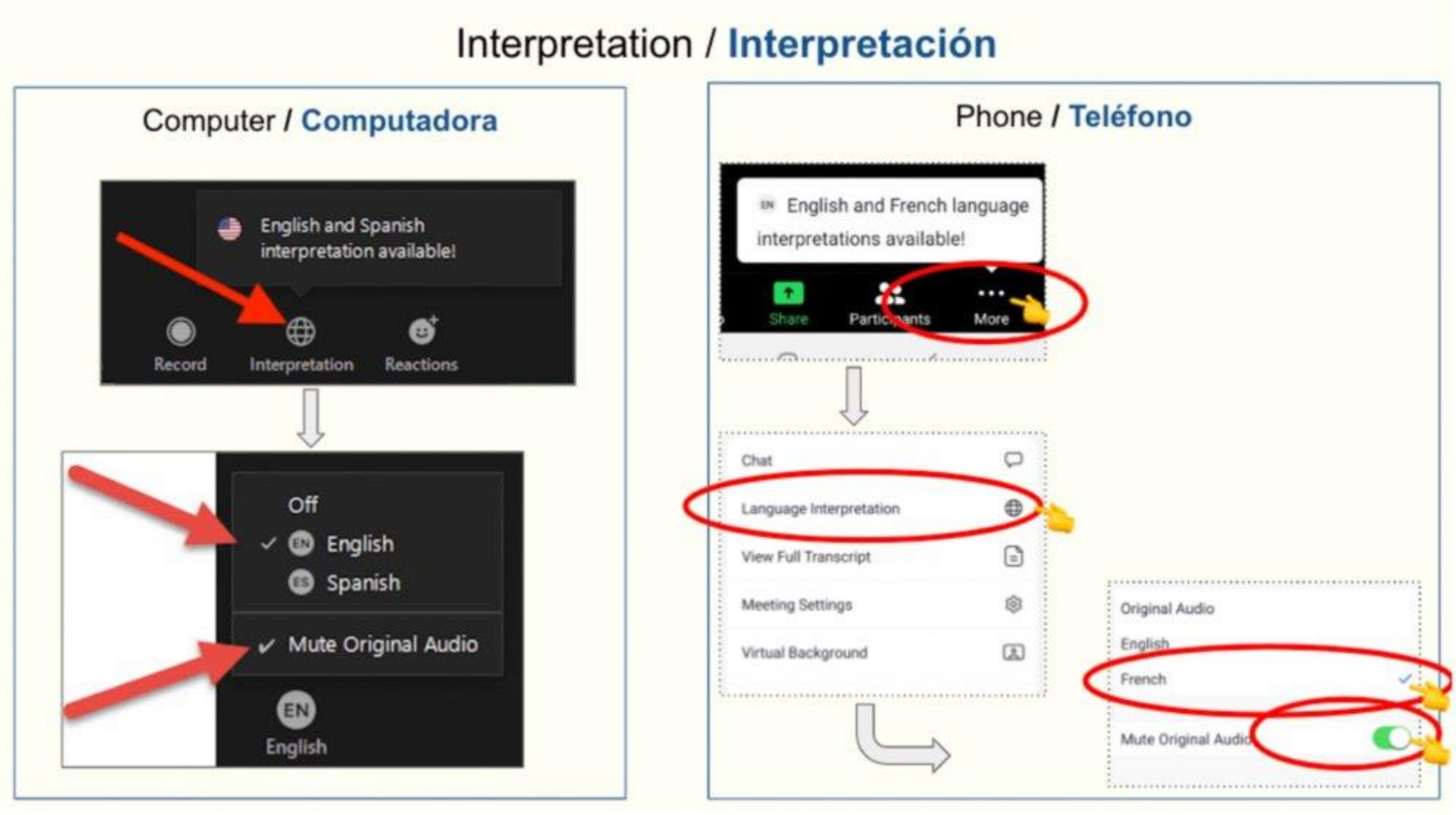
Zone In: City Core *Final Draft*

Rezoning in Long Beach to implement the Land Use Element

April 11, 2024

Before We Begin



Before We Begin

Community Agreements

- Be respectful of other viewpoints and listen with an open mind.
- Give space for everyone to talk.
- Be additive and not repetitive.
- Be willing to contribute to a productive discussion and offering constructive feedback.

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Before We Begin

Today's Agenda

- **Welcome & Introduction**
- **Zone In: City Core Overview**
  - Project Background and Timeline
  - Changes since our last events
  - Next Steps
- **Written Q&A responses**
- **Live questions (if time allows)**

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How do the General Plan, Zoning, and Entitlements fit together?

General Plan (Policy)

- Long-range policy document that guides future development
- 7 Elements: Land Use, Housing, Circulation (Mobility), Noise, Safety, Open Space, Conservation
- Accommodates population growth
- LUE adopted in 2019 and Housing Element certified by the State in 2022

Zoning Ordinance (Law)

- Regulatory document establishing what can be built where in the City
- Codified in the Long Beach Municipal Code (LBMC) Title 21 (Zoning Code) and in Title 22 (Transitional Zoning Code)
- 22 was established in 2020 through adoption of the new UPLAN zones as a first new set of zones to implement the LUE update
- Identifies allowable uses, development standards, and parking requirements for each piece of property in the City
- Must be consistent with the General Plan

Entitlements

- Approval from a regulatory body to use or develop land
- Permits required to build, remodel, expand

Zone In: City Core Overview

Zone In: City Core is a **joint** effort between the City & the community to **update the zoning** regulations to ***accommodate housing needs***, improve ***access to commercial uses,*** encourage ***pedestrian-friendly design***, improve the ***quality & safety of streets & active uses***, & encourage the use of ***multimodal transportation*** by areas bounded by PCH, 10th St, Magnolia, & Ximeno Avenues.

Deliverable

A set of new **zoning regulations** that aim to accommodate housing needs, improve access to desired commercial uses, encourage pedestrian-friendly design, improve the quality and safety of streets through design and active uses, and encourage the use of multimodal transportation.

Outcome

An **evolving, engaged, and equitable** community where existing residents benefit from new investment and changes.

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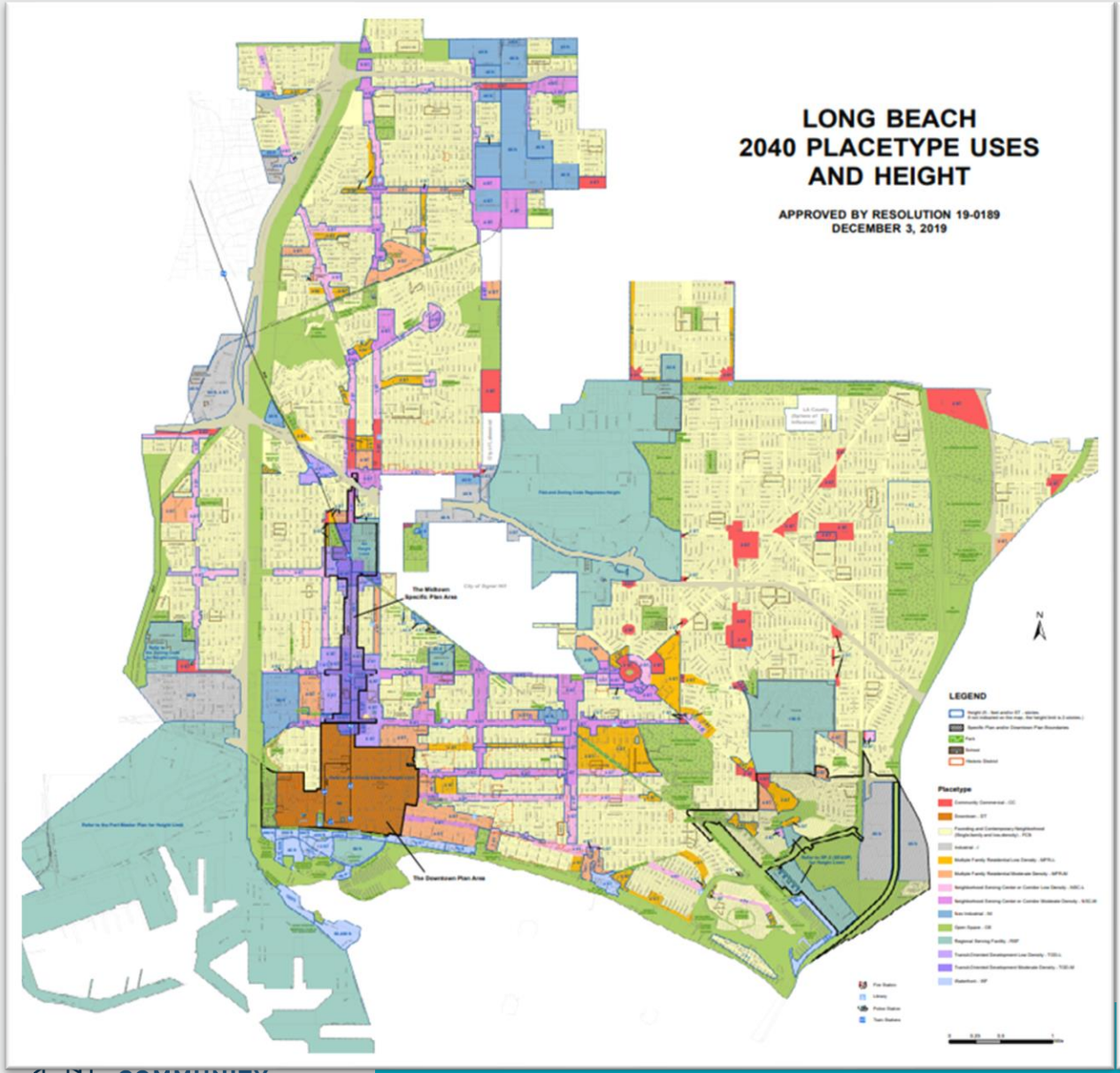
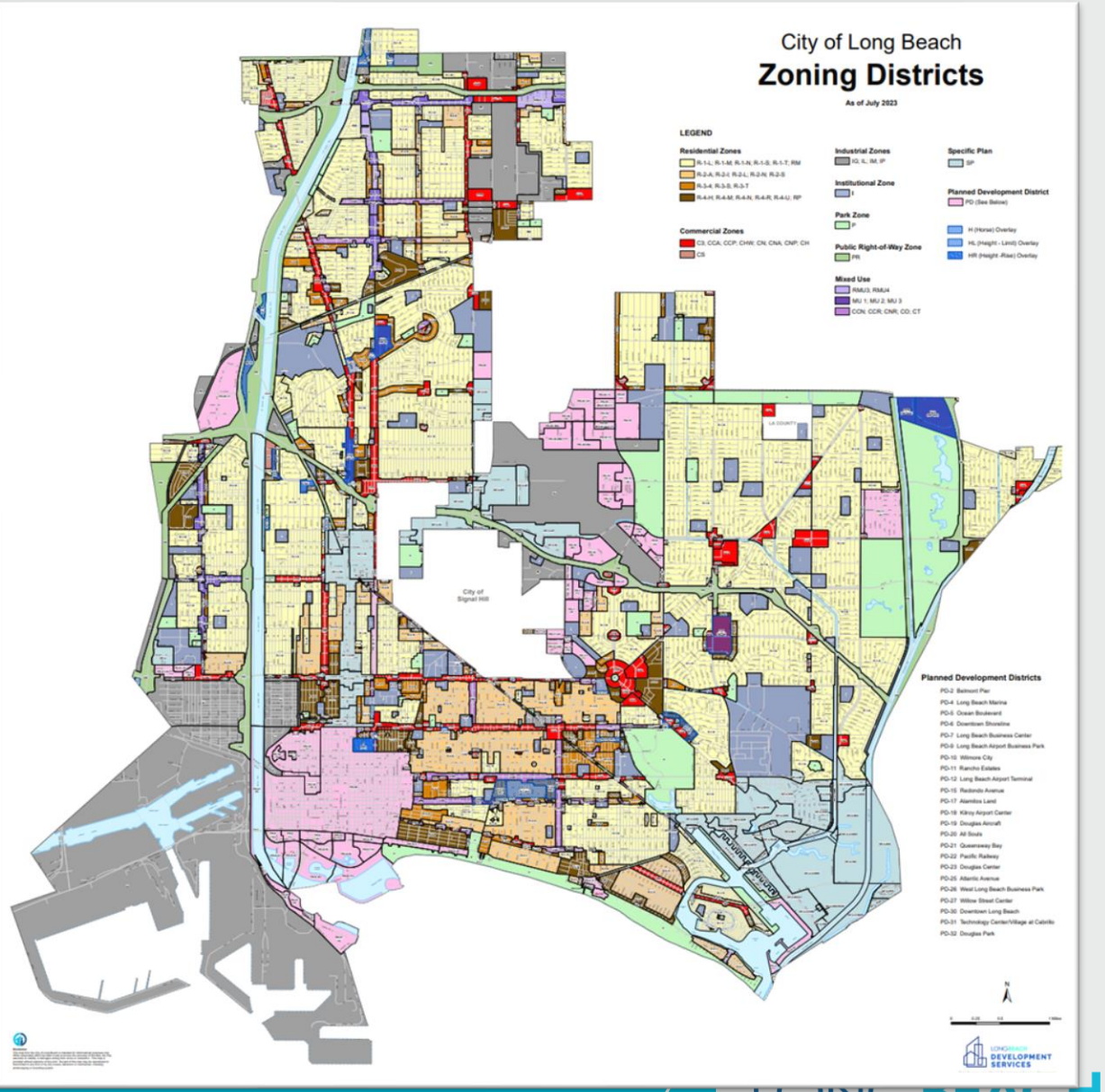
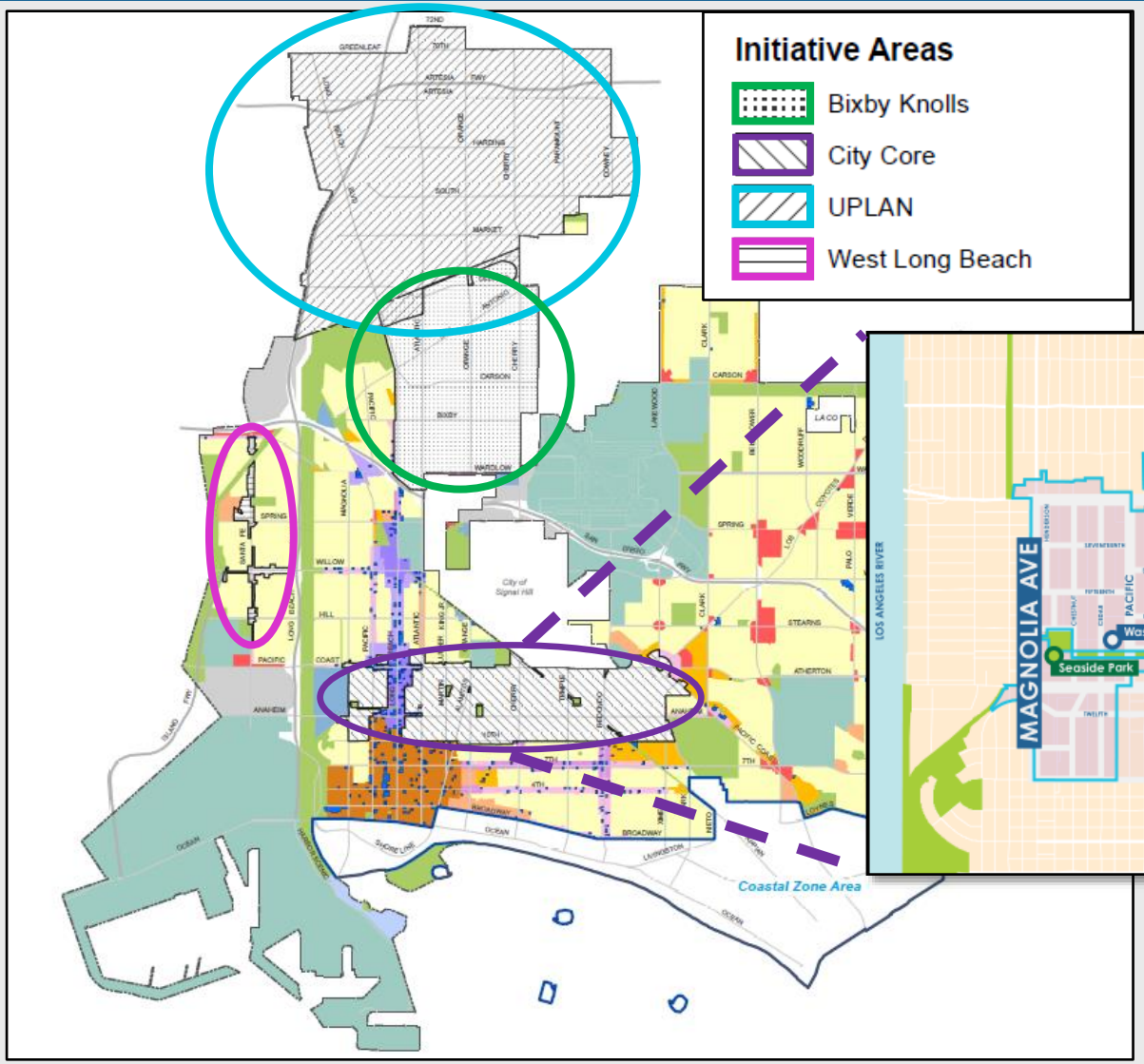
Reminder: LUE PlaceType Map Guides ZoneIn: City Core Zoning Recommendations

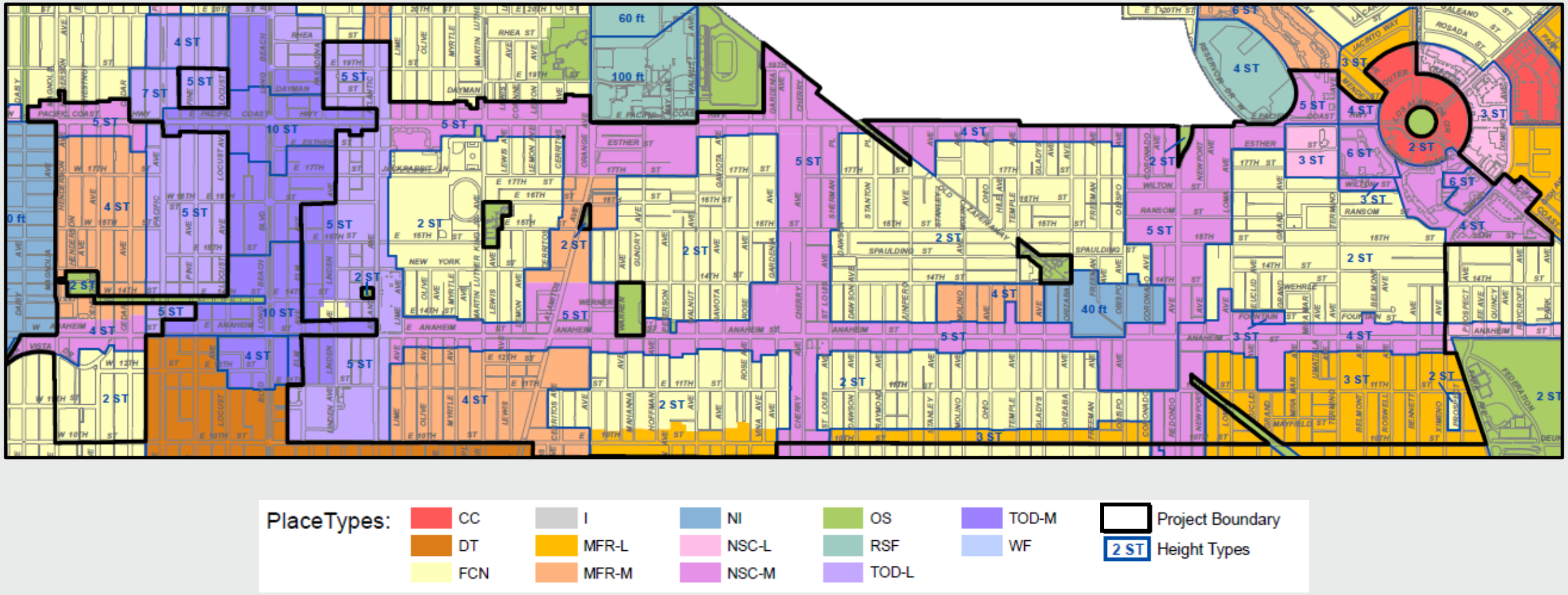




Zone In: City Core Study Area & Boundaries



Height Limits in City Core Established by LUE Height Map



Zoning

Common
Open Space
Density (per Land
Use Element)
Stepback
Maximum Building Height
(per Land Use Element)
Private Open Space
Parking
Transparency
Setback
Ground Floor Design
Entrances
Land and Building Use
(per Land Use Element)
Sidewalk Width
(per Mobility Element)

What can we do?

What Zone In: City Core controls

Zoning Development Standards

- Setbacks
- Landscaping/Open Space
- Parking
- Objective Design

Land Uses permitted

- Entitlement requirements

Zoning Incentives

Guidance for other policies and projects

- Mobility improvements
- Housing Policies
- Budget Decisions

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What can we do?

What Zone In: City Core does not control

- Height limits
- General land use categories (e.g. residential, commercial, industrial)
- Funding and fiscal policy
- Citywide housing policy
- Infrastructure and street improvement projects
- **Any** parking requirements in most of the City Core project area
- Minimum allowable residential density and height
- Additional restrictions on housing production

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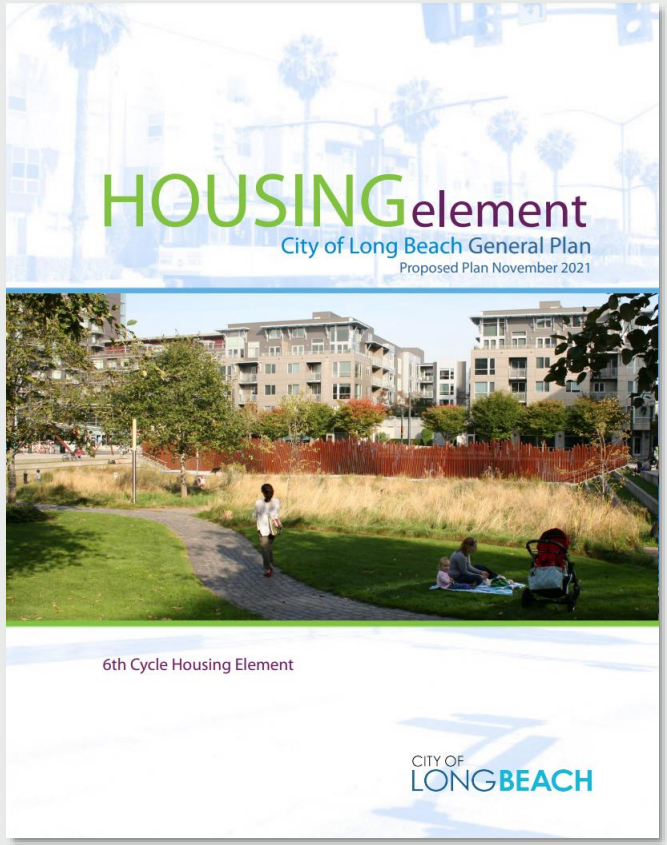
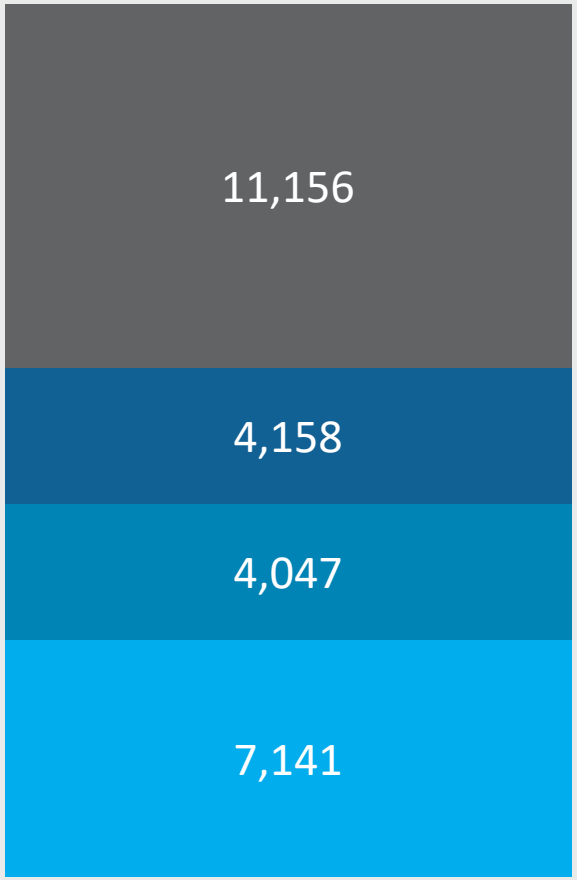
Long Beach Regional Housing Needs Allocation (RHNA) from the State



58% of assigned RHNA units are in the affordable categories

6th Cycle RHNA 2021-2029
Total: 26,502 Units



- 11,156 — Above Moderate >120% AMI
- 4,158 — Moderate 80-120% AMI
- 4,047 — Low 50-80% AMI
- 7,141 — Very Low 0-50% AMI

Zone In: Project Timeline

Phase 1

March – May 2022

Defining what the community thinks the vision of the neighborhood should be

Phase 2

June – Aug. 2022

Prioritizing how the community's vision becomes incorporated into the zoning

Phase 3

Sept. – Dec. 2022

Refining the zoning to what is feasible and identifying paths to implementation

Current Phase

Jan. 2023 – Oct. 2024

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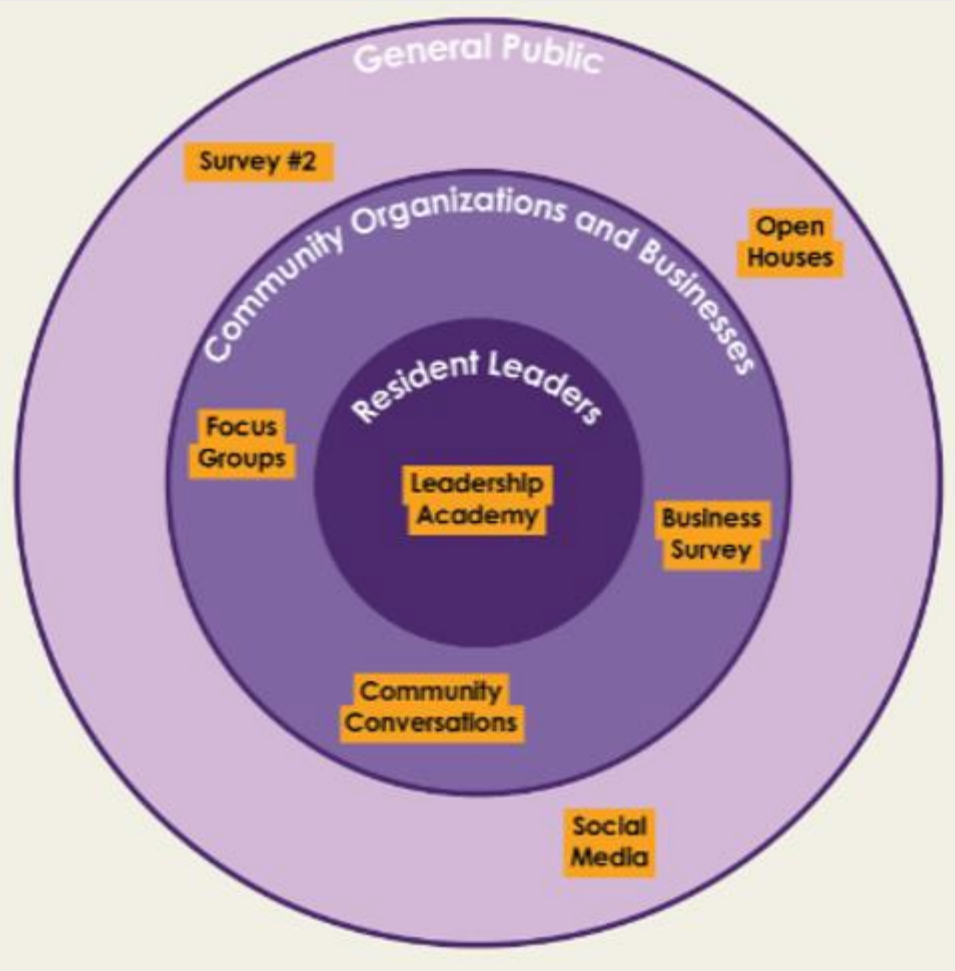
Zone In: City Core Public Outreach and Engagement

December 2021- February 2023

- 2021-2023- Extensive public outreach efforts were conducted in 3 phases by implementing a series of engagement tools which included:

  - **In-Person Engagement:** Comprised of multiple in-person open houses, multimodal tours, policy workshops, and ground truthing/walk audit.
  - **Virtual Engagement**: Consisted of multiple virtual open houses, virtual ground truthing events, and social media outreach.
  - **Neighborhood Surveying:** Work with different grounds (e.g., CSULB) to survey community members. Total population of City Core: 60,942 people
  - **Business Surveying**: Individuals who had a business license in the project area were sent an email and invited to participate in the survey and survey was promoted through the City's economic development online newsletter.
  - **Study Sessions**: July and November 2022 Planning Commission Study Sessions & feedback gathering.



Zone In: City Core Participants

Residential Leaders

- Advisory Committee
- Leadership Academy

Focus Groups

- Indigenous, Black, and Latine Community Advocates
- Mobility/Disability Advocates and Stakeholders
- Community Leaders, Faith-based leaders + Neighborhood Groups
- Small businesses, Developers, & Architects
- Youth + Seniors

Community Conversations

- Cambodia Town, Inc.
- CD 1 First District Check-In
- AOC7 Block Party Event
- Gray Panthers Meeting
- Midtown BID
- Cambodian American Cultural
- Center Kick-Off
- Arts Council LB
- Rose Park Neighborhood Association
- Washington Middle School
- Zone In Planning Commission Study Session (July + November)

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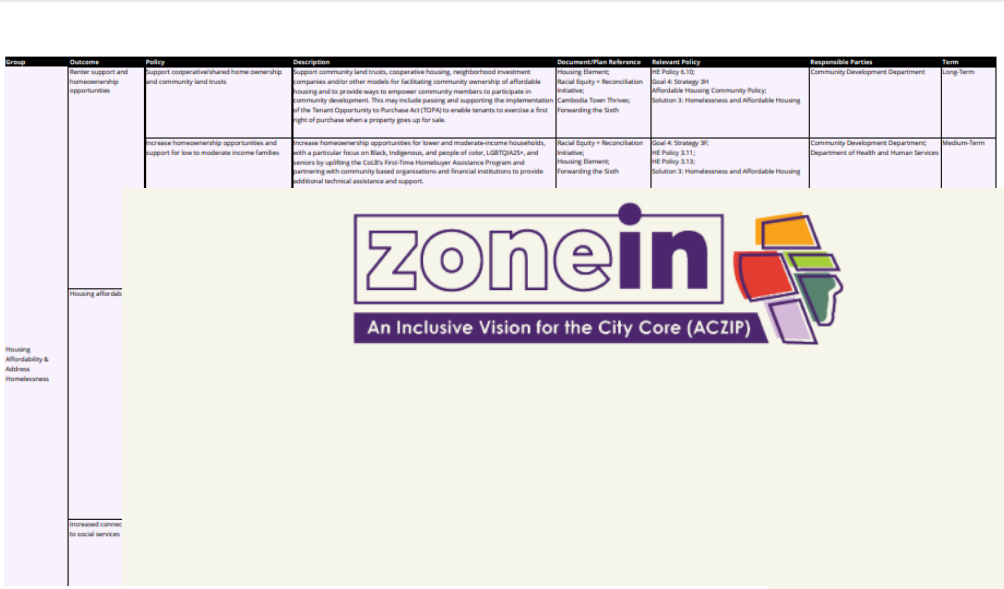
Tailored Zoning Tools based on Community Input

Vision	Zoning District Recommendations
Address historical disinvestment	• **Facilitate new businesses and local entrepreneurship** through flexible zoning standards • **Update land use tables** to prioritize community needs and deprioritize nuisance or unhealthy uses
Mitigate the housing crisis and address historic segregation	• **Expand opportunities for new housing** in a variety of ways and forms • **Include policy recommendations** for additional actions beyond zoning code updates
Improve community safety and stability	• **Allow for more co-location of housing** and services along and across major corridors • **Implement design and land use regulations** to promote street activity and reduce local car trips • **Inform infrastructure, streetscape, and transit plans with mobility recommendations** to make it easier and safer to get around without a car

What have we updated?

New Zone In: City Core resources

- City Core Policy Matrix
- Mobility and Parking Options
- Commercial Anti-Displacement Memo
- Residential Anti-Displacement Memo



Group	Outcome	Policy	Description	Document/Plan Reference	Relevant Policy	Responsible Parties	Term
Housing Affordability & Address Homelessness	Renter support and homeownership opportunities	Support cooperative/shared home ownership and community land trusts	Support community land trusts, cooperative housing, neighborhood investment companies and/or other models for facilitating community ownership of affordable housing and to provide ways to empower community members to participate in community development. This may include passing and supporting the implementation of the Tenant Opportunity to Purchase Act (TOPA) to enable tenants to exercise a first right of purchase when a property goes up for sale.	Housing Element; Racial Equity + Reconciliation Initiative; Cambodia Town Thrives; Forwarding the Sixth	HE Policy 6.10; Goal 4: Strategy 3H Affordable Housing Community Policy; Solution 3: Homelessness and Affordable Housing	Community Development Department	Long-Term
		Increase homeownership opportunities and support for low to moderate income families	Increase homeownership opportunities for lower and moderate-income households, with a particular focus on Black, Indigenous, and people of color, LGBTQIA2S+, and seniors by uplifting the CoLB's First-Time Homebuyer Assistance Program and partnering with community based organizations and financial institutions to provide additional technical assistance and support.	Racial Equity + Reconciliation Initiative; Housing Element; Forwarding the Sixth	Goal 4: Strategy 3F; HE Policy 3.11; HE Policy 3.13; Solution 3: Homelessness and Affordable Housing	Community Development Department; Department of Health and Human Services	Medium-Term
	Housing affordab						
	Increased connec to social services						

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AECOM
Zone In: City Core
Prepared for the City of Long Beach

Residential Anti-Displacement Memo

This memo has been produced in response to community feedback regarding concerns of ongoing and potential negative impacts of displacement in the City Core area, received throughout the various phases of the Zone In: City Core rezoning project. Both data and community feedback that informed the City's 2021-2029 Housing Element supported concerns around the negative impacts of displacement, and a number of policies and programs in the Housing Element are designed to help mitigate this issue. Therefore, this memo is also designed to inform and support the following actions and policies in the 6th Cycle Housing Element certified by the State in 2022, including:

- HE Policy 6.1: Ensure planning policies and development regulations follow the principle of equal access to housing opportunities.
- HE Policy 6.4: Require at minimum the replacement of housing units that are demolished because of proposed development at the same or greater levels of affordability based on deed restrictions or incomes of previous tenants.
- HE Policy 6.5: Establish programs and actions to mitigate development impacts on displacement and gentrification and offer tenant protection.

Commercial Anti-Displacement Memo

troduction

s memo was developed in response to community concerns about small business nmercial displacement within the City Core area due to gentrification and rapid growth. It lds on the residential anti-displacement policies assessed in the Residential Anti-placement Memo and aims to review the City of Long Beach's commercial policies to give alized context to examples of potential commercial anti-displacement programs and ategies that the City may wish to adopt.

s memo is organized into the following sections:

- **Long Beach Policy Context:** Discussion of existing Citywide goals, policies, and strategic planning documents that are related to commercial uses
- **Commercial Anti-Displacement Programs and Strategies:** Review of commercial anti-displacement programs and strategies with applicability to the City, with a selection of detailed strategy profiles. Although the programs and strategies outlined in this memo do not represent an exhaustive list of commercial anti-displacement ideas and may sometimes overlap in their overall goals and intentions, this memo organizes them into five broad strategy categories. While most of these strategies can generally be considered economic development tools, this memo also specifically identifies policies that fall within the realm of local planning and zoning.

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LONGBEACH COMMUNITY DEVELOPMENT

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What have we updated?

City Core Policy Matrix

- **Highlights key actions and policies that community members have prioritized across issue areas:**
  - Housing Affordability & Address Homelessness
  - Safe, Clean Communities & Streets
  - Livable Green Community & Vibrant Local Businesses
- **Draws from a series of adopted plans and documents**
  - 2021-2029 Housing Element
  - Land Use Element/Urban Design Element
  - Mobility Element (and related plans)
  - Long Beach Climate Action Plan
  - Racial Equity and Reconciliation Initiative
  - Cambodiatown Thrives
  - Forwarding the Sixth

What have we updated?

Mobility and Parking Options

Plan Goals:

- Expanded Transit Opportunities
- Greater Walkability
- Bike-Friendly Streets
- Carshare and other Shared Mobility Options
- Parking Options

MOBILITY INVESTMENT OPTIONS

Greater Walkability

▸ **Lighting** is vital to creating a walkable space by making pedestrians more visible to motorists. This increases the safety and comfort of walkers using the space.

▸ **Street trees** provide shade for pedestrians, helping to make walking and waiting for transit a more comfortable experience.

▲ **Wider sidewalks** create more space for people walking. **Curb extensions** enhance pedestrian safety by increasing visibility to motorists and reducing the road distance that pedestrians need to cross.

◂ **Enhanced crossings** improve safety by utilizing activated warning lights to increase motorists' awareness of the pedestrian crossing the roadway. They may also include a protected space, or island, in the middle of wider roads like Anaheim Street to allow pedestrians to have a safe place to wait before continuing to cross the street.

Bike-Friendly Streets

▸ **Separated bike lanes** provide a buffer and physical separation between the bicycle travel lane and the lane for cars. This added distance increases comfort for cyclists and reduces the risk of collisions or "doorings" when cyclists are riding beside parked cars.

◂ **Bicycle boulevards** are designated local streets with lower speed limits and traffic volumes that allow bikes and cars to use the same lane. Bicycle boulevards many also incorporate infrastructure elements to reduce car traffic and further prioritize cyclists. A network of bike boulevards can increase connections and improve convenience for bicyclists.

▲ **Bike racks & bike parking** allow a convenient and secure place for cyclists to leave their bicycles that is out of the way of other road users.

What have we updated?

Commercial/Residential Anti-Displacement Memos

Findings and Recommendations:

- Lots of factors (local and beyond) create pressure for both kinds of displacement
- In-depth analysis of residential displacement risk
- More tools available/implemented in other places to prevent residential displacement
- Residential focus on **both** housing production **and** preservation of existing tenants/housing, as well as neighborhood stabilization
- Commercial protections can be a mix of incentives, regulations, subsidies, and support programs

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What have we updated?

Zoning Changes

New rezoning map with changes to project area

- Allow for unique uses/locations to be rezoned appropriately without further delaying City Core

Consolidation of Zoning Districts

- UPLAN and City Core on parallel paths

Updates to existing Title 22 regulations

- Examples: how setbacks are measured, formatting simplicity

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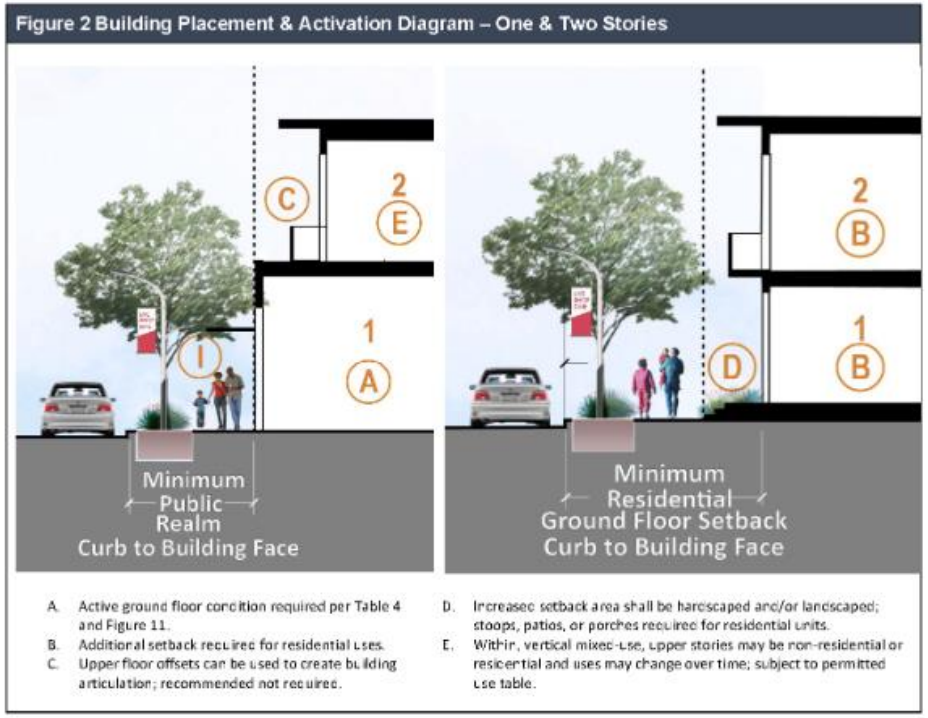
What have we updated?

Title 22 Changes

Existing



Proposed

Table 4 Development Standards: Building Placement and Activation

Table 4 Development Standards: Building Placement & Activation

		Zones						Notes and Exceptions
		RMU3/RMU3-A	RMU4/RMU4-A	MU-1/MU-1-A	MU-2/MU-2-A	MU-3/MU-3-A	C3/C3-A	Code section numbers reference the Long Beach Municipal Code
Minimum Required Setback								
Building Setback	***Measured from minimum property line to Building Face (Feet)[1]***							
Primary Frontage See 22.30.140 for Primary and Secondary Frontage definitions								
A	Residential stories	5 ft.	3 ft.	3 ft.	5 ft.	3 ft.	Not Permitted	
B	Non-residential Stories	5ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	
C	Secondary/All Other Street Frontages	5 ft.	3 ft.	3 ft.	3 ft.	2 ft.	2 ft.	
D	Balconies	10 ft.						From face of curb, from any street. Balconies cannot encroach into public right-of-way

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What have we updated?

Title 22 Changes Existing

Table 2B: Permitted Uses						
Uses	Mixed-Use Zones			Mixed-Use Zones (A-Series)		
	MU-1	MU-2	MU-3	MU-1-A/ MU-1-B*	MU-2-A	MU-3-A
Alcoholic Beverages Sales and Uses						
Off-Premises Sales	C	N	C	N	N	N
On-Premises Sales	C	C	C	C	C	C
Alcohol Beverage Manufacturing	Y	C	AP	Y	C	AP
Accessory Tasting Room	A	A	A	A	A	A

Table 2A: Permitted Uses				
Uses	Residential Mixed-Use Zones		Residential Mixed-Use Zones (A Series)	
	RMU3	RMU4	RMU3-A	RMU4-A
Alcoholic Beverages Sales and Uses				
Off-Premises Sales	N	C	N	N
On-Premises Sales	N	C	N	C
Alcohol Beverage Manufacturing	C	AP	C	AP
Accessory Tasting Room	C	AP	C	AP

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What have we updated?

Title 22 Changes Proposed

Table 2A: Permitted Uses in Mixed-Use Zones

Uses	Residential Mixed-Use Zones		Mixed-Use Zones		
	RMU3	RMU4	MU-1	MU-2	MU-3
Alcoholic Beverages Sales and Uses					
Off-Premise Sales	N	C	C	N	C
On-Premise Sales	C	C	C	C	C
Alcohol Beverage Manufacturing	C	AP	Y	C	AP
Accessory Tasting Room	C	A	A	A	A

Table 2D: Permitted Uses in Special Use Incentives (A-Series) Zones

Uses	Residential Mixed-Use Zones		Mixed-Use Zones			Commercial Zones
	RMU3-A	RMU4-A	MU-1-A	MU-2-A	MU-3-A	C3-A
Alcoholic Beverages Sales and Uses						
Off-Premise Sales	N	N	N	N	N	N
On-Premise Sales	N	C	C	C	C	C
Alcohol Beverage Manufacturing	C	AP	Y	C	AP	AP
Accessory Tasting Room	C	A	A	A	A	A

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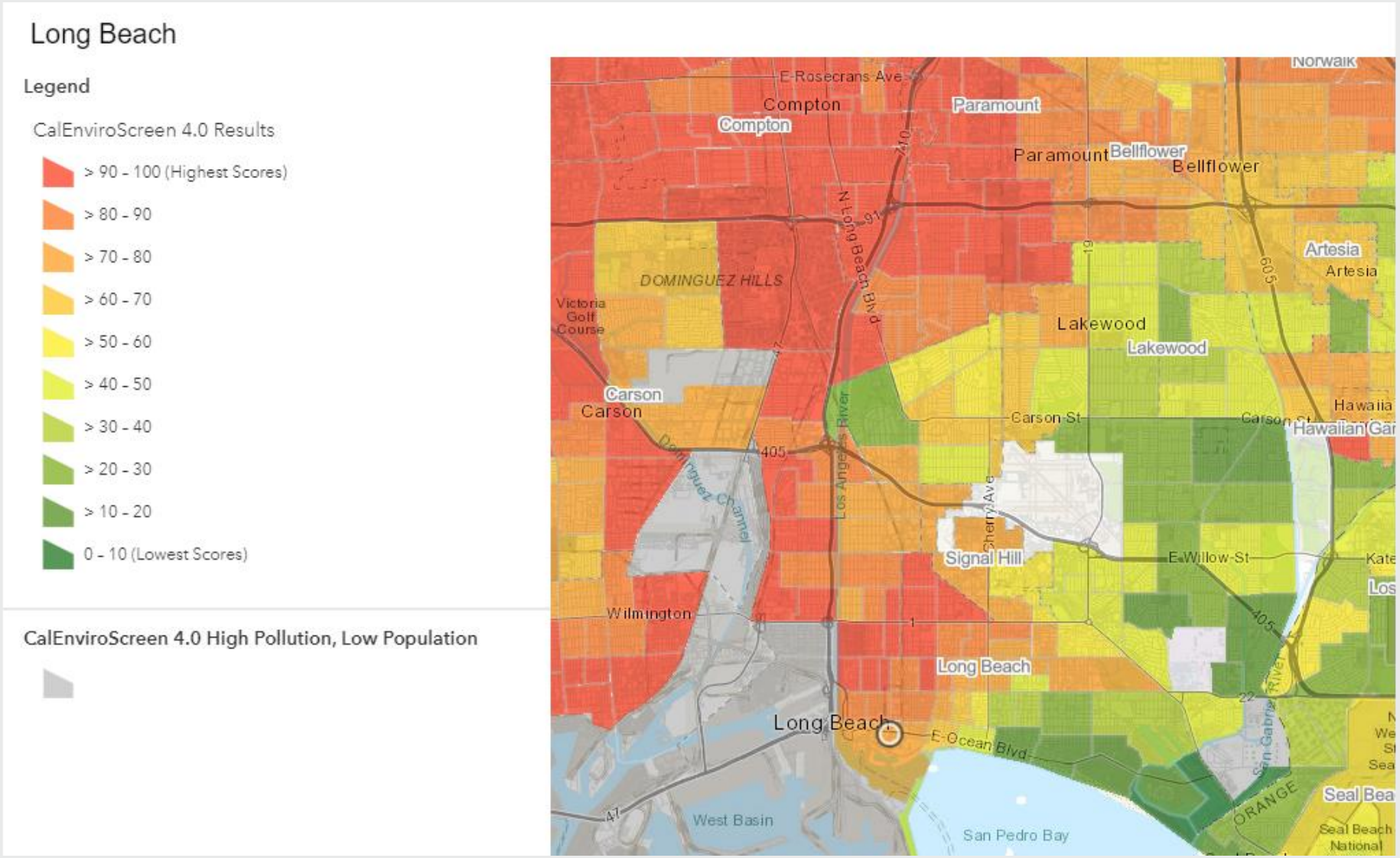
Parallel Paths



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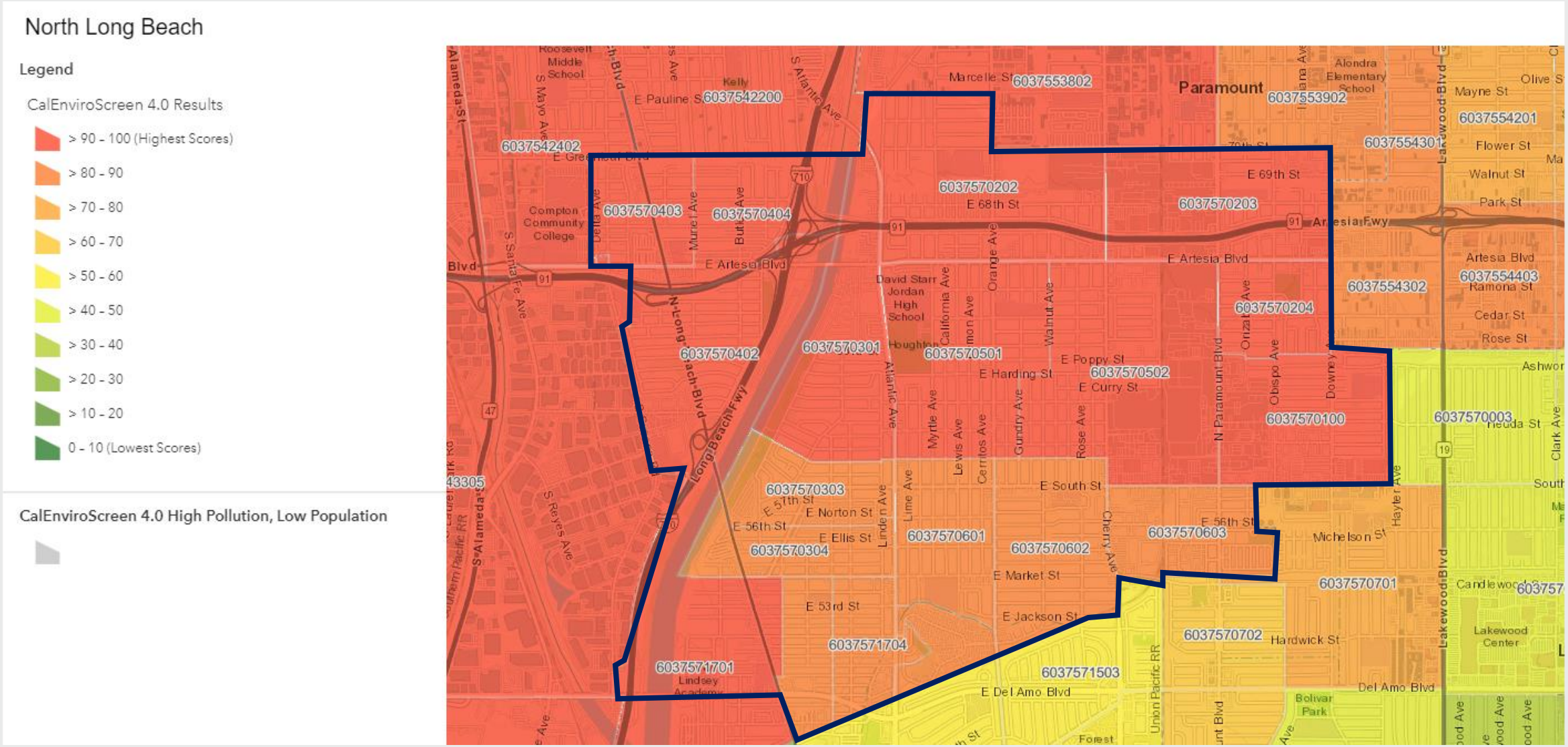

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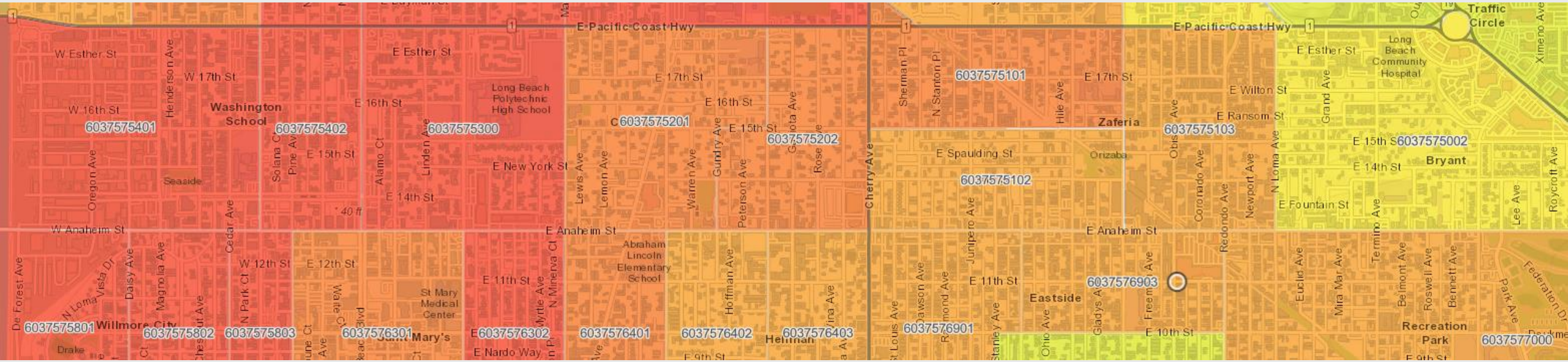

Parallel Paths

Extreme heat has killed more than 200 in Mexico since March

By Abel Alvarado, CNN

2 minute read · Published 10:06 PM EDT, Thu July 27, 2023

A man cools himself down with water from a water fountain during one of the hottest days of the third heat wave in Guadalajara, Jalisco state, Mexico, on June 12, 2023. Ulises Ruiz/AFP/Getty Images

Sweltering heat across East Asia and the Pacific puts children's lives at risk - UNICEF

Rising temperatures pose a threat to the health of over 243 million children in the region

09 April 2024

The American climate migration has already begun

Jake Bittle

Last year, 3 million were displaced in the US. Millions more will follow – and neither they, the government or the housing market are ready

'The effects will be different in every place, but almost everywhere safe shelter will get scarcer and more expensive, loosening people's grip on the stability that comes with a permanent home.' Photograph: Josh Edelson/AFP/Getty Images

A Community-led Process

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Looking Ahead: Adoption Process

2 New Zoning Districts and updates to Title 22

- Create 2 Zoning Districts to correspond to two LUE PlaceTypes:
  - Multi-Family Residential-Low (MFR-L) and Multi-Family Residential-Moderate (MFR-M)
- Adopt updates to existing Title 22 Zones for Mixed-Use PlaceTypes:
  - Neighborhood Serving Corridor-Low (NSC-L) and Neighborhood Serving Corridor-Moderate (NSC-M)

Apply Zoning Districts to Central Long Beach

- Rezone major corridors and properties in the City Core project area as shown on the proposed rezoning map

Incorporate Additional Policy Recommendations

- Data-driven, equity based recommendations for housing, mobility, and economic policies that have been prioritized by the communities and participants
- Documents to help prioritize future improvements and initiatives

Thank you - Questions?

Learn More or Contact Us:

https://www.longbeach.gov/lbcd/planning/advance/zonein

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