Zone In: WestLB

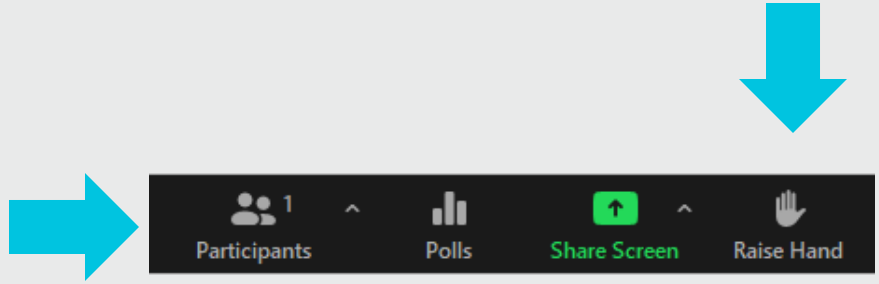
Virtual Open House

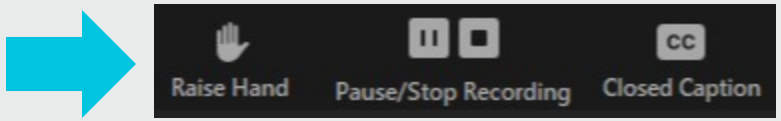
CITY OF LONG BEACH

Logistics for Today's Meeting

- **This meeting will be recorded.**
- Participants are automatically muted upon entry.

- **If you would like to participate in the discussion, please raise your hand.**
  - To raise hand, click on the icon labeled "**Raise Hand**" in the toolbar at the bottom center of your screen.
- When it is your turn to speak, you will be unmuted, and call you by name. Click the same "**Raise Hand"** in the webinar controls to lower it, if needed.
- If you need closed captioning, please click the icon labeled "**Closed Caption**" in the toolbar at the bottom center of your screen.
- Please select your preferred language using the globe icon labeled "**Interpretation**" in the toolbar at the bottom center of your screen. **Note that all participants must choose a language.**





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Indigenous land acknowledgement

We acknowledge the Gabrielino/Tongva peoples as the traditional land caretakers of Tovaangar (Los Angeles basin, Southern Channel Islands) and pays our respects to the honuukvetam (ancestors), ‘ahiihirom (elders), and ‘eyoohiinkem (relatives/ relations) past, present, and emerging.

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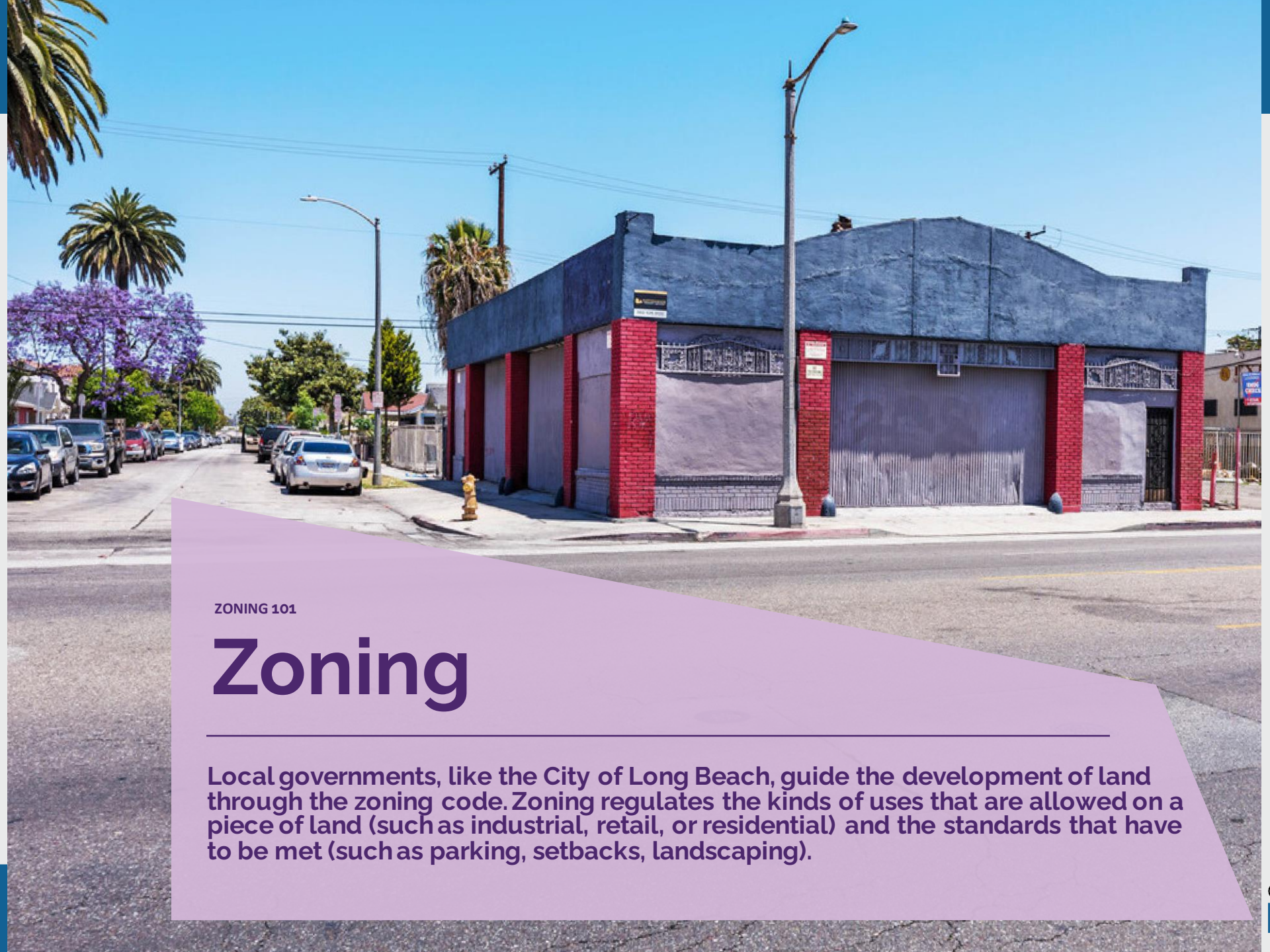
Meeting Etiquette

- Place yourself on mute when you are not speaking or need to step away.
- Update your name in your Zoom so we can know who you are.
- Use the Zoom tools to participate (raise hand, chat).
- When possible use your camera- this helps others visually connect with who is speaking.
- If you are joining on both computer and phone, mute one to avoid loud echoes.
- Be willing to contribute to a productive discussion, offering constructive feedback and solutions.
- Set up, step back, giving space for everyone to talk.
- Be respectful of all viewpoints and listen with an open mind.
- Be additive not repetitive.



ZONING 101

Zoning

Local governments, like the City of Long Beach, guide the development of land through the zoning code. Zoning regulates the kinds of uses that are allowed on a piece of land (such as industrial, retail, or residential) and the standards that have to be met (such as parking, setbacks, landscaping).

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An Intro to Zoning

https://www.youtube.com/watch?v=aLMsl92crZw

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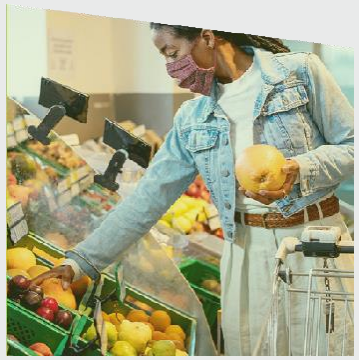
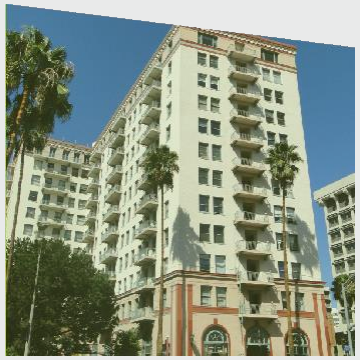
What does zoning regulate?



Land use (e.g. residential, industrial)



Height

Density

Setbacks

Parking

Landscaping

Open space & amenities

WHAT ZONING

can do*

Incentivize Desirable Uses Encourage Housing Affordability Identify Parking Requirements

Private Realm Improvements

Lot Coverage & Setbacks

Allow Specific Uses

Require Incentives

WHAT ZONING

can't do*

Determine the type of project an applicant might propose on a piece of land

Determine whether a project gets approved and ultimately built

*the City offers other incentives and tools to achieve shared goals with projects.

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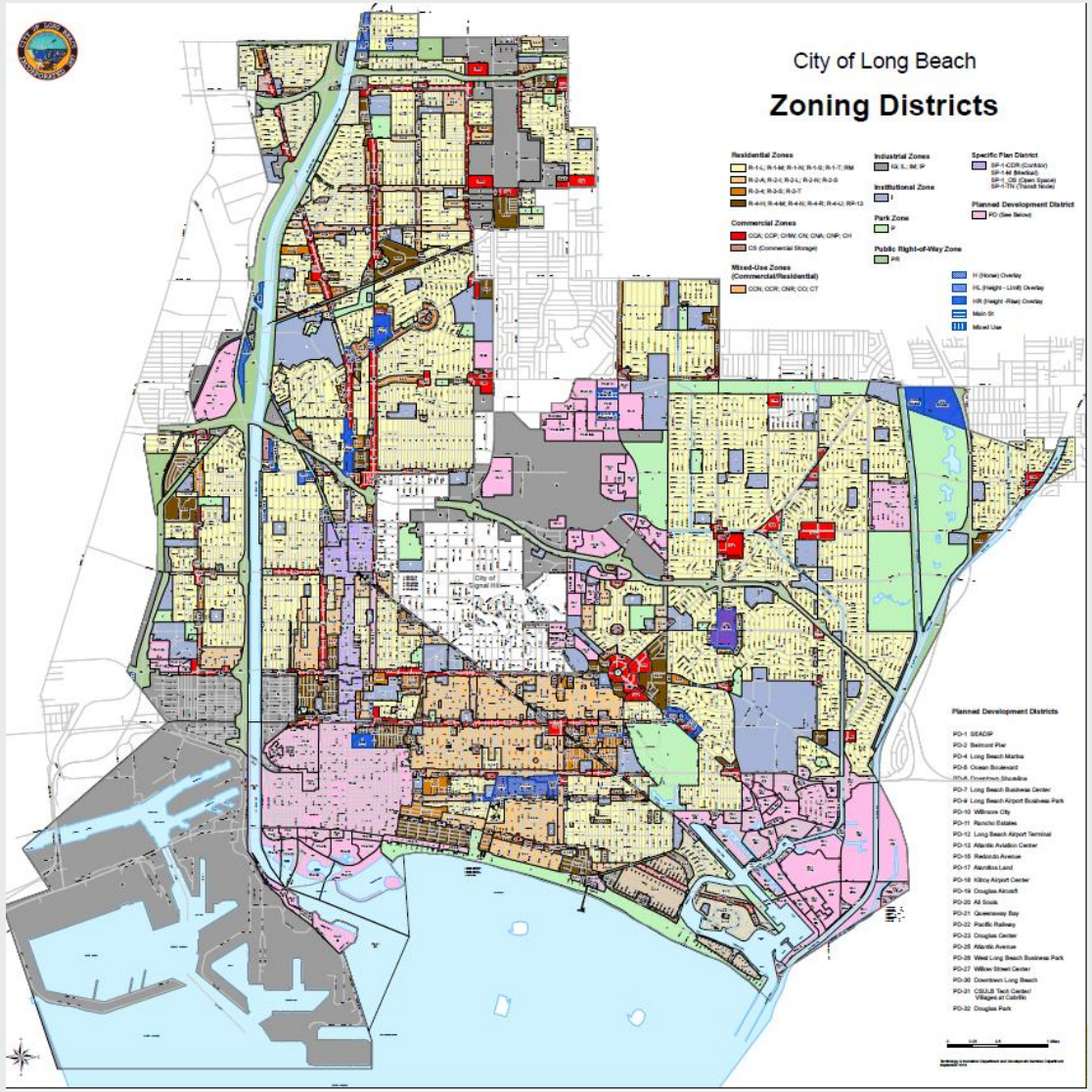
Businesses in Long Beach

"What's my zoning?"

- Every parcel in the city has a zoning district assigned to it
- Zoning districts will specify what businesses (or "uses") are allowed and other requirements
- Parking requirements are also regulated by the zoning code, but are by use (not district)
- Some businesses are "grandfathered" under the current zoning



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Businesses in Long Beach

"What does my district allow?"

	Neighborhood			Community				Regional	Other	
Restaurants and Ready-To-Eat Foods	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Outdoor dining	A	A	A	A	A	A	A	A	N	A Coastal Permit and encroachment permit are required for all outdoor dining located on public right-of-way within the City's Coastal Zone.
Restaurants and ready-to-eat foods with drive-through facilities	N	C	N	C	C	C	C	C	N	Special standards apply (see Section 21.45.130).
Restaurant and ready-to-eat foods without drive-through facilities	Y	Y	Y	Y	Y	Y	Y	Y	N	
Vending carts	AP	AP	AP	AP	AP	AP	AP	AP	N	Special standards apply (see Section 21.45.170).

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Businesses in Long Beach

"What is the parking requirement?"

Use	Required Number of Spaces
2. Car wash (full-service)	1 space per wash bay (conveyor length divided by 18), plus retail and office space calculated separately
3. Service station or service garage	For a service station (gas dispensing only), 1 pace per pump island. For a service station with accessory retail, office, and/or auto repair, 1 space per pump island, plus 4 per 1,000 GFA for accessory retail, office and auto repair area. For a service garage (auto repair), 3 plus 4 per 1,000 GFA
Office	
1. Banks, savings and loans	5 per 1,000 GFA (no additional parking is required for accessory automatic teller machines)
2. Medical or dental office, clinic, urgent care, outpatient surgical center or similar medical uses	4 per 1,000 GFA
3. Professional or unspecified office (no additional parking for restaurants or medical offices in office building if less than 10 percent of building area)	4 per 1,000 GFA up to 20,000 GFA and 2 per 1,000 GFA for GFA more than 20,000, or 1 space for each company vehicle exceeding 5, whichever is greater
Restaurants and Bars	
1. Detached fast food restaurant (located on a separate pad)	5 spaces plus 1 per 3 seats in dining area or 10 per 1,000 GFA whichever is greater
2. Dinner restaurant	10 per 1,000 GFA of dining areas plus 20 per 1,000 GFA for tavern area and 25 per 1,000 for dance floor
3. Outdoor dining at an established restaurant	0 space for 250 GLA or less, plus 5 per 1,000 GLA for 250 GLA or more, except for outdoor dining located in the CB zone, and for outdoor dining located on public sidewalks, no additional parking is required (See Footnote A)
4. Tavern	20 per 1,000 SF-GFA

what do we mean by zoning?

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why update **zoning?**

Periodic Updates Needed

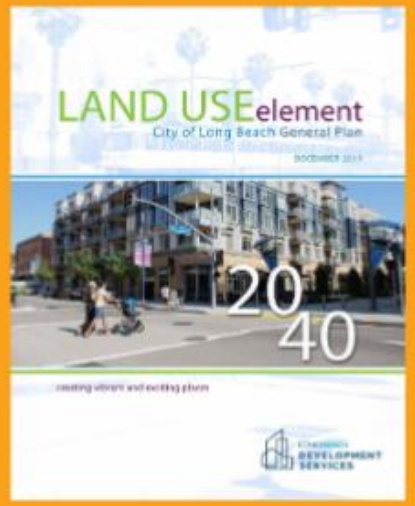
New uses of land and development needs emerge in response to economic, social, and technological changes both locally and globally.

The Zoning Code should be updated periodically to respond to new land use trends, evolving community needs and priorities, as well as to simplify and improve the code.

why update **zoning?**

Code Updates Implement Recently Adopted Policy Guidance

Land Use Element
adopted 2019



Housing Element
adopted 2022

Zone In: WestLB
Now

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Citywide Zoning Code Update to Implement the LUE

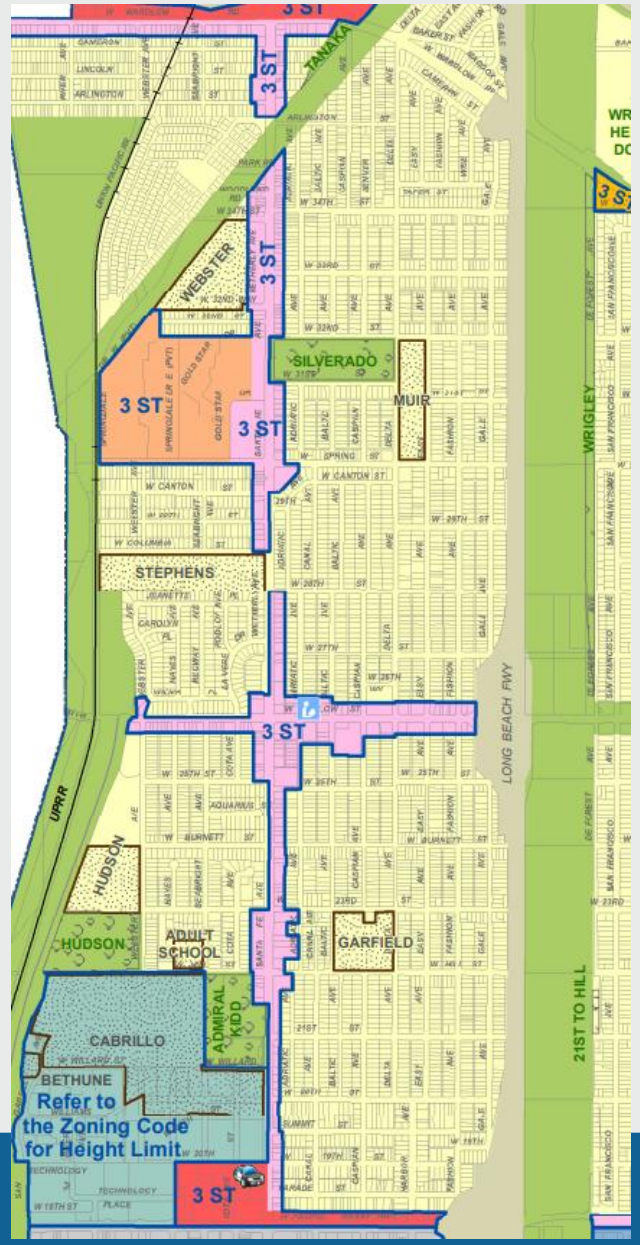
- Zone In: WestLB is another phase of the citywide rezoning effort that began in North Long Beach in 2018

- To comply with state law, the City must rezone all properties in the City to be consistent with the General Plan Land Use Element policy guidance

To date, 12 new zones have been developed and incorporated into the City's Municipal Code, as part of Title 22, to codify updated regulations

- Additional new zones now being completed for additional areas, including neo-industrial areas that have previously been heavy industry

LUE PlaceType Map Guides What Zoning Recommendations We Can Make



Placetype

- Community Commercial - CC
- Downtown - DT
- Founding and Contemporary Neighborhood (Single-family and low-density) - FCN
- Industrial - I
- Multiple Family Residential Low Density - MFR-L
- Multiple Family Residential Moderate Density - MFR-M
- Neighborhood Serving Center or Corridor Low Density - NSC-L
- Neighborhood Serving Center or Corridor Moderate Density - NSC-M
- Neo Industrial - NI
- Open Space - OS
- Regional Serving Facility - RSF
- Transit-Oriented Development Low Density - TOD-L
- Transit-Oriented Development Moderate Density - TOD-M
- Waterfront - WF

LUE Guidance for Uses & Standards:

Land Uses and Development Standards. This PlaceType encourages mixed-use, commercial and apartment buildings and condominiums ranging from three to five stories in height. A variety of commercial uses is encouraged to meet consumers' daily needs for goods and services, including but not limited to restaurants, cafes, retail shops, financial institutions, fitness centers and other daily conveniences within walking distance from residential uses. Compatible public facilities are also encouraged. Preferred uses and development standards include:

Neighborhood-Serving Centers and Corridors- Low

- Neighborhood-serving, low-intensity commercial uses (0.5 - 1.0 FAR).
- Low-density apartment and condominium buildings up to 44 units/acre maximum.
- Typical population density is up to 125 persons/acre.
- Schools, parks, daycare, senior care, police and fire stations, libraries and similar facilities.
- Buildings not to exceed three stories in height.

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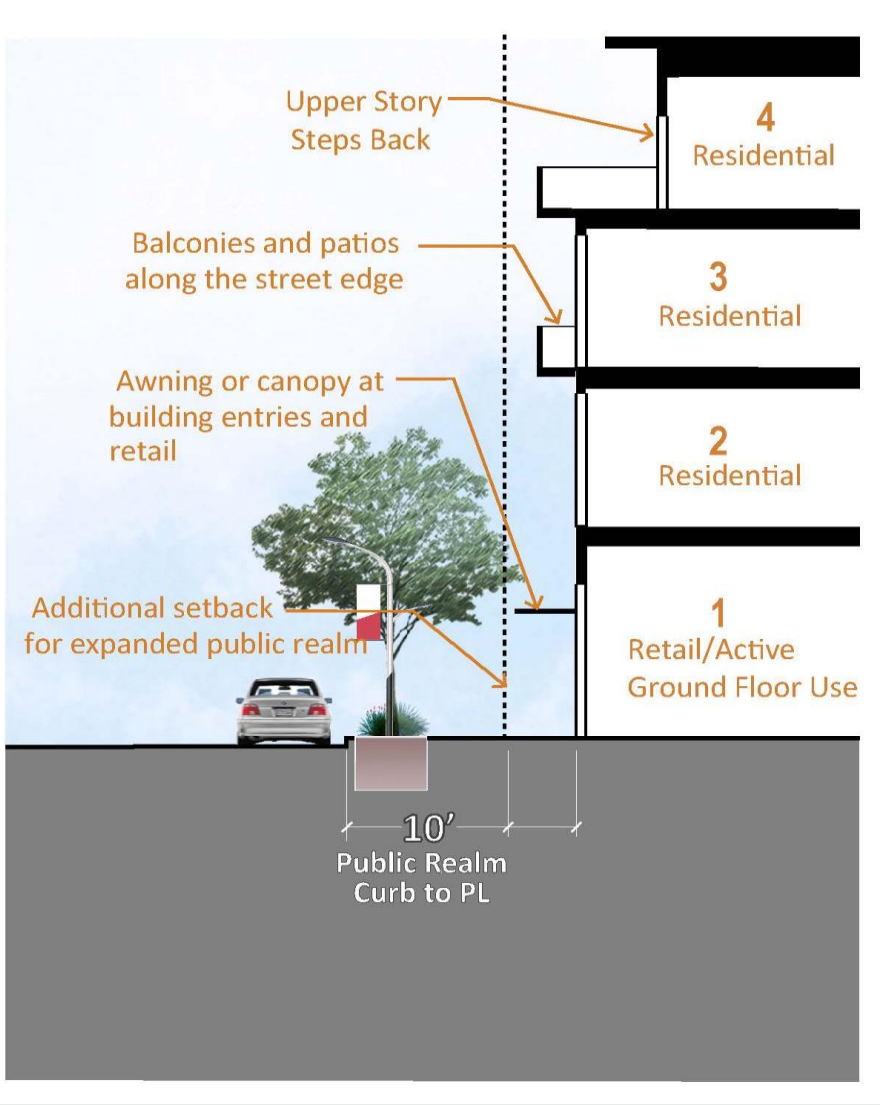
How Do these Zones Help Implement Policy Guidance and Community Priorities?

1. Simplify code with broader use categories
   - Allow for desired & evolving uses
   - Provide greater flexibility for new businesses and changes of use (ie flexible change of use parking)
2. Support desired uses to expand access to services and reduce vacant commercial space. Incentives for:
   - Grocery stores
   - Storefronts
   - Fitness uses
   - Educational, institutional, & non-profit uses
   - Commercial spaces for legacy businesses
3. Expand allowances for mixed-use and residential development
   - Clear design guidelines to expand public realm and maintain neighborhood cohesion



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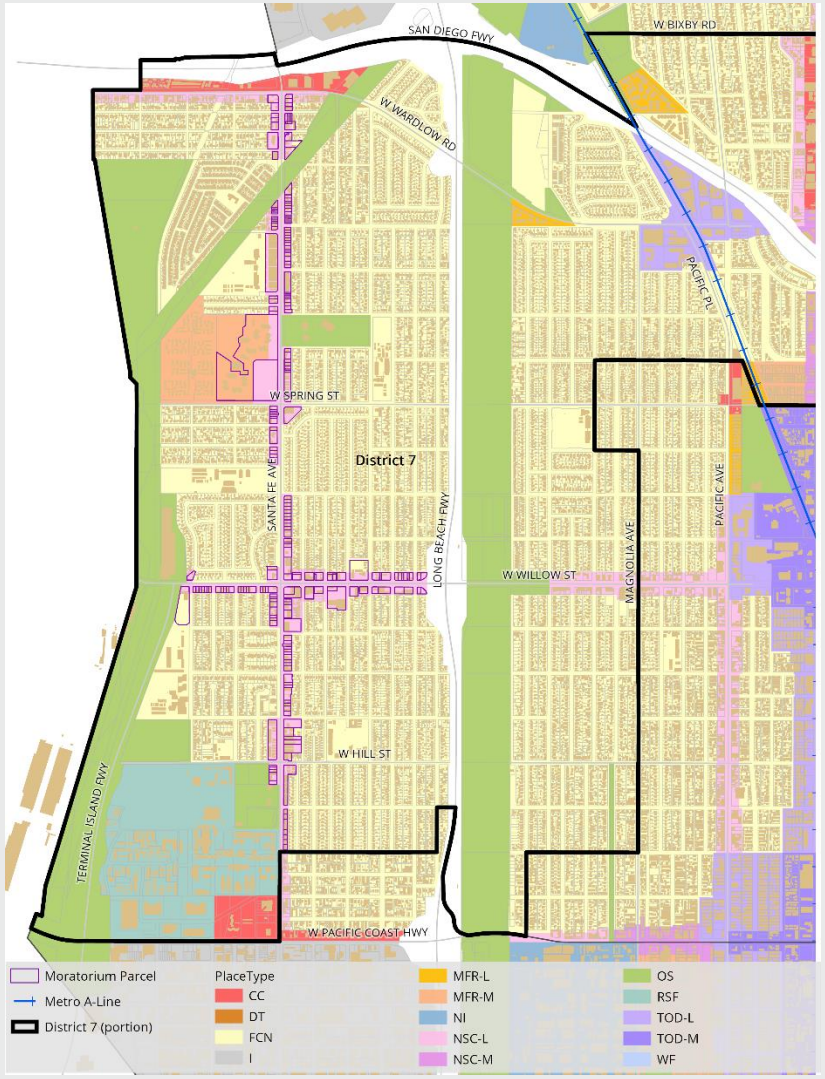
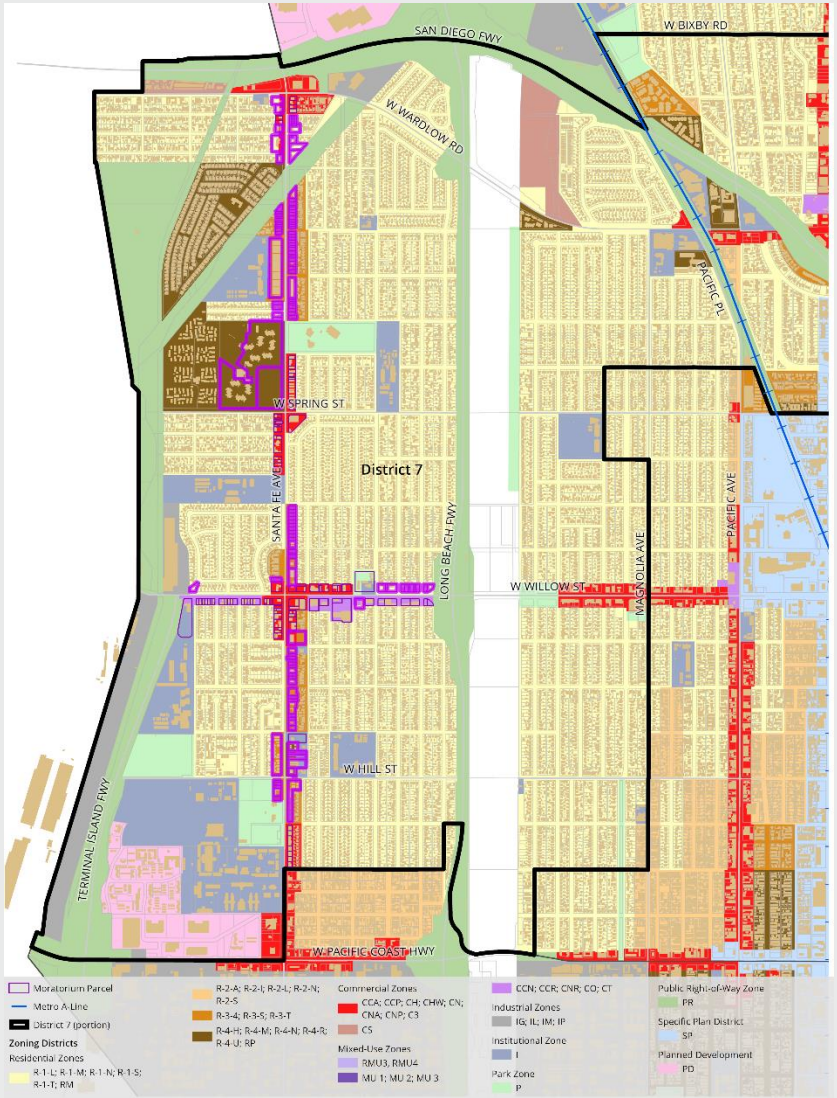
Zone In: WestLB Placetypes & Zoning





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Preliminary Zoning Recommendations

Apply Title 22 zone MU1-A along Willow and Santa Fe but with additional incentives for:

- Banks/financial services
- Pharmacies
- Sit-down restaurants
- Coffee shops
- Personal services
- *Other locally-serving and underprovided retail as identified by the community*

Modify MU1-A to create a new "MU1-B" to include a commercial requirement at a few key nodes/intersections along West Willow and Santa Fe

- Market studies show best way to attract commercial is through commercial/residential mixed-use incentives
- These are most likely to get commercial development if concentrated into viable nodes

Zone In: WestLB

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Now's the time to hear from you!

https://jamboard.google.com/d/1V5sN9iohbX0K4Mic9gDOX8inbn__eFRJiPyCEQ2dsDw/edit?usp=sharing

Thank you

Cynthia de la Torre
Planner
Cynthia.delaTorre@longbeach.gov

&

Alejandro Sánchez-López
Planner
Alejandro.Sanchez-Lopez@longbeach.gov

What the City controls and influences

City Control

- Regulation of Land Use
  - Allowable uses, densities, heights and other development standards.
  - Development review process, time value of money, predictability and risk.
  - Exactions, impact and permit fees.
- Limited financial intervention
- City owned real property

Out of City Control

- Actual construction of housing
- Economic conditions and financial markets
- Construction liability and safety standards
- Federal and State environmental regulations, planning and zoning laws
- Entitlement litigation process
- Wage and labor standards
- Many other factors

Site Inventory Impacts on Fair Housing Issues

Table F-18: Site Inventory Breakdown by Region

Sub Region	Lower Income Units		Moderate-Income Units		Above Moderate-Income Units		Site Inventory Totals		Total Dwelling Units Citywide	
	Percent	Units	Percent	Units	Percent	Units	Percent	Units	Percent	Units
North	30%	3,843	30%	432	13%	1,773	21%	6,048	22%	40,902
Central	52%	6,715	40%	574	43%	6,100	47%	13,389	27%	49,351
East	3%	449	0%	6	1%	192	2%	647	17%	31,221
Southeast	3%	334	25%	366	10%	1,448	8%	2,148	15%	28,425
Downtown	11%	1,431	2%	32	32%	4,528	21%	5,991	14%	25,921
West	1%	171	2%	36	1%	141	1%	348	5%	8,661

Figure F-32: Housing by Decade Built for each Region

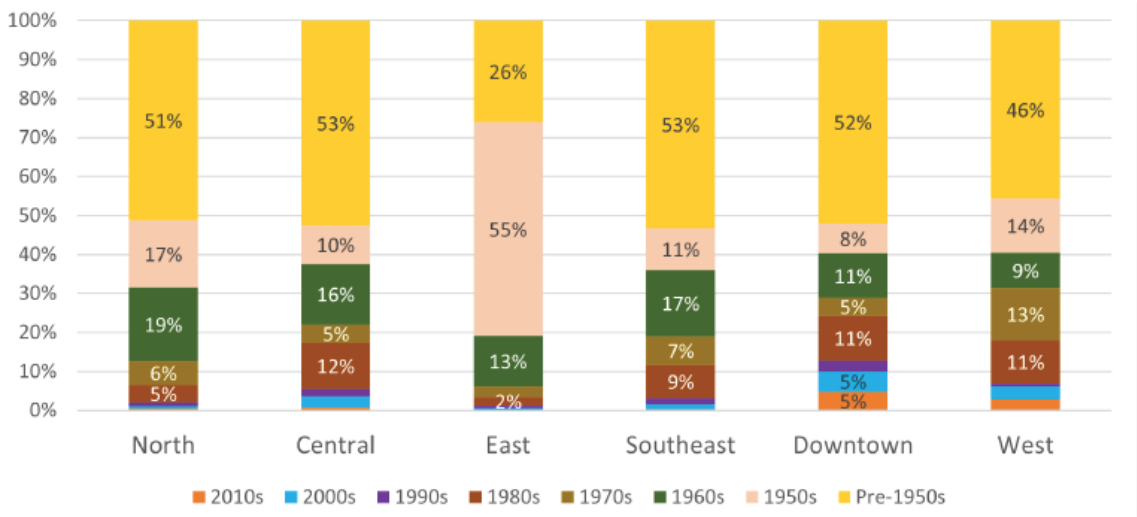
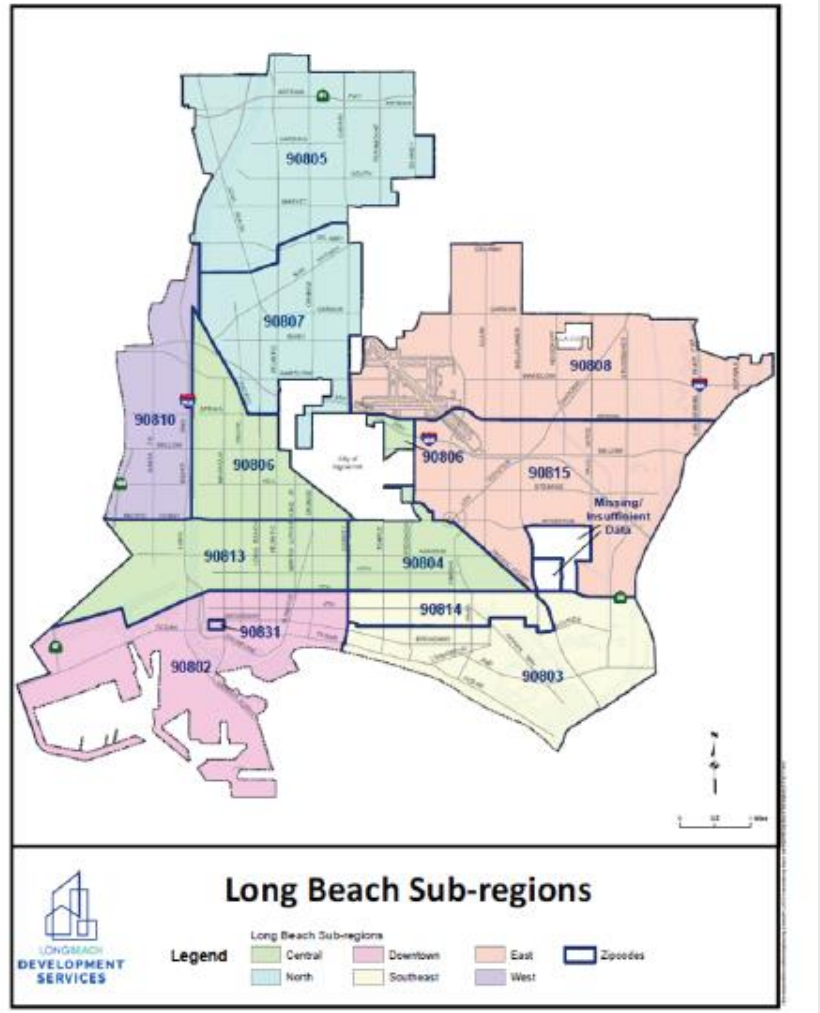


Figure F-30: Long Beach Sub-Regions



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Policies and Programs from LUE and HE

HE Policy 6.3: Prioritize neighborhood conditions improvements in low income communities of color, through coordinated community development efforts.

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 6.7: Identify mechanisms to increase production and access to housing in high resource areas through the City's 2022-2026 Consolidated Plan Update.

HE Policy 6.10: Support Community Land Trusts, neighborhood investment companies, and/or other models for facilitating community ownership of affordable housing, and provide ways to empower local residents to participate in community development.

HE Policy 6.12: Seek to expand the City's inclusionary housing program to additional neighborhoods.

Policies and Programs from LUE and HE (con't)

LU Policy 11-4: Reduce disproportionate concentrations of unhealthy food sources within neighborhoods, especially near schools and sensitive uses.

LU Policy 11-5: Ensure neighborhoods are accessible to open spaces, parks, trails and recreational programs that encourage physical activity and walkability.

LU Policy 11-6: Achieve health equity, eliminate disparities and improve the health of residents throughout the City.

LU Policy 13-1: Promote an equitable distribution of housing types for all income and cultural groups throughout the City; avoid creating concentrations of below-market-rate housing in underserved and low-income neighborhoods.

LU Policy 14-1: Remedy existing deficiencies in blighted and underserved neighborhoods by providing public facilities, amenities, improvements and services equitably throughout the City.