

**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY  
CENTER/VILLAGES AT CABRILLO LONG BEACH VETS (PD-31)**

Ordinance History: C-7677, 2000, C-7904, 2004

**I. PURPOSE AND INTENT**

1. This Planned Development District is intended to establish guidelines for 1) the use and development of a 30 acre parcel of land for the California State University Long Beach (CSULB) Research and Technology Center (sometimes referred to as the "center"), and 2) a 26 acre parcel of land for the Villages at Cabrillo. It is the intent of these provisions to permit the location of businesses and industries engaged primarily in research and light manufacturing, professional and administrative offices, service industries and laboratories and University related student, faculty, and social service uses. This unique mix of uses necessitates the adoption of a planned development district.
2. These uses will be developed in a university research and training center setting, and will provide opportunities for established as well as new companies to work together with CSULB to mutually expand technology while also providing needed jobs while expanding research capabilities for the public and private sector.
3. The twenty-six acre "Villages at Cabrillo" (subarea D) is conceived as an adaptive re-use housing development whose purpose is to integrate both new and rehabilitated residential development for the express purpose of providing transitional housing and support services to homeless veterans and the homeless population of the Long Beach metropolitan area.
4. The "Villages at Cabrillo" project is designed to provide transitional residential accommodations, and an array of service programs as a means to foster independence and self-sufficiency of residents. Such services may include, but are not limited to, housing, education, counseling, health care, job training, work therapy and recreation. For example, as approved by the Long Beach City Council, Long Beach City College can occupy up to five acres of the site and offer a variety of classes in vocational skills and job training tailored to and focused toward the residents of the Villages at Cabrillo, as well as the Long Beach Community.
5. The Development Standards contained in this Planned Development Plan are designed to ensure compatibility with adjacent land uses and to assure high standards of architectural design.

**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY CENTER/VILLAGES  
AT CABRILLO LONG BEACH VETS PLANNED DEVELOPMENT PLAN (PD-31)**

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**II. DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS**

Prior to issuance of a building permit for any new development, a Master Site Plan shall be submitted for Planning Commission approval. Such Master Site Plan shall identify the location of vehicular and pedestrian circulation, common area landscaping, major access points, and major parcels for the entire planned development area. In addition, building areas, uses, and architectural character will be included for the first phase in the Planned Development District.

The Master Site Plan may be revised or amended by filing a request for revision or amendment with the Director of Planning and Building. The Director of Planning and Building may approve, or conditionally approve minor revisions or amendments to the Master Site Plan. Major revisions to the adopted Master Plan must be reviewed and approved by the City Planning Commission.

Each new building of one thousand square feet or more shall be reviewed by the Site Plan Review Committee. The Site Plan Review Committee shall review each new building for consistency with the Planned Development Plan requirements and the Master Site Plan. Such review shall analyze functionality of building layout, consistency with detailed zoning standards and architectural as well as landscape quality. The reuse of existing structures will not require any design review but may require the approval of a Conditional Use Permit.

In the submission of individual buildings for Site Plan Review, 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 overall design character of the site shall be in substantial conformance to the approved Master Site Plan and shall not be changed except by the procedure described in this Planned Development Ordinance. Substantial conformance shall be determined by Site Plan Review.

**III. USE AND DEVELOPMENT STANDARDS**

**1. Principal Permitted Uses**

Specific uses are set forth by subareas A, B, C (Interim Use Overlay), and D (Villages at Cabrillo). Those subareas are depicted on the attached Exhibit "A", attached hereto and incorporated herein as if set forth in full.

The following definitions apply as used in this ordinance:

- A. "Business office" means the use of a building for administrative, professional, or clerical tasks.
- B. A "Research and development use" means the mixed use of office and research laboratories.

**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY CENTER/VILLAGES  
AT CABRILLO LONG BEACH VETS PLANNED DEVELOPMENT PLAN (PD-31)**

---

- C. A "Warehouse" means a building used for storage of goods or commodities with not more than twenty five percent of the floor area used for office uses. If the area devoted to office use exceeds twenty five percent, then the office use portion is treated as business office.
- D. "Light manufacturing" means the use of a building for activities necessary to convert natural resources into finished products, with limited environmental impacts. Such activities include, but are not limited to, manufacturing of precision and electrical products, assembling of products, and storage of non-hazardous materials. If administrative offices for light manufacturing exceeds twenty five percent of the gross usable floor area, then the office use portion is treated as business office.
- E. A "Restaurant" means the use of a building for the preparation and sale of food for immediate consumption.
- F. The "Gross usable floor area" means gross floor area minus entry lobby, elevator shafts, stairwells, utility cores and shafts, equipment rooms and bathrooms.
- G. "Homeless" - An individual or family which lacks the fixed, regular and adequate nighttime residence or an individual or family which has a primary nighttime residence that is:
- i. A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare, hotels, congregate shelters and transitional housing for persons with mental illness);
  - ii. An institution that provides as temporary residence for individuals intended to be institutionalized, or
  - iii. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.
- The term does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or a State law.
- H. "Homeless Prevention" - means activities or programs designed to prevent the incidence of homelessness.
- I. "Transitional Housing" - means a project assisted under this part:

**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY CENTER/VILLAGES  
AT CABRILLO LONG BEACH VETS PLANNED DEVELOPMENT PLAN (PD-31)**

---

- i. That is designed to provide housing and appropriate supportive services to homeless persons including (but not limited to) deinstitutionalized and homeless individuals with mental disabilities and homeless families with children; and
- ii. That has as its purpose facilitating the movement of homeless individuals to independent living within twenty-four months or within a longer period determined by the service provider as necessary to facilitate the transition.

All other definitions shall be from of the Zoning Regulations (chapter 21.15).

**Subarea A** The principal permitted uses allowed in subarea A and B shall be business office, research and development, light manufacturing, and related uses.

The principal permitted uses shall include, but are not limited to, the following:

1. Arboretum, botanical gardens or nurseries.
2. Advertising and publishing businesses.
3. Answering (and communication) services.
4. Blueprinting, reproduction and copying services, photo supplies, bookbinding, photoengraving and printing.
5. Cafeterias, lounges and social clubs.
6. Convention, conference and exhibition centers.
7. Cultural centers.
8. Day care/preschool.
9. Engineering and stationery supplies.
10. Financial institutions.
11. Governmental offices.
12. Hall rental.
13. Health clubs.
14. Libraries.

**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY CENTER/VILLAGES  
AT CABRILLO LONG BEACH VETS PLANNED DEVELOPMENT PLAN (PD-31)**

---

15. Mail-order businesses.
16. Manufacturing, light.
17. Medical offices/health care centers and medical centers.
18. Messenger, mail and delivery service.
19. Motion picture and recording studios.
20. Museums.
21. Parking facility for Police Substation.
22. Offices (administrative, business, professional).
23. Pharmacies/pharmaceutical activities.
24. Recreational facilities (tennis, swimming, basket Ball, baseball, etc).
25. Research and development facilities (These facilities may include indoor animal research and animal-keeping).
26. Restaurants.
27. Training facilities (University related).
28. Travel agencies.
29. Warehousing, distribution, and wholesale sales.

**Subarea B** In addition to allowing the Principal Permitted Uses in Subarea A, the Principal Permitted Uses allowed within Subarea B shall be University related student, faculty, and social service related uses.

The principal permitted uses shall include, but are not limited to, the following:

1. Caretakers Residence.
2. Educational and vocational schools or training centers.
3. Counseling facilities.
4. Faculty and Student Residence (for University faculty and student residence programs).
5. Social service office of non-profit organizations.

**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY CENTER/VILLAGES  
AT CABRILLO LONG BEACH VETS PLANNED DEVELOPMENT PLAN (PD-31)**

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Any potentially incompatible uses which are listed for Subarea A and permitted in Subarea B shall be adequately buffered (landscape screening, walls, etc.) and separated from all vehicle traffic and loading activity from the sensitive uses in this subarea.

**Subarea C** The Permitted Uses Allowed within Subarea C (Interim Use Overlay Zone) shall be the University related student, faculty, and social service uses allowed in Subarea B with the following restriction:

All uses permitted in the Interim Use Overlay Zone are allowed until the end of Calendar Year 1999 at which time the permitted uses shall be those uses allowed in Subarea A. The City Planning Commission may either expand or modify the subarea and/or extend the horizon year at the written request of the landowner.

**Subarea D** Subarea D is a twenty-six acre site located in the northwest portion of the Planned Development District. This subarea promotes the adaptive reuse of the existing housing and support facility buildings for the express purpose of providing transitional housing and support services to the homeless veterans and the homeless population of the Long Beach metropolitan area - including the Long Beach City College campus and day care facilities.

The principal permitted uses of this subarea shall include, but are not limited to, the following:

1. Colleges, vocational schools or training centers.
2. Health care, counseling, clinical facilities.
3. Recreational facilities (tennis, swimming, basketball, volleyball, gymnasium, etc.).
4. Cafeterias, lounges, commissaries, social clubs and meeting areas.
5. Non-profit stores and co-ops.
6. Conference, cultural and exhibition centers.
7. Social service offices of non-profit organizations, etc.
8. Communal or special group residence (board and care, etc.)
9. Churches.

**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY CENTER/VILLAGES  
AT CABRILLO LONG BEACH VETS PLANNED DEVELOPMENT PLAN (PD-31)**

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10. Libraries.
  11. Youth clubs.
  12. Dining hall/kitchen.
  13. Day care/child care.
  14. Laundry facilities.
  15. Storage facilities (for residents and service providers).
  16. Youth after-school program.
  17. Office type micro-business incubator uses.
  18. Community clinic.
  19. State or governmental office/Other administration.
2. Conditional Uses
- A. The following Conditional Uses shall be allowed subject to City Planning Commission approval:
1. Faculty and Student Residence (for University faculty and student residence programs) and Special group residence (communal, board and care, etc.) in Subareas B and C only.
  2. Sale of alcoholic beverages.
  3. Transitional Housing Facilities.
  4. Light manufacturing, assembly, and auto workshop/maintenance facilities.
  5. Commercial uses consistent with the Neighborhood Pedestrian (CNP) Zone.

3. Accessory Uses

Accessory uses shall be allowed in conformance with Chapter 21.51 of the zoning regulations.

**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY CENTER/VILLAGES  
AT CABRILLO LONG BEACH VETS PLANNED DEVELOPMENT PLAN (PD-31)**

---

4. Temporary Uses

Temporary uses shall be allowed in conformance with Chapter 21.53 of the zoning regulations.

5. Temporary Structures

No portable office structures, trailers, or other similar structures shall be permitted without Site Plan Review approval. Consideration of the Site Plan Review shall include the design, location, and length (time) of use.

6. Prohibited Uses

1. Commercial auto repair/auto painting/service as a principal use unrelated to University research and development and/or "Villages at Cabrillo" facilities.
2. Automobile sales.
3. Outdoor storage in public view.
4. Commercial storage/self storage (21.15.570) in subareas A, B, C and D.

IV. GENERAL DEVELOPMENT STANDARDS

1. Architectural Standards

**Subareas A, B and C**

The architecture of the center shall be coordinated in style and use of materials.

Buildings designed with reflective glass having a reflection gradient of 20% or more shall submit reflection studies showing sun and reflective glare patterns and their effect on ground and air transportation. Such studies shall be submitted with each proposed structure to be processed for Site Plan Review. Mirrored reflective glass shall not be used as a major facade element.

All mechanical appurtenances (roof top equipment) shall be screened from public view as specified in the zoning regulations (21.32.225 B).

An interior walkway system shall be provided throughout the development to encourage access from public transportation and to provide access to employee service uses such as restaurants and recreational facilities.



**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY CENTER/VILLAGES  
AT CABRILLO LONG BEACH VETS PLANNED DEVELOPMENT PLAN (PD-31)**

---

Special improvements such as bicycle racks, walkway lighting, and landscape amenities shall be included in all developments to encourage alternative modes of transportation within the development.

There shall be no minimum or maximum building coverage. 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 an office/research park development in a landscaped setting without building congestion or excessive paved parking areas.

**Subarea D** The architecture of the development shall be internally consistent in general style, color palette, scale, and use of materials. Massing of new structures shall be consistent with existing residential uses. Building facades should be articulated through the use of architectural detailing and fenestration so as to avoid long blank walls. Although some variation in rooflines shall be permitted, extreme variation in scale is prohibited. New structures should be similarly oriented as existing structures (e.g. to interior courtyards, streets, etc.). Setbacks of new structures should be consistent with existing buildings so as to preserve visual cohesiveness.

All mechanical appurtenances such as rooftop equipment shall be screened from public view as specified in the City of Long Beach Zoning Regulations.

All sides of a building visible from a public street, or adjacent to a residential district, shall be designed, treated and finished in a manner compatible with the residential area, and the other visible sides of the building.

An interior walkway system shall be provided throughout the development to encourage access to public transportation, and to provide access to employee service uses. Special improvements such as bicycle racks, walkway lighting, and landscape amenities shall be included in all new development to encourage alternative modes of transportation within the development.

There shall be no minimum or maximum building coverage. The percentage of lot coverage shall be determined by site plan review for any new developments. Lot coverage shall reflect a proportional development between building, parking, and landscaping so that the site creates the impression of a medium density, mixed-use residential community in a landscaped setting without building congestion or excessive paved parking areas. In general, lot coverage shall not exceed fifty percent of the site.

**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY CENTER/VILLAGES  
AT CABRILLO LONG BEACH VETS PLANNED DEVELOPMENT PLAN (PD-31)**

---

2. Building Heights

- A. Subareas A, B, and C - One hundred feet maximum.
- B. Subarea D - Building heights, rooflines, and roof treatments should be largely consistent with existing structures. New structures shall not exceed four stories, forty-five feet in height.

3. Lot Size

Lot size shall be a minimum of 15,000 square feet per lot for any new subdivision.

4. Building Setbacks

- A. Pacific Coast Highway — Twenty feet (except for an eight foot ornamental wrought iron security fence which may be setback two feet with a landscape buffer).
- B. Other Streets and Freeway — Ten feet (excluding abutting sidewalk)
- C. Building to building: Per Site Plan Review approval and/or Uniform Building Code requirements.
- D. In general, setbacks of any new buildings in subarea D shall be consistent with the setbacks of existing adjacent structures so as to maintain visual coherence. The setbacks of new buildings shall be approved through the Site Plan Review process.

5. Lighting

All lighting, exterior and interior, shall be designed and located to confine direct rays to the site. All parking lot and parking structure lighting shall be illuminated to the applicable standards of the Illuminating Engineers Society.

Energy efficient lighting, both inside and outside the structures and in any parking garages or parking lots, and in any common areas must be used.

6. Trash and Storage Areas

All trash storage, including cartons, containers or trash, shall be developed in accordance with the provisions of Chapter 21.46 of the Zoning Regulations.

**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY CENTER/VILLAGES  
AT CABRILLO LONG BEACH VETS PLANNED DEVELOPMENT PLAN (PD-31)**

---

7. Landscaping

All required landscaping shall be developed in accordance with the provisions of Chapter 21.42 of the Zoning Regulations. Where feasible, landscape areas should be planted with drought tolerant plant material and irrigated with a water conserving automatic system.

8. Site Improvements/Dedications

The developer shall provide for any dedications, reservations, and improvements of Public Rights-of-Way in accordance with the provisions of Chapter 21.47 as specified by the Director of Public Works. Off-site improvements necessary to serve each parcel shall be installed or provided for prior to the time of construction of the first building. The developer shall replace any public improvement damaged as a result of development of the site.

9. Parking

The minimum parking requirements shall be established by the Zoning Regulations (Chapter 21.41) and determined by the use, or combination of uses, proposed for the site and subject to revision during site plan review.

Exceptions can be granted where the following can be demonstrated:

Any building use, or group of buildings, presented as a unit of development can be granted a reduced parking ratio if at least two of the following can be demonstrated and is reviewed and approved the City Traffic Engineer:

- A. A formal ride-share program is adopted and in place prior to occupancy;
- B. An acceptable Traffic Demand Management (TDM) trip reduction program is submitted with Site Plan Review approval; and/or
- C. A shared parking or joint use program is demonstrated with complementary uses.

**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY CENTER/VILLAGES  
AT CABRILLO LONG BEACH VETS PLANNED DEVELOPMENT PLAN (PD-31)**

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In these cases, the following parking standards shall apply:

<u>Uses</u>	<u>Ratio</u>
1. Business Office	3/1,000 SF — GUFA up to 20,000 square feet, plus 2/1,000 SF — GUFA above 20,000 square feet
2. Research and Development	2/1,000 SF — GUFA
3. Light Manufacturing	1.5/1,000 SF — GUFA
4. Restaurants	8/1,000 SF dining area, 25/1,000 SF tavern and waiting area

D. The following parking standards shall apply to the transitional housing facilities of subarea D:

1. Transitional housing (0.75 spaces/household)

Veteran's Transitional - Men

Veteran's Transitional - Women

2. All other housing (0.50 spaces/household)

Family Shelter

Veteran's Residential Care

Youth Transitional

Family Transitional

Veteran's Residential Treatment Program

Veteran's Transitional - Senior

Joint Use of Parking Facilities shall be permitted per the requirements of Section 21.41.223 of the Long Beach Municipal Code.

10. Screening

Areas used for parking, storage, trash or loading shall be screened, modulated or interrupted from view from the streets or adjacent properties.

**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY CENTER/VILLAGES  
AT CABRILLO LONG BEACH VETS PLANNED DEVELOPMENT PLAN (PD-31)**

---

All screening and berming areas shall be designed and maintained in such a way as to allow security surveillance, where appropriate. Street side loading shall be allowed provided the loading dock and areas are screened. No loading, trash, or service facilities shall be allowed between the Pacific Coast Highway and the building line.

11. Nuisances

No portion of any site within the Planned Development Plan area shall be used in such a manner as to create a nuisance to an adjacent site, such as, but not limited to, vibration, sound, electromechanical disturbance, radiation, air or water pollution, dust and emission of odorous, toxic or noxious matter.

12. Signs

No off-premises signs shall be constructed, installed, or maintained. All signage along Pacific Coast Highway shall be monument type signs located at the major entry points and shall be approved by Site Plan review. Monument signs and channel letter wall signs shall be used for interior building identification and shall be approved with each construction phase.

13. Fences

A conceptual fence security plan shall be submitted with the Master Site Plan and a detailed fence security plan shall be submitted for review and approval through the Site Plan Review process.

14. Access

Emergency access shall be provided from 20th Street and River Avenue through subarea A to connect subarea D to Pacific Coast Highway at Judson Avenue. Such emergency access plan shall be reviewed/approved by the Fire Department, Police Department, and Public Works prior to the occupancy of any structures in subarea D.

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.