 37 - within
enclosed structures
only

Y	Y	Y	
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- 2892 (Explosives)
- 291 (Petroleum Refining)

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<u>4.6 SIC code 37 - with outdoor storage or operations</u>	C	C	Y/C	
				<ul style="list-style-type: none"> • 311 (Leather Tanning and Finishing) • 324 (Hydraulic Cement) • 325 (Structural Clay Products) • 327 (Concrete, Gypsum, and Plaster Products) • 3292 (Asbestos Products) • 348 (Ordinance and Accessories) <p>b. Certain oil and gas extraction and processing are exempt from zoning regulations as provided for in Subsection 21.10.030.B, and are controlled by <u>Title 12</u> of the Municipal Code.</p> <p>c. SIC code 371 (Motor Vehicles and Motor Vehicle Equipment) shall be permitted in the IG district when located more than 150 ft. from a residential district, and require a conditional use permit when located closer than 150 ft.</p>

Similar changes to those proposed above for citywide industrial zones are being proposed for the Douglas Park Planned Development District (PD-32), which is located directly north of the Long Beach Airport. Refer to separate exhibit for proposed amendments.

Proposed Code Amendment- Self Storage in Industrial Districts

Proposed Changes are marked as follows:

- Red - proposed new text
- Red Strikethrough (strikethrough) - proposed deleted text

Amend Chapter 21.33 Table 33-2 Uses in Industrial Districts (see excerpt of table below):

**Table 33-2
 Uses In Industrial Districts
 (Continued)**

Use	IL	IM	IG	IP	*Notes and Exceptions
6. Wholesale Trade (SIC codes 50*, 51*, 422*)	Y	Y	Y	See item 10 in this table.	a. Exceptions as specified in item 6.1 of this table. b. General Warehousing and Storage under SIC code 4225 is permitted (does not include personal storage or commercial storage/self-storage, including recreational vehicle, and/or miniwarehouse, as defined by Section 21.15.570). Prohibited in IL, IM, and IP, and requires a conditional use permit in IG: <ul style="list-style-type: none"> • 5015 (motor vehicle parts, used) • 5093 (scrap and waste materials, including retail sales) • 5154 (livestock sales)
6.1 Personal storage, and commercial storage/self-storage, including recreational vehicle, and/or miniwarehouse, as defined by Section 21.15.570 (SIC code 4225*)	N	N	C	N	a. Does not include General Warehousing and Storage under SIC code 4225

Relevant definitions for informational purposes only—no amendments proposed.

Note: Title 21 currently contains no definition of "warehouse" or "industrial warehouse."

21.15.570 - Commercial storage/self-storage.

"Commercial storage/self-storage" means a commercial land use consisting of the rental of space for the storage of personal property (mini-warehouse) and the storage of recreational vehicles. An industrial warehouse is not considered commercial storage.

(Ord. C-7904 § 1, 2004; Ord. C-6533 § 1 (part), 1988)

21.15.2920 - Storage.

"Storage" means placing of a material or vehicle at one location for more than seventy-two (72) hours without use.

(Ord. C-6533 § 1 (part), 1988)

21.15.3300 - Wholesale, industrial.

"Industrial wholesale" means an industrial land use consisting of the exchange of large quantities of goods for future distribution and resale for financial or other considerations.

(Ord. C-6533 § 1 (part), 1988)

Proposed Code Amendment- Clarify that certain fabric canopies can be exempted from height limitations for the purposes of creating shade for rooftop open space.

Proposed Changes are marked as follows:

- Red - proposed new text
- Red Strikethrough (~~striketrough~~) - proposed deleted text

NOTES: Table 31-2A, Residential Development Standards

- (a) If this lot size exceeds the standards for the neighborhood (as defined in the subdivision regulations), the standard of the neighborhood may be used.
- (b) If a lot is 27 feet or less in width, see Subsection 21.31.215.F, special narrow lot standards.
- (c) These standards apply only to new subdivisions of land area. They do not apply to new construction on existing lots or to air space divisions of existing lots.
- (d) In general, height is measured to the midpoint of the roof (Section ~~21.15.1330~~—Definitions). However, in some zones, the building height limit consists of 2 numbers. The first number indicates the height of the midpoint of roof, and second number indicates height of building measured to peak of roof. A project shall conform to both standards.
- (e) An additional 2 feet may be permitted to accommodate access stairs to the roof.
- (f) See Section 21.31.220 for special height provisions.
- (g) New subdivisions, including corner lots, shall orient the lots to the side street.
- (h) For garages and other accessory structures, refer to Section 21.31.245 (Accessory structures).
- (i) Average setback may apply as outlined in Subsection 21.31.215.C (Front yard averaging).
- (j) Special standards apply for reverse corner lots as specified in Subsection 21.31.215.D (Rear yard).

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Proposed Omnibus Round 3 Zoning Code Tune-Up Amendments

- (k) The setback shall be measured from the centerline of an abutting alley where such exists. For shallow lots, see Special Standards in Subsection 21.31.215.D.
- (l) If the garage takes direct access from the street, the garage shall be set back pursuant to Section 21.31.245.
- (m) Commercial uses—see Special Development Standard, Section 21.45.160.
- (n) One unit is limited to not more than 800 square feet or 12 percent of lot area, whichever is greater.
- (o) Percent of lot area per unit.
- (p) Square foot per unit. See Sections 21.31.230 (Usable Open Space) and 21.31.240 (Privacy Standards) for detailed standards.
- (q) The side yard setback is 10 percent of lot width on each side, but in no case shall the interior side yard setback be required to exceed 10 feet (except as specified in footnote(s)). The side-street side yard setback shall be 15 percent of lot width, but in no case shall it be required to exceed 15 feet. Neither setback shall ever be less than 3 feet.
- (r) See Subsections 21.31.215.D.3 and 21.31.215.E.3, Special Side and Rear Yard Setback Restrictions.
- (s) Lots created through a land subdivision or lot merger shall not exceed 20,000 square feet. Lot mergers shall not be comprised of more than two lots.
- (t) A patio cover or canopy consisting of fabric, canvas, or similar durable, weatherproof material (and its supporting structure), may exceed the maximum building height when constructed above a roof deck, but shall be limited to a height of eight feet, six inches (8'-6") above the finish floor of the roof deck. The supporting structure shall be open on all sides. The patio cover or canopy shall not obstruct views of the beach, bay, ocean, or tidelands from any public vantage point or public area in the coastal zone or tidelands. A building permit shall be obtained, and the patio cover or canopy structure shall be permanently attached to the roof deck or building.

DIVISION II. - INITIATION OF PROCEDURES

21.21.201 - Application.

A. **General.** Any procedure provided for in this Title 21, including, but not limited to, amendment of the Zoning Regulations, change of a zoning district, issuance of conditional use permits, variances, administrative use permits, site plan review, classification of uses and density bonuses may be initiated by application of the owner of any real property in the City directly affected by the procedure, or his authorized agent. The Director of Development Services ~~Planning and Building~~ may request proof of ownership or authorization to apply prior to acceptance of any such application.

B. **Zoning and Zoning Regulations.** An amendment to the Zoning Regulations and a change of zoning district may also be initiated by:

1. Direction by action of the City Council or the Planning Commission; or
2. Direction of the Director of Development Services ~~Planning and Building~~ with the consent of the ~~Planning~~ Commission.

C. **Filing Fee.** A filing fee shall accompany each application as required by Section 21.21.701.

D. **Complete Application.** No application shall be considered complete until applicable forms are filed, the required fee is paid, and additional information as required by the Director of Development Services ~~Planning and Building~~, is received. The Director of ~~Planning and Building~~ shall determine when an application is complete, and the determination of the Director shall be final.

(Ord. C-6533 § 1 (part), 1988)

Table 21-1

Discretionary Review Responsibilities

Type of Procedure	Responsible Hearing Body				Notice Required ^(d)
	SPRC	ZA	PC	CC	
Zoning regulations amendment:					
Initial hearing			X		Yes
Final decision				X	Yes
Zone change:					
Initial hearing			X		Yes
Final decision				X	Yes

Type of Procedure	Responsible Hearing Body				Notice Required ^(d)
	SPRC	ZA	PC	CC	
Conditional use permit:					
Initial hearing			X		Yes
Appeal				X	Yes
Variance:					
Initial hearing		X	X ^(c)		Yes
Appeal			X	X ^(c)	Yes
Administrative use permit:					
Initial hearing		X	X ^(c)		Yes
Appeal			X	X ^(c)	Yes
Site plan review:					
Initial hearing	X		X ^(a)		No
Appeal			X	X ^(a)	No
Classification of uses:					
Initial hearing		X			No
Final decision			X		No
Establishment of planned development district:					
Initial hearing			X		Yes
Final decision				X	Yes
Applicability of Use/Development Standard in Planned Development Districts:					
Initial hearing		X			
Appeal			X		
Special Setback lines:					
Initial hearing			X		Yes

Type of Procedure	Responsible Hearing Body				Notice Required ^(d)
	SPRC	ZA	PC	CC	
Final decision				X	Yes
Local coastal permit:					
Initial hearing		X	X ^(c)		Yes
Appeal ^(b)			X	X ^(c)	Yes
Bonus density (General Plan):					
Initial hearing			X		Yes
Appeal				X	Yes
Determination of applicable law:					
Initial hearing			X		Yes
Appeal				X	Yes
Interim park use permit:					
Initial hearing				X	Yes
Appeal				None	
Temporary Activating Use (TAU) Permit:					
Initial hearing		X			
Appeal			X		
Establishment of specific plans:					

Type of Procedure	Responsible Hearing Body				Notice Required ^(d)
	SPRC	ZA	PC	CC	
Initial hearing			X		Yes
Final decision				X	Yes
Applicability of Use/Development Standard in Specific Plans:					
Initial hearing		X			
Appeal			X		

Abbreviations: SPRC = Site Plan Review Committee; ZA = Zoning Administrator; PC = Planning Commission; CC = City Council

(a) Planning Commission establishes types of projects subject to Planning Commission review. Such projects can be appealed to the City Council.

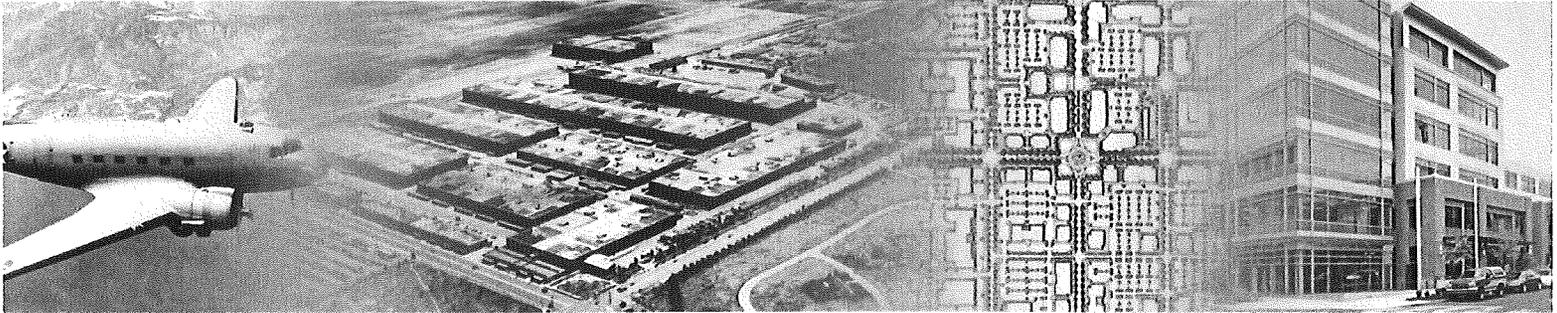
(b) Also appealable to California Coastal Commission if the project site is located within the appealable area.

(c) The Zoning Administrator may refer such application to the Planning Commission for consideration. In this case, the City Council shall serve as the appeal body.

(d) See Section 21.21.302 (Noticing of hearings) for noticing requirements.

(ORD-16-0009 § 1, 2016; Ord. C-7378 § 2, 1995)

PD-32:NORTH DEVELOPMENT STANDARDS



DOUGLAS PARK

LONG BEACH

September, 2009

PREPARED BY:

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THE BOEING
COMPANY

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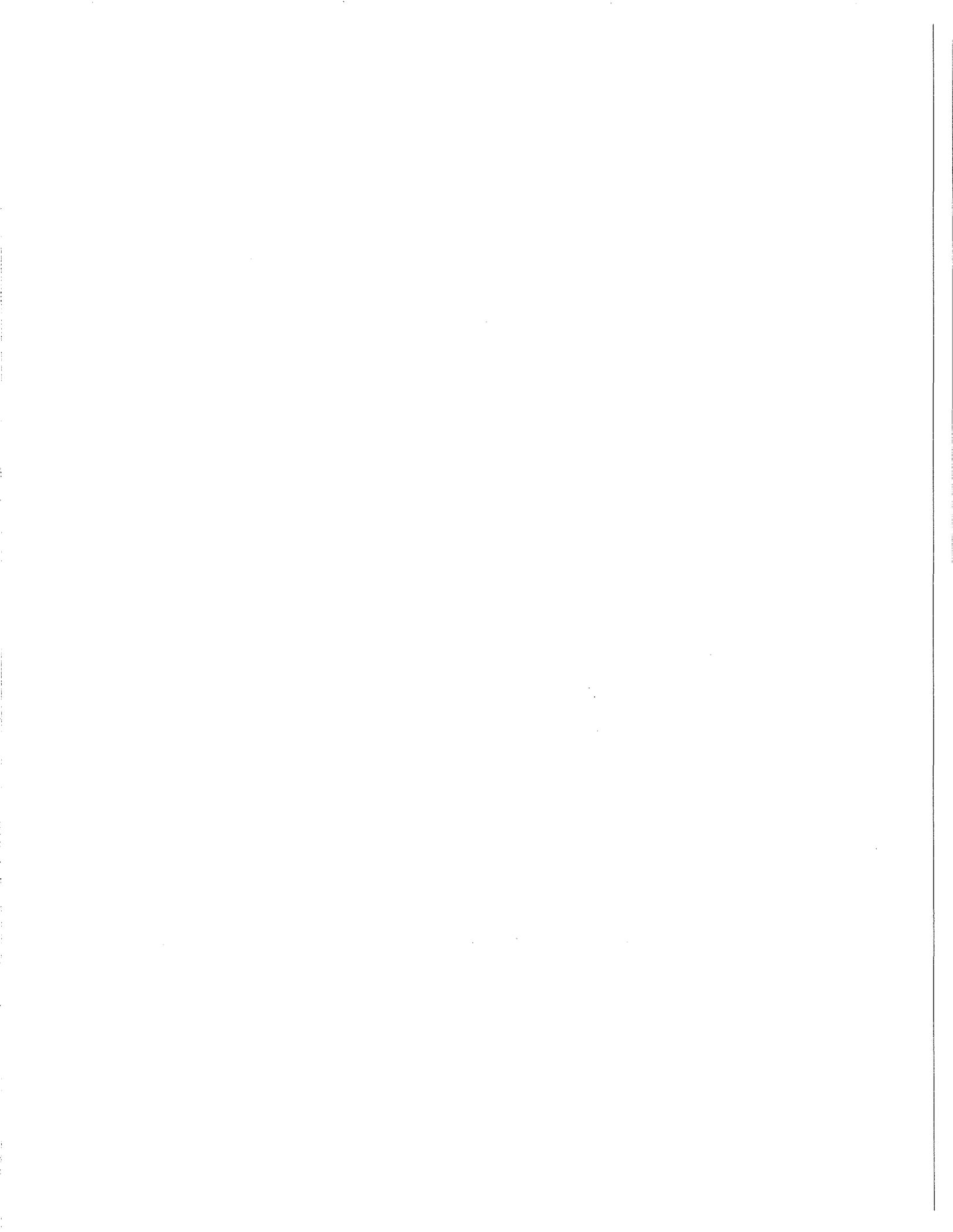
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Standards - Division I

introduction



Development Standards

The Development Standards for Planned Development District 32 (PD-32) are intended to be consistent with the City of Long Beach Municipal Code (LBMC) except as otherwise noted. PD-32 is subdivided into two areas, one north and the other south of Cover Street. These development standards apply to PD-32: North. They are mandatory provisions that along with the Design Guidelines, EIR Mitigations Measures, Conditions of Approval and the Development Agreement (DA) between McDonald Douglas Corporation, a wholly-owned subsidiary of the Boeing Company (Boeing) and the City will govern the development of the Plan Area within the City of Long Beach as defined in the Plan Boundary Map (see Figure 3 on page 13) unless a variance is obtained. They regulate areas such as land use, density, height, setbacks, streetwalls, view corridors, open space, parking/ loading, landscape, sustainable features and access.

The City of Long Beach may, at its discretion, grant variances to the Development Standards contained in this document where the enforcement would otherwise constitute an unreasonable limitation beyond the intent and purpose of the Development Standards, and where such a variance is consistent with the public health, safety and welfare.

Additional development standards and land uses not specified in this plan shall be in accordance with the Municipal Code. Although every attempt has been made to make these development standards consistent with the LBMC, Long Beach Development Services shall resolve any conflicts between these two documents as part of the Design Review Process.

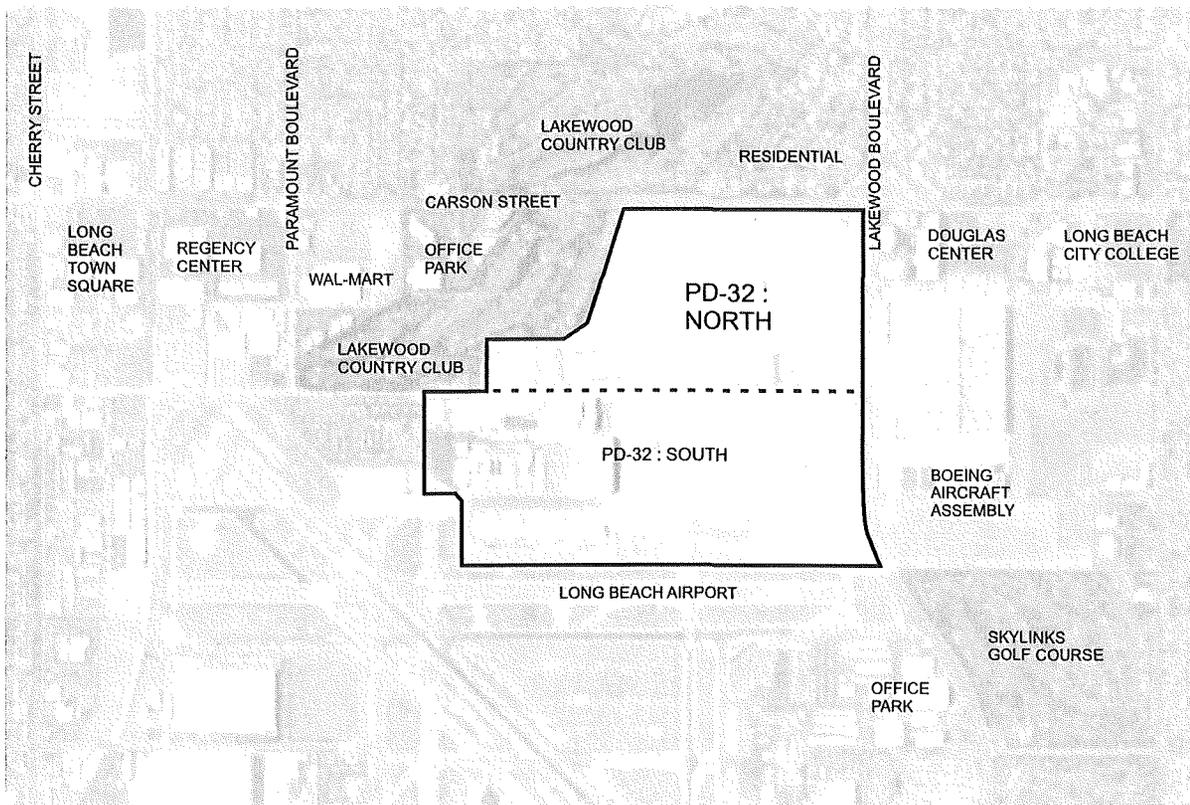


Figure 1 : Project Site and Vicinity Map

I n t e n t

In reviewing development proposals and land use issues, the City Council, Planning Commission, and Site Plan Review Committee shall be directed by following goals and objectives:

General Urban Design Goals

- The Master Plan shall acknowledge and appropriately respond to the varying contexts and adjacencies of the site – arterial boulevards, airport and airplane manufacturing, golf course and commercial and residential uses.
- The Master Plan shall create an urban design framework that ensures the creation of a distinctive environment that creates long-term value and quality while being flexible enough to accommodate changes in the economy and real estate market. The urban design shall be based on a framework of proven historical patterns and precedents found in Long Beach's distinctive and historic neighborhoods.
- A sense of place shall be created with clearly defined street hierarchy and character. The majority of Long Beach streets are laid out in a rectilinear grid pattern, which is appropriate to creating compact, walkable districts and neighborhoods.
- The master plan shall establish pedestrian orientation and human scale by limiting block sizes to those based on historical patterns and precedent.

Streets

- Design streets as places of shared use. Design streets as public open space to promote pedestrian orientation, sociability and safety. Street rights-of-way should be consistent with the minimum standards set forth in the Long Beach Municipal Code (LBMC table 47-1).
- Streets should be scaled appropriately to accommodate pedestrian sidewalks and planted parkways. Major arterial streets with multiple traffic lanes should include landscaped features to maintain an appropriate human scale, and as a way to interface between different uses.
- In accordance with the Master Street Tree Plan (see Division IV), street trees shall be located to provide shade for pedestrians, reduce heat island effect and provide appropriate scale and rhythm to the street (regular spacing and consistent alignment).
- Street trees, parkway treatments, gateways and other landscape elements shall reflect the character of the community's most distinctive maturely landscaped streets (e.g., Ocean Boulevard in downtown Long Beach).

Community Open Space

- The Master Plan shall incorporate community open space amenities to mitigate congestion and provide relief and recreation.
- Locate community open spaces amenities as focal points in the master plan while creating a sense of invitation and comfort to a diversity of users.
- Design the community open spaces amenities to have a variety of passive and active uses while maintaining a serene character.
- Link together community open spaces amenities with public pedestrian connections.

Land Uses

- Development should emphasize pedestrian orientation and the creation of a distinctive, landscaped-yet-urban environment that mitigates conflicts between proposed commercial uses and existing uses, both on-site and adjacent.
- While carefully planning for the needs of vehicular circulation, emphasize a pedestrian-friendly character with buildings located at front setbacks. Locate parking (surface lots or structures) behind or beside buildings.
- Development should be appropriately scaled and based on compatibility with adjoining uses.
- Promote high-quality construction and amenities. Architecture should be appropriately articulated and visually compatible with neighboring development.

Sustainability

- Environmental sustainability is an important objective at Douglas Park, and steps to minimize development impacts are described in Division V.

Design Review Process

This section of the PD-32: North Development Standards establishes the procedures and requirements for review of development and use permits, and shall be consistent with the LBMC. PD-32: North will have two entities, the Boeing (or its successor) Design Review Committee (DRC) and Long Beach Development Services (City), which will play a role in reviewing and permitting development proposals. These procedures are established in order to coordinate the review by the two entities.

The role of the DRC is strictly advisory, and its decisions shall not constitute implied City approval of a proposal. The design review process with the City shall be governed by the site plan review process contained in Division V of LBMC Chapter 21.25. The development standards contained in this document along with the design guidelines for the project shall be used by the City throughout the site plan review process. Proposals not complying with these documents will be deemed unacceptable, and will be rejected.

While the City will strictly adhere to the requirements of the Site Plan Review process in the LBMC, the following provides a general guide to the applicant for the overall design review process, including special submittal requirements in addition to those in the LBMC.

Step 1 : Conceptual Site Plan Review

Applicant shall submit conceptual plans in accordance with the application filing requirements and instructions of the City of Long Beach Planning Permit Application to the DRC for an initial review of compliance with the PD-32: North Development Standards and Design Guidelines. The submittal package shall include a conceptual site plan indicating proposed locations for buildings, parking, landscaping, and utility equipment. Following such review, the DRC shall acknowledge conceptual approval of submittal in writing to the City prior to the applicant submitting plans to the City for conceptual site plan review in accordance with LBMC Section 21.25.502.B.

In order to maintain consistency with the maximum density thresholds stipulated in the Environmental Impact Report and the Development Agreement for the project, the initial written approval by the DRC shall include a summary of the commercial density (building area) approved and remaining to date. Both the written DRC approval and density summary shall be included as part of the initial submittal to the City for site plan review.

Step 2 : Site Plan Review

Upon approval of conceptual site plan by the City, the applicant shall submit a design package (in accordance with the application filing requirements and instructions of the City of Long Beach Planning Permit Application) to the DRC for review. Upon review and written acknowledgement of approval by the DRC to the City, the applicant shall submit the design package to the City for site plan review in accordance with LBMC Section 21.25.502A. The submittal package shall include a site plan indicating proposed utilities, parking, building placement; roof plan indicating proposed equipment placement and sizes; floor plan(s) indicating proposed entries and functional organization; landscape plan indicating proposed planting, screening and amenities; elevations indicating proposed building heights, architectural articulation and finish materials; and sections indicating proposed rooftop mechanical equipment profiles, screening, sight lines and sustainability features requirements.

Step 3 : Compliance Check

Applicant shall submit a final design development package (to include further progress on the documents and design issues listed in Step 2, and findings of the Technical Advisory Committee) to the DRC for compliance check. The main purpose of this step is to confirm that project development is consistent with prior approvals and conditions prior to submitting for plan check with the City (construction-ready documents). The City, at its discretion, may require submittal of this package for compliance with conditions of approval.

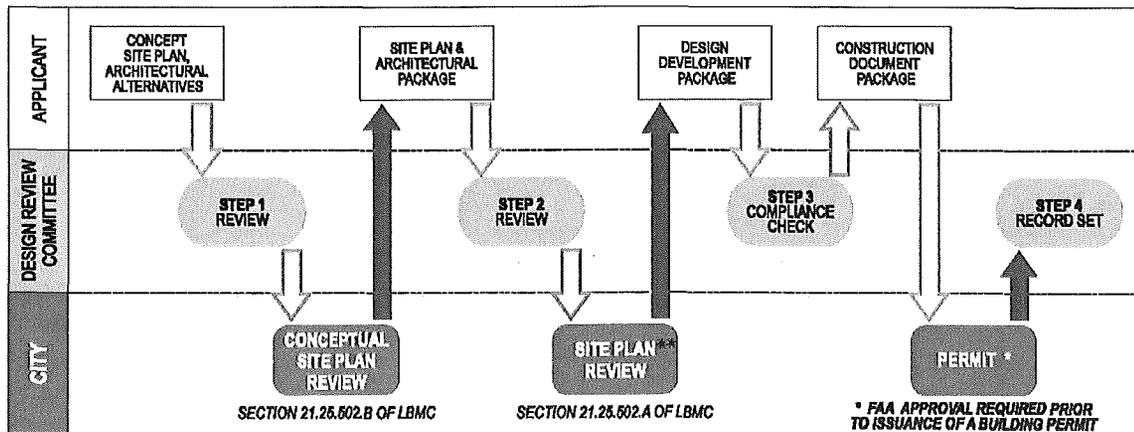


Figure 2 : Design Review Process

** LEED Registration required prior to approval of site plan review (See Division V)

Step 4 : Record Set

Upon receipt of Building Permit, the applicant shall file a complete copy of the permitted plans bearing the City stamps of approval with DRC.

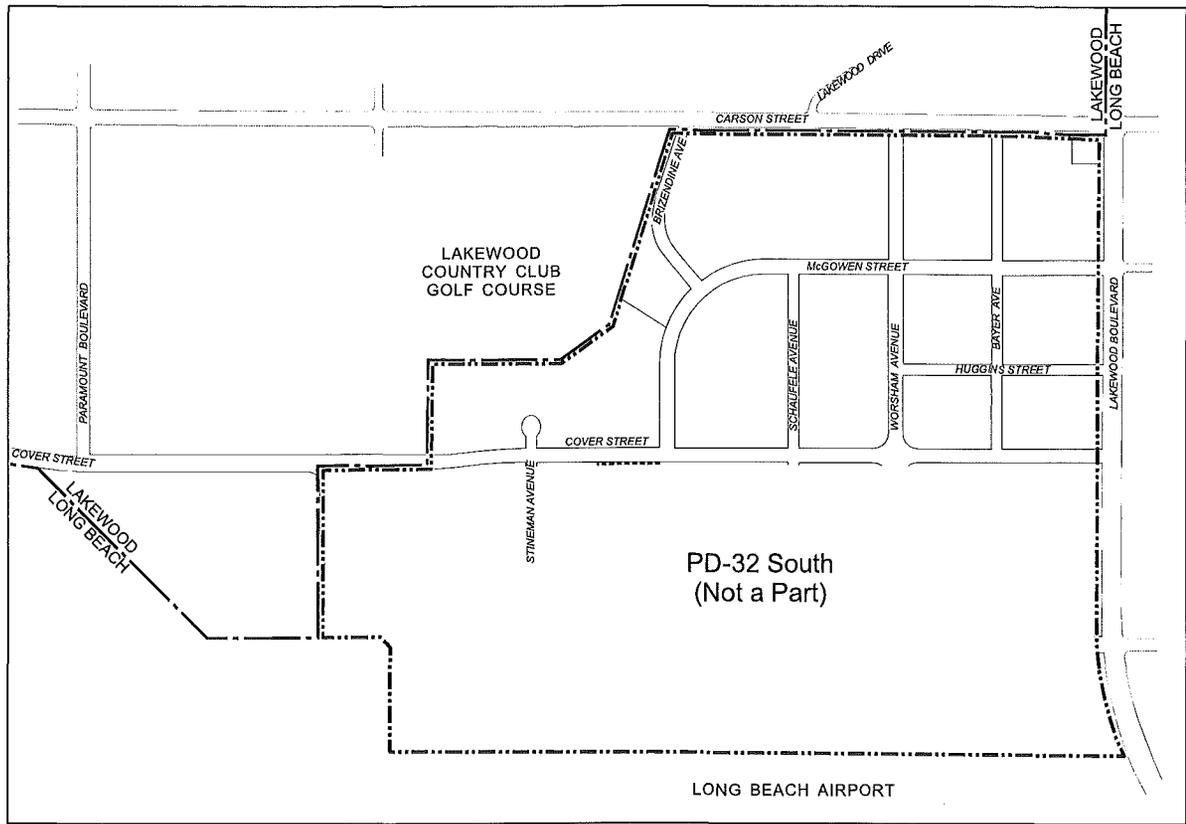
Federal Aviation Administration (FAA) Approval

During the Design Review process, the applicant must complete and submit all required forms (including Form 7460-1) to the FAA. A copy of all completed forms shall be submitted to the DRC at the beginning of Step 3. Prior to issuance of a building permit, a copy of all written findings from the FAA regarding compliance with Part 77, height limit regulations related to the Long Beach Airport, shall be provided to the DRC, as part of Step 4.

Standards - Division II
Establishing the Framework



Establishing the Framework



- PD Boundary
- . - . - . City Boundary

Figure 3 : Plan Boundary, Development Blocks & Street Grid

Planning Sub Areas

The PD-32 planning area is divided into sub areas as illustrated in Figure 4. PD-32: North --the portion north of Cover Street-- is the subject of this document's Development Standards and Design Guidelines, and is constituted of Sub Areas 1, 2, and 3. The intent and general standards for each of these sub areas are as follows:

Sub Area 1

This sub area, located in the northeast corner of Douglas Park, is intended as a mixed-use commercial district of office, retail, entertainment, restaurant and hotel uses. Retail uses will be concentrated along McGowen Street, between Lakewood Boulevard and Worsham Avenue an area intended as a lively, walkable "main street" on which this district is focused. Donald Douglas Park, an open space amenity at the corner of Carson Street and Lakewood Boulevard will be connected to a larger network of other open space amenities via landscaped pedestrian connections and generous public sidewalks linking together this district with Sub Area 2. The placement of commercial buildings abutting the southerley and westerley sides of Douglas Plaza is encouraged. Commercial uses may include office, retail, hospitality and mixed-use. To the extent practical, ground floor uses within such buildings should orient to the plaza. Parcels located south of Huggins Street and north of Cover Street between Lakewood Boulevard and Worsham Avenue are allowed to serve as retail expansion zones in Sub area 1.

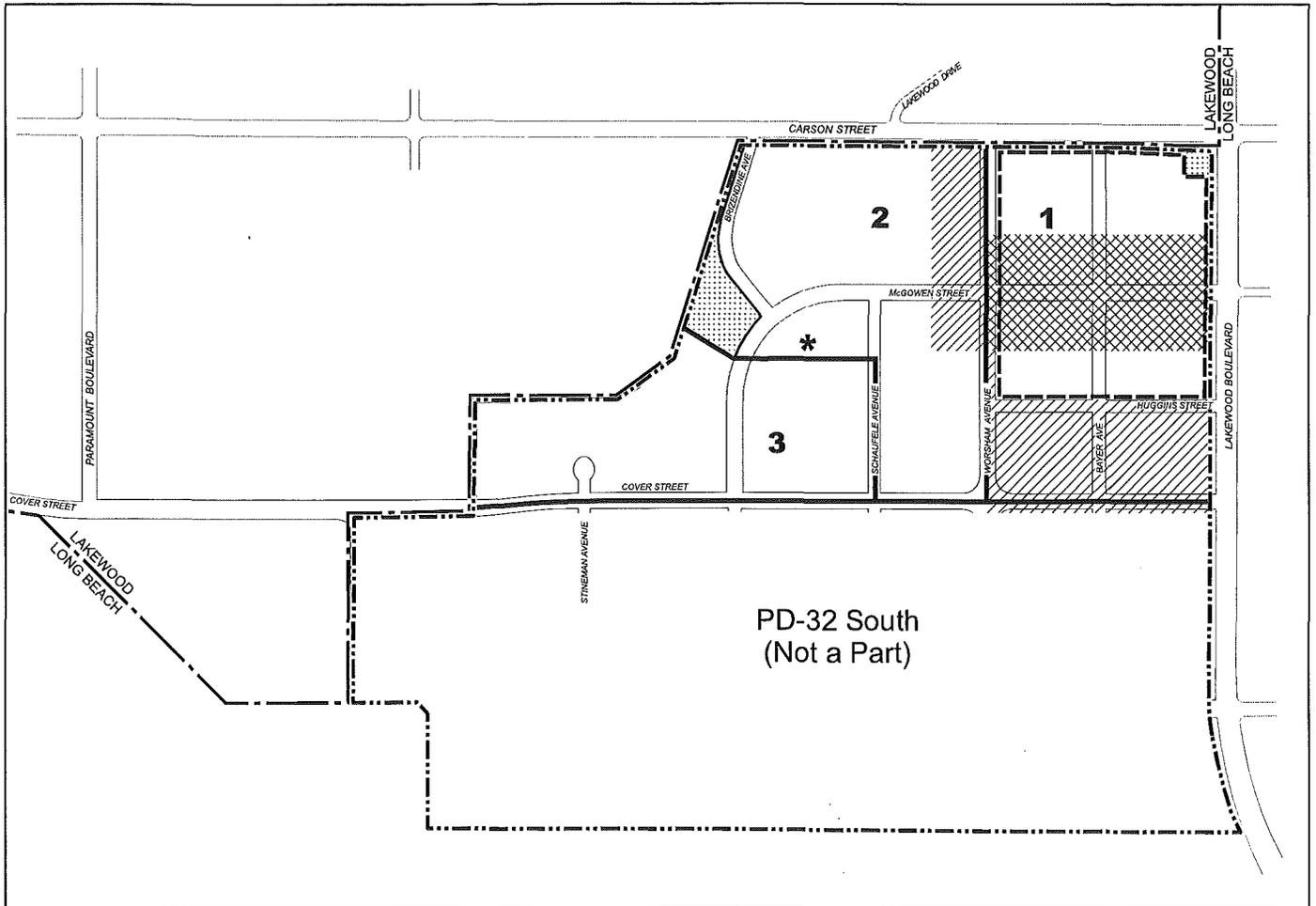
Table 1 : Sub Areas

Sub Area	General Use Classification
Sub Area 1	Mixed-Use: Office; Hotel; "Main Street" Commercial & Retail ^{a, b} ; Community Open Space
Sub Area 2	Office ^b ; Retail (expansion); Community Open Space
Sub Area 3	Office; Research & Development; Light Industrial ^c ; Community Open Space

^a All of the allowable 225,000 sq. ft. of retail development in Sub Area 1 shall be located in the "primary retail zone."

^b Additional sq. feet of retail development is allowed in the "retail expansion zone" directly south of the "primary retail district" in Sub Area 1, or directly west in Sub Area 2 along Worsham Avenue. A corresponding reduction of 1.5 sq. ft. of office development for every 1 sq. ft. of retail expansion is required. See Development Agreement for maximum allowable development areas by use.

^c Warehouse and distribution are prohibited as a principal use, but shall be permitted as an Accessory Use (per LBMC 21.15.060) provided it does not, at any time, exceed fifty (50) percent of the total Floor Area located on the legal lot or parcel containing such Accessory Use within Sub Area 3.



Main Street Overlay Zone
 (See special development standards for sub area 1)



Primary Retail Zone



Retail Expansion Zone



Open Space Amenity : Community Open Space
 (Fixed Location)



* Approximate Sub Area Boundary = 645 feet north of Cover Street
 (Boundaries shown at locations other than at rights-of-way are general, and subject to Final Site Plan approval)

Figure 4 : Planning Sub Areas

Sub Area 2

This sub area is intended as a low-density, campus-style office district. It is anticipated that high-quality one- and two-story structures screening landscaped parking lots behind will characterize development. Parcels fronting the west side of Worsham Avenue between Carson Street and McGowen Street, including the southwest corner lot on McGowen Street and Worsham Avenue are allowed to serve as “retail expansion zone” for Sub area 1. As in the mixed-use district, Sub area 2 will also feature a network of open space amenities.

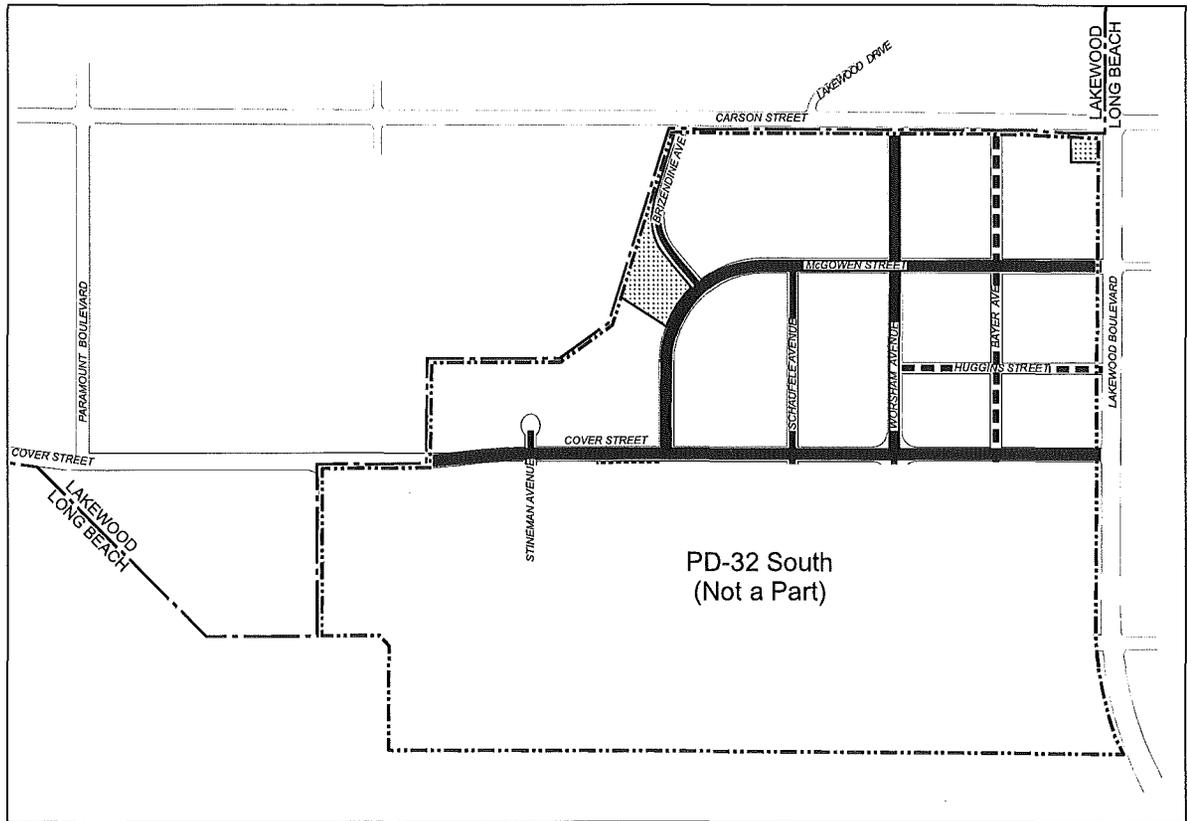
Sub Area 3

This sub area, fronting the north side of Cover Street west of Schaufele Avenue, is intended as an office, research & development, and light industrial district. Clean industry and high-tech uses are anticipated to occupy high-quality, low-rise buildings served by landscaped parking lots and/or structured parking.

Street Hierarchy

Public rights-of-way shall be reserved, dedicated and improved as provided for in LBMC Chapter 21.47 (Dedication, Reservation and Improvement of Public Rights-of-Way). Refer to Development Agreement (DA) between Boeing and the City for phasing and timing of improvements.

Required private streets shall be recorded as private rights-of-way, subject to public access, and designed and constructed to standards for public streets as required in LBMC Section 21.47. Figure 5 indicates preferred locations; actual location of alignments shall be determined at the time of Subdivision Map approval, and shall be approved by the Director of Public Works and Development Services.



-  Collector
-  Local Street
-  Private Street - Required Right-of-Way
(General alignment location shown;
actual location to be determined at
the time of Final Site Plan approval)

Note: All on-site infrastructure will be developed in accordance with the infrastructure phasing plan in the Development Agreement (DA).

This map represents the street infrastructure at full build-out but does not include any additional private roads that might be necessary for access to individual buildings within any development parcels.

Figure 5 : Street Hierarchy

Open Space Amenities

At full buildout, PD-32: North will include a range of publicly accessible open space amenities, which include the following types:

- Donal Douglas Plaza
- Jansen Green
- Other significant plazas
- Community open spaces (fixed location or conceptual location)
- Mid-block pedestrian connections
- Street gateways
- Enhanced McGowen Parkway
- Bike paths
- Landscape buffers and View corridor easements

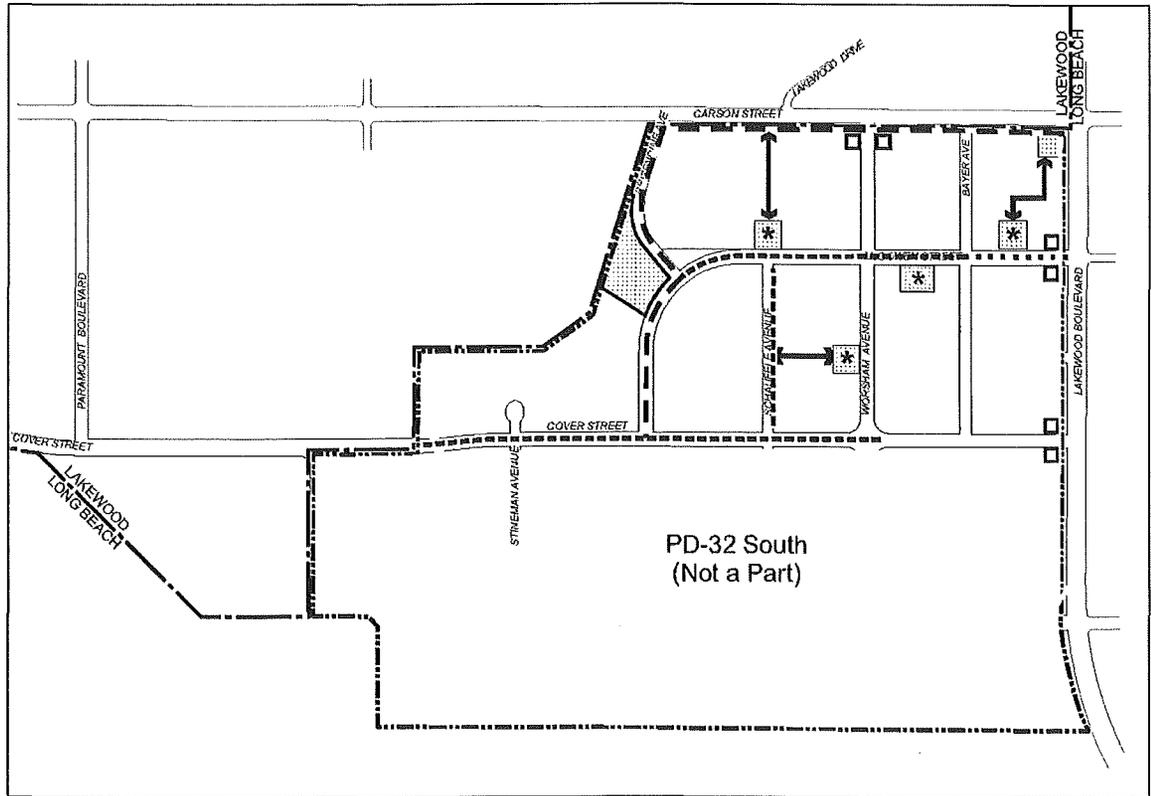
Community open spaces will be dedicated open-space easements or publicly owned, subject to public access, and designed for public use. For additional information, see Divisions III and IV.

Community Open Spaces

Community open spaces shall be provided to promote opportunities for rest, recreation, social interaction and congregation in attractive landscaped settings, and to furnish visual variety in PD-32: North. Figure 6 indicates two fixed locations (Douglas Plaza and Jansen Green) and four conceptual locations, whose placement is intended to maximize access and visibility. Actual locations for the four as-yet unfixed plazas may deviate from those shown, provided the original intent is maintained; will be determined by the developer; and are subject to Final Site Plan approval. The four spaces must total 1.5 acres minimum. (See Divisions III and IV for other requirements.)

Street Gateways

The area on each side of the three street gateways shall be at least 2,500 square feet in size with a combined minimum total of 5,000 square feet at each gateway (See Figure 6). Site design of all open spaces and installation of public art in open spaces are subject to Site Plan Review Approval.



- | | | | |
|---|---|---|---------------------|
|  | Community Open Space (Fixed Location) |  | Class I Bike Path |
|  | Community Open Space (Conceptual Location) |  | Class II Bike Path |
|  | Mid-block Pedestrian Connection
(Required R.O.W., Conceptual Location) |  | Class III Bike Path |
|  | Street Gateway | | |

Notes: A minimum of four (4) Community Open Spaces are required, to be connected via pedestrian connections to other community open spaces and public streets and sidewalks. Locations indicated here are conceptual; final locations to be determined at the time of Final Site Plan approval.

Pedestrian connections shall be located in coordination with Community Open Space locations set at the time of Final Site Plan approval.

Figure 6 : Selected Community Open Space Amenities

Mid-Block Pedestrian Connections

To promote walkability at PD-32: North, a minimum of three mid-block pedestrian connections shall link community open spaces and multiple public rights-of-way, expanding the overall pedestrian network by subdividing large blocks with additional pathways for those on foot. (In general, alignments may be located anywhere at the block interior, not only at the center.) Locations indicated in Figure 6 are conceptual, and intended to maximize convenience and connectivity for pedestrians. Actual locations may deviate from the those shown, provided the original intent is maintained; will be determined by the developer; and are subject to Final Site Plan approval. (See Divisions III and IV for specific requirements.)

Landscape Buffers and View Corridors Easements

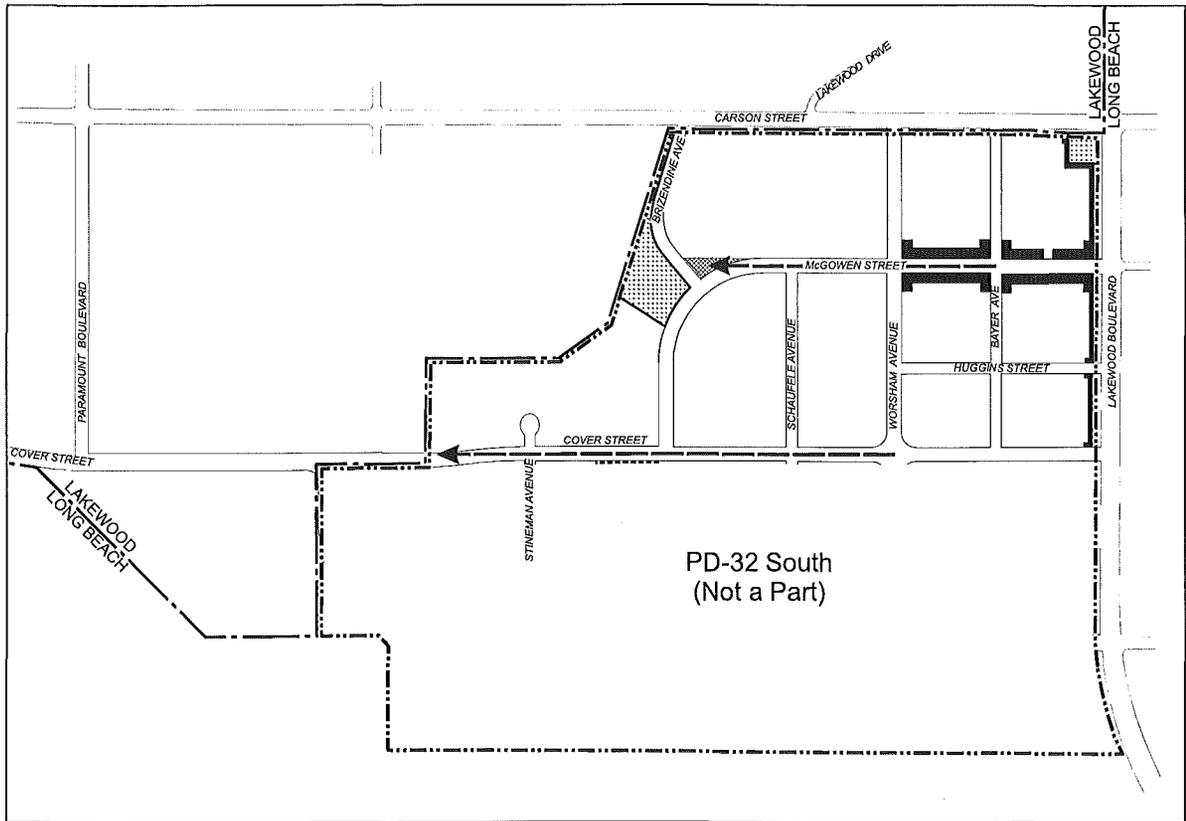
Landscape buffers and view corridor easements shall remain as green space planted with low lying plants to preserve orientation. A minimum of 10,000 square feet of view corridor space shall follow the McGowen Street alignment near the corner of Brizendine Avenue. See Figure 7. No building or portion thereof, parking or landscaping shall block a view of a landscape buffer or view corridor easement.

Build-To Lines

Build-to lines are established in selected locations to create a consistent street edge defining a pedestrian-friendly cohesive space. A build-to line requires a portion of a building's frontage to be built along the setback line. At Primary build-to lines, a minimum of sixty (60) percent of building frontage must be built; at Secondary build-to lines, a minimum of forty (40) percent of building frontage must be built. Articulated walls at arcades, colonnades, porches, and courtyards along such line can be used to satisfy this requirement. Some setback areas are permitted, to encourage active sidewalk uses such as cafe zones. Backs of buildings shall not be located along Lakewood Boulevard and Carson Street. (See Division III for additional information.)

View Corridors

View corridors follow street alignments and are established to preserve orientation, provide a sense of place through visual linkages to the existing golf course, proposed open space and the Airport. No building or portion thereof shall block a view corridor.



View Corridors
(Alignments shown on map are general in nature)



View Corridor Easement
(See special development standards for Sub Area 2 for additional information)



Open Space Amenities (Fixed Location)



Primary Build-To Lines
(May set back to define community open space located along "Main Street": See special development standards for Sub Area 1 for additional information)



Secondary Build-To Lines
(See special development standards for Sub Area 1 for additional information)

Figure 7 : Build-To Lines & View Corridors

Generalized Maximum Height Zones

The height of all development in PD-32: North shall be limited as described in this section. PD-32: North contains three generalized maximum height zones, each determined by anticipated development type and set by conformance to the Long Beach Airport - Runway Approach Zones - Standard for determining obstruction in air navigation, as per Part 77 of federal aviation regulations map dated 6-21-1982 (or as updated). (FAA "determination of no hazard to air navigation" letters, dated 12-02-2008 and applying to the generalized maximum height zones, are included in Division VI: Appendix. The FAA determinations include information about the evaluation and required future filings with the FAA when individual buildings are being planned and developed.)

Figure 8 illustrates height-zone term definitions. The Applicant is responsible for thoroughly investigating all restrictions for an individual parcel of land on the site, including the filing and processing of any required forms with the Federal Aviation Administration (FAA). A copy of completed FAA application forms shall be made part of the Design Review Process application package, Step Three. All documents describing building height (e.g., roof plans, sections, elevations) submitted during Design Review shall refer to proposed heights above mean sea level (AMSL).

See Figure 9 for specific boundaries of the generalized maximum height zones, which identify the maximum height permitted for buildings and all appurtenances, including (but not limited to) roofs, parapets, antennas, signs, penthouses, mechanical equipment, and screening devices. This inclusive definition supersedes the definition of building height set forth in LBMC Section 21.15.1330.

The height zone between Worsham Avenue and Lakewood Boulevard, running from Cover Street north to the lowest height zone along Carson Street, is uniform in its allowance of the tallest development in PD-32: North. However, a "tall building overlay zone" applies to lots fronting McGowen Street and Lakewood Boulevard; this frontage is the *preferred* location for buildings over two floors.

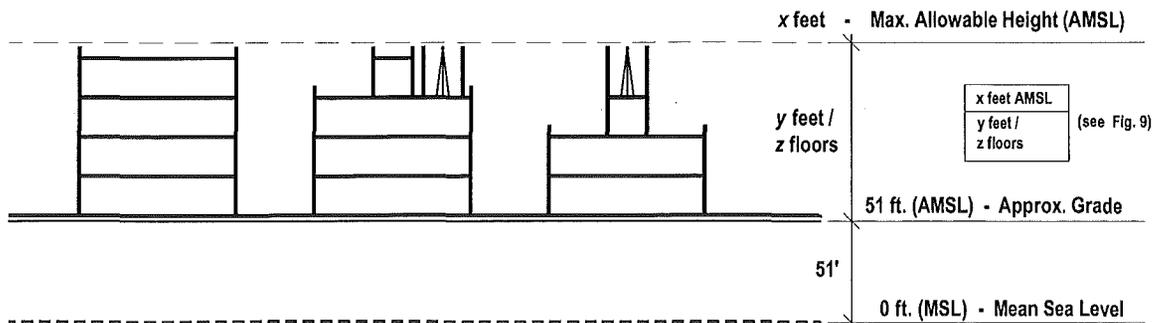
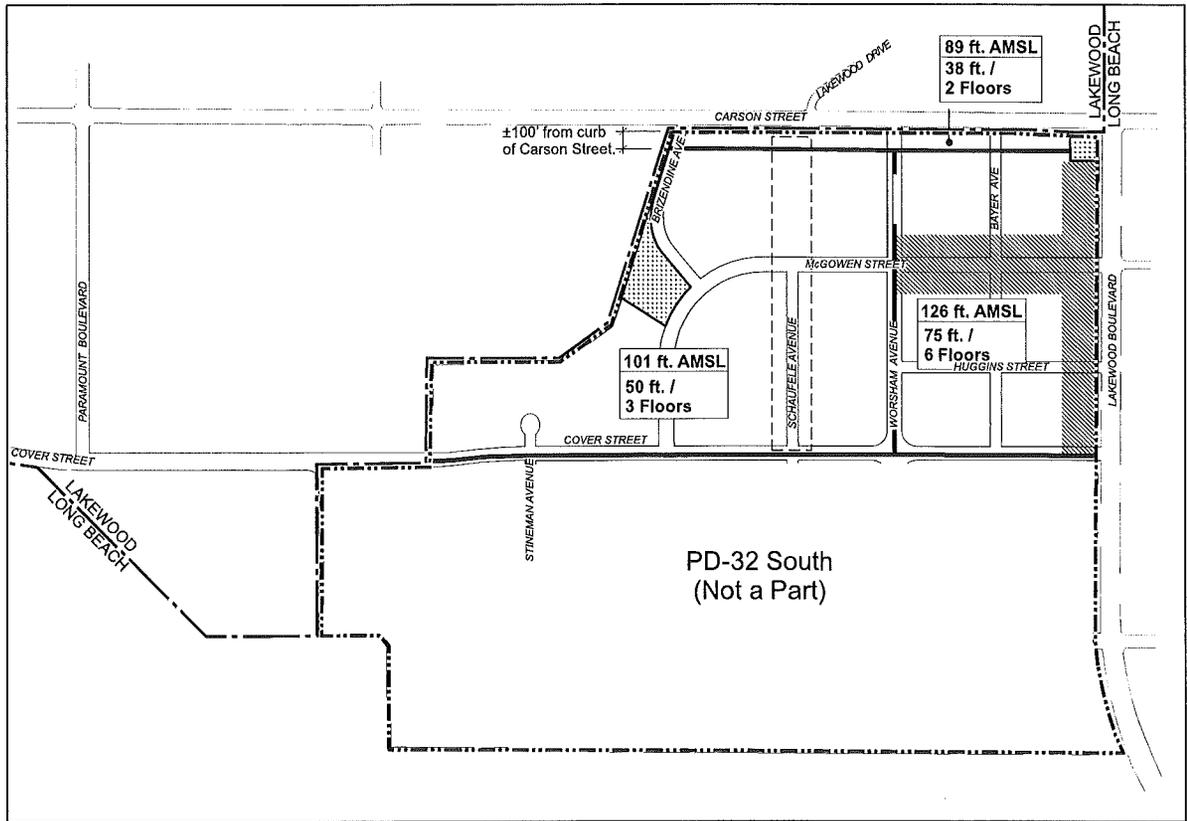


Figure 8 : Height Zone Terminology



Story (St.) : As defined in LBMC Chapter 21.15.2940



Community Open Space (Fixed Location)
(Maximum Bldg. Height = 30 Ft.)



Preferred Tall Building Zone
(See special development standards for
sub area 1)



Building Restriction Zone

NOTE : These heights shall be used in conjunction with Part 77 of the FAA Regulations Map dated 6-21-1982 (or as updated).

Figure 9 : Generalized Maximum Height Zones

Standards - Division III
Development Standards

S t a n d a r d s

Unless otherwise noted in this document, all development is intended to be consistent with the commercial and industrial districts development standards in the LBMC.

Permitted Uses

The principal use in all sub areas shall be commercial and /or industrial as indicated in Table 2. Residential use is not permitted.

Table 2 indicates the classes of uses permitted (Y), not permitted (N), and permitted upon conditions set as part of discretionary review (D) during the Site Plan Review Process.

Commercial uses in Main Street Overlay Zone

Sites fronting on both sides of McGowen Street between Lakewood Boulevard and Worsham Avenue shall permit the commercial uses of the Neighborhood Commercial, Pedestrian oriented (CNP) zoning district of Chapter 21.32 of the LBMC.

Definitions

Floor Area

Floor Area means the total area of all floors of a building, as measured to the exterior surfaces of exterior walls. Floor Area includes halls and lobbies of a building, but does not include utility and elevator cores, stairwells, parking and restrooms. Also, exclude mechanical, electrical and sprinkler rooms.

Accessory Use

Accessory Use means a use that is customarily incidental and/or necessarily related to the principal use of the land, building, or structure. An accessory use is located on the same lot as the principal building or use and is dependent upon the principal use for the majority of its use or activity.

Warehouse

Warehouse means a building or portion thereof where goods or materials that are ready to be delivered to a retail outlet or sold to another business are kept for a period of time greater than seventy-two (72) hours prior to such delivery or sale.

Distribution

Distribution means a building or portion thereof where goods or materials that are ready to be delivered to a retail outlet or sold to another business are kept for a period of time less than seventy-two (72) hours prior to such delivery or sale.

Table 2 : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Alcoholic Beverage Sales				The concentration of existing ABC licenses and the area crime rate are factors considered in reviewing applications for alcohol sales
Off-premises sales w/in 500 ft. of district allowing residential uses	N	N	N	
Off-premises sales more than 500 ft. from district allowing residential uses	N	N	N	
On-premises sales w/in 500 ft. of district allowing residential uses	C*	N	N	
On-premises sales more than 500 ft. from district allowing residential uses	Y*	N	N	
Automobile (Vehicle) Uses				All outdoor display, storage, service and repair of vehicles is subject to special standards (see LBMC Chapter 21.45)
Auto detailing (with hand held machines only)	AP	AP	AP	Mobile businesses prohibited. Auto Detailing (with hand held machines only)
Car wash	N	N	N	
Diesel fuel sales	N	N	N	See LBMC Section 21.52.222
Gasoline sales	N	N	N	
General auto repair (body work, painting, etc.)	N	N	AP	Uses allowed indoors only. Outdoor storage of vehicles or equipment shall be prohibited.
Limousine service (does not include auto repair)	N	N	AP	Nonconforming parking rights do not apply (see LBMC Section 21.27.070).
Minor auto repair, tune up, and lube, smog test	N	N	N	
Motorcycle/jet ski sales and repair	N	N	N	
Parking service – principal use	AP	N	N	No permanent Parking Services shall be permitted. Valet only.
Recreational vehicle storage	N	N	N	
Rental agency (does not include repair)	Y	Y	N	
Automobile Sales (does not include auto repair)	N	N	N	
Towing	N	N	A	Accessory to general auto repair. Free-standing tow yards shall be prohibited.
Vehicle parts (with installation); tire store	N	C	N	
Vehicle parts (w/o installation)	Y	AP	N	

* Applies to Retail Expansion Areas in subareas 1 and 2.

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Billboards	N	N	N	All Billboards Prohibited
Business Office Support				
Copy, fax, mail box, or supplies	Y	Y	N	
Equipment sales, rental, or repair	Y	Y	N	
Off-set printing	Y	Y	N	
Entertainment				
Amusement machines (4 or fewer)	A	A	N	See Zoning Code Section 21.51.205 (special development standards).
Banquet room rental	A*	N	N	Accessory to restaurant only (see LBMC Section 21.51.215).
Dancing (accessory use)	Y*	N	N	Accessory to restaurant, tavern, club. City Council hearing is required for new and transferred business licenses.
Live or movie theater (w/100 seats or less)	AP*	N	N	For theaters w/more than 100 seats, see "Movie theater."
Mock boxing or wrestling	N	N	N	
Movie theater (or live theater w/100+ seats)	C	N	N	
Pool tables (up to 3 tables)	A*	N	N	Accessory to restaurant, tavern, club (see LBMC Section 21.51.260).
Private club, social club, night club, pool hall or hall rental within 500 ft. of district allowing residential uses	C	N	N	City Council hearing is required for new and transferred business licenses.
Restaurant with entertainment	Y*	N	N	City Council hearing is required for new and transferred business licenses. Restaurants proposing to locate within zone 2 shall be allowed only as an accessory use on the ground floor of Office building.
Other entertainment uses (arcade, bowling alley, miniature golf, tennis club, skating rink, etc.)	C*	N	N	
Financial Services				
ATM – Walk-up or freestanding machine on interior of building; walk-up machine on exterior of building	Y	Y	N	Requires 2 (5 minute) parking spaces for each ATM machine. Spaces shall be located within 100 ft. Such spaces may be existing required parking.
ATM – Freestanding machine, exterior	AP	AP	N	
ATM – Drive-thru machine	AP	AP	N	For drive-thru machine see standards for drive-thru lane in LBMC Section 21.45.130.
Bank, credit union, savings & loan	Y	Y	N	
Check cashing	N	N	N	
Escrow, stocks and bonds broker	Y	Y	N	
All other financial services not listed above	C	C	N	

* Applies to Retail Expansion Areas in subareas 1 and 2.

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Food Processing				
Food and kindred products (SIC Code 20)	N	N	Y/C	Permitted in 3 Zoning District: All uses included in SIC Code 20, except as noted below. SIC Code 2048 (includes slaughtering animals for animal feed) SIC Code 201 (includes meat packing plants, meat & poultry products) SIC Code 2091 (Canned & Cured Fish and Seafood) SIC Code 2092 (Prepared Fresh or Frozen Fish/ Seafoods) Any Permitted use proposing to locate within 300 feet of a Residentially Zoned property shall be subject to a Conditional Use Permit, subject to the requirements in LBMC Sections 21.25.201 thru 21.25.212.
Institutional				
Church or temple	N	N	N	
Convalescent hospital or home	N	N	N	
Crematorium	N	N	N	
Day care or preschool	N	Y	N	
Industrial arts trade technical/ training school	Y	Y	Y ^o	To be located on the second floor and above if located on McGowen.
Mortuary	N	N	N	
Parsonage	N	N	N	
Private elementary or secondary school	N	N	N	
Professional school/business school	Y	Y	Y ^o	To be located on the second floor and above if located on McGowen.
Social service office (with food distribution)	N	N	N	
Social service office (without food distribution)	N	AP	N	
Other institutional uses	C	C	N	
Manufacturing				The uses within these SIC Codes are limited to operations containing primarily manufacturing space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
Apparel and other finished products made from fabrics and similar materials (SIC Code 23)	N	Y	Y	
Printing, publishing and allied industries (SIC Code 27)	N	Y	Y	
Chemicals & Allied Products Mfgs (SIC Code 28)	N	N	N	
Leather and leather products (SIC Code 31)	N	N	N	
Electronic and other electrical equipment and components, except computer equipment (SIC Code 36)	N	Y	Y	

^o Permitted in subarea 3 between McGowen and Schaufelle only.

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks (SIC Code 38)	Y	Y	Y	
Miscellaneous manufacturing industries (SIC Code 39) - Including Jewellery Manufacturing; Toys Manufacturing; Sporting Goods Manufacturing; and Household Products.	N	Y	Y	Permitted in 2 & 3 Zoning District: All uses included in SIC Code 39, so long as the specific operation of the use is non-nuisance in nature (e.g., noise, hazardous materials, odors, dust, light and glare) and are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation, consistent with LBMC Section 21.33.020.
Furniture and Fixtures (SIC Code 25)	N	N	AP	
Paper and allied products (SIC Code 26)	N	N	Y/C	Prohibited in 3 Zoning District: SIC Code 261 (Pulp Mills) SIC Code 262 (Paper Mills) SIC Code 263 (Paperboard Mills)
Rubber and miscellaneous plastics products (SIC Code 30)	N	N	Y/C	Prohibited in 3 Zoning District: SIC Code 3011 (Tires & Inner Tubes)
Textile mill products (SIC Code 22)	N	N	Y/C	
Lumber and wood products, except furniture (SIC Code 24) - Including: Hardwood Products; Wooden Cabinets Miscellaneous Wood Products	N	N	Y/C	Prohibited in 3 Zoning District: SIC Code 2411 (Logging) SIC Code 2421 (Sawmills & Planing Mills - General) Permitted in 3 Zoning District: All other uses included in SIC Code 24, so long as the specific operation of the use is non-nuisance in nature (e.g., noise, hazardous materials, odors, dust, light and glare) and are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation, consistent with Zoning Code Section 21.33.020.
Stone, clay, glass, and concrete products (SIC Code 32)	N	N	Y/C	Prohibited in 3 Zoning District: SIC Code 324 (Hydraulic Cement) SIC Code 325 (Structural Clay Products) SIC Code 327 (Concrete, Gypsum, and Plaster Products)
Fabricated metal products, except machinery and transportation equipment (SIC Code 34)	N	N	Y/C	Prohibited in 3 Zoning District: SIC Code 348 (Ordinance and Accessories)
Industrial and commercial machinery and computer equipment (SIC Code 35)	N	N	Y	
Transportation equipment (SIC Code 37)	Y	Y	Y	

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Tobacco products (SIC Code 21)	N	N	N	
Petroleum refining and related industries (SIC Code 29)	N	N	N	
Primary metal industries (SIC Code 33)	N	N	N	
Electric Gas & Sanitary Services (SIC Code 49)	N	N	N	
Personal Services				
Basic personal services (barber/beauty shop, catering, party counseling (w/o trucks), diet center, dog/cat grooming, dry cleaner, fitness center/health club, dance/karate studio, locksmith, mailbox rental, nail/manicure shop, repair shop for small appliances or electronic repair equipment, bicycles, tailoring, shoe repair, tanning salon, travel agent, or veterinary clinic w/o boarding).	Y	AP	N	
Fortunetelling	N	N	N	
House cleaning service	N	AP	N	
Laundromat	N	N	N	
Laundry, cleaning and garment services (SIC Code 721)	N	N	Y	
Massage therapy	A*	N	N	See special conditions in LBMC Section 21.51.243. Special adult entertainment standards for massage parlor (see LBMC Section 21.45.110).
Recycling center	N	N	N	
Recycling collection center for cans and bottles (staff attended)	N	N	N	
Recycling containers for cans and bottles	A	N	N	Accessory to a grocery store only (see LBMC Section 21.51.265).
Repair shop (stove, refrigerator, upholstery, lawn mowers, etc.) - (SIC Code 76)	N	N	Y	For small appliance repair, see "Basic Personal Services." Repair service limited to inside enclosed structure.
Repair services with outdoor operations (SIC Code 76)	N	N	N	
Self-storage (indoor only)	N	N	N	
Shoe-shine stand (indoor/outdoor)	A	A	N	Accessory to barber, car wash, grocery, hotel, office, or restaurant use.
Tattoo parlor	N	N	N	
Termite and pest control	N	N	N	See "Misc. - Storage of Hazardous Materials."
Veterinary Services for Animal Specialties (SIC Code 0742) Animal Specialty Services, Boarding, Kennels, Shelters (SIC Code 0752)	N	N	C	Also see "Basic Personal Services."
All personal services not listed	AP	AP	N	

* Applies to Retail Expansion Areas in subareas 1 and 2.

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Professional Services				
Accounting, advertising, architecture, artist studio, bookkeeping, business headquarters, chiropractic, computer programming, consulting, contracting, dentistry, engineering, insurance, law, marketing, medicine, photography, psychiatry, psychology, real estate, or tax preparation (Including SIC Codes 60, 61, 62, 63, 64, 65, 67, 73 [except 7353 and 7359], 861, 862, 863, 864, and 87)	Y	Y	Y ^o	Prohibited in 2 Zoning District: SIC Code 9223 (Correctional Institutions) SIC Code 8744 (Jails, privately operated-correctional facilities, adult privately operated) Permitted in 1 & 2 Zoning Districts: The uses within these SIC Codes are limited to operations containing primarily office space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
All professional offices not listed	AP	AP	AP ^o	
Aviation-Related Uses				
Aviation-related uses including, maintenance and storage, pilot/passenger amenities (restrooms, food services, classrooms and office spaces), charter operations and aircraft rentals (SIC Code 45)	N	N	N	
Aircraft Manufacturing	N	N	N	
Aircraft Storage	N	N	N	
Aircraft Services for On-site Aircraft (For on-site aircraft only (not for commercial purposes)	N	N	N	
Commercial Aviation Services (Provided by those holding valid agreements to conduct business on Long Beach Airport)	N	N	N	
Special Events	N	N	N	
Residential Uses	N	N	N	No Residential Uses shall be permitted.
Restaurant And Ready-To-Eat Foods				
Outdoor dining	A	A	N	
Restaurants and ready-to-eat foods with drive-thru lanes	C	N	N	Special standards apply (See LBMC Section 21.45.130).
Restaurants and ready-to-eat foods without drive-thru lanes	Y*	A	N	Ready to eat foods proposing to locate within 2 shall be allowed only as an accessory use on the ground floor of Office building. Restaurants prohibited in Zone 2.
Vending carts	AP	AP	N	Special standards apply (See LBMC Section 21.45.170).

* Applies to Retail Expansion Areas in subareas 1 and 2.

^o Permitted in subarea 3 between McGowen and Schaufelle only.

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Retail Sales				
Basic retail sales (SIC Codes 54, 5735, 5942, 7841) (except uses listed below)	Y	A*	N	Used clothing, antiques, art, books (new and used), coins, collectibles, food stores, jewelry, and trading cards are included in "Basic Retail Sales." Basic retail sales uses proposing to locate within 2 zone shall be allowed only as an accessory use on the ground floor of an Office building.
Building supply or hardware store with lumber, drywall, or masonry (including SIC Code 52, 57)	Y	N	N	For hardware store without lumber, drywall, or masonry, see "Basic Retail Sales." If located along McGowen, main entrances shall face McGowen.
Gun Store and Gun Repair	AP	N	N	Allowed only as an accessory use to primary Sporting Goods establishment
Major household appliances (refrigerator, stove, etc.)	Y	Y	N	
Manufacture of products sold on-site	A	A	N	See LBMC Section 21.51.240.
Merchandise mall, indoor swap meet	N	N	N	
Outdoor sales events (flea markets, swap meets, etc.)	N	N	N	
Outdoor vending – Flower, plant, fruit, or vegetables in conjunction with sale of related products from a retail store	A	N	N	See LBMC Section 21.51.255.
Outdoor vending – Food carts	AP	AP	N	See LBMC Section 21.45.170.
Outdoor vending – Flower cart or news cart	Y	Y	N	See LBMC Section 21.45.135.
Pawn shop	N	N	N	
Thrift store, used merchandise	N	N	N	Also see note under "Basic Retail Sales."
Vending machines	A	A	N	Accessory to existing retail sales. See LBMC Section 21.51.295.
Temporary Lodging				
Hotel/Motel	Y	Y	N	
Shelters	N	N	N	
Temporary Uses				
Carnival, event, fair, trade show, etc.	T	T	N	
Construction trailer	T	T	T	
Outdoor Vending – Mobile food truck at construction sites	T	T	T	See LBMC Section 21.53.106.
Transportation & Communication Facilities				
Communications Facilities – Freestanding monopole cellular and personal communication services	N	N	C	See LBMC Section 21.52.210.
Communication Facilities – Attached/ roof mounted cellular and personal communication services	C	C	C	See LBMC Section 21.45.115.
Communications (SIC 48)	N	N	N	SIC Code 483 (Radio and television broadcasting stations) and Microwave transmission or relay towers are permitted only with approval of a Conditional Use Permit

* Applies to Retail Expansion Areas in subareas 1 and 2.

Table 2 (continued) : Uses by Sub Area

Use	1 Zone	2 Zone	3 Zone	Notes
Communication Facilities – Electrical distribution station	N	N	Y	
Local and suburban transit and interurban highway passenger transportation (SIC Code 41)	N	N	N	
Local Trucking Without Storage (SIC Code 4212)	N	N	N	
Courier Service Except by Air (SIC Code 4215)	N	C	C	
Transportation Services (SIC Code 47) - Including: Tour Operators; Transportation Consulting;	N	C	C	
Transportation-Related Uses with no outdoor container storage	N	N	N	
Transportation-Related Uses with outdoor container storage associated with shipping/ trucking/rail	N	N	N	
Helipads	N	N	N	Aviation-related uses shall be allowed only in the geographic area south of "G" Street.
Wholesale Trade				
Wholesale Trade - durable goods (SIC Code 50) - and nondurable goods (SIC Code 51)	Y	Y	Y	The uses within SIC Code 50 and 51 are limited to operations containing primarily office space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
Miscellaneous				
Research and development, Bio-science, Life-science and Medical devices laboratories.	AP	Y	Y	
Aircraft manufacturing and aircraft manufacturing related uses.	N	N	Y	

* Applies to Retail Expansion Areas in subareas 1 and 2.

Abbreviations:

Y = Yes (permitted use).

N = Not permitted (prohibited use).

C = Conditional Use Permit required. For special conditions, see LBMC Chapter 21.52

A = Accessory Use. For special development standards, see LBMC Chapter 21.51

AP = Administrative Use Permit required. For special conditions, see LBMC Chapter 21.52

T = Temporary Use. Subject to provisions contained in LBMC Chapter 21.53

IP = Interim Park Use permit required. For special conditions, see LBMC Chapter 21.52

Y/C = Either permitted by right or subject to Conditional Use Permit review, depending upon locational criteria contained under "Permitted Uses".

Footnote:

(1) The following alcoholic beverage sales may be exempted from the Conditional Use Permit requirement.

- a. Restaurants with alcoholic beverage service only with meals. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. A sushi bar, where alcoholic beverages are served at the same bar where meals are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge without a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than 30 percent of gross sales consisting of alcoholic beverages shall lose its exemption and be required to obtain a Conditional Use Permit to continue to sell alcohol.
- b. Use located more than 500 ft. from zoning districts allowing residential use.
- c. Department store or florist with accessory sale of alcoholic beverages.
- d. Grocery stores of 20,000 sq. ft. or greater with accessory sale of alcoholic beverages.
- e. Existing legal, nonconforming uses. (Ord. C-7663 § 42, 1999).

Minimum Lot Area

Table 3 establishes the minimum lot area in each sub area.

Table 3 : Permitted Lot Area

Sub Area	Minimum Lot Area *
Sub Area 1	10,000 sq. ft.
Sub Area 2	20,000 sq.ft.
Sub Area 3	20,000 sq. ft.

** Stated lot area minimums indicate the scale of development intended for PD-32: North. Applicant may propose lots to a minimum size of 5000 SF in subarea 1 with proposed cross-lot drainage, ingress/egress and reciprocal parking easements during Step 1 of the Design Review Process as part of a Conceptual Site Plan Review, which the City will consider for approval based on use proposed.*

Setbacks

Setbacks from both public and private streets shall be provided for the purpose of providing light, air, pedestrian and vehicular circulation, emergency access and general aesthetic improvements.

The required setbacks indicated in Table 4 shall be clear of all structures from the ground to the sky (except as otherwise permitted) and shall be landscaped and maintained in a neat and healthy condition according to the landscaping provisions of this document.

Building Frontage

Buildings should be located at the front setback, with entrances facing the street wherever possible.

Corner Cut-off

At corners of properties at street intersections, intersections of streets and alleys and at intersections of driveways and property lines, new construction shall not be permitted in such a manner that it significantly impedes visibility between heights of 3 feet and 7 feet above the ground in a corner cut-off of at least 6 feet by 6 feet (measured from the intersection of the property lines or the intersection of a driveway and a property line). One vertical support element such as a column is permitted in the corner area, if the cross-section of the element fits within a circle with a diameter of 18 inches. This requirement may be waived through the Site Plan Review process if the Director of Public Works finds that the cut-off is not necessary.

Table 4 : Required Yard Setbacks between Buildings and Property Lines

Sub Area	Minimum Front Yard Setbacks for Building (ft.)		Minimum Setback from Interior Property Line (ft.)
	From Collector Road	From Local or Private Street	
Sub Area 1	0 ft. (Worsham) * 16 ft. (McGowen) * 18 ft. (Cover) *	11 ft. *	0 ft. *
Sub Area 2	18 ft. ***	18 ft. ***	5 ft. **
Sub Area 3	18 ft.	18 ft. ****	5 ft. **

* Refer to Special Development Standards for additional setback requirements

** Subject to Site Plan Review process

*** Buildings containing ground-floor retail uses shall maintain a 0 ft. minimum front setback.

**** A 10 ft. setback is required at the proposed electrical substation.

Permitted Structures

No structures, including above-ground utility equipment, are permitted in required setbacks (yards), except:

- Signs, as specified in the chapter relating to on-premises signs (LBMC Chapter 21.44)
- Outdoor dining (subject to approval from Site Plan Review Committee)
- Vehicle parking (surface lots). Table 5 of this document establishes the minimum landscaped setback required between the parking lot and the street property line
- Awnings, canopies and trellises as allowed by the LBMC
- Projections are permitted into the required setbacks in accordance with those permitted in the Commercial Zoning Districts of the LBMC (see LBMC Section 21.32.220 C)
- Above-ground utility equipment may be allowed in front setback areas only if it is demonstrated during Site Plan Review that the site's configuration, in conjunction with applicable regulations and stated requirements for access by utility providers and/or fire department, will not permit any other location. Above-ground utility equipment is allowed in setback areas at interior (side or rear) property lines. Screening shall be provided in all cases.

Required Landscaping

Except for frontage along pedestrian-oriented streets in Sub Area 1, all required setbacks shall contain an area not less than six (6) feet in width planted with trees,

Table 5 : Required Yard Setbacks between Parking Lots and Property Lines

Sub Area	Minimum Front Yard Setbacks for Parking Lot (ft.)		Minimum Setback from Interior Property Line (ft.)
	From Collector Road	From Local Street	
Sub Area 1	6 ft. *	6 ft.	6 ft. **
Sub Area 2	6 ft. *	6 ft.	6 ft. **
Sub Area 3	6 ft. *	6 ft.	6 ft. **

* Along Cover Street, surface parking lots shall be set back 18 ft. minimum from property line. Along Lakewood Boulevard in Sub Area 1, surface parking lots shall be set back 26 ft. minimum from property line.

** This standard can be waived for property lines between joint-use parking lots through Site Plan Review process

shrubs and/or ground cover. Along Cover Street, the entire eighteen (18) foot setback shall be landscaped. Except for access driveways, parking shall be prohibited within the required landscaped setbacks of Cover Street. See Special Development Standards for additional requirements, as well as Division IV: Landscape Standards.

General Screening Requirements

The following required screening shall apply in all sub areas:

Open Storage

Open storage shall be prohibited. Merchandise is not permitted to be displayed outdoors, unless specifically granted through Site Plan Review.

On-Grade Parking Garages

Architectural Treatment

The building facade of any parking structure shall be designed to be compatible in color, material, and architectural treatment and detail with the building(s) it serves. In addition, landscape screening shall be provided.

Screening

Ramps, cars, and sources of artificial lighting in parking structures should not be visible from public streets and sidewalks at ground level. Ramp openings at parking entrances are not required to be screened.

Surface Parking Lots

All surface parking lots, including parking area screening and landscaping, shall be designed in accordance with the development standards in LBMC Chapter 21.41.

Mechanical Equipment on Rooftops

All rooftop mechanical equipment (except solar collectors, downspouts and rain gutters) shall be screened on all sides to a height not less than that of the tallest item screened. All such screening shall be to the reasonable satisfaction of the Site Plan Review Committee, and be approved by Long Beach Development Services.

Security

All rooftop mechanical equipment shall be secured from unauthorized entry to the satisfaction of Long Beach Development Services. Outdoor rooftop access is prohibited.

Materials

All rooftop mechanical equipment screening devices shall be of a material requiring a low degree of maintenance. Wood shall not be utilized. All screening devices shall be well integrated into the design of the building through such items as parapet walls continuous with the walls of the structure, architectural roof features, or equipment rooms. Louvered designs are acceptable if consistent with the building design style.

Substitutions

Well-planned, compact, architecturally integrated rooftop equipment may be substituted for screening, with the approval of the Site Plan Review Committee and Long Beach Development Services.

General Requirements for the Design of Buildings

All commercial buildings shall comply with the following design criteria:

Architectural Themes

Architectural themes, modules and materials present on the main facade of the building shall be used on all other facades.

Change of Material

Each building facade must contain a primary and an accent material, and the accent material(s) must cover not less than ten (10) percent of the facade. Exceptions may be granted as part of Site Plan Review.

Building Finished Floor

All commercial buildings shall have the first habitable floor level not more than four (4) feet above grade within the front thirty (30) feet of the building. All buildings with retail or other pedestrian-oriented uses fronting the sidewalk shall have the first habitable floor located approximately at grade.

Accessory Structures

Use Restrictions

The use of accessory buildings and structures shall conform to the requirements of LBMC Chapter 21.51 (Accessory Uses).

Locations Permitted

Accessory structures and buildings may be placed anywhere on a lot (subject to Site Plan Review) except within the required setbacks.

Trash Collection/Container Areas

Adequate trash receptacles shall be provided to accommodate all refuse generated on a site. Recycling material containers must also be accommodated. All trash areas shall have a roof or canopy, be screened from public view on three sides, and shall conform to the development standards contained in LBMC Sections 18.95 and 21.45 (Special Development Standards).

Utility Cabinets & Meters Screening

All utility cabinets and meters shall be located in an area least visible from the public right-of-way. Additional landscape planting shall provide further screening where permitted by utility company access requirements and available space.

Undergrounding of Utilities

All projects requiring site plan review shall underground all overhead utility service to the site. The utility company's design of the electric system, including locations and aesthetic treatment, shall be in accordance with the regulations of the Public Utilities Commission of the State of California.

Off-street Parking and Loading Requirements

Parking and loading areas shall be provided as required in LBMC Chapter 21.41 (Off-Street Parking and Loading Requirements). See Division V: Sustainability on requirements for a Transportation Demand Management Plan as well as for sustainability measures for shared parking and parking areas and landscape requirements.

Landscaping Requirements

Landscaping shall be provided as required by LBMC Chapter 21.42 (Landscaping Standards) unless otherwise noted. See Landscape Standards in Division IV and V.

Fences and Garden Walls

Fences and garden walls are not permitted within required front street setbacks unless granted through the Site Plan Review process. Otherwise, fences and garden walls are permitted accessory structures subject to the development standards contained in LBMC Chapter 21.43 (Fences and Garden Walls). Landscape screening shall be provided. Chain link fence and razor blade and similar materials are prohibited. See also Landscape Standards in Division IV.

Signs and Signage

A signage master plan shall be prepared for each of Sub areas 1, 2, and 3 in conjunction with each sub area's first phase of development. Master plan shall include all types of signage located in both the public right-of-way and in areas of private development parcels visible from the right-of-way; signage for open space amenities located within each sub area will also be addressed. Though it is anticipated that the signage aesthetic or motif in the mixed-use district may differ from that in the office and light industrial districts, newer signage master plans should take visual cues from existing sign designs already in place. (This includes the first signage master plan undertaken in PD-32: North, which should take into consideration existing signage in PD-32: South.) This is so that the different sign systems in Douglas Park do not appear visually uncoordinated or random.

Billboards, pole signs, roof signs, rotating or moving signs, flashing signs, and electronic message board signs are prohibited. See Guidelines for additional information. On-premises signs are permitted in all districts subject to the requirements of the approved Douglas Park sign programs.

Right-of-way Dedications and Improvements

Public rights-of-way shall be reserved, dedicated and improved as provided for in LBMC Chapter 21.47 (Dedication, Reservation and Improvement of Public Rights-of-Way).

Required private streets shall be recorded as private rights-of-way, subject to public access, and designed and constructed to standards of public streets as required in LBMC Section 21.47. Alignments shall be generally located per Figure 5 in Division II; precise locations shall be determined at the time of Subdivision Map approval, and shall be approved by the Director of Public Works.

Special Development Standards

Open Space Amenities

A variety of open space amenities shall be provided in PD-32: North. Community open spaces and mid-block pedestrian connections will be dedicated open space easements, subject to public access, and designed for public use. Refer to Divisions II and IV for additional information.

Community Open Spaces

A minimum of four (4) community open spaces shall be provided, totaling 1.5 acres minimum, in addition to Douglas Plaza and Jansen Green. Two such spaces shall be located in Sub Area 1: one north and one south of McGowen Street. Another two such spaces shall be located in Sub Area 2: one north and one south of McGowen Street. Conceptual locations are indicated in Figure 6, but actual locations may be different, provided the intent established here and in Division II is maintained. Locations will be set at the time of Final Site Plan approval.

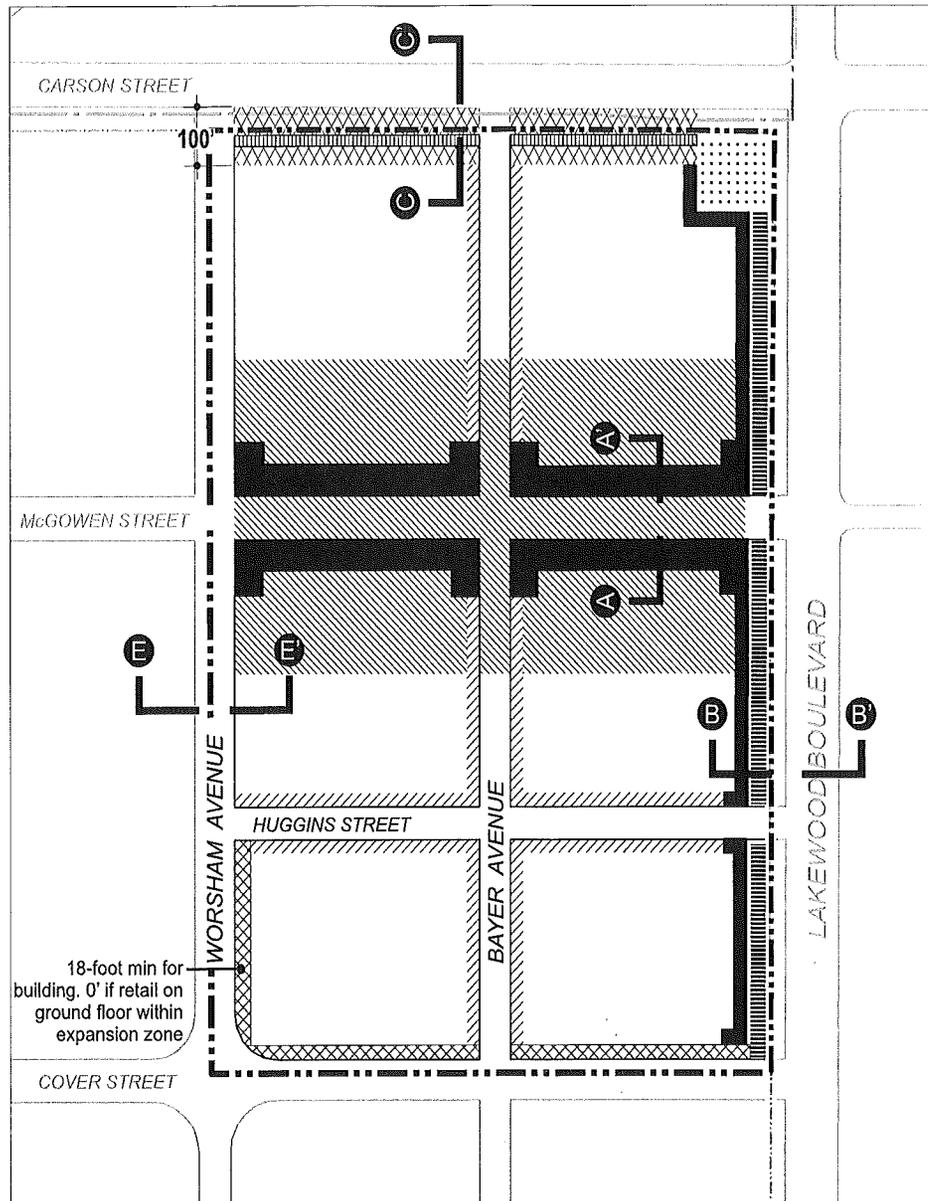
One community open space in Sub Area 1 shall be at least one-half (0.5) acre in size; all remaining spaces shall be at least one-third (0.33) acre; minimum dimension shall be sixty (60) feet. Area shall be measured as net acreage, exclusive of public rights-of-way, private streets, development sites, setbacks, and privately functioning use areas (e.g., cafe zones). Each community open space shall be bounded on at least two sides by streets and/or pedestrian connection; at least one boundary shall be a public or private street. Appropriate outdoor uses shall be identified and designed for; see Division IV: Landscape Standards for additional information.

Street Gateways

A minimum of three (3) street gateway features shall be provided on site. Each gateway shall have at least 2,500 square feet of open space on each side of the street, with a minimum combined total of 5,000 square feet at each location. These gateways shall be located at intersections of Carson Street and Worsham Avenue, McGowen Street and Lakewood Boulevard, and Cover Street and Lakewood Boulevard. Site design, size and proposed art work are subject to Site Plan Review approval

Mid-Block Pedestrian Connections

A minimum of three (3) mid-block pedestrian connections will be provided to subdivide large blocks into more easily walkable areas connected to streets (public and private) and community open spaces. Every attempt should be made to locate other plazas and courtyards serving individual projects along these connections.



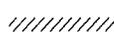
-  26-foot Minimum Building Setback and surface parking lot from property line along Lakewood Boulevard
-  18-foot Minimum Building Setback and surface parking lot from property line along Cover Street
-  11-foot Minimum Building Setback along private streets
-  10-foot Minimum Building Setback along Carson Street
-  0-foot Minimum Building Setback (6-foot Parking Setback)
-  38-foot height limitation
This height zone runs from the curb at Carson Street to a line 100 ft. south of the curb.
-  Sub Area Boundary
-  Main Street Overlay Zone
-  Primary 'Build-To' Line
-  Secondary 'Build-To' Line
-  Community Open Space (Fixed Location)

Figure 10 : Sub Area 1

Conceptual locations are indicated in Figure 6, but actual locations may be different, provided the intent established here and in Division II is maintained. Locations will be set at the time of Final Site Plan approval.

Each connection easement shall be twenty (20) feet wide minimum (eight-foot paved path flanked by six-foot planted area along each side). Alignment shall link at least two (2) public streets in no more than three (3) lengths total, not contorted into multiple sections. (In general, alignment may be located anywhere at the block interior, not only at the center.) Lighting, signage, and visibility shall be considered to maintain a safe pedestrian environment. See Division IV: Landscape Standards.

Sub Area 1: Mixed-Use District

This sub area is intended to be a mixed-use commercial district of office, retail, entertainment, restaurant and hotel uses; no residential uses are permitted.

All of the 225,000 square feet of retail development allowed in Sub Area 1 shall be located in the “primary retail zone” bounded by Carson Street, Worsham Avenue, Lakewood Boulevard, and Huggins Street. Additional retail development is allowed in the “retail expansion zone” directly south of the “primary retail zone” and extending to Cover Street (part of the “retail expansion zone” is located in Sub area 2, on the west side of Worsham Avenue). A corresponding reduction of 1.5 square feet of office and/or industrial development for every square foot of retail expansion is required.

McGowen Street, between Lakewood Boulevard and Worsham Avenue, is intended as a lively, walkable “main street” on which this district is focused. A “main street overlay zone” (described below) will apply to development along this frontage.

Required private streets in this district shall be recorded as private rights-of-way, subject to public access, and designed and constructed to standards for public streets as required in LBMC Section 21.47. On-street parking is required on all internal streets, public and private, within and bounding Sub area 1. Off-street parking shall be provided in lots and/or structures set back and screened from rights-of-way fronted with pedestrian-oriented uses.

Douglas Plaza, an open space at the corner of Carson Street and Lakewood Blvd is adjacent to this district. A network of public sidewalks and dedicated pedestrian connections shall link together this and other open space amenities in Sub areas 1 and 2.

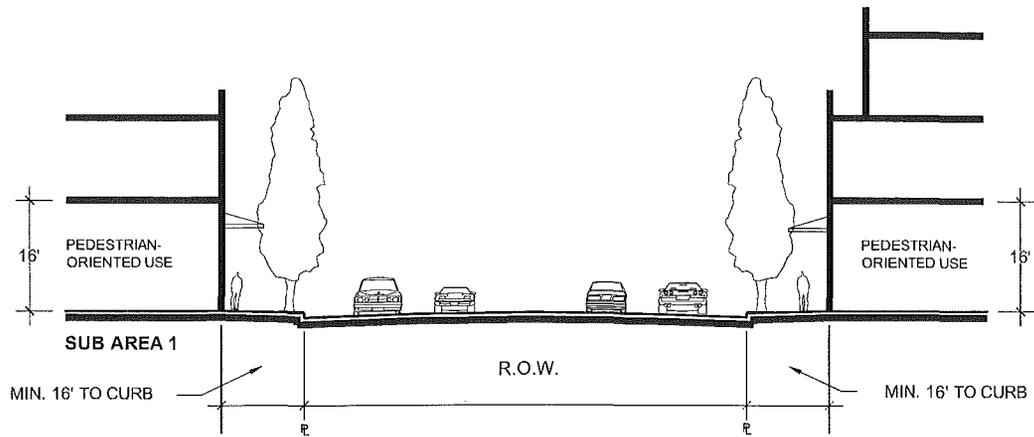


Figure 11 : Section at A-A

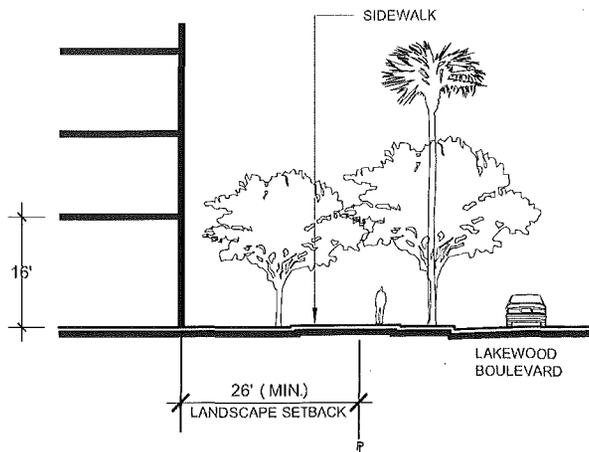


Figure 12 : Section at B-B

With the intent of further establishing a “gateway” element for Long Beach to complement the existing War Memorial to the east, the placement of commercial buildings abutting the southerly and westerly sides of Douglas Plaza is encouraged. Commercial uses may include office, retail, hospitality and mixed-use. To the extent practical, ground floor uses within such buildings should orient to the Plaza.

Maximum Building Footprint

One building footprint of up to a maximum of 50,000 square feet shall be allowed to house a single anchor-tenant in the Main Street Overlay Zone of Subarea 1. All other building footprints shall be limited to a maximum of 25,000 square feet for single-tenant occupancy. Multi-tenant building footprints, or buildings located outside the Main Street Overlay Zone of Sub-Area 1, are exempt from the square feet maximum provided the critical mass and variety of the retail space within the Main Street Overlay Zone remain viable per the approval of the Director of Development Services.

Stated single-tenant building footprint maximums indicate the scale of development intended for PD-32: North. Applicant may propose larger building footprints for single-tenant occupancy in Subarea 1 or the Expansion Zone during the Conceptual Site Plan Review process, which the City will consider for approval based on the proposed use and location.

Additional single-tenant occupancy of 50,000 sf or greater above the permitted 50,000 square feet shall count against the approved additional retail space provided there is a reduction in either office or industrial space at a rate of 1.5 sf of office or industrial space per 1.0 sf of retail space proposed.

Build-To Lines

A build-to line requires a portion of a building’s frontage to be built along the setback line. At Primary build-to lines, a minimum of sixty (60) percent of building frontage must be built, to a minimum height of sixteen (16) feet. At Secondary build-to lines, a minimum of forty (40) percent of building frontage must be built, to a minimum height of sixteen (16) feet. Articulated walls at arcades, colonnades, porches, and courtyards along such line can be used to satisfy this requirement.

If the remainder of the frontage is set back, such portions shall not be more than ninety (90) feet in length, or set back more than fifteen (15) feet from the build-to-line, in order to maintain the continuity of the street edge. At any community open space located along the “main street” portion of McGowen Street, the setback may be deeper and extend longer, but the same street-wall architectural treatment at the build-to line shall also “wrap” the sides of the space.

Tall-Building Overlay Zone

Frontage along McGowen Street and Lakewood Boulevard in Sub area 1 is intended for the district's tallest buildings --those over two stories in height. Step-backs above the second floor are allowed along McGowen Street.

Facade Articulation

Along rights-of-way, no continuous building wall shall extend more than sixty (60) feet in width without a facade articulation element at least twelve (12) inches in depth.

Blank walls are not allowed along McGowen Street. Elsewhere, the maximum width of a blank wall without articulation or relief of at least twelve (12) inches in depth shall be sixty (60) feet. Facade articulation shall consist of elements such as expressed structural bays but may also include non-structural features (e.g., pilasters, moldings, recessed or projecting wall planes, or display features) to create visual interest.

“Main Street” Overlay Zone

One of a few gateways into PD-32, McGowen Street between Lakewood Boulevard and Worsham Avenue is conceived of as the heart of Douglas Park's mixed-use district, where wide sidewalks will link together ground-floor retail storefronts, building lobbies, plazas, and other pedestrian-oriented uses, with office uses located on upper floors overlooking the busy street scene. Convenient on-street parking will also be provided, to further encourage activity and convenience for visitors.

Ground-floor frontages along this portion of McGowen Street shall provide pedestrian-oriented uses, which are defined to include the following:

- Restaurants & ready-to-eat foods
- Retail sales & art galleries
- Personal service uses (e.g., barber/beauty shop, dry cleaner, mailbox rental, locksmith, manicure shop, tanning salon, travel agent, children activity center)
- Lobbies of: hotels, office buildings, movie/live theaters, or of any other approved entertainment or fitness center uses
- Public plazas and outdoor dining areas.

Pedestrian-oriented uses shall occupy at least sixty (60) percent of the ground-floor building frontage on streets where active pedestrian uses are required. “Shadow” art galleries, historical displays, artist studios, back-office uses or sales offices may be allowed only as temporary, transitional uses.

Minimum Depth of Ground-Floor Space

Within the main street overlay zone, ground-floor storefront spaces which “line” or “wrap” a parking structure shall have a minimum interior depth of twenty (20) feet.

Display/Clear Window Requirement

Clear, non-reflective display windows/doors shall comprise at least sixty (60) percent of the ground-floor street facade at pedestrian-oriented uses. Such glass should be clear with an exterior daylight reflectance of not more than eight (8) percent. The maximum height of the bottom sill of required display windows shall not exceed thirty (30) inches above the adjacent sidewalk. Ground-floor wall areas without windows shall be not more than five (5) feet in width.

First Floor Elevation

In order to promote easy pedestrian access, the first level of buildings which require ground-floor pedestrian oriented uses shall have a floor elevation which approximates the elevation of the adjacent sidewalk.

Setbacks

Required setback areas along streets with pedestrian-serving uses shall be hardscaped, and considered an extension of the sidewalk. No turf landscaping of such setback is allowed; however, landscape planters, vine pockets and plantings in decorative pots shall be allowed. Also, in order to promote active sidewalk use as well as passive rest areas, the inclusion of dining patios, landscaping, raised planters, seat walls, benches, bike racks and other amenities are encouraged. None of these features shall reduce the clear pedestrian path of travel below ten (10) feet in width. See Division IV: Landscape Standards for additional information.

Awnings and Canopies

Storefront awnings and canopies are strongly encouraged. The minimum vertical clearance between ground/ sidewalk level and the bottom of the awning/ canopy should be ten (10) feet. Awnings/ canopies should be placed below the ground-floor cornice (or below the sills of the second story windows if no cornice exists). Awnings/canopies should be divided into sections to reflect the major vertical facade divisions. The awning/canopy may encroach over the public sidewalk if at least four (4) feet of clearance is maintained from the street curb line. For awnings and canopies, the materials, shape, rigidity, reflectance, color, lighting, and associated signage should strongly relate to the architectural design of the building.

Entrances Facing the Street

Building and storefront main entrances should open onto the public right-of-way or onto required private street. Entrance doors should be setback at least three (3) feet from the property line in order to avoid encroachment onto the right-of-way.

Exterior Design

Exterior elevations shall be designed with some articulation to create visual interest and enhance pedestrian experience and activity. Three-dimensional elements (both structural and non-structural) such as cornices, pilasters, wall offsets and structural bays shall be used to modulate facade planes.

Vehicular Driveway Access

Vehicular driveway access is prohibited along frontages which require pedestrian-oriented uses. All vehicular access shall be taken via secondary/ local streets that will not disrupt pedestrian circulation. Future access streets and driveways are encouraged to reinforce the grid imposed by the street hierarchy of the Plan Area. This requirement may be modified through the Site Plan Review process if necessary.

Private driveways and/or parking aisles are allowed to cross mid-block pedestrian connections at a maximum of two points between public rights-of-way.

Waste Management Plan

A waste management plan shall be prepared and submitted to the City for approval in conjunction with the first phase of development in Sub Area 1, taking into account the possibility of a concentration of restaurants and food-serving establishments, particularly along McGowen Street. The waste management plan shall meet all applicable requirements set forth in the LBMC, and will accommodate the demand for storing and sorting recyclables. Affected trash enclosures may, upon determination of Long Beach Development Services, require provision of one or more of the following: roof; fire sprinklers; hose bibs with hot and cold water supply; drain to sewer; sealed trash compactor; air-conditioning or refrigeration; and/or grease collection system. See Division V: Sustainability Standards for additional requirements.

Sub Area 2: Office District

This sub area shall develop as an attractive, pedestrian-friendly office campus. High quality, low-density buildings will be located at front setbacks, and engage the street and sidewalk with building entries, articulated facades, and inviting landscape design. Parking areas will be placed behind and/or beside buildings to the greatest extent possible. Careful site planning will place service features and utility elements away from building entrances and other high-visibility areas, and such items will be substantially screened from public view.

Lots fronting along the west side of Worsham Avenue (extending from Carson Street south to the lot at the southwest corner of Worsham Avenue and McGowen Street) comprise the western part of PD-32: North's "retail expansion zone." Additional retail development (over and above the amount allowed in the "primary retail zone" in Sub Area 1) is allowed in the "retail expansion zone" in this part of Sub area 2 and the southern part of Sub area 1. (A corresponding reduction of 1.5 square feet of office and/or industrial development for every square foot of retail expansion is required.)

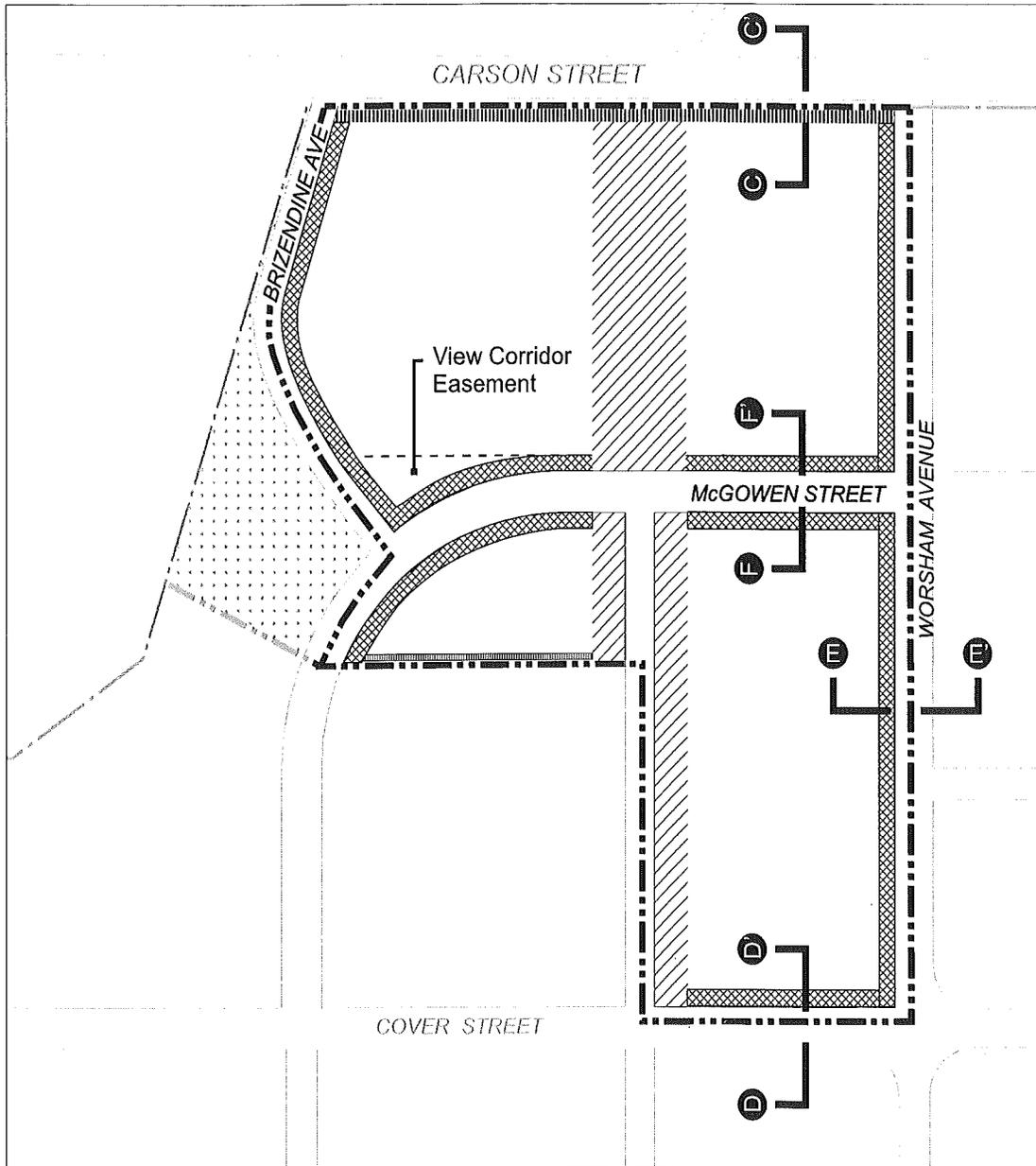
Buildings in the "retail expansion zone" with retail uses shall have a zero (0) foot front setback, and shall be located at the front setback line, with retail spaces located on the ground floor and oriented with entries and storefronts toward the sidewalk (rather than set back, or behind parking).

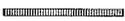
Continuous Building Edge/ Facade Articulation

Along all streets, no continuous building wall shall extend more than one hundred (100) feet in width without a facade articulation element. Blank walls are discouraged, and the maximum width of a blank wall without articulation or relief of at least twelve (12) inches in depth shall be sixty (60) feet. Facade articulation shall consist of elements such as expressed structural bays but may also include non-structural features (e.g., pilasters, moldings, recessed or projecting wall planes, or display features) to create visual interest.

Vehicular Driveway Access

Future access streets and driveways are encouraged to reinforce the grid imposed by the street hierarchy of the Plan Area. This requirement may be waived through the Site Plan Review process if necessary. Private driveways and/or parking aisles are allowed to cross mid-block pedestrian connections at a maximum of two points between public rights-of-way.



-  5-foot Minimum Building Setback from Interior Property Line

 10-foot Minimum Building Setback along Carson Street

 18-foot Minimum Building Setback and surface parking along Cover Street. (0-foot minimum for buildings containing ground floor retail within the Retail Expansion Zone)

 Building Restriction Zone

 Sub Area Boundary

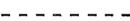
 View Corridor Easement (No buildings and parking allowed; low landscaping are allowed)

Figure 13 : Sub Area 2

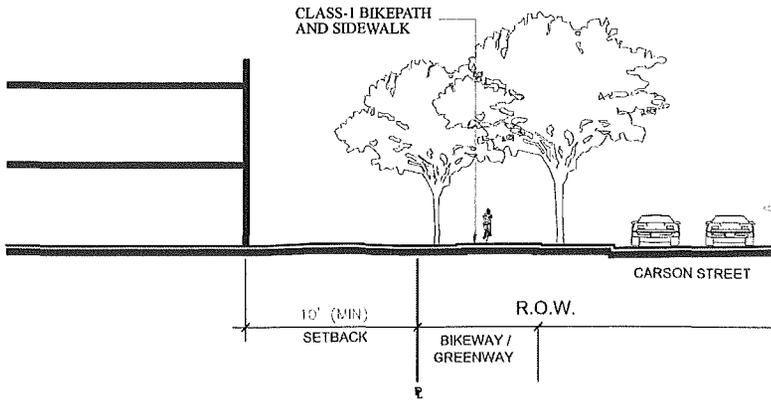


Figure 14 : Section at C-C

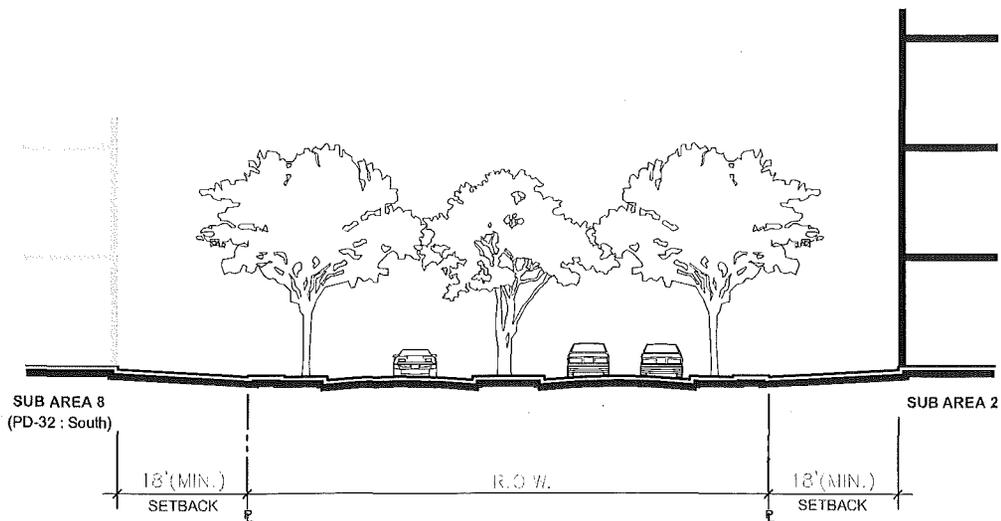


Figure 15 : Section at D-D

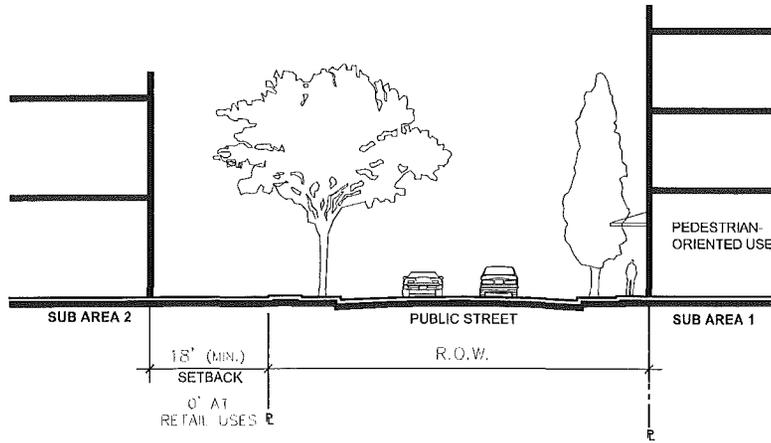


Figure 16 : Section at E-E

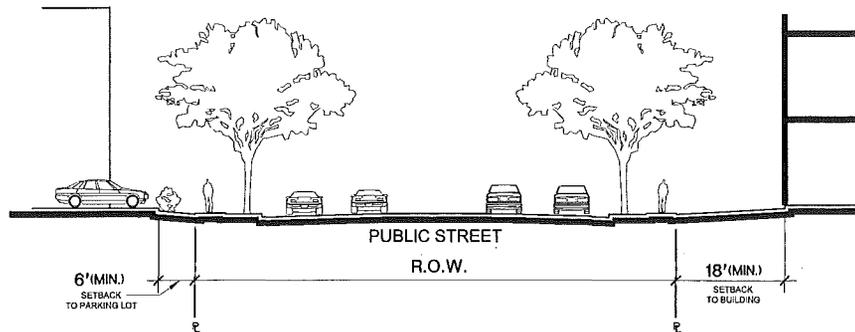


Figure 17 : Section F-F

Sub Area 3: Office / Research & Development / Light Industrial District

This sub area shall be primarily for office and light-industrial uses, including research and development, manufacturing, and warehouse/distribution (as an accessory use).

Similar to Sub area 2, this district shall develop as a pedestrian-friendly campus setting. Low-density buildings will be located at front setbacks, and engage the street and sidewalk with building entries, articulated facades, and inviting landscape design. Parking areas will be placed behind and/or beside buildings to the greatest extent possible. Careful site planning will place service features and utility elements away from building entrances and other high-visibility areas, and such items will be substantially screened from public view.

Continuous Building Edge/ Facade Articulation

Along all streets, no continuous building wall shall extend more than one hundred 100 feet in width without a facade articulation element. Blank walls are discouraged, and the maximum width of a blank wall without articulation or relief of at least twelve (12) inches in depth shall be sixty (60) feet. Facade articulation shall consist of elements such as expressed structural bays, pilasters, moldings, recessed wall panels, or display features to create visual interest.

Vehicular Driveway Access

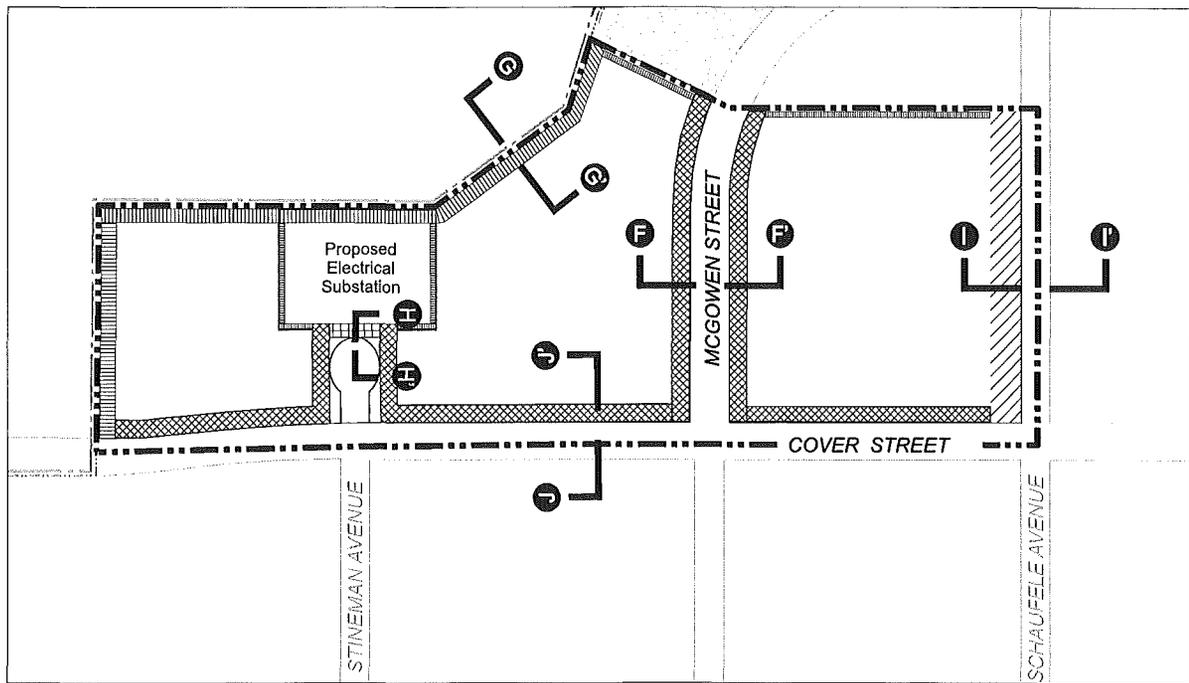
Future access streets and driveways are encouraged to reinforce the grid imposed by the street hierarchy of the Plan Area. This requirement may be waived through the Site Plan Review process if necessary.

Electrical Substation

An electrical substation may be developed in this sub area. Southern California Edison has provided general information on the size of the facility. The substation shall have a maximum footprint of approximately 250-feet by 260-feet, and power lines connecting to the substation shall be routed through new underground substructures.

The substation shall have a low-profile structure (equipment will be approximately 20 feet in height) and underground feed lines, with an 8-foot perimeter masonry screen wall located at the building setback line, and associated perimeter landscaping between the right-of-way and the wall consisting of trees, shrubs, and ground cover.

These standards shall apply to this and any other electrical substation developed within PD-32.



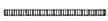
- | | | | |
|---|---|--|---|
|  | 5-foot Minimum Building Setback from Interior Property Line |  | 18-foot Minimum Building Setback along Cover & McGowen Streets (minimum 18-foot surface parking setback along Cover street) |
|  | 10-foot Minimum Building Setback at Substation |  | Building Restriction Zone |
|  | 18-foot Minimum Building Setback from Golf Course Boundary |  | Sub Area Boundary |

Figure 18 : Sub Area 3

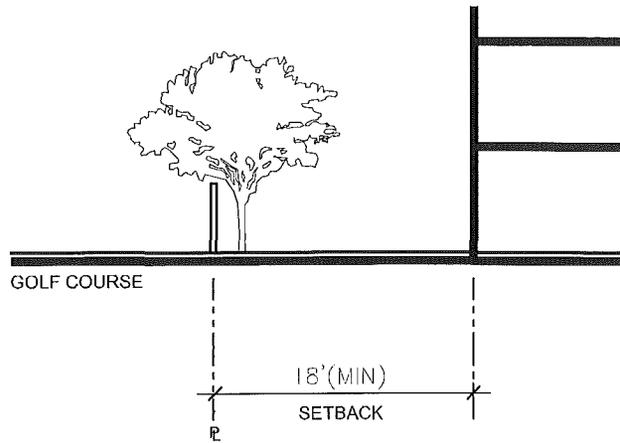


Figure 19 : Section at G-G

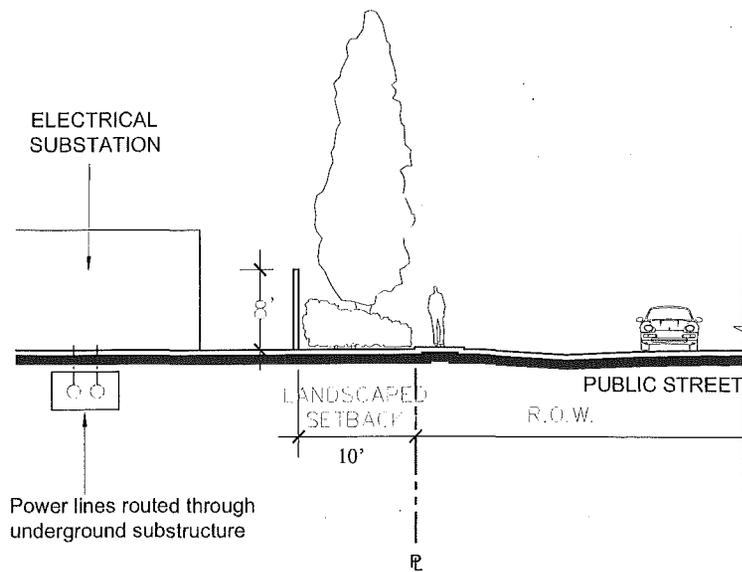


Figure 20 : Section H-H

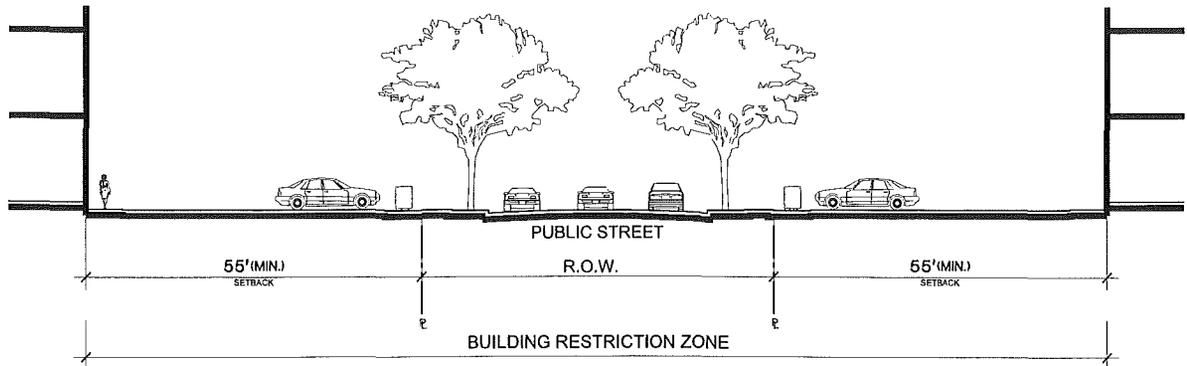


Figure 21 : Section I-I

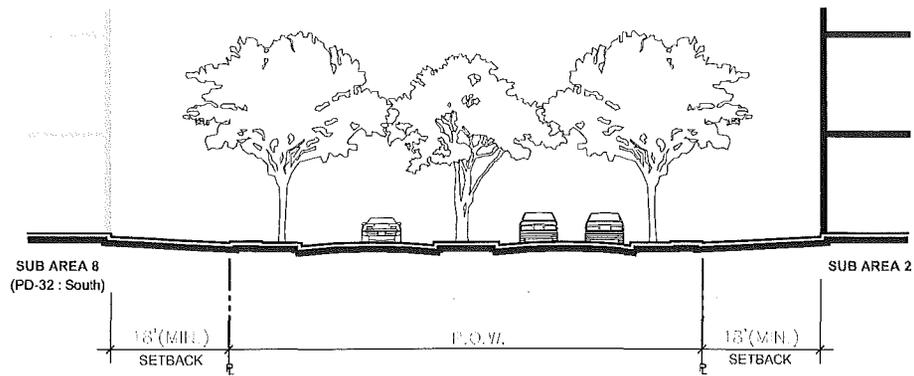


Figure 22 : Section J-J

Standards - Division IV
Landscape Standards

Landscape Standards

Landscape Framework Plan

The Landscape Framework Plan establishes the landscape context for the ultimate landscape design. The Framework Plan identifies project edges, open space requirements, public art opportunities, pedestrian circulation and connectivity, and streetscape parkway standards. (See Division II for additional information.)

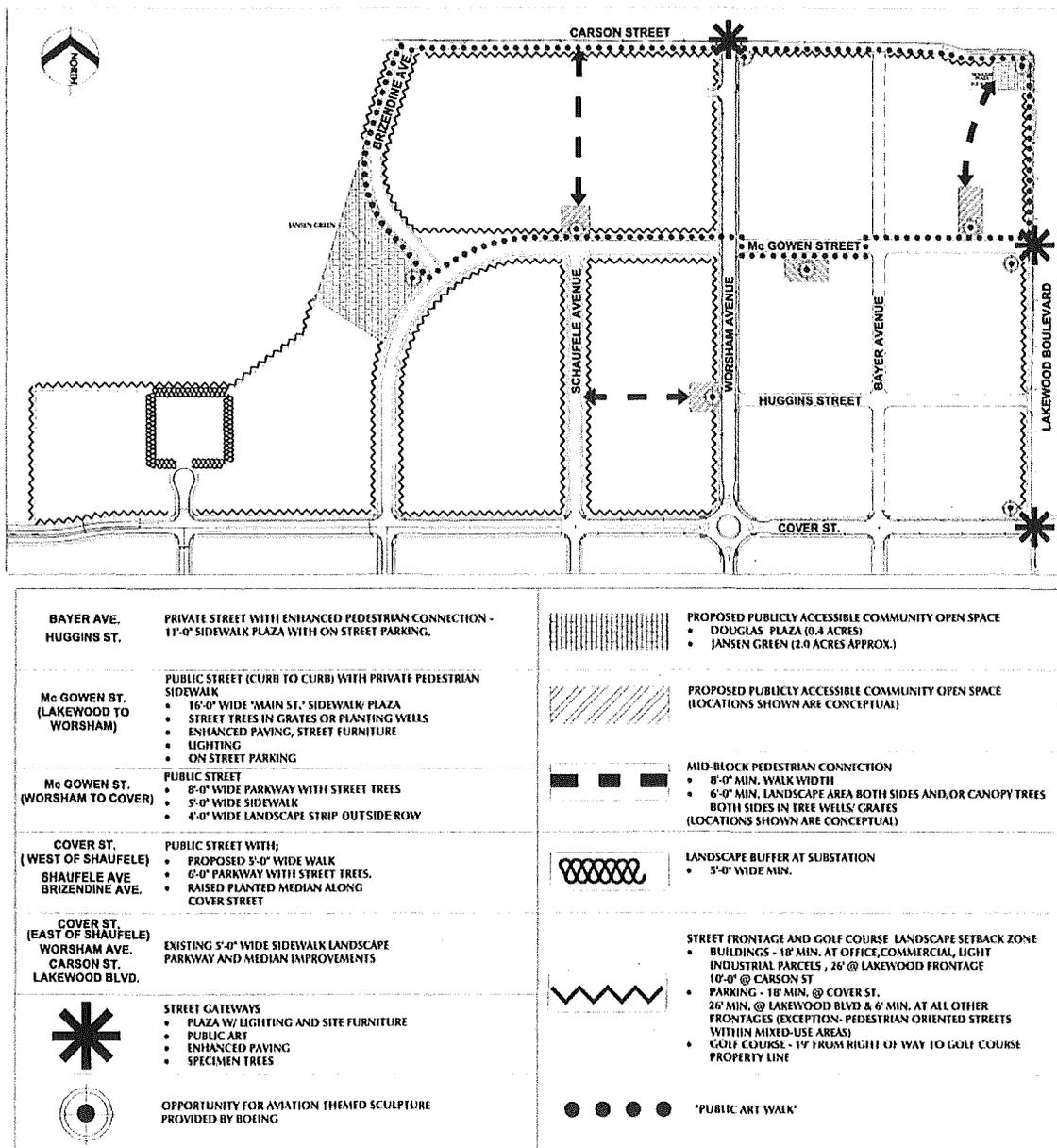


Figure 23 : Landscape Framework Plan

Master Street Tree Plan

The Master Street Tree Plan establishes the street tree concept for the various framework streets and includes species, size and spacing requirements. The street tree palette selected reflects the time honored beauty of many of the City's finest neighborhood streets.

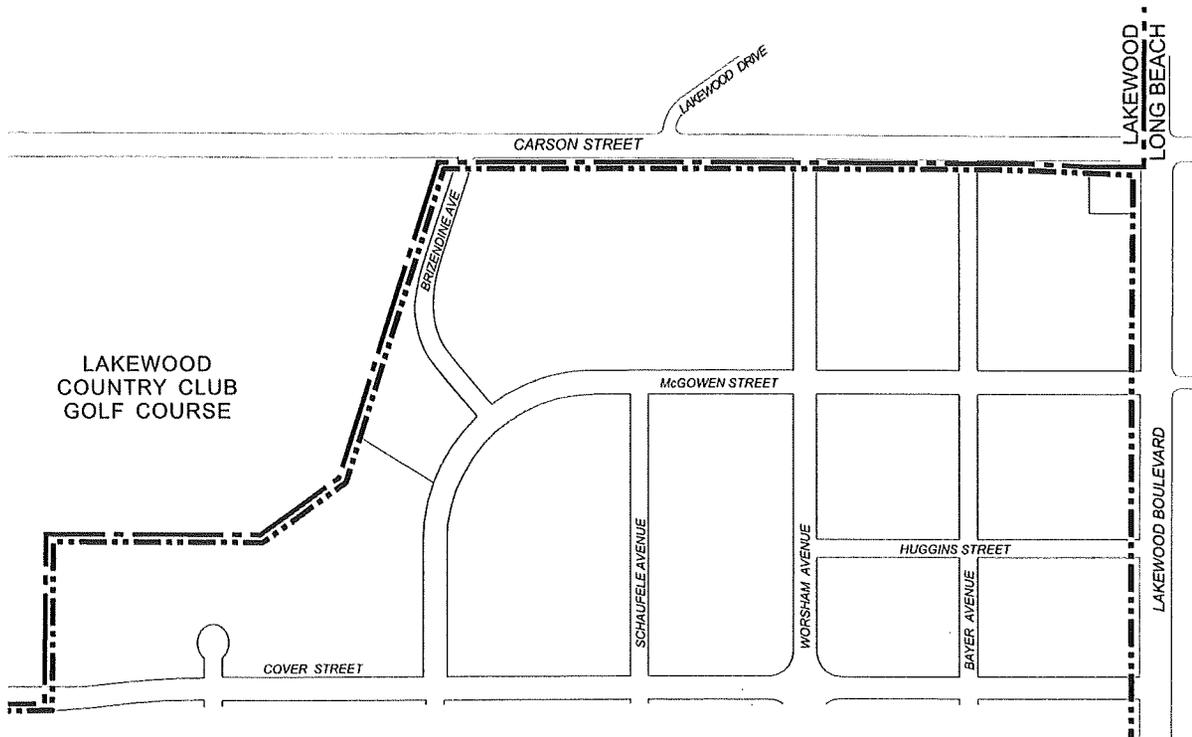


Figure 24 : Master Street Tree Plan

Framework Streets*

“Cover” Street (Mixed Use - Lakewood Boulevard to Worsham)

- Pyrus Calleryana ‘Bradford’- Bradford Pear
36” Box - 30’ o.c.
- Phoenix dactylifera - Date Palm
18’ BTH - 30’ o.c.

“Cover” Street (R&D/Commercial/Industrial - Worsham to Paramount Blvd.)

- Quercus Ilex - Holly Oak
36” Box - 35’ o.c.

“Worsham” Avenue

- Jacaranda mimosifolia - Jacaranda
36” Box - 35’ o.c.

“Schaufele” Avenue

- Ulmus parvifolia - Chinese Elm
36” Box - 40’ o.c.

“McGowen” Street

- Quercus virginiana ‘Cathedral’ - Cathedral Southern Live Oak.
36” Box at planters adj to chokers 15’ min. planter width
- Magnolia grandiflora ‘D.D. Blanchard’ - D.D. Blanchard Magnolia
36” Box at tree wells/ grates

Framework Streets* Cont'd

"Brizendine" Avenue

- Platanus x acerifolia 'Columbia' - Columbia Sycamore
24" Box - 35' o.c.

*Landscape Improvements within the public R.O.W. are installed by master developer. Landscape outside of R.O.W. is responsibility of individual builders.

Private Streets

"Huggins" Street

- Lagerstroemia 'Muskogee' - Muskogee Crape Myrtle
24" Box - 30' o.c.

"Bayer" Avenue

- Magnolia grandiflora 'Little Gem' - Little Gem Magnolia
24" Box - 35' o.c.

Setback Area Screen Trees

- Eucalyptus nicholii - Willow Leaved Peppermint
15 Gal - 20' o.c.
- Eucalyptus leucoxylon - White Iron Bark
15 Gal - 25' o.c.
- Melaleuca quinquenervia - Cajeput Tree
36" Box - 25' o.c.
- Pinus species - Pine
36" Box - 30' o.c.
- Tristania conferta - Brisbane Box
24" Box - 25' o.c.
- Metrosiderus excelsus - New Zealand Christmas Tree
24" Box - 20' o.c.

Perimeter Edge / Landscape Setback Condition Requirements

The perimeter edges include the landscape within the required setback areas (outside the public R.O.W.) adjacent to the various framework streets as well as the golf course edge. The minimum required perimeter landscape is defined by minimum required setbacks to buildings and parking.

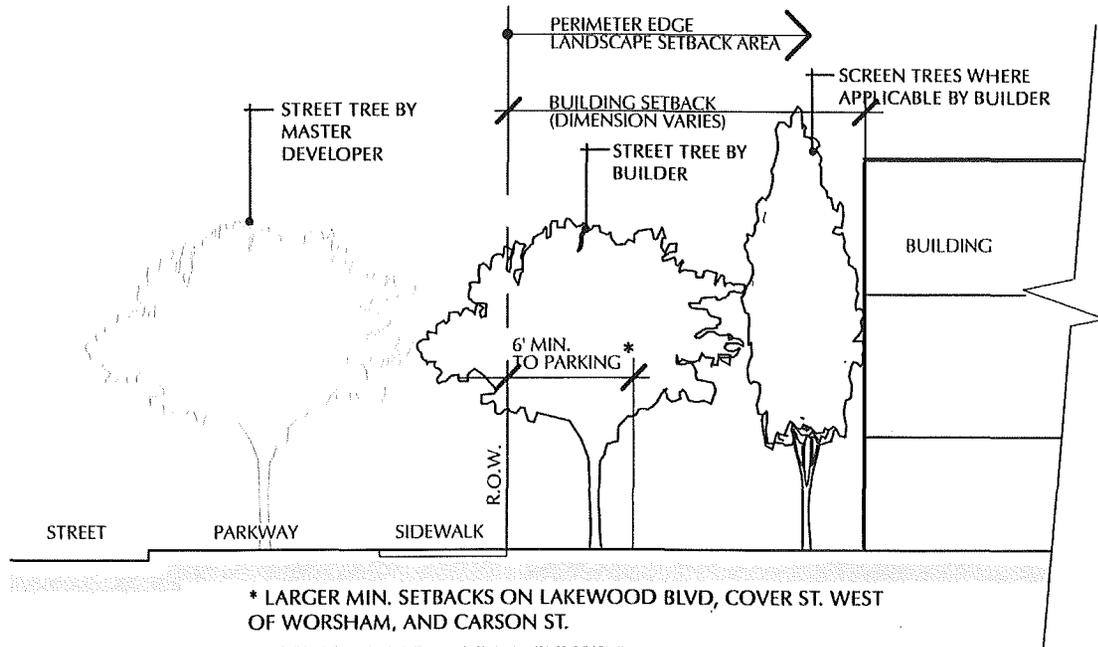


Figure 25 : Street Section (Typical Conditions)

The trees within the minimum landscape setback zone should be the same as the framework street tree within the parkway as defined by Master Street Tree Plan. For screening purposes within the setback zone (i.e., at parking structures, blank walls or other undesirable elements), the trees under the “setback/screening” section of the Master Street Tree Plan shall be utilized. Screening of parking areas is most effectively executed through use of berming and/or shrubs.

Shrubs appropriate for parking lot screening may include:

- *Arctostaphylos* ‘Howard McMinn’
- *Carissa* spp. (> 3’ height)
- *Ilex* spp. (> 3’ height)
- *Ligustrum japonicum*
- Ornamental Grasses (> 3’ height)
- *Pittosporum* ‘Variegata’
- *Rhaphiolepis* (> 3’ variety)
- *Rosmarinus officinalis* (> 3’ variety)
- *Strelitzia reginae*

Larger screening shrubs (at parking structures, trash enclosures, utility enclosures, masonry walls, etc.) may include taller varieties of previous palette to left plus:

- *Escallonia fradesii*
- *Heteromeles arbutifolia*
- *Plumbago auriculata*
- *Rhus integrifolia*
- *Westringia fruticosa*
- *Xylosma congestum* ‘Compacta’

Public and Private Street Requirements

The framework streets within Douglas Park are public streets. With the exception of the McGowen Street “main street overlay zone” between Lakewood Boulevard and Worsham Avenue, the public right-of-way extends beyond the face of curb, and includes at a minimum, the parkway behind curb to back of walk. Within the McGowen “main street overlay zone,” the public right-of-way extends only to back-of-curb. The parcel owner will be responsible for final Landscape and Street Scene Design (per the Development Standards and Design Guidelines) and improvements back-of-curb, subject to the approval of the city’s Directors of Public Works and Development Services.

The private streets Bayer and Huggins are conceptually shown and are the responsibility of the private parcel owner(s).

Community Open Space Required

The Douglas Park Master Plan includes several publicly accessible open space amenities:

- Jansen Green (minimum 2.0 acres) is located at McGowen Street and Brizendine Avenue, abutting the golf course. This is the largest single open space amenity, and designed to accommodate both active and passive uses.
- Douglas Plaza (0.4 acres) is located at Carson Street and Lakewood Boulevard, and provides a project gateway and key gathering space.
- In addition to these already-fixed public open space amenities, the project requires additional community open spaces totaling an additional minimum of 1.5 acres, to be located in both the Mixed-use and Office districts. These community open space amenities are designed for the enjoyment of Douglas Park occupants and visitors. (See Divisions II and III for additional information.)
- Pedestrian Connections – In addition to enhanced pedestrian routes along various streets, there are to be three mid-block pedestrian connections, to heighten the pedestrian experience and improve connectivity among open space amenities and public art. (See also Divisions II and III.)

Public Art /Themed Sculpture

Further enhancing the visitor’s experience, aviation themed sculpture provided by the master developer are required to be incorporated within several of the open space amenities and project gateways. These theme sculptures will provide a public art “focal point” at key entries and view terminuses throughout the project. The proposed themes and gateway site design and layout are subject to the site plan review approval of the City’s Directors of Development Services and Public Works.

Coordination with Existing Landscape

The framework (public) streets have existing street trees and parkway landscape (within the public R.O.W.) installed by the master developer. In addition, the development of PD-32: South (south of Cover Street) is underway. Every effort should be made to insure compatible and complimentary landscape transitions from these existing edges.

Planting Requirements

A minimum of 50% of a project's landscape shall be Southern California Native and/or Drought Tolerant, defined as low and very low water requirements per WUCOLS (Water Use Classifications of Landscape Species). Refer to plant palette within the design guidelines and the Sustainability Division for requirements.

Standards - Division V
Green Building Development Standards

Green Building Development Standards

- 1 All development that meets or exceeds a threshold of 25,000 square feet of gross conditioned floor area shall fully comply with Boeing's Commercial Development Mandate by obtaining Leadership in Energy and Environmental Design (LEED) – NC (New Construction) or CS (Core and Shell) at the "Certified" level or higher prior to issuance of the Temporary or Final Certificate of Occupancy, whichever comes first.
- 2 Projects not registered with the GBCI (Green Building Certification Institute) may use a LEED equivalent alternative green building performance rating system to the satisfaction of the Director of Development Services.
- 3 The applicant shall pay for the cost of LEED certification or verification.
- 4 Projects committing to achieve Boeing's Commercial Development Mandate at the LEED Silver level or higher qualify for expedited services.
- 5 All parking lots shall either be 50% shaded by canopy trees after five years of growth or be completely surfaced with paving with a Solar Reflectance Index (SRI) of at least 29. At a minimum, canopy trees shall provide shade coverage, after five years of growth, of 40% of the total area dedicated to parking stalls and associated vehicular circulation. Because trees may reduce the visibility of signs, the City shall consider applications for the relocation of signs and/or the installation of additional signs as necessary. Tree wells required for proper planting and maintenance may be included in the calculated shade area.
- 6 All parkway landscaping shall comply with the following requirements:
 - a. Use canopy trees that provide shade coverage, after five years of growth, of at least 40% of the total area designated for street right of way (curb face to curb face).
 - b. Use drought and foot tolerant ground cover without thorns or stickers, etc. where turf is not used. Hard pavement may be used in areas next to parking.
 - c. Allow taller (up to 24" high) and hardy drought tolerant plants in groupings not less than four feet long (measured parallel to the sidewalk) separated by decomposed granite or hard pavement material connections of 30"-36".
 - d. No fencing shall be allowed to protect plants.
- 7 The Project site shall include stormwater management practices that treat stormwater runoff from 90% of the average annual rainfall on the site using structural and non-structural management measures. The Best Management Practices (BMPs) used to treat the runoff must be capable of removing 80%

of the average annual post development total suspended solids (TSS) load. Additional permanent BMPs would be selected for individual lot development and shall be addressed in future SUSMPs to be submitted at the time of lot development. Use of these BMPs would minimize surface water quality impacts.

- 8 Preferential parking shall be provided for carpools and vanpools at the rate of not less than 10 percent of the total employee parking.
 - a. Not less than ten percent of employee parking area shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped and customer parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of the City. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board. Spaces will be signed/striped as demand warrants; provided, that at all times at least one space for projects of twenty-five thousand square feet to fifty thousand square feet and two spaces for projects over fifty thousand square feet will be signed/striped for carpool/vanpool vehicles.
 - b. Preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of seven feet two inches shall be provided for those spaces and accessways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.

“Employee parking area” means the portion of total required parking at a development used by on-site employees. Employee parking shall be calculated as follows:

Type of Use	Percent of Total Required Parking Devoted to Employees
Commercial	30%
Office/professional	85%
Industrial/manufacturing	90%

- 9 Bicycle parking shall be provided at a minimum of one space for each 5,000 sq. ft. of commercial building area, one space for each 7,500 sq. ft. of retail building area and one space for each 10,000 sq. ft. of industrial building area. Fractions shall be rounded up to the next whole number.
- 10 Shower facilities shall be provided for buildings of 25,000 SF or greater for occupants of that building. For office buildings, showers shall be provided at the rate of one shower per each 40,000 sq. ft. of building area; and for

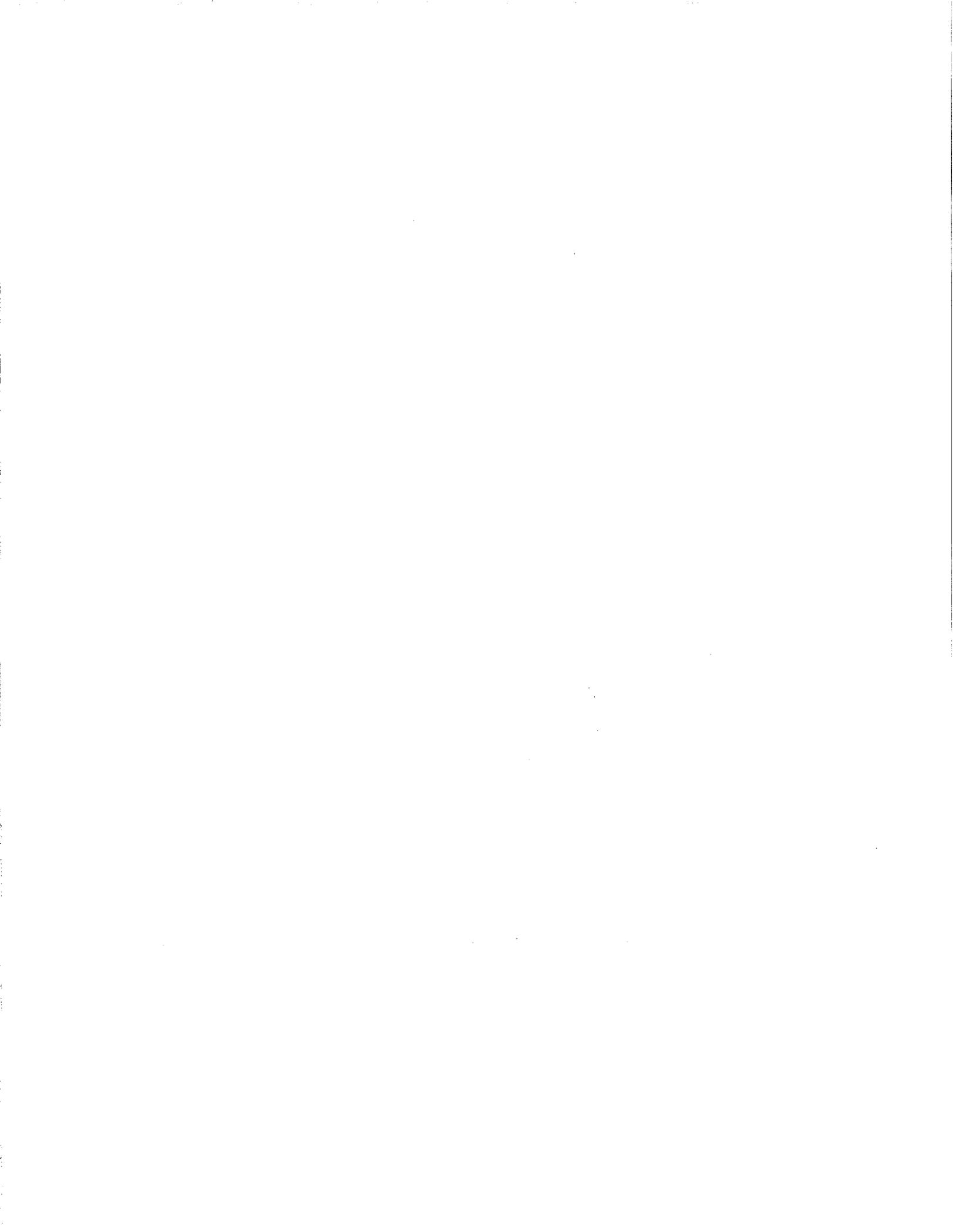
- industrial and retail buildings at the rate of one shower for each 65,000 sq. ft. of building area. Showers shall be located within 200 yards of the building's main entrance. The shower requirement shall be specified in the project "Conditions, Covenants and Restrictions" (CC&R) to the satisfaction of the Director of Long Beach Development Services, and a recorded copy of said document shall be provided to the Planning Bureau prior to the issuance of the Temporary or Final Certificate of Occupancy, whichever comes first, for the structure housing the shower facility.
- 11 Exterior lighting shall be energy efficient and designed to minimize light pollution. The key criteria are 1.25 footcandles minimum with a uniformity ratio of 4 to 1 average to minimum or better.
 - 12 Roofing material shall have a minimum Solar Reflectance Index (SRI) of 78 for 75% of low-sloped building roofs (less than or equal to 2:12) and a minimum SRI of 29 for 75% of steep-sloped roofs (greater than or equal to 2:12), or a green roof shall be installed for 50% of the roof surface.
 - 13 Indoor water shall either be reduced by 20% as compared to the 1992 Federal Energy Policy Act baseline or the plumbing fixtures shall meet the following minimum standards:
 - a. urinals: 0.25 gallons per flush or less
 - b. toilets: 1.28 gallons per flush or less
 - c. faucets: 1.00 gallons per minute or less
 - d. showerheads: 1.50 gallons per minute or less
 - 14 Mechanical equipment with HCFC-free refrigerants shall be specified whenever such units are available for the chosen application.
 - 15 All roof structures shall be designed to support an additional eight (8) pounds per square foot of dead load for future photovoltaic systems and conduit shall be provided from the roof to the utility room. The utility room shall be sized to provide sufficient space for the future installation of inverters with the required clearances.
 - 16 Low-emitting materials shall meet the minimum requirements below:
 - a. Architectural paints, paints, coatings and primers applied to interior walls and ceilings consistent with the Green Seal Standard GS-11.
 - b. Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates compliant with Green Seal Standard GS-03.

- c. Clear wood finishes, floor coatings, stains, and shellacs applied to interior elements that do not exceed the VOC content limits established in South Coast Air Quality Management District (SCAQMD) Rule 1113.
 - d. Adhesives, sealants and sealant primers that meet SCAQMD Rule 1168.
 - e. Aerosol adhesives compliant with Green Seal Standard for Commercial Adhesives GS-36.
 - f. Carpet shall meet the CRI Green Label Plus criteria or the State of California Standard 1350.
 - g. Resilient flooring shall meet the Floor Score criteria or the State of California Standard 1350.
- 17 Permanent walk off mats or grilles shall be installed at the major entries of each building. For retail with frontage directly at the property line, interior non-permanent, washable walk off mats are acceptable.
 - 18 All required yards and setback areas shall be attractively landscaped primarily with California native and drought tolerant plants. A majority of the proposed plants shall be low to very low water usage. Refer to PD-32 Design Guidelines for recommended plant selections for building perimeter, size and quantity requirements. Final planting plan subject to approval of Director of Long Beach Development Services prior to issuance of a building permit.
 - 19 Include in the Planting Legend a category for Water Needs for the proposed planting using the most recent edition of A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California, California Department Water Resource for Region 3 (South Coastal).
 - 20 Comply with the State's "Model Water Efficient Landscape Ordinance" (MLO). Refer to <http://www.owue.water.ca.gov/landscape/ord/ord.cfm> for details.
 - 21 All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
 - 22 Reclaimed water shall be used for all landscaped areas.
 - 23 When new equipment is being installed for use in manufacturing or service process and readily-available and compatible alternatives exist in the same marketplace that offer greater water efficiency, the owner or occupant shall use the alternative that offers the better water efficiency.
 - 24 Prior to approval of the Site Plan Review, the allocation of adequate storage space for the collection and loading of recyclable materials shall be included

- in the design of buildings and waste collection points shall be established throughout Douglas Park to encourage recycling.
- 25 All projects shall comply with the City's Construction and Demolition Debris Recycling Ordinance.
 - 26 An operations waste management plan shall be implemented by the City or private hauler to divert at least 50 percent of the waste generated by the project. The precise percentage to be diverted will depend on the specific use to be implemented and will be defined by the City of Long Beach Environmental Services Bureau. Waste disposal allocation shall be properly assigned to its original source City. Annual reports shall be submitted to the City of Long Environmental Services Bureau and Development Services for compliance.
 - 27 A LEED Checklist indicating the project's proposed green building strategy and signed by the project's LEED AP shall be submitted with the Planning application of projects that meet the Douglas Park LEED threshold. The Developer shall not be bound to follow the credit strategy described on said LEED Checklist and may revise its credit strategy from time to time as it deems appropriate in its sole discretion given project issues including, but not limited to, cost, feasibility, constructability, material availability, and/or other developer limitations while still fulfilling the developer's obligation for the original LEED certification level or higher.
 - 28 Projects that must obtain LEED certification shall register for LEED with the Green Building Certification Institute prior to approval of Site Plan Review. When projects register, they shall NOT designate that the project is "confidential" in order to permit City staff to verify the registration.
 - 29 The PD-32: North (Douglas Park Phase 2) Green Building Standards may be superseded by Federal, State and County regulations.

Standards - Division VI

Appendix



A P P E N D I X

FAA Determinations of No Hazard

This Appendix contains FAA “determination of no hazard to air navigation” letters, dated 12-02-2008 and applying to the generalized maximum height zones in PD-32: North. The FAA determinations include information about the evaluation and required future filings with the FAA when individual buildings are being planned and developed.

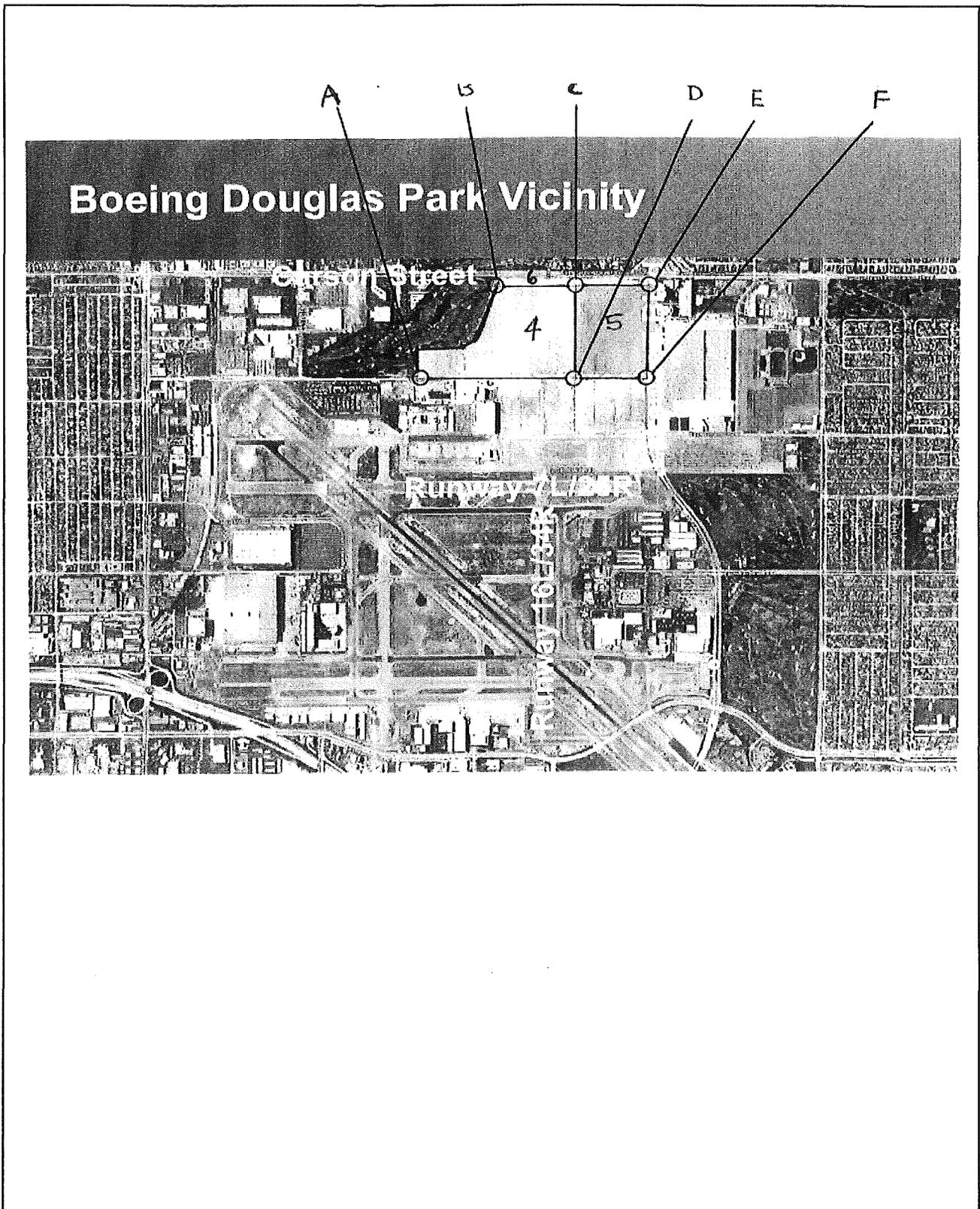
APPENDIX "A" FAA Determinations of No Hazard

- 1. Sponsor: Mario Stavale The Boeing Company 4501 E. Conant St., Bid Long Beach CA 90808 562-497-6153 562-497-6204 salvatore.m.stavale@boeing.com
- 2. Sponsor's Rep.: Nick Johnson Johnson Aviation 6524 Deerbrook Road Oak Park CA 91377 818-606-3560 818-707-1545 nickjohnsonCNJ@aol.com
- 3. Notice of: New Construction
- 4. Duration: Permanent
- 5. Work Schedule: 1/1/2009 12/31/2010
- 6. Type: Various Buildings within defined Envelopes (see Table 1 below)
- 7. Marking: Red and Medium Intensity White, as required
- 8. FCC Antenna Reg #: N/A
- 9. Latitude: See Table 1 below
- 10. Longitude: See Table 1 below
- 11. Datum: See Table 1 below
- 12. Nearest: See Table 1 below
- 13. Nearest Airport: See Table 1 below
- 14. Distance from #13: See Table 1 below
- 15. Direction from #13: See Table 1 below
- 16. Site Elevation: See Table 1 below
- 17. Total Structure Height: See Table 1 below
- 18. Overall Height: See Table 1 below
- 19. Previous ASN: N/A
- 20. Description of Location: See Attached presentation
- 21. Description of Proposal: See Attached presentation on proposal

Table 1: Boeing Douglas Park Rezone Building Areas for FAA Assessment

Point	Latitude	Longitude	Datum	Nearest City, State	Nearest Public-use Airport	Distance from Airport (ARP) to Point	Direction from Airport (ARP) to Point (true)	Planned Site Elevation (AMSL)	Total Structure Height (AGL)	Overall Height (AMSL)
Point A	33 49 39.00224	118 09 14.77365	NAD 83	Long Beach, CA	LGB	3638.3	348.08 deg	51	50	101
Point B	33 49 53.85984	118 09 00.88334	NAD 83	Long Beach, CA	LGB	5077.6	004.77 deg	51	50	101
Point C	33 49 53.82734	118 08 46.72925	NAD 83	Long Beach, CA	LGB	5307.1	017.73 deg	51	75	126
Point D	33 49 39.36111	118 08 46.70091	NAD 83	Long Beach, CA	LGB	3939.6	024.23 deg	51	75	126
Point E	33 49 54.50078	118 08 33.71953	NAD 83	Long Beach, CA	LGB	5796.2	027.92 deg	51	75	126
Point F	33 49 39.33831	118 08 33.85297	NAD 83	Long Beach, CA	LGB	4491.4	036.96 deg	51	75	126

LGB ARP 33 49 03.8000 N 118 09 05.8000 W NAD 83





Federal Aviation Administration
 Air Traffic Airspace Branch, ASW-520
 2601 Meacham Blvd.
 Fort Worth, TX 76137-0520

Aeronautical Study No.
 2008-AWP-6419-OE
 Prior Study No.
 2007-AWP-5991-OE

Issued Date: 12/02/2008

Salvatore M. Stavale
 Boeing Realty Corporation
 4501 E. Conant St.
 Long Beach, CA 90808

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Point A
Location:	Long Beach, CA
Latitude:	33-49-39.00N NAD 83
Longitude:	118-09-14.77W
Heights:	50 feet above ground level (AGL) 101 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

Any height exceeding 50 feet above ground level (101 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 06/02/2010 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2008-AWP-6419-OE.

Signature Control No: 604200-103740310

(DNE)

Karen McDonald
Specialist

Attachment(s)
Additional Information
Case Description
Map(s)

Additional information for ASN 2008-AWP-6419-OE

THE SIX PROJECT POINTS FOR THIS AREA OF THE BOEING DOUGLAS PARK DEVELOPMENT WERE ENTERED INTO THE OE SYSTEM BY THE FAA. THE SIX PROJECT POINTS DO NOT REPRESENT ACTUAL STRUCTURES, BUT RATHER AN AREA WHICH IS UNDER CONSIDERATION FOR REZONING.

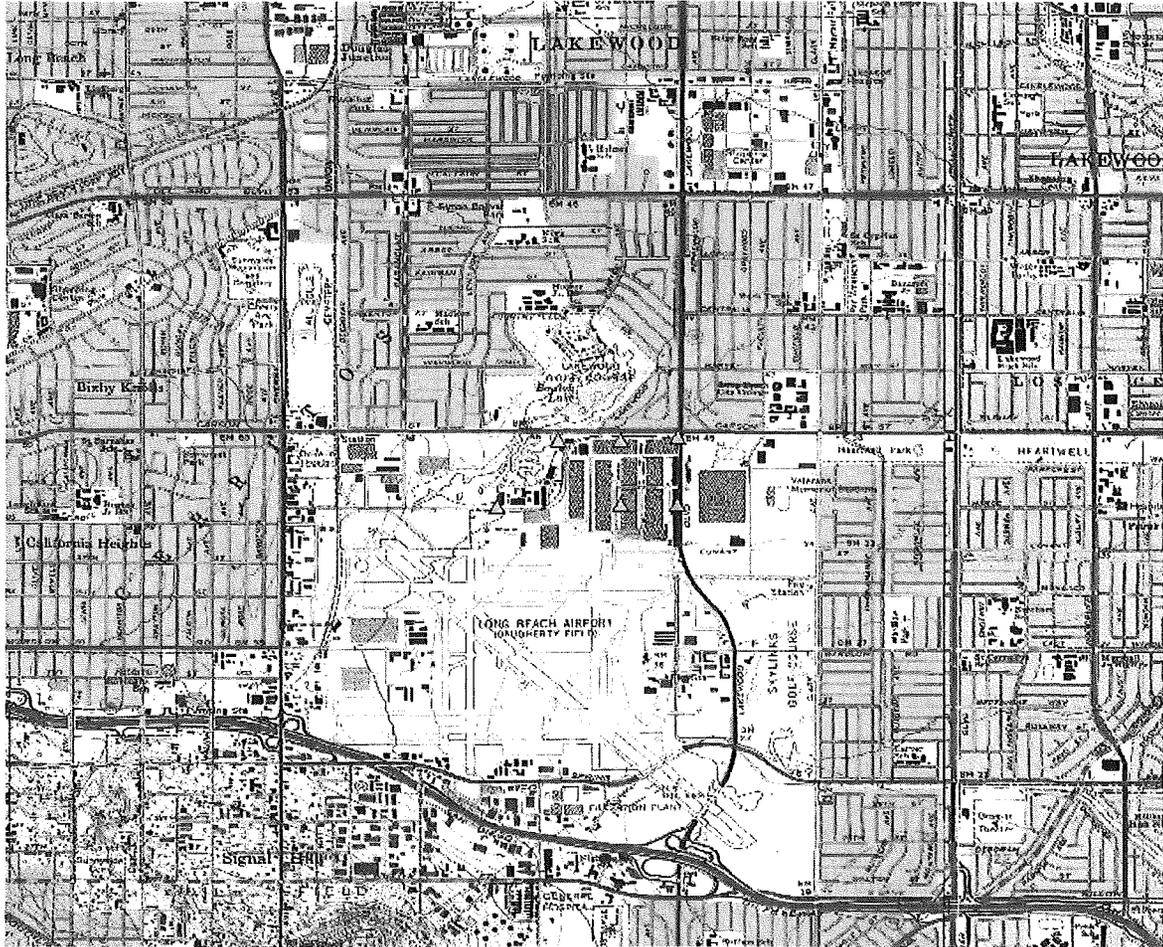
PORTIONS OF THIS AREA WILL HAVE FUTURE STRUCTURES UNDERLYING THE LGB RNAV (RNP) RWY 12 INSTRUMENT APPROACH PROCEDURE (IAP) MISSED APPROACH SEGMENT.

THE SPONSOR IS EXPECTED TO SUBMIT FUTURE DEFINITE BUILDING SITE PROPOSALS WITHIN THIS REZONED AREA INDIVIDUALLY, WITH THEIR SPECIFIC LATITUDE/LONGITUDE, SITE ELEVATION, AND ABOVE GROUND LEVEL HEIGHTS. THIS WILL ENABLE FINAL AIRSPACE DETERMINATIONS TO BE ISSUED WITH SITE-SPECIFIC DATA FOR THE FINAL DESIGNED BUILDING FOOTPRINT LAYOUTS.

Case Description for ASN 2008-AWP-6419-OE

Boeing Douglas Park Rezone Area

Verified Map for ASN 2008-AWP-6419-OE





Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2008-AWP-6422-OE

Issued Date: 12/02/2008

Salvatore M. Stavale
Boeing Realty Corporation
4501 E. Conant St.
Long Beach, CA 90808

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Point B
Location:	Long Beach, CA
Latitude:	33-49-53.86N NAD 83
Longitude:	118-09-00.88W
Heights:	50 feet above ground level (AGL) 101 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
 Within 5 days after the construction reaches its greatest height (7460-2, Part II)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

Any height exceeding 50 feet above ground level (101 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 06/02/2010 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2008-AWP-6422-OE.

Signature Control No: 604205-103740312

(DNE)

Karen McDonald
Specialist

Attachment(s)
Additional Information
Case Description
Map(s)

Additional information for ASN 2008-AWP-6422-OE

THE SIX PROJECT POINTS FOR THIS AREA OF THE BOEING DOUGLAS PARK DEVELOPMENT WERE ENTERED INTO THE OE SYSTEM BY THE FAA. THE SIX PROJECT POINTS DO NOT REPRESENT ACTUAL STRUCTURES, BUT RATHER AN AREA WHICH IS UNDER CONSIDERATION FOR REZONING.

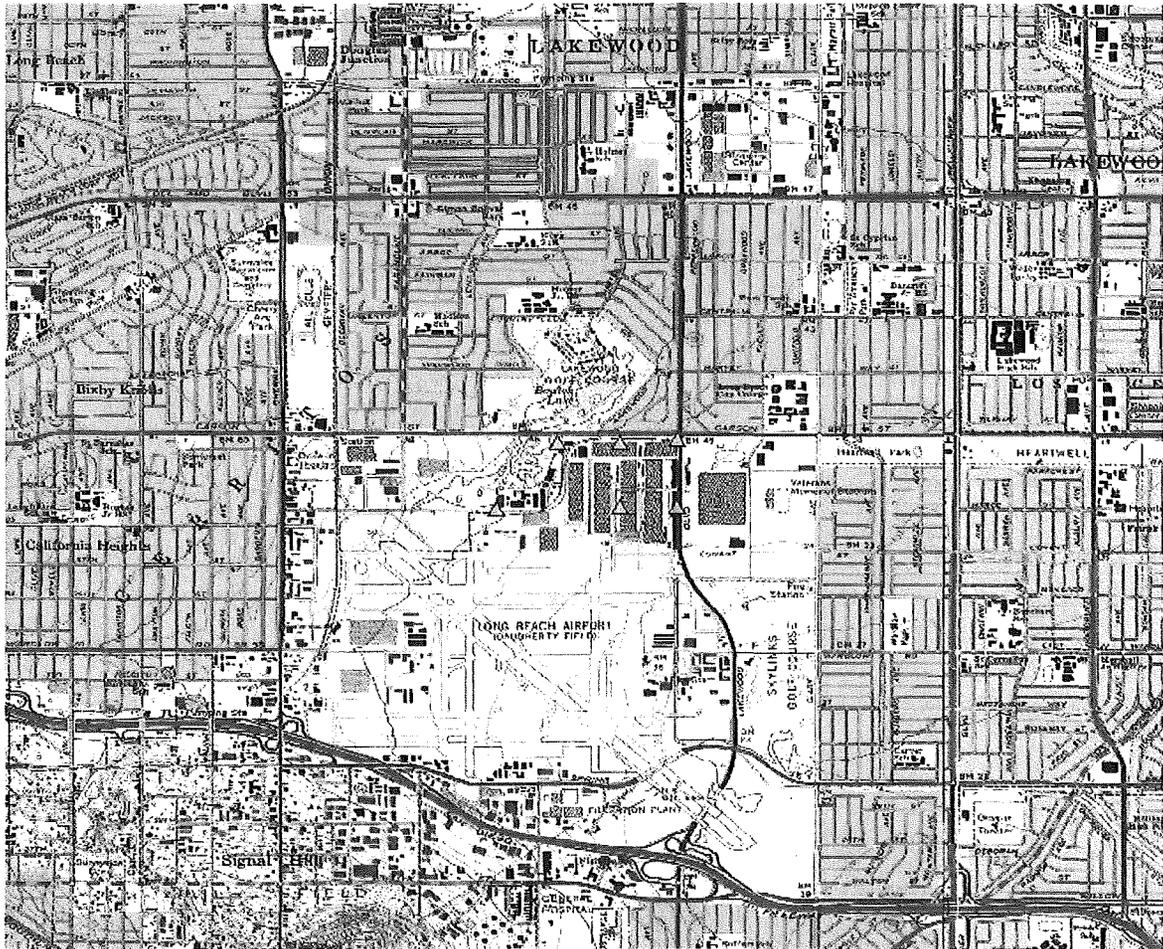
PORTIONS OF THIS AREA WILL HAVE FUTURE STRUCTURES UNDERLYING THE LGB RNAV (RNP) RWY 12 INSTRUMENT APPROACH PROCEDURE (IAP) MISSED APPROACH SEGMENT.

THE SPONSOR IS EXPECTED TO SUBMIT FUTURE DEFINITE BUILDING SITE PROPOSALS WITHIN THIS REZONED AREA INDIVIDUALLY, WITH THEIR SPECIFIC LATITUDE/LONGITUDE, SITE ELEVATION, AND ABOVE GROUND LEVEL HEIGHTS. THIS WILL ENABLE FINAL AIRSPACE DETERMINATIONS TO BE ISSUED WITH SITE-SPECIFIC DATA FOR THE FINAL DESIGNED BUILDING FOOTPRINT LAYOUTS.

Case Description for ASN 2008-AWP-6422-OE

Boeing Douglas Park Rezone Area

Verified Map for ASN 2008-AWP-6422-OE





Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2008-AWP-6423-OE

Issued Date: 12/02/2008

Salvatore M. Stavale
Boeing Realty Corporation
4501 E. Conant St.
Long Beach, CA 90808

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Point C
Location:	Long Beach, CA
Latitude:	33-49-53.83N NAD 83
Longitude:	118-08-46.73W
Heights:	75 feet above ground level (AGL) 126 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
 Within 5 days after the construction reaches its greatest height (7460-2, Part II)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

Any height exceeding 75 feet above ground level (126 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 06/02/2010 unless:

- extended, revised or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2008-AWP-6423-OE.

Signature Control No: 604206-103740308

(DNE)

Karen McDonald
Specialist

Attachment(s)
Additional Information
Case Description
Map(s)

Additional information for ASN 2008-AWP-6423-OE

THE SIX PROJECT POINTS FOR THIS AREA OF THE BOEING DOUGLAS PARK DEVELOPMENT WERE ENTERED INTO THE OE SYSTEM BY THE FAA. THE SIX PROJECT POINTS DO NOT REPRESENT ACTUAL STRUCTURES, BUT RATHER AN AREA WHICH IS UNDER CONSIDERATION FOR REZONING.

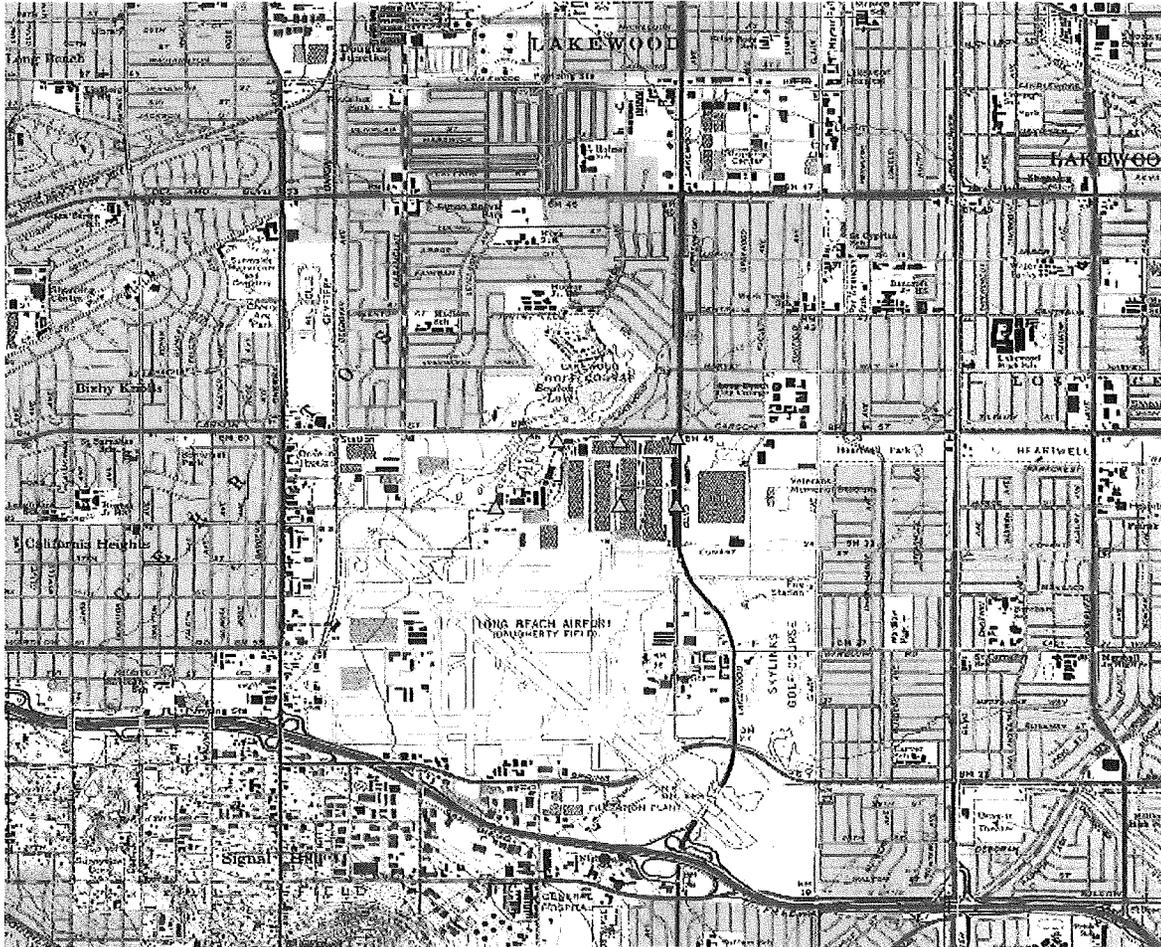
PORTIONS OF THIS AREA WILL HAVE FUTURE STRUCTURES UNDERLYING THE LGB RNAV (RNP) RWY 12 INSTRUMENT APPROACH PROCEDURE (IAP) MISSED APPROACH SEGMENT.

THE SPONSOR IS EXPECTED TO SUBMIT FUTURE DEFINITE BUILDING SITE PROPOSALS WITHIN THIS REZONED AREA INDIVIDUALLY, WITH THEIR SPECIFIC LATITUDE/LONGITUDE, SITE ELEVATION, AND ABOVE GROUND LEVEL HEIGHTS. THIS WILL ENABLE FINAL AIRSPACE DETERMINATIONS TO BE ISSUED WITH SITE-SPECIFIC DATA FOR THE FINAL DESIGNED BUILDING FOOTPRINT LAYOUTS.

Case Description for ASN 2008-AWP-6423-OE

Boeing Douglas Park Rezone Area

Verified Map for ASN 2008-AWP-6423-OE





Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2008-AWP-6424-OE

Issued Date: 12/02/2008

Salvatore M. Stavale
Boeing Realty Corporation
4501 E. Conant St.
Long Beach, CA 90808

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Point D
Location:	Long Beach, CA
Latitude:	33-49-39.36N NAD 83
Longitude:	118-08-46.70W
Heights:	75 feet above ground level (AGL) 126 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
 Within 5 days after the construction reaches its greatest height (7460-2, Part II)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

Any height exceeding 75 feet above ground level (126 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 06/02/2010 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2008-AWP-6424-OE.

Signature Control No: 604207-103740309
Karen McDonald
Specialist

(DNE)

Attachment(s)
Additional Information
Case Description
Map(s)

Additional information for ASN 2008-AWP-6424-OE

THE SIX PROJECT POINTS FOR THIS AREA OF THE BOEING DOUGLAS PARK DEVELOPMENT WERE ENTERED INTO THE OE SYSTEM BY THE FAA. THE SIX PROJECT POINTS DO NOT REPRESENT ACTUAL STRUCTURES, BUT RATHER AN AREA WHICH IS UNDER CONSIDERATION FOR REZONING.

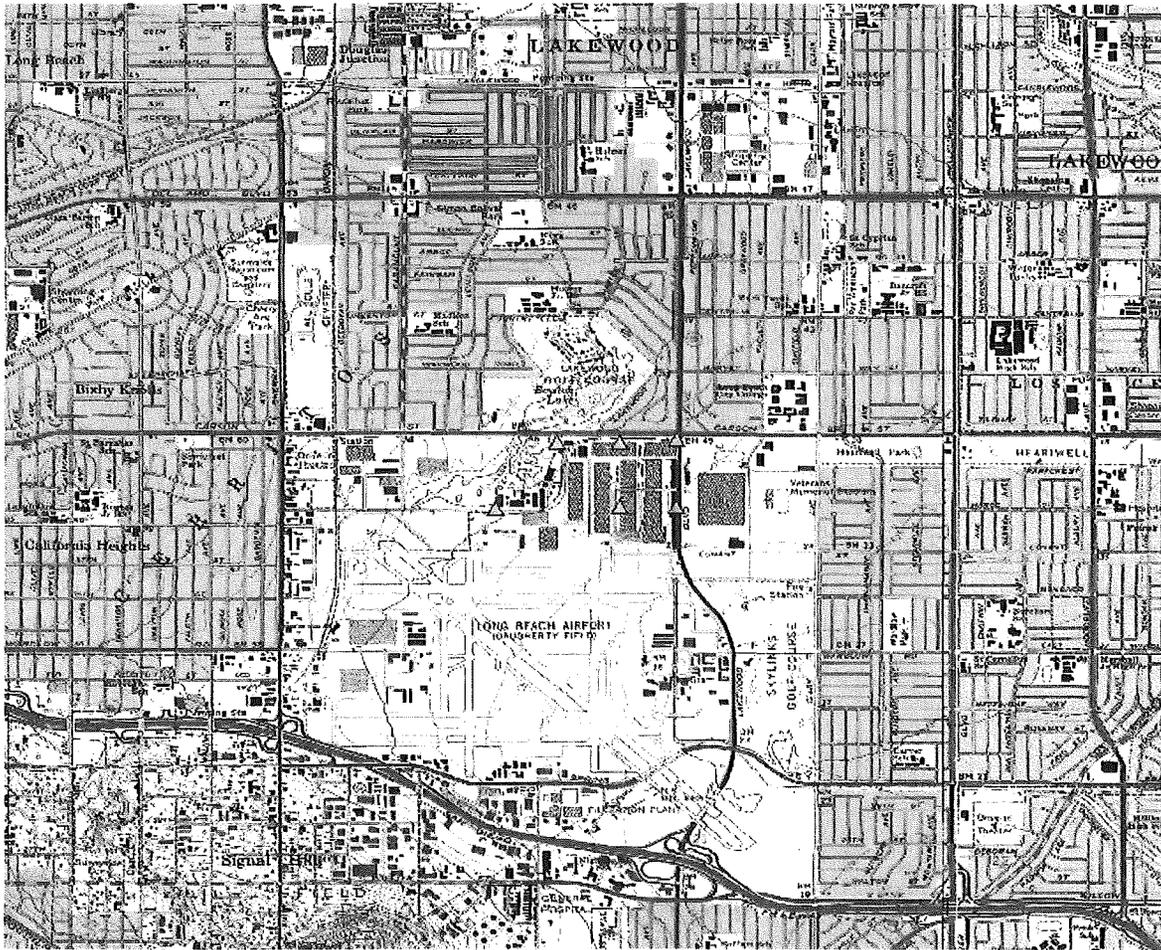
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Case Description for ASN 2008-AWP-6424-OE

Boeing Douglas Park Rezone Area

Verified Map for ASN 2008-AWP-6424-OE





Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2008-AWP-6425-OE

Issued Date: 12/02/2008

Salvatore M. Stavale
Boeing Realty Corporation
4501 E. Conant St.
Long Beach, CA 90808

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Point E
Location:	Long Beach, CA
Latitude:	33-49-54.50N NAD 83
Longitude:	118-08-33.72W
Heights:	75 feet above ground level (AGL) 126 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

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The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

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A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2008-AWP-6425-OE.

Signature Control No: 604208-103740313

(DNE)

Karen McDonald
Specialist

Attachment(s)
Additional Information
Case Description
Map(s)

Additional information for ASN 2008-AWP-6425-OE

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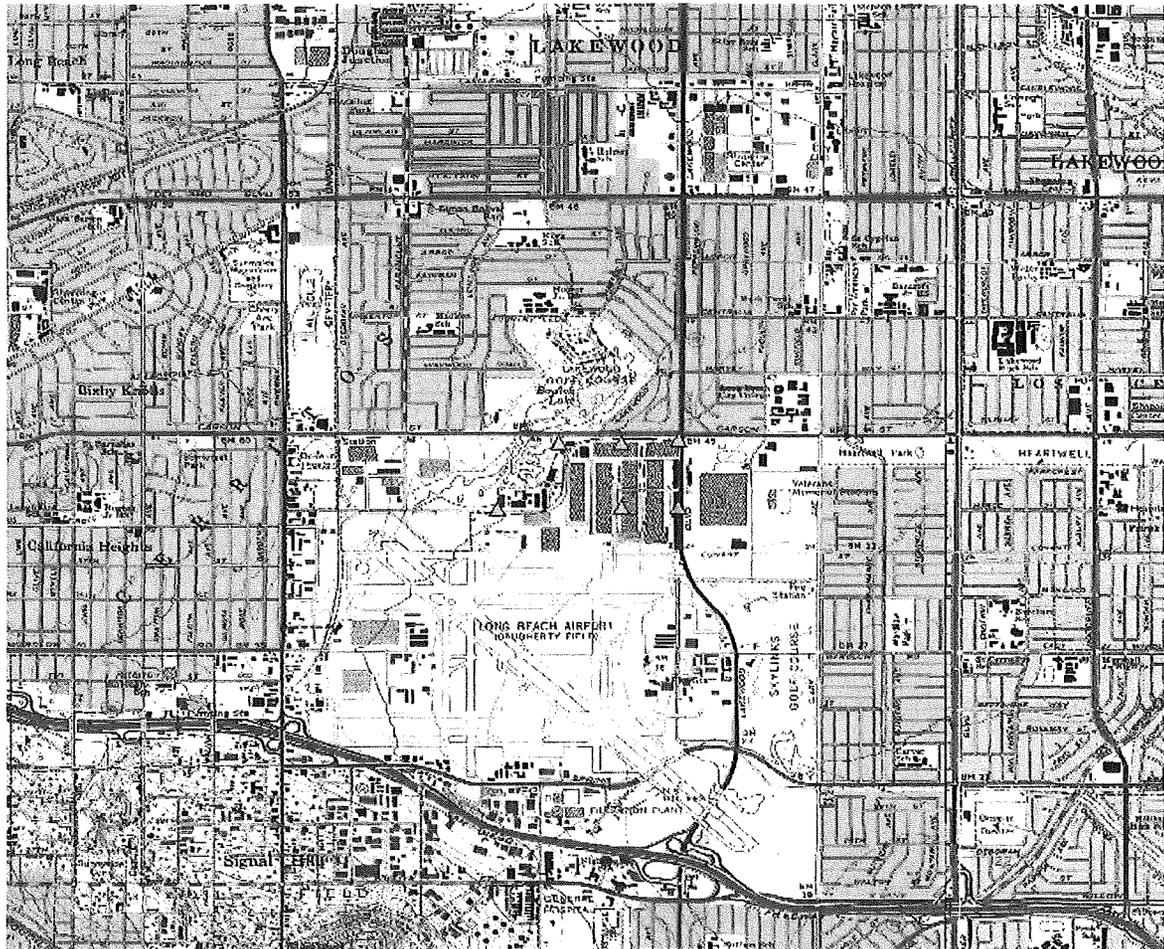
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Case Description for ASN 2008-AWP-6425-OE

Boeing Douglas Park Rezone Area

Verified Map for ASN 2008-AWP-6425-OE





Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2008-AWP-6427-OE

Issued Date: 12/02/2008

Salvatore M. Stavale
Boeing Realty Corporation
4501 E. Conant St.
Long Beach, CA 90808

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Point F
Location:	Long Beach, CA
Latitude:	33-49-39.34N NAD 83
Longitude:	118-08-33.85W
Heights:	75 feet above ground level (AGL) 126 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

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Signature Control No: 604210-103740311

(DNE)

Karen McDonald
Specialist

Attachment(s)
Additional Information
Case Description
Map(s)

Additional information for ASN 2008-AWP-6427-OE

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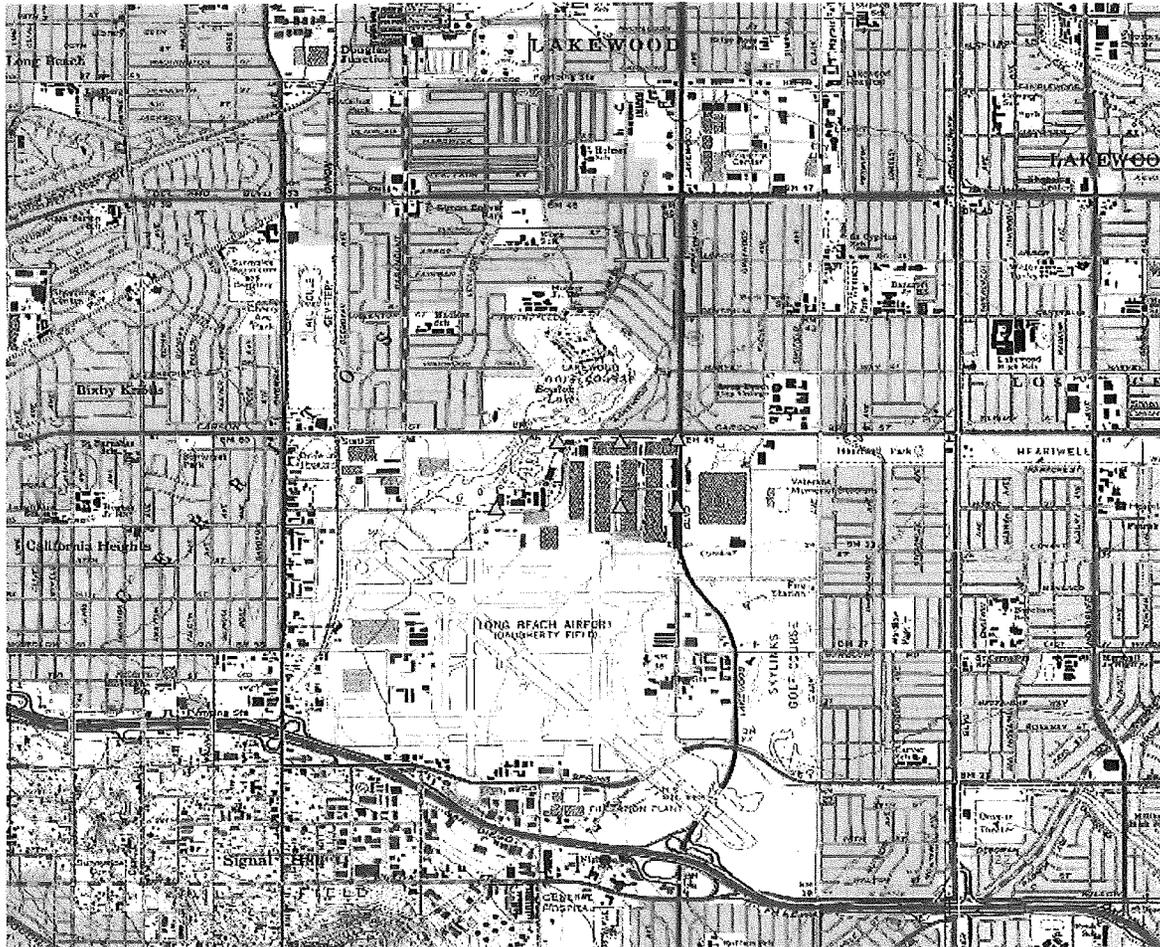
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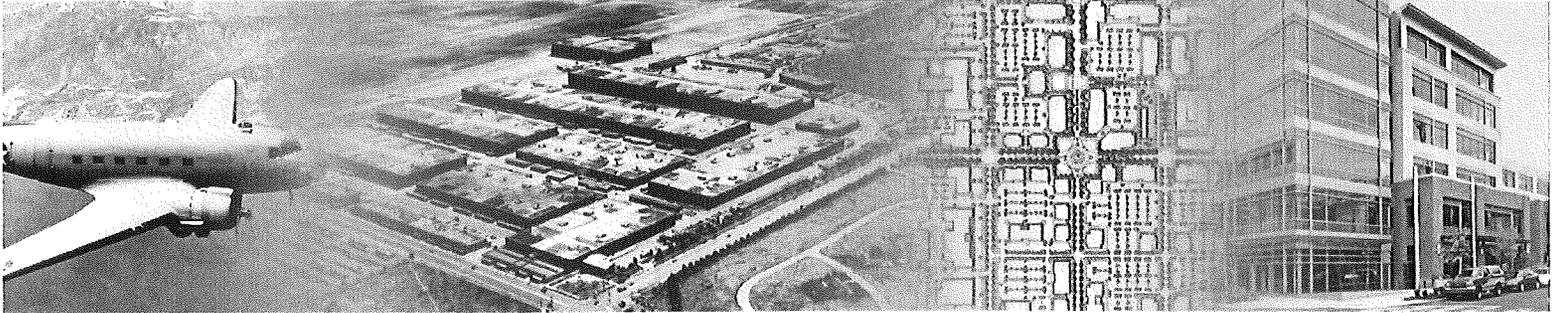
Case Description for ASN 2008-AWP-6427-OE

Boeing Douglas Park Rezone Area

Verified Map for ASN 2008-AWP-6427-OE



PD-32: SOUTH DEVELOPMENT STANDARDS



DOUGLAS PARK

LONG BEACH

September, 2009

PREPARED BY:

JOHNSON FAIN

COLLABORATORS:

CLARK & GREEN ASSOCIATES

ALTOON+PORTER ARCHITECTS

McCLARAND VASQUEZ
EMSIEK & PARTNERS

CITY OF LONG BEACH

THE BOEING
COMPANY

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APPENDIX

57

Master Street Tree Plan

57

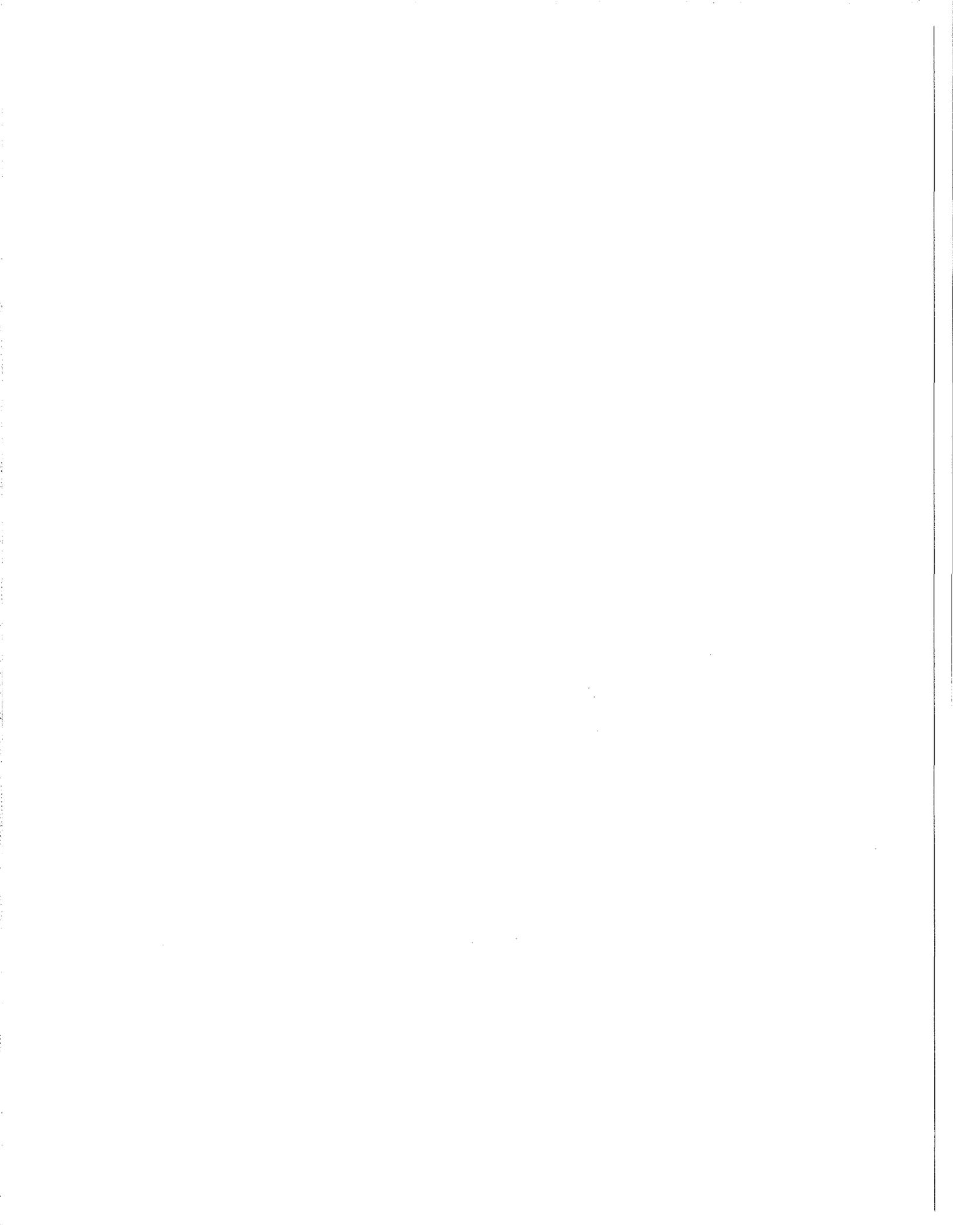
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Standards - Division I
introduction



Development Standards

The development standards for Planned Development District 32 (PD-32) are intended to be consistent with the City of Long Beach Municipal Code (LBMC) except as otherwise noted. PD-32 is subdivided into two areas, one north of Cover Street and the other south. These development standards apply to PD-32: South. They are mandatory provisions that along with the Design Guidelines, EIR mitigation measures, conditions of approval, and the Development Agreement (DA) between McDonald Douglas Corporation, a wholly-owned subsidiary of The Boeing Company (Boeing) and the City will govern the development of the Plan Area within the City of Long Beach as defined in the Plan Boundary Map (see Figure 3 on page 11) unless a variance is obtained. They regulate areas such as land use, density, height, setbacks, streetwalls, view corridors, open space, parking/ loading and access.

The City of Long Beach may, at its discretion, grant variances to the development standards contained in this document where the enforcement would otherwise constitute an unreasonable limitation beyond the intent and purpose of the development standards, and where such a variance is consistent with the public health, safety and welfare.

Although every attempt has been made to make these development standards consistent with the LBMC, Long Beach Development Services shall resolve any conflicts between these two documents as part of the Design Review Process.

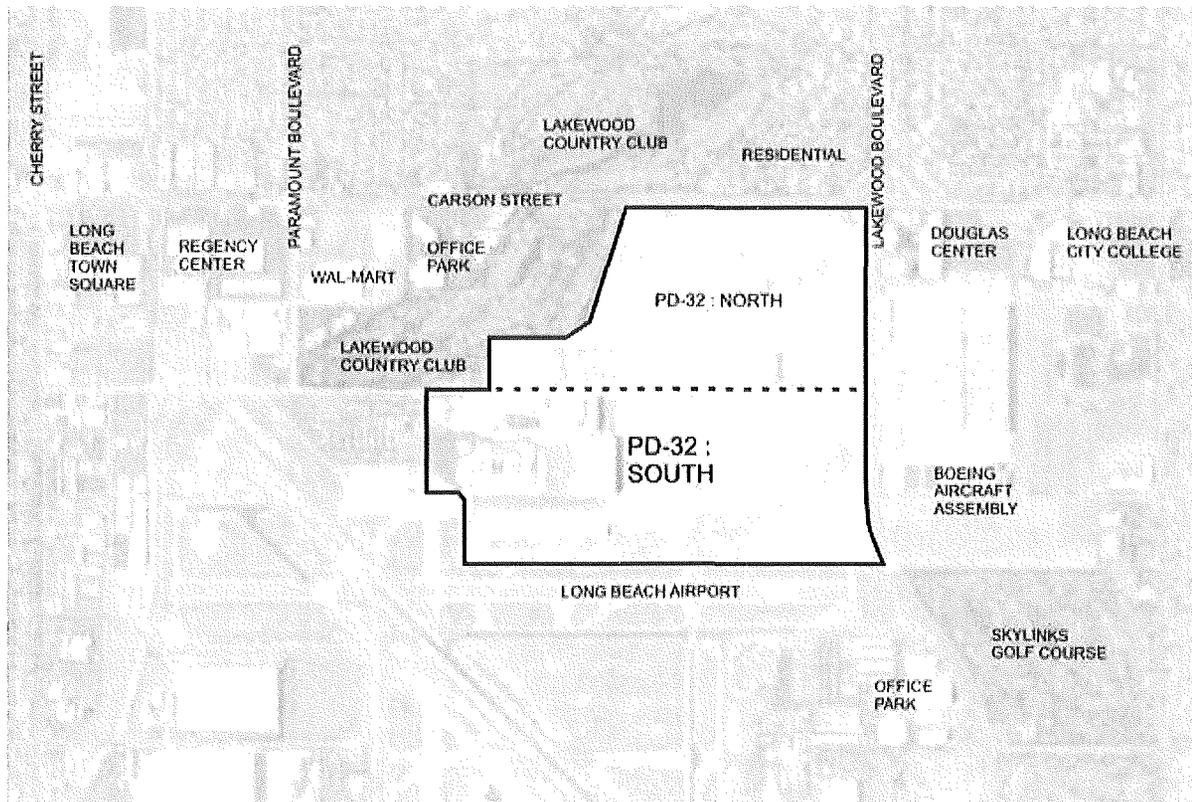


Figure 1 : Project Site and Vicinity Map

I n t e n t

In reviewing development proposals and land use issues, the City Council, Planning Commission, and Site Plan Review Committee shall be directed by following goals and objectives:

General Urban Design Goals

- The Master Plan shall acknowledge and appropriately respond to the varying contexts and adjacencies of the site – arterial boulevards, airport and airplane manufacturing, golf course and commercial and residential uses.
- The Master Plan shall create an Urban Design Framework that ensures the creation of a distinctive environment that creates long-term value and quality while being flexible enough to accommodate changes in the economy and real estate market. The urban design shall be based on a framework of proven historical patterns and precedents found in Long Beach's distinctive and historic neighborhoods.
- A sense of place shall be created with clearly defined street hierarchy and character. The majority of Long Beach streets are laid out in a rectilinear grid pattern, which is appropriate to creating compact, walkable districts and neighborhoods.
- The master plan shall establish pedestrian orientation and human scale by limiting block sizes to those based on historical patterns and precedent:

Streets

- Design streets as places of shared use. Design streets as public open space to promote pedestrian orientation, sociability and safety. Street Right-of-Ways should be consistent with the minimum standards set forth in the Long Beach Municipal Code (LBMC table 47-1).
- Commercial streets should be scaled appropriately to accommodate pedestrian sidewalks and planted parkways. Major arterial streets with multiple traffic lanes should include landscaped features to maintain an appropriate human scale, and as a way to interface between uses.
- In accordance with the Master Street Tree Plan (see Division IV), street trees shall be located to provide shade for pedestrians, and provide appropriate scale and rhythm to the street (regular spacing and consistent alignment).
- Street trees, parkway treatments, gateways and other landscape elements shall reflect the character of the community's most distinctive maturely landscaped streets (e.g., Ocean Boulevard in downtown Long Beach).

Commercial Uses / Mixed Uses

- Development should emphasize pedestrian orientation and the creation of a distinctive village-like urban environment that mitigates conflicts between proposed commercial uses.
- While carefully planning for the needs of vehicular circulation, emphasize a pedestrian friendly character with buildings located at front setbacks. Locate parking in structures or at the rear or side of buildings.
- Development should be appropriately scaled and based on compatibility with adjoining uses.

Design Review Process

This section of the PD-32: South Development Standards establishes the procedures and requirements for review of development and use permits, and shall be consistent with the LBMC. PD-32: South will have two entities, the Boeing (or its successor) Design Review Committee (DRC) and Long Beach Development Services (City), which will play a role in reviewing and permitting development proposals. These procedures are established in order to coordinate the review by the two entities.

The role of the DRC is strictly advisory, and its decisions shall not constitute implied City approval of a proposal. The Design Review Process with the City shall be governed by the Site Plan Review process contained in Division V of LBMC Chapter 21.25. The development standards contained in this document along with the design guidelines for the project shall be used by the City throughout the Site Plan Review process. Proposals not complying with these documents will be deemed unacceptable, and will be rejected.

While the City will strictly adhere to the requirements of the Site Plan Review process in the LBMC, the following provides a general guide to the applicant for the overall design review process, including special submittal requirements in addition to those in the LBMC.

Step 1 : Conceptual Site Plan Review

Applicant shall submit conceptual plans in accordance with the application filing requirements and instructions of the City of Long Beach Planning Permit Application to the DRC for an initial review of compliance with the PD-32: South Development Standards and Design Guidelines. Following such review, the DRC shall acknowledge conceptual approval of submittal in writing to the City prior to the applicant submitting plans to the City for conceptual site plan review in accordance with LBMC Section 21.25.502.B.

In order to maintain consistency with the maximum density thresholds stipulated in the Environmental Impact Report and the Development Agreement for the project, the initial written approval by the DRC shall include a summary of the commercial density (building area) approved and remaining to date. Both the written DRC approval and density summary shall be included as part of the initial submittal to the City for Site Plan Review.

Step 2 : Site Plan Review

Upon approval of conceptual site plan review by the City, the applicant shall submit a design package in accordance with the application filing requirements and instructions of the City of Long Beach Planning Permit Application to the DRC for review. Upon review and written acknowledgement of approval by the DRC to the City, the applicant

shall submit the design package to the City for site plan review in accordance with LBMC Section 21.25.502A.

Step 3 : Compliance Check

Applicant shall submit a final design development package (site plan and architecture) to the DRC for compliance check. The main purpose of this step is to confirm that project development is consistent with prior approvals and conditions prior to submitting for plan check with the City (construction ready documents). The City, at its discretion, may require submittal of this package for compliance with conditions of approval.

Step 4 : Record Set

Upon receipt of Building Permit, the applicant shall file a complete copy of the permitted plans bearing the City stamps of approval with DRC.

Federal Aviation Administration (FAA) Approval : During the design process, the applicant must complete and submit Form 7460-1 to the FAA. Prior to issuance of a building permit a copy of all written findings from the FAA regarding compliance with Part 77 height limit regulations related to the Long Beach Airport.

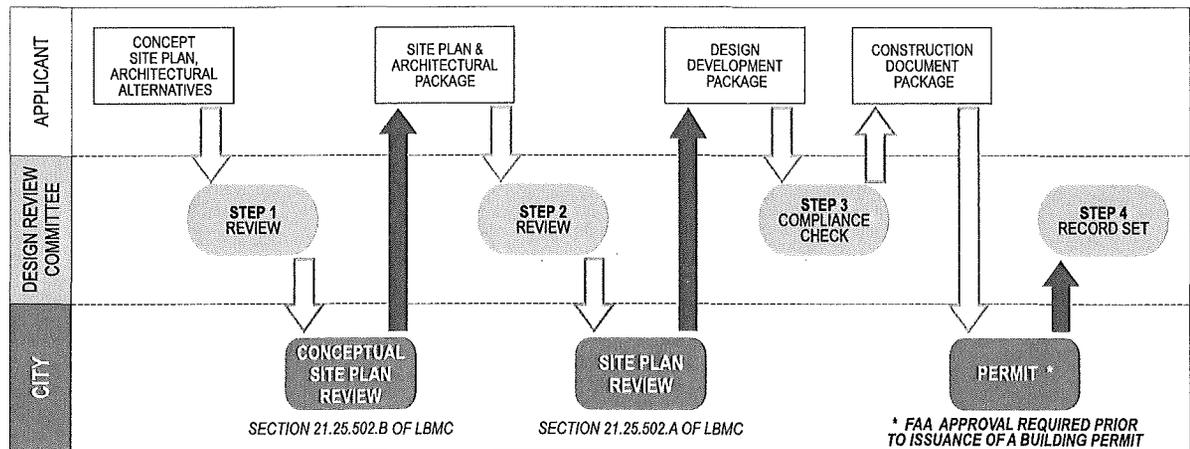
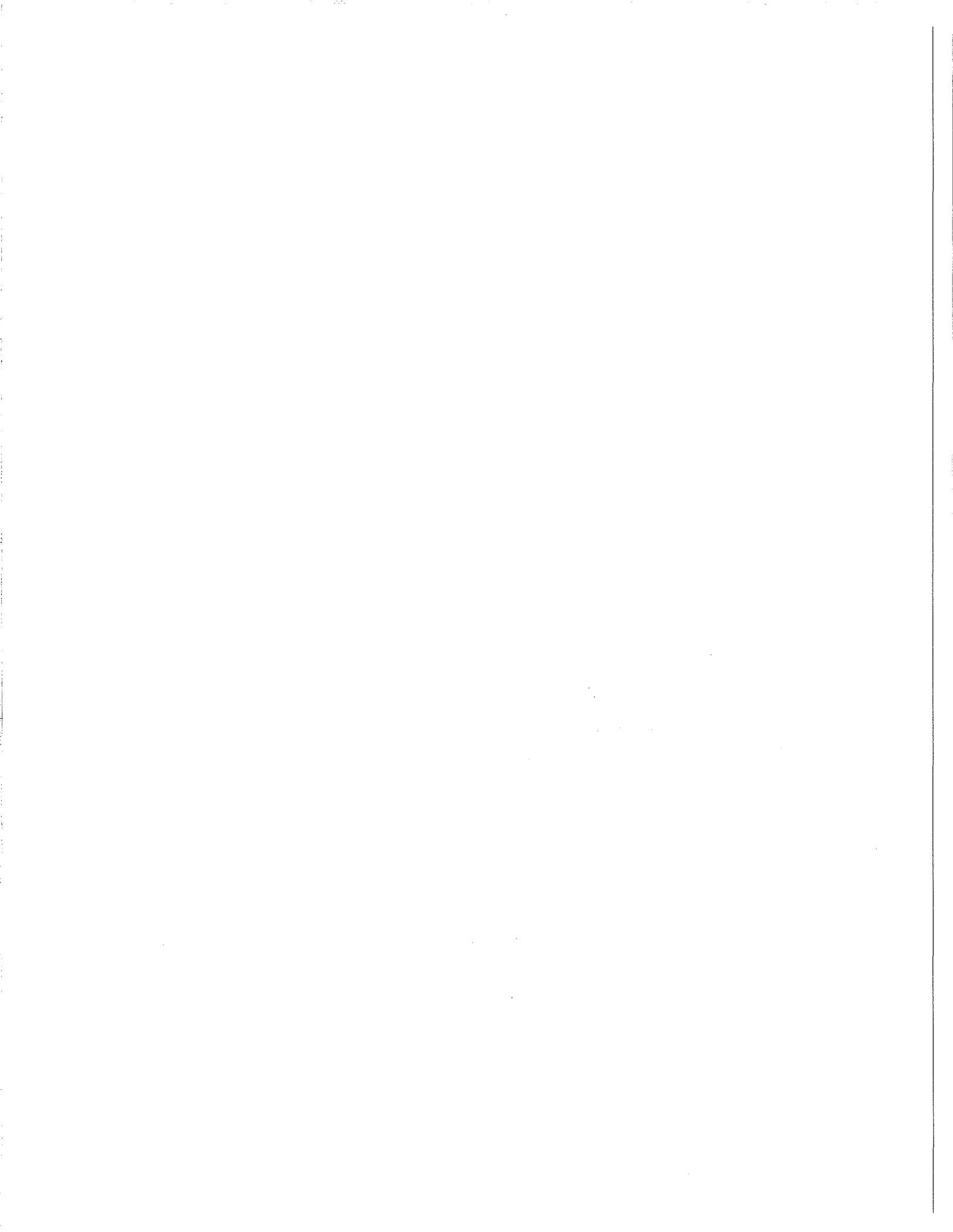
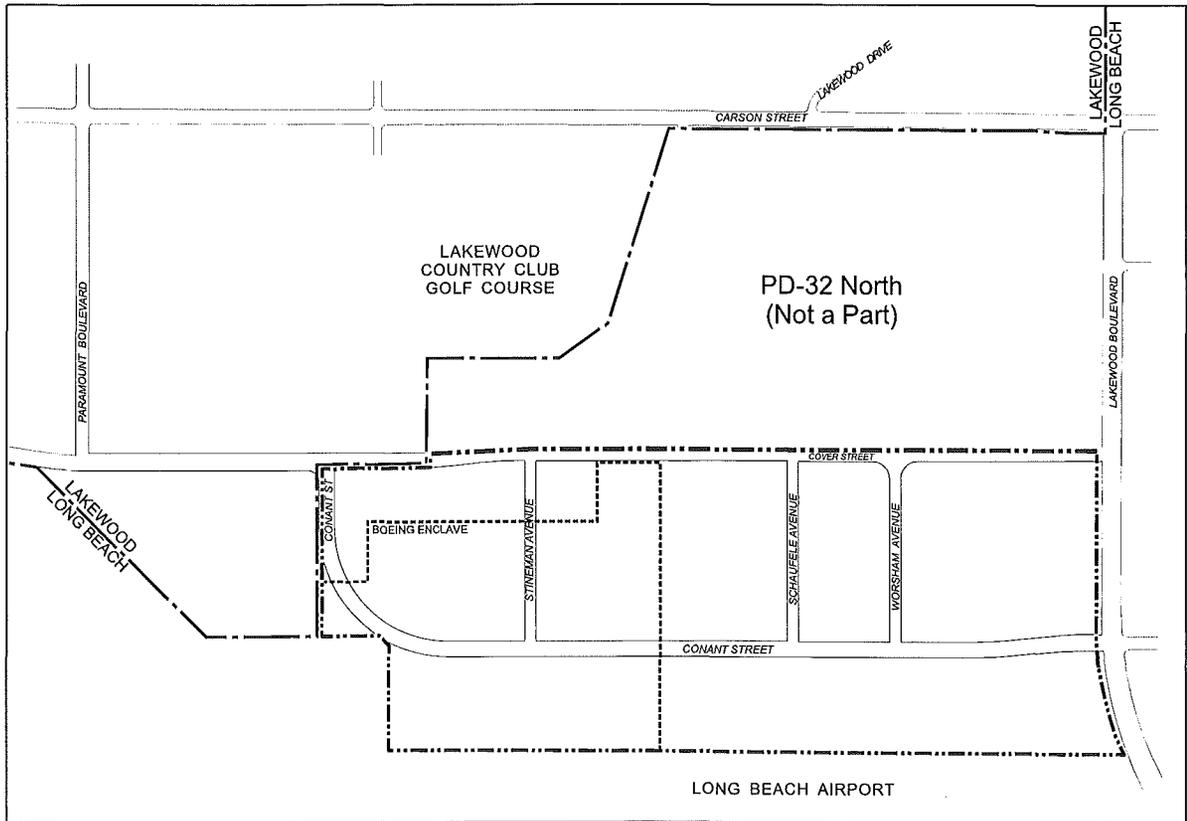


Figure 2 : Design Review Process

Standards - Division II
Establishing the Framework



Establishing the Framework



- PD Boundary
- City Boundary
- Boeing Enclave
(Aircraft manufacturing will be allowed to continue in this sub area. Should Boeing declare its intention to abandon current aviation-related uses there, the sub area will be developed with uses consistent with sub area 8A)

Figure 3 : Plan Boundary, Development Block & Street Grid

Planning Sub Areas

The PD-32 planning area is divided into sub areas as illustrated in Figure 4. PD-32:North is constituted of sub areas 1, 2, and 3. Sub areas 4, 5 and 6 are intentionally omitted designations and not used. Sub areas 7, 8A and 8B constitute PD-32:South, which is the focus of this document's development standards and design guidelines. The intent and general standards for each of these sub areas are as follows:

Sub Areas

Sub Area 1 - PD-32:North

Sub Area 2 - PD-32:North

Sub Area 3 - PD-32:North

Sub Area 4 - Intentionally omitted

Sub Area 5 - Intentionally omitted

Sub Area 6 - Intentionally omitted

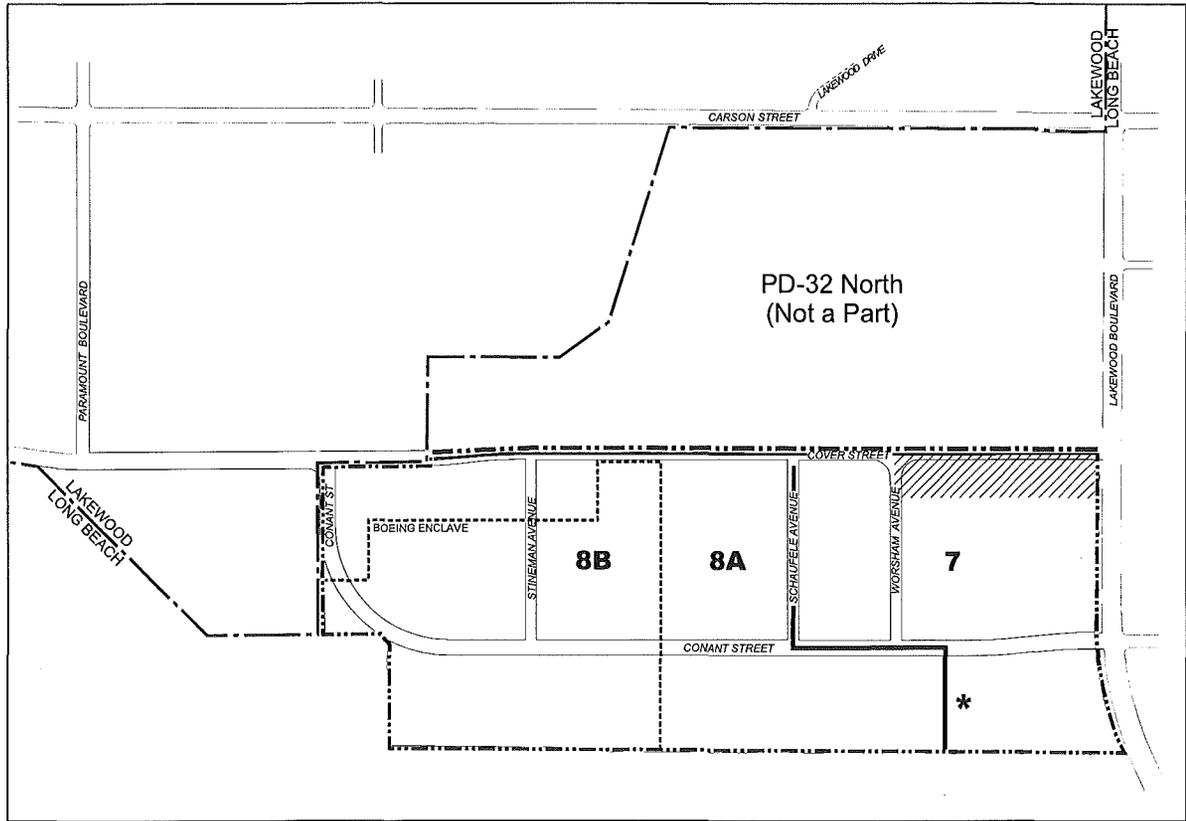
Sub Area 7

This sub area located immediately west of Lakewood Boulevard is intended as a primarily office "main street" commercial use zone along with R&D, some light industrial uses, aviation-related uses south of Conant Street, as well as hotel and retail uses to be located along Lakewood Boulevard and/ or Cover Street.

Along the south side of Cover Street, this sub area is the southern edge of a major "gateway" into the project, and will be subject to a Mixed Use Overlay zone. Such edge is envisioned as an active pedestrian edge with ground floor retail storefronts, pedestrian serving uses, hotel lobby/ public uses, and upper story commercial uses, along with special on-street parking provisions.

Sub Area 8A

In addition to the uses in Sub Area 7, this sub area is intended to include light industrial uses, certain aviation related uses south of Conant Street, manufacturing, and warehouse/ distribution (as an accessory use).



----- Boeing Enclave (8B)
(Aircraft manufacturing will be allowed to continue in this sub area. Should Boeing declare its intention to abandon current aviation-related uses there, the sub area will be developed with uses consistent with sub area 8A)

//// Mixed-Use Overlay Zone
(See special development standards for sub area 7)

* Approximate Sub Area Boundary
(Boundaries shown at locations other than at rights-of-way are general, and subject to Subdivision Map approval)

Figure 4 : Planning Sub Areas

Table 1 : Sub Area Use Classification

Sub Area	Use Classification
Sub Area 7	Office & "Main Street" Commercial, Hotel, Light Industrial*, Aviation-related Uses
Sub Area 8A	Office, Commercial, Light Industrial*, Aviation-Related Uses
Sub Area 8B	Continued Aircraft Manufacturing Support, Light Industrial*

NOTE : Sub Areas shall generally be consistent with the applicable LBMC zoning districts listed above except as otherwise provided in this document.

Accessory Use : As defined in LBMC

** Warehouse / Distribution: Warehouse and Distribution uses are prohibited as a principal use within Sub Areas 7, 8A and 8B. Warehouse and Distribution uses shall be permitted as an Accessory Use provided it does not, at any time, exceed fifty (50) percent of the total Floor Area located on the legal lot or parcel containing such Accessory Use within Sub Areas 7, 8A and 8B.*

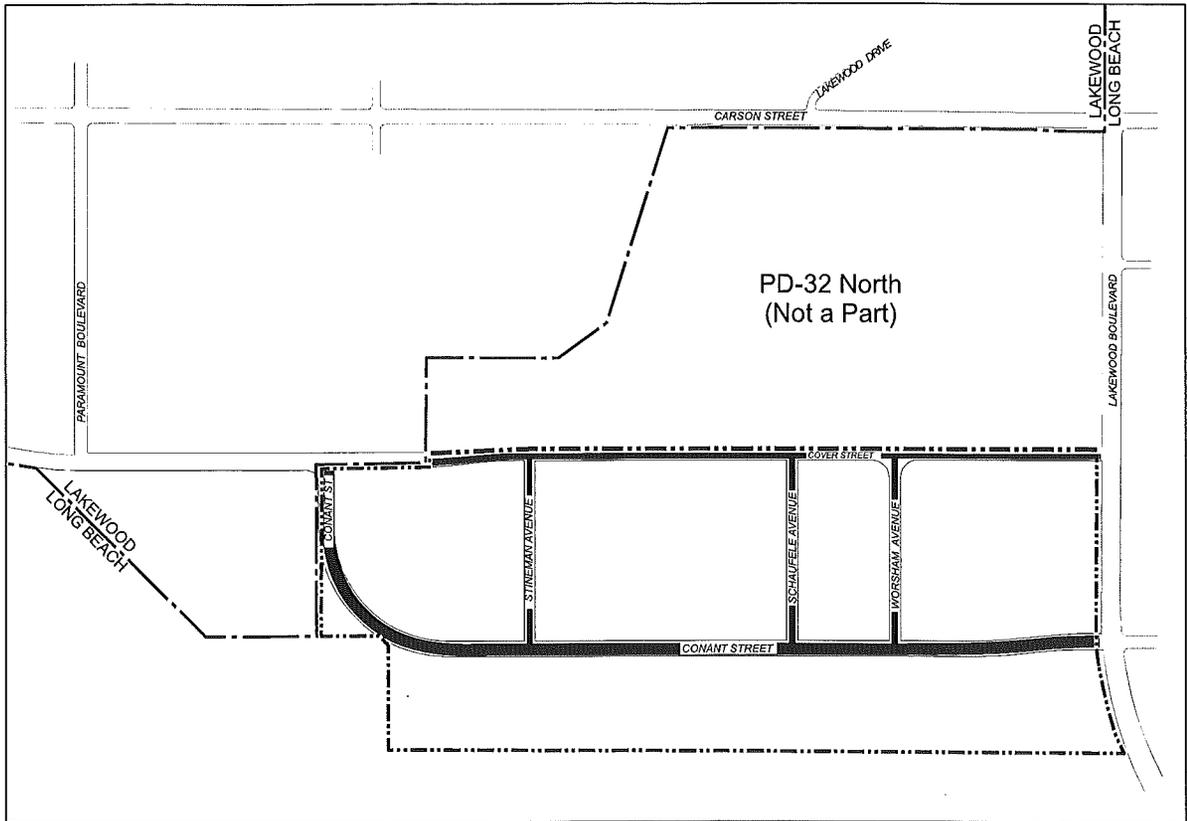
Sub Area 8B

Also known as the Boeing Enclave, Sub Area 8B is a 43.5 acre area currently housing facilities related to aircraft production; ground support; receiving and delivery operations; customer operations; aircraft and avionics testing; and other related uses. This sub area will allow aircraft manufacturing, and aviation-related uses associated with the existing area to continue. Should current operations of this sub area be discontinued, the area will be developed with uses consistent with Sub Area 8A, at which time the Development Standards for Sub Area 8A shall govern.

Street Hierarchy

Public rights-of-way shall be reserved, dedicated and improved as provided for in LBMC Chapter 21.47 (Dedication, Reservation and Improvement of Public Rights-of-Way). Refer to Development Agreement (DA) between Boeing and the City for phasing and timing of improvements.

The Director of Public Works shall approve all proposed street improvements as part of the Site Plan Review Process, or as part of the approval for each Final Map.



-  Collector
-  Local Street

Note: All on-site infrastructure will be developed in accordance with the infrastructure phasing plan in the Development Agreement (DA).

This map represents the street infrastructure at full build-out but does not include any additional private roads that might be necessary for access to individual buildings within any development parcels.

Figure 5 : Street Hierarchy

Bike Paths

Improvements at Douglas Park will incorporate a network of bike paths. In the area of PD-32 : South, the length of Cover Street, Heineman Avenue, Steineman Avenue, and Worsham Avenue will include this feature.

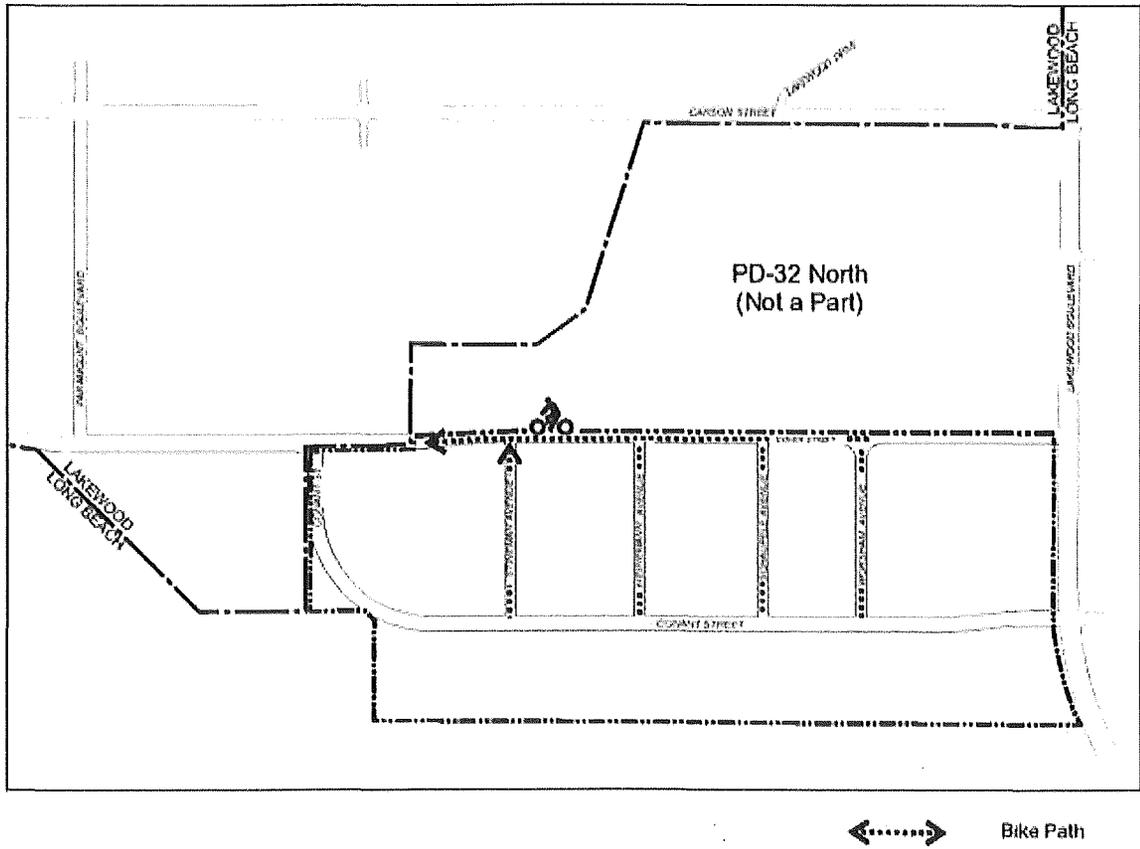


Figure 6 : Bike Paths

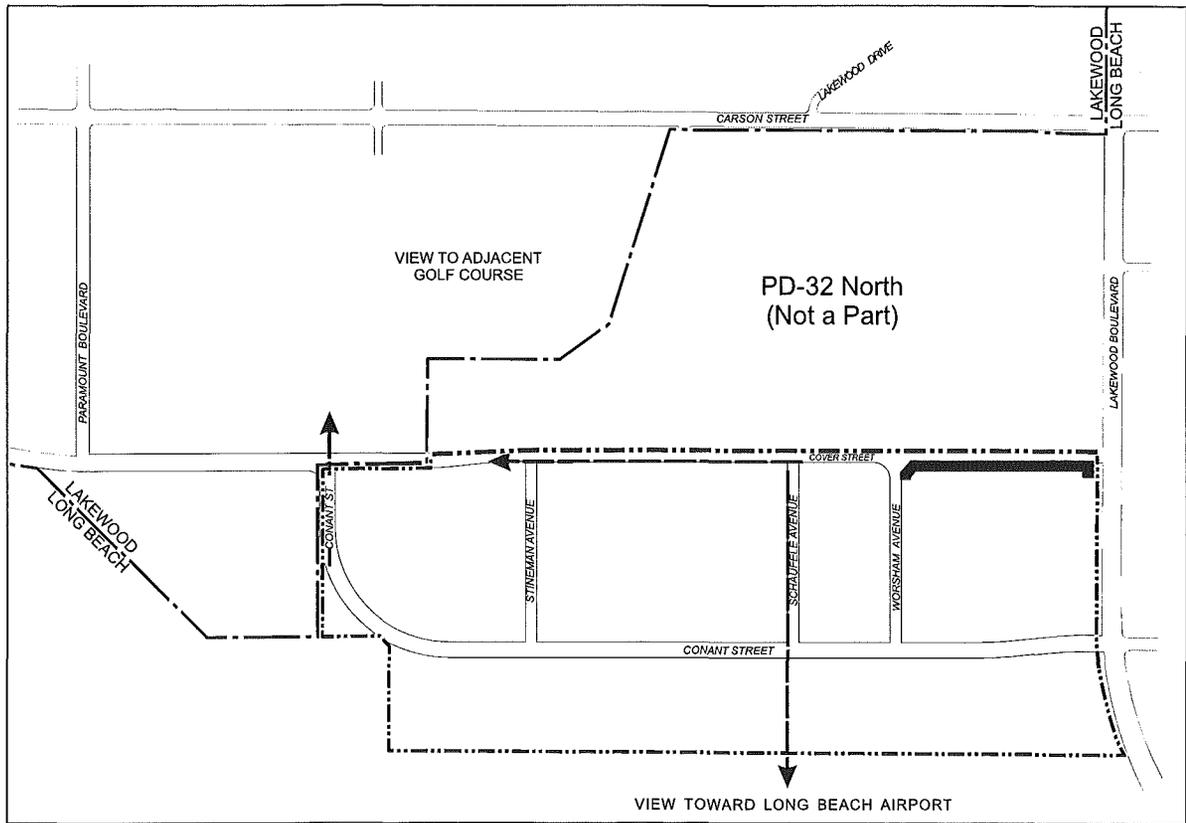
Build-To Lines

Build-to-lines are defined as a continuous building edge at the property lines on designated streets, allowing for occasional breaks in the street wall for features such as entries, courtyards, or mid-block Paseos. They are established in selected locations to create a consistent street edge that defines the street as a pedestrian friendly cohesive space.

Certain streets have mandatory setbacks from the property line and are identified in the section on Setbacks in this document; build-to lines shall be observed at the boundary of such setback. See Special Development Standards (Division 3) in this document for specific requirements and criteria for each sub area.

View Corridors

View corridors follow street alignments and are established to preserve orientation, provide a sense of place through visual linkages to the existing golf course and the Airport. No building or portion thereof shall block a view corridor.



- 

View Corridors
(Alignments shown on map are general in nature)
- 

Primary 'Build-To' Lines
(See special development standards for Sub Area 7 for additional information)

Figure 7 : Build-To Lines & View Corridors

Generalized Height Zones

PD-32; South has two types of height restrictions, and the most restrictive provision shall apply in every instance.

Federal Aviation Administration (FAA)

All building heights shall conform to the Long Beach Airport – Runway Approach Zones – Standard for determining obstruction in air navigation – as per Part 77 of federal aviation regulations map dated 6-21-1982 (or as updated). The maximum heights depicted on such map are measured by mean sea level and must be measured to the highest portion of the structure, including antennas, signs, elevators, mechanical equipment and other appurtenances. The applicant is responsible for thoroughly investigating all restrictions for an individual parcel of land on the site, including the filing and processing of any required forms with the FAA (see Figure 8).

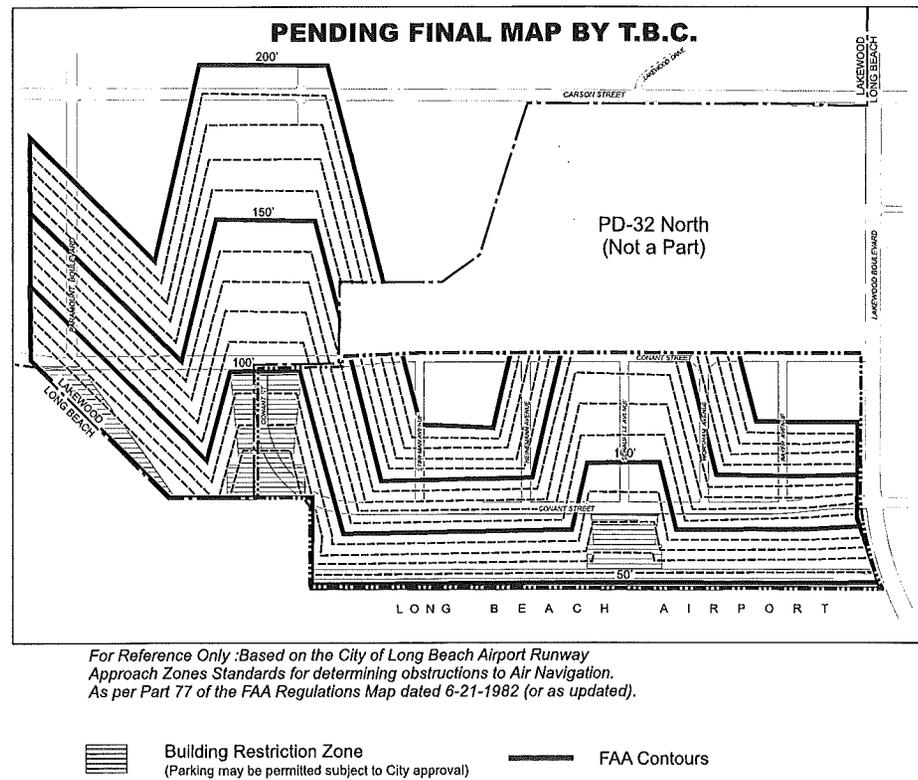
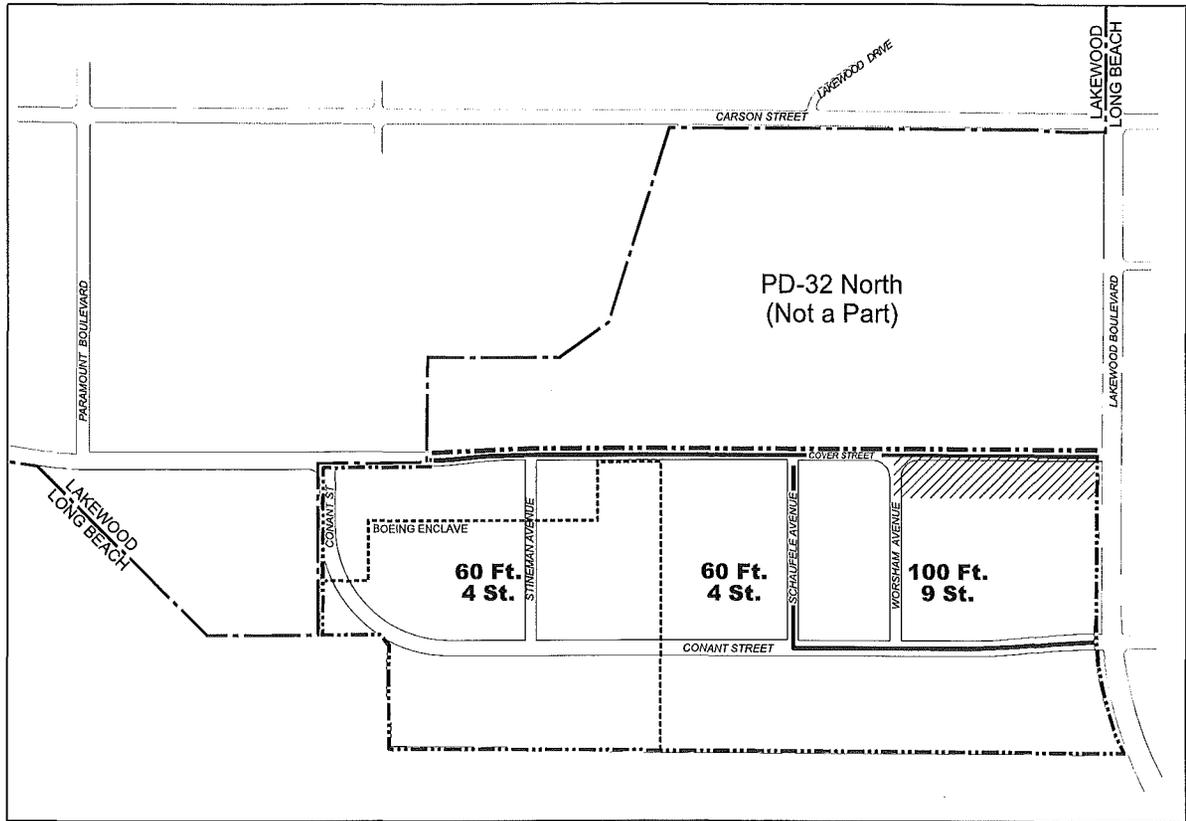


Figure 8 : FAA Height Contours



Story (St.) : As defined in LBMC Chapter 21.15.2940

NOTE : The maximum height limits indicated on this map are further detailed in the special development standards. These heights shall be used in conjunction with Part 77 of the FAA Regulations Map dated 6-21-1982 (or as updated).



Mixed-Use Overlay Zone
(See special development standards for sub area 7)

Figure 9 : Generalized Height Zones

PD-32 Height Zones

All building heights shall be consistent with the definition of height contained in LBMC Section 21.15.1330, and shall be measured from the curb to the top of the parapet or mid-point of a sloping roof of the proposed structures. Unoccupied architectural features may exceed these limitations through the Site Plan Review process, provided such features are consistent with the Urban Design intent of marking project entries, establishing street wall edges, and/or creating visual markers.

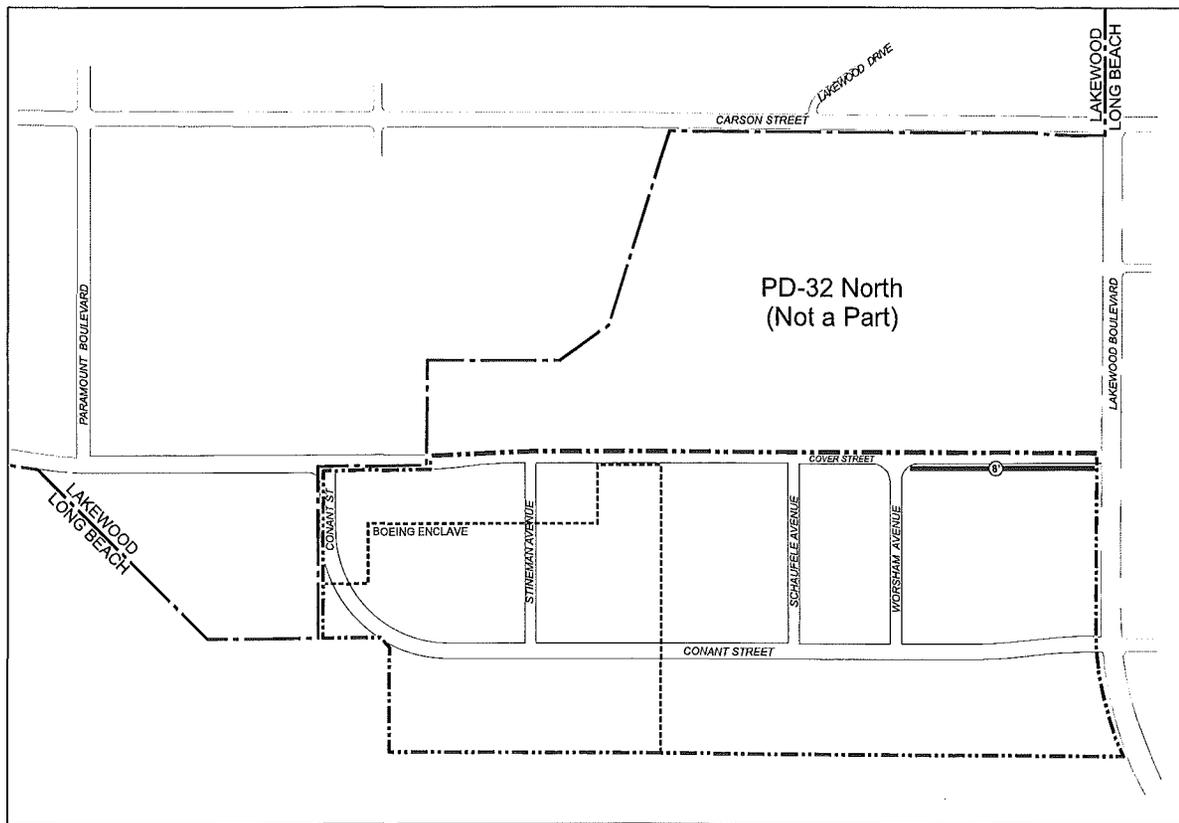
Figure 9 establishes the maximum permitted building heights in both feet and stories. A measurement of height shall use the definition of height contained in LBMC Section 21.15.1330.

Exceptions

- Exceptions listed in LBMC Section 21.31.220 shall apply.

Stepbacks

Building stepbacks are in addition to building setbacks, and are established to create height and bulk transitions between buildings and public streets, as well as between higher density uses and lower density uses. These transitions shall be controlled by building setback/ stepback requirements as shown in the illustrative sections included in Divisions II and III of this document.



8-foot step-back along Cover Street
(See special development standards
for sub area 7)

Figure 10 : Step-Backs Diagram

Standards - Division III
Commercial/Industrial Sub Area Standards

Commercial / Industrial Sub Area Standards

Unless otherwise noted in this document, all development in the commercial and industrial sub areas is intended to be consistent with the commercial/ industrial districts development standards in the LBMC.

Permitted Uses

The principal use in all commercial sub areas shall be commercial and /or industrial as indicated in Table 2. Residential use is not permitted.

Table 2 indicates the classes of uses permitted (Y), not permitted (N), permitted as a conditional use (C), permitted as an administrative use (AP), permitted as an accessory use (A), and permitted as a temporary use (T) in all districts. Some classes of uses may be classified as "Y/C". "Y/C" shall mean a use is permitted by right unless located on a lot within three-hundred (300') or less from the nearest residential district, in which case a Conditional Use Permit (C) shall be required pursuant to Chapter 21.25, Division II of the LBMC. The location of the lot housing a proposed use relative to a residentially-zoned property shall represent the sole factor for determining whether discretionary review is required. If any building housing the principal proposed use in Sub Area 8A or 8B, or any outdoor activity which represents the principal use of the property, is located on a lot three hundred (300') or less from the nearest residential district, then Conditional Use Permit (C) review shall be required.

Commercial uses in Mixed Use Overlay Zone

Sites fronting on the southerly edge of Cover Street between Lakewood Boulevard and Worsham Avenue shall permit the commercial uses of the Neighborhood Commercial, Pedestrian oriented (CNP) zoning district of Chapter 21.32 of the LBMC.

Definitions

Floor Area

Floor Area means the total area of all floors of a building, as measured to the exterior surfaces of exterior walls. Floor Area includes halls and lobbies of a building, but does not include utility and elevator cores, stairwells, parking and restrooms.

Accessory Use

Accessory Use means a use that is customarily incidental and/or necessarily related to the principal use of the land, building, or structure. An accessory use is located on the same lot as the principal building or use and is dependent upon the principal use for the majority of its use or activity.

Warehouse

Warehouse means a building or portion thereof where goods or materials that are ready to be delivered to a retail outlet or sold to another business are kept for a period of time greater than seventy-two (72) hours prior to such delivery or sale.

Distribution

Distribution means a building or portion thereof where goods or materials that are ready to be delivered to a retail outlet or sold to another business are kept for a period of time less than seventy-two (72) hours prior to such delivery or sale.

Table 2 : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Alcoholic Beverage Sales				The concentration of existing ABC licenses and the area crime rate are factors considered in reviewing applications for alcohol sales
Off-premises sales w/in 500 ft. of district allowing residential uses	C	N	N	For alcoholic beverage sales exempted from the CUP process, see footnote (1).
Off-premises sales more than 500 ft. from district allowing residential uses	Y	N	N	
On-premises sales w/in 500 ft. of district allowing residential uses	C	C	N	
On-premises sales more than 500 ft. from district allowing residential uses	Y	Y	N	
Automobile (Vehicle) Uses				All outdoor display, storage, service and repair of vehicles is subject to special standards (see LBMC Chapter 21.45)
Auto detailing (with hand held machines only)	AP	AP	N	Mobile businesses prohibited. Permitted in 8A Zoning District: Auto Detailing (with hand held machines only) only as accessory use to parking structure
Car wash	N	N	N	
Diesel fuel sales	N	N	N	See LBMC Section 21.52.222.
Gasoline sales	N	N	N	
General auto repair (body work, painting, etc.)	N	C	N	Uses allowed indoors only.
Limousine service (does not include auto repair)	AP	AP	N	Nonconforming parking rights do not apply (see LBMC Section 21.27.070).
Minor auto repair, tune up, and lube, smog test	N	N	N	
Motorcycle/jet ski sales and repair	C	C	N	Also see industrial zones, Table 33-1
Parking service – principal use	C	C	N	Interim Use Only. No permanent Parking Services shall be permitted
Recreational vehicle storage	C	C	N	Interim Use Only. No permanent Recreational vehicle storage shall be permitted
Rental agency (does not include repair)	Y	Y	N	
Automobile Sales (does not include auto repair)	N	N	N	
Towing	N	A	N	Accessory to general auto repair. Free-standing tow yards shall be prohibited.
Vehicle parts (with installation); tire store	C	N	N	
Vehicle parts (w/o installation)	Y	N	N	

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Billboards	N	N	N	All Billboards Prohibited
Business Office Support				
Copy, fax, mail box, or supplies	Y	Y	N	
Equipment sales, rental, or repair	Y	Y	N	
Off-set printing	Y	Y	N	
Entertainment				
Amusement machines (4 or fewer)	A	A	N	See Zoning Code Section 21.51.205 (special development standards).
Banquet room rental	A	A	N	Accessory to restaurant only (see LBMC Section 21.51.215).
Dancing (accessory use)	Y	Y	N	Accessory to restaurant, tavern, club. City Council hearing is required for new and transferred business licenses.
Live or movie theater (w/100 seats or less)	Y	N	N	For theaters w/more than 100 seats, see "Movie theater."
Mock boxing or wrestling	N	N	N	
Movie theater (or live theater w/100+ seats)	C	N	N	
Pool tables (up to 3 tables)	A	A	N	Accessory to restaurant, tavern, club (see LBMC Section 21.51.260).
Private club, social club, night club, pool hall or hall rental within 500 ft. of district allowing residential uses	C	N	N	City Council hearing is required for new and transferred business licenses.
Restaurant with entertainment	Y	A	N	City Council hearing is required for new and transferred business licenses. Restaurants proposing to locate within 8A shall be allowed only as an accessory use on the ground floor of Office building.
Other entertainment uses (arcade, bowling alley, miniature golf, tennis club, skating rink, etc.)	C	C	N	
Financial Services				
ATM – Walk-up or freestanding machine on interior of building; walk-up machine on exterior of building	Y	Y	N	Requires 2 (5 minute) parking spaces for each ATM machine. Spaces shall be located within 100 ft. Such spaces may be existing required parking.
ATM – Freestanding machine, exterior	AP	AP	N	
ATM – Drive-thru machine	AP	AP	N	For drive-thru machine see standards for drive-thru lane in LBMC Section 21.45.130.
Bank, credit union, savings & loan	Y	Y	N	
Check cashing	N	N	N	
Escrow, stocks and bonds broker	Y	Y	N	
All other financial services not listed above	C	C	N	
Food Processing				

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Food and kindred products (SIC Code 20)	N	Y/C	N	Permitted in 8A Zoning District: All uses included in SIC Code 20, except as noted below. SIC Code 2048 (includes slaughtering animals for animal feed) SIC Code 201 (includes meat packing plants, meat & poultry products) SIC Code 2091 (Canned & Cured Fish and Seafood) SIC Code 2092 (Prepared Fresh or Frozen Fish/ Seafoods) Any Permitted use proposing to locate within 300 feet of a Residentially Zoned property shall be subject to a Conditional Use Permit, subject to the requirements in LBMC Sections 21.25.201 thru 21.25.212.
Institutional				
Church or temple	N	N	N	
Convalescent hospital or home	N	N	N	
Crematorium	N	N	N	
Day care or preschool	C	N	N	
Industrial arts trade school	Y	Y	N	
Mortuary	N	N	N	
Parsonage	N	N	N	
Private elementary or secondary school	N	N	N	
Professional school/business school	Y	Y	N	
Social service office (with food distribution)	N	N	N	
Social service office (without food distribution)	N	N	N	
Other institutional uses	C	C	N	
Manufacturing				
Apparel and other finished products made from fabrics and similar materials (SIC Code 23)	N	Y	N	Permitted in 8A Zoning District: The uses within these SIC Codes are limited to operations containing primarily manufacturing space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
Printing, publishing and allied industries (SIC Code 27)	N	Y	N	
Chemicals & Allied Products Mfgs (SIC Code 28)	N	N	N	
Leather and leather products (SIC Code 31)	N	Y	N	Prohibited in 8A Zoning District: SIC Code 311 (Leather Tanning and Finishing)
Electronic and other electrical equipment and components, except computer equipment (SIC Code 36)	N	Y	N	

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks (SIC Code 38)	Y	Y	N	
Miscellaneous manufacturing industries (SIC Code 39) - Including Jewellery Manufacturing; Toys Manufacturing; Sporting Goods Manufacturing; and Household Products.	N	Y	N	Permitted in 8A Zoning District: All uses included in SIC Code 39, so long as the specific operation of the use is non-nuisance in nature (e.g., noise, hazardous materials, odors, dust, light and glare) and are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation, consistent with LBMC Section 21.33.020.
Furniture and Fixtures (SIC Code 25)	N	Y	N	
Paper and allied products (SIC Code 26)	N	Y	N	Prohibited in 8A Zoning District: SIC Code 261 (Pulp Mills) SIC Code 262 (Paper Mills) SIC Code 263 (Paperboard Mills)
Rubber and miscellaneous plastics products (SIC Code 30)	N	Y/C	N	Prohibited in 8A Zoning District: SIC Code 3011 (Tires & Inner Tubes)
Textile mill products (SIC Code 22)	N	Y/C	N	
Lumber and wood products, except furniture (SIC Code 24) - Including: Hardwood Products; Wooden Cabinets Miscellaneous Wood Products	N	Y/C	N	Prohibited in 8A Zoning District: SIC Code 2411 (Logging) SIC Code 2421 (Sawmills & Planning Mills - General) Permitted in 8A Zoning District: All other uses included in SIC Code 24, so long as the specific operation of the use is non-nuisance in nature (e.g., noise, hazardous materials, odors, dust, light and glare) and are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation, consistent with Zoning Code Section 21.33.020.
Stone, clay, glass, and concrete products (SIC Code 32)	N	Y/C	N	Prohibited in 8A Zoning District: SIC Code 324 (Hydraulic Cement) SIC Code 325 (Structural Clay Products) SIC Code 327 (Concrete, Gypsum, and Plaster Products)
Fabricated metal products, except machinery and transportation equipment (SIC Code 34)	N	Y/C	N	Prohibited in 8A Zoning District: SIC Code 348 (Ordinance and Accessories)
Industrial and commercial machinery and computer equipment (SIC Code 35)	N	Y	N	
Transportation equipment (SIC Code 37)	YN	Y/C	YN	
Tobacco products (SIC Code 21)	N	Y/C	N	

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Petroleum refining and related industries (SIC Code 29)	N	N	N	
Primary metal industries (SIC Code 33)	N	N	N	
Electric Gas & Sanitary Services (SIC Code 49)	N	N	N	
Personal Services				
Basic personal services (barber/beauty shop, catering, party counseling (w/o trucks), diet center, dog/cat grooming, dry cleaner, fitness center/health club, dance/karate studio, locksmith, mailbox rental, nail/manicure shop, repair shop for small appliances or electronic equipment, bicycles, tailoring, shoe repair, tanning salon, travel agent, or veterinary clinic w/o boarding).	Y	A	N	Basic personal service uses proposing to locate within 8A shall be allowed only as an accessory use on the ground floor of Office building.
Fortunetelling	N	N	N	
House cleaning service	AP	AP	N	
Laundromat	C	N	N	
Laundry, cleaning and garment services (SIC Code 721)	N	Y	N	
Massage therapy	A	A	N	See special conditions in LBMC Section 21.51.243. Special adult entertainment standards for massage parlor (see LBMC Section 21.45.110).
Recycling center	N	N	N	
Recycling collection center for cans and bottles (staff attended)	N	N	N	
Recycling containers for cans and bottles	A	N	N	Accessory to a grocery store only (see LBMC Section 21.51.265).
Repair shop (stove, refrigerator, upholstery, lawn mowers, etc.) - (SIC Code 76)	N	Y	N	For small appliance repair, see "Basic Personal Services."
Repair services with outdoor operations (SIC Code 76)	N	N	N	
Self-storage (indoor only)	N	N	N	
Shoe-shine stand (indoor/outdoor)	A	A	N	Accessory to barber, car wash, grocery, hotel, office, or restaurant use.
Tattoo parlor	N	N	N	
Termite and pest control	N	C	N	See "Misc. – Storage of Hazardous Materials."
Veterinary Services for Animal Specialties (SIC Code 0742) Animal Specialty Services, Boarding, Kennels, Shelters (SIC Code 0752)	N	C	N	Also see "Basic Personal Services."
All personal services not listed	AP	AP	N	
Professional Services				

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Accounting, advertising, architecture, artist studio, bookkeeping, business headquarters, chiropractic, computer programming, consulting, contracting, dentistry, engineering, insurance, law, marketing, medicine, photography, psychiatry, psychology, real estate, or tax preparation (Including SIC Codes 60, 61, 62, 63, 64, 65, 67, 73 [except 7353 and 7359], 861, 862, 863, 864, and 87)	Y	Y	N	Prohibited in 8A Zoning District: SIC Code 9223 (Correctional Institutions) SIC Code 8744 (Jails, privately operated-correctional facilities, adult privately operated) SIC Code 7353 (Heavy Construction Equipment Rental) SIC Code 7359 (Equipment Rental and Leasing) Permitted in 7 & 8A Zoning Districts: The uses within these SIC Codes are limited to operations containing primarily office space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
All professional offices not listed	AP	AP	N	
Aviation-Related Uses				
Aviation-related uses including, maintenance and storage, pilot/passenger amenities (restrooms, food services, classrooms and office spaces), charter operations and aircraft rentals (SIC Code 45)	C	C	N	All aviation-related uses must meet the provisions of the City's Noise Compatibility Ordinance, the Airport Rules, Regulations and Minimum Standards for aeronautical activities and be subject to Long Beach Airport fees for like aeronautical activities as specified in the Airport Rates & Fees Resolution.
Aircraft Manufacturing	N	Y	Y	SIC Code 45 uses shall require a conditional use permit outside the boundaries of the Long Beach Airport and/or on adjacent properties directly supporting airport operations. Further, certain uses may be subject to "Through-the-Fence" agreement(s) between the City of Long Beach and Long Beach Airport. Aviation-related uses shall be allowed only in the geographic area south of "G" Street.
Aircraft Storage	Y	Y	Y	
Aircraft Services for On-site Aircraft (For on-site aircraft only (not for commercial purposes))	Y	Y	Y	
Commercial Aviation Services (Provided by those holding valid agreements to conduct business on Long Beach Airport)	Y	Y	Y	
Special Events	Y	Y	Y	Special Events including aeronautical uses not covered above, as approved in advance by the Airport Manager.
Residential Uses	N	N	N	No Residential Uses shall be permitted.
Restaurant And Ready-To-Eat Foods				
Outdoor dining	A	A	N	
Restaurants and ready-to-eat foods with drive-thru lanes	N	N	N	Special standards apply (See LBMC Section 21.45.130).
Restaurants and ready-to-eat foods without drive-thru lanes	Y	A	N	Restaurants proposing to locate within either 8A or 8B shall be allowed only as an accessory use on the ground floor of Office building.
Vending carts	AP	AP	N	Special standards apply (See LBMC Section 21.45.170).
Retail Sales				

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Basic retail sales (SIC Codes 54, 5735, 5942, 7841) (except uses listed below)	Y	A	N	Used clothing, antiques, art, books (new and used), coins, collectibles, food stores, jewelry, and trading cards are included in "Basic Retail Sales." Basic retail sales uses proposing to locate within 8A shall be allowed only as an accessory use on the ground floor of an Office building.
Building supply or hardware store with lumber, drywall, or masonry (including SIC Code 52, 57)	Y	N	N	For hardware store without lumber, drywall, or masonry, see "Basic Retail Sales."
Gun Store and Gun Repair	AP	N	N	Allowed only as an accessory use to primary Sporting Goods establishment
Major household appliances (refrigerator, stove, etc.)	Y	Y	N	
Manufacture of products sold on-site	A	A	N	See LBMC Section 21.51.240.
Merchandise mall, indoor swap meet	N	N	N	
Outdoor sales events (flea markets, swap meets, etc.)	N	N	N	
Outdoor vending – Flower, plant, fruit, or vegetables in conjunction with sale of related products from a retail store	A	N	N	See LBMC Section 21.51.255.
Outdoor vending – Food carts	AP	AP	N	See LBMC Section 21.45.170.
Outdoor vending – Flower cart or news cart	Y	Y	N	See LBMC Section 21.45.135.
Pawn shop	N	N	N	
Thrift store, used merchandise	N	N	N	Also see note under "Basic Retail Sales."
Vending machines	A	A	N	Accessory to existing retail sales. See LBMC Section 21.51.295.
Temporary Lodging				
Hotel/Motel	Y	Y	N	
Shelters	N	N	N	
Temporary Uses				
Carnival, event, fair, trade show, etc.	T	T	N	
Construction trailer	T	T	T	
Outdoor Vending – Mobile food truck at construction sites	T	T	T	See LBMC Section 21.53.106.
Transportation & Communication Facilities				
Communications Facilities – Freestanding monopole cellular and personal communication services	C	C	N	See LBMC Section 21.52.210.
Communication Facilities – Attached/ roof mounted cellular and personal communication services	Y	Y	N	See LBMC Section 21.45.115.
Communications (SIC 48)	N	Y/C	N	SIC Code 483 (Radio and television broadcasting stations) and Microwave transmission or relay towers are permitted only with approval of a Conditional Use Permit
Communication Facilities – Electrical distribution station	C	C	N	

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

Use	7 Zone	8A Zone	8B Zone*	Notes
Local and suburban transit and interurban highway passenger transportation (SIC Code 41)	N	N	N	
Local Trucking Without Storage (SIC Code 4212)	N	N	N	
Courier Service Except by Air (SIC Code 4215)	N	C	N	
Transportation Services (SIC Code 47) - Including: Tour Operators; Transportation Consulting;	N	C	N	
Transportation-Related Uses with no outdoor container storage	N	N	N	
Transportation-Related Uses with outdoor container storage associated with shipping/ trucking/rail	N	N	N	
Helipads	C	C	N	Aviation-related uses shall be allowed only in the geographic area south of "G" Street.
Wholesale Trade				
Wholesale Trade - durable goods (SIC Code 50) - and nondurable goods (SIC Code 51)	Y	Y	N	Permitted in 7 & 8A Zoning Districts: The uses within SIC Code 50 and 51 are limited to operations containing primarily office space with accessory display and storage uses. Freestanding Distribution centers that are primarily Warehouses are prohibited.
Miscellaneous				
Office, research and development, aircraft manufacturing and aircraft manufacturing related uses.	N	N	Y	

* 8B Zone is that area known as the "Boeing Enclave" -- Once Boeing declares its intention to abandon any aviation-related uses within either all or a portion of the 8B area, the Zoning shall immediately revert to the 8A Zoning standards then in effect. Should a portion of the land Zoned 8B revert to 8A Zoning, only that portion of land shall be affected by the reversion, NOT the entire land area Zoned 8B.

Abbreviations:

Y = Yes (permitted use).

N = Not permitted (prohibited use).

Table 2 (continued) : Uses in Commercial / Industrial Sub Areas

C = Conditional Use Permit required. For special conditions, see LBMC Chapter 21.52

A = Accessory Use. For special development standards, see LBMC Chapter 21.51

AP = Administrative Use Permit required. For special conditions, see LBMC Chapter 21.52

T = Temporary Use. Subject to provisions contained in LBMC Chapter 21.53

Y/C = Either permitted by right or subject to Conditional Use Permit review, depending upon locational criteria contained under "Permitted Uses".

Footnote:

(1) The following alcoholic beverage sales may be exempted from the Conditional Use Permit requirement.

- a. Restaurants with alcoholic beverage service only with meals. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. A sushi bar, where alcoholic beverages are served at the same bar where meals are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge without a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than 30 percent of gross sales consisting of alcoholic beverages shall lose its exemption and be required to obtain a Conditional Use Permit to continue to sell alcohol.
- b. Use located more than 500 ft. from zoning districts allowing residential use.
- c. Department store or florist with accessory sale of alcoholic beverages.
- d. Grocery stores of 20,000 sq. ft. or greater with accessory sale of alcoholic beverages.
- e. Existing legal, nonconforming uses. (Ord. C-7663 § 42, 1999).

Minimum Lot Area

Table 3 establishes the minimum lot area in each sub area.

Table 3 : Permitted Lot Area in Commercial Sub Areas

Sub Area	Minimum Lot Area
Sub Area 7	20,000 sq.ft.
Sub Area 8A	15,000 sq.ft.
Sub Area 8B	<i>This sub area will allow current aviation-related uses to continue. Should current uses within this sub area be discontinued, the area will be developed with uses consistent with sub area 8A</i>

Setbacks

Setbacks shall be provided for the purpose of providing light, air, pedestrian and vehicular circulation, emergency access and general aesthetic improvements.

The required setbacks indicated in Table 4 shall be clear of all structures from the ground to the sky (except as otherwise permitted) and shall be landscaped and maintained in a neat and healthy condition according to the landscaping provisions of this document. Where setbacks are required, 25% of the frontage is allowed without a setback.

Table 4 : Required Yard Setbacks between Buildings and Property Lines in Commercial Sub Areas

Sub Area	Minimum Front Yard Setbacks for Building (ft.)		Minimum Setback from Interior Property Line (ft.)
	From Arterial Road	From Local Street	
Sub Area 7	18 ft. *	18 ft.	5 ft. **
Sub Area 8A	18 ft.	18 ft.	5 ft. **
Sub Area 8B	<i>This sub area will allow current aviation-related uses to continue. Should current uses within this sub area be discontinued, the area will be developed with uses consistent with sub area 8A</i>		

* Refer to Special Development Standards for additional setback requirements for the mixed-use overlay zone.

** Subject to Siteplan Review Process

Table 5 : Required Yard Setbacks between Parking Lots and Property Lines in Commercial Sub Areas

Sub Area	Minimum Front Yard Setbacks for Parking Lot (ft.)		Minimum Setback from Interior Property Line (ft.)
	From Arterial Road	From Local Street	
Sub Area 7	6 ft. *	6 ft.	6 ft. **
Sub Area 8A	6 ft. *	6 ft.	6 ft. **
Sub Area 8B	<i>This sub area will allow current aviation-related uses to continue. Should current uses within this sub area be discontinued, the area will be developed with uses consistent with sub area 8A</i>		

* Along Cover Street surface parking lots shall be setback 18 ft. from property line.

** This standard can be waived for property lines between joint-use parking lots through site plan review process

Corner Cut-off

At corners of properties at street intersections, intersections of streets and alleys and at intersections of driveways and property lines, new construction shall not be permitted in such a manner that it significantly impedes visibility between visibility between heights of 3 feet and 7 feet above the ground in a corner cut-off of at least 6 feet by 6 feet (Measured from the intersection of the property lines or the intersection of a driveway and a property line). One vertical support element such as a column is permitted in the corner area, if the cross-section of the element fits within a circle with a diameter of 18 inches. This requirement may be waived through the Site Plan Review process if the Director of Public Works finds that the cut-off is not necessary.

Permitted Structures

No structures are permitted in required setbacks (yards), except:

- Signs, as specified in the chapter relating to on-premises signs (LBMC Chapter 21.44);
- Outdoor dining (subject to approval from Site Plan Review Committee);
- Vehicle parking (surface lots). Table 15 of this document establishes the minimum landscaped setback required between the parking lot and the street property line.
- Awnings as allowed by the Uniform Building Code.
- Projections are permitted into the required setbacks in accordance with those permitted in the Commercial Zoning Districts of the LBMC (see LBMC Section 21.32.220 C)

Required Landscaping

All required setbacks, shall contain an area not less than 6 feet in width planted with trees, shrubs and/or ground cover. Along Cover Street and Conant Street, the entire eighteen feet (18) of setback shall be landscaped. With the exception of access driveways, surface parking shall be prohibited within the required landscaped setbacks of Cover & Conant streets. See Special Development Standards for additional requirements.

General Screening Requirements

The following required screening shall apply in all commercial sub areas:

Open Storage

Open storage shall be prohibited. Merchandise is not permitted to be displayed outdoors, unless specifically granted through Site Plan Review.

On-Grade Parking Garages

Architectural treatment

Parking structures must be designed with the same care and attention as the buildings they serve. They should be compatible in architectural treatment and detail.

Screening

Ramps, cars, and sources of artificial lighting in parking structures should be minimally visible from public streets, public parks, and residential uses.

Surface Parking Lots

All surface parking lots including parking area screening and landscaping shall be designed in accordance with the development standards in LBMC Chapter 21.41.

Mechanical Equipment on Rooftops

In all commercial zones, rooftop mechanical equipment, except solar collectors and rain gutters, shall be screened on all sides by screening not less than the height of the equipment being screened. Such equipment shall also be screened from view from higher buildings in the zone to the satisfaction of the Site Plan Review Committee and Long Beach Development Services.

Secured

All rooftop mechanical equipment shall be secured from unauthorized entry to the satisfaction of Long Beach Development Services.

Materials

All rooftop mechanical equipment screening devices shall be of a material requiring a low degree of maintenance. Wood shall not be utilized. All screening devices shall be well integrated into the design of the building through such items as parapet walls continuous with the walls of the structure, architectural roof features, or equipment rooms. Louvered designs are acceptable if consistent with the building design style.

Substitutions

Well-planned, compact, architecturally integrated rooftop equipment may be substituted for screening with the approval of the Site Plan Review Committee and Long Beach Development Services.

General Requirements for the Design of Buildings

All commercial buildings shall comply with the following design criteria:

Architectural Themes

Architectural themes, modules and materials present on the main facade of the building shall be used on all other facades.

Change of Material

Each side of a building must contain a primary and an accent material, and the accent material(s) must cover not less than ten percent (10%) of the facade.

Building Finished Grade

All commercial buildings shall have the first habitable floor level not more than four feet (4') above grade within the front thirty feet (30') of the lot.

Accessory Structures

Use Restrictions

The use of accessory buildings and structures shall conform to the requirements of LBMC Chapter 21.51 (Accessory Uses).

Locations Permitted

Accessory structures and buildings may be placed anywhere on a lot except within the required setbacks.

Trash Receptacles

Adequate trash receptacles shall be provided to accommodate all refuse generated on a site. All trash areas shall be screened from public view on all sides, and shall conform to the development standards contained in LBMC Chapter 21.45 (Special Development Standards).

Utility Meters Screening

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

Undergrounding of Utilities

All projects requiring site plan review shall underground all overhead utility service to the site. The utility company's design of the electric system, including locations and aesthetic treatment, shall be in accordance with the regulations of the Public Utilities Commission of the State of California.

Off-street Parking and Loading Requirements

Parking and loading areas shall be provided as required in LBMC Chapter 21.41 (Off-Street Parking and Loading Requirements).

Landscaping Requirements

Landscaping shall be provided as required by LBMC Chapter 21.42 (Landscaping Standards) unless otherwise noted.

Fences and Garden Walls

Fences and garden walls are not permitted within required front street setbacks unless granted through the Site Plan Review process. Otherwise, fences and garden walls are permitted accessory structures subject to the development standards contained in LBMC Chapter 21.43 (Fences and Garden Walls).

Signs

On-premises signs are permitted in all districts subject to the requirements of LBMC Chapter 21.44 (On-premise Signs).

Right-of-way Dedications and Improvements

Public rights-of-way shall be reserved, dedicated and improved as provided for in LBMC Chapter 21.47 (Dedication, Reservation and Improvement of Public Rights-of-Way).

Special Development Standards

Sub Area 7

This sub area located immediately west of Lakewood Boulevard shall be primarily an office commercial use zone along with R&D, some light industrial uses and aviation-related uses south of Conant Street. In addition, hotel use will be located adjacent to one of the following: Lakewood Boulevard, Cover Street or Conant Street.

Along Cover Street, this sub area is the southern edge of a major “gateway” to the project, and shall be part of the Mixed Use Overlay zone in conjunction with Sub Area 1. This overlay zone is envisioned as an active “main street” pedestrian edge with ground floor retail storefronts, pedestrian serving uses, hotel lobby/ public uses, and upper story commercial uses, along with special on-street parking provisions.

Mixed-Use Overlay Zone

Frontages along Cover Street shall provide pedestrian-oriented uses, which are defined to include the following:

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

Pedestrian-oriented uses shall occupy at least 60% of the ground floor building frontage on streets where active pedestrian uses are required. “Shadow” art galleries, historical displays, artist studios, back office uses or sales offices may be allowed as temporary transitional uses.

Minimum Depth of Ground Floor Space

Within the Mixed Use Overlay Zone, ground floor spaces shall have a minimum average depth of 50 feet. Exceptions to this requirement may be granted through Site Plan Review.

Display/Clear Window Requirement

Clear, non-reflective display windows/doors shall comprise at least 60% of the ground floor street facade of pedestrian-oriented uses. Such glass should be clear with an exterior daylight reflectance of not more than eight percent (8%). Ground floor wall sections without windows should be not more than 5 feet in width, and the maximum height of the bottom sill of required display windows shall not exceed 30 inches above the adjacent sidewalk.

First Floor Elevation

In order to promote easy pedestrian access, the first level of buildings which require ground floor pedestrian oriented uses shall have a floor elevation which approximates the elevation of the adjacent sidewalk.

Setback

Required setback along streets with pedestrian serving uses shall be hardscape and shall be considered an extension of the sidewalk. No landscape of such setback is allowed.

Awnings and Canopies

Store front awnings are required, unless waived through the Site Plan Review process. The minimum vertical clearance between the ground or street level and the bottom of the awning should be 10 feet. Awnings should be placed below the ground floor cornice (or below the sills of the second story windows if no cornice exists). Awnings should be divided into sections to reflect the major vertical divisions of the facade. The awning/canopy may encroach over the public sidewalk provided at least 4 feet of clearance is maintained from the street curb line. For awnings and canopies, the materials, shape, rigidity, reflectance, color, lighting, and signage, should relate to the architectural design of the building.

Entrances Facing the Street

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

Exterior Design

Exterior elevations shall be designed with extensive articulation to create visual interest and enhance pedestrian activity along the site. Three dimensional elements such as cornices, pilasters and structural bays shall be used to break up the facade planes. Ground floor facades shall be distinguished from upper floors by cornices, changes of material and/or other architectural devices.

Build-to line standard

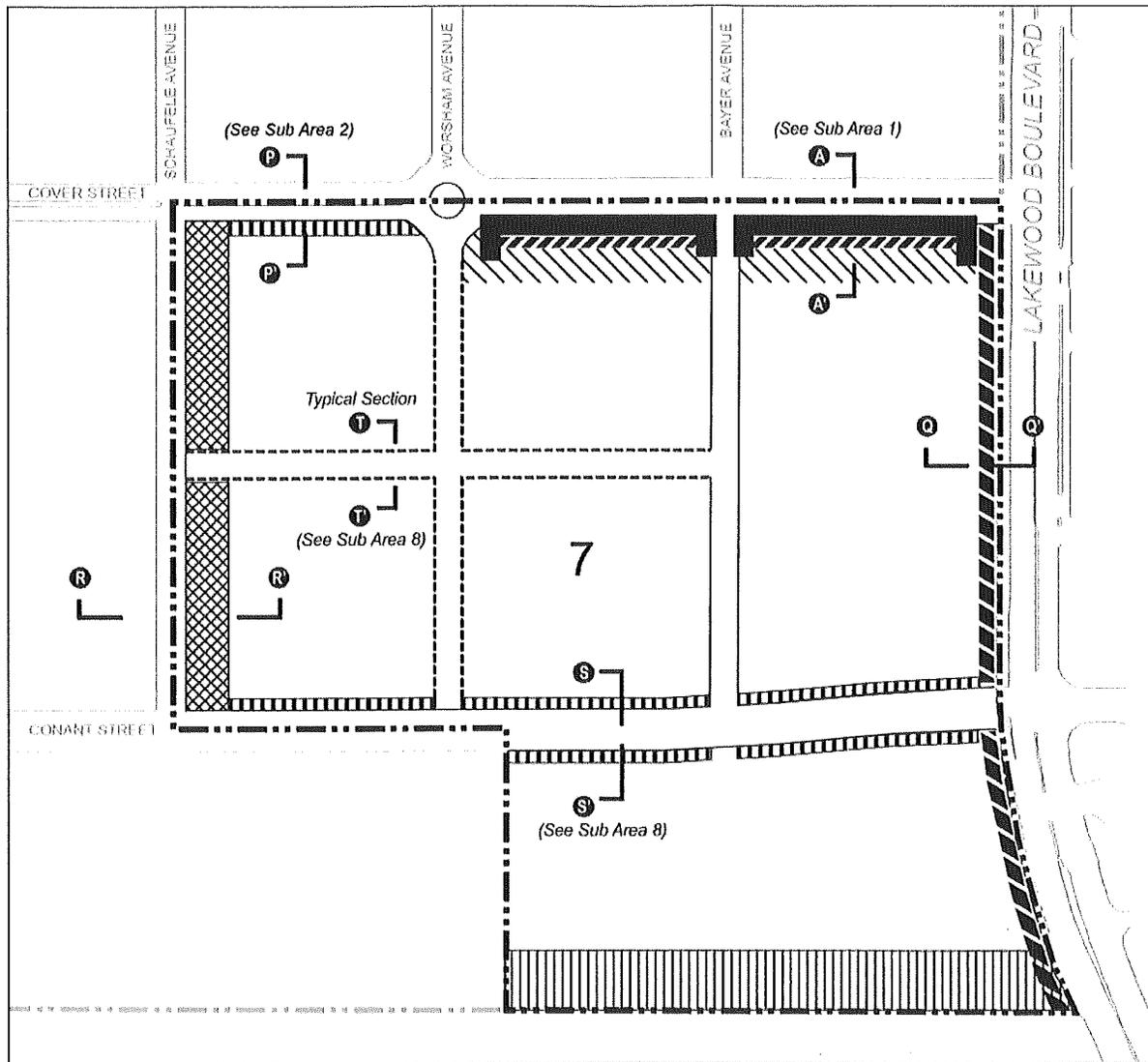
A primary build-to line is established for buildings fronting Cover Street. At least 60% of the ground floor building frontage at a minimum height of 16 feet shall be constructed along the established build-to-line. Arcades, colonnades, porches, and articulated courtyard walls built along such line can be used to satisfy this requirement.

If the remaining portion of the ground floor is setback, it shall not be more than 20 feet in length nor setback more than 10 feet from the build-to-line, in order to maintain the continuity of the intended street wall.

Facade Articulation

Along Cover Street, no continuous building wall shall extend more than 60 feet in width without a facade articulation element.

Blank walls are not allowed along Cover. Elsewhere, the maximum width of a blank wall without articulation or relief of at least 6 inches in depth shall be 25 feet. Facade articulation shall consist of elements such as expressed structural bays, pilasters, moldings, recessed wall panels, or display features to create visual interest.



-  55' Minimum Building Setback along Schaufele Avenue
 -  Primary 'Build-To' Lines
 -  26' Minimum Building Setback along Lakewood Boulevard
 -  Preferred Location of Access Streets
 -  18' Minimum Building Setback along Cover and Conant Streets
 -  Mixed Use Overlay Zone
 -  8' Min. Building 'Step-Back' at 2nd. / 3rd. Story (Refer to Section A-A)
 -  Building Restriction Zone * (Parking may be permitted subject to City approval)
- * For Reference Only :Based on the City of Long Beach Airport Runway Approach Zones Standards for determining obstructions to Air Navigation. As per Part 77 of the FAA Regulations Map dated 6-21-1982 (or as updated).

Figure 11 : Sub Area 7

Building Stepbacks

Building stepbacks are in addition to building setbacks, and are established to create height and bulk transitions between buildings and public streets/ alleys/ parks, as well as between higher density uses and lower density uses. These transitions shall be controlled by building setback/ stepback requirements as shown in the illustrative sections included in this section of the document.

Vehicular Driveway Access

Vehicular driveway access is prohibited along frontages which require pedestrian-oriented uses. All other vehicular access shall be taken via secondary/ local streets that will not disrupt pedestrian circulation. Future access streets and driveways are encouraged to reinforce the grid imposed by the street hierarchy of the Plan Area. This requirement may be modified through the Site Plan Review process if necessary.

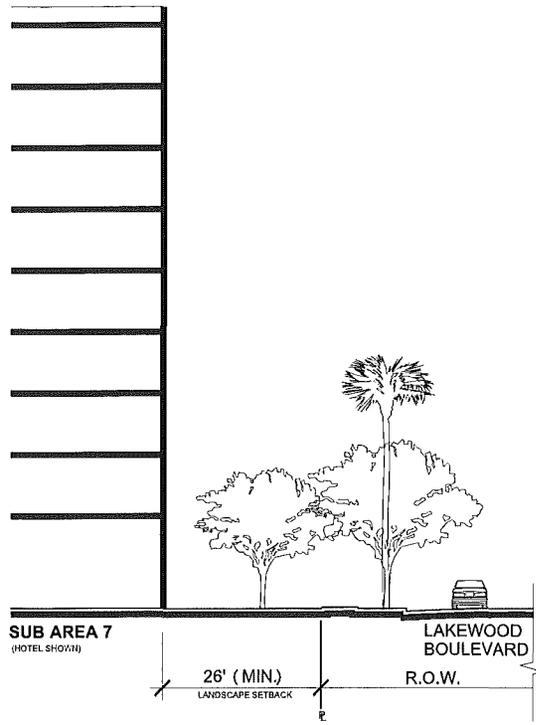


Figure 12 : Section Q-Q

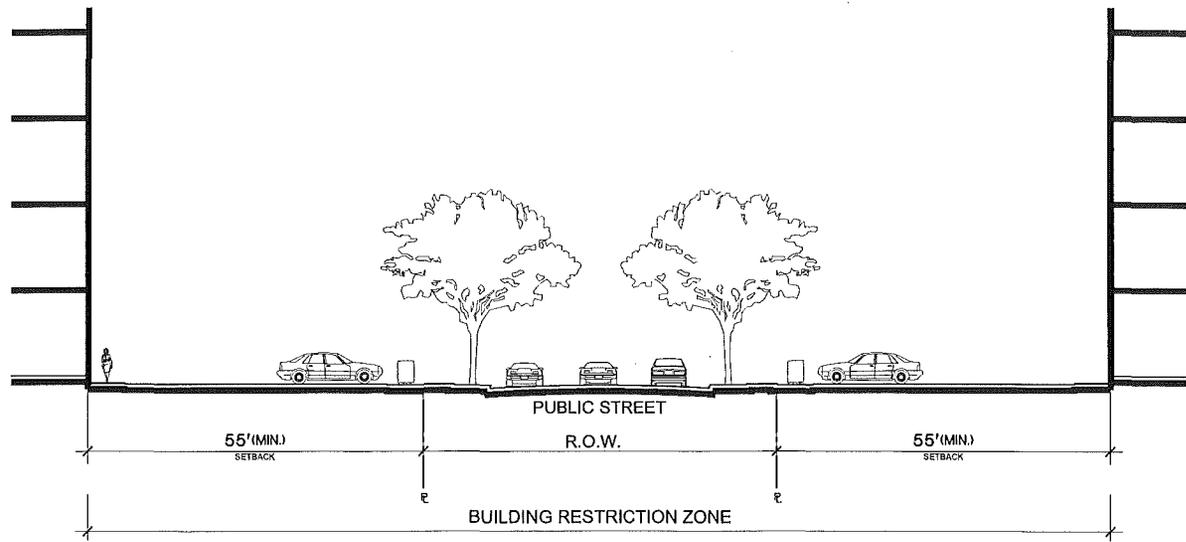
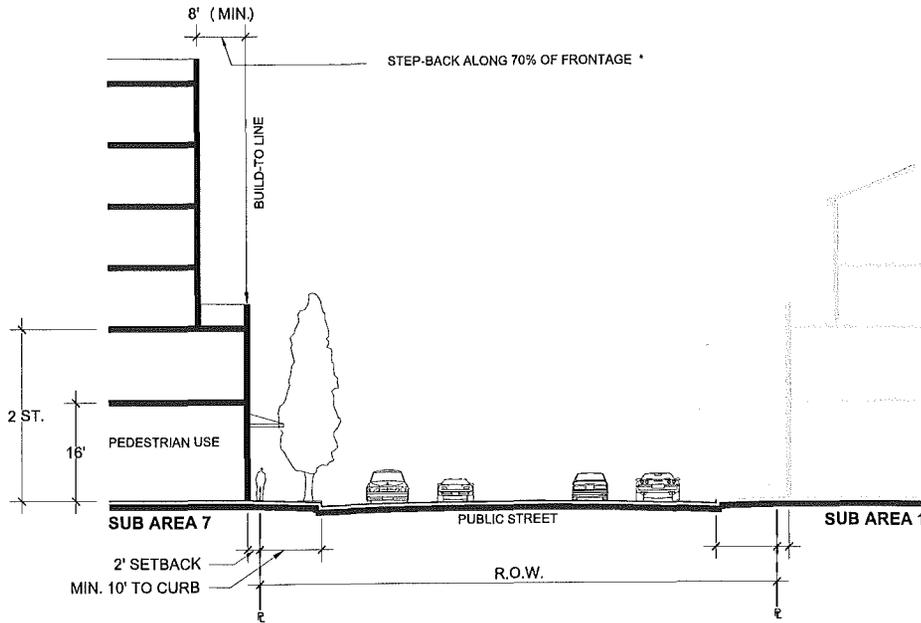


Figure 13 : Section R-R



*NOTE: REFER TO STEP-BACK REQUIREMENTS FOR ADDITIONAL INFORMATION

Figure 14 : Section A-A

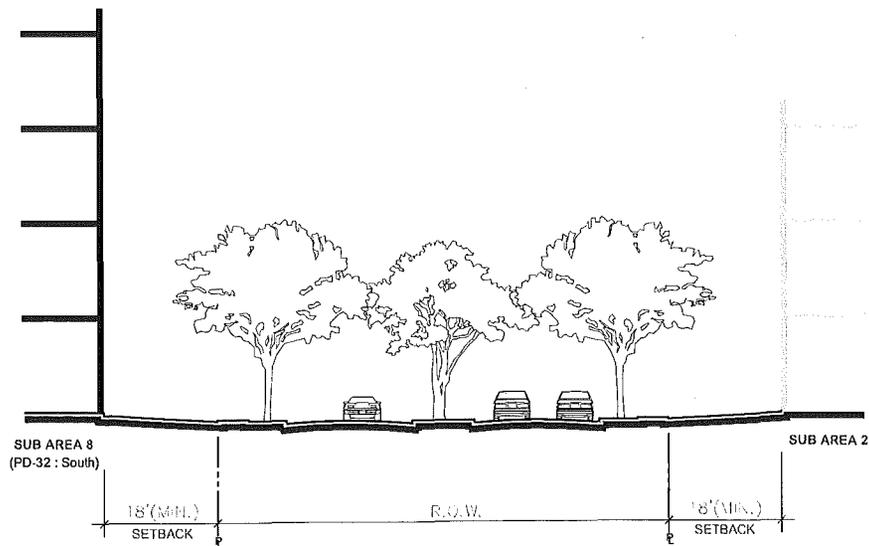


Figure 15 : Section P-P

Sub Area 8

Sub Area 8A

This sub area shall be primarily a Research & Development and light industrial zone, along with aviation-related uses south of Conant Street. Uses allowed in Sub Area 7, are also allowed in this Sub Area.

Sub Area 8B

Sub area 8B, also known as the Boeing Enclave, will allow aviation-related uses associated with the existing area to continue. Should current operations of this sub area be discontinued, the area will be developed with uses consistent with Sub Area 8A, and the following development standards shall apply to both.

Continuous Building Edge/ Facade Articulation

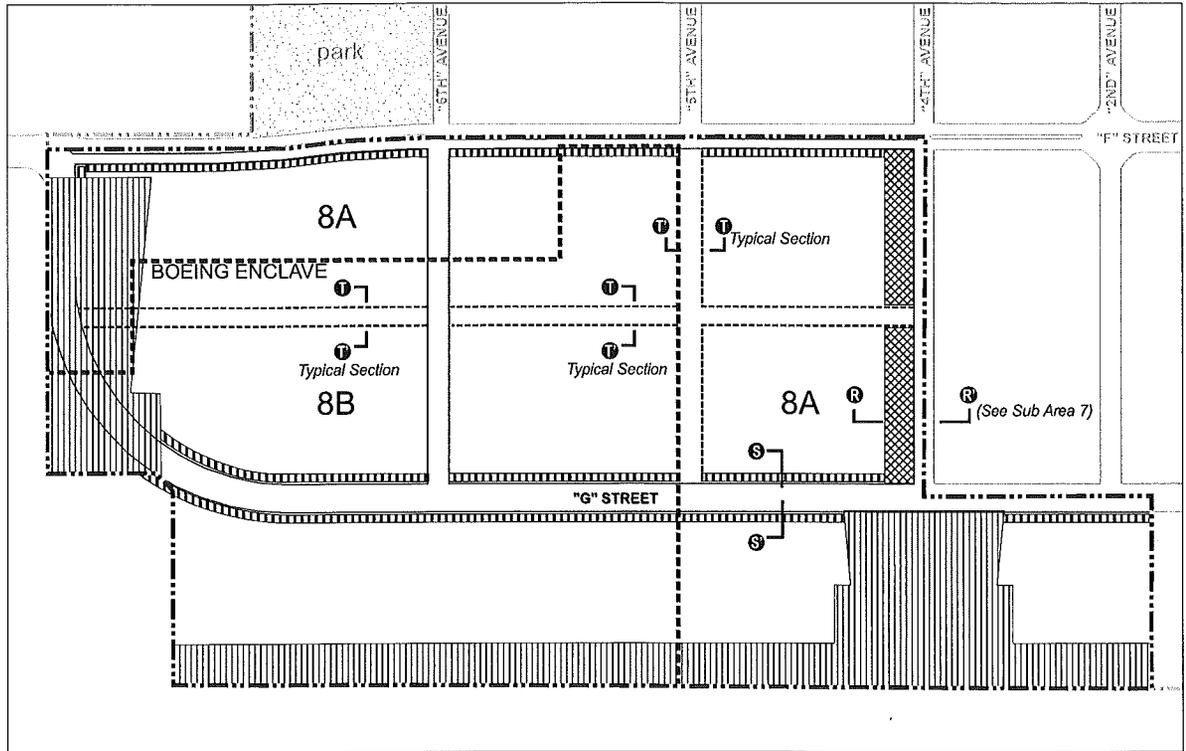
Along Cover Street, no continuous building wall shall extend more than 100 feet in width without a facade articulation element. Blank walls are discouraged, and the maximum width of a blank wall without articulation or relief of at least 6 inches in depth shall be 25 feet. Facade articulation shall consist of elements such as expressed structural bays, pilasters, moldings, recessed wall panels, or display features to create visual interest.

Vehicular Driveway Access

Future access streets and driveways are encouraged to reinforce the grid imposed by the street hierarchy of the Plan Area. This requirement may be waived through the Site Plan Review process if necessary.

Boeing Enclave Screening

The 48-acre Boeing Enclave, in which a variety of aircraft production-related uses presently operate is expected to remain operational during project construction for all or a portion of the development period until Boeing no longer has use for the Enclave in its current capacity. While in operation, an evergreen landscape hedge shall be installed on the eastern side of the Enclave and on the north side of the fence surrounding the Enclave to provide screening.



-  55' Minimum Building Setback along "4th" Avenue
-  18' Minimum Building Setback along "F" & "G"

-  Preferred Location of Access Streets
-  Building Restriction Zone *
(Parking may be permitted subject to City approval)

* For Reference Only :Based on the City of Long Beach Airport Runway Approach

Figure 16 : Sub Areas 8A and 8B

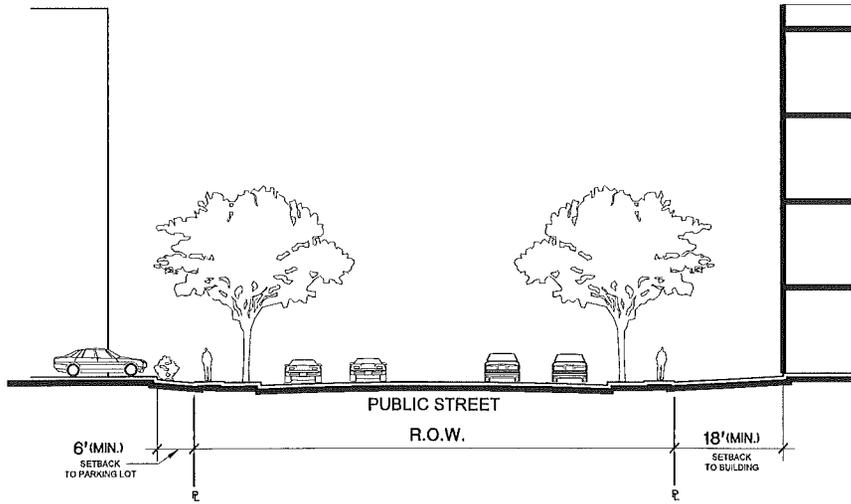


Figure 17 : Section S-S

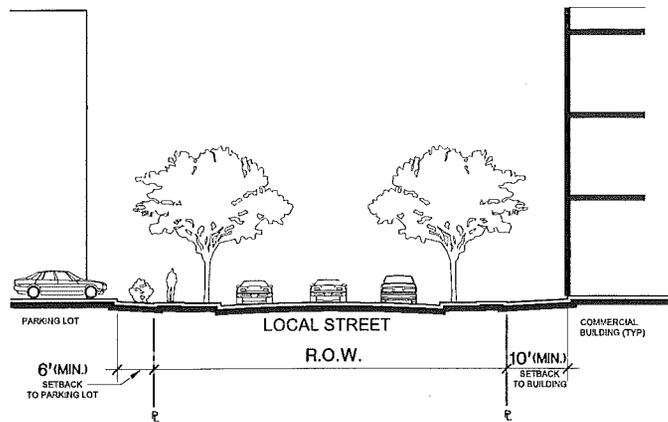


Figure 18 : Section T-T

Standards - Division IV

Appendix

Appendix

Master Street Tree Plan

The Master Street Tree Plan provides the suggested tree species, size, and spacing for the outlined streets below. Builder is to submit Landscape plans to the Director of Public Works for approval. The Director of Public Works may approve alternate species. Submittal requirements shall comply with the provisions of Chapter 21.25 (Specific Procedures) of the LBMC.

Frame Work Streets

Cover Street (Mixed Use - Lakewood Boulevard to Worsham")

Pyrus calleryana 'Bradford' - Bradford Pear

36" Box - 30' o.c.

Phoenix dactylifera - Date Palm

18' BTH - 30' o.c.

Cover Street (Commercial/Industrial - Worsham to Paramount Blvd.)

Quercus Ilex - Holly Oak

36" Box - 35' o.c.

Conant Street

Magnolia grandiflora - Magnolia

36" Box - 35' o.c.

Worsham Avenue

Jacaranda mimosifolia - Jacaranda

36" Box - 35' o.c.

Schaufele Avenue

Ulmus parvifolia - Chinese Elm

36" Box - 40' o.c.

Industrial Sub Streets

Stineman Avenue

Ulmus parvifolia - Chinese Elm

24" Box - 40' o.c.

Setback

Eucalyptus species - Eucalyptus

24" Box - 25' o.c.

Melaleuca quinquenervia - Cajeput Tree

36" Box - 25' o.c.

Pinus species - Pine

36" Box - 30' o.c.

Tristania conferta - Brisbane Box

24" Box - 25' o.c.

Edges

Lakewood Boulevard

Pyrus Calleryana 'Bradford' - Bradford Pear

36" Box - 30' o.c.

Phoenix dactylifera - Date Palm (Where Height Restrictions Permit)

18' BTH - 30' o.c.

Golf Course Edge

Eucalyptus species - Eucalyptus

24" Box - 30' o.c.

Melaleuca quinquenervia - Cajeput Tree

24" Box - 25' o.c.

Pinus species - Pine

24" Box - 30' o.c.

Airport Edge

(Due to height restrictions edge will be screened with vines.)

Distictis buccinatoria - Blood Red Trumpet Vine

15 gallon - 15' o.c.

Lonicera japonica - Japanese Honeysuckle

15 gallon - 15' o.c.

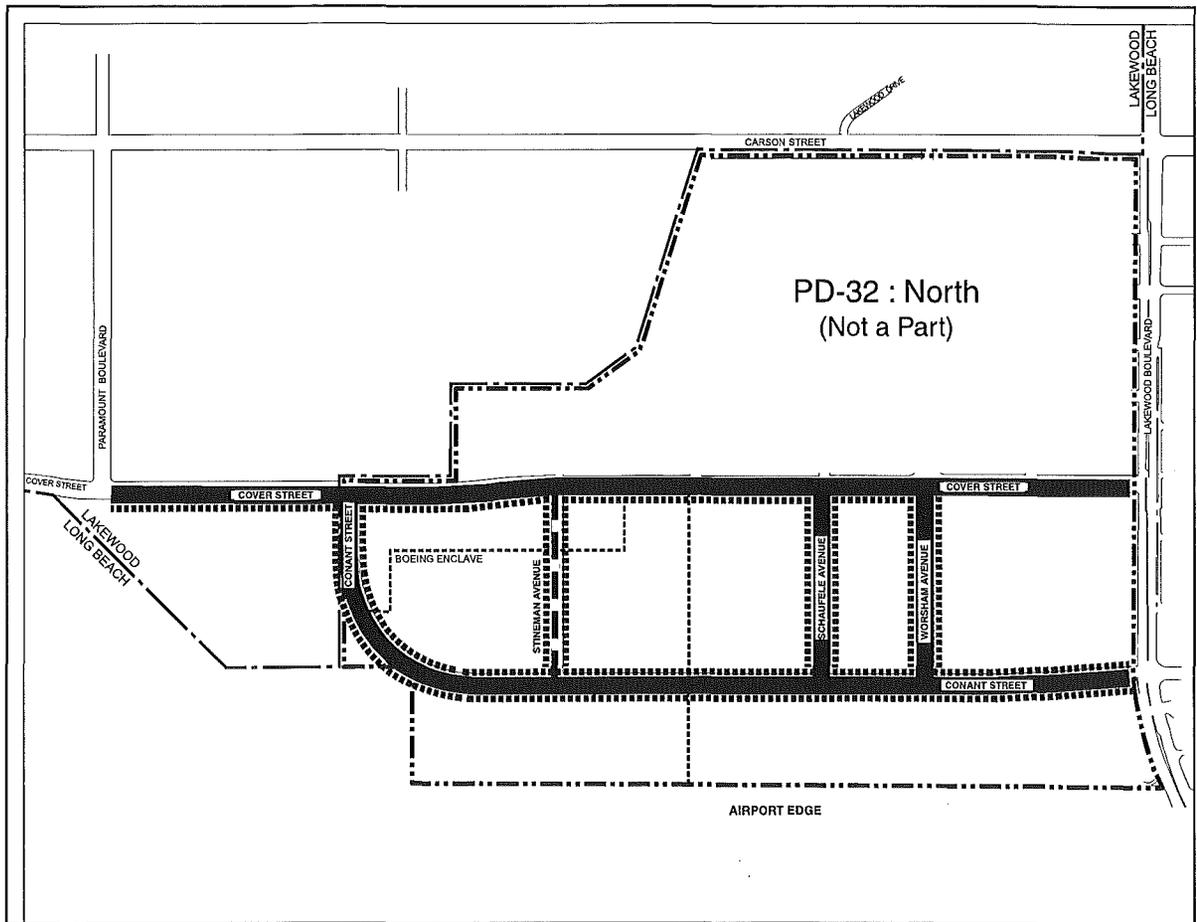


Figure 19 : Master Street Tree Plan



**City of Long Beach
Omnibus Zoning Code Amendment
(December 2019)**

NEGATIVE DECLARATION

ND 16-19

Prepared by:

City of Long Beach
Department of Development Services
Planning Bureau

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INITIAL STUDY

Project Title:

City of Long Beach Omnibus Zoning Code Amendments – December 2019

Lead agency name and address:

City of Long Beach
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

Contact person and phone number:

Jennifer Ly, Planner
(562) 570-6368

Project Location:

City of Long Beach, County of Los Angeles, California

Project Sponsor's name and contact information:

City of Long Beach, Long Beach Development Services
c/o Patricia Diefenderfer
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802
(562) 570-6261

General Plan:

The proposed Zoning Code Amendments would cover all General Plan Land Use Districts that apply to any zoning district, Specific Plan area, or Planned Development (PD) district in the City of Long Beach.

Zoning:

The proposed Zoning Code Amendment would cover all zoning districts and all Planned Development districts in the City of Long Beach.

Project Description:

The proposed Zoning Code Amendments – December 2019 (Project) would consist of changes categorized henceforth in this document by 'development standards', 'land use' and 'administrative procedures', collectively referred to as the "Project." The specific extent of the changes to Title 21 of the Long Beach Municipal Code (Zoning Ordinance) are described as follows:

- 1) Development Standards – Make the following changes to existing development standards:
 - a. Eliminate prohibitions on storage attics within accessory structures in residential zoning districts;
 - b. Exempt satellite publicly run, post-secondary educational uses from change of use parking requirements when proposed in existing buildings

on commercially zoned properties located within one-half mile of public transit;

- c. Exempt certain non-permanent fabric canopies covering rooftop usable open space from height limitations.

2) Land Use – Update land use regulations to:

- a. Clarify use regulations for the remnant CO (Office Commercial) and CH (Highway Commercial) commercial zones that were phased out in 1992;
- b. Clarify in which industrial zones personal storage and commercial storage/personal storage uses are permitted;
- c. Allow aerospace manufacturing uses by-right in certain industrial areas and Planned Development Districts/Specific Plans that are industrial in character;
- d. Create a process to allow temporary uses for community benefit projects on vacant lots;
- e. Allow interim housing, such as emergency shelters and bridge or transitional housing, by-right in select commercial, industrial and institutional zoning districts; allow permanent supportive housing by-right in industrial and institutional zoning districts; and establish or revise related definitions, as appropriate; and

3) Administrative Procedures –

- a. Add Zoning Code provisions that identify how new uses and unspecified development standards are applicable in specific plans and planned development districts.

Surrounding land uses and settings:

The City of Long Beach is adjacent to the following municipalities: City of Los Angeles (Wilmington, Port of Los Angeles), Carson, Compton, Paramount, Bellflower, Lakewood, Hawaiian Gardens, Cypress, Los Alamitos and Seal Beach. It is also adjacent to the unincorporated communities of Rancho Dominguez and Rossmoor. In addition, the City of Signal Hill is completely surrounded by the City of Long Beach.

Public agencies whose approval is required:

Long Beach Planning Commission (recommend City Council adopt Negative Declaration 16-19 and approve the Omnibus Zoning Code Amendments – December 2019)

Long Beach City Council (adopt Negative Declaration 16-19 and adopt the Omnibus Zoning Code Amendments – December 2019)

California Coastal Commission (find that the Omnibus Zoning Code Amendments – December 2019 are in conformance with the City's Certified Local Coastal Program)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture / Forestry Resources	<input type="checkbox"/> Hazards and Hazardous Materials	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Transportation
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities / Service Systems
<input type="checkbox"/> Energy	<input type="checkbox"/> Noise	<input type="checkbox"/> Wildfire
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


 Jennifer Ly
 Planner

12/30/19
 Date

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are supported adequately by the information sources a lead agency cites in the parenthesis following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration; Less Than Significant With Mitigation Incorporation” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration (per Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effect were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures

which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:

a. Have a substantial adverse effect on a scenic vista?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project would not result in substantial adverse effects to any scenic vistas. The City topography is relatively flat, with scenic vistas of the ocean to the south and Palos Verdes to the west. In addition, distant views of the San Gabriel and San Bernardino Mountains to the north, as well as the Santa Ana Mountains to the east are occasionally available to the public on days of clear visibility (primarily during the winter months).

The Project involves amendments to Title 21 of the City's Municipal Code (Zoning Ordinance). The purpose of the proposed code amendments is to streamline and clarify development standards across multiple subsections of the City code (refer to the Project Description on pages 1-2 for the "Development Standards" amendments); make changes in land use and provide clarification to land use standards (refer to the Project Description on pages 1-2 for the "Land Use" amendments); and add Zoning Code provisions that identify how new uses and unspecified development standards are applicable in specific plans and planned development districts (refer to the Project Description on pages 1-2 for the "Administrative Procedures" amendment).

Of the proposed code amendments, one of the proposed "Development Standards" amendments would exempt certain non-permanent fabric canopies covering rooftop usable open space from height limitations. This amendment would improve the usability of rooftop usable open space to address quality-of-life considerations by facilitating the temporary creation of shade. The City of Long Beach has already experienced an increased number of extreme heat days and is anticipating the number of days to grow due to climate change. The amendment allowing non-permanent canopies on rooftop usable open space could help residents adapt to these growing number of extreme heat days by reducing indoor air temperatures and thereby potentially facilitate reduced energy demand for air conditioning. The amendment would allow additional height above the established height limits; however, the increase in height would be for non-permanent fabric canopies and would have negligible impact, thus not affecting scenic vistas. Another one of the proposed "Development Standards" amendments would eliminate prohibitions on storage attics within accessory structures in residential districts; however, this amendment does not change the existing 13-foot height limit on accessory structures and would have no effect on scenic vistas.

While every future development scenario cannot be anticipated at this time, the Project is not anticipated to result in negative impacts to the City's visual environment. Therefore, no further analysis of this environmental issue is necessary.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

There are no designated scenic highways located within the City. No scenic resources, trees or rock outcroppings would be damaged due to Project implementation. There would, therefore, be no impact to any scenic resource and no further analysis is required.

c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project applies to all properties within the City of Long Beach, which is an urbanized area, and is surrounded by other urbanized areas. As discussed in I.a. and I.b., the Project is not anticipated to degrade the existing visual character or quality of public views and is not in conflict with applicable zoning or other regulations governing scenic quality.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

All future developments and land use activities would be required to comply with all applicable regulations, including Title 21 of the Long Beach Municipal Code (Zoning Ordinance). The "Land Use" amendments pertaining to aerospace

manufacturing, interim housing (e.g. emergency shelters and transitional housing) and permanent supportive housing, and temporary uses for community benefit projects on vacant lots do no change any of the development standards for the zones in which any future projects or land use activities would be located. Title 21 includes development standards that prevent and reduce light and glare and such projects would be required to comply with these standards. Because of existing development standards that address light and glare, no impacts are anticipated, and no further analysis is required.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a. **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?**

Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

- b. **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

- c. **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

d. Result in the loss of forest land or conversion of forest land to non-forest use?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

For Sections II. a., b., c., d. and e. - There are no agricultural zones within the City of Long Beach, which is an urbanized community, surrounded by other urbanized areas. Given that there are no agricultural zones in the City, the Project would have no effect upon agricultural resources within the City of Long Beach or any other neighboring city or within the County.

III. AIR QUALITY

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

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

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

carry air contaminants northward and then eastward over Whittier, Covina, Pomona and Riverside.

The majority of pollutants found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are produced mostly by sources other than automobile exhaust.

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Southern California Association of Governments (SCAG) has determined that if a project is consistent with the growth forecasts for the subregion in which it is located, it is consistent with the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP), and regional emissions are mitigated by the control strategies specified in the AQMP. The purpose of the proposed code amendment is in part to update and reconcile sections of the Zoning Code that are outdated or incongruent with current planning practices and to better align development regulations in the City with current land use trends and to better implement adopted policies. For example, the proposed "Land Use" amendments clarify regulations for the remnant Office Commercial and Highway Commercial zones that have been phased out and clarify in which industrial zones commercial/personal storage uses are permitted. Additionally, the proposed "Administrative Procedures" amendment includes provisions that identify how new uses and unspecified development standards are applicable in specific plans and planned development districts.

The Project would generally better align development regulations in the City with current land use trends and facilitate more efficient land use patterns. The proposed "Land Use" amendments would permit interim housing by-right to commercial, industrial, and institutional zoning districts and permanent supportive housing in industrial and institutional districts and also allow by-right aerospace manufacturing in industrial zones and Planned Development Districts/Specific Plans that are industrial in character. This better aligns development regulations with areas of the City around the Long Beach Airport that have historically hosted aerospace manufacturing uses. Overall, the Project does not introduce uses that are materially different from those otherwise permitted in the respective zoning

districts. The Project does not change allowable density, intensity, or height in existing zoning districts. Furthermore, limitations are placed on the uses that reduce potential impacts and include performance standards that ensure compatibility of proposed uses with surrounding uses. For example, the proposed amendment that would permit temporary use of vacant lots for uses that provide a community benefit places limits on the types of uses that are permitted on a temporary basis; limits applicants to those that have a partnership with the City (i.e. limits exclusively for-profit, commercial activities); and requires clean-up and maintenance of the lots on which they are located for the duration of the use. Furthermore, the uses are only permitted by an action of the Zoning Administrator who has the authority to place conditions on the uses to ensure their compatibility and to revoke such uses if they become a nuisance or violate conditions. Additionally, temporary activating uses are not permanent and are subject to time limitations.

The Project will not increase development potential, rather some of the amendments are more protective of the environment. For example, the proposed "Development Standard" amendment that would exempt changes of use to satellite publicly run, post-secondary educational uses from parking requirements when proposed in existing buildings on commercially zoned properties located within one-half mile of public transit would facilitate reuse of existing vacant storefront and discourage driving to these uses in areas with viable public transportation options, which can reduce vehicle trips. Overall, it is anticipated that the Project will facilitate more efficient land uses and thereby less pollution. For example, under the proposed "Development Standard" amendment, certain non-permanent fabric canopies covering rooftop usable open space would be exempt from height limitations, assisting residents in adapting to the effects of climate change by creating shade structures that could be an alternative to the use of air conditioning and help the City meet state greenhouse gas reduction goals and facilitate adaptation.

The total amount of future development was contemplated in the General Plan, SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and the resulting AQMP which was based on the RTP/SCS. Build-out consistent with the projections within the AQMP does not create impacts beyond those already analyzed in the RTP/SCS and AQMP. Since this Project does not propose any specific developments or increase the height, density, or intensity of land uses in a manner that would conflict with the SCAG growth forecasts, it would be consistent with the AQMP and therefore no further analysis is required.

- b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Implementation of the Project would not lower air quality standards or contribute to an air quality violation. The purpose of the proposed code amendment is to a) modernize existing development standards (Development Standards amendments); b) update regulations for certain land uses (Land Use amendments); and c) clarify the application of unspecified development standards and new uses in specific plans and planned development districts (Administrative Procedures amendments). This code amendment allows uses similar to those permitted in the Zoning Code and that already exist within the City, and does not increase the allowable density, intensity, or height. Therefore, Project would not impact air quality and no further environmental analysis is required.

c. Expose sensitive receptors to substantial pollutant concentrations?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, elderly and sick individuals that are more susceptible to the effects of air pollution than the population at large. Facilities that serve various types of sensitive receptors, including, schools, hospitals, and senior care centers, are located throughout the City. Generally, the proposed land use provisions clarify use regulations and the zones to which they are applicable and do not introduce new uses that vary significantly from those already found within the City and that are permitted in the respective zones. More specifically, the Project establishes or revises definitions and regulations pertaining to interim housing, such as emergency shelters and bridge or transitional housing, and permanent supportive housing, which are facilities that may serve children and seniors, people with existing health conditions, among others. Any future discretionary project within the City would be evaluated individually and may incorporate conditions including site planning conditions or mitigation measures as appropriate. Any future development projects would also subject to operating standards and conditions specific to their uses and are not generally anticipated to generate substantial pollutants nor increase exposure by sensitive receptors. The proposed "Land Use" amendment that would facilitate aerospace manufacturing restricts these uses to industrial zoning districts in the City. Please see Sections III.a. and b. above for further discussion.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Potential sources of odors during construction include use of architectural coatings and solvents, and diesel-powered construction equipment. SCAQMD Rule 1113 limits the amount of volatile organic compounds (VOCs) from architectural coatings and solvents, which lowers odorous emissions. The Project would not allow operations that could directly or indirectly result in any significant adverse odors or intensification of odors beyond those typically associated with construction activities. The proposed "Land Use" amendments pertaining to aerospace manufacturing limit these activities to industrial areas of the City, and are not anticipated to impact surrounding residential uses. Additionally, any future discretionary project would include project-specific conditions of approval that minimize its impact on surrounding areas. No further environmental analysis is necessary.

IV. BIOLOGICAL RESOURCES. Would the project?

- a. Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Wildlife habitats within the City are generally limited to parks, nature preserves, and water body areas. The Project would not promote activities that would remove or impact any existing or planned wildlife habitats. No further environmental analysis is required.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Implementation of the Project would occur in established urbanized areas and would not remove or impact any riparian habitat or other sensitive natural communities. No further environmental analysis is required.

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Future implementation of the Project would occur in established urbanized areas and would not promote or involve alteration of any protected wetland areas. No further environmental analysis is required.

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or**

migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The proposed involves zoning code amendments, and no development project is proposed at this time. Project implementation would occur in established urbanized areas and would not alter or adversely impact any native resident or migratory fish or wildlife species, corridors, or nursery sites. No further environmental analysis is required.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Project implementation would be consistent with the General Plan and in conformity with all local policies and regulations. It would not alter or eliminate any existing or future policy or ordinance protecting biological resources. No further environmental analysis is required.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project would not have any adverse effects on any existing or future habitat conservation plans. Please see Sections IV.a. through e. above for further discussion.

V. CULTURAL RESOURCES. Would the project:

a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section §15064.5?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The City of Long Beach is an urbanized community and nearly all properties within the City (except for areas such as protected park lands) have been previously disturbed and/or developed. The Project would not promote, encourage, or enable activities that could remove, degrade, or in any way adversely impact local historic resources. Instead, the proposed Development Standards amendments related to eliminating prohibitions on storage attics within accessory structures in residential districts would better protect any existing historic resources by allowing greater storage capacity within an accessory structure instead of potentially adding bulk and mass that can negatively impact historic resources, if additional square footage is constructed. Additionally, the amendment involving exempting parking requirements for change of use satellite publicly run, post-secondary educational uses facilitates the use of existing vacant structures which can in some instances have the added benefit of preserving cultural resources. No further environmental analysis is required.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Implementation of the Project would not result in any specific construction activities involving extensive excavation, and therefore is not anticipated to affect or destroy any archaeological resources due to its geographic location. The proposed zoning code amendments do not lessen existing legal protections of archaeological resources nor tribal consultation requirements on individual projects. Please see Section V.a. above for further discussion.

c. Disturb any human remains, including those interred outside of formal cemeteries?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project does not propose any activities that would involve extensive excavation that could result in the disturbance of any designated cemetery or other burial ground or place of interment. Please see Sections V.a. through b. for further discussion.

VI. ENERGY. Would the project:

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project involves Zoning Code amendments; no development project is proposed at this time. The project includes amendments to existing regulations to permit increased height to accommodate non-permanent fabric canopies covering rooftop, usable open space. This facilitates the creation of shade, potentially reducing indoor air temperatures as well as mitigating urban heat island conditions. This could reduce energy demand from air conditioning, and thereby greenhouse gas emissions helping reduce the impacts of climate change. Any future development projects and land use activities subject to the provisions of this Project would be required to comply with all applicable regulations, including Long Beach Municipal Code Title 21 (Long Beach Zoning Ordinance) and Part 6 (California Energy Code) of Title 24 (California Building Standards Code). Since Project implementation would not directly or indirectly result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, no further analysis is required.

b. Conflict with or obstruct a state or local plan for renewable energy efficiency?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency—see Section VI.a. above.

VII. GEOLOGY AND SOILS. Would the project:

a. Directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving:

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Per Plate 2 of the Seismic Safety Element of the General Plan, the most significant fault system in the City is the Newport-Inglewood fault zone. This fault zone runs in a northwest to southeast angle across the southern half of the City. The Project involves amendments to the City's zoning code and does not involve any construction.

All land uses subject to the provisions of this Project would be required to comply with applicable building codes that account for the possibility of seismic events. No further environmental analysis is necessary.

ii) Strong seismic ground shaking?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The proposed project involves Zoning Code amendments; no development project is proposed at this time. The Newport-Inglewood fault zone could create substantial ground shaking if a seismic event occurred along that fault. Similarly, a strong seismic event on any other fault system in Southern California has the potential to create considerable levels of ground shaking throughout the City. However, numerous variables determine the level of damage to a specific location. Given these variables, it is not possible to determine the level of damage that may occur on the site during a seismic event. All land uses must conform to all applicable State and local building codes relative to seismic safety. Please see Section VII.a.i. above for further discussion.

iii) Seismic-related ground failure, including liquefaction?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Per Plate 7 of the Seismic Safety Element, most of the City is in areas of either minimal or low liquefaction potential. The only exceptions are in the southeastern portion of the City, where there is significant liquefaction potential, and the western portion (most of the area west of Pacific Avenue and south of the 405 freeway), where there is either moderate or significant liquefaction potential. The proposed Project involves Zoning Code amendments and does not propose a development project. Therefore, the proposed project would not result in a seismic-related ground failure, including liquefaction. Please see Section VII.a.i. above for further discussion.

iv) Landslides?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Per the Seismic Safety Element, the City is relatively flat and characterized by slopes that are not high (less than 50 feet) or steep (generally sloping flatter than 1-1/2:1, horizontal to vertical). The State Seismic Hazard Zone map of the Long Beach Quadrangle indicates that the lack of steep terrain (except for a few slopes on Signal Hill and Reservoir Hill) results in only about 0.1 percent of the City lying within the earthquake-induced landslide zone for this quadrangle. Therefore, no impact would be expected and no further environmental analysis is required. Please see Section VII.a.i. above for further discussion.

b. Result in substantial soil erosion or the loss of topsoil?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The proposed Project involves Zoning Code amendments. No development is proposed at this time. Future development projects would be required to adhere to all applicable construction standards regarding erosion control, including best management practices to minimize runoff and erosion impacts from earth-moving activities such as excavation, recontouring and compaction. No further environmental analysis is necessary.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Section VII.b. above for discussion. All land uses subject to the regulations of the Project would be constructed in compliance with all applicable building code requirements regarding soil stability.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Sections VII.b. and c. above for explanation.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The entire City is served by an existing sewer system and therefore, has no need for septic tanks or any other alternative wastewater disposal systems. No further environmental analysis is required.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project involves amendments to the City's zoning code and does not propose any excavation or construction and, as such, is not expected to adversely impact any paleontological resources or geologic features.

VIII. GREENHOUSE GAS EMISSIONS. Would the project?

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

California is a substantial contributor of global greenhouse gases (GHGs), emitting over 400 million tons of carbon dioxide per year. Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Methane is also an important GHG that potentially contributes to global climate change. GHGs are global in their effect, which is to increase the earth's ability to absorb heat in the atmosphere. As primary GHGs have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission.

The Project would not result in direct or indirect GHG impacts. The Project would not result in any new construction, nor does it increase development potential in the City. By expanding the range of allowable uses and clarifying the applicability of development regulations in Specific Plans and Planned Development Districts, the proposed amendments have the potential to encourage more efficient use of the City's existing commercial, industrial, and institutional zones. This could allow more people to both live and work within the City and potentially contribute to an overall reduction in Vehicle Miles Traveled (VMT). For example, the "Land Use" amendment involving aerospace manufacturing uses encourages the restoration of aerospace manufacturing uses in areas surrounding the Long Beach Airport, potentially creating local jobs as well as supporting the efficient movement of goods, thereby potentially helping reduce VMTs. Likewise, the "Land Use" amendment pertaining to reduced parking requirements related to satellite publicly run, post-secondary educational uses located within one-half mile of public transit may also result in decreased VMT, because it would facilitate reuse of existing vacant storefronts and could discourage driving to these uses in areas with viable public transportation options. Finally, the proposed "Development Standards" amendments would facilitate the use of non-permanent fabric canopies to shade rooftop usable open space, potentially resulting in a reduction of indoor air temperatures and thus fewer emissions from energy use that would otherwise be needed for air conditioning. No further environmental analysis is needed.

b. Conflict with an applicable plan, policy, or regulations adopted for the purpose of reducing the emissions of greenhouse gases?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Section VIII.a. above for discussion. The Project would not permit any land use operations that would conflict with any plans, policies or regulations related to the reduction of GHG emissions. No further environmental analysis is needed.

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Any future land uses or activities subject to the provisions of this Project that involve the handling and disposal of hazardous or potentially hazardous materials would be required to fully comply with Long Beach Municipal Code Sections 8.86 through 8.88, as well as all existing State safety regulations. No further environmental analysis is required.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Section IX.a. above for discussion.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Section IX.a. and IX.b. above for discussion. The "Land Use" amendments pertaining to aerospace manufacturing do not change the

underlying zoning regulations that would apply to any future land uses. These activities continue to be restricted to industrial areas of the City that are generally zoned to be separate from schools, and would be subject to existing operational standards designed to reduce impacts from hazardous emissions.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. Any future land uses that would be regulated by the provisions of this Project would not be permitted to create any significant hazards to the public or the environment by operating at a location included in the Cortese List. Please see Section IX.a. above for further discussion.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Long Beach Airport is located within the City, just north of the 405 freeway between Cherry Avenue and Lakewood Boulevard. The Project would not alter air traffic patterns or encourage future developments that could conflict with established Federal Aviation Administration (FAA) flight protection zones. All future development near the Long Beach Airport would be in compliance with all applicable local and FAA requirements. The Project would encourage the establishment of aerospace manufacturing uses in industrial zones and in the Planned Development Districts immediately surrounding the Long Beach Airport, as such uses would be compatible with the airport and appropriate in industrial zones in the City and those Planned Development Districts that are industrial in nature. Please see Section IX.a. above for further discussion.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project would not encourage or otherwise set forth any policies or recommendations that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No further environmental analysis is required.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The City is a highly urbanized community and there are no properties located adjacent to wild lands and there is no risk of exposing people or structures to a significant risk of loss, injury or death involving wildland fires. No further environmental analysis is required.

X. HYDROLOGY AND WATER QUALITY. Would the project:

The Federal Emergency Management Agency (FEMA) has produced a series of Flood Insurance Rate Maps (FIRMs) designating potential flood zones (based on the projected inundation limits as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers).

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The proposed "Land Use" amendments pertaining to aerospace manufacturing, interim and permanent supportive housing, and temporary uses for community benefit projects on vacant lots remain subject to the regulations of their respective zoning districts, are comparable to the types of uses and intensities typically found in that zoning district, and do not change the development potential. The Project does not introduce uses that are materially different those otherwise permitted in the respective zoning districts. The Project does not change allowable density, intensity, or height in existing zoning districts. The Project would be consistent with all chapters of the General Plan, including the

Conservation Element. activities subject to the provisions of this Project would be required to be in full compliance with all applicable federal, State, and local water quality standards and regulations. No further environmental analysis is required.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Section X.a. above for discussion. The City is a highly urbanized community with the water system infrastructure fully in place to accommodate future development consistent with the General Plan.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) result in a substantial erosion or siltation on- or off-site;

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project does not encourage or enable any alterations to existing draining patterns or to the course of streams or rivers. Please see Section X.a. above for discussion.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Sections X.a. and c. above for discussion. Future development will continue to be subject to all applicable regulations that require new development and redevelopment projects that create, add, or replace 500 square feet or more to comply with Low Impact Development (LID) to manage stormwater runoff.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial sources of polluted runoff; or

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Sections X.a. and c. above for discussion. The City's existing storm water drainage system is adequate to accommodate runoff from any future land uses subject to the provisions of this Project. The Project would not adversely affect provisions for retention and infiltration of stormwater consistent with the City's LID policies.

iv) impede or redirect flood flows?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Section X.a. and c. above for discussion.

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

According to Plate 11 of the Seismic Safety Element, most of Long Beach is not within a zone susceptible to tsunami run up or seiche and strong currents. Potential tsunami hazards would be limited to properties and public improvements near the coastline, while harbor and channel areas would be susceptible to seiche and strong currents. While the identified areas can be susceptible to inundation associated with such natural events, any future development project would be subject the regulations of the zoning district where it is located. Development standards are in place to help mitigate flood risk for development projects located in flood zones, such as measuring height from Base Flood Elevation. The Project itself, which consists of regulatory changes that include a) modernizing existing development standards ("Development Standards" amendments); b) updating regulations for certain land uses ("Land Use" amendments); and c) adding provisions that identify how new uses and unspecified development standards are applicable in specific plans and planned development districts ("Administrative Procedures" amendments) across multiple

subsections of the City code, would not risk release of pollutants due to project inundation; therefore, no further environmental analysis is required.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project would not directly or indirectly conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan—see Section X.a. above.

XI. LAND USE AND PLANNING. Would the project:

a. Physically divide an established community?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project involves zoning code amendments to Title 21 (Zoning Ordinance) of the Long Beach Municipal Code. No development is proposed at this time. As such, the Project would not directly or indirectly divide any established community. Overall, the Project does not introduce uses that are materially different from those otherwise permitted in the respective zoning districts. The Project does not change allowable density, intensity, or height in existing zoning districts. Furthermore, regulations are placed on the uses that are intended to reduce potential impacts. The "Land Use" amendments include limitations and performance standards that ensure compatibility of uses with surrounding uses. For example, the "Land Use" amendment dealing with temporary uses for community benefit projects on vacant lots creates a process in which the Zoning Administrator has the authority to place conditions on temporary uses as appropriate and can revoke a permit if there is a violation of conditions. Additionally, temporary activating uses are subject to time limitations throughout which conditions may be modified to ensure compatibility with surrounding uses. No further environmental analysis is required.

b. Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

See Section XI.a. above for discussion. The Project would not conflict with the City's General Plan, Local Coastal Program, or any other applicable land use plans and policies. Rather, the Project is consistent with goals and objectives in the existing Land Use Element, specific policies in the Mobility Element pertaining to efficient movement of goods and Vehicle Miles Traveled (VMT) reduction, as well as short-term extreme heat adaptation strategies contained in the City's draft Climate Action and Adaptation Plan (CAAP). By updating and clarifying allowable land uses, the proposed amendments have the potential to encourage more efficient use of the City's existing commercial, industrial, and institutional zoning districts, potentially generating local jobs and facilitating more people both living and working within the City, and thereby, contribute to an overall reduction in VMT. Additionally, the "Development Standards" amendment that involves exemption from parking requirements satellite publicly run, post-secondary educational uses that are located within one-half mile of public transit may facilitate reuse of existing vacant storefront and discourage driving to these uses in areas with viable public transportation options, which can reduce vehicle trips. Finally, the proposed amendments would facilitate the use of non-permanent fabric canopies for shade in rooftop usable open space, potentially resulting in decreased urban heat island conditions and thus fewer emissions from energy consumption for air conditioning. Impacts to existing local regulations would, therefore, be less than significant.

XII. MINERAL RESOURCES. Would the project:

Historically, the primary mineral resources within the City of Long Beach have been oil and natural gas. However, oil and gas extraction operations have diminished over the last century as the resources have become depleted. Today, extraction operations continue but on a reduced scale compared to past levels.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project does not propose any alteration of local mineral resource land uses, and there are no mineral resource activities that would be altered or displaced by Project implementation. No further discussion is required.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Section XII.a. above for discussion.

XIII. NOISE. Would the project result in:

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

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

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project involves amendments to the City's Zoning Code and does not propose any construction projects at this time. New land uses that would be permitted as a result of the Project are accompanied by operational performance standards and use limitations that are intended to reduce potential impacts of these uses. For example, for the "Land Use" amendment dealing with temporary activating uses, the use is permitted with the approval of the Zoning Administrator who may place conditions on the use as appropriate to address potential impacts, such as noise.

Future construction activities related to the provisions of this Project could involve various types of short-term noise impacts from trucks, earth-moving equipment, and paving equipment. However, all construction activities and land use operations must be performed in compliance with the City's Noise Ordinance. Project implementation would not alter the Noise Ordinance provisions or exempt any future land uses or improvements from local noise controls. The local Noise Ordinance would continue to regulate all future land use construction and operational noise levels. No further environmental analysis of this issue is necessary.

b. Generation of excessive groundborne vibration or groundborne noise levels?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Section XIII.a. above for discussion. Project implementation would occur in compliance with local noise and vibration controls.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Long Beach Airport is located within the City just north of the 405 freeway between Cherry Avenue and Lakewood Boulevard. All future development near the Long Beach Airport would be in compliance with all applicable local and FAA requirements. The Project would not alter air traffic patterns or encourage developments that could conflict with established Federal Aviation Administration (FAA) flight protection zones. No further environmental analysis is necessary.

XIV. POPULATION AND HOUSING. Would the project:

The City of Long Beach is the second largest city in Los Angeles County. At the time of the 2000 Census, Long Beach had a population of 461,522, which was a 7.5 percent increase from the 1990 Census. The 2010 Census reported a total City population of 462,257.

- a. **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project involves various changes to Title 21 of the Long Beach Municipal Code (Zoning Ordinance) to a) modernize existing development standards (Development Standards amendments); b) update regulations for certain land uses (Land Use amendments); and c) add provisions that identify how new uses and unspecified development standards are applicable in specific plans and planned development districts (Administrative Procedures amendments). The proposed "Land Use" amendments allow interim housing in select commercial, industrial and institutional zoning districts and permanent supportive housing in industrial and institutional zoning districts. This Zoning Code amendment does not induce population growth, but rather responds to an existing need for interim and permanent supportive housing to accommodate the existing population and increased homelessness resulting from a well-documented and chronic housing shortage that exists in the City and the region. Otherwise, the Project does not change the development potential of the City's zoning, nor does it represent an increase in density or an intensification of use. Modifications to allow or clarify uses such as aerospace manufacturing, and personal storage will allow uses that are similar to those already permitted in industrial zones. As appropriate the modified land use regulations are accompanied by performance standards and use limitations to minimize potential impacts and also require a discretionary approval in some cases, to further ensure harmony among new and existing development. As such, the Project is not expected to directly or indirectly induce population growth. No further environmental analysis is required.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project does not set forth or encourage any policies, activities or implementation measures that would directly or indirectly displace existing residential units in the City. Rather, the "Land Use" amendment that expands the range of zoning districts in which interim and permanent supportive housing are permitted aim to better accommodate the housing needs of the City and low-income residents by facilitating the development of low-income and transitional housing. No further environmental analysis is required.

XV. PUBLIC SERVICES. Would the project:

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

Police protection would be provided by the Long Beach Police Department. The Department is divided into bureaus of Administration, Investigation, and Patrol. The City is divided into four Patrol Divisions: East, West, North and South.

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

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

a. Fire protection?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project involves changes to the City's Zoning Ordinance that are not intended to directly or indirectly induce population growth that could result in increased demand for fire protection services or fire protection facilities. All new development subject to the code changes will continue to be subject to fire code review during the building plan check process as well as subject to fire facilities impact fees. No further environmental analysis is required.

b. Police protection?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Similar to Section XV.a. above, since the Project is not intended to directly or indirectly induce population growth, the Project would not significantly increase demands for police protection service, nor require provision of new police facilities. New development projects will continue to be subject to police facilities impact fees.

c. Schools?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Since the Project is not intended to directly or indirectly induce population growth, the Project would not result in any significant increased demand for public school services or facilities. New development projects will continue to be subject to School Impact Fees.

d. Parks?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Since the Project is not intended to directly or indirectly induce population growth, the Project would not generate any significant additional demand for provision of park services or facilities by the City. New development projects will continue to be subject to Park Impact Fees.

e. Other public facilities?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

No other impacts have been identified that would require the provision of new or physically-altered governmental facilities. New development projects will continue to be subject to sewer, transportation, and storm water impact fees and review by the applicable departments during the development review process to upgrade facilities, as necessary.

XVI. RECREATION

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project does not alter land use regulations related to population density or growth and is not intended to directly or indirectly induce population growth that could result in increased demand for recreational facilities. No further environmental analysis is required.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Section XVI.a. above. No further environmental analysis is required.

XVII. TRANSPORTATION. Would the project:

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project involves zoning code amendments to update code regulations consistent with current land use trends and best practices and will not conflict with a program plan, ordinance or policy addressing the circulation system. Overall, the Project allows for a wider array of uses in commercial, industrial, and institutional zoning districts, helping create more efficient land use patterns and a compatible mix of land uses that encourage opportunities for multi-modal transportation use by community members. For example, the "Land Use" amendment involving aerospace manufacturing uses encourages the restoration of aerospace manufacturing uses in areas surrounding the Long Beach Airport, potentially creating local jobs as well as supporting the efficient movement of goods which may help reduce Vehicle Miles Traveled (VMTs). The "Development Standards" amendment that decreases the parking requirements for changes of use to satellite publicly run, post-secondary educational uses when proposed in existing buildings on commercially zoned properties located within one-half mile of public transit is limited to a narrow use to expand access to educational opportunities. Given this limited exemption, it is anticipated to have minimal impact and may help reduce VMT by reducing the distances students must travel for education, potentially making public transit and active transportation more viable transportation options. The Project is intended to implement the City's Land Use strategies/policies, the Mobility Element, and strategies contained in the Sustainable City Action Plan. No further environmental analysis is required.

b. Conflict with or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Section XVII.a. for discussion. Since the Project would not encourage or plan for significant traffic growth, there would be no significant impacts on Vehicle Miles Traveled (VMT). The proposed Zoning Code amendment will exempt changes of use to satellite publicly run, post-secondary educational uses when proposed in existing buildings on commercially zoned properties located within one-half mile of public transit, which may lead to a decrease in VMT and idling of local traffic. Generally, the Project would encourage more efficient land use patterns that allow a mix of uses that include housing and a wide array of neighborhood-serving commercial uses to locate on the City's commercial corridors and to improve multi-modal access to such uses by City residents.

c. Substantially Increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project would not create or encourage any hazardous transportation-related design features or incompatible uses. No further environmental analysis is required.

d. Result in inadequate emergency access?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project does not propose or encourage any specific land uses or developments or transportation network modifications that would have the potential to result in deficient or inadequate emergency access routes. Additionally, any future land uses within the City would be evaluated individually and would comply with existing development standards that ensure emergency access. No further environmental analysis is required.

XVIII. TRIBAL CULTURAL RESOURCES

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, that is:

i. Listed or eligible for listing in the California Register of Historic Resources, or in a local register of historic resources as defined in Public Resources Code Section 5020.1(k), or

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Section V. (Cultural Resources) above. Project implementation would not result in any specific construction activities involving extensive excavation, and therefore would not be anticipated to

significantly affect or destroy any Native American tribal cultural resources. The proposed "Land Use" amendments potentially involve changes of use within existing buildings and temporary use of vacant lots with the types of uses and intensities comparable to those found in the respective zoning districts. While the probability of encountering a tribal cultural resource or human remains is low, any occurrence or discovery is subject to existing protections under California law. No further environmental analysis is required.

- ii. **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

Please see Section XVIII.a. above. The City has no substantial evidence of any significant resource impacted by this change to the Zoning Code. During the discretionary review of development projects, the City will provide locational information to potentially impacted tribal officials and will conduct formal consultation, as may be required. No further environmental analysis is required at this time.

XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a. **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

- b. **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

c. Result in a determination by the waste water treatment provider, which serves or may serve the project that has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

For Sections XIX.a. through e.: The Project does not change the development potential of the City's zoning, nor does it represent an increase in density, intensity or height. Land uses such as aerospace manufacturing, personal storage, and interim and permanent supportive housing are similar to those permitted in the respective zoning districts in which they will be permitted. Overall, the Project does not introduce uses that are materially different from those otherwise permitted in the respective zoning districts. Furthermore, performance standards and use limitations are placed on the uses that are intended to ensure compatibility of proposed uses with surrounding uses and thus reduce potential impacts. For example, the "Land Use" amendment dealing with temporary uses for community benefit projects on vacant lots requires approval by the Zoning Administrator who has the authority to place conditions on temporary uses as appropriate and to revoke a permit if there is a violation of conditions. Additionally, temporary activating uses are subject to time limitations. Overall, the Project is not be expected to place an undue burden on any utility or service system.

The City of Long Beach is an urbanized setting with all utilities and services fully in place. Future demands for utilities and service systems have been anticipated in the General Plan goals, policies, and programs for future growth. Additionally, any future discretionary project would be evaluated individually and as appropriate, would require project-specific utilities and service systems modifications. The City's Urban Water Management Plan (UWMP) anticipates a level of population growth in excess of the General Plan, therefore the buildout of the General Plan, including any future development projects, will result in water demand equal to or less than that already anticipated in the UWMP. No further environmental analysis is necessary.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

For Sections XX.a. through d.: The City of Long Beach has not been identified as a Very High Fire Hazard Severity Zone Project by CAL Fire, nor is the City in or near a State Responsibility Area. The Project involves a) modernizing existing development standards (Development Standards amendments); b) updating regulations for certain land uses (Land Use amendments); and c) clarifying the application of unspecified development standards and new uses in specific plans and planned development districts (Administrative Procedures amendments) across multiple subsections of the City's Zoning Code, and would not be expected to impair emergency plans, exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire place. The Project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Lastly, as discussed in Section VII.iv. above, the City is relatively flat and characterized by slopes that are not high (less than 50 feet) or steep (generally sloping flatter than 1-1/2:1, horizontal to vertical). The Project would not be expected to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes. No further environmental analysis is necessary.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

As determined in Section IV. Biological Resources and Section V. Cultural Resources, the Project would have no significant adverse impacts on biological or cultural resources. The Project would not degrade the quality of the environment, impact any natural habitats, effect any fish or wildlife populations, threaten any plant or animal communities, alter the number or restrict the range of any rare or

endangered plants or animals, or eliminate any examples of the major periods of California history or prehistory.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project would not contribute to any cumulative growth effects beyond what is anticipated for the City's future in the General Plan.

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

- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Project would not directly or indirectly cause any substantial adverse effects on human beings. For this reason, the City has concluded that this Project can be implemented without causing significant adverse environmental effects and determined that the Negative Declaration is the appropriate type of CEQA documentation.

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