



Planning Commission

June 4, 2020

Title 22 Zoning Code & UPLAN Zones
Application No. 2002-06 (ZCA20-004)

Project Overview

Project Components

Title 22 Zoning Code

- Establish New Long Beach Municipal Code “Title 22”
 - Zoning Code Update
 - Transition from current Zoning Code (Title 21) to new code which implements LUE (Title 22).
 - Any regulation not specified in Title 22 will refer to Title 21, during transition.

12 New Zoning Districts in Title 22

- Create 12 Zoning Districts (6 primary, 6 “A-Series” variations) to correspond to three LUE PlaceTypes:
 - Neighborhood Serving Corridor-Moderate (NSC-M), Neighborhood Serving Corridor-Low (NSC-L), and Community Commercial (CC)

Apply A-Series Zoning Districts to North Long Beach

- Rezone select properties on Atlantic Avenue and Artesia Boulevard in North Long Beach from their existing zoning to the proposed new zoning districts

Uptown Planning, Land Use and Neighborhood Strategy (Phase 1)

Overview

- UPLAN is a collaborative effort between the City & the community to create a new vision, economic strategies, active transportation improvements, & zoning recommendations to guide future development in North Long Beach (Uptown)

Deliverable

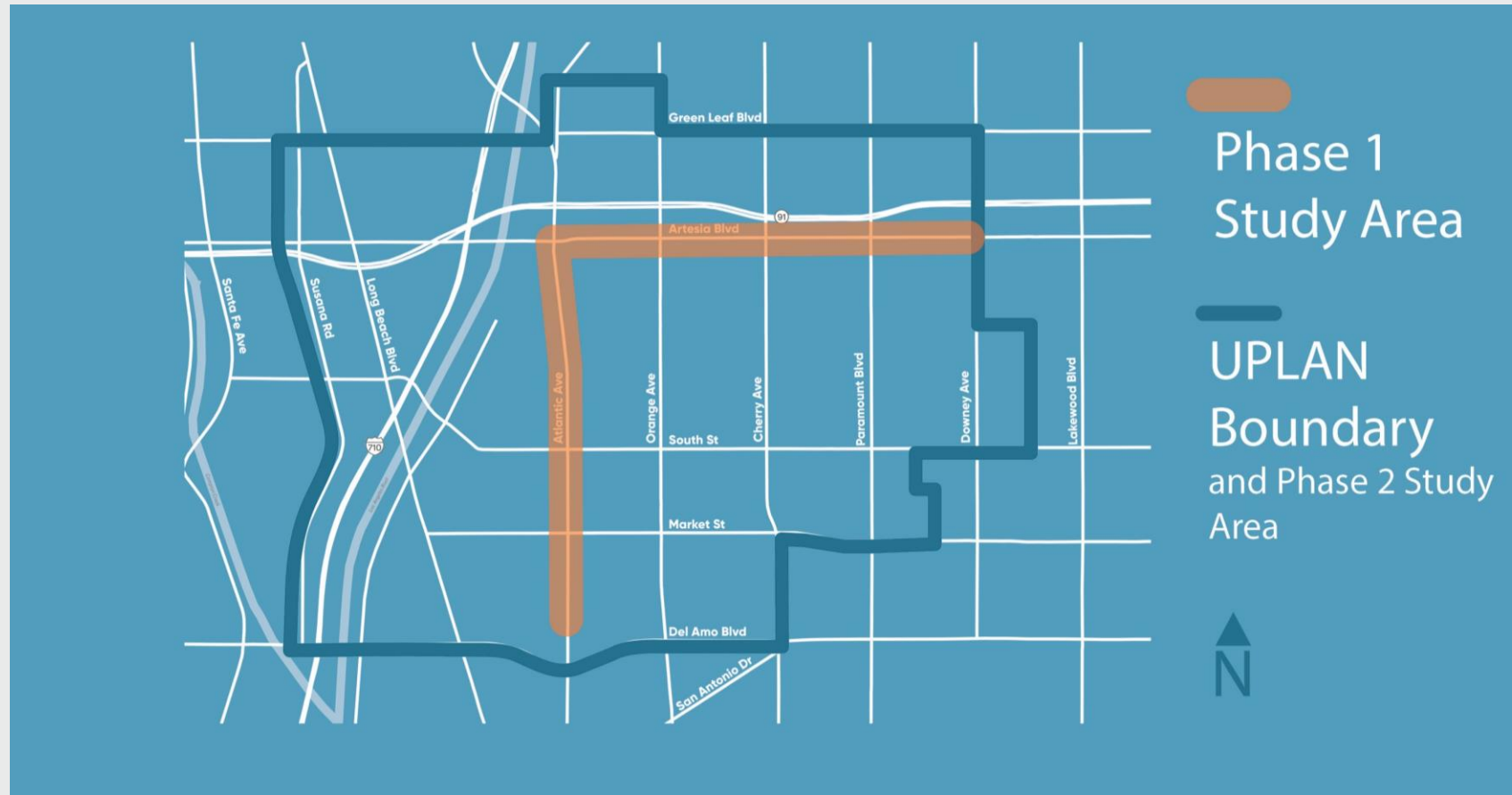
- New Zoning Districts that...
 - Implement the LUE changes for key North Long Beach corridors
 - Tailored to the unique needs and conditions of area

Outcome

- A thriving, livable, and equitable community where existing residents benefit from new investment and changes

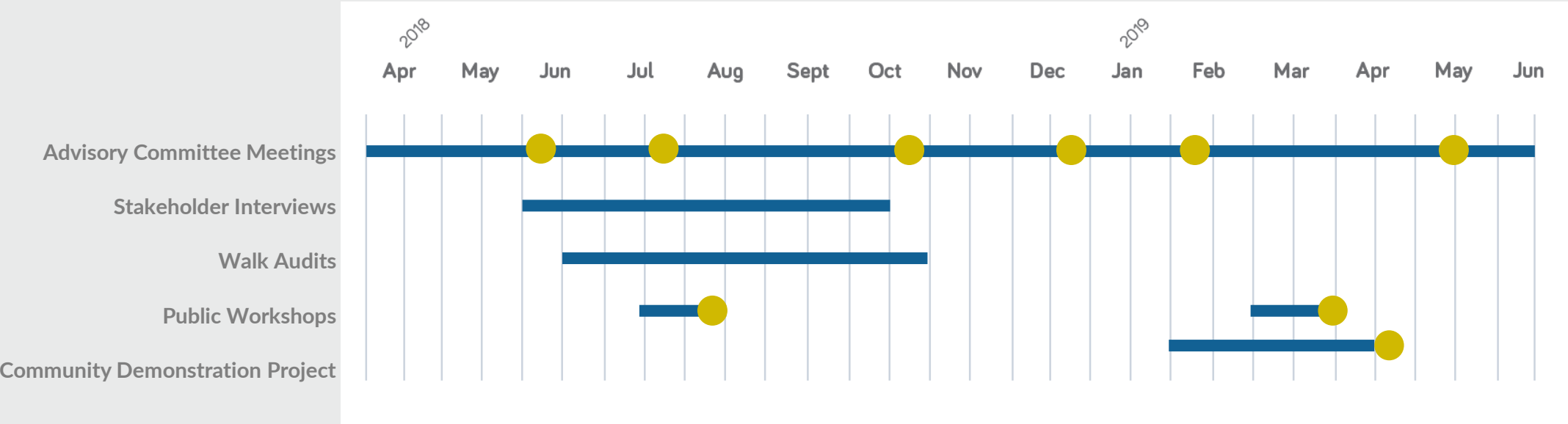
UPLAN Overview


UPLAN Study Areas & Boundaries




UPLAN Overview

UPLAN Outreach Done for Phase 1







8
Advisory Committee Meetings




14
Stakeholder Interviews



1
Workshop



6
Walk Audits



1 Demonstration Project & Workshop

UPLAN Overview

UPLAN Timeline

2017

UPLAN Steering Committee has 6 meetings in 2017, drafts Guiding Principles for North Long Beach

2018

February UPLAN Phase 1 initiative begins with inaugural advisory committee (AC) meeting

July UPLAN Phase 2 grant application is awarded; UPLAN Phase 2 is planned to begin 2019

Ongoing Public engagement includes AC meetings, walk audits, and workshops

November **Planning Commission Study Session**

December UPLAN Vision Statement published

UPLAN Overview

UPLAN Timeline (continued)

2019

Spring UPLAN Demonstration project and workshop #2

May Preliminary draft of Phase 1 Zoning Districts are published

September Phase 1 Zoning Districts presented to AC

May Planning Commission Study Session on draft Phase 1 Zoning Districts

October Phase 2 kick off Open House

2020

February Revised draft of Phase 1 Zoning Districts published

February AC meeting held to obtain final input on Phase 1 Zone Districts and to give an update on Phase 2 status

UPLAN Overview

UPLAN Community Vision Statement

We envision Uptown as an identifiable and inviting neighborhood, full of pride, with a range of community-serving destinations and hubs — a community that supports its residents and businesses, and creatively celebrates its existing and growing diversity.



UPLAN Overview

UPLAN Technical Studies

Parking Study

- Analyze existing parking capacity and recommend new parking standards along the Artesia/Atlantic corridors.

Infrastructure Study

- Evaluate current and future water, recycled water, sewer, storm water, and communications facilities on the Corridors.




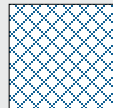
Development Feasibility Testing

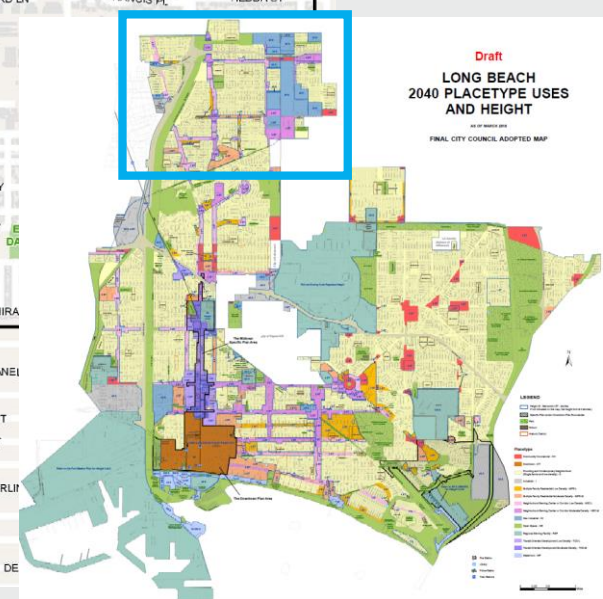
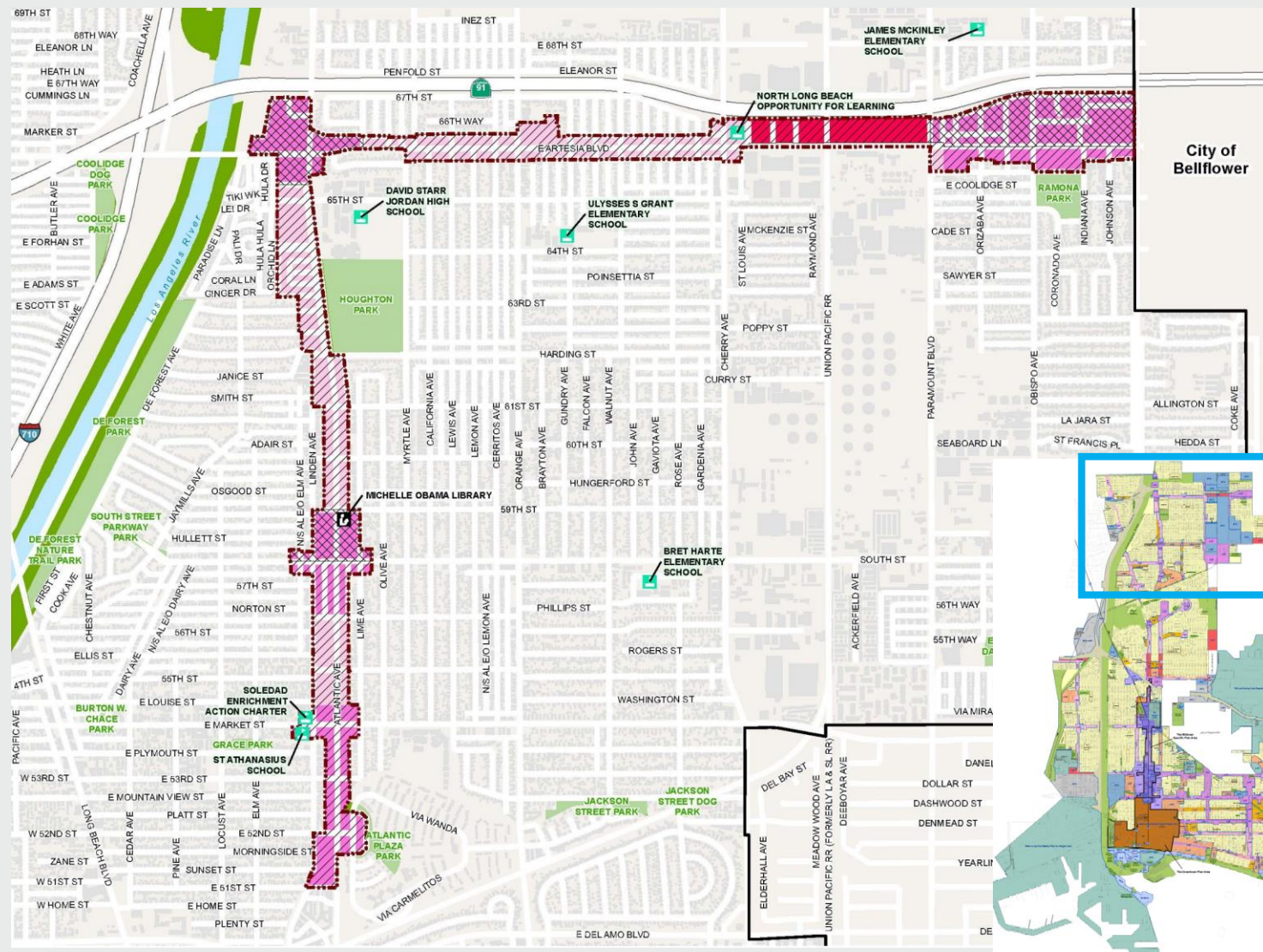
- Ground truth property constraints and regulatory standards to inform modern, buildable zoning recommendations.



UPLAN Districts





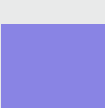

General Plan PlaceTypes

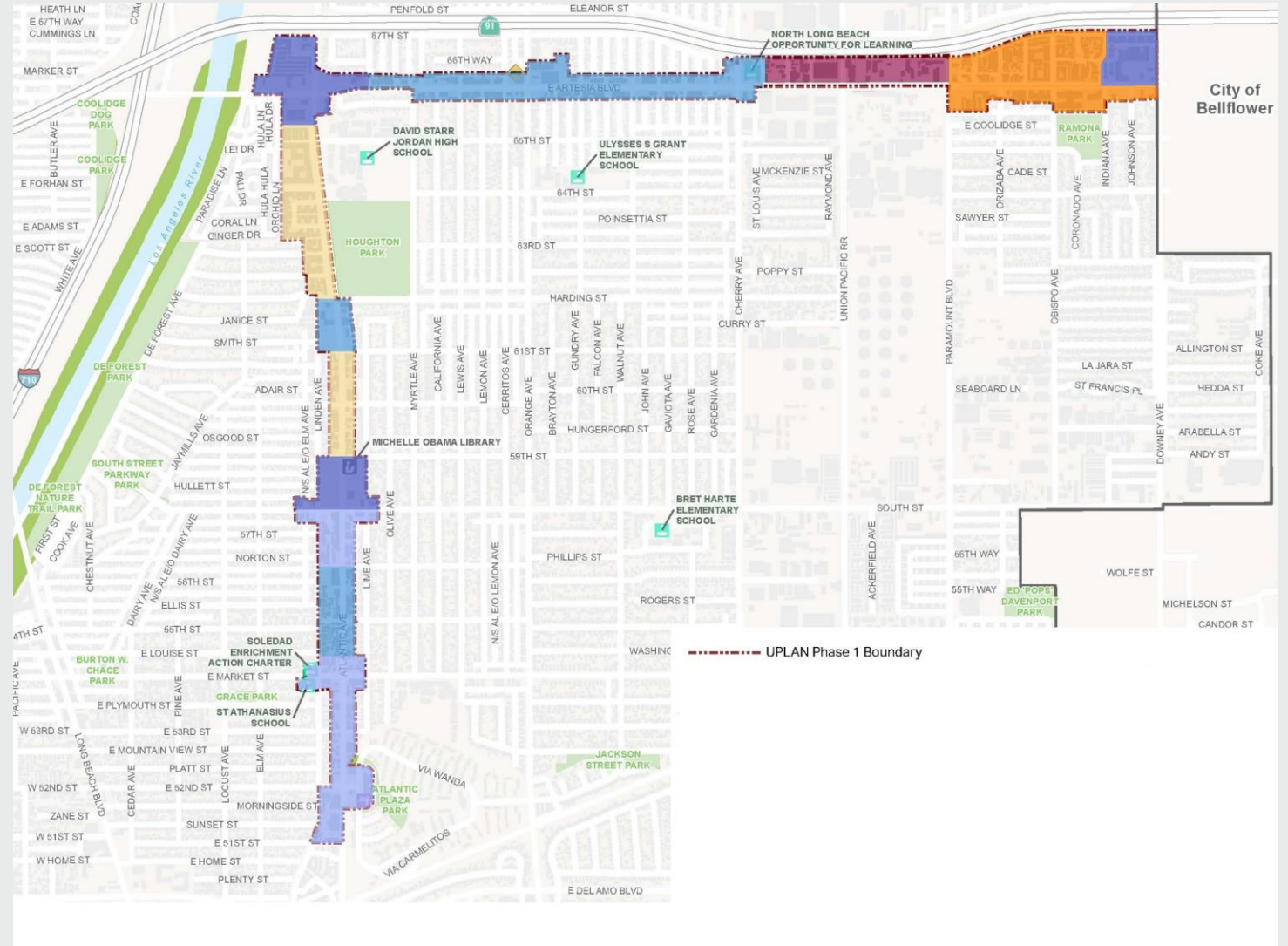
-  **CC: Community Commercial**
-  **NSC-L: Neighborhood Serving Center or Corridor Low Density**
-  **NSC-M: Neighborhood Serving Center or Corridor Moderate Density**
-  **3 Story Buildings**
-  **4 Story Buildings**



UPLAN Proposed Rezoning

12 Recommended Zones

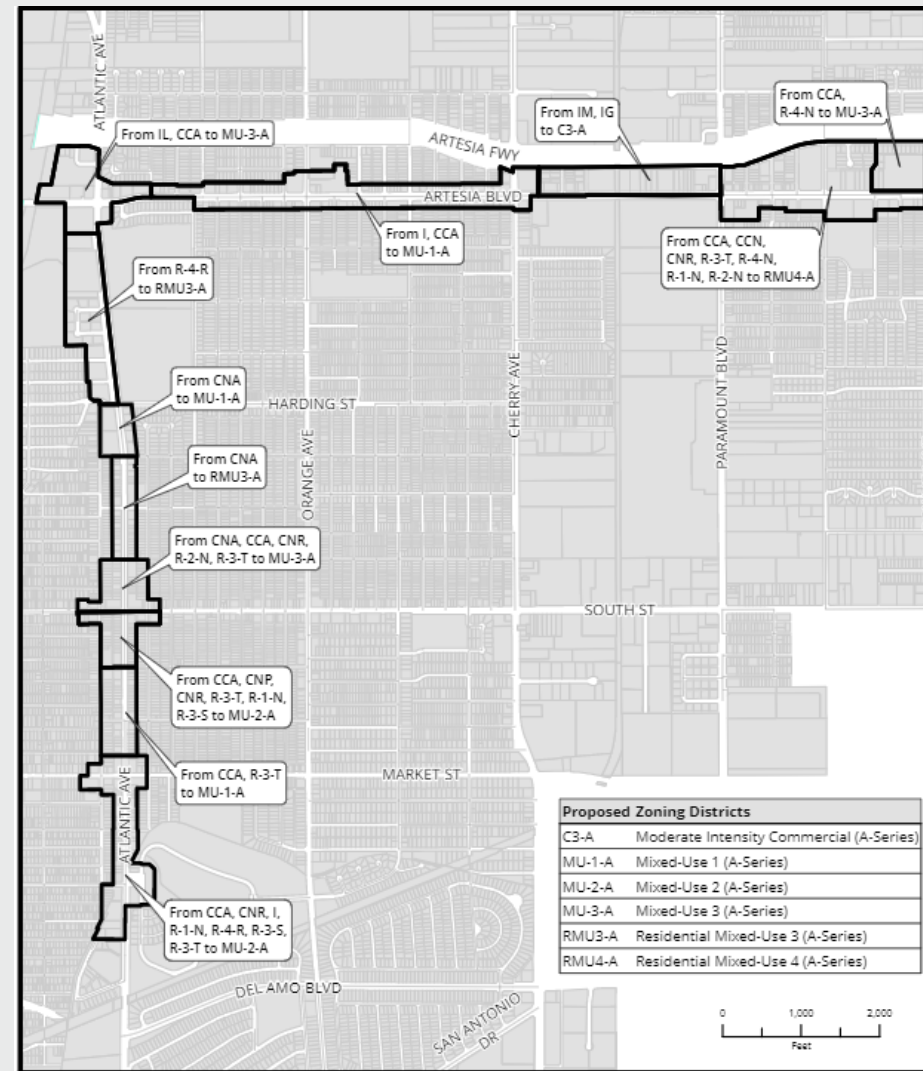
-  Residential Mixed-Use 3 (RMU3-A)
-  Residential Mixed-Use 4 (RMU4-A)
-  Mixed Use 1 (MU1-A)
-  Mixed-Use 2 (MU2-A)
-  Mixed-Use 3 (MU-3 & MU3-A)
-  Commercial 3 (C3 & C3-A)



Proposed Rezoning Map

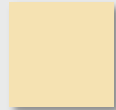
Zone Change Overview

- Limited single-family residential districts affected
- Implement changes already established in the Land Use Element
- Existing non-conforming uses are grandfathered and can remain
- Expanded uses to include housing and a wider range of commercial uses to address existing need for housing, jobs and services



Zoning Recommendations

Support Existing Neighborhoods



Residential Mixed-Use 3-A



Residential Mixed-Use 4-A



3 stories
(max)

No Density Limitation

Nonresidential Floor Area Ratio

RMU-3-A

Min: 0

Max: 1.0

RMU-4-A

Min: 0

Max: 1.5



Zoning Recommendations

Broad Mixed Use Allowance

Mixed Use 1-A



3 stories
(max)

No Density Limitation

Nonresidential Floor Area Ratio

Min: .25

Max: 1.0



Zoning Recommendations

Activity Node Areas



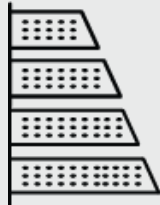
Mixed-Use 2-A



3 stories max



Mixed-Use 3-A



4 stories max

No Density Limitation

Nonresidential Floor Area Ratio

MU2-A

Min: 0.5

Max: 1.5

MU3-A

Min: 0.5

Max: 1.5



Zoning Recommendations

Industrial to Commercial Transition



Commercial 3-A



3 stories
(max)

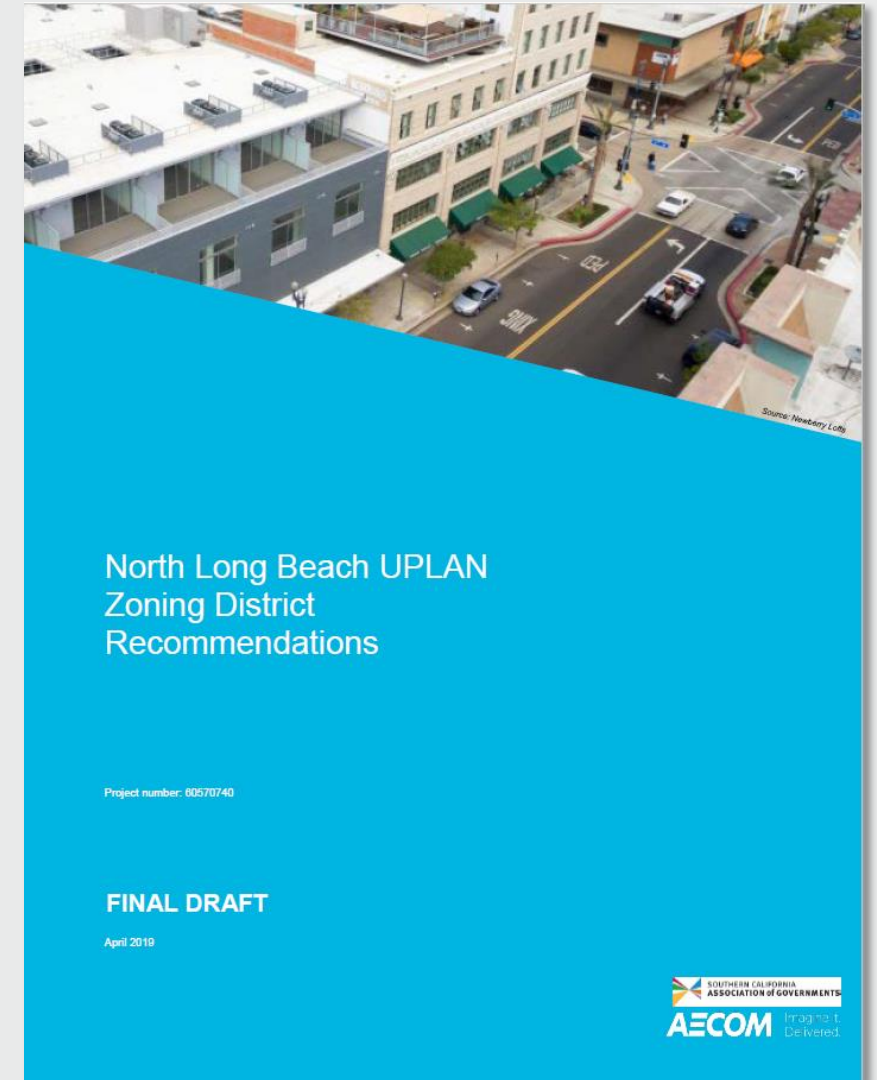
No Residential Uses Permitted
Nonresidential Floor Area Ratio
Min: .25
Max: 1.75



Proposed Zoning Districts

Table of Contents

1. Purpose & Intent
2. Zoning Districts & Standards
 - Land Use
 - Development Standards
 - Design for Pedestrian-Orientation
 - Parking & Access Standards
 - Lighting Design for Safety
 - Open Space Standards
3. Specific Use Standards
4. Economic and Health Incentives for A-Series Zones



Impediments to Change

Building Envelope Constraints:
(Height limits, Parking, & Setbacks)

Parcel Size/Depth

Use-Specific Parking Requirements

Varied and Disconnected Uses
(vacant lots/buildings,
underutilized sites)



Vacant Parcel in Study Area

Tailored Zoning Tools

Vision



Sustain a diverse & healthy community



Make it easier, safer, & more pleasant to walk



Activate & re-purpose spaces at the ground floor

Zoning District Recommendations

- Allow / promote neighborhood services and uses
- Increase allowed housing types
- Update open space standards

- Modify setback standards and frontage requirements
- Reorient buildings to the sidewalk
- Require lighting and pedestrian friendly design features
- Restrict new drive-throughs along the corridors
- Improve public realm conditions

- Make allowed uses more flexible
- Reduce minimum lot sizes to encourage development
- Modify parking approach

Changes from Existing Zoning

Land Use Changes

Remove Euclidean Zoning

- Majority of Artesia and Atlantic corridors will now be mixed-use and allow for residential development; currently, most of the corridors have single-use zoning

Greater Flexibility with Commercial Uses

- Reduce use categories to facilitate code legibility
- Greater allowance for desired commercial uses, like medical, educational, institutional, and activating retail uses compared to existing zoning

Limited Allowance of Specific Uses

- Limit allowances for uses that affect community issues (for example: auto-oriented uses, motels, drive-throughs)

Changes from Existing Zoning

Land Use Changes Examples: Auto Uses

Automobile (Vehicle) Uses	CCA Zone
Auto detailing	A
Auto detailing (with hand held machines only)	Y
Car wash	C
Diesel fuel sales	AP
Drive-through facilities	C
Gasoline sales	Y
General auto repair (bodywork, painting, etc.)	N
Limousine service (does not include auto repair)	Y
Minor auto repair, tune up and lube, smog test	C
Motorcycle/jet ski sales and repair	C
Parking service-principal use	Y
Recreational vehicle storage	N
Rental agency (does not include repair)	Y
Sales (does not include auto repair)	N
Towing	A
Vehicle parts (with installation); tire store	C
Vehicle parts (without installation)	AP

	Mixed-Use Zones			Mixed-Use Zones (A-Series)		
Automobile / Vehicle / Transportation Uses	MU-1	MU-2	MU-3	MU-1-A	MU-2-A	MU-3-A
Auto Detailing	N	N	N	N	N	N
Auto Detailing, With Handheld Machines Only	Y	N	Y	Y	N	N
Car Wash	C	N	N	N	N	N
Fleet Services and Towing	C	N	N	C	N	N
Gasoline and/or Ethanol Sales	N	N	N	N	N	N
Diesel Fuel	C	N	N	C	N	N
Electric Vehicle Charging	A	A	A	A	A	A
Hydrogen Fuel	N	N	N	N	N	N
General Auto Repair	N	N	N	N	N	N
Minor Auto Repair	C	N	C	C	N	N
Motorcycle/ Scooter/Jet Ski/Vehicle Sales	N	N	N	N	N	N
Parts, with installation	N	N	N	N	N	N
Parts, without installation	AP	AP	N	AP	AP	N

Changes from Existing Zoning

Development Standards Changes

Simplified Setbacks Focused on Public Realm

- Emphasis is placed on expanding the public realm, with increased flexibility when not next to single-family homes to address typical lot dimensions

Form-Based Code with Focus on Design

- Implement best practices from Urban Design Element and design-based regulations to facilitate transitions in intensity and corridor cohesion

Updated Open Space Requirements

- Regulations focus on providing functional open space and public accessibility

Changes from Existing Zoning

Development Standards Changes Examples: Setbacks

Required Yard Areas Between Buildings And Property Lines	CCA Zone
Front street	10
Side street	10
Adjacent to side yard of residential district	10
Adjacent to rear yard of residential district	20
Adjacent to nonresidential district	5

Table 4 Development Standards: Building Placement & Activation							
		Zones					
		RMU3/R MU3-A	RMU4/RMU4-A	MU-1/ MU-1-A	MU-2/ MU-2-A	MU-3/ MU-3-A	C3/C3-A
Minimum Required Public Realm							
Building Setback - Measured from curb face to Building Face (Feet) ^{1,2}							
Primary Frontage							
A	Residential stories 1 - 3	15 ft.					Not Permitted
B	Non-residential Stories 1-3	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
	Upper Stories	N/A	5 ft. greater than the average setback of the lower floors	N/A	N/A	5 ft. greater than the average setback of the lower floors	N/A
	4 th story and above						
C	Secondary/All Other Street Frontages	10 ft.	8 ft.	8 ft.	10 ft.	10 ft.	10 ft.
D	Balconies	10 ft.	10 ft.	10 ft.	10 ft.	15 ft.	10 ft.
Interior Building Setbacks (Feet) ²							
E	Alley	12 ft. from centerline of the alley					
Adjacent to existing single family homes within R1 zones, where not separated by an alley							
F	Floor 1-2	15 ft.					
G	Upper Floors	20 ft.					
H	All Other Circumstances	0 ft.					

Changes from Existing Zoning

Parking Requirement Changes

Updated Regulations to Reflect a Changing Landscape

- Parking requirements are now regulated in part by building/use size
- Standardized requirements to facilitate building reuse

Reduced Parking Requirements for Desired Uses

- Certain uses, such as grocery stores and fitness uses, have reduced parking requirements compared to the current code to allow for more businesses to open

Changes from Existing Zoning

Parking Requirement Changes Examples

Use	Required Number of Spaces
Banks, savings and loans	5 per 1,000 GFA
Medical or dental office	5 per 1,000 GFA
Professional or unspecified office	4 per 1,000 GFA up to 20,000 GFA and 2 per 1,000 GFA for GFA more than 20,000
Detached fast food restaurant	5 spaces plus 1 per 3 seats in dining area or 10 per 1,000 GFA whichever is greater
Dinner restaurant	10 per 1,000 GFA of dining areas plus 20 per 1,000 GFA for tavern area and 25 per 1,000 for dance floor
Tavern	20 per 1,000 SF-GFA
Athletic club	5 spaces plus 4 spaces 1,000 SF-GFA; or 1 per 3 spectator seats, whichever is greater, plus 20 per 1,000 SF-GFA for exercise floors

Table 5 Vehicular Parking Requirements*

*See City standard in Chapter 21.41

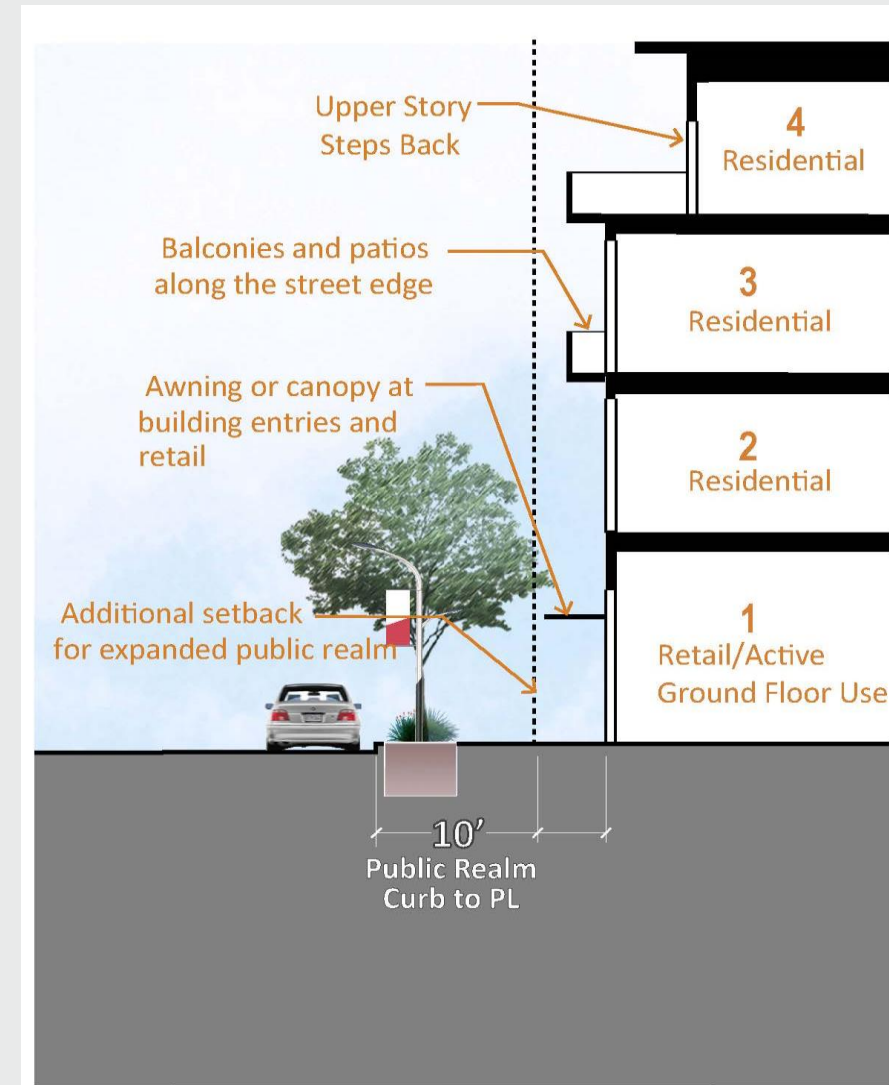
Use	Minimum Zone Requirement		
	RMU3; RMU3-A/ RMU4; RMU4-A	MU-1; MU-1-A / MU-2; MU-2-A / MU-3; MU-3-A	C3/C3-A
Grocery and Food Market			
≤6,000 Sq. Ft. GFA	2	-	2
>6,000 Sq. Ft. GFA	2	2	2
Restaurant & Ready-To-Eat Foods, without drive-through or entertainment			
≤2,500 Sq. Ft. GFA	-	-	-
2,501≤10,000 Sq. Ft. GFA	2	2	2
>10,000 Sq. Ft. GFA	4	2	4
Outdoor Dining	-	-	-
Fitness Studios			
≤2,500 Sq. Ft. GFA	-	-	-
2,501≤10,000 Sq. Ft. GFA	3.33	3.33	3.33
>10,000 Sq. Ft. GFA	4	4	4
Medical Office or Clinic / Veterinary Clinic	2	2	2

*All parking requirements are per 1,000 GFA

Zoning Recommendations

Flexible Community Code

1. Simplify code with broader use categories
 - Allow for desired & evolving uses
 - Provide greater flexibility for new businesses and changes of use
2. Support desired uses, such as:
 - Grocery stores
 - Educational, institutional, & non-profit uses
 - Commercial spaces for legacy businesses
3. Expand allowances for mixed-use and residential development
 - Clear design guidelines to expand public realm and maintain neighborhood cohesion



Zoning Recommendations

Flexible Community Code: Groundtruthing

Key Map



1) Design Assumptions

Gross Site Area (SF)
Gross Site Area (acres)
Net Site Area (SF) after Setbacks

Level 1 Area (SF, Retail Only)
Level 1 Area (SF, Residential Only)
Level 2 Area (SF, Residential)
Level 3 Area (SF, Residential)
Level 4 Area (SF, Residential)
Total Floor Area Provided (SF)

FAR Provided (Commercial Only)
Residential Units Provided (~1K SF gross/unit)
Residential Density Provided (du/acre)

Total Parking Spaces Provided
Usable Open Space Provided (SF)

Stories Provided

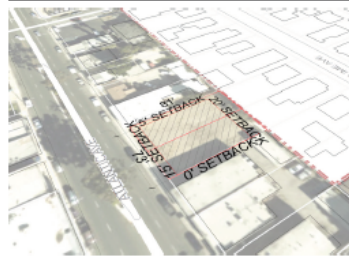
2)Code Assumptions

Max FAR Allowed (Commercial Only)	n/a		1.0 or 1.5	
Max Residential Density Allowed (du/acre)	18.15 du/acre		44.0	
# Parking Spaces Req'd for Commercial	4.00	per 1k SF	2.00	per 1k SF
# Parking Spaces Req'd for Residential	1.75	per unit	1.00	per unit
Total Parking Spaces Req'd	-			
# Parking Spaces, Difference b/w Req'd and Provided	-			
Usable Open Space Req'd (SF)	250	per unit	100	per unit
Usable Open Space, Difference b/w Req'd and Provided	-			

Site 1: Atlantic Ave/South St



Site 2: Atlantic Ave/55th St



Site 3: Artesia Blvd/Orange Ave



Site 1		
Design Assumptions		
Option 1	Option 2	Option 3
	139,237	
	3.2	
	131,455	
36,659	41,141	17,576
21,114	10,635	10,554
60,090	61,142	76,879
60,090	61,142	76,879
38,876	50,507	53,497
216,929	224,567	235,385
0.26	0.30	0.13
180	183	218
56.4	57.4	68.1
370	265	262
45,671	52,368	40,408
3 to 4	3 to 4	3 to 4

Site 2		
Design Assumptions		
Option 1	Option 2	Option 3
8,651		
0.2		
6,040		
2,367	2,718	0
0	0	4,244
2,367	3,216	4,244
2,367	3,216	0
0	0	0
7,101	9,150	8,488
0.27	0.31	0.00
5	6	8
23.8	32.4	42.7
9	8	0
794	4,727	1,740
3	3	3

Site 3		
Design Assumptions		
Option 1	Option 2	Option 3
13,224		
0.3		
11,904		
0	4,679	5,987
4,303	0	0
4,303	5,555	7,405
4,303	5,555	7,405
0	0	0
12,909	15,789	20,797
0.98	1.19	1.57
4	10	15
13.2	32.9	48.8
4	12	14
4,017	3,458	441
3	3	3

Site 1					
Code Assumptions					
Option 1		Option 2		Option 3	
Existing	Proposed	Existing	Proposed	Existing	Proposed
-					
147	73	165	82	70	35
315	180	321	183	381	218
462	254	486	266	451	253
(92)	117	(220)	105	(189)	117
45,068	18,027	45,857	18,343	54,452	21,761
604	27,644	6,512	34,025	(14,044)	18,627

Site 2					
Code Assumptions					
Option 1		Option 2		Option 3	
Existing	Proposed	Existing	Proposed	Existing	Proposed
-					
9	5	11	5	0	0
8	5	11	6	15	8
18	9	22	12	15	8
(9)	(0)	(14)	(4)	(15)	(8)
1,184	473	1,608	643	2,122	849
(390)	321	3,119	4,084	(382)	891

Site 3					
Code Assumptions					
Option 1		Option 2		Option 3	
Existing	Proposed	Existing	Proposed	Existing	Proposed
-					
0	0	19	9	24	12
7	4	18	10	26	15
7	4	36	19	50	27
(3)	0	(24)	7	(36)	(13)
1,000	400	2,500	1,000	3,703	1,481
3,017	3,617	958	2,458	(3,262)	(1,040)

Option 1:

- 3-levels
- Single-loaded corridor multifamily residential or live/work
- Ground level parking at rear of parcel
- Ground floor commercial



Option 3:

- 2-3 levels
- Walk-ups or bungalow courtyard units
- No parking on site
- No commercial



Zoning Recommendations

Updated Building Regulations

1. Increase allowed housing types
2. Reduce setbacks to enable construction on small lots
3. Update open space standards
4. Modify setback standards and frontage requirements
5. Require safety lighting and pedestrian friendly design features

Table 7 Open Space Standards

Type of Open Space	Requirements		Notes
For Residential and Mixed-Use Projects: Common Open Space, by lot size	Lot Size	Amount of Lot to be Provided as Outdoor Open Space	
		Projects with 21+ Res. Units	Projects of 20 or fewer residential units
	<4,500 Sq. Ft.	500 Sq. Ft.	
	4,501Sq. Ft. – 10,000 Sq. Ft.	1,000 Sq. Ft.	500 Sq. Ft.
	10,001 Sq. Ft. – 30,000 Sq. Ft.	10%	
	>30,000 Sq. Ft.	5% or a minimum of 3,000 Sq. Ft., whichever is greater	
Additional Standards for Projects of 50,000 square feet or more of Buildable Area			
Common Indoor Open Space	Each project shall provide at least one community room of at least 500 Sq. Ft.		<ol style="list-style-type: none">1. The area shall be located adjacent to, and accessible from the common outdoor open space.2. Area may contain active or passive recreational facilities, meeting space, exercise rooms, or other activity space accessible through a common corridor.

Zoning Recommendations

Modernized Parking Regulations

1. Allow for change-of-use in older buildings without parking requirements
2. Right-size parking requirements to reflect changing landscape and parking study findings
3. Improve public realm conditions and transportation choices to shift parking demand and increase sustainability

Table 5 Vehicular Parking Requirements

*See City standard in Chapter 21.41

Use	Minimum Zone Requirement			Notes and Exceptions Code section numbers reference the Long Beach Municipal Code
	RMU3; RMU3-A / RMU4; RMU4-A	MU-1; MU-1-A / MU-2; MU-2-A / MU-3; MU-3-A	C3/ C3-A	
Grocery and Food Market				
≤6,000 Sq. Ft. GFA	2	-	2	Requirement waived if developed as part of a mixed-use development; see Parking Incentives for A series zones
>6,000 Sq. Ft. GFA	2	2	2	Requirement lowered if the standards of Section D.2 of this Chapter are met; see Parking Incentives for A series zones
Restaurant & Ready-To-Eat Foods, without drive-through or entertainment				
≤2,500 Sq. Ft. GFA	-	-	-	Parking requirements waived
2,501≤10,000 Sq. Ft. GFA	2	2	2	Per 1,000 Sq. Ft.
>10,000 Sq. Ft. GFA	4	2	4	Per 1,000 Sq. Ft.
Outdoor Dining	-	-	-	No additional parking required
Religious Assembly				
≤2,500 Sq. Ft. GFA	-	-	*	Per 1,000 Sq. Ft.; only applicable in UPLAN Phase 1 area
2,501≤25,000 Sq. Ft. GFA	3.33	3.33	*	Per 1,000 Sq. Ft.
> 25,000 Sq. Ft. GFA	*	*	*	Per 1,000 Sq. Ft.
Fitness Studios				
≤2,500 Sq. Ft. GFA	-	-	-	Per 1,000 Sq. Ft.; only applicable in UPLAN Phase 1 area
2,501≤10,000 Sq. Ft. GFA	3.33	3.33	3.33	Per 1,000 Sq. Ft.
>10,000 Sq. Ft. GFA	4	4	4	Per 1,000 Sq. Ft.
Medical Office or Clinic / Veterinary Clinic	2	2	2	Per 1,000 Sq. Ft.
Office, non-medical				
≤20,000 Sq. Ft. GFA	2	2	2	Per 1,000 Sq. Ft.
>20,000 Sq. Ft. GFA	2	2	*	Per 1,000 Sq. Ft.
Hotel	1	0.75	*	Spaces per room
Urgent Care Facility/Minor-Medical Services	2	2	2	Per 1,000 Sq. Ft.
Pop-Up Shop / Stand / Itinerant Vendor	-	-	-	Parking requirements waived
Historic Buildings & Adaptive Reuse of Non-Designated Structures				
Converted historic landmark buildings	1. No additional parking. 2. An exception for a reduction of existing parking for purposes of providing disabled access parking may be considered.			

Project Recap

Project Components

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Apply A-Series Zoning Districts to North Long Beach

- Rezone select properties on Atlantic Avenue and Artesia Boulevard in North Long Beach

Recommendation

Recommend that the City Council approve EIR addendum EIRA-02-20; adopt an Amendment to the Long Beach Municipal Code to establish Title 22 (Updated Zoning Code) and new zoning districts and regulations to implement the 2019 Long Beach General Plan Land Use Element Update adopted in 2019; and adopt City-initiated rezoning of select properties on major corridors in North Long Beach. (Citywide)



Thank you

Alejandro Sanchez-Lopez (562) 570-6553
Alejandro.Sanchez-Lopez@longbeach.gov