

PACIFIC RAILWAY PLANNED DEVELOPMENT DISTRICT (PD-22)

Amendment History: C-6254, 1986; C-6601, 1989; C-6737, 1990; C-7288, 1994; C-7360, 1995; C-7433, 1996; C-7468, 1997; C-7588, 1999; C-7784, 2002; C-7904, 2004

The intent of this Planned Development Plan is to establish guidelines for the use and development of the land within and adjacent to the Pacific Electric right-of-way. The physical constraints of the Pacific Electric right-of-way (which are the diagonal orientation to existing subdivision and street patterns, limited width, and limited street frontages), warrant special attention in order to protect the well-being of established neighborhoods and to assure that new developments are of exceptional design quality.

This Planned Development ordinance shall consist of the attached Land Use Plan with Use and Development Standards.

I. DEVELOPMENT REVIEW PROCEDURES

No building permit shall be issued for any building on the site until a Site Plan Review has been approved, or conditionally approved, for that building by the Site Plan Review Committee, under the procedures for Site Plan review set forth in the Zoning Regulations. Utility and infrastructural facilities shall be part of the Site Plan Review. No building permits shall be issued until construction plans have been approved and development security relevant to such building is provided for all utility and infrastructural improvements. No grading permits shall be issued until all soil studies and drainage plans relevant to such grading have been approved and development security provided for.

Responsibility of performing to the satisfaction of the Site Plan Review Committee is that of the applicant. It is the responsibility of the applicant to prove to the Site Plan Review Committee that the proposed plan meets the development standards and the intent, goals, and objectives of this Planned Development Plan. No deviations from the development standards shall be granted, unless it is found to be in accordance with the intent, goals, and objectives of the Planned Development Plan.

II. GENERAL DEVELOPMENT USE AND STANDARDS

A. Uses.

A mixture of uses shall be permitted. Specific uses or use ranges will be designated by plan subareas.

B. Design Quality.

All new development in this PD shall be designed to be compatible with adjacent developments, compatible with the neighborhood it is in, and compatible with the existing subdivision patterns. Furthermore, development and preservation of human scale is important in designing within the physical constraints of the Pacific Electric right-of-way. Therefore, special attention shall be given to building orientation, building mass, and effective use of usable open space and required front, rear, and side yard setbacks.

The site plan design and building facades shall be physically and architecturally oriented to be consistent with the existing subdivision patterns and grade of adjacent properties. Furthermore, special attention shall be given to preserving the privacy of existing adjacent residential development.

Additionally, any building walls without windows, even when intended to be covered by a later development, shall be finished with decorative materials.

C. Landscaping.

As the Pacific Electric right-of-way was previously designated as open space in the General Plan, it is important to maintain a sense of openness in relation to existing adjacent developments. Therefore, on-site landscaping of exceptional design and quality shall be required for all development. The minimum standards for landscaping shall comply with Chapter 21.42 of the Zoning Regulations.

D. Fences and Garden Walls.

Fences and garden walls shall comply with Chapter 21.43 of the Zoning Regulations. Every effort shall be made to cooperate with adjoining property owners to replace dilapidated fencing.

E. Development Standards.

Multi-family developments shall comply with the development standards of the R-4-N zone unless other standards specified by subarea. Such development standards include, but are not limited to, parking, privacy, and usable open space.

F. Dedication and Improvements of Public Rights-of-Way.

Dedication, reservation, and improvement of public rights-of-way shall comply with Chapter 21.47 of the Zoning Regulations. The street ends (dead ends) created by the Pacific Electric right-of-way shall be improved to the specification of the City Traffic Engineer. The abandoned railroad tracks shall be removed for the full width of the adjoining street with each

development increment. Portions of property located under any overpass shall be dedicated for future right-of-way.

G. Police and Fire Department Review.

Each development phase shall be reviewed by both the Police Department and Fire Prevention Bureau.

H. Abandoned/Active Pipelines.

The Municipal Code prohibits both dwellings and public assembly buildings within fifty feet of an active pipeline. All abandoned pipelines shall be removed to the specifications of the Public Works Department.

I. Access.

Access is prohibited to all rights-of-way and roadways which are substandard in width. In no instance should access occur on roadways of less than thirty-six feet.

The Public Works Department, Traffic Bureau shall review the development and access of each subarea and shall insure adequate sight distances of all intersections. Visibility easements shall be dedicated on final tract maps.

"Bus turn outs" for all segments of the site which are adjacent to bus routes shall be required.

Access drives on the right-of-way shall be designed so as not to function as "vehicular short cuts".

J. Parking and Loading Requirements.

The loading stipulations and the number of parking spaces required shall comply with the provisions of Chapter 21.41 of the Zoning Regulations, except that required parking for parklands shall consist of those parking spaces provided on-site as well as those curbside parking spaces on either side of the streets adjacent to the park.

K. Aesthetics.

Special consideration should be given to the street ends of adjacent development. These areas shall be landscaped to compliment adjacent neighborhoods.

L. Cultural Resources.

In the right-of-way, south of Anaheim, if during excavation, archaeological resources are encountered, all work shall be immediately halted and an archaeologist shall be consulted in accordance with the California Environmental Quality Act guidelines procedures.

III. SPECIFIC DEVELOPMENT STANDARDS

Specific Development Standards are herein set forth by Subareas 1-9 and 11 and 12. Those subareas are described in Exhibit "A", attached hereto and incorporated herein by reference.

A. SUBAREA 1.

This area is comprised of the portion of the Pacific Electric right-of-way between Willow Street and Atlantic Avenue.

1. Use.

The uses permitted in this subarea shall be a commercial self-storage facility and open space/park..

2. Self Storage Facility Use Restrictions.

a. Hours of Operation - The hours of operation shall be limited to between 6:00 a.m. and 9:00 p.m. Monday through Friday, and 8:00 a.m. to 9:00 p.m., Saturday and Sunday;

b. Vehicle Access - Vehicle access to the self-storage facility shall be limited to an entry driveway from Atlantic Avenue. The access drive to the alley shall be limited to use by vehicles exiting the facility and to emergency vehicles. Left turn movements from the self-storage facility to Pasadena Avenue shall be prohibited. The operator of the self-storage facility shall provide signage that posts this prohibition;

c. Use of Storage Spaces - The use of the storage spaces shall be limited to unattended storage only. The operator shall prohibit tenants from conducting business or personal activities within the storage spaces;

d. Storage of Hazardous/Flammable Materials - Signs shall be posted in the rental office that announce to customers the appropriate Long Beach Fire Department restrictions related to the storage of flammable and hazardous materials;

e. Outdoor Storage - Outdoor storage is prohibited.

3. Self Storage Facility Development Standards.

- a. Building height - 1 story and 13 feet in height;
- b. Setbacks - The minimum setbacks shall be provided as follows:
 - (1) Atlantic Avenue - 10 feet;
 - (2) Interior Property Lines - 5 feet;
 - (3) Adjacent to an alley - 13 feet from the centerline of the alley;
 - (4) Street Ends - 5 feet.

4. Open Space Development Standards.

Plan Compliance - The proposed open space shall be developed in compliance with the plan approved by the City Council as an exhibit of this Planned Development Ordinance Amendment. Such development shall occur prior to the occupancy/use of the proposed self-storage facility.

B. SUBAREA 2.

This area is comprised of the portion of the Pacific Electric right-of-way between Atlantic Avenue and Martin Luther King Jr. Avenue.

1. Use.

- a. Self-storage - The principal use permitted in this subarea shall be a commercial self-storage facility. In addition to this principal use, accessory uses related to self-storage are permitted. These uses include the following:
 - (1) Accessory rental of moving trucks and trailers and moving equipment;
 - (2) Retail sales of moving products (tape, boxes, straps and rope);
 - (3) A residence for the caretaker/manager.
- b. Retail Uses - The retail tenant space that is proposed as part of the manager/office building may be used for those retail uses permitted in the CNP commercial district.

2. Use Restrictions.

- a. Hours of Operation - The hours of operation shall be limited to between 6:00 a.m. and 9:00 p.m., Monday through Friday, and 8:00 a.m. to 9:00 p.m., Saturday and Sunday;
 - b. Vehicle Access - Vehicle access to the site shall be limited to one driveway on Atlantic Avenue. The proposed access point to Burnett Street shall be limited to emergency vehicle access only. The driveway gate at the Burnett Street access point shall remain closed and secured at all times in accordance with the requirements of the Long Beach Fire Department;
 - c. Use of Storage Spaces - The use of the storage spaces shall be limited to unattended storage only. The operator shall prohibit tenants from conducting business activities within the storage spaces;
 - d. Storage of Hazardous/Flammable Materials - Signs shall be posted in the rental office that announce to customers the appropriate Long Beach Fire Department restrictions related to the storage of flammable and hazardous materials;
 - e. Outdoor Storage - Outdoor storage is prohibited.
3. Development Standards.
- a. Building height - The maximum building height limits are as follows:
 - (1) Entry/Office building - 2 stories and 28 feet in height (measured to the mid-point of the roof slope);
 - (2) Self-storage buildings - 1 story and 13 feet in height;
 - b. Setbacks - The minimum setbacks shall be provided as follows:
 - (1) Atlantic Avenue - 10 feet;
 - (2) Interior Property Lines - 5 feet;
 - (3) Adjacent to an alley - 13 feet from the centerline of the alley;
 - (4) Street Ends - 5 feet.

C. SUBAREA 3

Pacific Railway Planned Development District (PD-22)

This area is comprised of the portion of the Pacific Electric right-of-way between Martin Luther King Jr. Avenue and Orange Avenue.

1. Use.

The principal permitted uses in this subarea shall be Commercial Storage (CS) west of Lemon Avenue and Light Industrial (IL) east of Lemon Avenue.

2. Prohibited Uses - Retail, Office, or Open Recreation.

3. Development Standards.

a. Commercial Storage (CS) Commercial development standards Chapter 21.32 of the Zoning Regulations for those properties west of Lemon Avenue.

b. Light Industrial (IL) - Industrial development standards Chapter 21.33 of the Zoning Regulations for those properties east of Lemon Avenue.

c. Height.

(1) For those properties west of Lemon Avenue - 25 foot maximum;

(2) For those properties east of Lemon Avenue - 30 foot maximum;

d. Access.

(1) Access and curb-cut locations shall be determined and approved during Site Plan Review;

(2) The portion of the parcel under the bridge shall be dedicated for future public street right-of-way;

D. SUBAREA 4.

This area is comprised of the portion of the Pacific Electric right-of-way between Walnut/Alamitos Avenues and Cherry Avenue.

1. Use.

The principal permitted uses in this section shall be commercial storage/self-storage (21.15.570) and those uses which are specifically prohibited in Section 2 below. Commercial storage/self-storage shall be permitted only with the approval of a conditional use permit.

2. Prohibited Uses.

Retail or Office (except on the Cherry Avenue frontage).

3. Development Standards.

a. Light Industrial (IL) - Industrial development standards Chapter 21.33 of the Zoning Regulations;

b. Height - 30 feet.

E. SUBAREA 4a.

This subarea consists of a tri-angular parcel of land located between the former Pacific Electric right-of-way and 19th Street.

1. Use.

The principal permitted uses in this subarea shall be similar to commercial storage/self-storage (21.15.570) and those uses permitted in the Light Industrial (IL) district with the exception of those uses which are specifically prohibited in Section 2 below. Commercial storage/self-storage shall be permitted only with the approval of a conditional use permit.

2. Prohibited Uses.

a. Bars, nightclubs, cabarets and the like;

b. SIC Major Group 41 Local and Suburban Transit (Bus, Taxi and limousine services);

c. SIC Group 421 Trucking and Courier Services;

d. SIC Group 423 Freight Trucking facilities;

e. Recycling Collection Centers;

f. Billboards (outdoor advertising);

g. SIC Major Group 75 Automotive Repair Services.

3. Use Restrictions.

Hours of Operation - The hours of business operation shall be limited to between 6:00 a.m. and 10:00 p.m.

Outdoor Storage/Operations - Outdoor storage and activities shall comply with Section 21.33.150 A (IL District Regulations).

4. Development/Performance Standards.

The development and performance standards of the Light Industrial (IL) zoning district standards as listed in Chapter 21.33 of the Zoning Regulations shall apply to subarea 4a except that the maximum building and equipment height shall be limited to 30 feet.

F. SUBAREA 5.

This area is comprised of the portion of the Pacific Electric right-of-way between Cherry Avenue and Pacific Coast Highway.

1. Use.

The principal permitted use in this subarea shall be Commercial Storage (CS) as allowed by Chapter 21.32 of the Zoning Regulations.

2. Prohibited Uses.

- a. Manufacturing;
- b. Open recreation;
- c. Retail or Office (except on the Cherry Avenue or Pacific Coast Highway frontages);

3. Development Standards.

- a. Unless otherwise specified, all developments shall comply with Chapter 21.32 of the Zoning Regulations;
- b. Height - 30 feet.

G. SUBAREA 5a.

This area is comprised of the southern 552 feet of the portion of the Pacific Electric right-of-way between Cherry Avenue and Pacific Coast Highway.

1. Use.

The principal permitted use in this subarea shall be single family residential.

2. Development Standards.

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Unless otherwise specified, all development standards shall comply with Chapter 21.32 of the Zoning Regulations.

Site development shall substantially conform to Tentative Tract Map No. 52196 approved by the Long Beach City Planning Commission September 19, 1996.

- a. Density - 12 units maximum;
- b. Lot Size - 1,900 square feet minimum;
- c. Open Space - To be approved through Site Plan Review;
- d. Height - 25 feet/2 stories;
- e. Setbacks -

- (1) Front setback - 3.5 feet;
- (2) Side setback - 5 feet;
- (3) Rear setback - 10 feet;

All setbacks shall be measured after right-of-way dedications.

- f. Parking - A minimum of two car garage shall be provided with each single family residence.

Four guest parking spaces shall be provided on the private street.

All other parking standards shall comply with Chapter 21.41 of the Zoning Regulations.

- g. Building Design - A minimum of 3 different facade treatments and 3 different floor plans shall be provided;

- h. Unit Size - The minimum dwelling unit size shall be as follows:

Plan #1 (2 bedroom/2.5 bath/loft)	1,165 sq. ft.
Plan #2 (3 bedroom/2.5 bath)	1,253 sq. ft.
Plan #3 (3 bedroom/2.5 bath/den opt.)	1,475 sq. ft.

- i. Private Roadway/Drive Isle Width - The private drive shall be a minimum of 30 feet in width including guest parking. The

drive isle shall be a minimum of 20 feet in width;

- j. Fences, Walls and Hedges -
 - (1) Rear/side - 6 feet in height;
 - (2) Front - 4 feet in height;
 - (3) Pacific Coast Highway - 8 feet in height;

Architectural embellishments such as pilasters, archways, etc., may be permitted to project above the maximum height on any fence or wall, subject to the approval of the Director of Planning and Building.

- k. Privacy - Second story windows shall be designed and located so as to not invade the privacy of adjacent properties;
- l. Trash and Recycling Storage Area - Trash storage and recycling materials enclosures shall be provided with each dwelling unit. Kitchen/pantry areas of all units shall be designed to accommodate recycling bins in use by the city for its recycling program;
- m. Accessory Storage Space - A minimum of sixty (60) cubic feet of enclosed accessory storage areas shall be provided outside of each dwelling unit's living area.

H. SUBAREA 6

This area is comprised of the portion of the Pacific Electric right-of-way between Pacific Coast Highway and Junipero Avenue.

- 1. Use.

The principal permitted use in this subarea shall be multi-family residential.
- 2. Development Standards.
 - a. Density – 58 units/acre maximum density (net lot area);
 - b. Height – 35 feet/3 stories maximum;
 - c. Setbacks –

- (1) Pacific Coast Highway – 20 feet to building/5 feet to fence;
 - (2) Junipero Avenue – 20 feet to building/10 feet to fence;
 - (3) Interior lot lines – 5 feet;
- d. Access –Automobile access shall not be allowed from Pacific Coast Highway. Such access shall be provided from Junipero Avenue and Stanton Place;
 - e. Open Space – Open space requirements shall be determined thru Site Plan Review. The minimum standards shall be that of the R-4-N zone.
3. Building Orientation Design
- a. Pacific Coast Highway/Junipero Avenue – The building at the ends of the subarea shall have a direct orientation toward Pacific Coast Highway and Junipero Avenue. Attractive pedestrian access areas shall be created and maintained at these street facades;
 - b. Open Space – A large open space feature shall be designed in the middle portion of the subarea. If the north alley is vacated in conjunction with the initial development, such space shall be used to enlarge the open space feature. As a minimum, the open space feature shall include a swimming pool, spa, and built-in barbecue;
 - c. Orientation – Private open space areas shall have north/south orientation to increase privacy within the dwelling units and create interest in the design.

I. SUBAREA 7

This area is comprised of the portion of the Pacific Electric right-of-way between Junipero Avenue and Temple Avenue.

1. Use.

The principal permitted use in this subarea shall be single-family dwellings.
2. Development Standards.
 - a. Lot Size - Each lot shall be a minimum of 3600 square feet in size;

- b. Floor Area Ratio - Maximum FAR .6;
- c. Height - 25 feet/2 stories;
- d. Setbacks
 - (1) Front - 15 feet on Junipero and Temple Avenue and eight feet on interior roadways;
 - (2) Side - 3 feet;
 - (3) Rear - 8 feet;
 - (4) Garage door - 20 feet (unless garage door is perpendicular to roadway then building setback shall apply);
- e. Access - Automobile access shall be provided along a private road located on the north side of the right-of-way for that portion of the subarea located between 15th and 17th Streets. All other lots shall have direct street access;
- f. Improvements of Public Right-of-Way - The 15th and 17th Streets rights-of-way shall not be developed as thru streets. The streets' ends shall be developed as dedicated cul-de-sacs or hammer-heads to the satisfaction of the City Traffic Engineer. Sidewalk connections shall be provided for pedestrian access. Landscape areas in and around the cul-de-sac/sidewalk area shall be maintained by the developer.

3. Building Orientation and Design

- a. Privacy - Second-story windows shall be designed not to invade the privacy of adjacent properties. Specific design elements shall be mandated during Site Plan Review to protect the privacy of existing adjacent development;
- b. Design - A high quality of design shall be mandatory. Every effort shall be made to use materials and designs consistent with the housing style of the community adjacent to the development;
- c. Unit Size -

The minimum house size shall be as follows:

2 bedroom = 1,200 square feet;

3 bedroom = 1,600 square feet;

Each new 2 bedroom house shall be designed to easily convert to a 3 bedroom house with a future addition. The initial development in this subarea shall include three-bedroom homes to test the sales market for such homes;

d. Orientation -

The dwelling units at the ends of the subarea shall orientate toward the streets to maintain consistency with the existing neighborhood subdivision pattern.

J. SUBAREA 8.

This area is comprised of the portion of the Pacific Electric right-of-way between Orizaba Avenue and Obispo Avenue.

1. Use.

The principal permitted use in this subarea shall be Light Industrial (IL) in accordance with Chapter 21.33 of the Zoning Regulations.

2. Development Standards.

a. Light Industrial (IL) - Industrial development standards Chapter 21.33 of the Zoning Regulations;

b. Height - 30 feet.

K. SUBAREA 9.

This area is comprised of the portion of the Pacific Electric right-of-way between Newport Avenue and Loma Avenue.

1. Use.

The principal use permitted in this subarea shall be multi-family residential of a moderate density of between twenty-four and forty-eight units per acre, but not to exceed twenty-six residential units. In order to achieve the maximum density permitted, special attention shall be given in the Site Plan Review process to determine that the density and design are compatible with the neighborhood.

2. Setbacks.

a. The minimum setbacks shall be provided as follows:

From streets - 15 feet from property lines abutting streets;

From side property line - 5 feet; and,

From center-line of alley - 13 feet

- b. All setback areas shall be clear of all structures from the ground to the sky (except for those items otherwise permitted in Table 31-3 of the Zoning Regulations) and shall be landscaped and maintained in a neat and healthy condition according to the landscaping provisions of this ordinance.

3. Building Orientation and Design.

- a. Building orientation shall be compatible with the existing subdivision pattern;
- b. The residential building mass shall be designed to promote a human scale throughout the site and from all abutting public rights-of-way;
- c. Front and rear facades shall have parallel orientation with the respective street frontages of 11th Street and Loma Avenue;
- d. Front and rear facades shall be intermittently recessed from the street front to complement the diagonal orientation of the site;
- e. All roof lines shall be compatible and consistent with the roof lines of adjacent structures.

4. Lot Coverage: 60 percent.

5. Height.

- a. At streets: Compatible with height of adjacent and abutting properties;
- b. Maximum: 35 feet.

6. Balconies/Windows.

- a. All balconies shall be staggered;
- b. All balconies and windows shall be oriented so as not to

infringe upon the privacy of existing developments.

7. Open Space.

- a. A minimum of 40 square feet private open space shall be provided per unit;
- b. A minimum of 60 square feet of usable common open space shall be provided per unit, in addition to the private open space;
 - (1) Usable common open space shall be a minimum of 10 feet wide;
 - (2) Driveways, parking areas and required setbacks from streets are not counted as usable open space;
 - (3) Passive recreation elements are encouraged in the usable common open space.

8. Landscaping.

- a. 1.5 trees of not less than 15 gallons in size shall be provided for every 125 square feet of area required for setbacks from streets;
- b. 1.5 trees of not less than 15 gallons in size shall be provided for every 125 square feet of usable common open space;
- c. Shrubs, not less than 5 gallons in size, shall be provided at a ratio of not less than 3 shrubs per required tree;
- d. Screening shall be provided by fast-growing, non-deciduous trees, planted to provide an adequate screening, canopy, in conjunction with F2;
- e. Street trees of not less than 15 gallons in size shall be provided at a ratio of 1 tree per 125 feet of linear street frontage, to the satisfaction of the Director of Public Works.

9. Security.

The development shall be secured to the satisfaction of the Crime Prevention Unit.

10. Parking.

All parking shall be provided for in accordance with the applicable sections of the Zoning Ordinance, except: all guest parking shall be provided on-site.

11. Vehicular Access.

- a. Access from streets is encouraged;
- b. Additional portions of the lot shall be dedicated and improved as deemed necessary to the satisfaction of the Director of Public Works.

12. Off-site Improvements.

All off-site improvements required as conditions of approval shall be performed to the satisfaction of the Director of Public Works.

L. SUBAREA 11.

This area is comprised of two lots: 1) that portion of the Pacific Electric right-of-way between Seventh Street on the north and Ximeno Avenue on the east and (2) the non-right-of-way land at the southwest corner of the Seventh Street and Ximeno Avenue intersection.

Pacific Electric Right-of-Way Between Seventh Street and Ximeno Avenue:

1. Use.

The use shall be limited to a plant nursery including retail sales only and growing grounds.

2. Setbacks.

- a. The minimum setback shall be provided as follows:
 - (1) From streets - zero feet from property lines abutting Seventh Street and Ximeno Avenue;
 - (2) From alley - 13 feet from centerline of alley;
 - (3) From Theresa Street - 40 feet from property line abutting Theresa Street;
- b. All setback areas shall be clear of all structures from the ground to the sky (except for those items otherwise permitted in Table 31-3 of the Zoning Regulations) and shall be landscaped and maintained in a neat and healthy condition according to the landscaping provisions of the ordinance.

3. Building Orientation and Design.
 - a. Building orientation shall be compatible with the existing subdivision pattern;
 - b. The building mass shall be designed to promote a human scale throughout the site and from all abutting public rights-of-way;
 - c. Front and rear facades shall be parallel orientation with the respective street frontages of Seventh Street and Ximeno Avenue.
4. Lot Coverage: Twenty percent.
5. Height: Maximum height, 25 feet.
6. Landscaping.
 - a. 1.5 trees of not less than 24-inch box size shall be provided for every four parking spaces;
 - b. Shrubs, not less than five gallons in size, shall be provided at a ratio of not less than three shrubs per required tree;
 - c. Screening of all equipment, storage and trash areas shall be provided by fast-growing, non-deciduous trees, planted to provide an adequate screening canopy;
 - d. Street trees of not less than 24-inch box size shall be provided at a ratio of one tree per twenty-five feet of linear street frontage, to the satisfaction of the Director of Public Works.
7. Security.

The development shall be secured to the satisfaction of the Crime Prevention Unit.
8. Parking.

All parking shall be provided for in accordance with the applicable sections of the Zoning Ordinance.
9. Vehicular Access.
 - a. Access to the site from Seventh Street and Ximeno is

encouraged. Access to site from Seventh Street must align with Bennett Avenue;

- b. Pedestrian access into the site shall be designed from both the Seventh Street and Ximeno Avenue sidewalks;
- c. Additional portions of the lot shall be dedicated and improved as deemed necessary to the satisfaction of the Director of Public Works.

10. Off-site Improvements.

All off-site improvements required as conditions of approval shall be performed to the satisfaction of the Director of Public Works.

11. Community Design Specification.

- a. The area comprising the existing Pacific Electric right-of-way and particularly the area along the western property line shall be primarily used for outdoor display areas.

Non Right-of-Way Lot at Ximeno Avenue and Seventh Street:

1. Use.

- a. The use shall be limited to the following:

Financial Services: Escrow, stocks and bonds;

Personal Services: Barber/beauty shop, diet center, dog/cat grooming, dry cleaner, locksmith, mailbox rental, nail/manicure shop, repair shop for small appliances or electronic equipment, bicycles, tailoring, shoe repair, tanning salon, travel agent, veterinary clinic without boarding, and self-storage (indoor only);

Professional Services: Accounting, advertising, architecture, artist studio, bookkeeping, business headquarters, chiropractic, computer programming, consulting, contracting, engineering, insurance, law, marketing, photography, real estate, or tax preparation;

Retail Sales: Plant nursery and growing grounds, furniture showroom, home furnishings and accessories not including warehousing;

- b. No drive-thru lanes or drive-thru window service of any kind is permitted.

2. Development Standards.

- a. Setbacks: 5 feet from property lines abutting Seventh Street and Ximeno Avenue;
- b. Building height: Maximum height, 25 feet;
- c. A 6-foot tall decorative security wall consisting of a solid masonry base, masonry pilasters, and wrought iron panels, or similar design shall be constructed along the southern property line;
- d. All exterior storage is prohibited;
- e. A trash enclosure shall be constructed pursuant to Section 21.45.167 of the Long Beach Municipal Code;
- f. All necessary permits shall be obtained from the Department of Public Works for construction of new driveways and replacement of existing curb cuts with full height curb, gutter and replacement of sidewalk as necessary on Seventh Street and Ximeno Avenue.

3. Parking.

Parking spaces shall be provided on-site for re-use of the existing building equivalent to the parking required for new construction in accordance with Chapter 21.41 of the Zoning Ordinance.

4. Implementation.

Re-use of the existing abandoned building and/or any exterior remodeling thereof shall be approved pursuant to Site Plan Review as described in Division V of Chapter 21.25. Any future change of use, where the new use requires a greater number of parking spaces than the former use, shall be approved pursuant to Site Plan Review as described in Division V of Chapter 21.25.

M. SUBAREA 12

This area is comprised of that portion of the Pacific Electric right-of-way between Ximeno Avenue on the west and Park Avenue on the east. This property is owned by the City of Long Beach and leased to the operator of a Christmas tree farm. In addition to the restrictions listed below, the use of the property is further limited by the terms and conditions of the lease agreement.

1. Development Approval.

The initial development of the site for use as a tree farm shall require the approval of a Site Plan Review. Compliance with the conditions of approval of the Site Plan Review is required at all times unless such conditions are modified by the City Planning Commission.

2. Use.

The principal use permitted in this subarea shall be a tree farm. Accessory uses may include:

- a. The sales of Christmas trees and related seasonal products such as tree stands, wreaths, ornaments and forest products (not including fire wood) during the months of November and December;
- b. The growing and sales of pumpkins and related products during the months of September and October;
- c. A public pathway and related parking facilities.

3. Use Restrictions.

- a. Hours - The hours during which retail sales shall occur on the property shall be limited to 8:00 a.m. to 11:00 p.m. during the months specified in the lease agreement;
- b. The trees shall be harvested with either manual or electric saws, the use of chain saws and a public address or speaker system shall be prohibited;
- c. The business operations shall comply with the requirements of the City Noise Ordinance.

4. General Development Standards.

The property shall be developed in accordance with Site Plan Review Case No. 9309-14. Modifications to this approved plan shall require approval of a Site Plan Review Modification. Structures on this property shall be limited to those which are accessory to the seasonal sales and growing operations.

5. Setbacks.

- a. Fencing - Fences shall be setback a minimum of ten feet from the property lines along Park Avenue and 4th Street and Ximeno Avenue;
- b. Accessory buildings - Accessory tree farm buildings must be setback a minimum of five feet from an interior property line and 20 feet from a property line abutting a public street;
- c. Parking lots - The proposed parking lot shall be setback a minimum of 10 feet from Ximeno Avenue and 5 feet from interior property lines.

6. Parking.

Parking shall be provided in accordance with the approved Site Plan Review. The permanent parking area shall be paved in accordance with the paving requirements of the Zoning Regulations. The seasonal parking area may be a gravel parking area, provided the gravel surface is maintained to the satisfaction of the Director of Planning and Building.

7. Landscaping.

The setback areas along Ximeno and Park Avenue, including the parkways, shall be landscaped in accordance with the requirements of the Zoning Regulations. Additionally, the applicant shall landscape the setback area between the permanent parking lot and the properties to the south shall be landscaped in accordance with the requirements of the Zoning Regulations. A 4 foot wide landscaped strip, planted with drought resistant ground cover, shall be provided between the public pathway and the northerly property line. This landscaped strip shall be sloped, or protected, in accordance with the requirements of Site Plan Review Case No. 9309-14.

8. Access.

Access by customers shall be limited to the driveway and alley entrances from Ximeno Avenue. One curb cut shall be permitted on 4th Street, provided that use of this curb cut is limited to occasional use by tree farm and oil company service vehicles only. The curb cut on 4th Street shall be permitted to be closer than 90 feet from the intersection however the curb cut must be located as far west as is feasibly possible.

9. Signage.

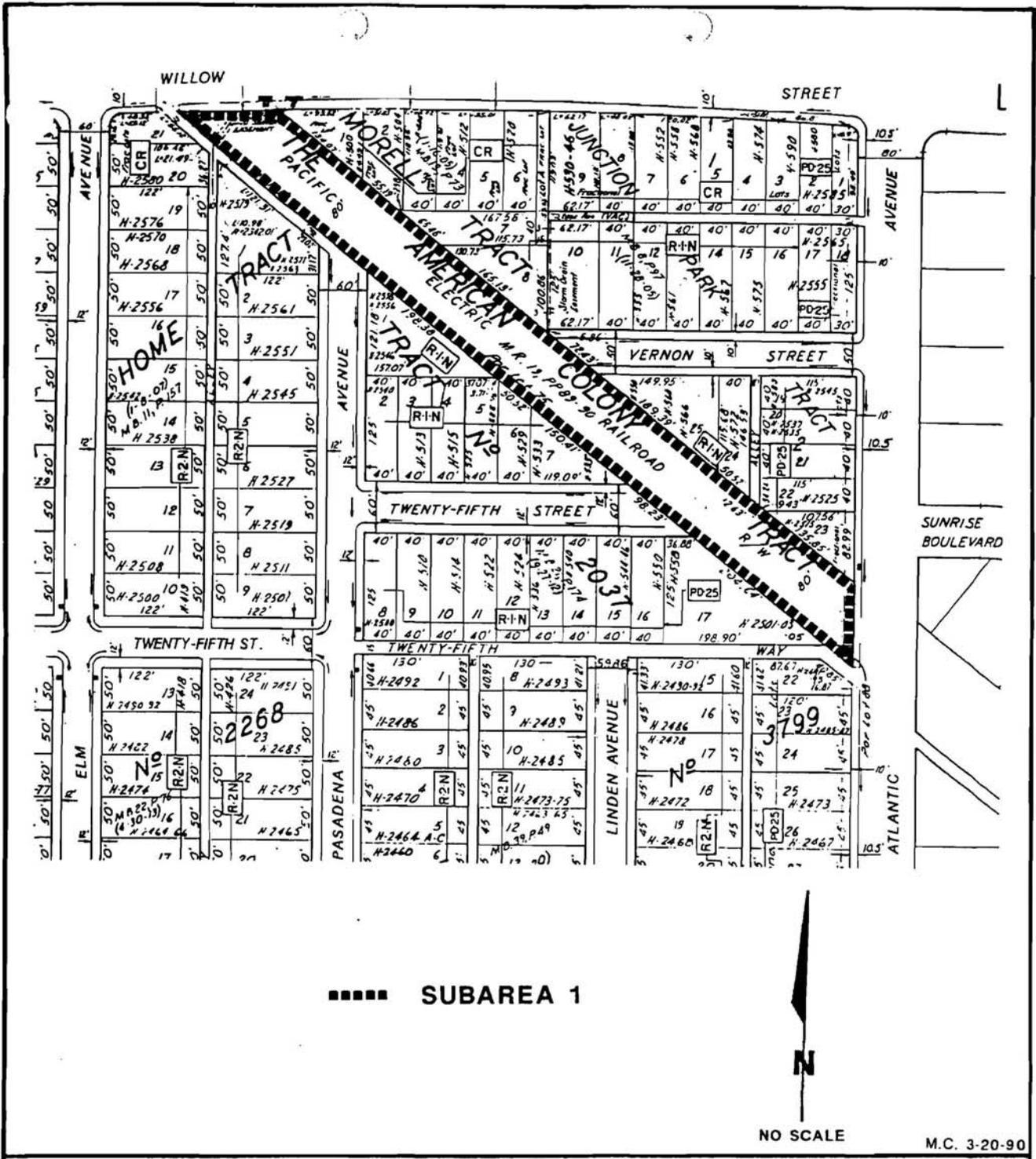
Signage shall be limited to two freestanding signs, one located along Ximeno Avenue frontage, and a second sign along Park Avenue. Such signs shall not exceed 32 square feet in area or 10 feet in height. Prior to construction, all signage shall be reviewed by the Director of Planning and Building to assure compatibility with surrounding properties.

10. Fences.

Fencing shall be provided in accordance with Site Plan Review Case No. 9309-14. The maximum fence height (outside of the required setback areas) shall be limited to eight (8) feet.

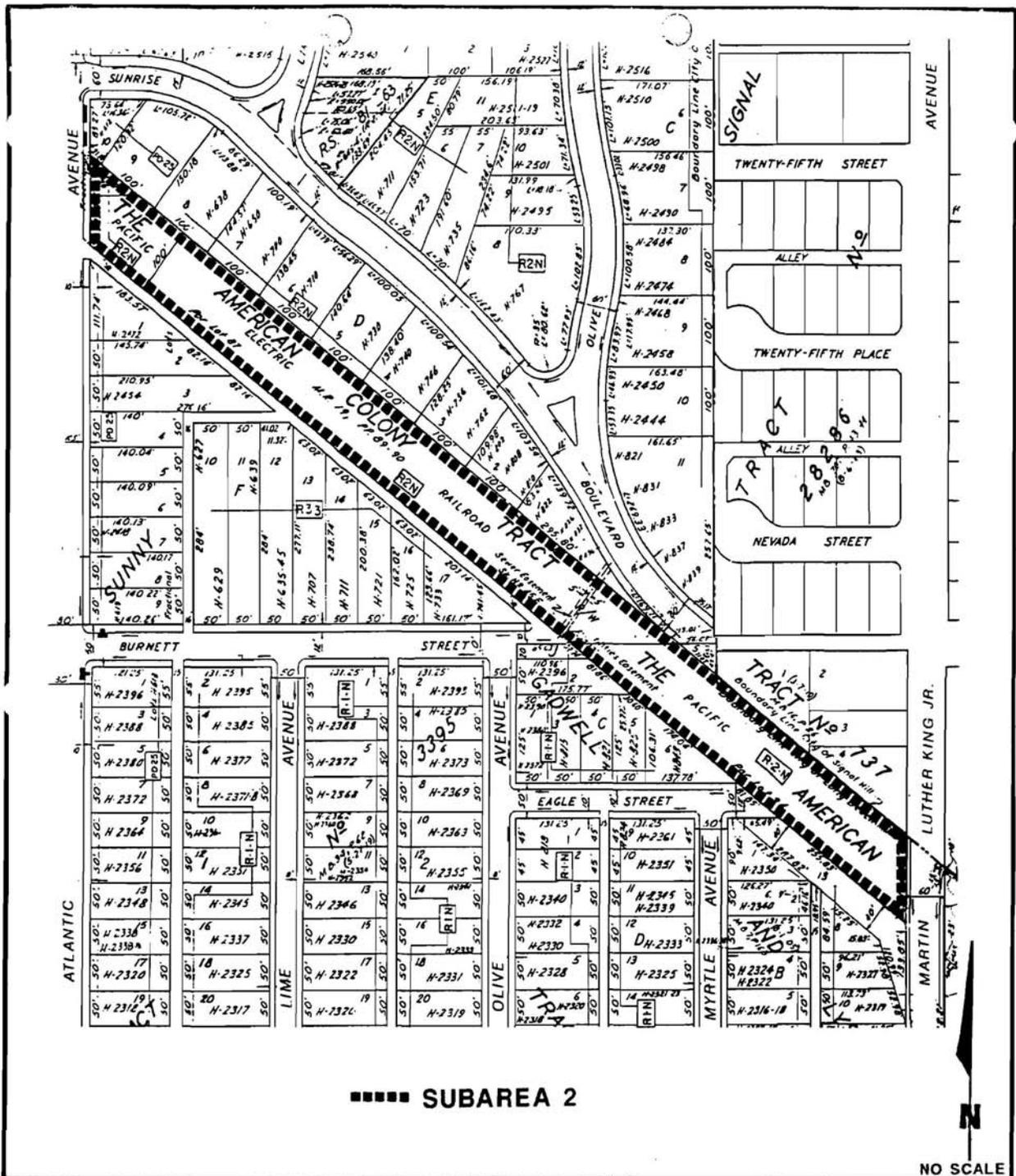
Sec. 2. Use District Map. The Pacific Railway Planned Development District is established in Parts 10, 11, 15 and 16 as designated on maps attached hereto and incorporated herein by this reference as Exhibit "A". The attached maps are hereby adopted and by this reference made a part of the official Use District Map.

The Planning Bureau provides this information for reference and the convenience to the public. The adopted ordinance, together with any amendment thereto, is in the possession of the City Clerk and should be reviewed and considered prior to making any land use decision. Information contained herein is subject to change without notice as a result of updates, corrections or amendments.



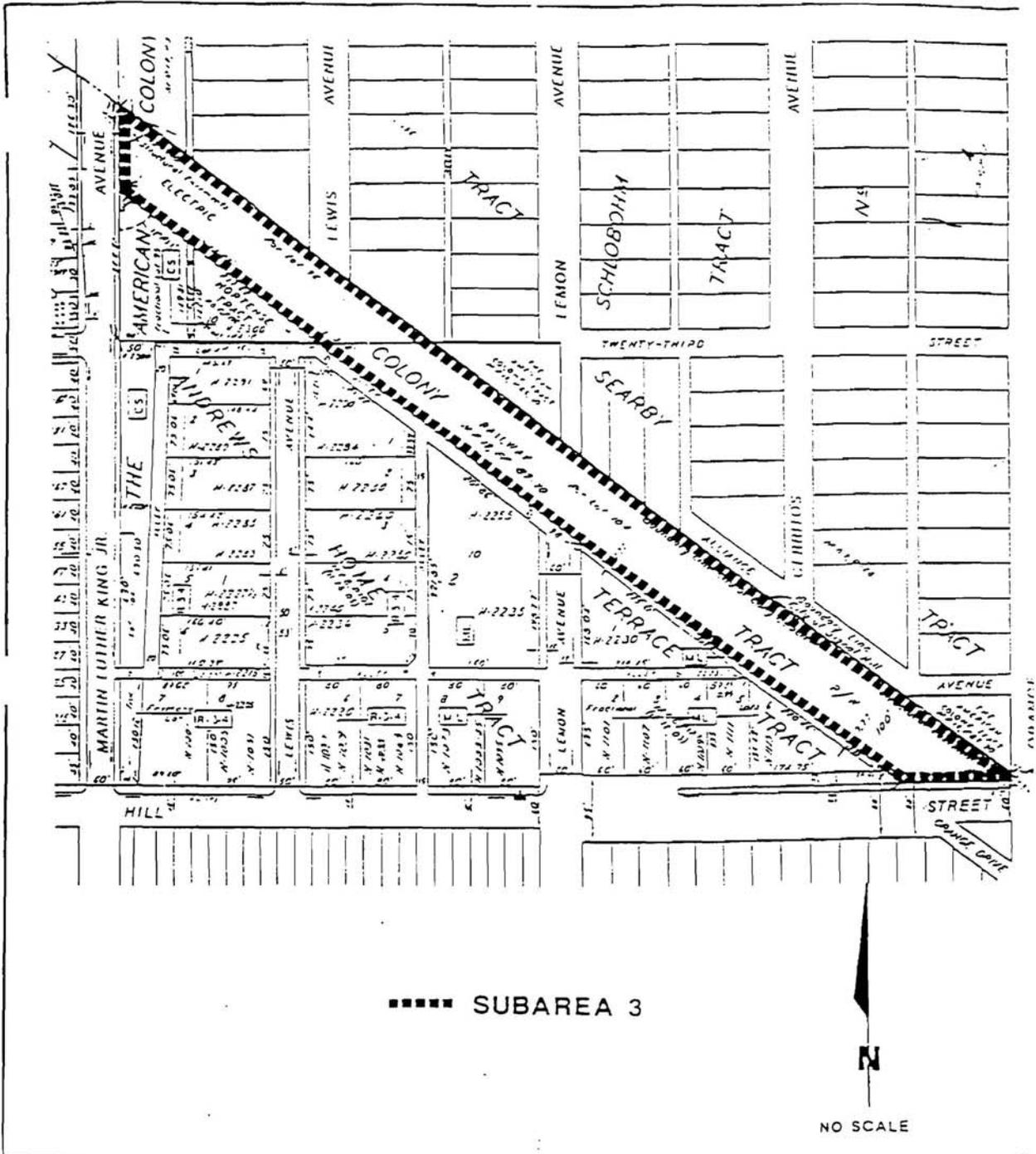
**PROPOSED DEVELOPMENT
AMENDMENT TO A PORTION OF PART 15
OF THE USE DISTRICT MAP.**

REZONING CASE RZ 8908-11



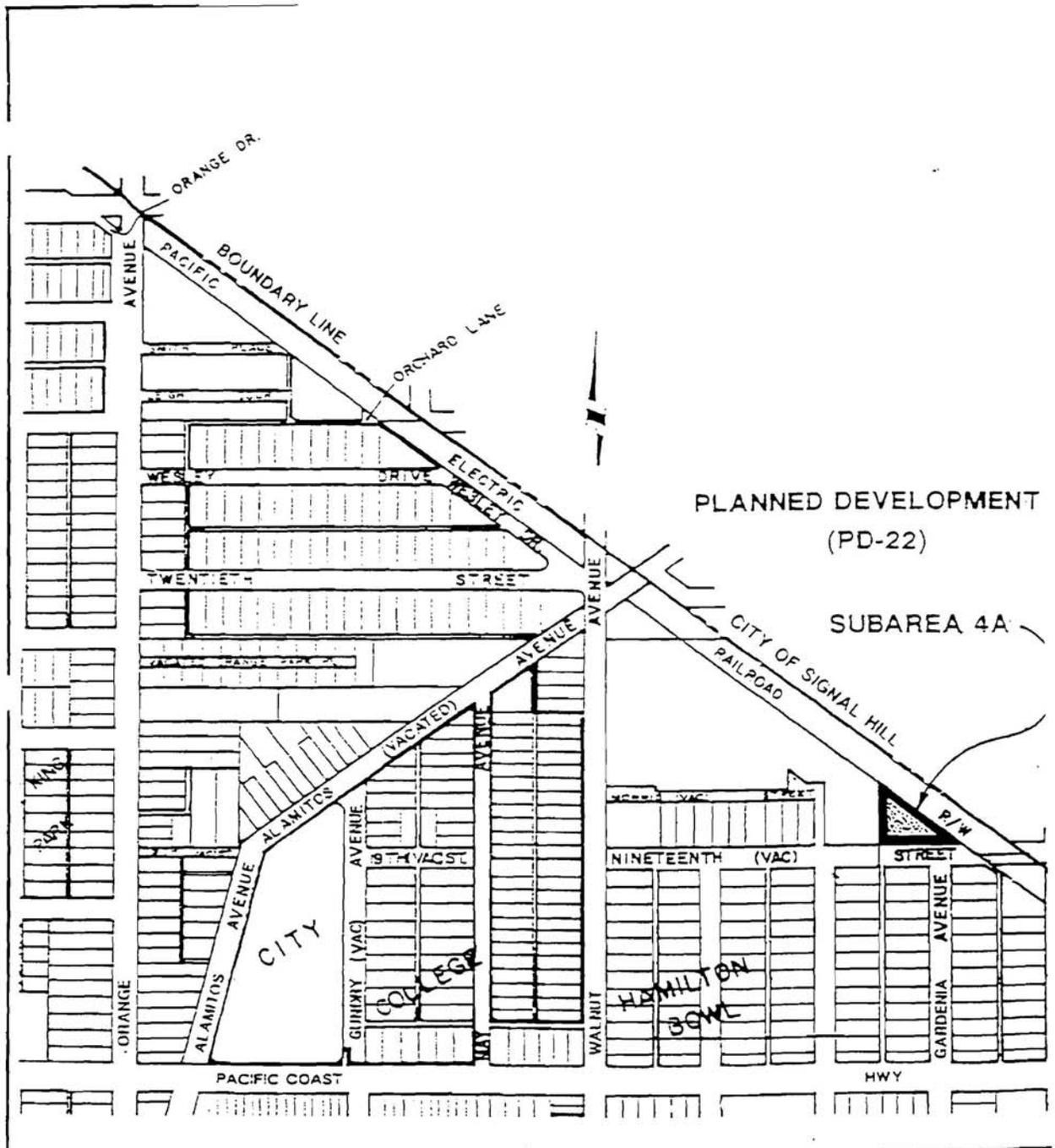
**PROPOSED DEVELOPMENT
AMENDMENT TO A PORTION OF PART 16
OF THE USE DISTRICT MAP.**

REZONING CASE
RZ 8908-11



PROPOSED DEVELOPMENT
 AMENDMENT TO A PORTION OF PART 16
 OF THE USE DISTRICT MAP.

REZONING CASE
RZ 8908-11

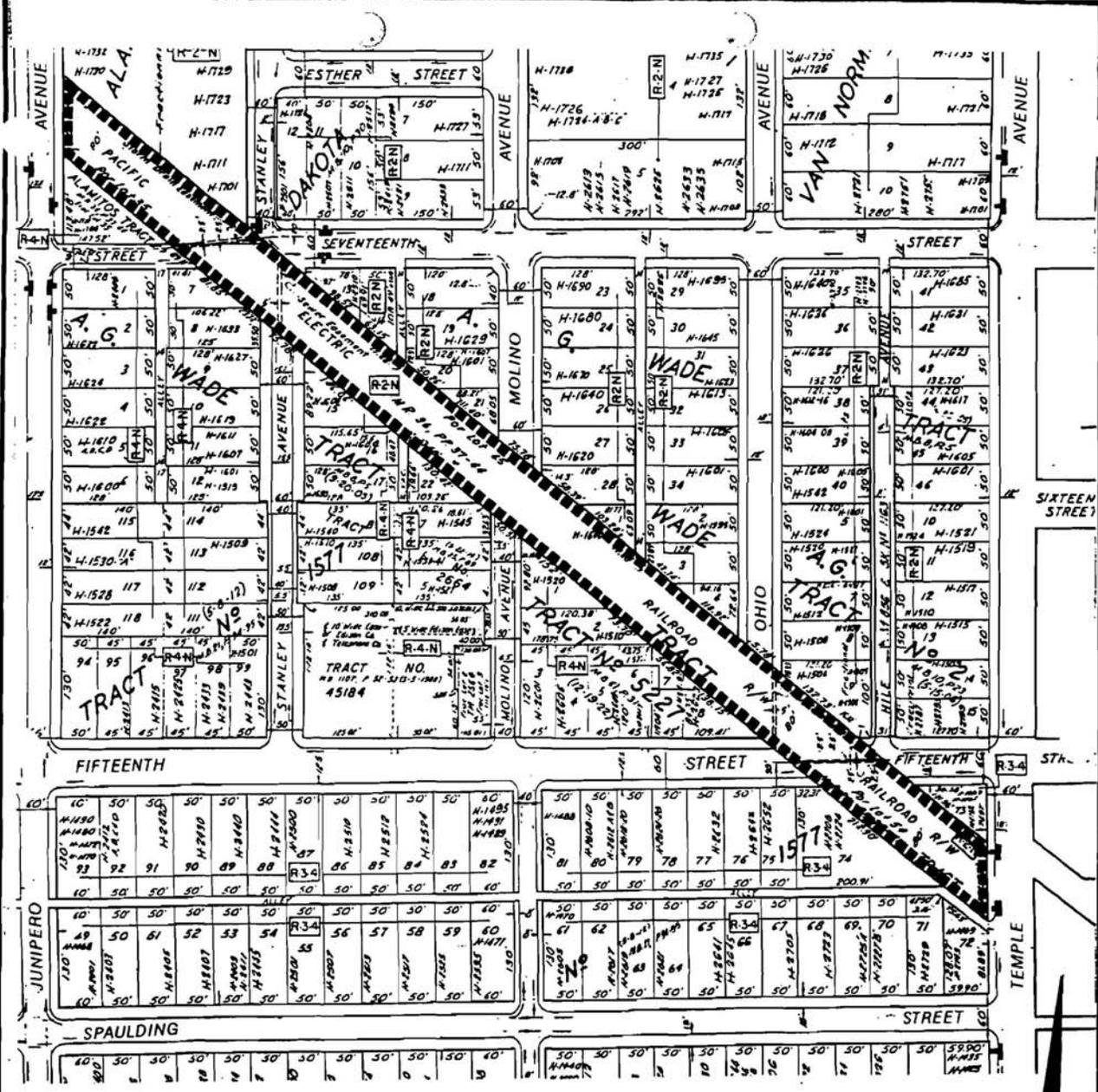


PROPOSED

AMENDMENT TO A PORTION OF PART 10
OF THE USE DISTRICT MAP.

EXHIBIT "A"

REZONING CASE
RZ-9607-16

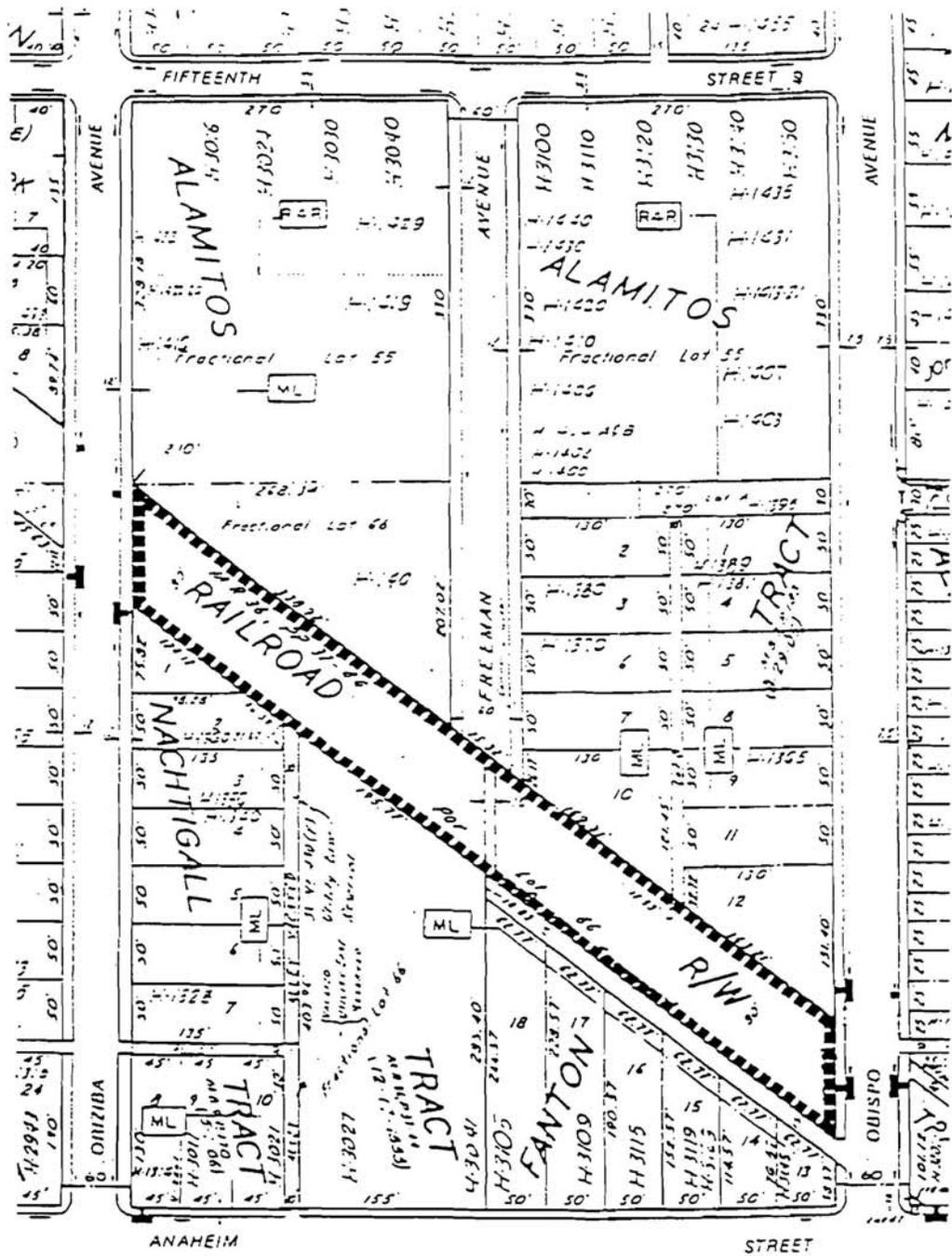


■■■■ SUBAREA 7

N
NO SCALE

**PROPOSED DEVELOPMENT
AMENDMENT TO A PORTION OF PART 10
OF THE USE DISTRICT MAP.**

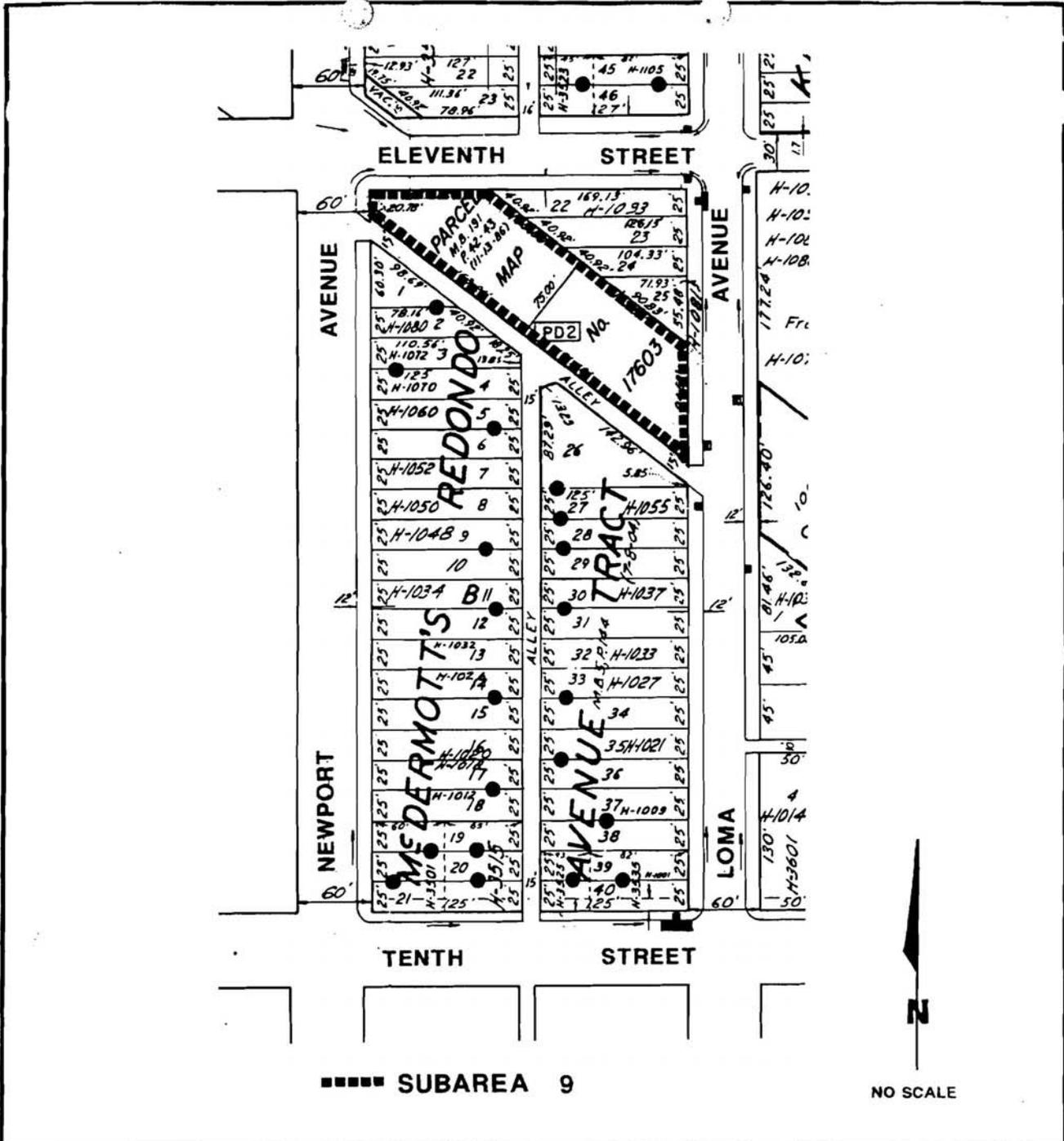
REZONING CASE
RZ 8908-11



■■■■ SUBAREA 8

PROPOSED DEVELOPMENT
 AMENDMENT TO A PORTION OF PART 11
 OF THE USE DISTRICT MAP.

REZONING CASE
RZ 8908-11

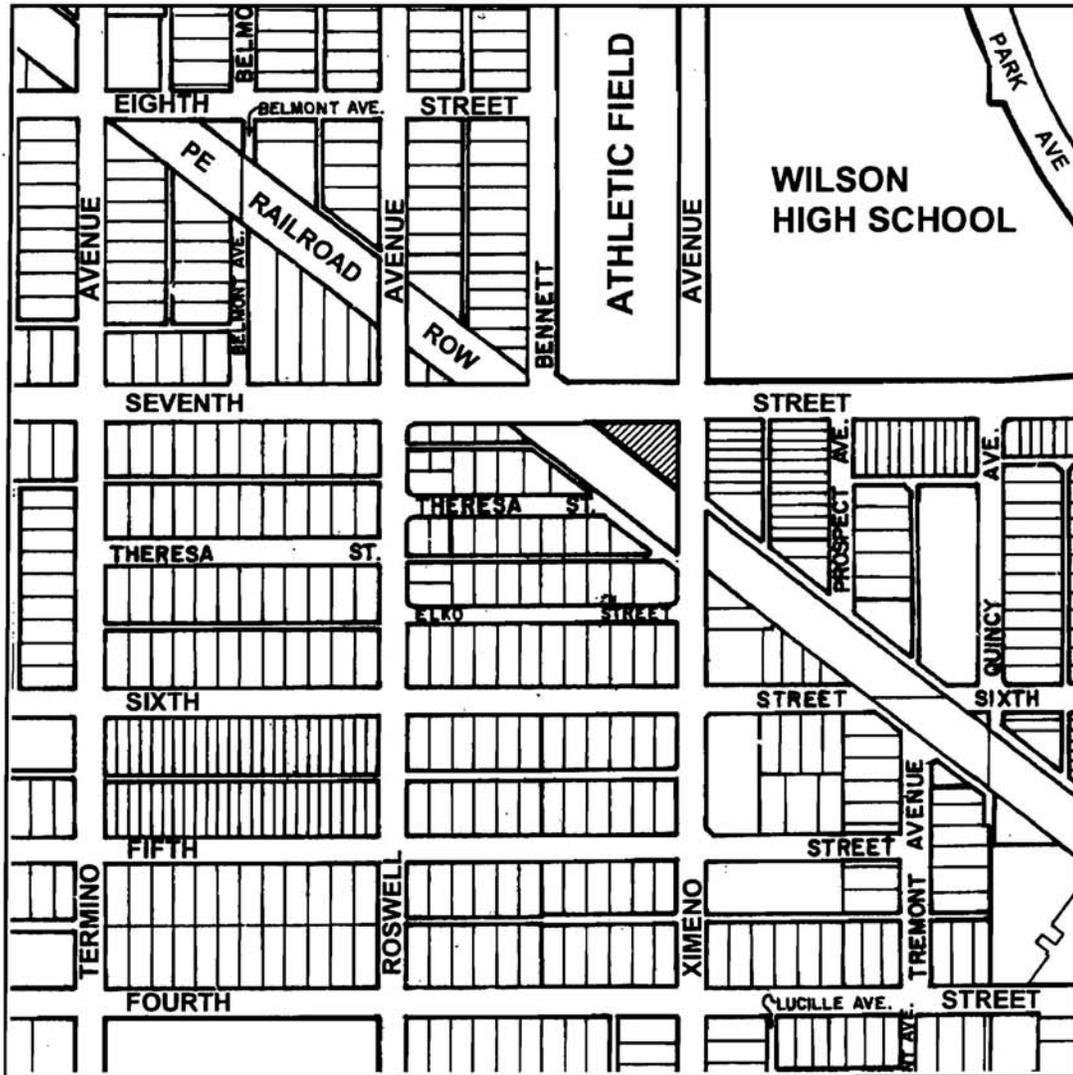


■■■■■ SUBAREA 9

NO SCALE

**PROPOSED DEVELOPMENT
 AMENDMENT TO A PORTION OF PART 11
 OF THE USE DISTRICT MAP.**

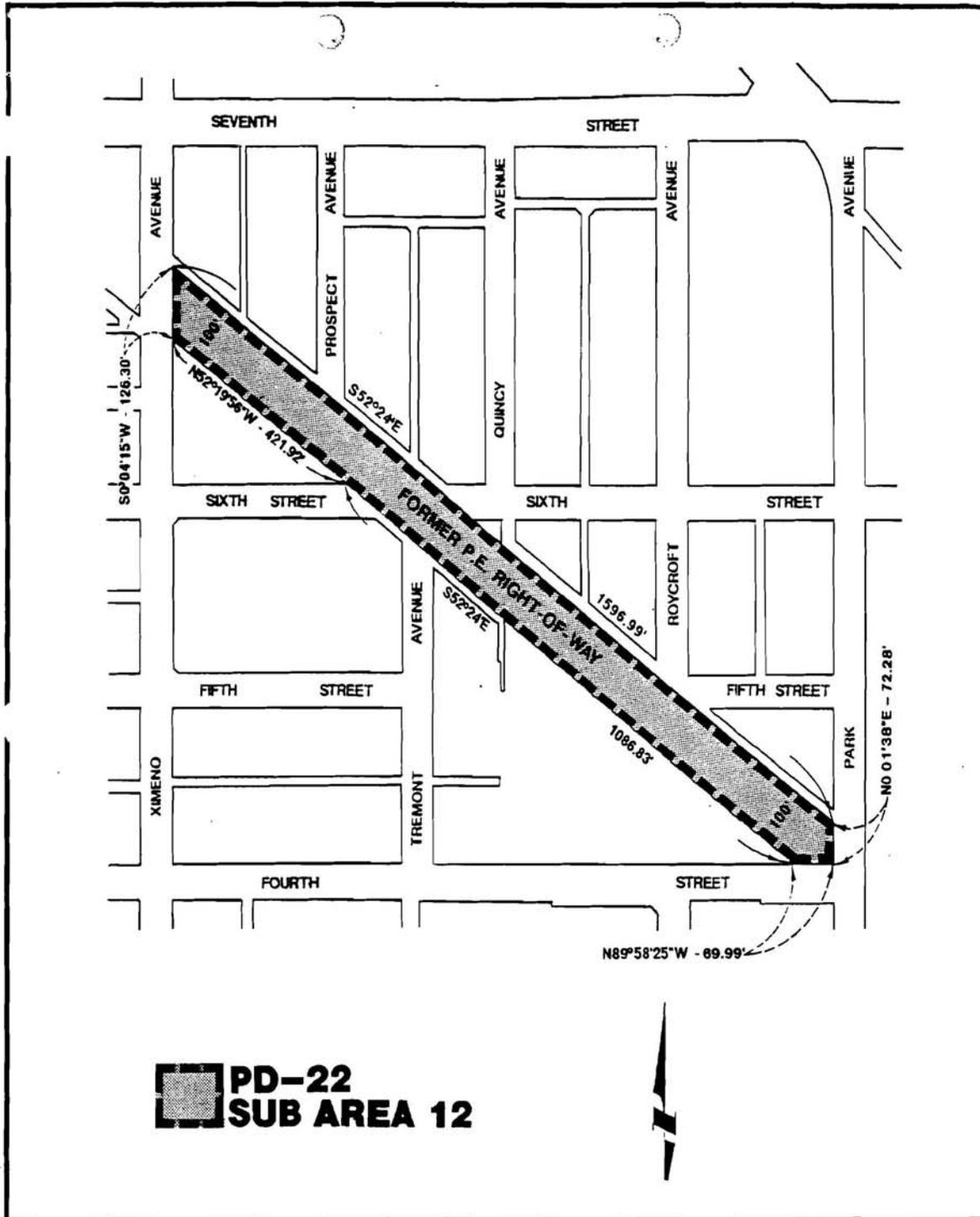
REZONING CASE
RZ 8908-11



SUBAREA 11 (PD22)

PROPOSED
AMENDMENT TO A PORTION OF PART 11
OF THE USE DISTRICT MAP.

REZONING CASE RZ-0106-15



PROPOSED

AMENDMENT TO A PORTION OF PART 11
OF THE USE DISTRICT MAP.

EXHIBIT A-11

REZONING CASE
RZ-9309-14