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MEMORANDUM

DATE: July 12, 2024

To: Alejandro Sanchez-Lopez, Advance Planning Officer, City of Long Beach

FROM: Ryan Bensley, Principal Environmental Planner, LSA
Lauren Peachey, Environmental Planner, LSA

SUBJECT: Revisions to Addendum No. 3 to the Environmental Impact Report for the General Plan Land Use and Urban Design Elements Project (SCH No. 2015051054) for the UPLAN Phase II and West Long Beach Rezoning Project, City of Long Beach, California

LSA understands that the City of Long Beach (City) has revised the permitted uses and zoning regulations for the Mixed-Use (MU), Neo-Industrial (NI), and Multi-Family Residential (MFR) zones. These changes were made after the Addendum No. 3 to the Environmental Impact Report for the General Plan Land Use and Urban Design Elements Project (2019 Certified EIR) for the UPLAN Phase II and West Long Beach Rezoning Project (proposed project) was finalized.

LSA has reviewed the revised permitted uses and zoning regulations and has determined that the analysis and conclusions provided in Addendum No. 3 remain valid. The revised permitted uses and zoning regulations do not modify the proposed project such that the proposed project would require a major change to the 2019 Certified EIR and there is no substantial new information indicating that there would be a new significant impact related to any issue area analyzed in Addendum No. 3. The proposed project would not result in new significant environmental impacts, and there would not be a substantial increase in the severity of impacts described in the 2019 Certified EIR.

Revisions to the MU, NI, and MFR zoning regulations are shown in Tables A, B, and C (Attachment) in underline/strikeout in order to depict the deletions and additions to the originally proposed permitted uses and zoning regulations. Table A would replace Table 2.B in Addendum No. 3, Table B would replace Table 2.C in Addendum No. 3, and Table C would replace Table 2.D in Addendum No. 3.

Attachment: Revisions to the NI, MU, and MFR Permitted Uses Zoning Regulations

ATTACHMENT:

**REVISIONS TO THE NI, MFR, AND MU PERMITTED USES
ZONING REGULATIONS**

Table A: Revised Permitted Uses in the Mixed Use (MU) Zones

Uses	Mixed-Use Zones	
	MU-1-A	MU-1-B
Alcoholic Beverages Sales and Uses		
Off-Premise Sales	N	N
On-Premise Sales	C	C
Alcohol Beverage Manufacturing	Y	Y
Accessory Tasting Room	A	A
Assembly Uses		
Live or Movie Theater		
≤100 Seats	Y	Y
101+ Seats	AP	AP
Assembly Uses (Accessory <25% of GFA)	Y	Y
Religious Assembly Uses		
≤2,500 sf GFA and ≤100 occupants	Y	Y
2,501≤25,000 sf GFA, or ≥101 Occupants	Y	Y
≥25,000 sf GFA	AP	AP
Fitness Facility		
≤2,500 sf GFA	Y	Y
2,501≤25,000 sf GFA	Y	Y
>25,000 sf GFA	AP	AP
Automobile / Vehicle / Transportation Uses		
Auto Detailing	N	N
Auto Detailing, With Handheld Machines Only	Y	Y
Car Wash	N	N
Fleet Services and Towing	C	C
Gasoline/Diesel Fuel Sales		
Gasoline and/or Ethanol Sales	N	N
Diesel Fuel	N	N
Electric Vehicle Charging	A	A
Hydrogen Fuel	N	N
Automotive Sales & Repair		
General Auto Repair	N	N
Minor Auto Repair	C	C
Motorcycle / Scooter / Jet Ski / Vehicle Sales	N	N
Parts, with installation	N	N
Parts, without installation	AP	AP
Parking Structure		
Accessory Use	A	A
Primary Use, Public	AP	AP
Primary Use, Private	C	C
Recreational Vehicle Storage	N	N
Rental Agency		
Mobility Services	Y	Y
Traditional Daily+ Automobile Rental	A	A
Transportation Facilities	N	N
Billboards		
Billboards / Off-Site Advertising	N	N

Table A: Revised Permitted Uses in the Mixed Use (MU) Zones

Uses	Mixed-Use Zones	
	MU-1-A	MU-1-B
Civic / Institutional Uses		
Adult Day Care	Y	Y
College, University, Business or Professional School	N	N
Community Center / Senior Center	Y	Y
Elementary or Secondary School	Y	Y
Government Offices, Facilities, or Civic Uses	Y	Y
Industrial Arts Trade School or Rehabilitation Workshop	AP	AP
Mortuary or Funeral Home	N	N
Museum	Y	Y
Parsonage	A	A
Library, Public or Private	Y	Y
Social Service Office w/o food distribution	Y	Y
Social Service Office with food distribution	AP	AP
Tutoring Center up to 2,500 sf	Y	Y
Tutoring Center greater than 2,500 sf	AP	AP
Interim Parks		
Community Garden	IP	IP
Passive Park	Y	Y
Playground	IP	IP
Recreational Park	AP	AP
Urban Agriculture	Y	Y
Commercial: Business / Retail / Professional / Personal		
Indoor animal related uses with animal adoption and boarding not exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	Y	Y
Indoor animal related uses with animal adoption and boarding exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	AP	AP
Outdoor Animal Daycare	AP	AP
Bail Bonds	N	N
Firearms or Other Weapons, Sales or Repair	N	N
Laundromat	C	C
Manufacture of Products Sold On-Site	AP	AP
Basic Sales and Service: Retail / Business / Professional / Personal		
≤4,500 sf GFA	Y	Y
>4,500 and ≤9,000 sf GFA	Y	Y
>9,000 sf GFA	Y	Y
Thrift Store, Used Merchandise	Y	Y
Pawn Shop	N	N
Daycare Center or Pre-School, 15 or More	Y	Y
Gallery / Experience / Demonstration Space	Y	Y
Equipment Sales, Rental, or Repair	AP	AP
Self-Storage, mini-warehousing	N	N
Tattoo Parlor / Piercing Studio	Y	Y
Termite and Pest Control	N	N

Table A: Revised Permitted Uses in the Mixed Use (MU) Zones

Uses	Mixed-Use Zones	
	MU-1-A	MU-1-B
Financial Services		
With Drive-Through Windows	C	C
Without Drive-Through Windows	Y	Y
Alternative Financial Services (Check Cashing, Payday Loans, Cash for Gold, etc.)	N	N
ATM, Interior	Y	Y
ATM, Exterior or free-standing walk up	AP	AP
ATM Drive-Through Machine	N	N
Medical Uses / Services		
Convalescent Hospital or Home	N	N
Medical Office or Clinic	Y	Y
Hospital	CN	N
Urgent Care Facility / Minor-Medical Services	AP	AP
Massage Therapy	AP	AP
Office, non-medical	Y	Y
Outdoor or Temporary Sales		
Outdoor Flower, Plant, Fruit, or Vegetable Sales	Y	Y
Outdoor Swap Meet, Flea Market, Sales Event	T	T
Pop-Up Shop / Stand / Itinerant Vendor	Y/T	Y/T
Recycling Collection Center for Cans and Bottles, Subject to 21.51.265		
Staff Attended	AP	AP
Unattended	A	A
Repair Services	C	C
Entertainment		
Amusement Machines (≤4)	A	A
Banquet Room Rental, Accessory Use	A	A
Banquet Room Rental, Primary Use	AP	AP
Indoor Amusement / Entertainment Facility	Y	Y
Outdoor Amusement / Entertainment Facility	AP	AP
Dancing, Accessory Use	A	A
Private Club, Social Club, Night Club, Pool Hall	C	C
Other Entertainment Uses		
Accessory to a Restaurant or Food Service Use	Y	Y
≤9,000 sf GFA	AP	AP
>9,000 sf GFA	C	C
Food Uses		
Grocery and Food Market		
≤4,500 sf GFA	Y	Y
>4,500 and ≤9,000 sf GFA	Y	Y
>9,000 sf GFA	Y	Y
Mobile Food Trucks (Temporary)	T	T
Outdoor Dining / Seating	A	A
Restaurants & Ready-To-Eat Foods		
Restaurant	Y	Y
Ready-to-Eat Without Drive-Through	Y	Y
Ready-to-Eat With Drive-Through	N	N
With Entertainment	Y	Y
Vending Cart (Food Only)	AP	AP
Vending Machines (Exterior)	A	A

Table A: Revised Permitted Uses in the Mixed Use (MU) Zones

Uses	Mixed-Use Zones	
	MU-1-A	MU-1-B
Residential Uses		
Child Day Care Home, 14 or Fewer Children	A	A
Safe Parking Site	A	A
Emergency Shelter	C	C
Transitional Housing	Y	Y
Supporting Housing	Y	Y
Group Home (1-6 Persons)	Y	Y
Home Occupation	A	A
Residential Units		
Live-Work Units / Artist Studio with Residence / Shopkeeper	Y	Y
Caretaker residence	N	N
Multi-Family	Y	Y*
Senior and/or Handicapped Housing	Y	Y
Accessory Dwelling Unit	Y	Y
Single-Family Detached	N	N
Residential Historic Landmark Building	*	*
Room Rental	A	A
Special Group Residence	C	C
Temporary Lodging		
Bed and Breakfast / Inn	N	N
Hotel	C	C
Motel	N	N
Youth Hostel	AP	AP
Miscellaneous and Other Uses		
Temporary Activating Use	T	T
Adult Entertainment Business	N	N
Carnival, Event, Fair, Fiesta, Outdoor Exhibition, Seasonal Sales, Trade Show, similar	T	T
Cellular or Wireless Facility	C	C
Electric Distribution Station/Substation	C	C
Unattended Donation Box	A	A

A = Accessory use subject to special development standards
AP = Administrative use permit required
ATM = automated teller machine
C = Conditional use permit required
GFA = gross square footage
IP = Interim Park Use Permit

MU = Mixed Use
N = No, the use is not permitted
sf = square feet
T = Temporary use subject to provisions
Y = Yes, the use is permitted

Table B: Revised Permitted Uses in Neo-Industrial (NI) Zones

	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)	
Agriculture and Related			
Animal Specialty Services, Boarding, Kennels, Shelters	Y	AP Y	
Aquaculture Facilities	AP Y	N Y	
Horticulture, Urban Agriculture, Nurseries & Greenhouses (excludes cannabis)	Y	AP Y	
Landscape and Horticultural Services	Y	Y	
Alcoholic Beverages Sales and Uses			
Off-Premise Sales	C	C	Subject to Section 21.52.201
On-Premise Sales	C	C	Subject to Section 21.52.201
Alcohol Beverage Manufacturing	Y	Y	Subject to Section 21.45.114.
Accessory Tasting Room	A	A	Subject to Section 21.45.114.
Assembly Uses			
Live or Movie Theater			
≤100 Seats	N	N	
101+ Seats	N	N	
Assembly Uses (Accessory <25% of GFA)	N	AP N	
Religious Assembly Uses			
≤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	
Fitness Facility			
≤2,500 sf GFA	N	Y	
2,501≤25,000 sf GFA	N	AP	
> 25,000 sf GFA	N	AP	
Automobile / Vehicle / Transportation Uses			
Auto Detailing	N	N	
Auto Detailing, With Handheld Machines Only	N	N	
Car Wash	N	N	
Fleet Services and Towing	N	N	
Fuel Sales			
Gasoline and/or Ethanol	N	N	
Diesel Fuel	N	N	
Electric Vehicle Charging	A	A	
Hydrogen Fuel	N	N	
Automotive Sales & Repair			
General Auto Repair	C	N	
Minor Auto Repair	AP	N	
Motorcycle / Scooter/ Jet Ski / Vehicle Sales	N	N	
Auto parts sales, with installation	AP	N	Not allowed as a primary use, AUP required for accessory use

Table B: Revised Permitted Uses in Neo-Industrial (NI) Zones

	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)	
Auto parts sales, without installation	AP/A	A	
Parking Structures and Lots			
Accessory Use	A	A	Subject to Section 21.52.219
Principal Use, Public-owned	AP	AP	
Principal Use, Private	N	N	
Recreational Vehicle Storage	N	N	
Rental Agency			
Bicycle and scooter rentals (including electric, no gasoline motors)	Y	Y	Shared, non-motorized, kiosks, dock-less, and/or individual mobility solutions; subject to City regulations
Retail / consumer rental of personal automobiles	AP	N	
Retail / consumer rental of trucks and other utility vehicles	C	N	
Wholesale / commercial rental of trucks and other utility vehicles	C	N	
Car share rental facility or hub	AP	AP	
Publicly-owned Transportation Facilities	AP	AP	
Billboards			
Billboards / Off-Site Advertising	CN	N	
Civic / Institutional Uses			
College or University,	AP	AP	
Business or Professional School	AP	AP	
Community Center / Senior Center	YN	YN	
Elementary or Secondary School	N	N	
Government Offices, Facilities, or Civic Uses	YAP	YAP	
Industrial Arts Trade School or Rehabilitation Workshop	AP	AP	
Job Training and Vocational Rehabilitation	AP	AP	
Mortuary or Funeral Home	AP	NC	Crematoriums are not permitted in the NI-2 zone and require a CUP in the NI-1 Zone
Crematoriums	C	N	
Parks, Plazas, Playgrounds, Open Space,	Y	Y	Subject to 21.45.155 and 21.52.260
Parsonage	N	A	Subject to 21. .52.257
Public Library	AP	AP	
Social Service Office with or without food distribution	C	AP	
Tutoring center ≤2,500 sf	N	Y	
Tutoring center >2,500 sf	N	AP	Subject to 21.52.280

Table B: Revised Permitted Uses in Neo-Industrial (NI) Zones

	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)	
Interim Parks			
Community Garden	IP	IP	Subject to 21.52.260
Passive Park	IP	IP	Subject to 21.45.155
Playground	IP	IP	Subject to 21.52.260
Recreational park	IP	IP	Subject to 21.52.260
Urban Agriculture	IP	IP	Subject to 21.52.260
Commercial: Business / Retail / Professional / Personal			
Indoor animal related uses with animal adoption and boarding ≤25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	N	Y	
Indoor animal related uses with animal adoption and boarding >25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	N	AP	
Outdoor animal daycare	N	AP	
Sales and Service: Retail / Business / Professional / Personal			
≤4,500 sf GFA	Y	Y	
>4,500 and ≤9,000 sf GFA	N	Y	
>9,000 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 21.15.730, 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
Firearms or Other Weapons, Sales or Repair	N	N	
Laundromat	N	N	
Office, non-medical	Y	Y	Subject to maximum percent of GFA; refer to Section D Special Development Standards
Sale of Product Manufactured On-Site	Y	Y	
Tattoo Parlor / Piercing Studio	N	N	
Termite and Pest Control	N	Y	
Financial Services			
With Drive-Through Windows	N	N	
Without Drive-Through Windows	N	Y	
Alternative Financial Services (Check Cashing, Payday Loans, Cash for Gold, etc.)	N	N	
ATM, Interior	N	Y	

Table B: Revised Permitted Uses in Neo-Industrial (NI) Zones

	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)	
ATM, Exterior or free-standing walk up	N	Y	
ATM Drive-Through Machine	N	N	
Bail Bonds	N	N	
Massage Services			
Massage Therapy			
Accessory Use	N	N	
Primary Use	N	N	
Medical Uses / Services			
Convalescent Hospital or Home	N	N	
Medical Office or Clinic	AP	AP	
Accessory on-site medical equipment supplies manufacturing	A	A	Co-located on-site with medical office and clinic
Hospital	C	C	
Urgent Care Facility	C	AP	
Outdoor Sales			
Outdoor Flower, Plant, Fruit, or Vegetable Sales	N	A	Subject to 21.51.255. Maximum of 6,000 sf for accessory uses
Outdoor Swap Meet, Flea Market, Sales Event	N	T	Permitted only on the ground floor
Pop-Up Shop / Stand / Itinerant Vendor	Y	Y	
Entertainment			
Amusement Machines (≤4)	Y	Y	Subject to Section 21.51.205
Banquet Room Rental, Accessory Use	N	N	
Banquet Room Rental, Primary Use	N	N	
Indoor Amusement/Entertainment Facility	N	Y	Subject to Section 21.45.115.5, Section 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades).
Outdoor Amusement/Entertainment Facility	N	N	
Dancing, Accessory Use	N	N	
Private Club, Social Club, Night Club, Pool Hall	N	N	
Museum, Art Gallery, or Exhibition space	N	Y	
Other Entertainment Uses			
Accessory to a Restaurant or Food Service Use	N	AP	
≤9,000 sf GFA	N	C	
>9,000 sf GFA	N	N	

Table B: Revised Permitted Uses in Neo-Industrial (NI) Zones

	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)	
Food Uses			
Grocery and Food Market			
≤4,500 sf GFA	N	Y	
>4,500 and ≤9,000 sf GFA	N	AP	
>9,000 sf GFA	N	C	Drive-through subject to 21.45.130
Restaurants & Ready-To-Eat Foods			
Outdoor Dining / Seating	A	A	For outdoor dining within the public right of way, a Public Walkways Occupancy Permit will be required.
Restaurant	AP/A	Y	For NI-1: Permitted only as by-right accessory to separate co-located primary use such as office, manufacturing, etc. Not to exceed 25% of site GFA.
Ready-To-Eat Without Drive-Through	N	A	Permitted only as by-right accessory to separate co-located primary use such as office, manufacturing, etc. Not to exceed 25% of site GFA.
Ready-To-Eat With Drive-Through	N	N	
Vending Cart (Food Only)	AP	AP	Subject to 21.45.170
Vending Machines (Exterior)	N	N	
Residential			
Interim Housing			
Safe Parking Site	Y	AP	
Emergency Shelter	Y	AP	
Transitional Housing	C	C	
Supportive Housing	N	N	
Residential Units			
Single-Family	N	N	
Multi-Family	N	N	
Industrial			
Businesses engaged in processing, fabrication, assembly, treatment, and packaging	Y	Y	
Medical Cannabis Businesses			
Medical cannabis businesses	Y	Y	
Adult-Use Cannabis Business			
Dispensary ≤4,500 sf GFA	Y	Y	
Dispensary >4,500 sf GFA	N	Y	
Cannabis cultivation	Y	Y	Subject to LBMC 5.92
Cannabis distributors	AP	AP	Subject to LBMC 5.92
Cannabis manufacturing / processing	Y	Y	Subject to LBMC 5.92
Cannabis testing	Y	Y	Subject to LBMC 5.92

Table B: Revised Permitted Uses in Neo-Industrial (NI) Zones

	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)	
Construction			
Building construction – general contractors and operative builders	Y	Y	
Construction – special trade contractors	Y	Y	
Contractor’s office with limited outdoor accessory storage	Y	Y	
Manufacturing			
Artisan manufacturing, production and industrial service	Y	Y	Refer to Section C Definitions
Light manufacturing	Y	Y	Refer to Section C Definitions
Food and drink manufacturing (except alcohol beverage manufacturing)	Y	Y	Refer to Section D Special Development 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 Section C Definitions
Recycling Operations			
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 Section C Definitions
Green Materials Composting Facility	AP	C	Refer to Section D Special Development Standards
Mixed Organic Composting Facility	AP	C	Refer to Section D Special Development Standards
Chipping, Grinding and Mulching Facility	AP	C	Refer to Section C 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-warehousing (indoor only)	N	N	
Industrial Support Services			
Maintenance and repair services	Y	Y	
Support services associated with manufacturing and industrial uses	Y	Y	

Table B: Revised Permitted Uses in Neo-Industrial (NI) Zones

	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)	
Technology			
Biotechnology firms and manufacturers of nontoxic computer components	Y	Y	
Computer and electronic product assembly	Y	Y	
Data center	Y	Y	
Research & development	Y	Y	
Testing labs	Y	Y	
Technological support services	Y	Y	Refer to Section C Definitions
Transportation and Utilities			
Transportation Related Uses			
Freight or trucking terminal with no outdoor container storage	C	N	Subject to Section 21.45.168
Freight or trucking terminal with outdoor container storage	N	N	Subject to Section 21.45.168
Air transportation	N	N	
With helipads	C	C	Subject to Section 21.45.168
Electric, gas and sanitary services	C	C	
Transportation equipment storage; indoors only	C	N	Use allowed only within enclosed structures
Transportation equipment outdoor storage or operations	N	N	
Utilities			
Public utilities and services	C	N	
Electric distribution station/substation	C	N	
Warehousing and Wholesale			
Warehousing and wholesale trade (less than 50,000 sf of Building Area and less than five (5) large truck doors)	Y	CY	Does not include personal storage or commercial storage/self-storage including recreational vehicle, and/or mini-warehouse defined in Section 21.15.570
Warehousing and wholesale trade (more than 50,001 sf of Building Area or five (5) or more large truck doors)	C	C	
Miscellaneous and Other Uses			
Adult Entertainment Business	N	N	
Carnival, Event, Fair, Fiesta, Outdoor Exhibition, Seasonal Sales, Trade Show, similar	T	T	Subject to 21.53.109 and 21.53.113
Wireless Facility	C	C	Subject to Chapter 21.56
Electric Distribution Station / Substation	C	N	
Unattended Donation Box	A	A	Subject to accessory use standards Section 21.51.294

Table B: Revised Permitted Uses in Neo-Industrial (NI) Zones

	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)	
Temporary Uses			
Construction Trailer	T	T	Subject to 21.53.103
Mobile Food Truck	T	T	Subject to 21.53.106
Special Events (carnival, fiesta, other outdoor exhibition or celebration)	T	T	Subject to 21.53.109
Special Events (carnivals, fairs, circuses, grand prix events, seasonal sales and the like)	T	T	Subject to 21.53.113
Trailer for Real Estate Sales or Lease	T	T	Subject to 21.53.119
Trailer for Temporary Business Office	T	T	Subject to 21.53.123

A = Accessory use subject to special development standards
AP = Administrative use permit required
 ATM = automated teller machine
 C = Conditional use permit required
 GFA = gross square footage
 IP = Interim Park Use Permit

N = No, the use is not permitted
 NI = Neo-Industrial
 sf = square feet
 T = Temporary use subject to provisions
 Y = Yes, the use is permitted

Table C: Revised Permitted Uses in Multi-Family Residential (MFR) Zones

Uses	Multi-Family Residential Zones		Notes and Exceptions
	MFR-L	MFR-M	Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations. Any use not listed is prohibited.
Assembly Uses			
Religious Assembly Uses			
≤3,000 sf GFA	AP	Y	
>3,000 sf GFA	C	C	
Fitness Facility			
≤3,000 sf GFA	AP	Y	
>3,000 sf GFA	N	N	
Automobile / Vehicle / Transportation Uses			
Fuel Sales			
Electric Vehicle Charging	A	A	
Parking Structure			
Accessory Use	A	A	Accessory to a separate primary use only; subject to requirements of Section 22.15.020.
Primary Use, Public	N	AP	
Primary Use, Private	N	N	
Recreational Vehicle Storage	N	N	
Courtesy parking for nonresidential use	C	C	Subject to requirements of Section 21.52.221.
Rental Agency			
Mobility Services	Y	Y	Shared, micro-mobility kiosks, dock-less, and/or individual mobility solutions; consultation with Public Works is required prior to approval.
Civic / Institutional Uses			
Adult Day Care	AP	AP	See Development Incentives for A series zones.
College, University, Business or Professional School	N	N	
Community Center / Senior Center	N	N	
Elementary or Secondary School	C	C	
Government Offices, Facilities, or Civic Uses	C	C	
Museum	N	Y	
Parks, Plazas, Playgrounds, Open Space, Urban Agriculture	Y	Y	Subject to standards of 21.52.260, 21.45.155.
Parsonage	A	A	Accessory to and on the same parcel as associated religious assembly use.
Library, Public or Private	N	Y	See Development Incentives for A series zones.
Social Service Office	N	N	As defined in 21.15.2795
Tutoring center up to 3,000 sf	N	AP	
Tutoring center greater than 3,000 sf	N	N	
Interim Parks			
Community Garden	IP	IP	Subject to 21.52.260.
Passive Park	Y	Y	Subject to 21.45.155.
Playground	IP	IP	Subject to 21.52.260.
Recreational park	AP	AP	
Urban Agriculture	Y	Y	

Table C: Revised Permitted Uses in Multi-Family Residential (MFR) Zones

Uses	Multi-Family Residential Zones		Notes and Exceptions
			Code section numbers reference the Long Beach Municipal Code.
	MFR-L	MFR-M	All uses subject to 21.52.29 and the following noted standards or regulations. Any use not listed is prohibited.
Commercial: Business / Retail / Professional / Personal			
Indoor animal related uses with animal adoption and boarding not exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	N	N	
Indoor animal related uses with animal adoption and boarding exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	N	N	
Outdoor animal daycare	N	N	
ATM, Interior	N	AP	
ATM, Exterior or free-standing walk up	N	Y	
ATM Drive-Through Machine	N	N	
Bail Bonds	N	N	
Basic Sales and Service: Retail / Business / Professional / Personal			
Personal or Professional Services ≤3,000 sf GFA	AP	Y	Subject to 21.52.251; includes personal and professional services in Table 32-1 and other services not otherwise listed
Personal or Professional Services >3,000 sf GFA	N	N	
Thrift Store, Used Merchandise	N	N	
Pawn Shop	N	N	
Daycare Center or Pre-School, 15 or More	Y	Y	As defined in 21.15.730, subject to 21.52.249.
Gallery / Experience / Demonstration Space	N	N	
Equipment Sales, Rental, or Repair	N	N	Indoor only; outdoor display or sales prohibited.
Financial Services			
With Drive-Through Windows	N	N	
Without Drive-Through Windows	N	N	
Alternative Financial Services (Check Cashing, Payday Loans, Cash for Gold, etc.)	N	N	
Miscellaneous Retail and Personal Services			
Firearms or Other Weapons, Sales or Repair	N	N	
Laundromat	N	N	
Manufacture of Products Sold On-Site	N	N	
Self-Storage, mini-warehousing (indoor only)	N	N	

Table C: Revised Permitted Uses in Multi-Family Residential (MFR) Zones

Uses	Multi-Family Residential Zones		Notes and Exceptions
			Code section numbers reference the Long Beach Municipal Code.
	MFR-L	MFR-M	All uses subject to 21.52.29 and the following noted standards or regulations. Any use not listed is prohibited.
Tattoo Parlor / Piercing Studio	N	AP	Subject to 21.45.166 and 21.52.251. 3,000 GFA maximum size
Repair Services	N	N	
Termite and Pest Control	N	N	
Medical Uses / Services			
Convalescent	N	N	
Hospital or Home			
Medical Office or Clinic	AP	Y	3,000 GFA maximum size
Hospital	N	N	
Urgent Care Facility / Minor-Medical Services	AP	Y	3,000 GFA maximum size
Massage Therapy			
Accessory Use	N	A	
Primary Use	N	N	
Outdoor Sales			
Outdoor Flower, Plant, Fruit, or Vegetable Sales	A	A	Maximum of 3,000 sf for accessory uses.
Outdoor Swap Meet, Flea Market, Sales Event	T	T	
Pop-Up Shop / Stand / Itinerant Vendor	N	N	
Recycling Collection Center for Cans and Bottles, Subject to 21.51.265			
Staff Attended	N	N	
Unattended	A	A	Accessory to a grocery store only, permitted only on the ground floor.
Entertainment			
Amusement Machines (≤4)	N	N	
Banquet Room Rental, Accessory Use	N	N	
Banquet Room Rental, Primary Use	N	N	
Indoor Amusement / Entertainment Facility	N	N	
Outdoor Amusement/Entertainment Facility	N	N	
Dancing, Accessory Use	N	N	
Private Club, Social Club, Night Club, Pool Hall	N	N	
Other Entertainment Uses			
Accessory to a Restaurant or Food Service Use	N	N	
≤9,000 sf GFA	N	N	
>9,000 sf GFA	N	N	
Food Uses			
Grocery and Food Market			
≤3,00 sf GFA	AP	Y	
>3,000 sf GFA	N	N	

Table C: Revised Permitted Uses in Multi-Family Residential (MFR) Zones

Uses	Multi-Family Residential Zones		Notes and Exceptions
	MFR-L	MFR-M	Code section numbers reference the Long Beach Municipal Code. All uses subject to 21.52.29 and the following noted standards or regulations. Any use not listed is prohibited.
Mobile Food Trucks (Temporary)	T	T	Subject to 21.53.106.
Outdoor Dining / Seating	A	A	For outdoor dining within the public right of way, a Public Walkways Occupancy Permit will be required.
Restaurants & Ready-To-Eat Foods			
Restaurant	AP	Y	Limited to 3,000 square feet maximum size
Ready-To-Eat Without Drive-Through	AP	Y	
Ready-To-Eat With Drive-Through	N	N	
With Entertainment	N	N	
Vending Cart (Food Only)	AP	AP	Subject to 21.45.170.
Vending Machines (Exterior)	N	N	
Residential Uses			
Child Day Care Home, 14 or Fewer Children	A	A	Subject to 21.51.230.
Safe Parking Site	A	A	Allowed only as an accessory use to an existing institutional use where all lots are owned and operated by the same entity. Subject to 21.45.163.
Emergency Shelter	N	C	Subject to 21.45.132.
Transitional Housing	Y	Y	
Supporting Housing	Y	Y	
Group Home (1-6 Persons)	Y	Y	
Home Occupation	A	A	Subject to 21.51.235.
Residential Units			
Live-Work Units / Artist Studio with Residence / Shopkeeper	Y	Y	
Caretaker residence	N	N	
Multi-Family	Y	Y	Residential development shall be limited to attached configurations (rowhomes, townhomes) and detached courtyard style multifamily development such as bungalows; single-family detached homes are prohibited.
Senior and/or Handicapped Housing	Y	Y	
Accessory Dwelling Unit	Y	Y	
Single-Family Detached	N	N	
Residential Historic Landmark Building	*	*	*Subject to 21.52.265.5.
Room Rental	A	A	Subject to 21.51.270.
Special Group Residence	C	C	Subject to 21.52.271.
Temporary Lodging			
Bed and Breakfast / Inn	N	C	Subject to 21.52.209.
Hotel	N	N	
Motel	N	N	
Youth Hostel	N	AP	
Miscellaneous and Other Uses			

Table C: Revised Permitted Uses in Multi-Family Residential (MFR) Zones

Uses	Multi-Family Residential Zones		Notes and Exceptions
			Code section numbers reference the Long Beach Municipal Code.
	MFR-L	MFR-M	All uses subject to 21.52.29 and the following noted standards or regulations. Any use not listed is prohibited.
Temporary Activating Use	T	T	
Adult Entertainment Business	N	N	
Carnival, Event, Fair, Fiesta, Outdoor Exhibition, Seasonal Sales, Trade Show, similar	T	T	Subject to 21.53.109 and 21.53.113.
Wireless Telecommunications Facility	C	C	Building or roof-mounted only, subject to 21.56.
Electric Distribution Station / Substation	C	C	
Unattended Donation Box	A	A	Subject to accessory use standards Section 21.51.294.

A = Accessory use subject to special development standards
AP = Administrative use permit required
ATM = automated teller machine
C = Conditional use permit required
GFA = gross square footage
IP = Interim Park Use Permit

MFR-L = Multi-Family Residential Low-Density
MFR-M = Multi-Family Residential Moderate-Density
N = No, the use is not permitted
sf = square feet
T = Temporary use subject to provisions
Y = Yes, the use is permitted