



5th District LUE Fact Sheet

How we got here:

- In 1998 the City of Long Beach started a process to update the General Plan.
- Initial drafts presented went through several variations before being presented to the Planning Commission.
- August 17, 2017—Planning Commission instructed Development Services to spread density increases across all districts, resulting in a revised LUE map for the 5th District that significantly increased density.
- City hosts additional public meetings on the revised LUE.
- Proposed LUE map with reduced density/change for the 5th District are released by Development Services on November 1, 2017.

Where we are:

- This proposed version of the LUE map for the 5th District—it is not the final version—where recommendations can be made, the City Council will have the final say.
- The November maps will go to the Planning Commission for hearings December 11th.
- The Planning Commission's recommendation will then go to the City Council for consideration and final decision.

What the November map means for the 5th District:

- The November map
 1. Allows low-density residential in some currently commercial use only areas—this is known as “mixed use.” Commercial areas are not eliminated with mixed-use, it means that housing is added to commercial areas.
 2. Allows some of the new mixed use areas to go to 3 stories, and at LB Towne Center, could be 5 stories.
 3. Allows a small area of currently designated moderate density multi-family residential to go 4 story.

What the November map does not mean for the 5th District:

- The LUE does not change currently designated single-family home uses or restrictions—the rules for our single family neighborhoods will not change.
- The LUE does not change parking requirements—all new developments must meet current parking regulations.
- State legislators proposed more than 100 bills addressing housing. Long Beach advocated in all cases to maintain local control. In some cases, we were able to add language to ensure our LUE will have precedence over state mandates.
- The LUE does not require that any mixed use residential projects be affordable housing or section 8 projects and there are no currently proposed housing projects in the 5th District with that designation.
- SB 35 does not change the LUE—SB 35 streamlines the process for certain developments when they meet all sorts of criteria, including meeting the requirements of the LUE—SB 35 does not override the LUE. Developments that meet SB35 associated criteria for lowered parking requirements must be directly adjacent to high-quality public transit areas, none of which are based in the 5th District.
- SCAG (Southern California Association of Governments) is made up of local cities throughout Southern California. In conjunction with State and Federal policies, SCAG comes up with projections and plans for regional growth, including population growth for cities like Long Beach, so they can plan for the future. Canceling our membership in SCAG would not change the state mandated requirement for us to adopt an LUE.