

# **ALAMITOS LAND PLANNED DEVELOPMENT DISTRICT PLANNED DEVELOPMENT PLAN (PD-17)**

Ordinance History: C-7279, 1994; C-7537, 1998; C-7944, 2004

The intent of this Planned Development Plan is to establish guidelines for the use and development of the Alamitos Land Co. owned parcels of land. The site, fifty-five acres of land within the City of Long Beach, contains significant undeveloped and undeveloped property.

Thus, it provides unique opportunities for innovative development to create an integrated, well-planned development. The location is well suited for a mix of residential, commercial and business park development. However, the site is also constrained by the Fault Hazard Zone and the limited capacities of the surrounding streets. Thus, this plan intends to assure that new developments will be a visually attractive complex with limited impacts on traffic and free from safety hazards engendered by the fault zone or industrial activities. Such development will be compatible with mixed uses within the site as well as with the established uses in the surrounding areas.

This Planned Development Plan shall consist of the attached Land Use Plan, and Use and Development Standards. All development proposals shall be reviewed by the Planning and Building Department Site Plan Review Committee to assure consistency with this Planned Development Plan and to assure high quality design and site planning. No deviation from these development standards shall be permitted unless it is found to be consistent with the intent of this plan.

## **DEVELOPMENT REVIEW PROCEDURES**

- A. Each property owner shall submit a Master Site Plan for Planning Commission approval prior to approval of the first phase or, for projects where the first phase of a new development has already begun, prior to the approval of the building permit for the next building. Such Master Site Plan shall identify the location of each building to be built on the site, the area of the building and the use of each building. The Master Site Plan shall also indicate the overall design character of the site, including unifying architectural and landscape design themes.
- B. Each building shall be reviewed for Site Plan Review by the Site Plan Review Committee. No building permit shall be issued for any building on the site until a Site Plan Review has been approved, or conditionally approved and all conditions satisfied. Site Plan Review shall review each building project for consistency with the PD requirements and the Master Site Plan, functionality of building layout, consistency with detailed zoning standards and architectural and landscape architectural quality.

- C. In addition to the required plot plan, floor plan, elevations and landscape plan, the application for Site Plan Review shall contain an estimate of the peak-hour trips to be generated by the proportion of the full development requested with the application and identification of the Transportation Demand Management (TDM) measures to be taken to reduce the peak-hour trips.
- D. In the submission of individual buildings, it is recognized that the building sizes may be changed, building locations redistributed or the mix of uses adjusted to meet changing user demands. However, the architectural, landscaping and overall design character of the site shall be in substantial conformance to the original Master Site Plan and the intensity of development as measured in trips shall not be changed except by the procedure described later in this PD. Substantial conformance shall be determined by Site Plan Review.

## **General Use and Development Standards**

### **A. Uses**

- 1. A mixture of uses shall be permitted as specified in each subarea. Each subarea is allocated a specific use intensity.

Further, development of the site shall be limited to an intensity of development equal to no more than 1,520 vehicle trips to and from the site in the P.M. peak-trip hour for the development between 4:00 p.m. and 6:00 p.m. The initial plan for the site that satisfies this trip limitation consists of 539 multifamily residential units, 624,000 square feet of office use space, 40,000 square feet of retail use space, and 372,000 square feet of warehouse use space.

- 2. As used in this ordinance:
  - a. "Office use" means use of a building for administrative, professional, or clerical tasks.
  - b. "Research and development use" means a mixed use of a building containing not more than twenty-five percent of gross usable floor area of office use and the remainder being laboratories or laboratories and light manufacturing. If the area devoted to office use exceeds twenty-five percent, then the office use portion is treated as an office building.
  - c. "Warehouse" means use of a building for storage of goods or commodities with not more than ten percent of the floor area used for office uses. If the area devoted to office use exceeds ten percent, then the office use portion is treated as an office building.

- d. "Light industrial" means use of a building for activities necessary to convert natural resources into finished products, with limited environmental impacts. Such activities include manufacturing of precision and electrical products, assembling of products, and storage of non-hazardous materials. If administrative offices for light industrial use exceeds ten percent of the gross usable floor area, then the office use portion is treated as an office building.
  - e. "Hotel" means use of property for rental of rooms, suites or dwelling units for a period of thirty days or less. Includes as accessory uses, retail sales, restaurants, taverns, meeting rooms, conference rooms and banquet rooms and up to fifteen percent of the rooms rented for periods of thirty-one days or more.
  - f. "Gross usable floor area" means gross floor area minus entry lobby, elevator shafts, stairwells, utility cores and shafts, equipment rooms and bathrooms.
3. The type and intensity of development indicated above is determined by a specified number of trips per hour in the evening peak period of 4:00 p.m. to 6:00 p.m. This number is calculated by multiplying the area in each use by the traffic generation rates as established in the Trip Generation Manual, Fourth Edition, of the Institute of Traffic Engineering. The number of trips generated by this calculation shall then be reduced by the Traffic Demand Management Plan's trip reduction. The resulting figure is then compared to the permitted peak-hour trips.
4. Other combinations or amounts of the uses permitted in this PD, which generate an equal or lesser number of trips per hour in the peak hours, may be substituted for this use allocation, provided that a Master Site Plan is approved by the Planning Commission. In calculating the number of trips utilized, all new development within this PD after January 1, 1986, shall be included.
5. Changes in the number of trips allocated may be accomplished in the following ways:
- a. Increased Development Intensity Through Transfer of Trips
- Trips may be transferred between the Airport Area Planned Development Plans:
- |        |                                   |
|--------|-----------------------------------|
| PD-19: | Douglas Aircraft;                 |
| PD-23: | Douglas Center;                   |
| PD-12: | Long Beach Airport Terminal Area; |
| PD-13: | Atlantic Aviation;                |
| PD-18: | Kilroy Airport Center;            |
| PD-9:  | Long Beach Airport Business Park; |

PD-15: Redondo Avenue;  
PD-17: Alamitos Land;  
PD-7: Long Beach Business Center; and  
PD-27: Willow Street Center;

provided that:

- i. Not more than twenty percent of the originally authorized trips are added to the receiving PD;
- ii. The Director of Public Works finds that the transfer will have no significant detrimental effect upon the level of service at any intersection;
- iii. The transfer is implemented by approval by the Planning Commission of an amendment to both Master Site Plans to reallocate and document the revised number of trips;
- iv. Notice of the Planning Commission hearing for the Amendment of the Master Site Plan is sent to all owners and lessees, with an interest recorded on the Tax Assessor's rolls, in the Airport Area Planned Developments; and,
- v. All authorized transfer of trips shall not be effective until the change is recorded against the property with the Los Angeles County Recorder.

b. Increased Development Intensity Through Added Trips

Additional trips beyond the original allocation may be approved provided that:

- i. The increase will not exceed the original allocation by more than twenty percent;
- ii. The applicant shall pay a trip mitigation fee that is a pro-rata fair share of the costs of the original Traffic Mitigation Program for the additional trips;
- iii. A new analysis of the traffic impacts on all intersections in the Airport Area, is undertaken at the expense of the applicant, and such analysis shows no significant detrimental effect upon the level of service at any intersection or the applicant agrees to pay an additional trip mitigation fee equal to all costs of all additional improvements at all intersections necessary

to mitigate the degradation of the level of service caused by the additional trips. Degradation of the level of service is a reduction to level of service “E” or “F” unless that level of service was accepted in the original improvement program;

- iv An amendment to the Master Site Plan shall be required to authorize the additional trip allocation; and,
- v Notice of the Amendment of the Master Site Plan hearing is sent to all owners and lessees, with an interest recorded on the Tax Assessor’s rolls, in the Airport Area Planned Developments.

6. The City will accept applications for modification of development intensity at any time after the Traffic Mitigation Program is adopted through the enactment of necessary ordinances and establishment of the First Assessment District. However, an applicant does not receive first priority for utilizing available trips by merely filing an application. Available trips shall be reserved to an applicant only upon the payment of all necessary traffic mitigation fees for the proposed modification. Because the modification process can take many months to complete, the City may also set aside during the modification process the trips which will be utilized if the application is approved, providing that both the following conditions are met:

- a. The traffic analysis has been completed and the Director of Public Works has prepared an estimate of the necessary traffic mitigation fee; and,
- b. The applicant has made a good-faith deposit with the City of cash or letter of credit equal to ten percent of the estimated traffic mitigation fee, which deposit will be forfeited if the applicant does not proceed with the project or does not diligently pursue the application in accordance with a reasonable schedule set forth by the Director of Planning and Building. If this application is approved and the developer meets all traffic mitigation conditions of approval, the deposit will be refunded or credited toward the traffic mitigation fees, at the discretion of the applicant. If the application is denied, the deposit will be refunded to the applicant.

7. If additional trips have been authorized for one developer in the Airport area, and that authorization required intersection improvements above those required by the Traffic Mitigation Program, and subsequently another developer requests authorization for additional trips, and those additional trips are found by the Director of Public Works to not degrade

any intersections due to the additional improvements paid for by the first developer, then the Director of Public Works shall require the second developer to reimburse the first developer for a pro-rata fair share of the additional improvement costs. Such fees shall be collected from the second developer according to the procedure established for developer fees in the Traffic Mitigation Program. The Director of Public Works shall then notify the first developer, or the successor-in-interest, of the receipt of the funds, and shall authorize disbursement of such funds to the first developer, or successor, upon receipt of documentation from the first developer, or successor, that they had actually expended their share of the funds.

**B. Setbacks**

1. The minimum setback shall be provided as follows:

Termino Avenue	-	25'
Hathaway	-	25'
Stearns Street	-	25'
Redondo Avenue	-	25'
Hill Street	-	25'
Obispo Avenue (east side)	-	20'
Obispo Avenue (west side)	-	10'
20th Street	-	20'
Orizaba Avenue	-	20'
Interior streets (public or private)	-	10'

2. This setback area shall be measured from the property line after the street dedication.

3. This setback area shall be clear of all structures from the ground to the sky (except for those items otherwise permitted) and shall be landscaped and maintained in a neat and healthy condition according to the landscaping provisions of this ordinance.

4. The following uses and accessory structures shall be the only uses and structures permitted in the setback areas:

a. Open parking, provided that a minimum of ten-foot landscaping strips along all abutting streets shall be provided;

b. Driveways;

- c. On-premises signs as specified in the Zoning Regulations and this ordinance;
- d. A guard house not to exceed one hundred square feet in size and not to exceed ten feet in height; and,
- e. Masonry walls or wood fences not to exceed three feet in height. Wrought iron fences may exceed three feet in height subject to approval by the Director of Planning and Building.

**C. Building Height and Coverage**

As specified by subarea.

**D. Parking**

- 1. Number of parking spaces. The number of parking spaces shall conform to the standards of the zoning code according to the use applicable at the time of construction, except projects to be developed as a business park shall provide three spaces/one thousand square feet GFA (Gross Floor Area).
- 2. Size and improvements. All parking space sizes and improvements shall conform to the standards of the Long Beach Zoning Regulations applicable at the time of construction.

**E. Vehicular Access**

- 1. Along Termino Avenue, Stearns Street, Hill Street and Redondo Avenue, the access points shall be located at least 150 feet apart. The primary access points shall be at least 100 feet from the nearest intersection.
- 2. Access points shall be limited on Redondo Avenue as not to interfere with the traffic flow on Redondo Avenue.
- 3. The locations of all access points to public streets shall be approved by the Director of Public Works and the Director of Planning and Building.
- 4. Pedestrian walkways shall be provided throughout the development to encourage access from public transportation and to provide access to employee services uses such as restaurants and the like. Meandering sidewalks through the parkway or setback areas are encouraged. Sidewalks shall be a minimum of 5'0" clear in width except adjoining the curb where they shall be a minimum of 6'0" in width.

**F. Accessory and Temporary Structures**

1. No portable buildings, trailers, or other like portable structures shall be permitted without prior written approval of the Department of Planning and Building. Such temporary structures as construction trailers and temporary offices may be approved by the Director of Planning and Building during construction only.
2. Trash enclosures and utility boxes shall not be located within the required setback areas between the building and the street.

**G. Design, Treatment and Finish**

1. The architecture shall be designed to be aesthetically pleasing. All buildings shall contain significant articulation to break up building mass and shall contain significant detailing as appropriate to the use.
2. The business park will contain buildings expected to house office, research and development uses as well as compatible industrial uses. The design of these multiple-use buildings must be sufficiently adaptable so that a unit formerly used for one purpose can automatically be converted to another use, and the architectural style must be such that the general public can identify it as the type expected to house a permitted use.
3. Buildings designed with reflective glass with a reflectivity of greater than 0.20 shall submit reflection studies showing sun and reflective glare patterns and their effect on ground transportation. Such studies shall be submitted with each proposed structure to be processed for Site Plan Review.
4. All open storage shall be screened by a solid wall not less than six feet in height. No material being stored shall be visible above such wall.
5. All parking lots facing a public street shall be screened by a solid wall or compact evergreen hedge not less than three feet in height, or by a landscaped berm not less than three feet in height or by a landscape screening plan approved by the Director of Planning and Building.
6. All parking lots and garages shall be illuminated with lights directed and shielded to prevent light intrusion to adjacent sites. The light standards shall not exceed the height of the principal use structure, or one foot for each two feet of the distance between the light standard and the nearest property line (whichever is greater). No flood lightings shall be permitted. Lighting for open garages shall be shielded from view from outside the site.



7. Loading and service areas shall not be permitted within the required setback areas and all such loading and service areas shall be enclosed or screened so as not to be visible from the street.
8. Barbed wire or similar fencing with the protrusion of sharp objects, which could cut or puncture a person, shall be prohibited.
9. All utility lines shall be placed underground and necessary easement shall be provided as required by the applicable utility agency.
10. Should a multi-level parking structure be proposed on the site, such structure shall be carefully designed to be visually attractive and well integrated with the adjacent developments.
11. All mechanical appurtenances (other than rain gutters and solar power collectors) shall be fully screened from public view, especially roof-top mechanical equipment which shall be carefully designed to be concealed by screening at least as high as the equipment. Such screening shall be architecturally harmonious with the building design and shall be shown on all Site Plan Review submittals.
12. All roof areas which provide concealment from the street shall be secured.
13. Trash storage areas shall be enclosed with solid masonry walls six feet in height and shall not be located within the required setback area along the streets.

#### **H. Landscaping**

The landscaping guidelines are intended to provide the basis for an overall unified treatment, and a high degree of landscaping quality throughout the site.

Conceptual landscaping plans shall be submitted with Site Plan Review requests. Detailed landscaping and irrigation plans, prepared by a registered landscaping architect, shall be submitted to the Department of Planning and Building for approval prior to issuance of a building permit. Such plans shall be implemented prior to the issuance of a Certificate of Use and Occupancy. Applicable landscape standards, themes and concepts contained in the Alamitos Land Development Specific Plan, Long Beach/Signal Hill, California, February 1985, are hereby incorporated in this Planned Development Plan by reference and are thus made a part hereof.

1. Where parking occurs between the right-of-way line and the face of the building, a minimum of ten feet of landscaping shall be provided abutting all streets. The landscaping shall be designed to screen the parking areas from the access street. In addition to trees and shrubs, the screening may be accomplished by earth berming (natural in character).

2. Where no parking occurs between the right-of-way line and the face of the building, this area shall be landscaped with trees, shrubs and ground cover. Trees should be a minimum of fifteen gallons in size, equal in number to one per twenty linear feet of street frontage.
3. All parking lots shall have trees not less than fifteen gallons in size, equal in number to one per each four parking stalls with adequate irrigation systems.
4. Side and rear yards shall have trees planted adjacent to all structures.
5. The buffer slope planting edge shall be established along the existing slopes with a grade exceeding twenty percent. The sloped area shall be landscaped with a park-like setting and planting materials shall provide natural erosion control. Not less than one tree shall be planted for each one hundred square feet of slope area and sizes of trees shall include 60% 1-gallon, 25% 5-gallon, and 15% 15-gallon trees.

**I. Billboards and Signs**

1. No billboards shall be constructed, installed or maintained. Any existing billboards shall be removed. Any on-premises signs, banners or like displays which may be placed in or upon any building or structure in such manner as to be visible from the outside thereof, except those approved by the Department of Planning and Building according to the Zoning Regulations, shall be prohibited. No free-standing sign shall exceed 8'0" in height. All other provisions of the on-premise sign regulation, Section 21.45 of the Municipal Code shall apply.
2. A master sign plan for commercial and industrial uses shall be submitted with the Site Plan Review.

**J. Public Facilities Improvements**

1. Developers shall improve and dedicate to the City certain streets and other public facilities necessary to serve the site or to increase existing capacities due to systemic demand created by developments proportionately to their increase in the systemic demand. These improvements include, but are not limited to, street dedication and improvements, drainage and sanitary sewer facilities, water systems, fire hydrants and other fire prevention facilities.
2. The following street improvements shall be completed by the developer according to the development plans.

<u>Street</u>	<u>Required R.O.W.</u>
Extension of Termino	72'
Extension of Hathaway between Termino and Redondo	64'
Construction of Loma Avenue between Hathaway and Stearns	60'
Widening of 20th Street	60'
Widening of Redondo Avenue	90'
Widening of Hill Street (east of Obispo Avenue)	80'
Pacific Coast Highway	To be determined in subsequent study
Traffic Circle	To be determined in subsequent study

3. The following signalization shall be completed with the first phase of development projects along Redondo Avenue:
  - a. Hathaway and Redondo (Actuate)
  - b. Hill and Redondo (Actuate)
  - c. Removal of the signal at Stearns and Redondo
4. The developer shall provide the prorated share cost for off-site street improvements based on the result of the Airport - Traffic Circle Traffic Assessment Study.

**K. Mitigation Measures**

All applicable certified mitigation measures of E-10-82 shall be a part of this ordinance.

**L. Road Improvements**

1. Based upon detailed traffic studies and analyses of existing and projected future growth in the Long Beach Airport Area, the City has determined that existing development as of 1986 was adequately served by the existing road system in the area, generally at level of service "D" or better. The City has further determined that development since 1986, and projected to full build-out of the area (hereinafter referred to as "new development"), will generate traffic which cannot be accommodated on the existing road system while maintaining level of service "D". Consequently, the City has developed a list of recommended road improvements (see Exhibit "B")

attached hereto and incorporated herein by reference), which are necessary to generally maintain level of service "D" on all major roads in the area given the projected to serve new development. As these roadway improvements will specifically benefit new development, site plan approval for all new development in the area shall be conditioned upon payment of a fair, pro-rata share of the costs of the needed road improvements through a road impact fee, a benefit assessment district, other appropriate financing mechanisms, or combinations thereof. The pro-rata share of improvement costs shall be based on the number of vehicle trips generated per hour in the P.M. peak hours of 4:00 to 6:00 p.m., and their impact on specific intersections scheduled for improvement.

2. A periodic re-evaluation of the traffic situation will be undertaken to ensure all improvements continue to be necessary in the later phases of development.
3. As the number of trips utilized in the analysis assumes a twenty percent reduction in the standard number of trips per square foot of use, it is mandatory that an effective trip demand reduction program be incorporated in all development. Thus, each new development is conditioned upon membership in the Long Beach Area Traffic Reduction Association or similar organization, and submittal and implementation of a Traffic Demand Management (TDM) program which is designed to reduce exiting work vehicular traffic generation during the evening peak hour by at least twenty percent. The TDM program must contain provisions that mandate the implementation of the TDM program by all subsequent owners and tenants of the improvements.
4. The TDM program must include specific measures which, in the judgment of the Director of Public Works, are likely to meet the goals, and a monitoring program with an annual report on the success of the program which will be filed with the City by the developer or any successor-in-interest.
5. As a further consideration of Site Plan Review approval, for each building, prior to issuance of a building permit, each development shall be required to provide for all on- and off-site improvements necessary to access and serve that development, including repairing or replacing damaged, deteriorated or missing curbs, gutters, sidewalks, street trees, street lights and roadways, and providing all other improvements necessary, as required through Site Plan Review, to provide access to the site.

## Specific Development and Use Standards

**Subarea 1:** This area is bounded by Termino Avenue, Hathaway Avenue, Lomita Avenue and Reservoir Drive East.

### A. Use

1. Principal Use: Residential
  - a. Density: 25 unit/net acre, but not to exceed a total of 440 dwelling units.
  - b. Housing type: Single-family detached, single family attached, townhouse and garden stacked units.
2. Accessory Use.
  - a. Accessory uses shall be those, which are customarily incidental to the use of a building(s) or portion thereof as a dwelling. These uses include, but are not limited to, storage of personal possessions, recreational facilities, leisure-time activities, laundry facilities and home occupations.
  - b. Building height: Building height shall be limited to thirty-five feet and three stories.
  - c. Minimum lot size: 18,000 square feet with 100 feet of street frontage for sites with more than one unit; 1,750 square feet, 25 feet for single-family or townhouse sites (in planned unit development, planned residential development or condominium subdivisions only).
  - d. Minimum distance between buildings (dwelling units): Detached single-family or two-family units - 10 feet (zero lot line development is permitted). Attached unit buildings of three or more units - 20 feet (does not include units attached to each other).
  - e. Lot coverage: Lot coverage (including building footprint, open parking and carport) shall be reviewed on a case-by-case basis varying with housing type.
  - f. Usable open space: A minimum of 100 square feet of usable open space per residential unit shall be provided. In addition, a minimum of 40 square feet of private usable open space per unit shall be provided. Such private open space shall abut the dwelling unit and shall be directly accessible from the dwelling unit. No private open space shall be less than 5 feet in width at any point.

- g. Design:
  - 1. Construction of hillside adaptive units should be encouraged to take advantage of the site's slope conditions and to provide views and open space orientation.
  - 2. Careful attention shall be given to development of these parcels relative to adjacent water tanks to insure stability of the tanks.
  - 3. A buffer landscaping strip shall be provided between the site and the adjacent National Guard Facilities.
  - 4. Fault Hazard Zone Building Restricted Area. This area shall be attractively landscaped to create a park-like setting. Swimming pool and nonstructural types of recreational facilities are encouraged to be located in this area.
  
- h. Site Improvement:
  - 1. A geological report in conformance with the Alquist-Priolo Act shall be submitted by the developer before certification by the State of California prior to approval of a site plan.
  - 2. Hydraulic calculations and analysis, with considerations of potential rupture of water tanks and leakage of underground water mains shall be submitted by the developer. Every feasible precautionary measure to stabilize the site shall be incorporated into the grading plan.
  
- i. Walls and Fences: The maximum fence height shall be 6'6" unless a higher fence is required by the City through Site Plan Review.

**B. Limitations**

Notwithstanding any provision of Paragraph A, above, the use of Subarea 1 shall be limited to residential use at not more than twenty-five dwelling units per acre. Further, new development of the site shall be limited to such intensity that it will not generate more than 239 vehicle trips to and from the Subarea during the evening peak hour between 4:00 p.m. to 6:00 p.m. for all building permits issued after January 1, 1986. The new development planned to utilize these trips consist of 501 multifamily residential units.

**Subarea 1a:** This area is bounded by Hathaway Avenue, Redondo Avenue, Twentieth Street and Subarea 1 of this Planned Development District. The specific use and development standards of this Subarea shall be the same as Subarea 1, except the following shall apply:

**A. Design**

1. Building massing: No building shall be greater than 120 feet in length. Where buildings are greater than 90 feet in length, a 4'0" or greater horizontal offset shall be provided at approximately the mid-length of the building (depending on unit separation locations).
2. Privacy: All privacy standards of the Zoning Regulations shall apply.
3. Parking: No parking shall be within the 25-foot street yard setbacks. No open parking shall front on street yard areas. All parking and circulation shall be internal for all units fronting on streets. Carports and parking under buildings (non-garage) are prohibited.

**Subarea 2:** This area is bounded on the west by Obispo Avenue, on the east by Redondo Avenue, on the north by Hill Street and on the south by Subarea 2a as is depicted on Exhibit A attached hereto and incorporated by this reference.

**A. Use**

1. Principal Use:
  - a. Offices, including professional, medical offices and financial institutions;
  - b. Research and development activities;
  - c. Retail sales;
  - d. Hotels and motels;
  - e. Movies, theaters, private clubs;
  - f. Restaurants, including fast food restaurants;
  - g. Personal services, except minor or major auto repair, repair of major household items, and vehicle parts stores with installation;
  - h. Industrial-related uses as permitted by IL Zone specified in Table 33-1 of Section 21.33.110 of the Zoning Code, except for properties 100 feet from the westerly edge of Redondo Avenue and west of Obispo Avenue.

2. Conditional Use:

For properties 100 feet from the westerly edge of Redondo Avenue and west of Obispo Avenue, industrial related uses as permitted by

IL Zone specified in Table 33-1 of Section 21.33.110 shall be permitted only after a conditional use permit is obtained according to the procedures in Chapter 21.25 of the Zoning Code.

3. Prohibited use: The following uses shall be prohibited:
  - a. Residential;
  - b. Vehicle junk yards;
  - c. Exterior storage;
  - d. Truck terminal; and,
  - e. Uses involving chemicals and materials listed as hazardous or extremely hazardous in Titles 13 and 22 of the California Administrative Code.

**B. Maximum Use Areas**

The maximum intensity of use in this Subarea shall be limited to 1,036,000 square feet of gross floor area. Additional floor areas may be permitted according to Paragraphs A.1 and A.2 of the “General Use and Development Standards.”

**C. Building Heights**

The maximum height limit shall be 45 feet for office use and 25 feet for retail and industrial use. One- or two- tower mid-rise office buildings of 6-10 stories but not more than 100 feet shall be permitted at the intersection of Hill Street and Redondo Avenue.

**D. Lot Coverage**

No specific lot coverage will be applied. The percentage of lot coverage shall be determined by Site Plan Review. Lot coverage shall reflect a proportional development between building, parking and landscaping so that the site creates the impression of a quality business park development without building congestion or excessive paved parking areas.

**E. Minimum Lot Size**

15,000 square feet in lot area with a street frontage of 100 feet.

**F. Special Setback**

The distance between a building in Subarea 2 and a residential building (dwelling units) in Subarea 1 shall be a minimum of 100 feet.



**G. Vehicular Access**

1. Access points on Hill Street west of Obispo Avenue shall be limited to right-turn-in and right-turn-out only.
2. No access points shall be permitted from Subarea 2 to Orizaba Avenue and Freeman Avenue.
3. All specific access locations shall be subject to the approval of the City Traffic Engineer.

**H. Design**

1. No structure shall be permitted on a slope exceeding 20% in grade.
2. The existing slope along the west and the south edge of the site west of Obispo Avenue shall be preserved, and shall serve as a buffer between this site and the adjacent residential area. This buffer shall be a minimum of fifty feet in width.
3. Special attention shall be given to the Redondo Corridor. This corridor should be developed with office and commercial use with harmonious architectural style. The southwest corner of Hill Street and Redondo Avenue is encouraged to be developed with a landmark structure.

**I. Site Improvement**

1. A geological report in conformance with the Alquist-Priolo Act shall be submitted by the developer before certification by the State of California prior to approval of a Site Plan.
2. Hydraulic calculations and analysis, with considerations of potential rupture of water tanks and leakage of underground water mains shall be submitted by the developer. Every feasible precautionary measure to stabilize the site shall be incorporated into the grading plan.

**J. Fences**

The maximum fence height shall be twelve feet except in the front yard setback where the fence height shall be further limited as specified in the general standards.

**K. Maximum Building Area**

No building shall exceed 500,000 square feet of gross usable floor area and total building area for the Subarea shall not exceed a floor area ratio to site area of 2.0:1:0.

**L. Limitations**

Notwithstanding any provision of Paragraphs A –K above:

- a. The use of Subarea 2 of the Alamitos Land Company Planned Development District shall be office, including professional, medical and financial institutions uses, research and development activities, retail sales, hotels and motels, movies, theaters, private clubs, restaurants, including fast food, and personal services, except auto repair, repair of major household items, and vehicle parts stores with installation, and the uses allowed in the Light Industrial Zone (IL) of the Zoning Code except within one hundred feet of the westerly edge of Redondo Avenue and west of Obispo Avenue where IL uses shall require a Conditional Use Permit.
- b. Further new development of the site shall be limited to such intensity that it will generate more than 1,262 vehicle trips to and from the site during the evening P.M. peak hours between 4:00 p.m. to 6:00 p.m.
- c. Other combinations or amounts of uses permitted in this PD, with generate an equal or lesser number of trips per hour in the peak hours, may be substituted for this use allocation. In calculating the number of trips utilized, all new development after January 1, 1986, shall be included.

**Subarea 2a:** This area is bounded by Subarea 2 on the north, Obispo Avenue, 20<sup>th</sup> Street and Redondo Avenue as is depicted on Exhibit A attached hereto and incorporated herein by this reference.

**A. Use.**

The principal permitted use in this subarea shall be single family residential.

**B. Development Standards**

Site development standards and private roadway configuration shall substantially conform to Tentative Tract Map No. 52702 approved by the City Planning Commission May 20, 2004.

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**Alamitos Land Planned Development District (PD-17)**

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|----------------------|---|
| 1. Density           | 7.5 du/acre – Maximum of 106 dwelling units                     |
| 2. Floor Area        | 1,670 to 2,600 sq. ft.  |
| 3. Floor Area Ratio  | 67% maximum   |
| 4. Building Height   | 28 feet/2 stories   |
| 5. Driveway Length   | 18 Minimum behind 4'6" wide sidewalk                            |
| 6. Usable Open Space | 11% minimum   |
| 7. Parking           | 2 Car Garage  |
| 8. Setbacks          | Building setback shall conform to the approved Condominium Plan |

- C. Unless otherwise specified above, all other development shall comply with Chapter 21.31 (Residential Development Standards) of the Zoning Regulations.

**Subarea 3:** This area is bounded on the west by Redondo Avenue, on the south by Hathaway Avenue and the north by Stearns Street.

**A. Use**

1. Principal Use: Residential
  - a. Density: 18 units/net acre
  - b. Housing Type: Single-family detached, single-family attached and townhouse units.
2. Notwithstanding any provision of paragraph 1, above, the use of Subarea 3 shall be limited to such intensity that it will not generate more than 19 vehicle trips to and from the Subarea during the evening peak hours between 4:00 p.m. and 6:00 p.m. The new development to utilize these trips consists of a maximum of 38 multi-family residential units.

**B. Building Height**

Building height shall be limited to 28 feet and 2-1/2 stories. This regulation is intended to allow a maximum of two levels of residential development above semi-subterranean parking.

**C. Minimum Lot Size**

The minimum lot size for new subdivisions shall be 18,000 square feet with a minimum required street frontage of 100 feet. For townhouse developments (in planned unit development, planned residential development or condominium subdivisions) the minimum lot size is 2,000 square feet with a minimum width of 25 feet.

**D. Minimum Distance Between Buildings (Dwelling Units)**

Detached single-family or two-family units	10' (zero lot line development is permitted)
Attached unit buildings of 3 or more units	20' (does not include units attached to each other)

**E. Lot Coverage**

Lot coverage shall be reviewed on a case-by-case basis varying with housing type.

**F. Usable Open Space/Amenities**

A minimum of 250 square feet of usable open space per residential unit shall be provided in accordance with the requirements of the Usable Open Space provisions of the Zoning Regulations. Developments shall provide recreational amenities in accordance with the Usable Open Space requirements of the Zoning Regulations.

**G. Privacy**

All privacy standards of Section 21.31.240 of the Zoning Regulations shall apply.

**H. Specific Design Requirements**

1. A buffer landscaping strip shall be provided between the Redondo Avenue site and the adjacent National Guard facility.
2. The buildings must be designed in a manner, which provides the appearance that each dwelling is an individual residence. Building articulation, the use of alternating exterior materials and building elements and varied building location are encouraged.
3. The developer shall provide for the under grounding of all utilities.
4. A geological report in conformance with the Alquist-Priolo Act shall be submitted by the developer to the Department of Planning and Building prior to approval of a site plan.

5. Hydraulic calculations and analysis, with considerations of potential rupture of water tanks and leakage of underground water mains shall be submitted by the developer of the Redondo Avenue site to the Department of Planning and Building. Every feasible precautionary measure to stabilize the site shall be incorporated into the grading plan.

**I. Walls and Fences**

The maximum fence height shall be 6 feet - 6 inches unless a higher fence is required by the City through Site Plan Review. Fences above 3 feet in height shall not be permitted within street setback areas without prior Site Plan Review approval.

**J. Vehicular Access**

Access points shall be approved through Site Plan Review process based upon the recommendations of the City Traffic Engineer.

**K. Mitigation Measures**

The following mitigation measures of Negative Declaration ND 31-93 shall apply to any development projects proposed within Subarea 3:

1. All demolition and construction activities are subject to the Noise Control Ordinance (Section 8.80.202 of Municipal Code). In noise sensitive areas, particularly in residential areas, applicant shall consult with the Noise Control Officer prior to initiation of construction and shall conform to the permitted hours of operation which are: (1) Weekdays and federal holidays, 7:00 a.m. to 7:00 p.m.; (2) Saturdays, 9:00 a.m. to 7:00 p.m.; and (3) Sundays, emergency work authorized by a building official or by permit from the Long Beach Health Department.
2. Commercial operations are subject to the Noise Control Ordinance. Applicant shall advise all operators/lessees that consultation with the Noise Control Officer is required.
3. Rule 1403 of the South Coast Air Quality Management District regulates all demolition and rehabilitation to control asbestos. Applicant shall notify the AQMD, Office of Operations on the appropriate forms 10 days in advance of any work over 100 square feet.
4. If during excavation, hazardous, toxic, corrosive or flammable materials are encountered, whether in tanks, pipelines or in the soil, operations shall be immediately halted and the Hazardous Waste Section of the Long Beach Health Department shall be immediately consulted.

5. Rule 403 of the South Coast Air Quality Management District requires that all site preparation and construction activities be conducted in a manner which minimizes dust.
6. Applicant shall install street trees capable of achieving a significant canopy to the installation specifications of the Street Tree Division of the Bureau of Public Service. Applicant shall install root guards for all street trees to the specifications of the Director of Public Works.
7. Approval of a development project shall be expressly conditioned upon payment, prior to building permit issuance, or issuance of a certificate of occupancy, as City ordinance may provide, of all applicable impact fees, capacity charges, connecting fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, those for sewer, sewer treatment facilities, schools, recreation and transportation.
8. Detailed geologic reports (Alquist-Priolo) shall be submitted to the satisfaction of the Superintendent of Building and Safety and the state geologist.
9. All required setbacks, fill compaction and gradients shall be as set forth in applicable state law and the Uniform Building Code.
10. A dynamic foundation analysis shall be submitted to the satisfaction of the Superintendent of Building and Safety for dwelling units on the Hill Street property.
11. Applicant shall submit an erosion protection plan to the satisfaction of the Superintendent of Building and Safety.
12. All grading shall conform to the standards of the Long Beach Public Works Department.
13. Prior to any grading operations, a detailed site analysis shall be conducted and all contaminated soil either remediated or removed to the specifications of the Long Beach Health Department Environmental Section.
14. Prior to all grading operations, applicant shall determine the location of all active and abandoned wells on-site. All improperly abandoned and new wells shall be redone to the standards of the State of California.
15. Prior to any earthwork, an underground alert shall be declared.

16. Prior to grading operations, applicant shall conduct a methane study of the area to the satisfaction of the Superintendent of Building and Safety.
17. Applicant shall design and install a landscape buffer along the perimeter of the site to the satisfaction of the Director of Planning and Building.

**Subarea 4:** This subarea is that portion of land west of Obispo Avenue and south of Hill Street bordered on the west, south and north by the City of Signal Hill.

**A. Use.**

The principal permitted use in this subarea shall be single family residential.

**B. Development Standards**

Unless otherwise specified, all development standards shall comply with Chapter 21.31 (Residential Development Standards) of the Zoning Regulations.

Site development shall substantially conform to Tentative Tract Map No. 52453 approved by the Long Beach City Planning Commission March 19, 1998.

1. Density - 15 units maximum
2. Lot size - 3,240 sq. ft. minimum
3. Open space - 675 per unit
4. Height - 28 ft./2-1/2 stories
5. Setbacks
  - a. Front setback - 10 ft.
  - b. Side setback - 5 ft.
  - c. Rear setback - 15 ft.

6. Parking

A two-car garage shall be provided with each single-family residence with a minimum driveway length of 18 ft.

7. Building design.

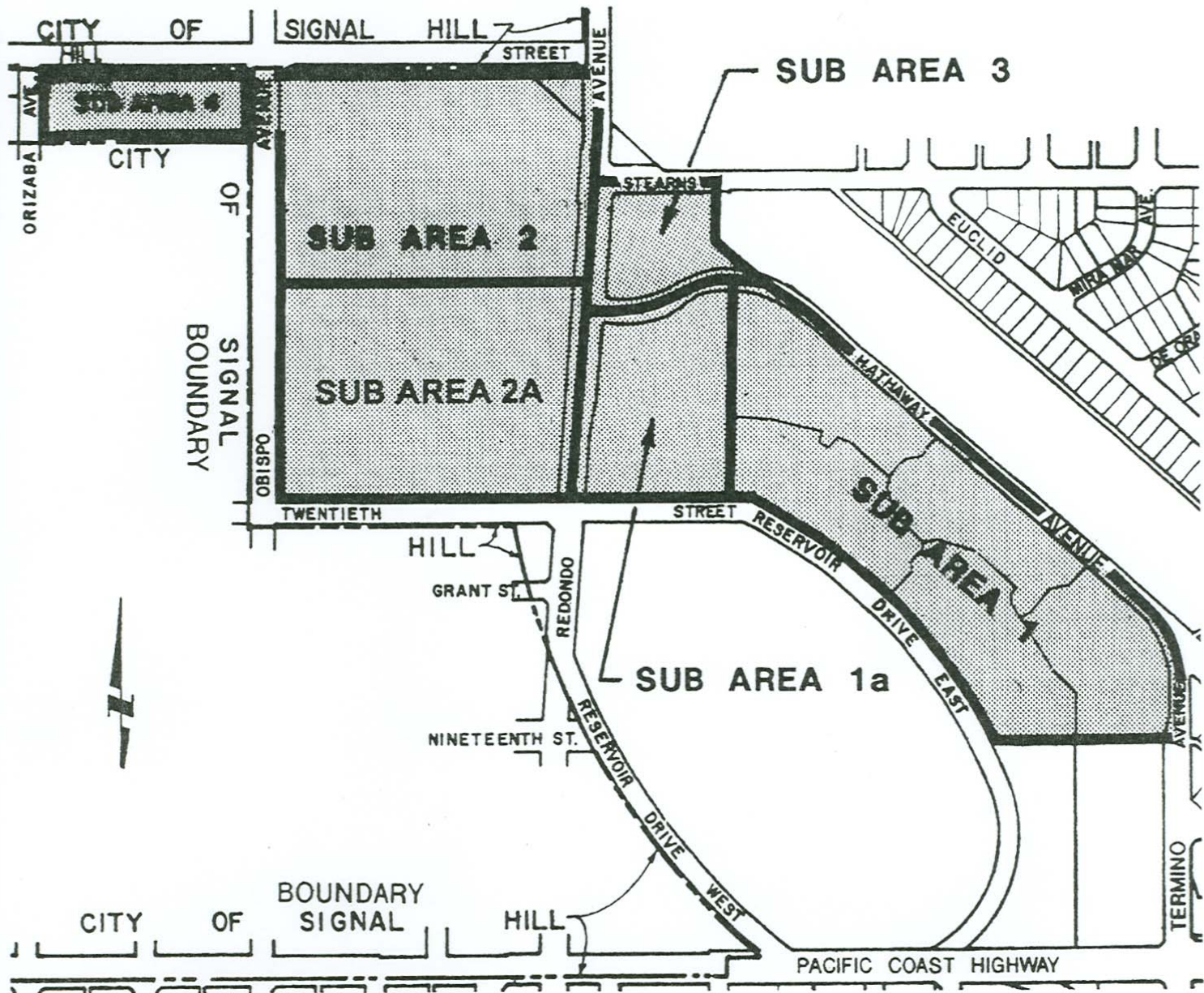
To be approved through Site Plan Review.

8. Private Roadway

Private roadway width and configuration shall substantially conform to Tentative Tract Map No. 52453.

The Planning Bureau provides this information for reference and the convenience to the public. The adopted ordinance, together with any amendment thereto, is in the possession of the City Clerk and should be reviewed and considered prior to making any land use decision. Information contained herein is subject to change without notice as a result of updates, corrections or amendments.





PD-17

**PROPOSED**  
 AMENDMENT TO A PORTION OF PART 11  
 OF THE USE DISTRICT MAP.

**EXHIBIT "A"**

REZONING CASE
<b>RZ-0208-18</b>