



# Proposed Title 22 Municipal Code Amendments & North Long Beach (UPLAN Phase 2) Rezoning

**Planning Commission Hearing – August 1, 2024**

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

# Project Overview

## Project Components

### **Title 22 Zoning Code Amendment**

- Zoning Code Updates to existing text of Title 22 zones to update regulations to the 13 existing zoning districts.

### **Four new Zoning Districts proposed to be added to Title 22**

- Create four Zoning Districts to correspond with the Neo-Industrial (NI), Multi-Family Residential-Low (MFR-L), and Multi-Family Residential-Medium (MFR-M) PlaceTypes.

### **Rezone select properties**

- Rezone select properties along major corridors within the boundaries of Green Leaf Boulevard to the north, Del Amo Boulevard to the south, Susana Road to the west, and Downey Avenue to the east, also known as the 90805-zip code.

### **Receive and File NMEP**

- Receive and file the Neighborhood Mobility Enhancement Plan (NMEP) for North Long Beach, with recommendations for street improvement projects to facilitate active transportation options

# What is Zone In?



Zone In is a **systematic** effort to **update the zoning** regulations to implement the 2019 General Plan Land Use Element. The City has several major rezoning efforts underway: UPLAN in North Long Beach, City Core in Central Long Beach, Zone In: Bixby in Bixby Knolls and Zone In: Phase 4. All of these efforts seek to accommodate housing needs and improve access to commercial uses.

## North Long Beach Deliverable

A set of **new zoning regulations** for all major corridors that aim to accommodate housing needs, activate commercial corridors, mobility recommendations, and help transition existing industrially zoned areas to less polluting alternatives in the future while maintaining local jobs.

## North Long Beach Outcome

An **evolving, engaged, and equitable** community where existing residents benefit from new investment, can remain rooted in their neighborhoods, and have their core needs met locally.

# Zone In UPLAN Context

## Project Timeline

- UPLAN Phase 1 initiative began in **February 2018** with inaugural advisory committee (AC) meeting. Engagement for the project was ongoing all year and included AC meetings, walk audits, and workshops.
- In **July 2018** UPLAN Phase 2 grant application is awarded.
- UPLAN Phase 1 continued with a Planning Commission Study Session in **November 2018**.
- The UPLAN Vision Statement was published the following month in **December 2018**.
- In **May 2019**, a preliminary draft of Phase 1 Zoning Districts was published and presented during a Planning Commission Study Session.
- UPLAN Phase 2 kicked off with a public Open House in **October 2019** which identified repeated themes from attendees including a desire for better air quality, more pedestrian infrastructure, and more efforts to improve public safety.
- In **February 2020** a revised draft of Phase 1 Zoning Districts was published.
- In **March 2020** UPLAN Phase 2 moved to virtual activities and restructured its engagement plan due to the COVID19 global pandemic

# Zone In UPLAN Context

## Project Timeline

- In **November 2020** City Council adopted 12 new zoning districts to correspond with and implement the Neighborhood Serving Center or Corridor (NSC) and Community Commercial (CC) PlaceTypes. The new zoning recommendations were implemented for the Atlantic and Artesia corridors as part of UPLAN Phase I.
- UPLAN Phase 2 engagement and technical work continued through 2020, culminating in two pilot demonstration projects installed in North Long Beach at the **end of 2020 and the beginning of 2021**, along with a virtual open house presentation and online platform in **February 2021**.
- In **September 2021**, City staff held a study session at Planning Commission to present preliminary findings and zoning recommendations from UPLAN Phase 2
- Full drafts of the new zoning regulations (including 4 new zoning districts) were published for the first time on **April 2023**. A final UPLAN Phase 2 workshop was held in **May 2023** to review the draft regulations and provide community input.
- Revised draft zoning regulations that incorporated findings and input from Zone In: City Core were published on **March 2024**



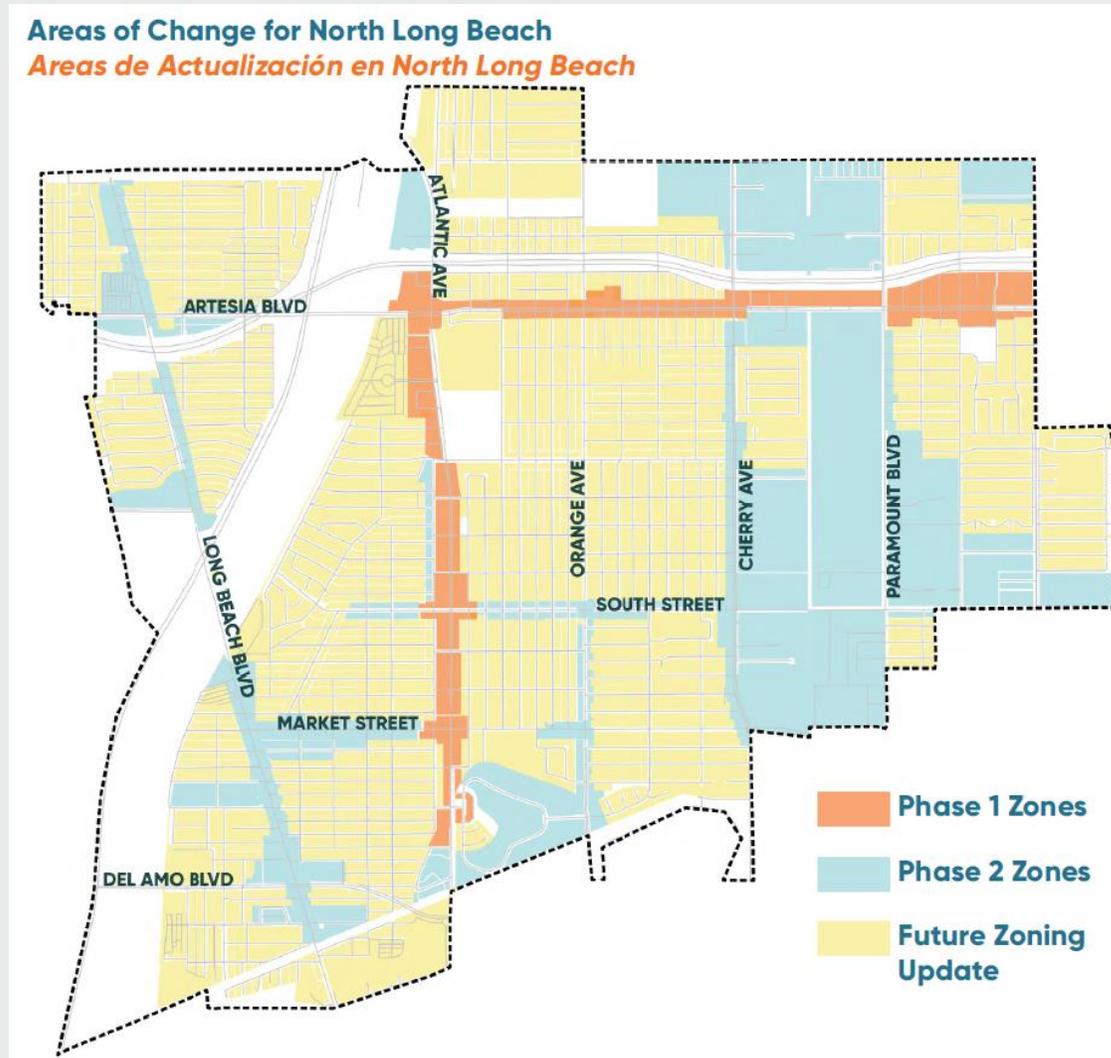
# UPLAN Overview

## 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 Project Phase 1 and 2 Areas



# Proposed Zone Changes

## General Plan and Zoning District Consistency

UPLAN Crosswalk Table	
Place Type	Proposed Zone
MFR-L	MFR-L
MFR-M	MFR-M
NI	NI-1, NI-2
NSC-L	MU-1-A, MU-2-A, RMU3-A
NSC-M	MU-3-A, RMU4-A

NEW

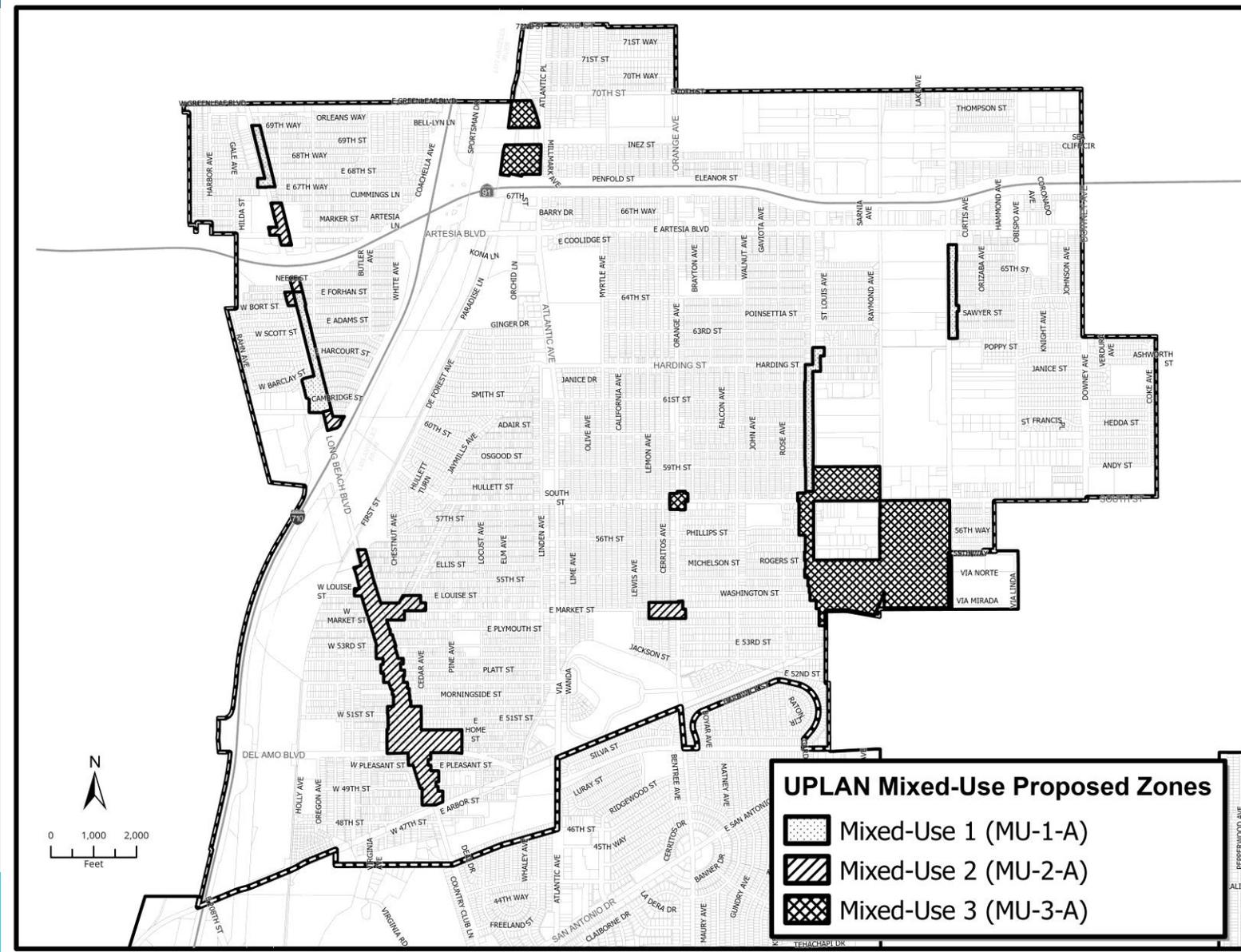
NEW

NEW

EXISTING

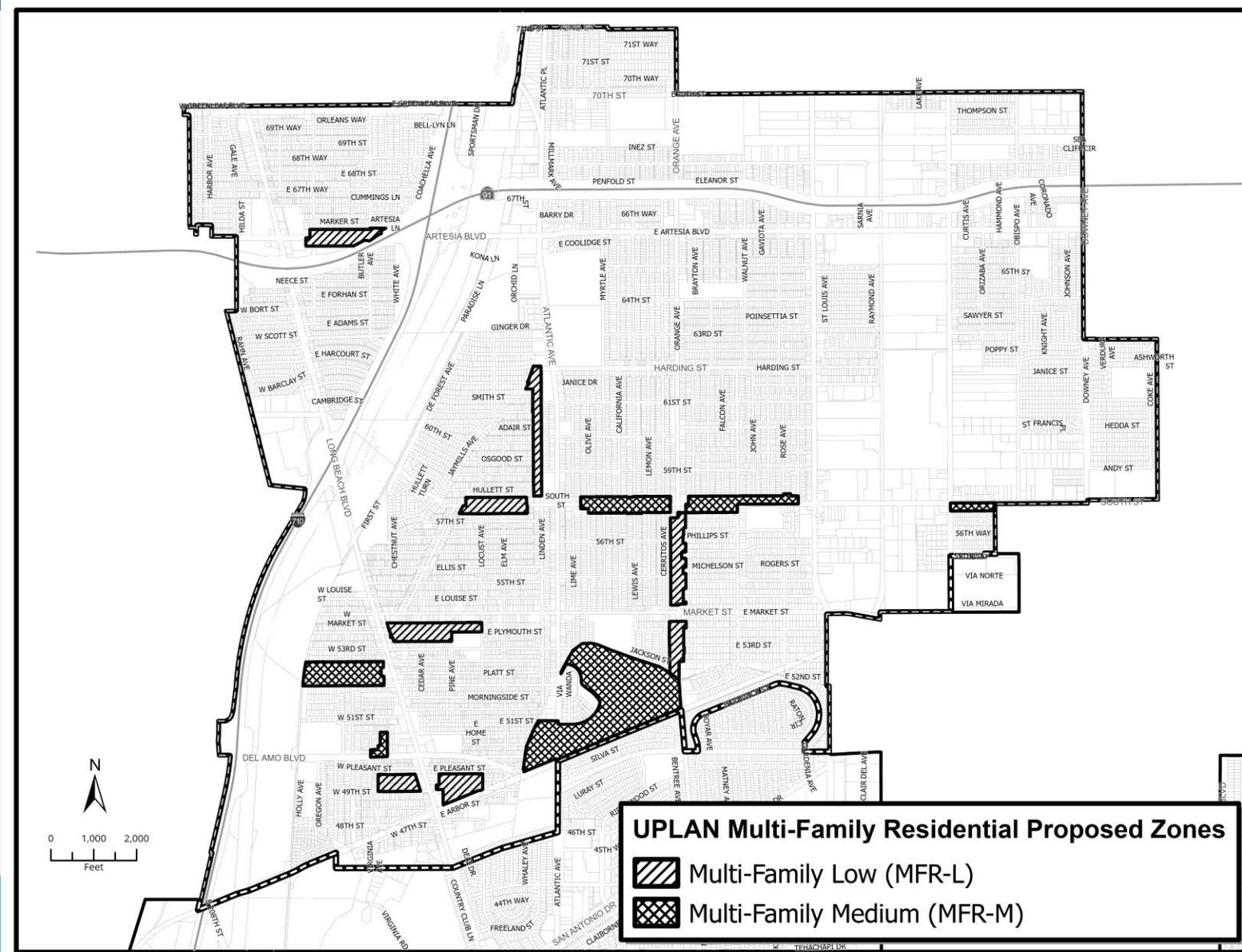
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# Proposed Zone Changes

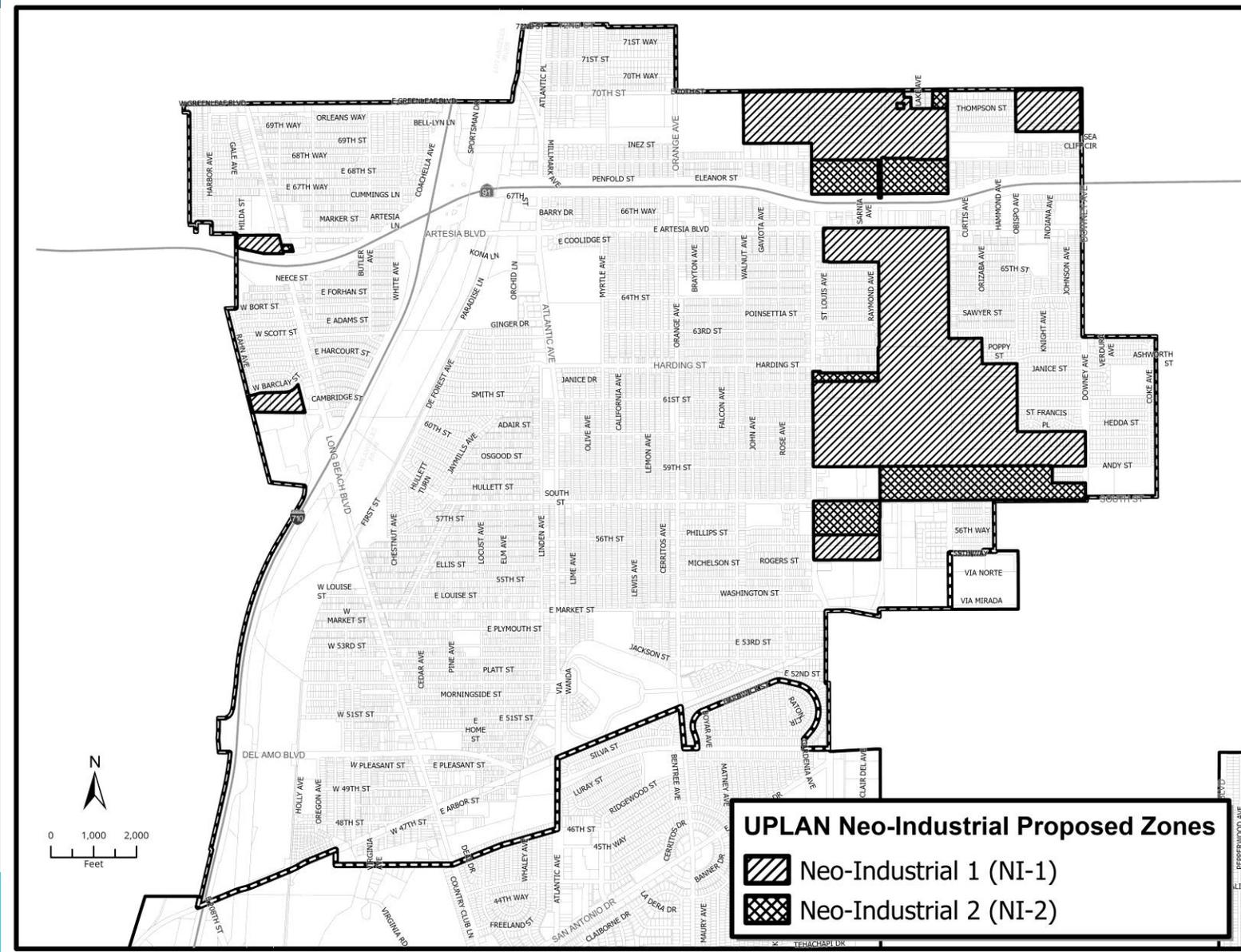




# Proposed Zone Changes



# Proposed Zone Changes



# Proposed Zone Changes

## Proposed Text Amendments to Title 22

- **Community-Driven Updates:** Revisions to Land Use and Permit Processes based on community input.
  - Prohibition of identified nuisance uses in A-series zones such as liquor stores
  - Prohibition of drive-thru's in A-series zones to align with mobility recommendations
  - Updated fence height regulations for all existing zones
- **Code Modernization:** Alignments with state law changes and lessons learned from recent zoning updates. Examples include:
  - Updates to implement housing actions from the 2023 emergency declaration (e.g. increased SPR threshold for housing projects)
  - Updated language on housing density thresholds
  - New definition and regulations on primary and secondary frontages
  - Revised land use table regulations for religious assembly and civic/institutional uses, such as libraries and tutoring centers

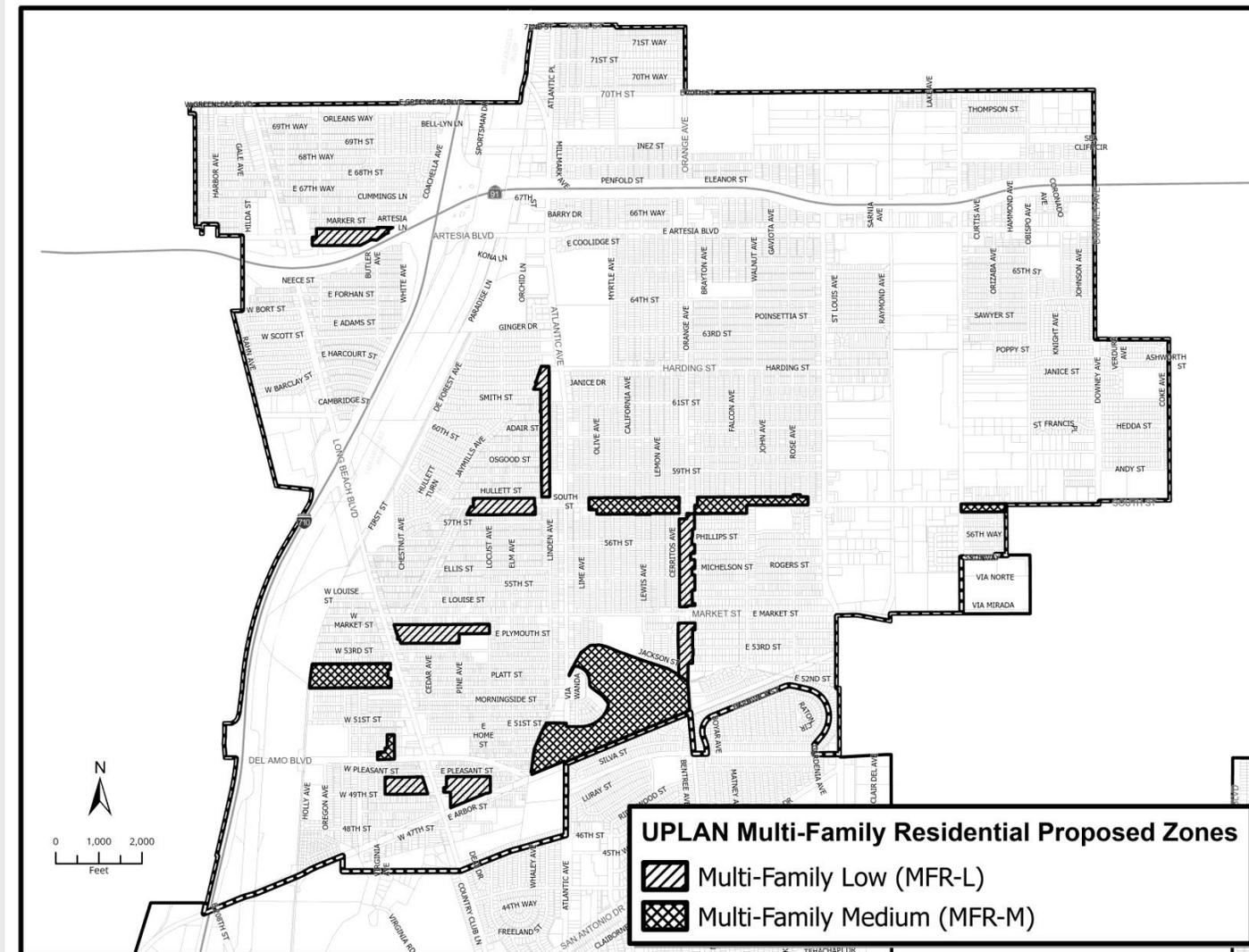
# Proposed Zone Changes

## Proposed Amendments to Title 22

- **Clarity and Efficiency:** Revised definitions and development standards for greater code legibility and ease of implementation
  - Revised setback measurements (i.e. measuring setbacks from Property Line instead of Curb Face)
  - Streamlined administrative review processes through Zoning Administrator
- **Technical Cleanup:** Removal of outdated maps and graphics, and general code clean-up.
  - Revised Active Ground Floor urban design standards
  - Restructuring of Chapter through a dedicated definition section, outline of specific procedures, and reorganization of Title 22 for improved clarity and consistency with the existing Title 21 zoning code.
  - Removal of confusing or outdated development standard diagrams.

# Multi-Family Zones

- The Multi-Family Residential (MFR) PlaceTypes will be implemented through two zoning districts:
  - MFR – Low (MFR-L) Zone
  - MFR – Moderate (MFR-M) Zone
- Flexible residential development standards
- Updated parking requirements to allow for a variety of configurations
  - Address parking impacts on new housing and provide flexibility for existing homes
- FAR limits for non-residential building area
- Density regulated by height, setbacks, parking, and other development standards
- Limited commercial uses to support complete neighborhoods.



# Multi-Family Residential- Low (MFR-L)

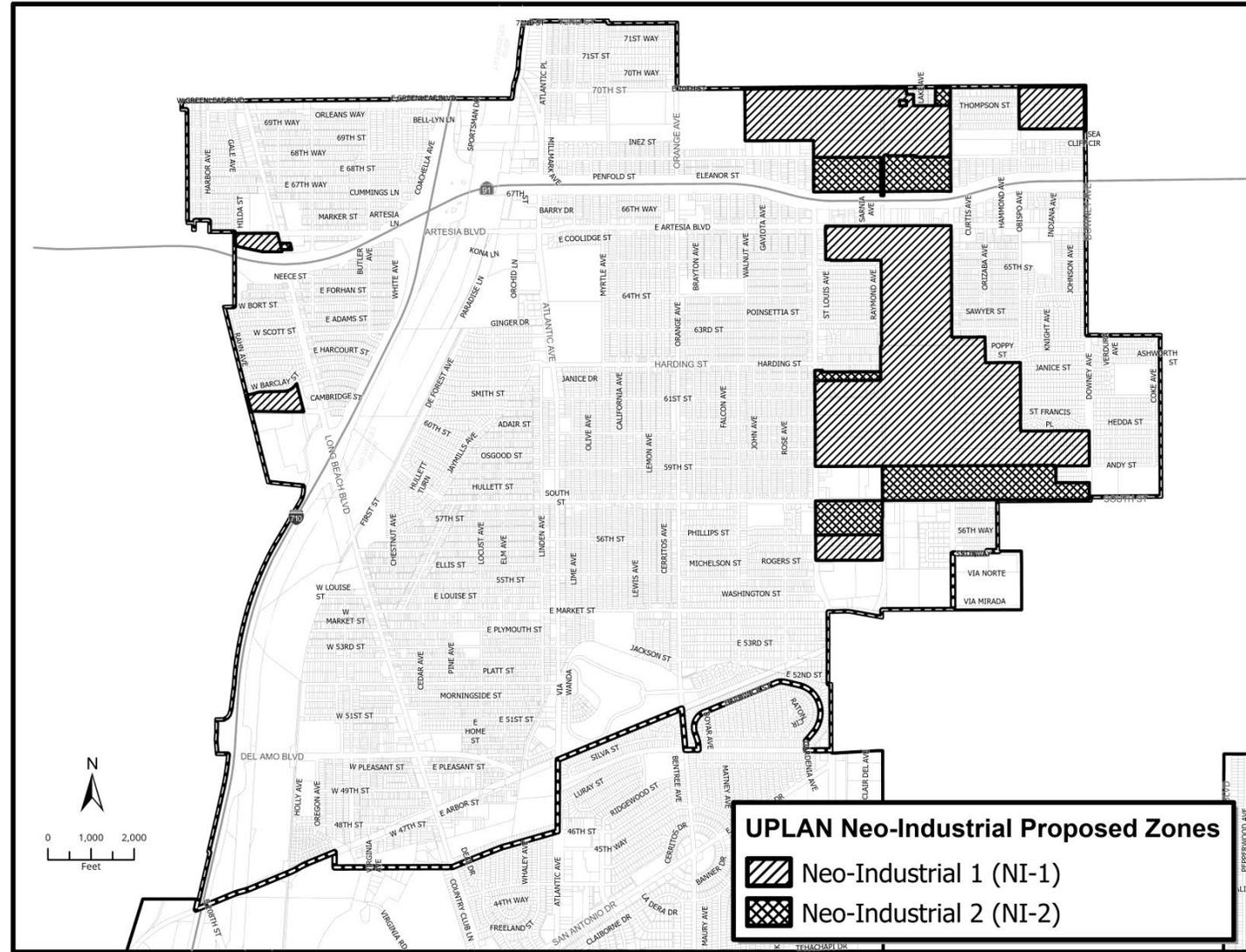
- Lower density multi-family development
  - E.g. Duplex, triples, townhomes and garden apartment housing
- Height
  - Up to 3 stories in height per the LUE
- Non-residential Uses
  - Limited office, essential retail, and food services under 3,000 square feet allowed.
  - Select additional uses allowed as accessory uses, or through entitlements such as AUP/CUP

# Multi-Family Residential- Moderate (MFR-M)

- Moderate density multi-family development
  - E.g. Midrise apartments and condominiums
- Allowances for neighborhood serving, low-intensity commercial uses
- Height
  - Up to 3 or 4 stories in height per the LUE
- Commercial Uses
  - Office, medical, essential retail, and food services under 3,000 square feet will be allowed by right
  - Limited civic, institutional, and religious assembly uses will be allowed through CUP process

# Neo-Industrial Zones

- The Neo-Industrial (NI) PlaceType will be implemented through two zoning districts:
  - NI-1 – light Industrial focus
  - NI-2 – limited light industrial that also allows commercial uses
- “Clean industry” transition:
  - Innovative/start-up spaces
  - Landscaping/streetscape requirements for EJ
  - Commercial uses to support job centers
- Intended to generate “good” local jobs
  - Special incentives, definitions, and provisions for community benefits and CAP measures



# Neo-Industrial 1 (NI-1)

- Light industrial uses
  - Light manufacturing, small and incubator businesses, research and development, technology and support uses to promote transition to cleaner industries.
- Conditional allowance of heavier industrial uses, though with a lower entitlement requirement compared to NI-2
- Proposed mainly along existing industrial core: Paramount Ave, Artesia Ave, South St, and Cherry Ave.

Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones

	Neo-Industrial Zones		Notes and Exceptions Code section numbers reference the Long Beach Municipal Code. All uses shall be subject to Chapters 21.45 and 21.52, and the following noted standards or regulations.
	NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
<b>Manufacturing</b>			
Artisan manufacturing, production and industrial service	Y	Y	Refer to 22.11 Definitions
Light manufacturing	Y	Y	Refer to 22.11 Definitions
Food and drink manufacturing (except alcohol beverage manufacturing)	Y	Y	Refer to 22.20 Specific Use Standards
Furniture and related products manufacturing	Y	Y	
Medical equipment supplies manufacturing	AP/Y	AP/Y	Permitted by-right when co-located on-site with medical office and clinic. Standalone primary use requires an AUP.
Textiles and apparel manufacturing	Y	Y	
Heavy manufacturing	C	N	Refer to 22.11 Definitions
<b>Recycling Operations</b>			
Recycling Collection Center for Cans and Bottles			Subject to 21.52.265, no more than four vending machines at one location
Staff Attended	N	N	
Unattended	N	A	Accessory to a grocery store only, permitted only on the ground floor.
Anaerobic Digestion Facility	AP	C	Refer to 22.11 Definitions
Green Materials Composting Facility	AP	C	Refer to 22.20 Specific Use Standards
Mixed Organic Composting Facility	AP	C	Refer to 22.20 Specific Use Standards
Chipping, Grinding and Mulching Facility	AP	C	Refer to 22.11 Definitions
Tire Processing Facility	C	C	
Repair shop (stove, refrigerator, upholstery, lawn mowers, etc.)	Y	Y	Permitted indoor, on the ground floor only. Appliances, upholstery, lawn mowers, etc.
Self-Storage, mini-warehouse (indoor only)	N	N	

# Neo-Industrial 2 (NI-2)

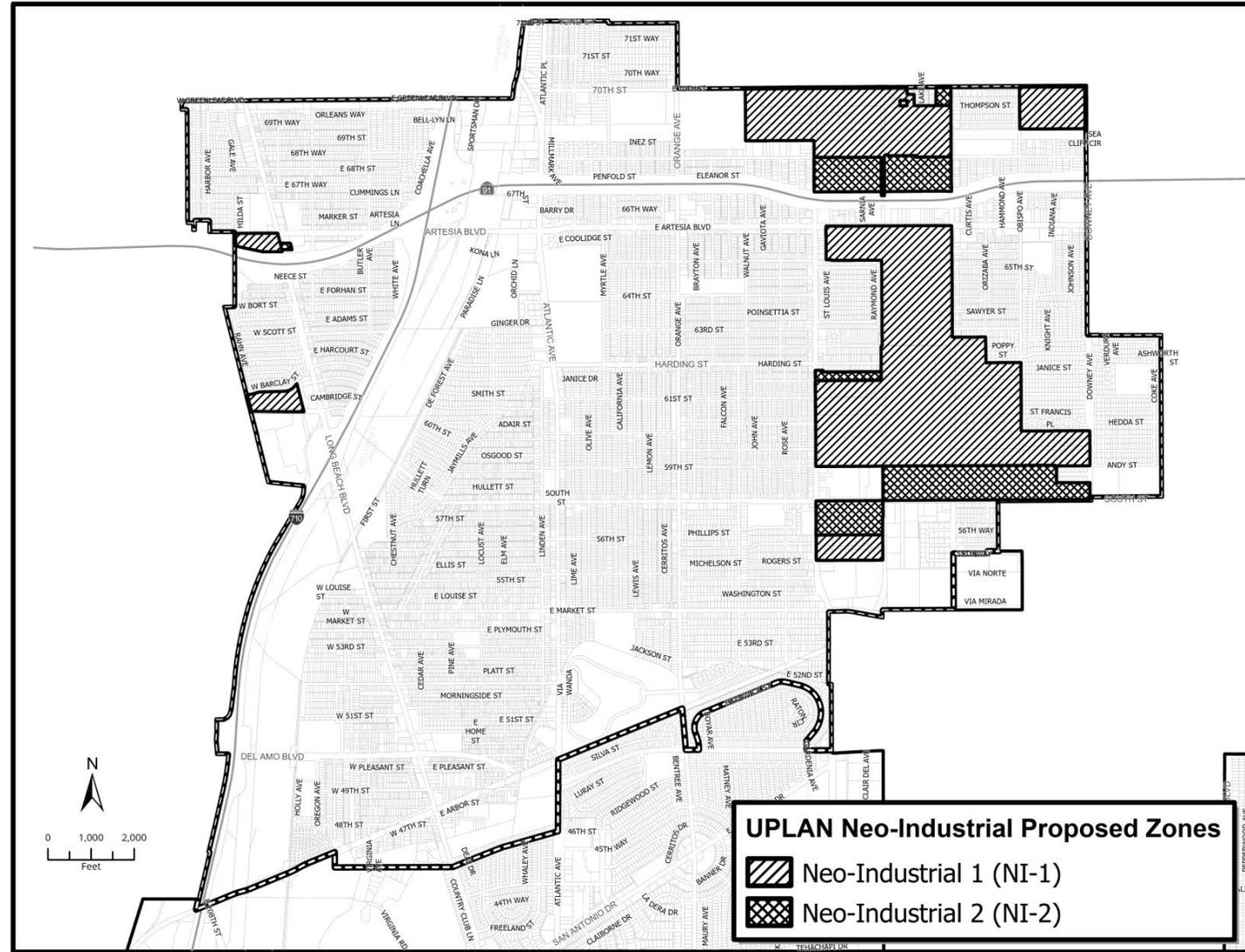
- Mix of industrial and commercial uses allowed:
  - Supports clean industry and fostering a broader economic base
  - Limited industrial uses would be permitted throughout the zone, typically requiring a discretionary review
  - Commercial uses would include office, retail stores, eating and drinking establishments and other accessory uses.
- Serves as a buffer between existing industrial core and adjacent mixed-use/residential areas
- Proposed mainly along areas of South St and Paramount Ave closer to residential, as well as 68<sup>th</sup> St

**Table 15-5: Permitted Uses in Neo-Industrial (NI) Zones**

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	NI-1 (Neo-Industrial Focused)	NI-2 (Flexible Designation: Neo-Industrial + Commercial)	
<b>Assembly Uses</b>			
<b>Live or Movie Theater</b>			
≤100 Seats	N	N	
101+ Seats	N	N	
Assembly Uses (Accessory <25% Of GFA)	N	AP	
<b>Religious Assembly Uses</b>			
≤2,500 sf GFA and ≤100 occupants	N	Y	
2,501≤25,000 sf GFA, or ≥101 Occupants	N	AP	
≥25,000 sf GFA	N	AP	
<b>Fitness Facility</b>			
≤2,500 sf GFA	N	Y	
2,501≤25,000 sf GFA	N	AP	
> 25,000 sf GFA	N	AP	
<b>Sales and Service: Retail / Business / Professional / Personal</b>			
Retail, Business, Professional, and Personal Services ≤4,500 sf GFA	Y	Y	
Retail, Business, Professional, and Personal Services >4,500 sf GFA	N	Y	
Thrift Store, Used Merchandise	N	AP	
Pawn Shop	N	N	
Daycare Center or Pre-School, 15 or More	N	C	As defined in 21.15.720, subject to 21.52.249
Adult or Child Day Care	N	N	
Equipment Sales, Rental, or Repair	N	Y	Indoor only; outdoor display or sales prohibited

# Neo-Industrial Zones

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# Neighborhood Mobility Enhancement Plan (NMEP)

## NEIGHBORHOOD MOBILITY ENHANCEMENT PLAN (NMEP) PLAN DE MEJORAS DE MOVILIDAD DE LA COMUNIDAD

The NMEP provides goals, objectives and implementation actions for mobility enhancements that reflect the community's shared vision for the future of North Long Beach. The plan, which is currently under development, is informed by a multi-year community outreach and capacity building effort through the UPLAN project.

el NMEP aporta las metas, objetivos, y medidas de implementación para las mejoras de movilidad y transporte que reflejan la visión de la comunidad para el futuro de North Long Beach. El plan, que sigue desarrollándose, fue informado por eventos comunitarios de varios años además de un esfuerzo colaborativo para crecer la formación y capacidad de la comunidad a través de UPLAN.



The UPLAN Neighborhood Mobility Enhancement Plan (NMEP) provides direction for mobility enhancements and focuses on making it safer, easier and more pleasant to get around North Long Beach, including for those walking, biking, or taking transit. This includes connectivity between major corridors, adjacent neighborhoods, infrastructure improvements, local jobs, and access to goods and services in North Long Beach.

The plan emphasizes safe bicycle and pedestrian linkages to schools, open space and public transit, and will help the City set project priorities, apply for grants, and guide public infrastructure investments in North Long Beach.



What is the Neighborhood Mobility Enhancement Plan?

### Plan Objectives / Objetivos del Plan

1. Understand and reflect community mobility needs and priorities
2. Identify projects to increase safety, equity, and comfort for people bicycling, walking and rolling in North Long Beach
3. Use the City's General Plan as a guide for mobility in North Long Beach
4. Focus on major corridors used by the community to reach neighborhoods, jobs, recreation and shopping
5. Encourage bicycling, walking and rolling for trips within the neighborhood to connect the community to jobs, recreation and shopping
6. Create actions that can be taken today, tomorrow and in the future to help fund and implement the mobility enhancements included in this Neighborhood Mobility Enhancement Plan

Learn more about the findings and process for developing mobility recommendations on the following pages:



Rectangular Rapid Flashing Beacons (RRFBs) use an eye-catching flash pattern to call attention to the presence of pedestrians



A HAWK beacon (High-Intensity Activated crosswalk beacon) alerts drivers to stop, to allow pedestrians to cross safely



Increases the distance between where drivers have stopped or yielded and the crosswalk or bicycle crossing, improving the visibility of those crossings



Gives people walking a 4-7 second head start to cross a street before the green light begins for automobiles, in order to be more visible to traffic



Helps remove conflicts between people crossing the street and drivers making right turns by prioritizing pedestrians



Helps illuminate streets for people walking and biking, making it feel safer to walk around at night

Neighborhood Mobility Enhancement Plan

[www.longbeach.gov/exhibition.app/](http://www.longbeach.gov/exhibition.app/)

# Zoning Recommendation

## Staff Recommendation

Recommend to request City Council:

- Adopt and certify the Project Environmental Impact Report Addendum, (EIRA-01-23; SCH#2015051054);
- Approve Zoning Code Updates (ZCA22-003) to existing text of Title 22 zones to update regulations to the 13 existing zoning districts.
- Adopt four new Zoning Districts (ZCHG24-001) to correspond with the Neo-Industrial (NI), Multi-Family Residential-Low (MFR-L), and Multi-Family Residential-Medium (MFR-M) PlaceTypes to rezone select properties within the boundaries of Green Leaf Boulevard to the north, Del Amo Boulevard to the south, Susana Road to the west, and Downey Avenue to the east, also known as the 90805-zip code.
- Approve Zoning Code updates to existing Title 22 text (ZCHG23-002) and Zone Changes (ZCHG24-001) to adopt the Multi-Family Residential—Low (MFR-L), Multi-Family Residential—Medium (MFR-M), Neo-Industrial 1 (NI-1), and Neo-Industrial 2 (NI-2) zoning districts.
- Receive and File the UPLAN Neighborhood Mobility Enhancement Plan (NMEP)



**Thank you**

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