

## **FINDINGS**

### **UPLAN PHASE 2 Zoning Districts – Zoning Code Amendment**

**Application No. 2210-10 (ZCA22-003; ZCHG24-001)**

**August 1, 2024**

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, the Planning Commission and the City Council shall not approve a Zone Change or Zoning Regulation Amendment unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings:

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

The proposed project establishes the following four new zones, Multifamily Residential-Low (MFR-L), Multifamily Residential-Moderate (MFR-M), Neo-Industrial 1 (NI-1), and Neo-Industrial 2 (NI-2). The four new zones implement three of the eleven General Plan Land Use Element PlaceTypes to facilitate the comprehensive update of the City's Zoning Code, makes minor amendments to existing zones in Title 22, and proposes the rezoning of select properties on the Long Beach Blvd, Atlantic Ave, Orange Ave, Cherry Ave, Paramount Blvd, Downey Ave, Artesia Blvd, South St, Market St, and Del Amo Blvd corridors in North Long Beach.

The Uptown Planning Land Use and Neighborhood Strategy (UPLAN) Phase 1 and 2 was a collaborative effort between the City and the North Long Beach community to come up with zoning regulations and policies to guide future development and create a new vision in North Long Beach. The UPLAN was designed to build upon past planning and visioning efforts for Uptown and through a multi-year, community-centered process, community needs such as access to quality housing, jobs, and transportation options have been prioritized in zoning and transportation recommendations.

North Long Beach was prioritized for the first comprehensive zoning code update in 30 years because of the community's history and marginalization of its Black and brown residents. UPLAN has been grounded in a community power and capacity-building process in which the people most impacted by planning decisions, including young people, renters, and people of color, are prioritized in the process and have had their voices and feedback uplifted, leading to community-based zoning recommendations. These recommendations include incentivizing grocery stores, banks, more affordable housing, locally-serving jobs, civic institutions and other identified needs. UPLAN also includes strategies to help residents, workers, and businesses to remain in North Long Beach. The proposed changes are intended to improve and strengthen the existing areas of the City that are already illustrative of the identity and qualities representative of the community's values and will not adversely affect the character, livability or

appropriate development of the areas. The Community Vision Statement developed through UPLAN aims to improve the overall wellbeing of the city, the community and the residents.

The proposed zoning districts for the Neo-Industrial PlaceType are designed to transition existing heavy industrial zoning districts and uses to lower-intensity industrial and commercial uses while still promoting jobs. The two proposed zones facilitate lower-intensity industrial and commercial uses adjacent to residential uses, and allow for medium-intensity uses to act as a buffer zone that transition to the industrial core that may transition over time. Preserving the availability of industrial spaces at scale is key to maintaining the economic development potential of Neo-Industrial areas to allow for future business innovation opportunities and adaptive reuse possibilities to occur (LU Policy 7-4). For existing industrial buildings, flexible zoning regulations allow for the existing scale of development, building sizes, heights, and access routes to be maintained, while still incorporating buffers between industrial and residential uses and incentivizing the long-term transition of the industrial core in North Long Beach towards clean and green industry businesses. As redevelopment occurs in Neo-Industrial areas, the zoning regulations will provide better connections by incentivizing bikeways and pedestrian pass-through improvements along shared use alleys, as well as to encouraging or requiring streetscape furnishing and amenities, street trees, medians and parkways to create a more enjoyable pedestrian experience.

The proposed zoning districts for the Multi-Family Residential-Low and Multi-Family Residential-Moderate PlaceTypes promotes well-designed infill housing where multi-family residential already exists or where residents would be well-served by proximity to commercial uses as well as bus and rail transit services. The regulations would contribute to walkable streets by incorporating pedestrian oriented building frontages, balancing building massing with usable on-site open space, allowing edge transitions, accommodating mixed-use building approaches where commercial services are lacking, and providing innovative multi-family housing options that address the needs of our residents at all stages in their lives. This PlaceType ensures neighborhood amenities are within walkable proximity, preserve and enhance streetscape character and connections, provide off-street parking to alleviate on-street parking demands and encourage street scape furnishing and amenities.

The proposed zoning districts for the Neighborhood Serving Corridor-Low and Neighborhood Serving Corridor-Moderate PlaceTypes promote complete neighborhoods and sustainable, walkable development along major corridors. By increasing the housing supply and improving access to jobs and local shopping and amenities, the proposed zone changes will improve livability through the promotion of complete neighborhoods. It will allow for local essential services and

improve multimodal transportation options and shorten trips between where community members live, work, and play.

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

The proposed zoning districts are compatible with the general goals, policies and designations within the City’s recently updated General Plan Land Use Element (LUE). The LUE shifts away from land use districts and instead established PlaceTypes for the City, which emphasize flexibility and allows for a mix of compatible uses. The General Plan Land Use Element identifies the PlaceTypes for the areas that are to be rezoned as Neighborhood-Serving Center or Corridor-Low (NSC-L), Neighborhood-Serving Center or Corridor-Moderate (NSC-M), Neo-Industrial (NI), Multi-Family Residential-Low (MFR-L) and Multi-Family Residential-Moderate (MFR-M) Placetypes (LUE map grid 29, 31, and 32). For each PlaceType, corresponding zoning districts have been developed that are consistent with and implement the LUE PlaceTypes. Zones for the NSC-L and NSC-M PlaceTypes are composed of low-rise, low-intensity mixed-use commercial center and corridors designed to meet consumers’ daily needs for goods and services. MFR-L and MFR-M zones are both neighboring serving, low intensity commercial use PlaceTypes that allow for a variety of residential and commercial uses such as duplex, triplex, or condominium buildings.

Two zones are proposed to implement the Neo-Industrial PlaceType, Neo Industrial 1, and Neo Industrial 2. These zones will “encourage the location, evolution and retention of restricted light industrial activities associated with innovative start-up businesses and creative design offices in the arts, engineering, sciences, technology, media, education, information industries, among others.” (LUE p.93). Per LU policy 7-2, these existing heavy industrial areas should be converted to Neo-Industrial uses because their proximity to residential. Additionally, Goal No. 3 Accommodate Strategic Growth and Change, refers to this existing industrial area as a major area of change. The intention for the rezoning area of North Long Beach is to develop cleaner and more attractive commercial and industrial properties adjacent to residential.

The Neo-Industrial 1 zone focuses on light industrial, clean manufacturing and offices and only allows commercial uses accessory to creative business endeavors. The Neo-Industrial 2 zone allows for a broader mix of commercial and light industrial uses and serves as a buffer between heavy industrial core areas and commercial or residential corridors and neighborhoods. The proposed zoning districts allow uses and development densities, intensities and scales that are consistent with their respective PlaceTypes, and therefore correspond to those

PlaceTypes, and development standards are designed to implement the PlaceType guidelines and policies in the General Plan.

The proposed zoning districts are compatible with the goals and policies of the City's General Plan LUE update and the specific goals and policies of their respective PlaceTypes. The General Plan LUE identifies the areas that are to be rezoned consistent with the Neighborhood-Serving Corridor-Low (NSC-L), Neighborhood-Serving Corridor-Moderate (NSC-M), Neo-Industrial (NI), Multi-Family Residential-Low (MFR-L) and Multi-Family Residential-Moderate (MFR-M) Placetypes (LUE map grid 29-32), and the proposed new zones and rezoning proposal are consistent with and designed to implement the above PlaceTypes. For each PlaceType, corresponding zoning districts have been developed that are congruent with the allowable uses and scale of development contemplated by the PlaceType. The proposed MFR-L and MFR-M zones correspond to the MFR-L and MFR-M PlaceTypes and both the zones and the PlaceTypes allow for a variety of low and moderate density residential developments with limited small neighborhood-serving non-residential uses along residential corridors. The proposed NI-1 and NI-2 zones correspond to the NI PlaceType, which allows for light manufacturing, start-up businesses, and small incubator businesses that promote transition to cleaner industries.

These uses are consistent with Tables 15-4 and 15-5 of the proposed Zoning Code Title 22 Update, which establishes permitted uses in the proposed zoning districts. Multiple Land Use Element goals are also advanced by the proposed zoning districts, including but not limited to: healthy, active, and complete neighborhoods, increased economic development and shared economic prosperity, new housing construction and more varied housing types, improved environmental health through reduced Vehicle Miles Traveled (VMT), enhanced mobility choices, and safe and secure living environments (LUE p. 4-6). The proposed zoning districts are also consistent with the LUE generalized concept of redirecting and concentrating new development, in particular multi-family development, along major corridors, accommodating higher density housing while minimizing direct displacement. Furthermore, the proposed zoning districts promote equitable distribution of services, amenities, and investments throughout the City (LU Strategy No. 14), reinvent commercial corridors by creating compact, mixed-use land use patterns (LU-M-4), and allow a variety of housing types in new residential developments (LU Policy 12-1).

The proposed zoning code and zoning map changes support LU Strategy No. 3 of stimulating economic development and job growth (LUE p. 111) and maintaining a strong, diversified economic base that creates jobs and attracts employers by revitalizing economic centers and corridors, diversifying local businesses and major employers, and spurring innovation through collaboration between

businesses and community through promoting local workforce development (LUE p.13-14, 18, 27).

The proposed project would be consistent with General Plan goals that aim to protect and preserve historic resources. Projects that may be facilitated by the proposed project that may affect historic resources will be required to comply with the following relevant Land Use and Urban Design Element (UDE) policies. Specifically, the UDE includes strategies aimed at the preservation of the aesthetic character of existing historic resources (UD Strategy No. 9, Policy UD 2-1, Policy UD 9-1, Policy UD 9-2, Policy UD 9-3, Policy UD 10-1, Policy UD 10-3, Policy UD 19-4, and Policy UD 20-5), while the proposed LUE aims to preserve existing historic structures and neighborhoods throughout the City (LU Goal No. 4, Strategy No. 3, LU-M-3, and LU-M-43). Historic resources are further protected through regulation via the City's General Plan Historic Preservation Element (2010) and the City's Cultural Heritage Ordinance.

The proposed zoning districts include standards for on-site open space and for setbacks and other design and development standards that aim to functionally expand the public right of way and allow space for landscaping and other pedestrian amenities and thus focus on enhancing existing open space and creating new open space opportunities through private open space, plaza and event space, parklets and flexible spaces adjacent to public sidewalks. This is consistent with the Open Space Element goals of adding recreation open space and recreation facilities in the areas of the City that are most underserved (OSE see Goal 4.3 at p. 25), increasing recreation resources and supplementing publicly owned recreation resources with privately owned, publicly accessible recreation resources (OSE Goal 4.6), and assuring General Plan and zoning protections for open space (OSE Policy 4.4).

The goals of the General Plan Mobility Element have been integrated into the proposed zoning districts by prioritizing multimodality options, updating land uses to allow for complete neighborhoods, and developing innovative design guidelines to expand the public realm and walkability in areas where the districts are implemented. Specifically, the districts further various Mobility Element policies, including improved pedestrian access and multimodal options (MOP 1-1, MOP 1-3, MOP 1-4, MOP 1-9, MOP 1-14, MOP 2-18), sustainable land use policies that reduce VMT (MOP 1-17, MOP 5-2, MOP 6-1), and innovative parking regulations to address and shift existing demand (MOP 6-5, MOP 6-6, MOP 6-10, MOP 6-13).

Implementation of several of the proposed zoning districts will result in new housing opportunities for all types of families, consistent with the Housing Element Goal 4 of providing increased opportunities for the construction of high-quality housing (HE p. 104). Housing Element Policy 4.5 explicitly targets transit corridors

for new housing, as well as Policies 5.3 and 5.4 which relate to flexible zoning and streamlined approval processes (HE p. 105). The proposed zoning districts are crafted to facilitate shorter trips within neighborhoods and promote complete communities where people can live, work and play in close proximity and where more trips are feasible by foot, bicycle and transit. These efforts will eliminate vehicle trips and reduce VMT consistent with the City's Air Quality Element (AQE p. 7) and the Mobility Element goal of creating an efficient, balanced, multimodal mobility network (ME p. 72).

The proposed zoning districts are established Citywide and are thus within the Coastal Zone; however, the only areas that are being rezoned by this City-initiated zone change are outside of the Coastal Zone. The City will seek a future amendment to the Local Coastal Program to certify the Municipal Code Amendment that will affect the areas in the Coastal Zone at a later time. The proposed zone change areas are not a scenic route or highway, and do not contain significant mineral resources, therefore the Conservation and Urban Design General Plan elements do not apply. The proposed zoning districts include provisions for lighting, orienting new development to sidewalks, activating vacant storefronts and encouraging the development of vacant lots, all of which are expected to increase street activity to promote public safety, consistent with the Public Safety Element goal of promoting the redevelopment of areas, which may present safety problems. (PSE p.14). New projects will also meet current seismic safety regulations consistent with Seismic Safety Element goal of providing a safe urban environment (SE p.9).

Based on the preceding, the findings required in Zoning Code Section 21.25.106 can be made in the affirmative and thus the proposed project conforms to the criteria laid out in the Zoning Code for changing the text of zoning regulations and for rezoning properties. The proposed zoning districts and zone changes are consistent with the levels of development analyzed in the Program Environmental Impact Report (PEIR) EIR 03-16 State Clearinghouse No. 2015051054 prepared for the General Plan Land Use Element Update and Urban Design Element. The EIR Addendum analyzed the proposed project in accordance with the PEIR and determined that the project will not result in any new significant impacts that exceed those analyzed in the PEIR. The PEIR found significant and unavoidable impacts related to air quality, global climate change, noise, and transportation. However, none of the conditions requiring a new subsequent or supplemental environmental impact report, as stated in Section 21166 of the Public Resources Code or in Sections 15162 or 15163 of the CEQA Guidelines, are present. Thus, the addendum was prepared pursuant to CEQA Guidelines Section 15164. Together the comprehensive Program EIR and addendum satisfy the requirement that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding area. The main focus of the proposed

districts is to improve the quality of the built environment in the project area and specific protections are in place to assure safety, livability and quality design and to protect historic structures.

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

The proposed change is not a rezoning of an existing mobile home park; therefore, no findings are required to be made.