4

DESIGN STANDARDS

OVERALL STANDARDS

THE IMPORTANCE OF GOOD DESIGN

Well-designed buildings are the "building blocks" of great streets and neighborhoods. Downtown Long Beach is composed of buildings that reflect a variety of periods, from Craftsman to Spanish, and Art Deco to Moderne. In areas like the East Village, architectural style contributes to the district's identity with its predominance of Art Deco and Streamlined Moderne buildings. All of these styles represent design innovations and a distinct place in time.

The design of new development projects should attempt to distinguish their own place in time and achieve the same level of distinction of past eras without replication. This can be done through bold and innovative design that consistently follows a singular new style or approach. The use of faux architecture that mimics the past is strongly discouraged as new buildings cannot replicate the method and quality of craftsmanship and often fall short on design and execution.

Good design usually results from projects that were conceived in their total, and respond sensitively to their immediate context, while artfully solving the programmatic needs of the owner and building users. The "big design idea" should then be evident at the finer levels of execution —like the selection of materials, windows, doors, details and landscaping palette, where all elements combine to realize a larger architectural composition.

Downtown Long Beach should be composed of buildings that represent the highest quality of design and construction in Southern California and the West. Quality, while subjective, usually requires a strong combination of skills to achieve. Depth of experience and a proven track record are essential, but quality must be advocated for every day by the developer who conceives it, the architect who designs it, and the contractor who builds it. Their decisions shape design and material choices that represent whether the project is viewed as representing "good design."

The following standards and guidelines underscore design principles intended to produce good buildings, great streets, and memorable places. The design standards and guidelines are not indicative of any style but are intended to encourage innovation and the design of high-quality architecture and urban form.

Included in this section are both standards and guidelines. Standards, as indicated by the word "shall," identify requirements. Guidelines, as indicated by the word "should," describe recommendations for high-quality architecture and urban design. Guidelines should be addressed within all development projects—alternatives will be permitted only if the intent of the design guideline is met.

OVERALL STANDARDS

OVERALL STANDARDS FOR NEW BUILDINGS

1. *New buildings shall respect HISTORIC structures and try to integrate them into new projects.*
2. *New buildings shall respect the SCALE of adjacent structures and respond to their elements in an appropriate manner.*
3. *New buildings should be BOLD AND INNOVATIVE and promote a forward-looking identity for Downtown Long Beach.*
4. *New buildings shall give particular attention to the ground floor to create a PEDESTRIAN-ORIENTED streetscape and the creation of great streets.*
5. *New buildings shall have an underlying DESIGN IDEA that the applicant can articulate through sketches, drawings, and specifications.*
6. *New buildings shall be made of DURABLE and high-quality materials that have a proven longevity in Long Beach.*
7. *Projects shall follow the recommended MATERIALS palette by building type.*
8. *Materials and color shall be used to reinforce variations in building MASSING. They should suggest form changes and turn corners so there is a substantive reading of form and material together.*
9. *Materials shall vary in the VERTICAL plane. Buildings shall exhibit greater detail and higher quality materials at the lower levels, where viewed by pedestrians, and contribute substantially to the streetscape.*
10. *Materials shall vary in tandem with massing in the HORIZONTAL plane, with changes in materials used to emphasize entrance lobbies and massing changes or differentiate uses or tenants.*
11. *The FINISH texture and color of materials shall be compatible with materials used in the project and be consistent with the overall architectural approach.*
12. *Buildings should have a simple COLOR palette that reinforces building massing and is not independent of the building's structural form.*
13. *Color can add a playful and STYLISH quality to projects, but it should be used thoughtfully and in consideration of its longevity within Downtown Long Beach. Unusual or very bright color palettes shall be tested on-site to confirm appropriateness for the site, block, and neighborhood.*
14. *Construction details shall be AUTHENTIC and applied with consistency and brevity.*
15. *No faux architecture is allowed that will mimic a past era with poor design and execution.*

OVERALL STANDARDS

For residential projects of two new units or more, or nonresidential projects consisting of 1,000 square feet or more of new building area, the standards and design goals contained in this chapter shall be met to the satisfaction of the Director of Development Services, the Site Plan Review Committee, or the Planning Commission, as appropriate. The Site Plan Review Committee may consider alternate configurations or approaches to the standards and guidelines on a limited project-by-project basis, if such changes are found to be consistent with the goals of this Plan.

This section begins at the scale of the block structure and building massing, and then discusses the incorporation of setbacks and pedestrian-oriented uses into the overall block design. Guidelines specific to the building type are addressed in the subsequent portion of this section.

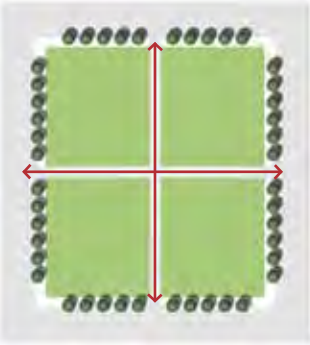
BLOCK STRUCTURE

An important feature of Downtown Long Beach is the established block size. The majority of blocks are 300 x 320 feet—a scale that is ideal for pedestrians and walkability. Historically, the blocks were subdivided by alleys and paseos, allowing pedestrians and bicyclists to filter through the block with ease. In many locations, alleys that serve loading docks and parking garages can also be shared with pedestrians. This urban design element is encouraged in new development to ensure the preservation of the fine-grained scale of the City.

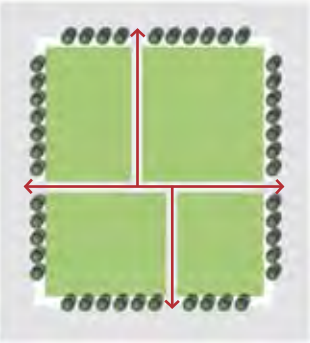
New projects shall preserve mid-block alleys and paseos, or create new connections, wherever possible.

1. Shared use of these zones is allowed and shall be designed to encourage slow vehicle speeds and clearly signed for shared use with pedestrians and bicyclists.
2. Full-block developments that do not provide access through the block should articulate how they will provide a pedestrian-oriented environment that supports the objective of making Downtown more walkable.
3. Full-block development that does not provide public access through the block shall provide a pedestrian-oriented environment that is inviting and interesting along the public frontages.
4. Providing active uses along the alleys and paseos is highly encouraged.

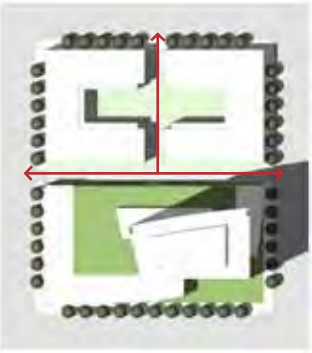
Typical Downtown Full Block
300 x 320 feet



Block subdivided into symmetrical quarter-block sites with alleys aligned (traditional pattern)



Block subdivided into asymmetrical quarter-block lots and alleys that are not aligned



Development on a subdivided block, demonstrating varied massing, heights with paseos or shared-use alleys

The above diagrams show a typical Downtown block and the ability to break down the scale of the block with alleys or paseos, which facilitates pedestrian passage, and fine-grained blocks and buildings, rather than monolithic structures.

OVERALL STANDARDS

MASSING

Massing refers to the physical volume of a building or its breadth, and when considered with height these two factors define the overall scale or presence of a building. Massing and height must be addressed together and usually fall into three categories that are roughly defined as low-rise (1 to 6 stories), mid-rise (7 to 13 stories), and towers (usually 14 stories or higher). All have a street presence shaped by the first several stories, which contributes the most to defining the street's character.

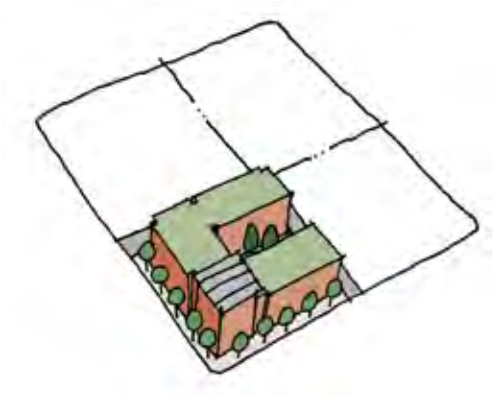
1. Large projects shall be designed as a group of appropriately scaled buildings so that no building shall be more than 200 feet in length without a break (which is comparable to two-thirds of a typical downtown block face).
2. Quarter-block, half-block and full-block development projects shall all follow character and intent of the guidelines. Example images of quarter-block, half-block, and full-block developments are illustrated on the following page.

The Downtown Promenade is an example of a mid-block pedestrian linkage that "breaks down the block" into a walkable scale while providing building entrances and views onto a quieter public space.

A meaningful pedestrian network in Downtown can take root with pedestrian paths and shared-use alleys that link to at-grade courtyards within new developments. Whether at the scale of quarter-block, half-block, or full-block development, placing required parking underground allows courtyards to be developed in the center of the block. Even if realized in phases or by different developers, courtyards should be sited to relate to each other.

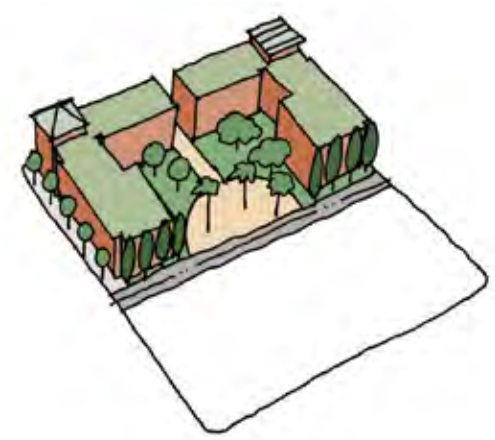
OVERALL STANDARDS

QUARTER BLOCK



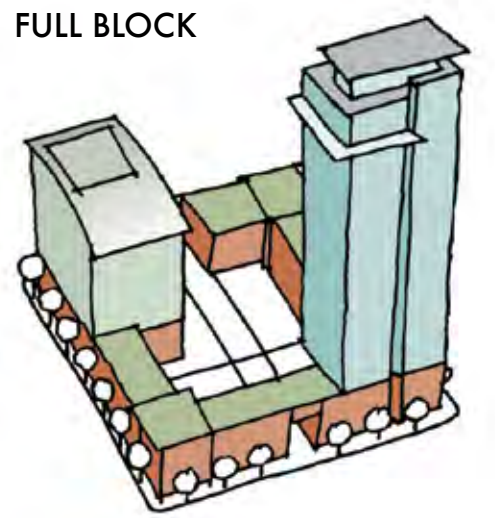
Quarter-block developments in Downtown Long Beach are usually designed on a lot size of approximately 0.5 acre.

HALF BLOCK



Half-block developments in Downtown Long Beach are usually designed on a lot size of approximately 1.25 acres.

FULL BLOCK



Full-block developments in Downtown Long Beach are usually designed on lot size of approximately 2.5 acres.

OVERALL STANDARDS

STREETWALL DESIGN AND THE DESIGN OF SETBACKS

The following guidelines and standards relate to general urban design, the design of the streetwall, and the design of the setbacks. These guidelines and standards have been developed to ensure the development of an urban downtown environment with the best possible street environment for pedestrians. The location of specific setbacks is identified within Section 3: Development Standards.

Minimum Streetwall

A minimum streetwall height on key corridors ensures the "public room of the street" (as shaped by buildings on both sides) is consistent. This requirement should eliminate parcels being underdeveloped along the edges and not contributing to the creation of good streets on Downtown's most identifiable corridors. Streetwall requirements shall be measured on a parcel-by-parcel basis. (See Figure 3-2.)

Long Beach Boulevard. The minimum streetwall shall be six stories for 75 percent of the public street frontage. Establishing this minimum street wall will provide a cohesive block face and promote an appropriate density along Downtown's most important transit street.

Pine Avenue. The minimum streetwall shall be four stories for 90 percent of the public street frontage. Establishing the four-story streetwall along the sidewalk is required to reinforce this important retail and pedestrian-oriented mixed-use environment. Paseos that allow pedestrians and bicyclists to meander through a development or block are encouraged.

Horizontal variation can be provided with changes in the streetwall plane, materials, and color.

The streetwall is the primary contributor to human experience and district identity.

Pacific Avenue. The minimum streetwall shall be three stories for 75 percent of the public street frontage. Establishing the three-story streetwall along the sidewalk is required in this evolving urban district that bridges between the Downtown and low-rise residential or historic areas.

Streetwall Design

The streetwall of a building is the most visible component seen by pedestrians, bicyclists, and motorists. How the mass of the building "meets the street" should be well detailed. The design of the streetwall is what humans experience most intimately when on the sidewalk and is the biggest contributor to district character.

1. Buildings should maintain a generally consistent streetwall (as has been established with most of the historic buildings in Downtown) so the public room of the street is well defined. See Table 3-8 for Setback Standards.
2. The streetwall should include active uses focused along at sidewalk level with the greatest concentration sited at the intersection of two streets.
3. The streetwall should reinforce the building's presence at major corners, public entrances, terminus for a view corridor, or as wayfinding when viewed from key locations within Downtown.
4. Monolithic structures that appear as a massive wall and that block views and overshadow the surrounding neighborhood shall be avoided.
5. Where parking structures are planned, the streetwall should be composed of active uses that screen podium parking, parking structures, and other uses that do not contribute to making a great Downtown street.

OVERALL STANDARDS

Both small and large setbacks can accommodate high-quality building and plant materials in private entrances and patios.

Windows and doors are a part of a comprehensive approach to massing and elevation design. Shown above are inset details, bay windows, taller ground-floor storefronts and emphasis on the pedestrian lobby entrance.

6. The streetwall should be designed to visually clarify paseos, the existing Downtown alley system, and any points where pedestrians can walk through a block.

Variation with the Streetwall

1. Monotonous stretches of uninterrupted façade are highly discouraged. The street wall façade shall exhibit variation in the street wall (by 2 to 4 feet to be read as a substantial change and provide a significant shadow line) by varying materials and colors, massing, fenestration, storefronts, public art, or other architectural elements that are well composed. (Refer to Setback Standards, Page 52.)

2. The maximum width of a bay of blank wall, without a feature in relief or protrusion of at least 6 inches, shall not be more than 25 feet.

3. Variation in the horizontal plane of low-rise mixed-use buildings shall reinforce the buildings, massing and material changes while providing a variety of solid and transparent surfaces.

4. The base of the building (the first 2 to 5 feet above the sidewalk) should be differentiated from the rest of the building façade with treatments such as change in material and/or color, mouldings, or built planters.

5. Physical breaks in the streetwall shall be limited to those necessary to accommodate pedestrian paseos, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.

6. Building entrances shall be well designed and emphasized with changes in materials and graphics. Private and public entrance points should be treated differently.

Private Entrances and Patios

1. Private residential street level entrances shall be set back to provide for front porches or small entry courts. The design of patio walls should be well integrated into the overall architectural idea and utilize the highest quality materials. Translucent materials are encouraged to provide a lighter visual barrier between the public and private realm.

2. Live-work or shopkeeper units should be designed to appear like a commercial storefront, gallery, or urban light industrial compatible to the area it is most affiliated with in character.

OVERALL STANDARDS

Windows and Doors

1. Entrances and windows, not garages, should be the dominant elements of the front façades. Window and door placement, size, material, and style should help define a building's architectural style.
2. Building façades shall have a glazed opening at least every 25 feet.
3. To prevent wall surfaces from being monotonously flat, windows and doors shall be recessed at least 3 inches from the face of the finished exterior wall to achieve a sufficient depth and shadow reading. Flush finish installations, especially with stucco, are not permitted.
4. Detailing of windows and doors should reflect the overall design idea of the building and be well crafted and constructed.
5. If a window contains divided lights (multiple panes), true divided lights or quality simulation should be included when using insulated glazing.
6. Metal security doors and exterior security grilles are not allowed.

Awnings, Canopies, and Marquees

Encroachments such as awnings, canopies, and marquees are encouraged but must be well designed and proportioned so they do not adversely impact the sidewalk environment.

1. The minimum vertical clearance between the ground or street level and the encroachment should be 10 feet. In areas of Zero-Foot Build-To Lines, awnings, canopies, and marquees should not project more than 6 feet into public right-of-way. Encroachments that are designed to require ground support are prohibited. In areas where setbacks are required, awnings, canopies, and marquees should not project past the setback line.
2. Horizontal dimensions should relate to the bays of the building façade. The awning or canopy may encroach over the public sidewalk provided at least 2 feet of clearance is maintained from the street curb line.
3. For awnings and canopies, the materials, shape, rigidity, reflectance, color, lighting, and signage should relate to the architectural design of the building.

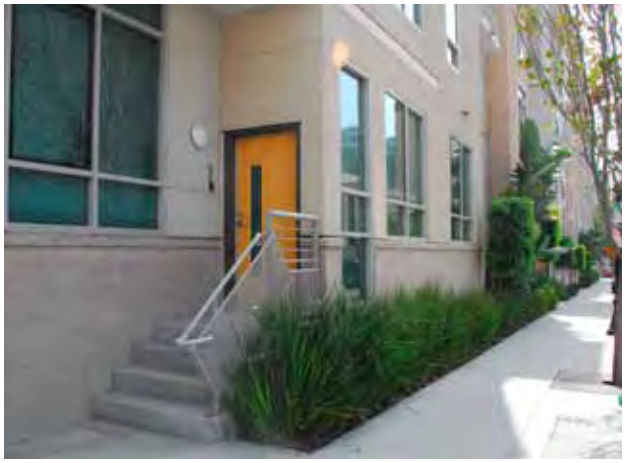
Setbacks and Landscape Design

Treatment of the ground plane within the setback may be either planting or a combination of planting and hardscape, and shall be well designed and well maintained.

1. To create visual interest, landscape treatment of setbacks should vary along a street.
2. Setbacks should engage the pedestrian and act as an extension of the public realm.
3. Adjacent to ground-floor residential units, the setback should include elements such as porches, patios, gardens, and stoops.
4. Adjacent to retail, setbacks should include planting (in pots, planters, or the ground) and outdoor dining areas wherever applicable.
5. Where no setback is required, pots or planters should be provided along the building face to add life and character to the sidewalk.
6. Landscaping at the building wall is permitted, provided the planter is part of the building façade and the earth level for planting is at a level of at least 1 foot above sidewalk level.
7. Recesses, bases, and projections may be employed if the setback for landscaping is not more than 5 feet.
8. Additional guidelines specific to each setback are identified on the following pages.

Encroachments such as awnings, canopies, and marquees that do not obstruct the public right-of-way are encouraged.

OVERALL STANDARDS



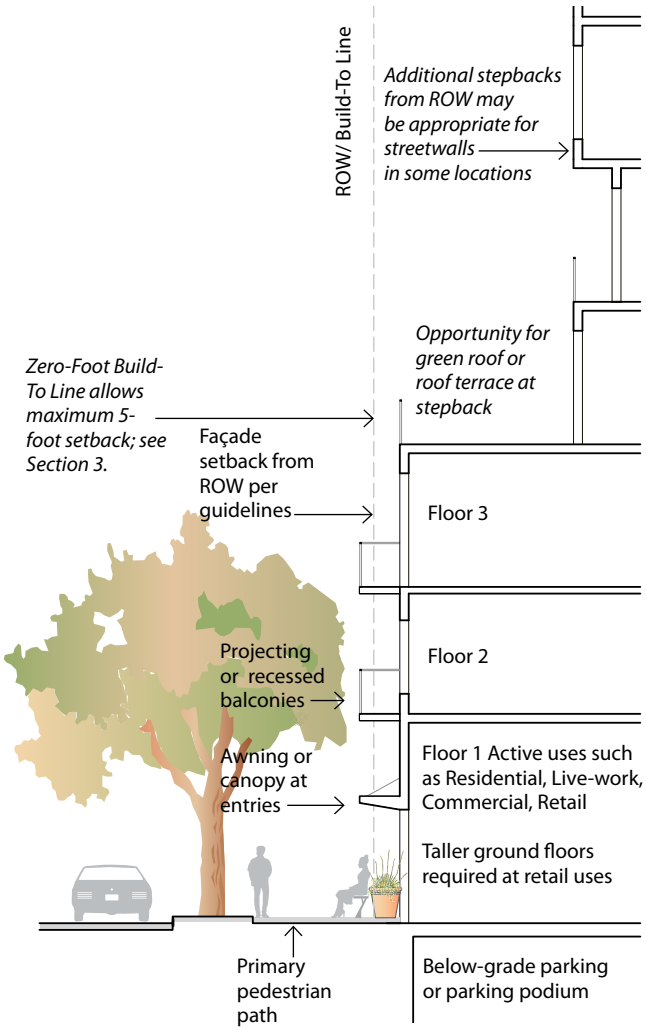
Zero-Foot Build-To Line

In addition to the above, the following standards apply:

To provide a consistent building streetwall that defines the street and pedestrian realm, portions of Downtown, including much of central Downtown, are designated as having a "Zero-Foot Build-to Line," as described in Section 3. (Refer to Setback Standards, Page 52.)

1. Where building façades abut the property line, pots or planters should be provided on the sidewalk, out of the primary pedestrian path.

2. Provide greater setbacks adjacent to retail, patios and dining areas so elements such as trees, planting, and water features can be included. Refer to Section 3: Development Standards for additional standards related to outdoor dining.

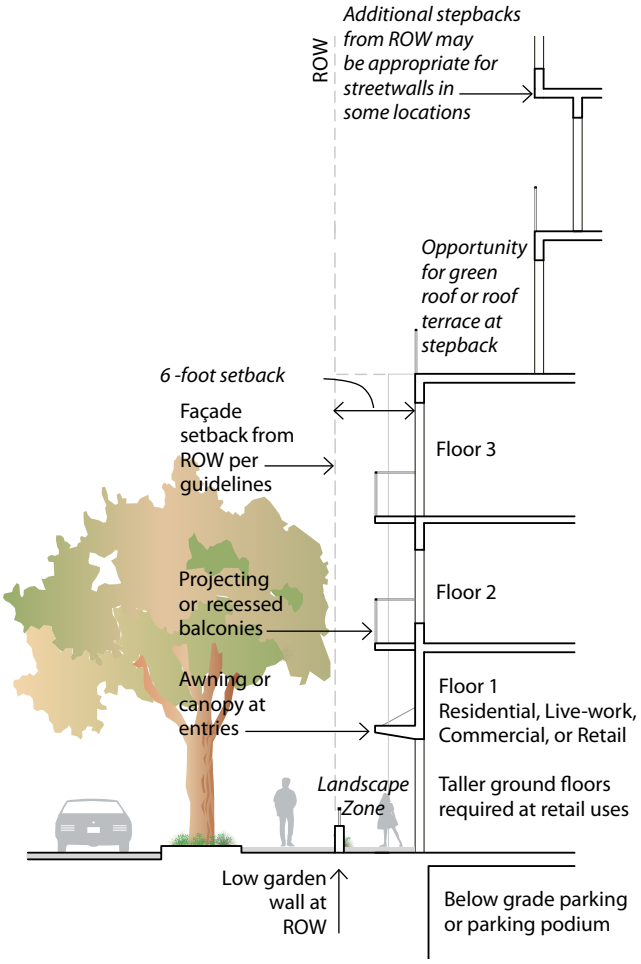


OVERALL STANDARDS

6-Foot Setback

6-foot setbacks are identified for areas at the eastern part of the Downtown, as described in Section 3.

1. In locations where 6-foot setbacks are required, neighborhood retail and other active uses are encouraged at the ground-floor street frontage.
2. An 18-inch planting buffer should be provided between the sidewalk and the low garden wall separating private residential space.
3. The elevation of the setback zone should be no more than 24 inches above sidewalk elevation.
4. The setback zone should be landscaped and may include walkways, steps, patios, solid walls up to 3 feet above sidewalk elevation, and transparent fences (such as wrought iron, glass, etc.) up to a height of 5 feet above sidewalk elevation (or 42 inches above finished elevation of setback).
5. A physical connection should be provided between the residential unit and the sidewalk.

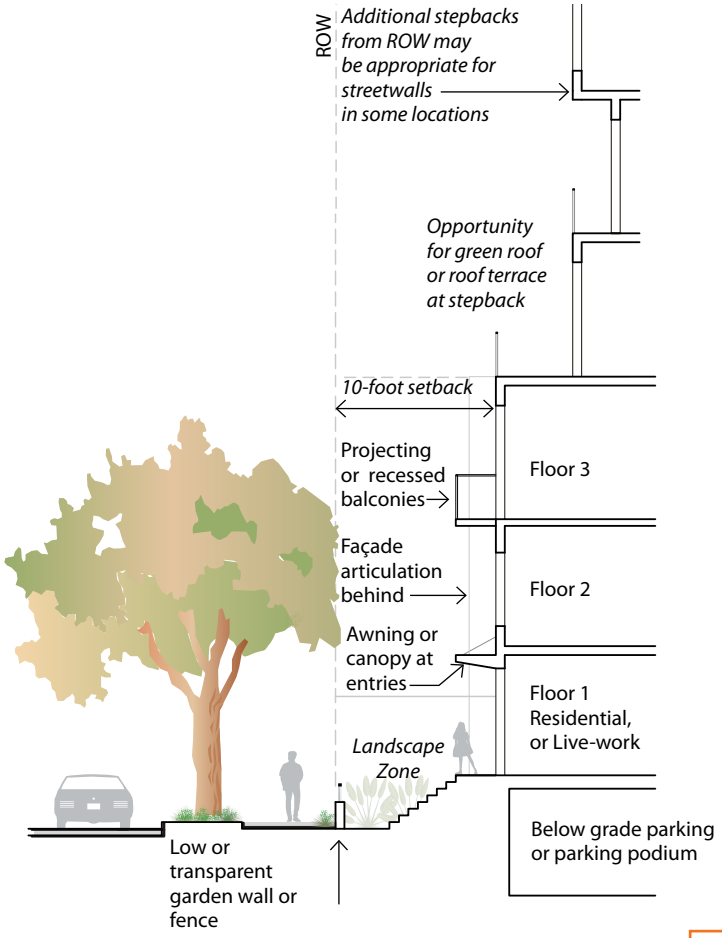


OVERALL STANDARDS

10-Foot Setback

10-foot setbacks are identified for areas at the western part of the Downtown, as described in Section 3.

1. In locations where 10-foot setbacks are required, neighborhood retail and other active uses are encouraged at the ground-floor street frontage.
2. A 2-foot planting buffer should be provided between the sidewalk and the low garden wall separating private residential space.
3. The elevation of the setback zone should be no more than 36 inches above sidewalk elevation.
4. The setback zone should be landscaped and may include walkways, steps, patios, solid walls up to 3 feet above sidewalk elevation, and transparent fences (such as wrought iron, glass, etc.) up to a height of 5 feet above sidewalk elevation (or 42 inches above finished elevation of setback).
5. A physical connection should be provided between the residential unit and the sidewalk.



OVERALL STANDARDS

PEDESTRIAN-ORIENTED USES

The Downtown Plan strategically encourages active street level uses that will increase and expand pedestrian activity. Pedestrian-oriented uses in Downtown Long Beach are defined as uses accessible to the general public that generate walk-in pedestrian clientele and contribute to a high level of pedestrian activity in the public realm. Typical uses include retail shops, restaurants, outdoor dining areas, bars, theaters, performing arts, recreation and entertainment, personal and convenience services, lobbies, libraries, museums, galleries, and public plazas.

Section 3 identifies specific locations where a certain mix or percentage of active pedestrian-oriented uses is required. The following guidelines and standards address specific criteria related to the design of pedestrian-oriented uses.

1. Ground-floor floor-to-ceiling height shall be a minimum of 15 feet or taller to accommodate retail uses.

2. Each storefront bay shall contain an entrance. The primary entrance to each commercial space on the ground floor shall be located on the front façade along the street. If parking is located behind buildings, well-lit secondary rear entrances shall also be provided.

3. Where they occur, ground-floor residential uses, including residences, lobbies, recreation and community rooms, shall provide entries or large windows at the ground floor to activate the street frontage.

Transparency

Clear, nonreflective display windows or doors shall comprise at least 60 percent of the ground-floor street façade of active, pedestrian-oriented uses. Interior blinds, drapes, posters, signage, and interior shelving for product displays visible for the public right-of-way shall obscure no more than 10 percent of the transparent areas of each respective storefront.

The maximum height of the bottom sill of required display windows shall not exceed 30 inches above the adjacent sidewalk. The minimum head height for storefronts and windows at the ground floor should be 80 inches above the adjacent sidewalk.

First-Floor Elevation

The first level of buildings that require pedestrian-oriented uses shall have a floor elevation that is level with the elevation of the adjacent sidewalk.

Entrances Facing the Street

Entrances to uses on ground and upper floors should open onto a public right-of-way. Entrance doors should be set back between 1 to 3 feet from the property line.

Outdoor Dining

Outdoor dining adjacent to the sidewalk is encouraged. It may be provided along segments of the building's front façade that are set back from the property line within the setback, or on the sidewalk. A public sidewalk occupancy permit must be obtained, as outlined in the Municipal Code, Chapter 14.14. In addition, the following standards shall apply:

1. A continuous, unobstructed path of travel to facilitate pedestrian movement.

2. Awnings that project more than 6 feet into public right-of-way, or that are designed to require ground support are prohibited.

3. Retractable or movable shade devices are permitted.

4. Fixed canopies or canopy-type awnings or structures are prohibited.

5. Outdoor dining may not be fully enclosed.

Vehicular Driveway Access

Vehicular driveway access or entries to parking structures are prohibited along frontages that require active, pedestrian-oriented uses. Access shall be taken via the alleys serving the site or, on corner lots, at the street frontage, which does not require active ground-floor uses. The Site Plan Review Committee may consider alternate configurations on a limited project-by-project basis, if such changes are found to be consistent with the goals of this Plan.

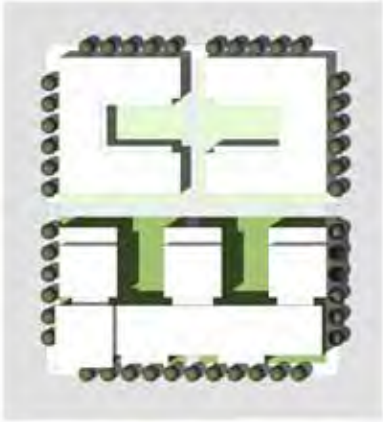
OVERALL STANDARDS

Where the ground-floor frontage is designed to accommodate retail, the building wall is almost completely transparent and is not set back from the sidewalk.

Businesses with pedestrian-oriented design and articulation help to activate the street, increasing safety and community awareness.

STANDARDS BY BUILDING TYPE

LOW-RISE



Building Characteristics

- 1 to 6 stories
- Residential, Mixed-use, Commercial

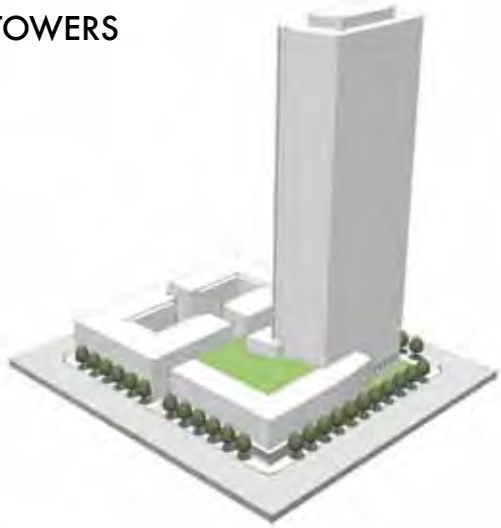
*The architectural design standards of low-rise buildings apply to all building types.

MID-RISE

Building Characteristics

- 7 to 13 stories
- Residential, Mixed-use, Commercial

TOWERS



Building Characteristics

- 14 stories and higher
- Residential, Mixed-use, Commercial

STANDARDS BY BUILDING TYPE

INTRODUCTION

The Guidelines and Standards by Building Type are form-based criteria that address the design of all buildings Downtown, and build upon the overarching design guidelines and standards addressed in the previous discussions. In some cases, design criteria may vary for residential and commercial projects as noted.

The guidelines and standards identified on the following pages are arranged according to specific building types; address the size, scale, design, and detailing of that building type; and are organized according to the following building types:

- Low-rise building (See pages 74-77)
- Mid-rise buildings (See pages 78-81)
- Towers (See pages 82-85)

Multiple building types may affect the design of a building. For example, a taller project may include a low-rise component, as well as a mid-rise building and towers. Such projects are expected to adhere to the guidelines and standards established for each of the project components.

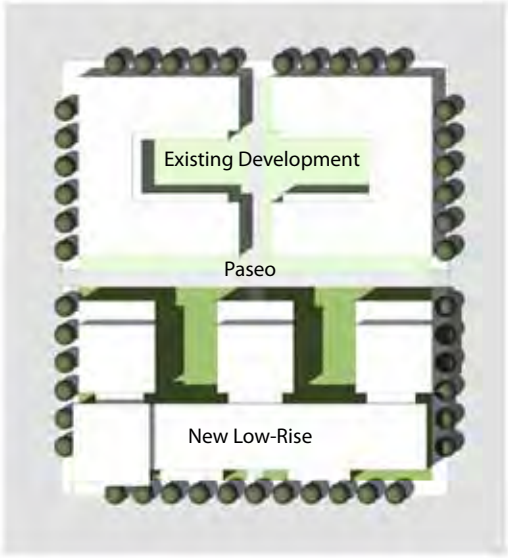
The guidelines and standards start by addressing the scale and massing of that building type, as well as architectural design (the big moves established during schematic design), followed by materials, which have a great effect on the quality and longevity of a building and thus are critical to realizing the standard of design and construction envisioned for Downtown Long Beach.

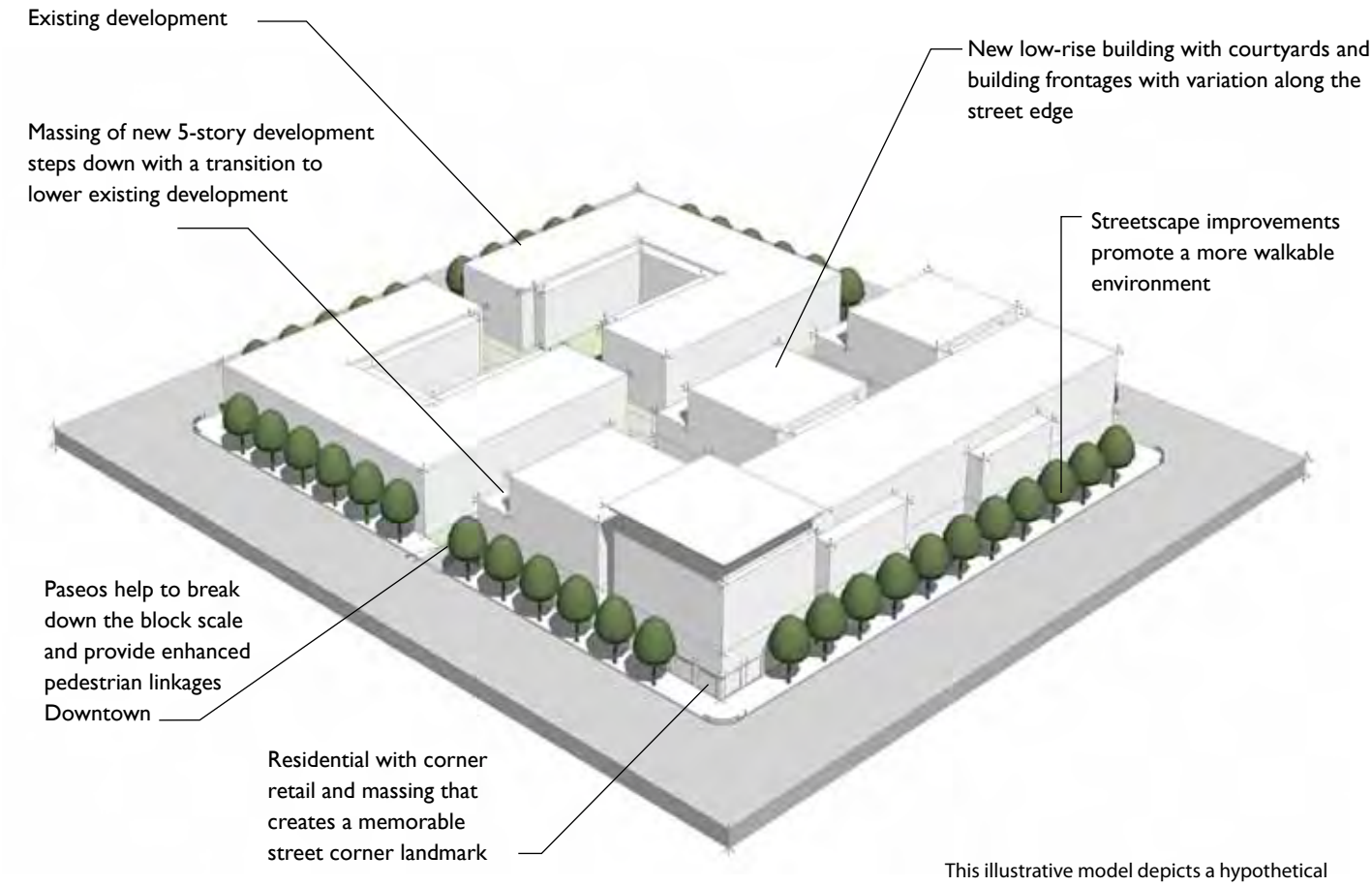
Well-detailed and crafted buildings are highly valued in Long Beach, and new buildings must contribute to this legacy.

STANDARDS BY BUILDING TYPE - LOW RISE

LOW-RISE BUILDINGS

Low-rise buildings are defined as being one to six stories tall. The more recent development projects in Downtown Long Beach have consisted of this building type in the form of multi-family residential or mixed-use projects. By nature of their size, low-rise buildings should be well crafted and exist as good neighbors to other buildings that share the same block and street.





This illustrative model depicts a hypothetical mixed-use low-rise development that might occur on a half-block site in Downtown.

STANDARDS BY BUILDING TYPE - LOW RISE

Architectural Design

New low-rise buildings should contribute to defining the character of the street and improving Downtown's pedestrian environment.

1. Low-rise buildings should respect the existing style and architectural character of their neighborhood and block while enriching both with complementary ideas and design elements.
2. When located on a corner site, low-rise buildings should include design elements that differentiate them from their mid-block neighbors, and integrate special features that accentuate the buildings' presence on the corner and help provide a visual landmark within Downtown.
3. Low-rise massing and roof forms should be simple and straightforward, proportional and well studied if referencing existing styles.
4. Low-rise buildings should represent a single architectural style that all materials and details are true to.
5. Detailed façade elements are essential to reinforce the overall design concept, to create texture, shade, and shadow, and to relate a building to human scale. Exaggeration of details or use of generic, applied details shall not be used as they create a cartoon-like appearance that is not consistent with quality design and the character intended for the Downtown.
6. Infrastructure needs must be understood in the earliest phases of design. This can help avoid misplaced vents, downspouts, life-safety and other site and building infrastructure that can adversely impact the architect's original intention.
7. Courtyards, often included in low-rise buildings, should be designed as a significant feature of the development and be integrated with the overall design idea.
8. New low-rise projects should thoughtfully integrate transit amenities such as bus stops, seating, bike racks, bike storage, and showers where required by code and to encourage their successful use by residents, tenants, and visitors.

Example of low-rise mixed-use project with massing and materials that delineate balconies, building corner and ground floor.

Example of low-rise project with massing and materials that delineate individual units, entrances and roof gardens.

9. While improvements to existing facades are encouraged, quality architectural elements that may already exist on the building should be preserved. Preserving existing facade elements that are both durable and handsome will add to the sustainability of a project and enhance the building's existing attributes.

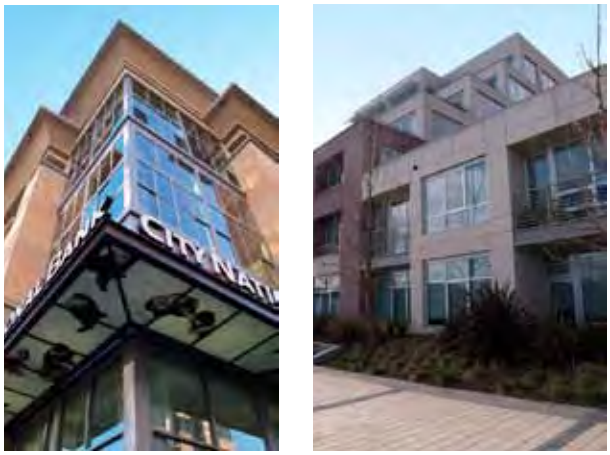
STANDARDS BY BUILDING TYPE - LOW RISE

Roof Form

1. To maintain the integrity of the building design, the roof form should be consistent with the building's architectural style.
2. The transition of where the façade meets the sky, should be accentuated through design of the roof or overhang. Having no design detail here is allowed if justified within the overall architectural approach of the building.
3. All major building systems and equipment shall be accommodated within the building or enclosed in a penthouse structure that is integrated with the design of the building.

Residential Materials

1. Stucco is not permitted at the ground level but can be integrated into upper floors. A variety of textures can be achieved with a final coat of cementitious stucco, depending on the size of aggregates used, the method of application, and the final use of float or trowel. Acrylic stucco can achieve a more limited range of textures. Smooth, fine-textured finishes like Santa Barbara, 20/30 Float are permitted. Not permitted are rough, irregular or coarse-textured finishes like heavy lace, machine dash, or light lace.
2. Horizontal wood siding and wood trim are allowed for structures four-stories or less, and window and door frames (typically found in the older residential neighborhoods of Downtown).
3. Wood shingles with wood trim at building corners are allowed for structures three-stories or less.
4. Materials such as brick (red, gold, or multi-colored palette), natural stone, and precast concrete are encouraged.
5. Factory-finished metal panels (heavy gage only, in corrugated or flat sections) are encouraged.
6. Façade elements constructed of foam or foam molding are strongly discouraged. If used, they shall be well proportioned and constructed to avoid appearing pasted on the building.
7. High-quality windows should be provided with details that provide for a shadow line and depth, either through inset windows with an integral frame, or insetting the window into the exterior wall. Windows can be composed of wood, wood with vinyl clad exterior, recycled-content aluminum vinyl



Example of a roof detail that accentuates the top of the streetwall and where the building meets the sky. Example of large window openings, mullion patterns and exterior wall details that together create visual depth and pattern on the exterior wall.

Example of a setback elevation that uses some variation in heights, balconies and materials; the windows and doors are well detailed and noticeably inset. Example of higher quality materials and entrance canopies being used at the ground floor.

STANDARDS BY BUILDING TYPE - LOW RISE

Example of a residential infill project that integrates wood siding and details appropriate to its location in a historic neighborhood.

Example of reinforced fiber cement panels integrated in a low-rise residential project.

Example of architectural lighting that complements the texture and graphic pattern of this retro-style façade. Interior lighting and a transparent ground-floor storefront visually connect inside and outside.

clad, steel casement, or anodized aluminum.

8. Reinforced fiber cement panels and installation using a vertical cavity system are allowed.
9. Concrete is permitted when used as part of a larger architectural design approach and shall have a finished architectural appearance.
10. If concrete masonary units are to be used, they should be integral to building design and have appropriate finish at the ground floor.
11. Ceramic tile is prohibited unless it can be justified as part of a historic renovation or public art component.
12. Metal railings, entrance canopies, downspouts, scuppers, shutters, and garage openings should be designed consistently with the building's style and overall aesthetic.

Commercial Materials

1. Use high-quality materials such as granite, stone and precast concrete. Acceptable wall systems include metal panel, curtain wall, frameless glass patch, and high-quality glass storefront. Reinforced fiber cement panels and installation using a vertical cavity system are allowed.
2. Stucco or glass fiber reinforced composite panels are not permitted.
3. Transparency is encouraged in curtain wall systems and fenestration to the greatest extent possible. Highly reflective or very dark glass is not permitted.
4. Façade elements constructed of foam or foam molding are strongly discouraged. If used, they shall be well proportioned and constructed to avoid appearing pasted on the building.

Architectural Lighting

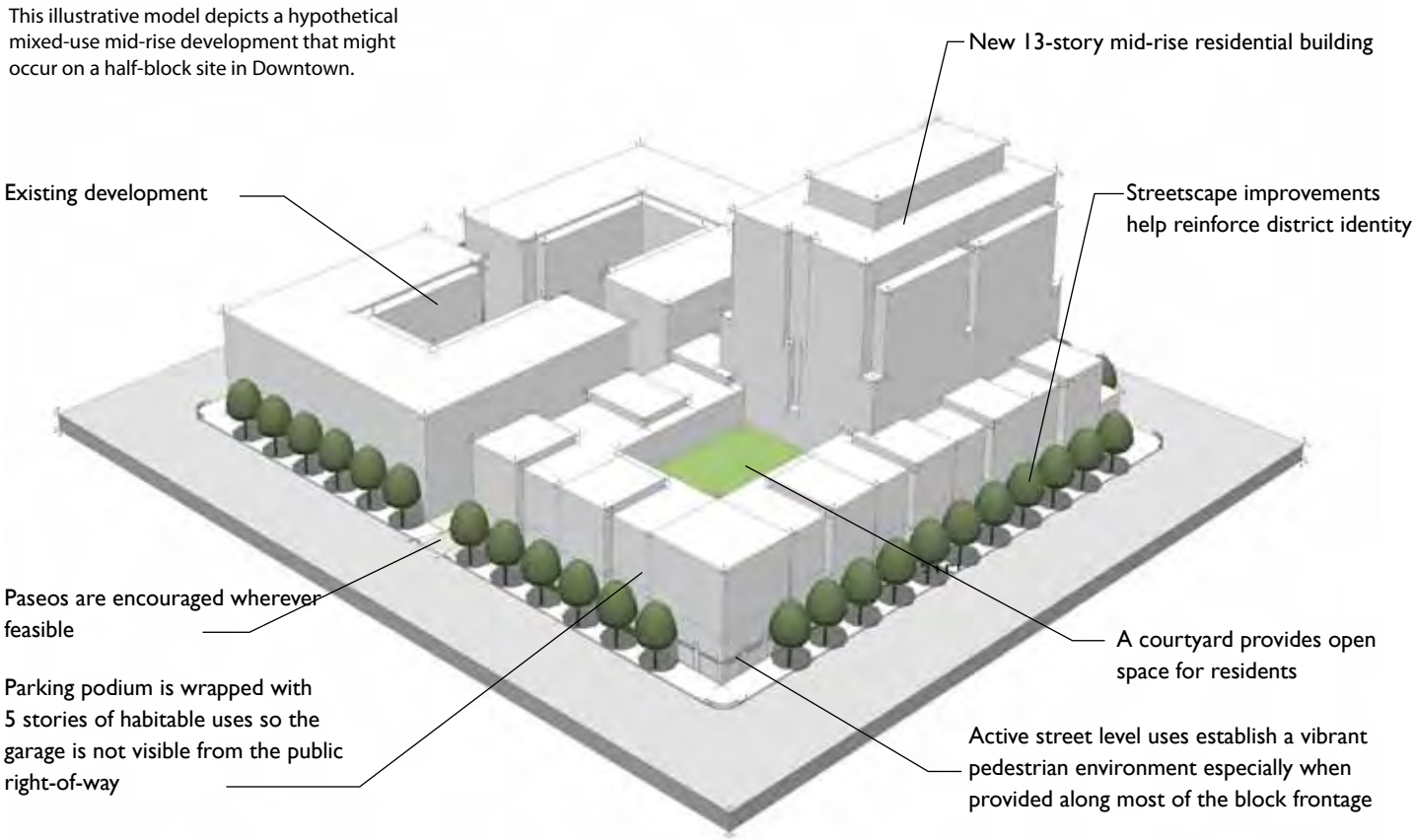
1. Lighting shall be designed to reinforce the architecture and create an inviting street and sidewalk environment at night.
2. A hierarchy of lighting types and fixtures should be provided describing how the lighting relates to the larger architectural idea, forms, and materials.
3. Visible direct lamp glare from unshielded floodlight fixtures is prohibited.
4. Lighting design that allows light to be cast up into the night sky is prohibited.

STANDARDS BY BUILDING TYPE - MID RISE

MID-RISE BUILDINGS

Mid-rise buildings are defined as being 7 to 13 stories tall. The guidelines for mid-rise buildings apply whether they are residential, mixed-use, or commercial projects. By nature of their larger scale, mid-rise buildings establish a strong presence and are often considered Downtown landmarks or major anchors. They are expected to be great examples of design and detailing based on the efficiencies of taller construction. They greatly affect the success of a block and street, and are expected to have a higher quality of design and construction than what is required for low-rise buildings.

This illustrative model depicts a hypothetical mixed-use mid-rise development that might occur on a half-block site in Downtown.



STANDARDS BY BUILDING TYPE - MID RISE

Architectural Design

Both classical and modern mid-rise buildings can exhibit principles of visual order in the vertical plane—often by having a distinct base or ground-floor treatment, a middle or core mid-section with consistent floor levels, and a top that distinguishes a building and defines how it "meets the sky." Some innovative design approaches do not follow this rule but they should exhibit many of these core sensibilities:

1. Mid-rise buildings tend to read more solid than transparent due to structural requirements, cost factors, and the need for privacy in certain zones of the building. The massing and elevations should strike a balance between solid and transparent treatment. The material and detailing choices shall support the overall style being proposed.
2. The massing and design of mid-rise buildings should be sensitive to adjacent scales and carefully address the transition to lower height structures that may exist or be anticipated on the same block.
3. The existing cornice or roof line heights established by historic buildings in Downtown Long Beach shall be reflected in the adjacent cornice, roofline, or horizontal demarcation of new mid-rise buildings.
4. Mixed-use buildings should differentiate architecturally between their ground-floor activities and the uses up above. For example, fenestration and exterior materials could be different at ground-floor retail, than for hotel, residential or office uses above.
5. New mid-rise buildings should provide variation by using balconies, fenestration, and sunshades to create an interesting pattern of projections and recesses, light and shadow.
6. New mid-rise buildings should integrate sustainable features, especially opportunities for green roofs that can provide usable open space and be viewed by tenants from the upper floors.
7. New mid-rise projects should thoughtfully integrate transit amenities such as bus stops, seating, bike racks, bike storage, and showers where required by code to encourage their successful use by residents, tenants and visitors.

Example of mid-rise mixed-use project that is relatively transparent and interprets the classic building base, middle, and top in a modern way.

Stepbacks and variation in massing and materials break down the scale of this mid-rise urban infill project. The lower two stories reflect the scale and texture of existing buildings in the neighborhood.

STANDARDS BY BUILDING TYPE - MID RISE

Example of high-quality materials used on a new mid-rise building that exhibits a classic base, middle and top composed of more substantial material and storefront details at the pedestrian level, plus inset balconies and a variety of window types.

Brick focused at lower levels, transparent upper floors, metal detailed balconies and penthouse sun shading element create an innovative industrial style for this mixed-use building. At right, a traditional brick exterior is used at the lower levels in combination with metal panels and concrete to achieve a modern aesthetic.

Materials

1. Acceptable materials include architectural concrete or precast concrete panels, stone, curtain wall and heavy gage metal panel, and brick.
2. Doors and windows shall be metal or a curtain wall system.
3. Concrete masonry units shall have a ground face, and be burnished and honed.
4. Reinforced fiber cement panels and installation using a vertical cavity system are allowed.
5. Stucco is permitted on mid-rise buildings only on the upper floors and if appropriate for the architectural style.
6. Transparency is encouraged in curtain wall systems as it helps to visually lighten the appearance of mid-rise buildings. Highly reflective or very dark glass curtain wall systems or fenestration are not permitted.
7. Ceramic tile is prohibited unless it can be justified as part of a historic renovation or public art component.

Details

1. Concrete deck construction, often visible at extended balconies, floor levels, and roof decks, should be considered in the overall composition of the building and exterior wall design.
2. Balconies shall be transparent and composed of either metal railing or glass guardrail systems.
3. Sunshades should support the overall design idea and be made of high-quality materials detailed in proportion to the building massing. Flimsy or undersized sunshades applied for the sake of adding texture to the exterior are not permitted.
4. Unit vents and balcony downspouts shall not be visible on the exterior wall, unless proposed as an appropriate architectural feature consistent with the proposed style (like terra cotta scuppers on a Mediterranean-style building).

STANDARDS BY BUILDING TYPE - MID RISE

5. Flat roof forms or roof decks shall integrate a roof parapet detail (like a thin eyebrow, open framed or solid overhang) to accentuate where the building meets the sky.
6. Integrate glass window bay systems to add variation in the horizontal or vertical wall plane.
7. Mid-rise buildings should integrate large-scale window systems for individual units or offices (common in loft or industrial buildings) if they are not using a curtain wall system.
8. Special materials, like brick or stone, should be integrated at the lower levels to add texture and a more human touch where pedestrians experience the building closely.
9. Concrete wall systems should capitalize on joint systems to add simple detailing (joint location, width and depth) to utilitarian parts of the building exterior, and should be limited on the more public elevations.
10. Lighting shall be integrated with the architecture as appropriate to improve the presence of the mid-rise building in Downtown.

Example of a green roof on the lower floors of a mid-rise building that collects rainwater and provides open space with visual benefits.

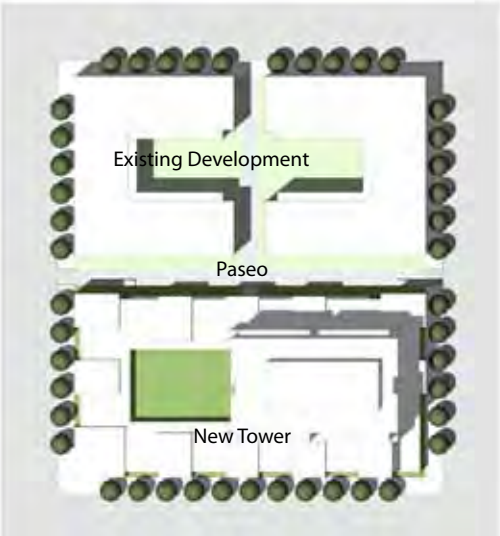
Example of concrete exterior combined with large window systems and glass wall balconies. At right, the materials, details and corporate signage are well integrated in this mid-rise commercial project.

STANDARDS BY BUILDING TYPE - TOWERS

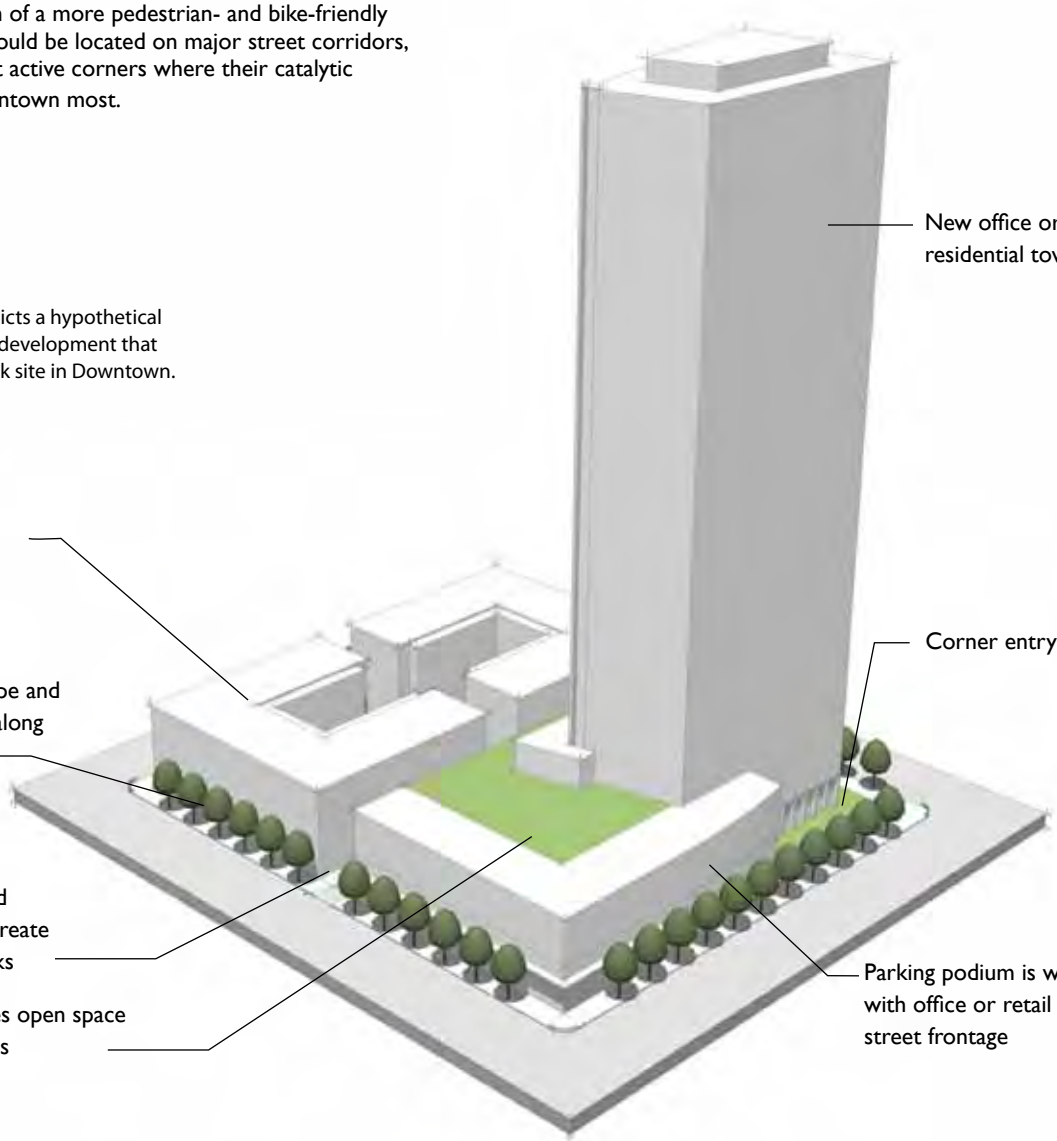
TOWERS

Towers are defined as being 14 stories or taller. These guidelines apply to towers whether they are residential, mixed-use, or commercial projects. Towers are expected to embody the highest quality of design and construction consistent with their stature in the skyline. They are now, and will be in the future, the greatest form-givers and placemakers for Downtown Long Beach, and so are expected to not only meet the intent of the guidelines but exceed public expectations and establish new standards of innovation. They should be timeless in their architectural vision and exist as icons of design.

Towers can represent a very sustainable model of development where most proximate to Downtown's existing transit and infrastructure investments, such as within a quarter-mile of Blue Line Stations, including the Transit Mall. Towers in these zones can best achieve reduced automobile trips for residents, tenants and visitors and the creation of a more pedestrian- and bike-friendly environment. Towers should be located on major street corridors, key blocks and the most active corners where their catalytic effects will benefit Downtown most.



This illustrative model depicts a hypothetical office or residential tower development that might occur on a half-block site in Downtown.



STANDARDS BY BUILDING TYPE - TOWERS

Tower Spacing

Towers should be sited and spaced appropriately to feature access to views, light and air for residents or tenants. Proper spacing can provide enough visual sky around each tower so its form can be read as distinct within the downtown skyline and enjoyed from the sidewalk as a pedestrian.

1. Towers shall meet or exceed the minimum spacing whether directly facing each other or offset diagonally. The minimum spacing applies between two new towers, or the distance a new tower must be from an existing tower.
2. Commercial or residential towers should be spaced a minimum of 80 feet from existing towers whether on the same site or across the street from each other (see illustration at right).
3. Commercial or residential towers should be sited to ensure privacy, natural light and air, and contribute to a distinctive skyline.
4. Projects with multiple towers should offset their footprints and sculpt their massing to create attractive and usable open spaces in between the towers. When two towers are proposed on a full-block development and directly across from each other, they should be sculpted to reduce the amount of exterior wall directly parallel from each other.

A 80-foot minimum to any existing tower across the street
B 80-foot minimum to any existing tower on the same site
Illustration of minimum spacing between towers.

Example of slender residential towers along an urban waterfront that are adequately spaced to take advantage of light, air and views.

Architectural Design

Towers are most responsible for shaping a city's skyline and are generally seen as being 14 stories or taller within the height incentive district. From a distance they are read more as a collection that indicates where a city's densest core exists. Within a downtown, towers are viewed individually and perceived as distinct forms. The following guidelines apply to towers as individual forms—which must be beautiful in their own right.

1. Where towers are proposed, a three-dimensional model shall be created, inset into an existing three-dimensional model of Downtown (physical or digital). The model shall depict the surrounding context within a quarter-mile of tower's full block to understand its setting, connections, and how it contributes to creating a more sustainable Downtown.

STANDARDS BY BUILDING TYPE - TOWERS

2. Towers should have an overall design rationale that translates from its overall massing down to the details of the exterior skin.
3. Towers should exude simplicity and be graceful in form—they should appear slender and sculpted, not boxy or bulky.
4. Towers should be designed to capitalize on natural ocean breezes and views of the water while maintaining slender proportions.
5. For projects with two or more towers, each one should have a distinct massing that relates to the other(s) to form a strong composition; matching towers are discouraged.
6. Towers should taper as they ascend to meet the sky, or have a clear design approach to resolving the design on the most upper floors or penthouse.
7. Towers should appear as transparent by maximizing the use of glass, curtain wall systems, and glass balcony railings.
8. Towers shall not replicate historic structures but shall establish their own identity and detailing that are responsive to adjacent structures without resorting to mimicry.
9. Helipads must be integrated to support the larger design idea and meet necessary code requirements. They should be well integrated with penthouses, elevator shafts, and the overall design approach for terminating the tower top.
10. Avoid massive stepped towers that usually appear as neither a well-designed mid-rise nor a well-designed tower.
11. New high-rise projects should thoughtfully integrate transit amenities such as bus stops, transit shelters, bike racks/storage, showers, and car-sharing programs to encourage their use by residents, tenants and visitors.

Materials

1. Acceptable materials include architectural concrete or precast concrete panels, stone, stainless steel, curtain wall, and heavy gage metal panels with factory finish. Being the most prominent building type seen for miles, high-quality design, materials, and detailing are required.

Examples of a hotel and residential towers that have a tall slender presence and incorporate glass, concrete and modern roof forms.

Example of office towers with high-quality materials, simple forms and a distinct manner of how they taper or meet the sky. Note that even transparent or clear glass will reflect some sky; the more reflective mirrored coatings are not encouraged.

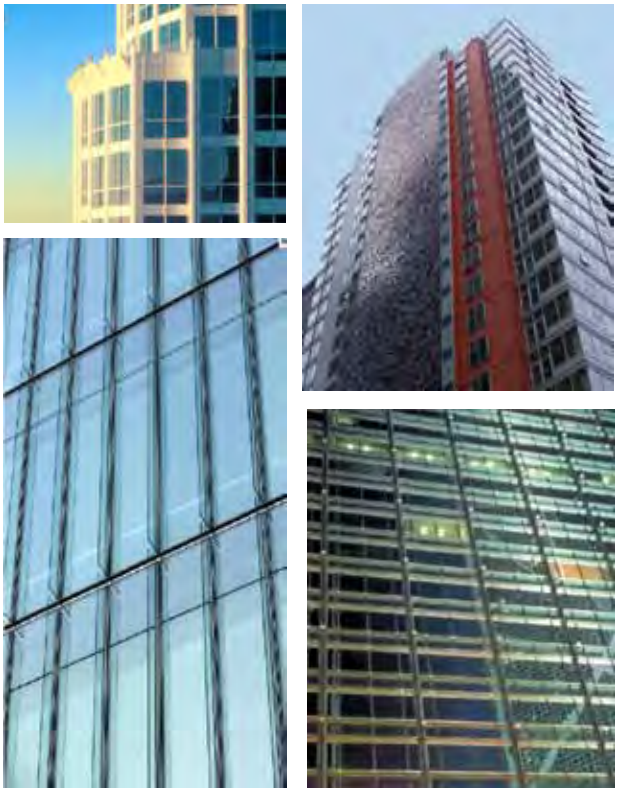
2. Curtain wall systems are encouraged to achieve a high level of transparency.
3. The use of highly reflective glass is not encouraged. Very dark (for example black) glass curtain wall systems or fenestration are not encouraged.
4. Stucco and ceramic tile are not permitted anywhere on high-rise buildings.
5. Brick is permitted on the lower levels if consistent with the architectural style.
6. Balconies shall have glass guardrail systems and wind screens where needed.
7. Doors and windows shall be metal or a curtain wall system.

STANDARDS BY BUILDING TYPE - TOWERS

Details

Towers should read more transparent (less opaque, solid) as service functions are usually programmed into the building's central core leaving the exterior wall available for expansive views made available from the increased building height. The massing and elevations can compose the most creative forms seen within a city skyline and should represent a sophisticated development of solid and transparent elements.

1. Details should be designed to reinforce the tall, slender massing required for towers in Downtown Long Beach.
2. Details shall execute the overall design idea at the most refined scale.
3. The architect shall study the interplay of solid and transparent forms, and how materials meet and are read at the scale of the pedestrian or distant viewer.
4. The architect shall develop a design approach that includes texture, shadows and details that are true to the proposed material palette.
5. The architect shall design the curtain wall system to convey lightness, transparency and texture to achieve beautiful building elevations. They shall consider both the near-views of adjacent building neighbors, and as well as the view from afar.



Example of constructed towers (clockwise from upper left): Commercial tower with sophisticated curtain wall, divided windows and vertical fins; coated metal panels introduce color into this residential tower; two curtain wall systems that add another layer of texture with a metal frame, and glass fins.

Example of how exterior details should translate down to the main entrance lobby and be equally beautiful at the more human scale of the plaza or street level from which they are approached.

THE DESIGN OF PRIVATE OPEN SPACE

Courtyards, roof terraces, and other common areas within individual residential developments should be landscaped to be usable outdoor spaces that accommodate a variety of informal activities such as barbecues, small gatherings, gardening, relaxation, and children's games.

1. Courtyards shall have a minimum dimension of 40 feet in any direction (building face to building face).
2. A minimum of 50 percent of the courtyard space (including courtyards that are on-structure) shall be landscaped.
3. Where feasible, at-grade planting areas should be provided to accommodate large trees and landscaped areas that are not separated by planter walls.
4. Where trees are located on-structure, raised planters should have a minimum soil depth of 36 inches and be a minimum size of 40 square feet.
5. Trees should be planted as 24 inches box minimum.
6. Where raised planters or at-grade planting is not feasible (such as on a roof deck), large potted plants should be provided.
7. Private patios may be located in a courtyard if they are defined by a low wall (36 inches maximum) or hedge.
8. As appropriate, a variety of seating options should be provided, such as benches, picnic tables, and seat walls.
9. Courtyards should be fronted by doors, windows, and balconies. Where blank walls face a courtyard, landscape treatments such as vines, lattice, or plants with vertical form should be used to soften the wall.
10. To activate courtyard spaces and engage residents and visitors, consideration should be given to the inclusion of water features. Water features may count toward a maximum of 10 percent of a courtyard's landscape area requirement, and should be located in shade or partial shade to reduce evaporation.
11. The Site Plan Review Committee may consider alternate configurations or approaches on a limited project-by-project basis, if such changes are found to be consistent with the goals of this Plan.

Using elements such as arbors, curved paths, and a garden-like plant palette, semi-private open spaces can have an intimate feel.

Common open space enables active and passive uses.

THE DESIGN OF PRIVATE OPEN SPACE

Where landscaping must be in raised planters because of on-structure limitations, access should be provided with ramps or stairs (as shown above) to make the space usable for residents.

Water features can serve as the focus of a courtyard (above) or be subtly integrated into the landscape (below). Each provides additional life to the space.

Roof terraces and gardens (above and below) should incorporate planting either in raised beds or pots and offer ample seating.

PARKING STRUCTURE DESIGN

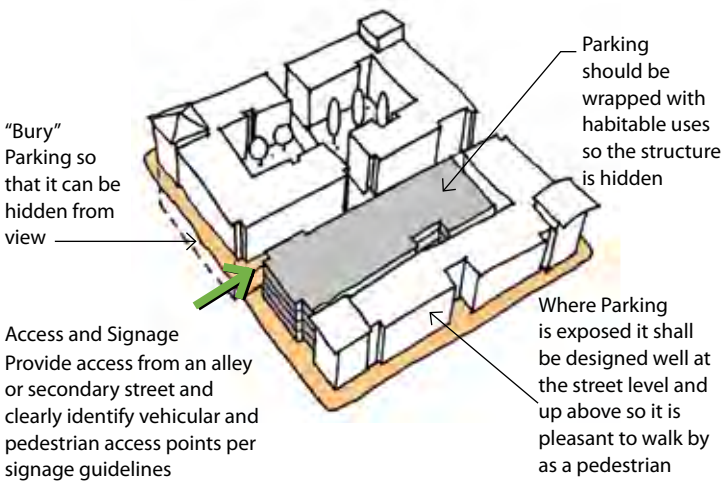
PARKING STRUCTURES

Parking for major projects should be hidden from view—ideally by providing it underground or wrapping it with active uses along the public frontages. Whether public or private, freestanding parking structures as well as integrated parking podiums should be treated as buildings and follow the same principles as good building design noted in earlier sections.

Architectural Treatment

Providing an exterior façade composed of high-quality materials that screen the underlying concrete structure will elevate the building's stature and contribute to the overall quality of Downtown's architecture. The following guidelines apply to freestanding parking structures, or where structures have major presence on the street if attached to other uses like a hotel, office, or residential building.

1. Parking structures that serve a group of buildings should be compatible in architectural treatment with the architecture of the buildings they serve.
2. Signage and wayfinding should be integrated with the architecture of the parking structure.
3. Parking structure entryways shall not disrupt the pedestrian right-of-way on primary streets.
4. Parking structures shall have an external skin designed to improve the building's appearance over the basic concrete structure of ramps, walls, and columns. This can include heavy-gage metal screen, precast concrete panels, laminated glass, or photo-voltaic panels.
5. Parking structures should integrate sustainable design features such as photovoltaic panels (especially on the top parking deck), renewable materials with proven longevity, and stormwater treatment wherever possible.
6. Vertical circulation cores (elevator and stairs) shall be located on the primary pedestrian corners and be highlighted architecturally so visitors can easily find and access these entry points.
7. On retail-oriented streets, provide active ground-floor uses along the street frontage of the garage. On all other streets, the ground-floor treatment should provide a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent sidewalk.
8. Integrate the design of public art and lighting with the architecture of the structure to reinforce its unique identity. This is especially important for public parking structures to aid visitors in finding them upon arrival and getting oriented to Downtown.
9. Interior garage lighting should not produce glaring sources toward adjacent residential units while providing safe and adequate lighting levels per code.



Ideally, garages should be hidden from view or located underground or behind habitable uses as shown here. The exception occurs when a garage provides an active ground-floor use or can prove its contribution to Downtown with an outstanding architectural presence on the street.

Landscape Treatment

Parking structures and interim surface lots within Downtown should be located or screened such that the visual impact to the public realm is minimized and must comply with Chapter 21.42 of the Municipal Code.

1. Landscape should be cohesively designed with the building or garage. If a garage has a well-designed exterior, then it does not need to be screened by dense landscaping in the Downtown area.
2. When architectural solutions are not possible to screen a parking structure, a landscape screen should be integrated (and be visually consistent with the existing or proposed streetscape).
3. Surface parking lots should include ample trees to reduce the heat island effect and mitigate views from surrounding buildings and streets.
4. Landscape screens or "green screen" elements may be integrated with the architecture of the building or structure and coordinated with any streetscape improvements.
5. Parking lots adjacent to streets shall be screened from view using landscape features such as "green screens" or shrub massings at least 5 feet wide.

PARKING STRUCTURE DESIGN

Garage entrances should be incorporated into the building's architecture, be well signed and, where possible, should complement other ground-floor uses (above).

Example of a context-sensitive parking garage in a historic district of Downtown Los Angeles (above).

Where an architectural landscape screen (middle) is not feasible, a row of trees and shrubs should be provided to screen parking structures from view (lower).

Surface parking lots are considered interim uses in Downtown, and shall be screened from view.

5

STREETSCAPE + PUBLIC REALM STANDARDS

INTRODUCTION

Ocean Boulevard streetscape (above) contributes positively to the identity of Downtown Long Beach.

Good landscape design is an essential part of any development, streetscape, or district. Well-designed layout and careful selection of plants, paving, lighting, and site furnishings can help to create vibrant, functional, and beautiful outdoor spaces.

These landscape design standards are intended to supplement the standards in the zoning code to address streetscapes, building setbacks, required open spaces, and parking lots. With all projects in the Downtown Long Beach area, significant attention should be paid to construction standards, the integration of sustainable practices and solutions, and the idea of creating/maintaining strong district identities through landscape design.

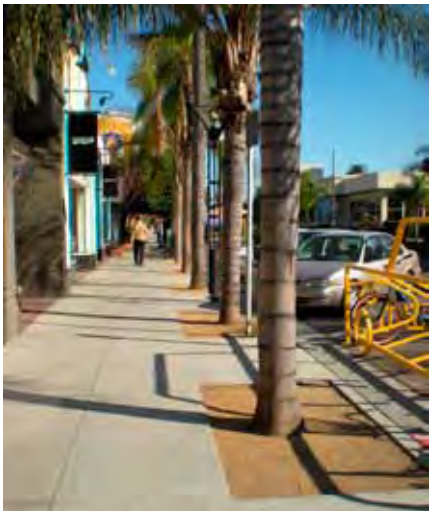
A variety of streetscape improvements can make the pedestrian experience more comfortable and help to foster distinct districts.

STREETSCAPE

PEDESTRIAN ZONE

The pedestrian zone, between the street curb and edge of right-of-way, should be treated according to its width, adjacent uses, and volume of traffic. Shade, seating, and appropriately sized amenities will improve the experience of the pedestrian.

- Trees shall be provided along all streets within the pedestrian zone. (Refer to Street Trees discussion below.)
- Landscaping shall be provided within the pedestrian zone, either in a contiguous parkway between the sidewalk and street, in planted tree wells, or in large pots (where ground planting is not feasible).
- District gateways should be considered. These gateways may include subtle elements such as medallions in the paving, or more prominent elements such as signs or public art.



Street trees and street furnishings shall be placed outside of the primary circulation route (above). Permeable materials such as decomposed granite (below) can be used to allow additional room for pedestrian circulation.

Parkway planting shall be set back 18 inches from the curb to allow for easy access to parked vehicles.

Parkway planting should be used to buffer the street from the pedestrian zone and minimize paving where curb-to-building sidewalks are not needed, such as along residential streets.

Seating nooks should be integrated into the streetscape to provide comfortable locations to rest, ideally out of the primary pedestrian path and buffered from vehicular traffic. Where feasible, double rows of street trees can be used to produce a park-like feel.

STREET TREES

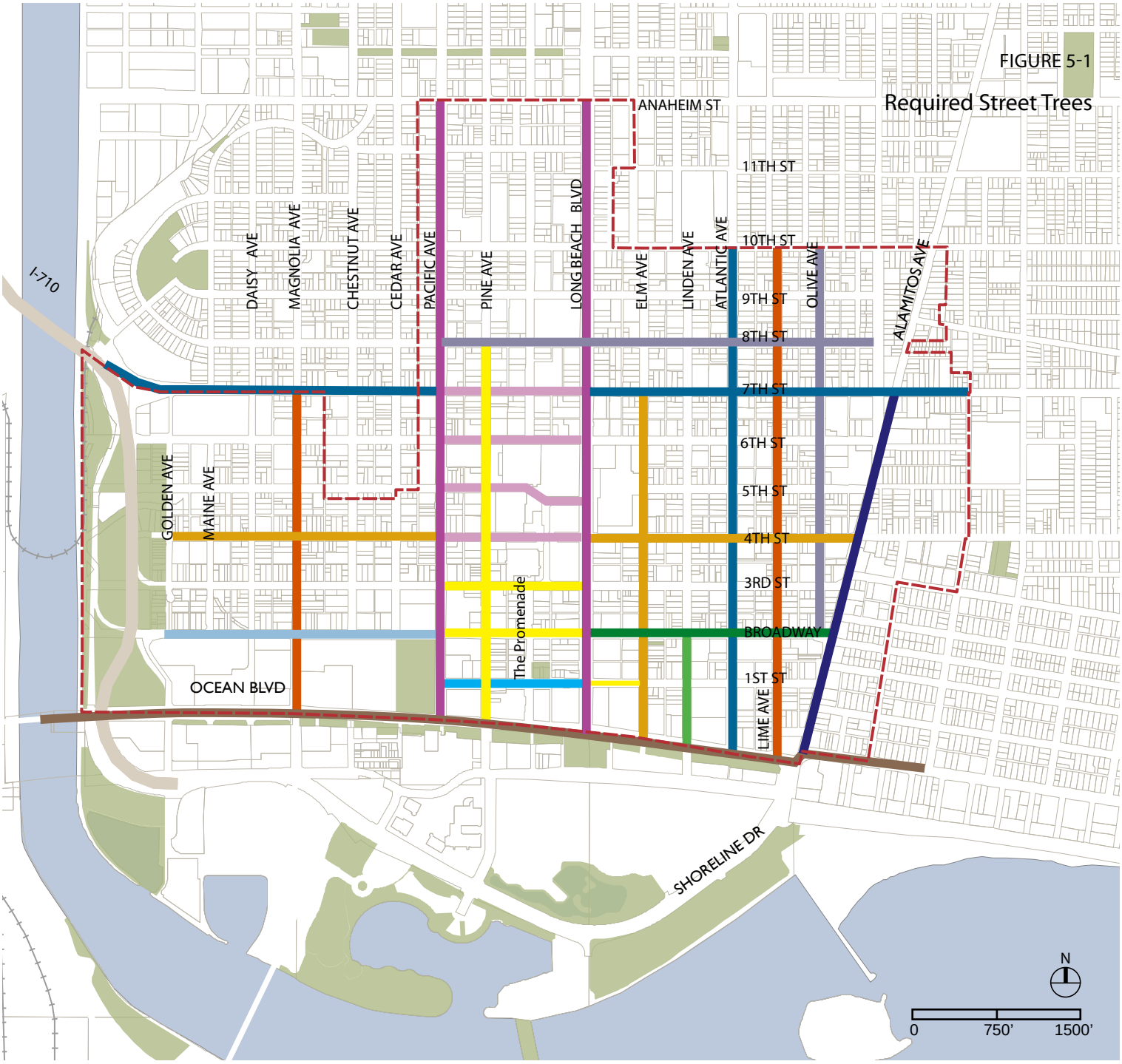
Street trees should enhance both the pedestrian and vehicular experience throughout Downtown Long Beach. Until a street tree master plan is developed, the following guidelines shall be followed.

- Parkway tree specimens shall be planted at a minimum 15-gallon size. Other trees within setbacks and open spaces shall be a minimum 24-inch or 36-inch box size where feasible.
- Street trees shall be spaced a maximum of 25 feet on center, per City zoning code.
- When siting trees, consideration shall be given to potential conflicts between tree canopies and building signage and the uniformity of existing placement patterns.
- Along residential streets, contiguous planted parkways are preferred.
- Along retail or commercial streets, large tree wells shall be provided in lieu of contiguous planted parkways. In all cases, the tree well should provide space adequate for that particular species' long-term growth. The minimum dimension of a tree well is 4 feet wide by 4 feet long. Where feasible, wider and longer tree wells should be provided.
- In all circumstances, small tree grates and root barriers that severely stunt tree growth shall be avoided. Exceptions may be made due to space limitations or utility conflicts.
- Where sidewalks/setbacks are wide enough, a double row of street trees (of the same species) shall be provided subject to the review by Public Works.
- Irrigation systems shall be provided for all street trees during the initial establishment period after installation. Systems using spray heads should be designed to avoid overspray as well as spray on tree trunks.
- Trees shall be properly staked according to City of Long Beach standards to ensure healthy growth and maintain a vertical trunk.
- Appropriate soil area or tree well shall be provided to allow a tree species to grow to its full size.
- Street trees shall be of a species designated for that particular street. Variation of street tree species within any block shall be discouraged. For nondesignated streets, trees shall be chosen from the list of approved species for nondesignated streets (See Figure 5-1, Required Street Trees).

The Tabebuia crysotricha in the Pine district (above left) and the clusters of Washingtonia robusta in the median of Ocean Boulevard (above right) serve as good character-defining elements.

If used as a street tree, palms should be alternated with canopy trees or used as accents.

Used consistently along both sides of a street, tree species like Jacaranda (above) can help to establish a distinct character.



DESIGNATED STREET TREES

- *Magnolia grandiflora* (Southern Magnolia)
- *Washingtonia filifera* (California Fan Palm)
- *Ulmus parvifolia* (Chinese Elm)
- *Jacaranda mimosifolia* (Jacaranda)
- *Fraxinus angustifolia* (Raywood Ash)
- *Ginkgo biloba* (Maidenhare Tree) - male only
- *Laurus nobilis* (Saratoga Sweet Bay)
- *Bauhinia blakeana* (Hong Kong Orchid)
- *Arcastrum romansoffianum* (Queen Palm)
- *Tabebuia crysotrich* (Golden Trumpet Tree)
- *Tabebuia crysotrich* and *Washingtonia robusta*
- *Pine Avenue Streetscape Improvement Project*
- *Long Beach Transit Mall Improvement Project*

NONDESIGNATED STREET TREES

Acer palmatum (Japanese Maple)
Chitalpa tashkentensis (Pink Dawn)
Cinnamomum camphora (Camphor Tree)
Geijera parviflora (Australian Willow)
Hymensporum flavum (Sweet Shade)
Lagerstroemia indica (Crape Myrtle)
Pistacia chinensis (Chinese Pistache)
Pyrus calleryana 'Aristocrat' (Aristocrat Pear)
Rhus lancea (African Sumac)
Tristania conferta (Brisbane Box)
Platanus acerifolia (London Plane Tree)
Cupaniopsis anacardiodes (Carrotwood)

NOTES

The above diagram illustrates locations of Designated Street Trees where specific tree species are required.

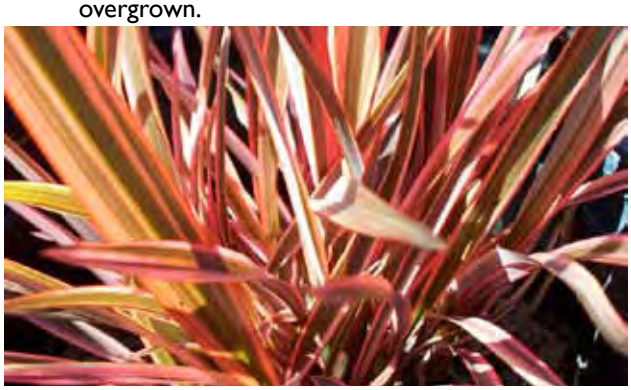
The list of Nondesignated Street Trees is specified as an additional approved list of trees that are permitted along streets without a designated street tree (in addition to those species listed in the Designated Street Trees list).

The Site Plan Review Committee has authority to consider alternatives, through the Site Plan Review process, if such changes are consistent with the intent of the Plan and are found to further the goals of the Plan.

PLANTING

Planting within public and semi-public spaces shall be visually interesting, low maintenance, and drought tolerant in accordance with Long Beach Municipal Code Chapter 18.74, Low Impact Development Standards.

- The use of turf shall be minimized in the parkway and setbacks, and in publicly accessible open spaces.
- Where the parkway is adjacent to street parking and is planted with a material other than lawn, 18 inches adjacent to the curb shall be concrete, decomposed granite, gravel, or pavers to allow for foot traffic to/from parked vehicles.
- Parkway planting shall not exceed 30 inches in height.
- Wherever possible, plants should require moderate, low, or very low amounts of water per the WUCOLS III (Water Use Classification of Landscape Species) list for Region 3-South Coastal, CA.
- Appropriate plant species should be selected for any given space, preventing plants from becoming overgrown.



Plants with colorful foliage, such as Phormium tenax, can provide good accents in the landscape.

Species such as Dietes vegeta (above left) and Rosmarinus officinalis (above right) are drought-tolerant, and hearty, and grow well in coastal areas.

Pots and planters add color along a building or sidewalk and help to establish a human scale. Adjacent to or within any given development, pots shall be of a consistent style or family.

Succulents can add color, texture, and require less maintenance than turf.

Where feasible, groundcovers such as low drought-tolerant grasses (above 2 examples) shall be used in parkways instead of turf.

HARDSCAPE

Sidewalks, crosswalks, and other hardscape shall be of a high-quality material and enduring style.

- Stained concrete and surface-colored concrete (other than integral colored concrete) shall not be used. Without proper installation and maintenance, these types of paving can wear poorly.
- Standard grey concrete or earth-toned pavers shall be used for paving sidewalks where approved by Public Works.
- Paving accents, such as banding along the curb or perpendicular to the sidewalk, may be used if consistent with the established style for the district.
- At any given intersection, all crosswalks shall be of a consistent material and color.
- A limited hardscape palette should be used in each character area in public and semi-public spaces to help minimize visual clutter and promote a cohesive identity (see Page 23).

Standard grey concrete sidewalks may be complemented by pavers of a similar color (above) or sawcut in a diagonal pattern (right) to add visual interest.

Pavers may be used within the right-of-way if they are earth-toned and have only subtle variations in color. Pavers shall be square or rectangular and a minimum size of 8 inches by 8 inches.

Where possible, crosswalk paving shall visually tie into the adjacent streetscape and contrast with the adjacent street paving.

SITE FURNISHINGS AND LIGHTING

Street furnishings and lighting should enhance the comfort, safety, and character of Downtown Long Beach. The following standards apply to site furnishings and lighting.

- Benches and trash receptacles shall be carefully located to enhance the pedestrian experience without cluttering the streetscape.
- In some locations, site furnishings shall be recess mounted to paving, as opposed to surface mounted.
- Lighting shall be included along all streets, sidewalks, and pedestrian connections, and on private property to ensure comfort and safety.
- Where street lights are provided, additional pedestrian-scale lighting should also be incorporated into the streetscape.
- Consideration shall be given to providing lighting of a particular color and style within a given character area.

To convey elegance and authenticity, light fixtures shall be painted a dark color, such as dark bronze (left), black, dark green, or dark blue. Accent colors should be avoided. Brushed metal or similar treatments may be considered.

New site furnishings shall be simple, muted, and coordinated with each other within streets and districts. The benches and trash receptacles shown above and below offer examples of such character.

PUBLIC OPEN SPACE

Pocket Parks and Plazas

To serve residents, workers, and visitors, a variety of public open spaces throughout Downtown are encouraged. These open spaces, such as pocket parks and plazas, can vary in size, form, and character but should all contribute to a well-connected public realm.

- Where possible, pocket parks and plazas shall be located at intersections or adjacent to mid-block pedestrian crossings and be prominently integrated with the sidewalk and street. Plazas at corners are encouraged to include outdoor dining space for adjacent restaurants.
- Public parks and plazas may include an edge element such as a low hedge or seat wall but shall not be fenced or gated (unless hours are restricted).
- Public open spaces should include flexible area for public gatherings, such as lawn area or a paved plaza, at a scale that maintains intimacy.
- Public open spaces shall include elements such as shade, seating, and water features. Pedestrian lighting shall be incorporated to provide comfort and safety.

Small open spaces can offer a variety of amenities, such as open lawn and shaded benches (above) and movable seating near water features (below).

Streetscape elements, such as paving (above), should integrate with adjacent pocket parks.

Pedestrian Paseos

New connections and corridors should be created as larger sites are developed.

- Where blocks are longer than 400 feet or where a destination, view, or circulation path warrants a mid-block pedestrian connection, publicly accessible paseos shall be provided.
- Pedestrian paseos shall be considered open space and include elements such as shade, seating, and water features.
- Pedestrian lighting shall be incorporated to provide comfort and safety.
- Paseos should be at least 20 feet wide and include considerations for temporary and emergency vehicle access.

Pedestrian paseos should have a clear line of sight (such as the one adjacent to Long Beach City Hall, above), as well as be lined with active uses such as retail (below left) and residential (below right).

PEDESTRIAN CONNECTIVITY

In addition to creating great urban spaces in Downtown, it is critical to develop a strong pedestrian network that makes travelling between these spaces easy, safe, and enjoyable.

- Disruption of the existing street grid is prohibited; however, new streets, alleys, or pedestrian connections may be added.
- The pedestrian network shall include a great pedestrian zone (discussed in 'Streetscape' above), legible and well-located crosswalks, mid-block pedestrian connections, and wayfinding elements such as street signs and kiosks.
- The incorporation of retail and residential along pedestrian zones is highly encouraged. Additionally, for safety and "eyes on the street" all buildings addressing pedestrian zones shall incorporate balconies, patios, stoops, and building entries that address the pedestrian zone.
- Pedestrian and bicycle priority zones may be incorporated into pedestrian networks.

Street names, subtly integrated into the sidewalk or curbs, above, can assist with pedestrian wayfinding as well as convey historic character.

Kiosks and pedestrian wayfinding signage should be provided; however, it should be scaled appropriately (above right, as an example) so as not to block a sidewalk or appear characteristic of a shopping mall. (For more detail, refer to Section 7.)

Mid-block pedestrian connections, such as along the Promenade (above), can improve pedestrian circulation and offer vibrant activity zones if flanked at the ground floor with retail, restaurants, or entertainment uses. Where pedestrian paseos or corridors jog or otherwise change direction, strong visual connections should be created using specialty paving, lighting, and signage.

Where possible, mid-block crosswalks (right) should include bump-outs, traffic signals or signs, paving or striping that contrasts with the street, and visual cues in the sidewalk that draw attention to the crossing. All crosswalks within a district should be of a similar style.

PUBLIC ART IN DOWNTOWN

Public art embodies Long Beach's unique cultural spirit and is one of the strongest ways in which to create a sense of place as well as to reflect the rich and varied history of the City. Integrating artwork into both development projects and open spaces enriches the experience of the public realm and increases the quality of life in Downtown.

General Guidelines for Public Art:

1. *Public art should be developed in the most accessible and visible places and considered in relation to other visual elements and cues (signage and other elements that may impede or heighten its enjoyment).*
2. *Public art should reflect Downtown Long Beach's visual and cultural setting and connect visitors and residents through participation, planning, and implementation of new installations.*
3. *New installation proposals shall provide a contextual understanding of and be clearly related to the overall network of public art in Downtown.*
4. *Artists should create sustainable, maintainable works of art that aspire to the highest standards of innovation and aesthetic quality.*
5. *The public artist shall be integrated into the project's design team at an early stage of development to ensure cohesiveness of site design, architecture, art, landscape, and public space.*

These photos depict examples of public art in Downtown.

6

SIGN STANDARDS

OVERALL STANDARDS AND COMPLIANCE WITH ZONING CODE

The intent of the Downtown Plan is to maintain the current eclectic character of Long Beach, while enabling innovation and the emergence of new architectural styles. When added to existing buildings, or as part of a new development, signs provide aesthetic enhancement and complement the architecture. This applies to the selection of materials, orientation, scale, and the location of signs on and around buildings.

Signs should be designed to capture neighborhood identity and current eclectic character of Long Beach.

Any project incorporating two or more signs within the Downtown Plan will be required to submit a Sign Program during the design development phase. The Sign Program shall identify all proposed signs included in the project that can be viewed from the street, sidewalk, or public right-of-way. All signs are subject to the Design Review process. All signs that project into the public right-of-way must also be reviewed by the City Engineer.

All signs within the Plan Area shall be consistent with the requirements of Chapter 21.44 of the Zoning Regulations, and the full power and effect of Chapter 21.44 shall apply to Downtown unless otherwise specified herein. Additionally, all sign lighting shall comply with light pollution reduction standards. The following guidelines for Downtown do not supersede the requirements of the zoning code; rather, they provide additional guidance specific to the goals of the Downtown Plan. No sign development standards may be waived through this Plan. Any requests for waivers must be made through the Sign Standards Waiver or Standards Variance process, as appropriate.

Overall Standards for Sign Design:

The following standards shall be followed for the design of all signs in Downtown. These include signs of all type and audience. All sign programs are subject to Design Review, which will ensure that the goals are met.

1. *CHARACTER: Signs shall enhance the public realm and aid in the creation of a street's character. Signs shall not impede pedestrian traffic, block sight lines along roadways, or disturb adjacent residences.*
2. *COMPLEMENT: The color, material, scale, lettering, and lighting shall complement the surrounding street environment and building(s) that the sign addresses.*
3. *SIZE: Signs shall never overpower the building. The sign shall fit comfortably into the architecture of the storefront. Signs shall be mounted in a manner that does not detract from building.*
4. *AUDIENCE: Signs intended for tourists or locals, or the age of the sign audience may impact sign design. Regardless of audience, sign design shall conform to other principles.*
5. *CONCISE: Information on signs shall be brief, clear, and simple with appropriately sized lettering, and a clear information hierarchy. When appropriate, symbols can be used in place of text.*
6. *ILLUMINATION: Lighting used with signs shall be focused and minimal. Lighting shall be in scale with the sign and façade.*
7. *CONSISTENT: Signs shall be internally consistent. If multiple tenants are listed on a single sign or a multi-tenant building, variation between size and typeface of tenant names and color palette shall be limited to one or two options.*
8. *TIMELESS: Sign design should convey a timeless character of a street, place, or business. Signs shall be designed with durable materials and be well maintained.*

SIGN DESIGN

Signs shall enhance the public realm, aid in the creation of a street character, and add to the aesthetics of the built environment.

GUIDELINES BY SIGN TYPE

NONRESIDENTIAL SIGNS

1. Signs should be consistent with the overall design and identity of the building, including the architecture and landscaping. Signs should complement the overall aesthetic of the building and site.

2. If more than one sign type is necessary on a single façade, all signs shall be scaled in a clear hierarchy and to address different viewer orientation and audiences.

3. Buildings with multiple storefronts shall use the same sign strategy at every entrance. This is to reduce confusion for guests and present an organized appearance.

4. If multiple tenants are listed on a single sign, a shared sign program shall be designed. Size and typeface of tenant names and color palette shall be consistent.

5. For multi-building sites or buildings that are part of corporate campuses, a shared sign program shall be designed.

   - Signs shall be visible from all public right-of-ways and communicate necessary information easily.
   - Since Downtown corporate campuses may house multiple tenants of different business types, the design identity of the sign shall be capable of incorporating an array of styles and typefaces for the differing logos. However, the size of tenant names or logos and color palette shall be consistent.

6. Pedestrian-oriented signs are encouraged Downtown. Signs shall be scaled appropriately, including window signs, blade signs, directory signs, and backdrop wall signs.

7. Illumination should be used to accent signs, consistent with the building aesthetic. Trespass of light and glare from illumination into any adjacent units or buildings, whether residential or nonresidential, is strictly prohibited.

8. Signs and wayfinding shall be incorporated with public art or placemaking objects, to add an educational component.

9. Placement and type of signs in the public right-of-way should be uniform and readable. Signs for both motorists and pedestrians are desirable.

Commercial and mixed-use signs should communicate message while contributing to district or building character and achieving cohesiveness.

Corporate signs usually include multiple tenants, so the typeface should be consistent and uncluttered.

GUIDELINES BY SIGN TYPE

RESIDENTIAL SIGNS

1. Signs should be integrated with the design of the project's architecture and landscaping. Signs should be consistent with the design approach and convey a clear hierarchy of information.

2. Signs shall identify primary entrances, the address, and necessary information for visitors, while being understated and minimal.

3. Mixed-use projects with commercial uses on the ground floor shall comply with the standards for Nonresidential Signs identified within this document.

4. Illumination shall be designed to ensure safety around buildings but should not create significant light trespass onto adjacent properties.

Residential signs should be consistent with the design approach of the building, while highlighting entrances and the address clearly.

TEMPORARY AND PROHIBITED SIGNS

TEMPORARY SIGNS

Temporary signs refer to signs and banners that are used to advertise special events, sales, or promotions. They are not permanent fixtures and therefore are not part of the building design review process. However, they influence the appearance of the city or district, and when overused, may produce a cluttered appearance.

1. The only type of temporary sign allowed shall be a banner mounted to a building wall. Banners shall be placed discreetly and comply to the same design principles of all permanent signs. Banners shall be in place only for the period of time necessary for a given event.

2. Banners mounted in any other fashion shall be prohibited. Flags, balloons, etc., are prohibited as described below.

3. In addition to the restrictions set forth in the Plan, banners must comply with the provisions of 21.44.

PROHIBITED SIGNS

In addition to all signs prohibited by Section 21.44 of the Zoning Regulations, the following types of signs and sign-like contrivances also shall be prohibited within the Plan Area:

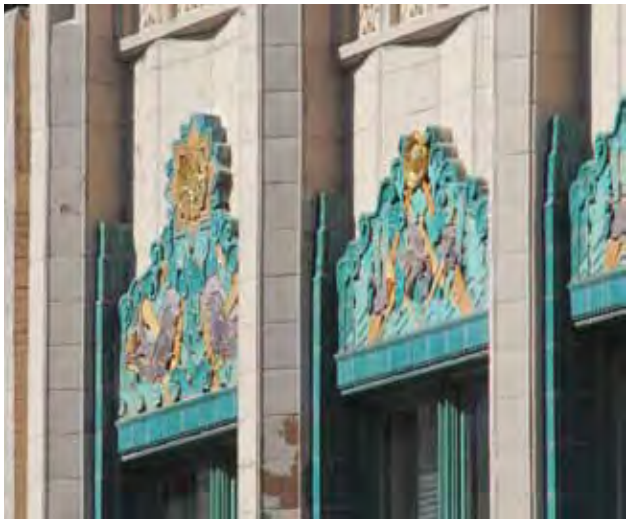
- Internally illuminated awnings
- Internally illuminated cabinet signs
- Freestanding or monument-style menu board signs for multi-tenant commercial centers (but not building directory signs)
- Searchlights, laser beams, and the like
- Signs projected onto a surface using light
- Inflatable or air-blown signs, streamers and the like. Any signs that are inflatable, such as balloons, and any signs that are air-blown or animated by the internal flow of air, such as signs that appear to have a waving head and arms, are prohibited.
- Balloons of any size, with or without printed copy on the balloons
- Pennants and streamers of any size
- Flag signs and any flags intended to draw attention to a business or other location. One each of national, state, and local government flags and one corporate flag may be displayed, all of which shall be flown from a flagpole at least 25 feet tall. Decorative flags that have no inherent meaning or significance, such as solid or multicolored flags used to decorate or draw attention to real estate or a business, shall be prohibited. Any flag that functions as a sign, including but not limited to "sails" and "feathers," is prohibited. Flags that do not fall into the above categories and have a strictly social, political, or other purpose not business related, and that are in compliance with all other applicable regulations, shall be allowed.
- Pole signs
- Signs illuminated by low-pressure sodium lamps (pure yellow glow), high-pressure sodium lamps (pinkish-orange glow), and mercury vapor lamps (bluish-white glow).

7

HISTORIC PRESERVATION

HISTORIC RESOURCES IN LONG BEACH

Downtown is the historic heart of Long Beach and contains a large collection of buildings and structures that stand as present-day reminders of the heritage and development of the City. Included in these resources are some that have been officially designated as landmarks possessing local, state, or national significance and others that have been identified through a survey as being significant historic resources but do not rise to the level of landmark status.



Preserving these resources through adaptive reuse and other appropriate means as well as integrating new development into the existing fabric are goals of the Downtown Plan to strengthen, not detract from, this unique setting.

All processes and procedures involving historic resources in Downtown shall adhere to the standards in Chapter 2.63 of the Long Beach Municipcal Code.

ADAPTIVE REUSE

The Downtown Plan boundary contains a large collection of buildings and structures that speak to the rich past of Downtown Long Beach. Many of these buildings, though no longer economically sustainable while operating in line with their originally intended use, may be appropriate for adaptive reuse.

To facilitate the reinvention and reuse of these buildings that lend so much character to Downtown, the incentives found in table 7-1 are established to allow for the adaptive reuse of certain buildings.

Any building more than 45 years old can be considered for the incentives under the adaptive reuse policy if the proposed physical alterations are substantial and modify the building's original intended purpose.

When buildings or portions of buildings are renovated, features or components such as hardware, windows, or ghost signs should be preserved or reused to the greatest extent possible.

TABLE 7-1 INCENTIVES TO CONVERT FROM COMMERCIAL/INDUSTRIAL TO RESIDENTIAL

Development Standard	Incentive
Unit Size	Minimum 450 sf with an average of all units of 700 sf. No minimum number of units required. If converting to hotel, no minimum unit size, but each unit must contain a bathroom facility. Does not require that entire building be converted.
Parking	Existing parking spaces must be maintained, no new spaces required. If conversion is part of a tract map process, conditions may require that spaces be dedicated to specific on-site uses.
Mezzanines	May be added within the existing structure, provided that the total floor area of mezzanines at each mezzanine level does not exceed one-third of the area of the floor immediately below.

Discretionary review (Site Plan Review, etc.) is not required if all standards are met and the subject project is not a for-sale project (e.g., not commercial or residential condominiums). Allowed exceptions to the development standards include nonconforming floor area, setbacks, and height. However, if the proposed project cannot meet the applicable development standards, and either is a for-sale project or proposes any work to the exterior of the building, the appropriate discretionary review approvals shall be required. Any project that involves a designated historic landmark may require review for compliance with the California Environmental Quality Act (CEQA) and approval by the City's Cultural Heritage Commission even if all other development standards are met.

HISTORIC RESOURCES IN LONG BEACH

LANDMARK BUILDINGS

Downtown contains a number of buildings that have been designated as landmarks. The intent of designations is to recognize those buildings that are significant to the history and development of Long Beach or are representative of a particular style of architecture. A complete list of designated landmark buildings can be found in Chapter 16.52 of the Long Beach Municipal Code. (Note: Updated information on landmark status of buildings can be obtained from the Historic Preservation Staff.)

The historically designated and significant landmarks in the Downtown Plan area are identified in Figure 7-1.

Alterations to Landmark Buildings

1. Exterior Alterations

   Applications for exterior changes to designated historic landmarks must obtain a Certificate of Appropriateness from the Cultural Heritage Commission. Exterior changes subject to Cultural Heritage Review include:

   - Additions
   - Remodeling (exterior only)
   - Relocations
   - Demolitions
   - Exterior painting or other re-surfacing
   - Exterior signs
   - Window alterations
   - Awnings

Historic buildings and nostalgic elements contribute to the character of the many neighborhoods of Downtown Long Beach.

HISTORIC RESOURCES IN LONG BEACH

2. Interior Alterations

   Interiors may be subject to Certificate of Appropriateness review if they are publicly accessible and architecturally significant. If the interior was an element of the designation, it will appear in the designation ordinance for the building.

Reuse of Landmark Buildings – Incentives

1. Commercial Uses

   Waiver of Parking for Ground-Floor Uses – The ground floor of existing landmark buildings may be converted to restaurant, retail or entertainment uses without providing additional parking.

2. Conversion to Residential Use Waiver of Density Standards

   The Planning Commission may waive all density limits through a Conditional Use Permit provided new construction is not included in the area where density is waived and the use provides traditional residential units and not single-room occupancy rooms.

3. Conversion of a Residential Use to a Commercial Use

   A residential landmark building located within the Downtown Neighborhood Overlay may be converted to a commercial use through the Administrative Use Permit process.

4. State Historic Building Code

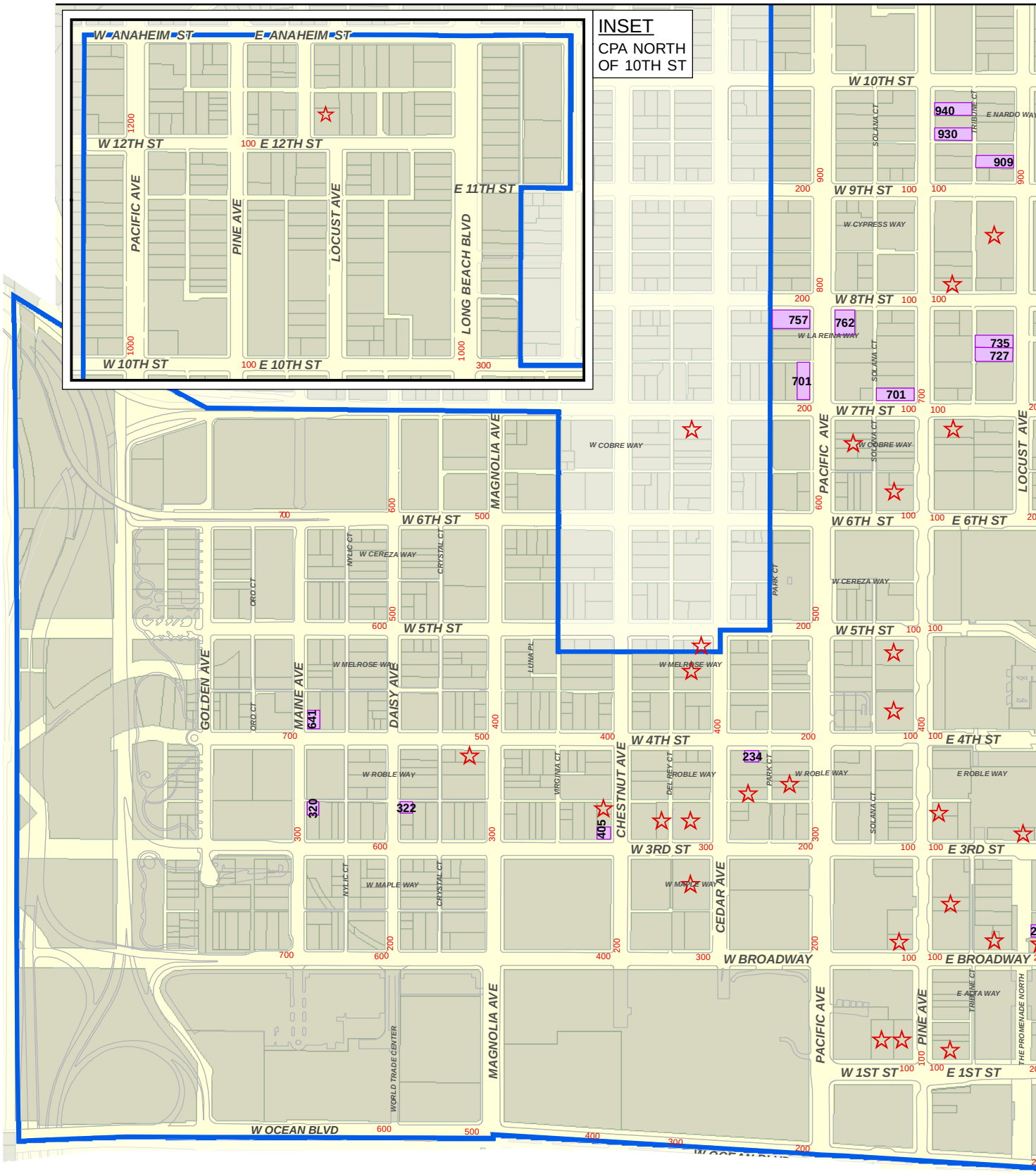
   A state code exists for the rehabilitation of designated historic buildings with regard to building code issues. The intent of the State Historical Building Code is to permit flexibility in meeting the safety intentions of the code while retaining the existing archaic materials and designs inherent in historic buildings. The rehabilitation of historic buildings is facilitated by allowing code decisions based on performance standards, rather than prescriptive code standards, and is subject to the discretion of the building and fire officials.

SIGNIFICANT RESOURCES – NON-LANDMARK BUILDINGS

A survey was conducted to identify structures within Downtown that are significant historic resources and possess a character that is important to retain but do not qualify for designation as a landmark. The survey identified all buildings over 50 years of age that are not Landmarks as Significant Resources or Non-significant Structures.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Environmental Impact Report identifies a process for handling buildings designated as Significant Resources but not identified as Landmark Buildings. Prior to the issuance of a demolition permit or a building permit for alteration of any of these properties the Historic Preservation staff will be notified. In consultation with the Historic Preservation staff, Development Services Department staff will determine if a formal historic property survey or other documentation is needed. If, based on any required documentation, it is determined that the property may be eligible for designation the property will be referred to the Cultural Heritage Commission. The Commission determination of eligibility shall be considered as part of the environmental determination for the project in accordance with the CEQA.



MAP FEATURES

- Historically Designated
- Historically Significant
- Downtown CPA
- 214 Parcel Addresses

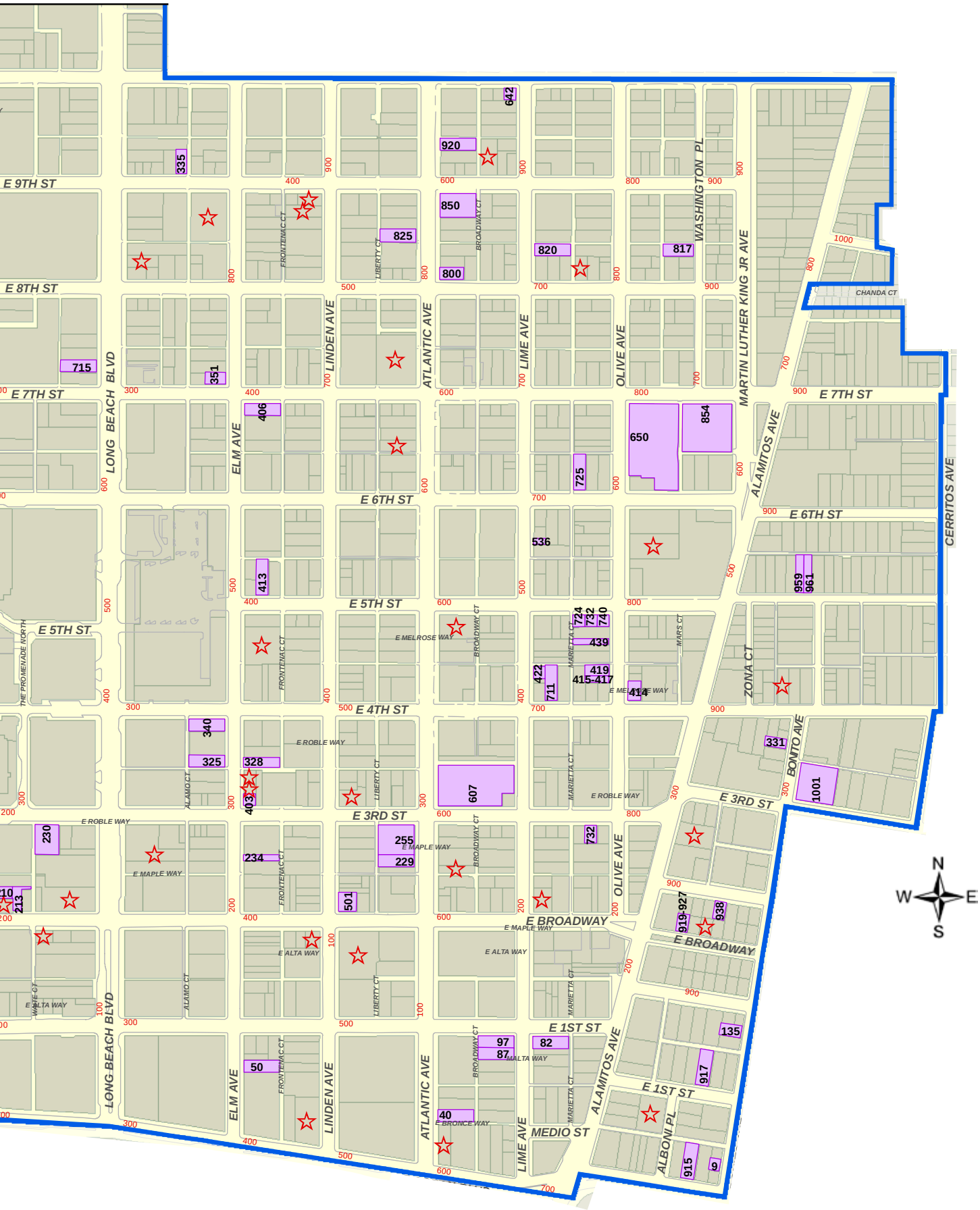


FIGURE 7-1

Downtown Plan Survey - Historically Designated & Significant Landmarks

8

PLAN ADMINISTRATION

POLICY BASIS AND ROLE OF THE DOWNTOWN PLAN

GUIDING PRINCIPLES

In reviewing and approving development plans and discretionary permits in the Downtown area, the City Council, Planning Commission, Redevelopment Agency and Site Plan Review Committee shall be guided by the following:

1. The goals and policies of the General Plan;
2. The Redevelopment Plans;
3. The development and use standards set forth by this Plan and other local plans; and
4. The procedures, development and use standards set forth in Title 21, Zoning, and other applicable sections of the Long Beach Municipal Code.

SPECIFIC PROCEDURES

One of the primary goals of the Downtown Plan is to enhance Downtown as a more vibrant, livable and walkable area with well-designed, pedestrian-friendly streets. This will be achieved by allowing greater flexibility in the application of context-sensitve development standards oriented toward a human scale rather than an automobile scale.

The Site Plan Review Committee shall have the authority to consider alternative configurations and compliances with certain development standards set forth in this Plan, as noted throughout the Plan document, provided that these alternatives meet the fundamental intent of this Plan and further the goals of this Plan.

The Downtown Plan establishes alternate thresholds for Site Plan Review, superseding the thresholds in Chapter 21.25 of the Long Beach Municipal Code, as follows:

1. Nonresidential Development: 1,000 square feet or more of new building area.

2. Residential Development: Addition of one or more new dwelling units, including replacement of a dwelling unit demolished as defined in Section 21.15.750 of the Long Beach Municipal Code.

3. Façade remodel: Any façade remodel consisting of 25 or more linear feet of façade. The 25 linear feet is counted cumulatively over the entire building frontage and need not be contiguous.

4. Thresholds for requiring Conceptual Site Plan Review, and Site Plan Review approval by Planning Commission:

   a) Nonresidential: Projects of 50,000 square feet or more of new building area.

   b) Residential: Projects of 50 or more new dwelling units, or 50,000 square feet or more of new building area.

For all specific procedures not modified or otherwise specified within the Downtown Plan, all planning entitlement and permitting processes for projects requiring said permits within the Plan area shall be carried out in accordance with the procedures set forth in Chapter 21.25 of the Long Beach Municipal Code.

For any other topical issue, development standard or design guideline, and/or regulation not addressed or otherwise specified within the Downtown Plan shall be carried out in accordance with the provisions of the Long Beach Municipal Code, particularly Chapter 21 (Zoning Code). The particular section of code shall be based on the most appropriate or closely matching land use type or procedure, as determined by the Site Plan Review Committee or Zoning Administrator.

TENANT RELOCATION AND REPLACEMENT HOUSING

In addition to the specific procedures previously outlined, all developments will be subject to the relocation and replacement housing standards as applicable under Chapter 20.32, 21.60, 21.61, 21.63 and 21.65 of the Municipal Code as well as Chapter 4, Article 9, Sections 33410 et seq., of the Community Redevelopment Law.

DEVELOPMENT APPROVAL PROCESS

ENVIRONMENTAL REVIEW

The Downtown Plan incorporates zoning, development standards, and design guidelines to establish design and development criteria in order to guide development in Downtown Long Beach in a way that is consistent with the vision for Downtown.

The Downtown Plan has been completed in conjunction with a Program Environmental Impact Report (EIR). The Program EIR identifies physical changes in the environment that may result from development in accordance with the regulations within this Plan. In addition, the EIR identifies mitigation measures that are available to avoid or minimize the effects of identified significant environmental impacts. These mitigation measures are identified in the Program EIR as well as the Mitigation Monitoring and Reporting Plan (MMRP), which accompanies the Final Program EIR. These mitigation measures include actions that are to be carried out as part of specific future developments.

According to CEQA Guidelines (Section 15168), the approach of a Program EIR is appropriate for evaluating a series of actions that can be characterized as one large project, are related geographically, and are logical parts in the chain of contemplated actions in connection with issuance of rules, regulations, or plans. The Downtown Plan meets this criteria. The Program EIR allows for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on separate individual actions, and ensures consideration of cumulative impacts that might be minimized when analyzed on a case-by-case basis.

The Program EIR provides a first-tier analysis of the environmental effects of the Downtown Plan. CEQA Guidelines (Section 15152) indicates that tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration related to a specific development proposal.

Subsequent activities in accordance with the Downtown Plan, e.g., when specific development projects are proposed, must be examined in light of the Program EIR to determine whether additional environmental documentation must be prepared. If a subsequent project or later activity would have effects that were not examined in the Program EIR, or were not examined at an appropriate level of detail to be used for the later activity, an initial study (IS) would need to be prepared, leading to a negative declaration or an EIR. If the City finds that pursuant to Section 15152 of the CEQA Guidelines, no new effects could occur or new mitigation measures would be required on a subsequent project, the City can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental documentation would be required.

The program EIR will be reviewed as necessary to determine if conditions upon which it is based have changed significantly. If changes are significant then an appropriate updating of the analysis will be performed for the Downtown Plan area as a whole, or by each individual project, as appropriate.

Building A Better Long Beach

lbds.longbeach.gov