



Zone In: West Long Beach Study Session West Willow St. & Santa Fe Ave Rezoning

What is Zone In?



Zone In is a **systematic** effort to **update the zoning** regulations to implement the 2019 General Plan Land Use Element. The City has three major rezoning efforts underway: UPLAN in North Long Beach, City Core in Central Long Beach, and WestLB in West Long Beach. All three efforts seek to accommodate housing needs and improve access to commercial uses.

West Long Beach Deliverable

A set of **zoning recommendations** that aim to accommodate housing needs, activate commercial corridors, and incentivize essential retail and services, including grocery stores, banks, and pharmacies

West Long Beach Outcome

An **evolving, engaged, and equitable** community where existing residents benefit from new investment and have their core needs met locally.

Zone In West Long Beach Context



Project Timeline

- In **June 2021** a one-year moratorium (urgency ordinance) was established at the behest of Council District 7 to allow for new neighborhood-serving zoning regulations to be adopted
- Per the urgency ordinance, **the moratorium affects properties shown in pink on the map** (properties on West Willow west of the LA river and on Santa Fe from Wardlow to Pacific Coast Hwy)
- City staff hosted a Zone In: WestLB Virtual Open House online with community members in **May 2022** to provide an overview of Zone In and showcase initial ideas for the Willow and Santa Fe corridors.
 - Participants emphasized the need for essential services to be available locally, especially grocery stores, banks, and pharmacies.
 - Residents voiced concerns around housing and transportation options and the dearth of community-serving commercial corridors
- The one-year moratorium was extended for a year in **June 2022**, with a rezoning goal of December 2022 and hard deadline before **June 2023**.

LUE PlaceType Map Guides What Zoning Recommendations We Can Make



Placetype

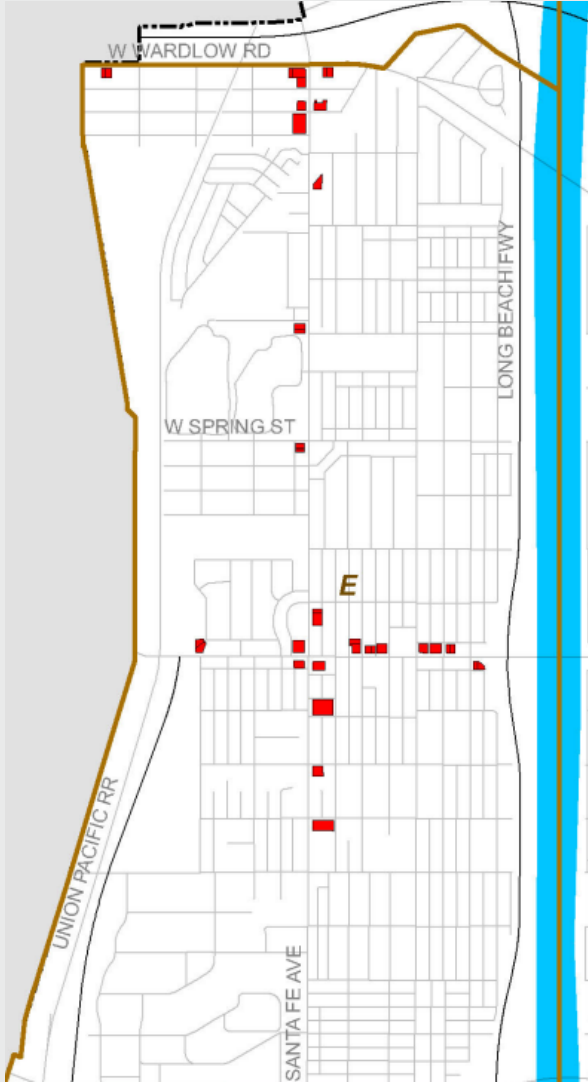
- Community Commercial - CC
- Downtown - DT
- Founding and Contemporary Neighborhood (Single-family and low-density) - FCN
- Industrial - I
- Multiple Family Residential Low Density - MFR-L
- Multiple Family Residential Moderate Density - MFR-M
- Neighborhood Serving Center or Corridor Low Density - 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.

Zone In West Long Beach Context



- 36 parcels totaling 10 acres in the study area are found on the Housing Element Site Inventory accounting for 1.3% of the City's RHNA (338 units are allocated to these inventory sites, of which 205 are designated as affordable)
- Obligation to meet Regional Housing Needs Assessment (RHNA) allocation of 26,000+ units
- Although there is a strong desire for commercial uses in this location, zoning cannot prohibit new housing in areas where the General Plan allows for it
- Any shortfall in meeting the anticipated number of housing units for sites on the site inventory would need to be made up with new sites

UPLAN Zones Adopted in 2020 (LBMC Title 22)

NEIGHBORHOOD-SERVING CORRIDORS

PASILLOS SIRVIENDO A LA COMUNIDAD

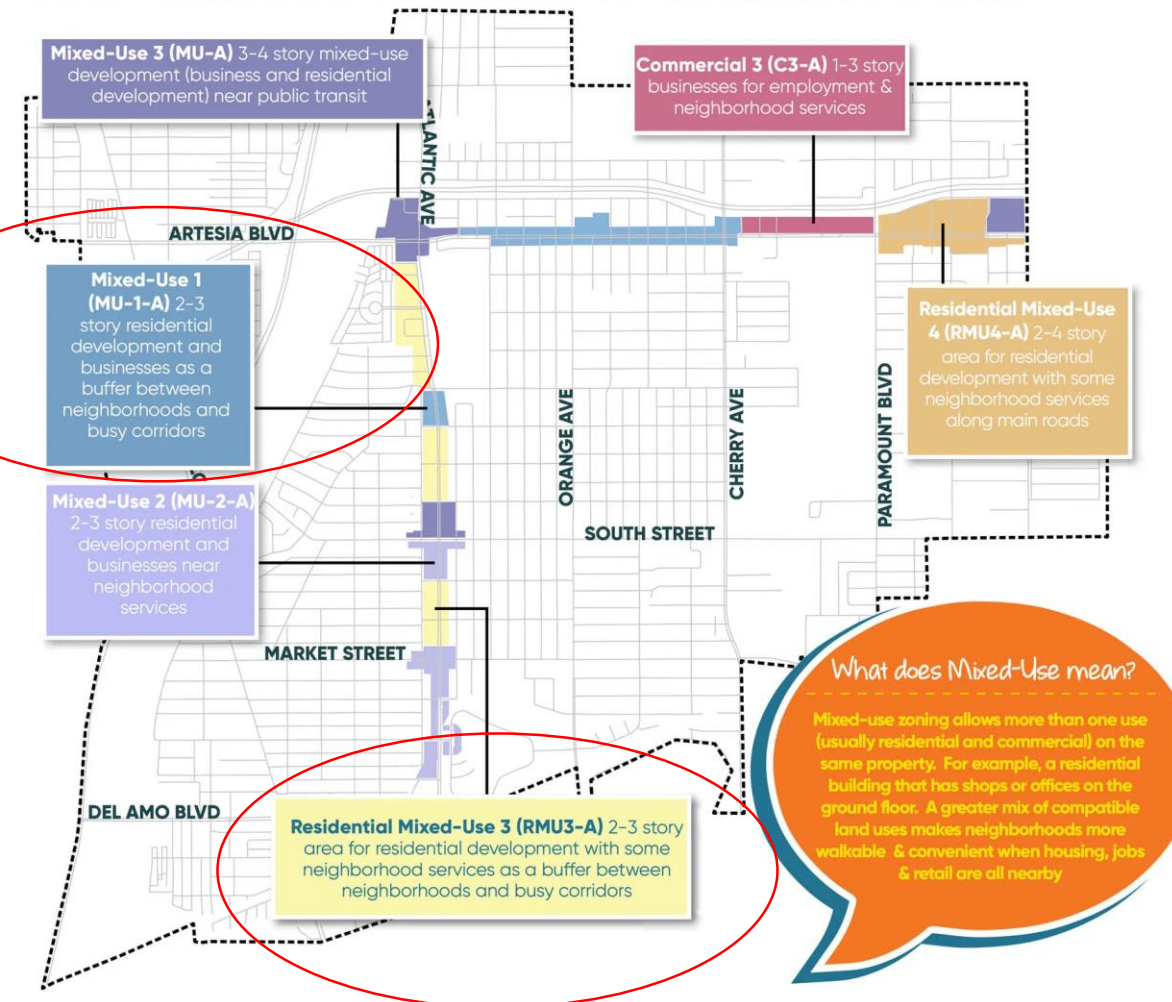
Through Phase 1 of the UPLAN project, 6 new zones were adopted and commercial properties along Atlantic Avenue and Artesia Boulevard were rezoned to encourage a mix of uses the prioritize community-serving commercial and institutional uses along with a range of housing types, as shown on the map.

A través de la 1er fase de UPLAN, 6 nuevas "zonas" fueron adoptadas por la Ciudad y aplicadas a las propiedades sobre Atlantic Ave y Artesia Blvd. Estas zonas apoyan usos 'mixtos' que permiten viviendas multifamiliares y dan prioridad a usos comerciales e institucionales que sirven a la comunidad.

[Click here to view the Phase 1 UPLAN Zoning Code Update](#)



Adopted Neighborhood-Serving Corridor (NSC) Zones: UPLAN Phase 1 *Pasillos Sirviendo a la Comunidad (referido NSC) Adoptados: UPLAN Fase 1*



The 2 zones circled in red were developed to implement NSC-L PlaceType

MU-1-A is more commercially focused

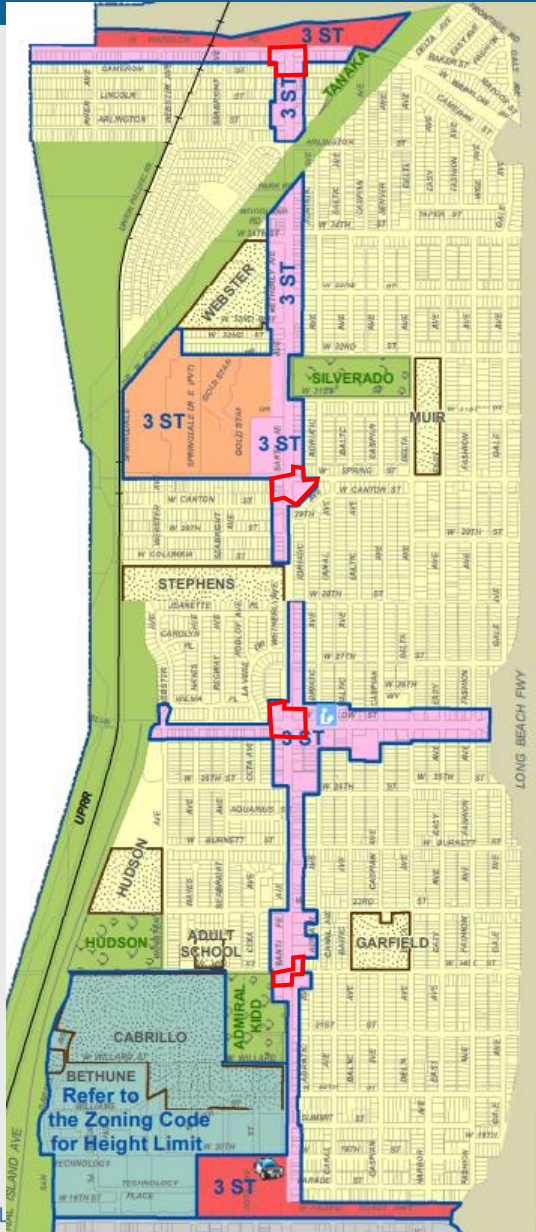
RMU3-A is more residentially focused

Title 22 Zone Options

NSC Zone:	MU1-B (new) zone for major intersections (nodes) along Willow & Santa Fe	MU1-A applied to Willow & Santa Fe corridors	RMU 3-A	MU-1	RMU-3
100% Residential Allowed	No	No	Yes	No	Yes
Commercial Required	Yes	No	No	No	No
Incentives for grocery stores	Yes	Yes	Yes	No	No
Incentives for education and institutional uses	Yes	Yes	Yes	No	No
Incentives for local jobs and legacy businesses	Yes	Yes	Yes	No	No
Incentives for climate strategies (ie tree planting, photocatalytic tiles to improve air quality)	Yes	Yes	Yes	No	No
Greater retail allowance and flexibility	Yes	Yes	No	Yes	No
Additional incentives for underprovided retail identified by the community (banks, pharmacies, etc)	Yes	Yes, amending MU1-A			

Proposal for Willow and Santa Fe: MU1-A and a modified version (MU1-B) for the key nodes with commercial requirements and reduced residential focus

Summary of Zoning Recommendations



Apply MU1-A along Willow and Santa Fe outside of key intersections but with additional incentives* for:

- Banks/financial services
- Pharmacies

**Incentives will also be applicable to other areas of the City (UPLAN) already zoned for the A-series*

Modify MU1-A to create a new “MU1-B” to include a commercial requirement at major street intersections (see red polygons on the map)

- Market studies show best way to attract commercial is through commercial/residential mixed-use incentives
- 100% residential projects will **not** be permitted in MU1-B
- Most likely to get commercial development if concentrated into viable nodes

Explore new locations in high-resource areas for sites to be added to the Housing Element Site Inventory to address potential shortfall

Next Steps

- ✓ Community meeting February 9th for additional feedback
- ✓ Integrate feedback from Planning Commission and community members by end of January and post revised draft districts
- ✓ Planning Commission adoption hearing March
- ✓ City Council adoption in April
- ✓ Adoption must take place by June 15th at which time the moratorium will expire
- ✓ Learn more and review the rezoning proposal at <https://longbeach.gov/lbds/planning/advance/zonein/westlb/>