

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA

245 W. BROADWAY, STE. 380

P.O. BOX 1450

LONG BEACH, CA 90802-4416

(310) 590-5071

February 29, 1996



TO: Commissioners and Interested Persons

FROM: Charles Damm, South Coast District Director
Pam Emerson, Los Angeles County Area Supervisor
Charles Posner, Coastal Program Analyst

SUBJECT: Major Amendment Request No. 1-96 to the City of Long Beach Certified Local Coastal Program (For Public Hearing and Commission Action at the March 14, 1996 meeting in Santa Barbara).

SYNOPSIS

The City of Long Beach Local Coastal Program (LCP) was certified by the Coastal Commission on July 22, 1980. The current proposal is the City's first major LCP amendment request for 1996. The proposed amendment affects only the implementing ordinances (LIP) of the City's certified LCP. The certified Land Use Plan (LUP) is not affected. The proposed amendment contains a new Industrial Chapter, provisions for the issuance of Interim Park Use Permits, allows limited commercial uses in residential historical landmarks, and proposes several minor revisions to the zoning ordinance.

The proposed changes to the certified LCP are contained in Ordinance Nos. C-7360 and C-7378 (Exhibits #1&2). Resolution Nos. C-25951 and C-25930 submit the LCP amendment request for certification by the Commission. The City Planning Commission held a public hearings for the proposed LCP amendment on September 7 and November 16, 1995. The City Council held public hearings for the proposed LCP amendment on September 26 and December 12, 1995. The Long Beach City Council adopted Ordinance Nos. C-7360 and C-7378 on October 3 and December 19, 1995.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing, *deny* the amendment request to the LCP Implementing Ordinances as submitted; and then *approve, only if modified*, the amendment request to the LCP Implementing Ordinances.

The modification is necessary because, as submitted, a portion of the proposed amendment is not in conformance with, and not adequate to carry out, the provisions of the certified Land Use Plan (LUP) because it delegates to the City Zoning Administrator, without limitation, the power to modify zoning standards certified by the Commission. The motions to accomplish this recommendation are on *pages three and four*. The suggested modification is on *page four*.

SYNOPSIS (Cont.)

This LCP amendment request is consistent with the submittal requirements of the Coastal Act and the LCP regulations which govern such proposals (Sections 30501, 30510, 30514 and 30605 of the Coastal Act, and Sections 13551, 13552 and 13553 of the California Code of Regulations). City of Long Beach LCP Amendment No. 1-96 was deemed submitted on February 23, 1996.

PRIMARY ISSUE

One section of the proposed amendment to the zoning ordinance (LIP) would delegate to the City Zoning Administrator, without limitation, the power to modify zoning standards certified by the Commission. The proposed change to the LIP would allow the Zoning Administrator to grant unlimited exceptions to the development standards contained in the certified LCP. The granting of such unlimited exceptions to the development standards contained in the certified LCP would not be in conformance with, and adequate to carry out the provisions of the certified Land Use Plan (LUP). Therefore, staff is recommending that the section be modified to clarify that the Zoning Administrator may not grant exceptions to the certified zoning standards within the coastal zone.

STANDARD OF REVIEW

The standard of review for the proposed amendment to the LCP Implementing Ordinances, pursuant to Sections 30513 and 30514 of the Coastal Act, is that the proposed amendment is in conformance with, and adequate to carry out, the provisions of the certified Land Use Plan (LUP).

ADDITIONAL INFORMATION

Copies of the staff report are available at the South Coast District office located in the State Veterans Building, 245 West Broadway, Suite 380, Long Beach, 90802. To obtain copies of the staff report by mail, or for additional information, contact Charles Posner in the Long Beach office at (310) 590-5071.

I. STAFF RECOMMENDATION

Staff recommends adoption of the following motions and resolutions:

DENIAL OF THE AMENDMENT TO THE LCP IMPLEMENTING ORDINANCES AS SUBMITTED

MOTION

"I move that the Commission reject amendment request No. 1-96 to the City of Long Beach LCP Implementing Ordinances as submitted."

Staff recommends a YES vote which would result in the adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

Resolution to reject the amendment to the Implementing Ordinances as submitted

The Commission hereby rejects the amendment to the Implementing Ordinances of the City of Long Beach certified Local Coastal Program, as submitted, for the reasons discussed below on the grounds that it does not conform with, or is inadequate to carry out, the provisions of the Land Use Plan as certified. There are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the approval of the amendment to the Implementing Ordinances would have on the environment.

APPROVAL OF THE AMENDMENT TO THE LCP IMPLEMENTING ORDINANCES IF MODIFIED

MOTION

"I move that the Commission approve amendment request No. 1-96 to the City of Long Beach LCP Implementing Ordinances if it is modified in conformity with the modifications suggested below."

Staff recommends a YES vote which would result in the adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

Resolution to certify the amendment to the Implementing Ordinances if modified

The Commission hereby approves the certification of the amendment to the Implementing Ordinances of the City of Long Beach Local Coastal Program, for the reasons discussed below on the grounds that the amended ordinances, maps, and other implementing actions are consistent with, and adequate to carry out, the provisions of the certified Land Use Plan, as provided in Section 30513 of the Coastal Act, if amended according to the suggested modifications stated in Section II of this report. This amendment is consistent with applicable decisions of the Commission that guide local government actions pursuant to Section 30625(c) of the Coastal Act, and approval of the amendment will not have significant

environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.

The Commission further finds that if the local government adopts and transmits its revisions to the amendment to the Implementing Ordinances in conformity with the suggested modifications, then the Executive Director shall so notify the Commission.

II. SUGGESTED MODIFICATION

Certification of amendment No. 1-96 to the City of Long Beach LCP Implementing Ordinances is subject to the following modification (modifications are underlined):

Modify Section 21.10.047:

Except for any development within the coastal zone, whenever there are practical difficulties involved in carrying out the strict provisions of this title, the Zoning Administrator may grant minor modifications in individual cases, provided that a special reason or circumstance makes the strict application of this title impractical, and that the minor modification is in conformity with the spirit and purpose of this title.

If the Zoning Administrator determines the request is not minor in nature, then the procedures set forth in Chapter 21.25 shall be pursued to obtain a Standards Variance Permit. Each minor modification application shall be submitted together with a filing fee equal to that of a zoning confirmation letter.

This section shall not be used to grant modifications to cases located within the City's coastal zone.

III. FINDINGS

The following findings support the Commission's denial of the amendment to the LCP Implementing Ordinances as submitted, and approval of the amendment to the LCP Implementing Ordinances if modified as indicated in Section II (Suggested Modification). The Commission hereby finds and declares as follows:

A. Amendment Description

Ordinance Nos. C-7360 and C-7378 (Exhibits #1&2) contain several modifications to the City's zoning ordinance. The City's zoning ordinance contains the implementing ordinances (LIP) of the certified Local Coastal Program (LCP). The implementing ordinances (LIP) carry out the provisions of the certified Land Use Plan (LUP). The entire City of Long Beach is affected by the proposed amendments to the zoning ordinance, however, the Commission will only address the proposed amendments' effects within the coastal zone.

In order to be certified by the Commission pursuant to Section 30513 of the Coastal Act, the proposed City Zoning Ordinance amendments which amend the Implementation Sections of the LCP must conform to the certified LUP and be adequate to carry out the provisions of the LUP. All Zoning Ordinance amendments submitted as part of this LCP amendment are currently effective in areas outside of the coastal zone, and are proposed to become effective within the Coastal Zone immediately following certification by the Coastal Commission.

B. Ordinance No. C-7360

Ordinance No. C-7360 (Exhibit #1), adopted by the Long Beach City Council on October 3, 1995, contains several modifications to the City's zoning ordinance. The majority of the proposed changes to the zoning ordinance contained in Ordinance No. C-7360 involve the replacement of the former Industrial Chapter of the zoning ordinance with a new Industrial Chapter which updates the land use regulations for industrially zoned districts. Because there are no industrially zoned districts within the City's coastal zone (except in the Port of Long Beach which operates under its Commission certified Port Master Plan), this proposed change will have no effect in the coastal zone or on coastal resources. Any proposal to rezone any coastal zone property as industrial district will require an amendment to the certified LUP.

Ordinance No. C-7360 also contains changes to the development standards of Planned Development Districts (PD) PD-7, PD-17 and PD-22. Planned Development Districts PD-7, PD-17 and PD-22 are not located in the coastal zone. Therefore, the proposed changes to the development standards of those districts will have no effect in the coastal zone and will not effect public access to the coast.

Ordinance No. C-7360 also contains a few unrelated revisions to the zoning ordinance which will have little or no effect in the coastal zone and will not effect public access to the coast. These revisions include: a clarification to the parking standards which allow the provision of off-site parking to meet the parking requirements whenever an established use is changed to another use; clarifications to the permitted projections table (21.31-3); and, an addition to the parking standards section of the ordinance which requires a 25' long loading space requirement for "reduced trucks". The proposed parking provisions conform to the certified LUP parking policy which requires all "new construction" to provide adequate on-site parking, but would allow off-site parking to meet the parking requirements for a changes in use which do not involve new construction (LCP p. II-4). Therefore, all provisions contained in Ordinance No. C-7360 conform to the certified LUP and are adequate to carry out the provisions of the LUP.

C. Ordinance No. C-7378

Ordinance No. C-7378 (Exhibit #2), adopted by the Long Beach City Council on December 19, 1995, also contains several modifications to the City's zoning ordinance. Ordinance No. C-7378 contains provisions for the issuance of Interim Park Use Permits, allows limited commercial uses in residential historical landmarks, and proposes several minor revisions to the zoning ordinance.

The proposed section of the amendment which allows for the issuance of Interim Park Use Permits includes administrative procedures, changes to the permitted use tables, new definitions, and the development standards for interim parks. Interim parks, when permitted through the proposed Interim Park Use Permit procedure, are uses which are temporary uses of vacant lots such as tot-lots, urban gardens, dog parks, and ball parks. The goal of the City is to encourage the reduction of the negative effects that some vacant lots may have on a community by allowing interim low impact recreational uses on vacant lots limited to daylight hours. An Interim Park Permit application requires a discretionary action by the City Council, which means that in the coastal zone, the City's zoning ordinance (Section 21.25.903, Exhibit #3)) requires the concurrent processing of a Coastal Development Permit application. Only property owners or their agents would be allowed to apply for an Interim Park Permit. The proposed addition of the Interim Park Use Permit provisions conform to the certified LUP and are adequate to carry out the provisions of the LUP because only temporary park uses could be approved and those temporary park uses would not permanently displace any land use allowed by the certified LUP.

Ordinance No. C-7378 also contains provisions which would allow limited commercial uses in residential historical landmarks. This change is proposed to facilitate historic preservation of residential historical landmarks by improving the economic viability of such designated structures. The following limited commercial uses would be allowed in residential historical landmarks under the Administrative Use Permit process: artist in residence, bed and breakfast inn, professional/business school, limited professional services (office), antique sales, art gallery, books dealer, and collectibles sales. The proposed amendment requires that all required off-street parking be provided in order to establish such a use. The proposed amendment allowing limited commercial uses in residential historical landmarks conforms to the certified LUP and is adequate to carry out the provisions of the LUP because the certified LUP does not address or limit uses allowed within any historic structures.

Another provision contained in Ordinance No. C-7378 proposes to allow private elementary or secondary schools in the CCA, CCP, CCR, CCN and CHW commercial zones through the Conditional Use Permit (CUP) process. The CCA, CCP, CCR, CCN and CHW commercial zones are community (CC) and regional (CR) commercial zones. There are no community (CC) or regional (CR) commercial zones located in the coastal zone. Most of the commercial areas located in the coastal zone are neighborhood commercial (CN) or Planned Development District (PD). Therefore, this proposed change will have no effect in the coastal zone or on coastal resources. Any proposal to rezone any coastal zone property as community (CC) or regional (CR) commercial zones will require an amendment to the certified LUP.

Ordinance No. C-7378 also proposes several amendments to the zoning ordinances which are minor in nature and will have little or no effect on coastal resources or the implementation of the certified LUP. These changes include:

Clarifications to the permitted projections table 21.31-1.

Limitation to the application of privacy standards to residential developments of five units or more.

Clarification to garage setback standards.

Permit sales of alcohol in grocery stores of 20,000 square feet or greater without a Conditional Use Permit as was previously required.

Clarification of retail sales permitted in industrially zoned districts.

Increase fence height limit in industrial zones from six to eight feet.

Addition of new definitions.

These minor changes included in the proposed amendment conform to the certified LUP and are adequate to carry out the provisions of the LUP.

D. Ordinance No. C-7378 - Section 21.10.047

Ordinance No. C-7378 contains a proposed provision which delegates to the City Zoning Administrator, without limitation, the power to modify zoning standards certified by the Commission.

Section 21.10.047 states:

Whenever there are practical difficulties involved in carrying out the strict provisions of this title, the Zoning Administrator may grant minor modifications in individual cases, provided that a special reason or circumstance makes the strict application of this title impractical, and that the minor modification is in conformity with the spirit and purpose of this title.

If the Zoning Administrator determines the request is not minor in nature, then the procedures set forth in Chapter 21.25 shall be pursued to obtain a Standards Variance Permit. Each minor modification application shall be submitted together with a filing fee equal to that of a zoning confirmation letter.

The above stated section would allow the City Zoning Administrator to grant "minor" exceptions to the standards and requirements of the zoning ordinance (LIP) outside of the City's variance procedure (Section 21.25.300...). The stated purpose of the proposed new section is to eliminate the lengthy hearing process (four weeks and about \$650 in fees) for "minor" exceptions like six inch projections into side yards, fence height exceptions, or privacy standards. However, there is no definition or limit to what is a "minor" exception.

In addition, variance procedures require local hearings and are appealable. Also, in Long Beach's coastal zone, the requirement for a variance kicks in the requirement for a Coastal Development Permit. While it does not specifically exempt any project from the Coastal Development Permit process, the proposed section could be misinterpreted to allow the ZA to grant "minor" exceptions to the standards of the LCP without a local hearing or a Coastal Development Permit. This section also contains no provisions for appeals or other Commission review.

If exceptions to the standards of the certified LCP were granted for developments within the coastal zone, and outside of the Coastal Development Permit process, there is no assurance that the standards of the certified LCP would be carried out as necessary to protect public access and coastal resources as required by the Coastal Act. Therefore, the proposed addition of Section 21.10.047 to the certified LIP does not conform to, and is inadequate to carry out, the certified LUP and must be modified to make it clear that the granting of a minor modification by the Zoning Administrator may only occur outside of the City's coastal zone.

Therefore, the certification of amendment No. 1-96 to the City of Long Beach LCP Implementing Ordinances is subject to the following modification (modifications are underlined):

Modify Section 21.10.047:

Except for any development within the coastal zone, whenever there are practical difficulties involved in carrying out the strict provisions of this title, the Zoning Administrator may grant minor modifications in individual cases, provided that a special reason or circumstance makes the strict application of this title impractical, and that the minor modification is in conformity with the spirit and purpose of this title.

If the Zoning Administrator determines the request is not minor in nature, then the procedures set forth in Chapter 21.25 shall be pursued to obtain a Standards Variance Permit. Each minor modification application shall be submitted together with a filing fee equal to that of a zoning confirmation letter.

This section shall not be used to grant modifications to cases located within the City's coastal zone.

Only if modified as suggested is the proposed amendment to the Implementing Ordinances of the City of Long Beach LCP consistent with the certified LUP policies and adequate to carry out the provisions of the certified LUP.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City has certified Negative Declaration Nos. ND-14-95 and ND-29-95 in order to satisfy the CEQA requirements for the proposed amendments to the LCP. The City found that the proposed amendments will not cause significant adverse environmental impacts.

Pursuant to SB 1873, which amended the California Environmental Quality Act (CEQA), the Coastal Commission is the lead agency in terms of meeting CEQA requirements for Local Coastal Programs. In addition to making a finding that the implementation plan amendment is in full compliance with CEQA, the Commission must make a finding consistent with Section 21080.5 of the Public Resources Code. Section 21080.5(d)(2)(i) of the Public Resources Code requires that the Commission not approve or adopt an LCP:

...if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The Commission finds that for the reasons discussed in this report, there are no feasible alternatives or feasible mitigation measures available that could substantially reduce any adverse environmental impacts.

The Commission further finds, therefore, that the LIP amendment, as modified, is consistent with Section 21080.5(d)(2)(i) of the Public Resources Code.

6368F:CP

RECEIVED

RESOLUTION NO. C-25951

FEB 23 1996

CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH SUBMITTING AMENDMENTS OF THE
LONG BEACH ZONING REGULATIONS (INDUSTRIAL
REGULATIONS 1995) TO THE CALIFORNIA COASTAL
COMMISSION AS A LOCAL COASTAL PROGRAM AMENDMENT

The City Council of the City of Long Beach resolves as
follows:

WHEREAS, the City Council of the City of Long Beach has
recently revised numerous provisions of the Long Beach Zoning
Regulations as set forth in Ordinance No. C-7360 of the City of Long
Beach. It is the desire of the City Council to submit the documents
to the California Coastal Commission for its review as implementing
ordinances of the Long Beach Local Coastal Program (LCP); and

WHEREAS, the Planning Commission and City Council gave
full consideration to all facts and proposals respecting these
amendments to the Zoning Regulations at properly noticed and
advertised public hearings. The City Council approved the proposed
changes to the LCP by adopting the Zoning Regulations. The proposed
zoning regulation amendment is to be carried out in a manner fully
consistent with the Coastal Act and become effective in the Coastal
Zone immediately upon Coastal Commission certification; and

WHEREAS, environmental documentation has been prepared,
certified, received and considered as required by law, and the City
Council hereby finds that the proposed changes will not adversely
affect the character, livability or appropriate development of the

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LCP 1-96

EXHIBIT # 1

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John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4884
(310) 570-2200

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
(310) 570-2200

1 surrounding properties and that the proposed change is consistent
2 with the goals, objectives and provisions of the general plan;

3 NOW THEREFORE, the City Council of the City of Long Beach
4 resolves as follows:

5 Section 1. Amendments to the Long Beach Zoning
6 Regulations as adopted by Ordinance No. C-7360 of the Long Beach
7 City Council on October 3, 1995, a copy of which is attached to and
8 incorporated in this Resolution as Exhibit "A", is hereby submitted
9 to the California Coastal Commission for its review.

10 Sec. 2. The Director of Planning and Building of the City
11 of Long Beach is hereby directed to submit a certified copy of this
12 resolution, together with appropriate supporting materials, to the
13 California Coastal Commission with a request for its earliest
14 action.

15 Sec. 3. This resolution shall take effect immediately
16 upon its adoption by the City Council, and the City Clerk shall
17 certify the vote adopting this resolution.

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COASTAL COMMISSION

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
(310) 570-2200

1 I certify that this resolution was adopted by the City
2 Council of the City of Long Beach at its meeting of
3 February 20, 1996, by the following vote:

4 Ayes: Councilmembers: Oropeza, Lowenthal, Drummond,
5 Robbins, Topsy-Elvord, Donelon,
6 Kellogg, Shultz.

7 Noes: Councilmembers: None.

8
9 Absent: Councilmembers: Clark.

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13 City Clerk

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TSM:kjm
2/9/96
[RB]ZONEAMD.002

EXHIBIT # 1
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ORDINANCE NO. C- 7360

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING THE LONG BEACH
MUNICIPAL CODE BY AMENDING SECTION
21.15.2800, TABLE 30-1 OF CHAPTER 21.30,
CHAPTER 21.33 IN ITS ENTIRETY, SECTION
21.41.203, SECTION 21.41.243, TABLE 41-6 OF
CHAPTER 21.41, TABLE 41.7 OF CHAPTER 21.41,
SECTION 21.43.030, SUBSECTION 21.52.265.A,
SECTION 21.52.410, TABLE 54-1 OF CHAPTER
21.54, SECTION 21.43.030, SECTION 21.42.040;
BY ADDING SECTION 21.41.235, SUBSECTION
21.41.251.H, SECTION 21.41.257, SECTION
21.41.345 AND SECTION 21.42.050; BY REPEALING
SECTION 21.52.239 AND SECTION 21.52.510; AND,
AMENDING ORDINANCE NO. C-6777, AS AMENDED,
(PD-7), ORDINANCE NO. C-7279, AS AMENDED,
(PD-17), AND ORDINANCE NO. C-6254, AS
AMENDED, (PD-22); AND AMENDING THE USE
DISTRICT MAP OF THE CITY AS SAID MAP HAS BEEN
ESTABLISHED AND AMENDED BY AMENDING PORTIONS
OF PARTS 1, 2, 3, 8, 9, 10, 11, 14, 16, 17,
21, 22, 23, 28, 29 AND 30 OF SAID MAP
(RZ-9507-10), ALL RELATING TO INDUSTRIAL
DISTRICTS IN THE CITY OF LONG BEACH

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EXHIBIT # 1
PAGE 4 OF 63

1 The City Council of the City of Long Beach ordains as
2 follows:

3
4 Section 1. Section 21.15.2800 of the Long Beach
5 Municipal Code is amended to read as follows:

6 21.15.2800 Solid Fence.

7 "Solid fence" means a wood or masonry fence with
8 no openings, a chain link fence with slats, or other
9 opaque materials deemed to constitute "Solid" by the
10 Director of Planning and Building.

11
12 Sec. 2. Table 30-1 of Chapter 21.30 of the Long Beach
13 Municipal Code is amended to eliminate references to the MC
14 (Mixed Manufacturing and Commercial), ML (Limited Manufacturing),
15 MG (General Manufacturing), MG-150 (Manufacturing 150-foot Buffer
16 Zone), MR (Restricted Manufacturing), and MP (Port District)
17 zoning districts; and to replace those designations with the
18 following new zoning designations as follows:

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20

District Symbol	Use Classification	Chapter
IL	Light Industrial	21.33
IM	Medium Industrial	21.33
IG	General Industrial	21.33
IP	Port-related Industrial	21.33

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1 Sec. 3. Chapter 21.33 of the Long Beach Municipal Code
2 is amended in its entirety to read as follows:

3 Chapter 21.33

4 INDUSTRIAL DISTRICTS

5 Sections:

6 21.33.010 Purpose.

7 21.33.020 Districts Established.

8 21.33.030 Fire Department Preliminary Review.

9 21.33.040 Site Plan Review.

10 21.33.045 Harbor Department Review in IP District.

11 21.33.050 Adult Entertainment Businesses.

12 Division I. Permitted Uses

13 21.33.060 Permitted Uses.

14 21.33.070 Prohibited Uses.

15 21.33.080 Meaning of the Y/AP and Y/C Designations.

16 21.33.090 Performance Standards.

17 Division II. Development Standards

18 21.33.100 General Provisions.

19 21.33.110 Minimum Lot Size.

20 21.33.120 Maximum Lot Coverage.

21 21.33.130 Maximum Building and Structure Height.

22 21.33.140 Setbacks and Yards.

23 21.33.145 Parking Areas Abutting Streets.

24 21.33.150 Outdoor Storage and Activities.

25 21.33.160 Accessory Structures.

26 21.33.170 Accessory Office Space in Industrial Buildings.

27 21.33.180 Rooftop Equipment Screening.

28 21.33.190 Off-Street Parking and Loading.

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1 21.33.200 Landscaping Requirements.

2 21.33.210 Fences and Garden Walls.

3 21.33.220 On-Premises Signs.

4 21.33.230 Right-of-Way Dedications and Improvements.

5
6 21.33.010 Purpose.

7 A. The industrial districts are established to
8 preserve and enhance areas for a broad range of
9 industrial and manufacturing uses, recognizing that
10 such uses provide employment, contribute to the City's
11 tax base, and create products needed by consumers and
12 the business community at large.

13 B. These regulations are intended to accommodate
14 a broad range of current and future industrial and
15 manufacturing uses, and associated technologies, at
16 appropriate locations in the City, provided that
17 safeguards are in place to address environmental and
18 aesthetic concerns; to protect public health and
19 safety; and to ensure that businesses operate within
20 the clearly defined limits of what is allowed.

21 C. In recognition of the fact that industrial and
22 manufacturing technologies change over time, the City
23 has structured these regulations to address the
24 operating characteristics and processes of industrial
25 uses, rather than specific businesses. Thus, the
26 determination of whether a use is permitted by right or
27 requires discretionary review will necessarily require
28 interpretation based upon the criteria contained in

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Sections 21.33.020 through 21.33.080. Pursuant to the provisions of Section 21.33.060.D of this Chapter 21.33, the Zoning Administrator is authorized to make such interpretation.

21.33.020 Districts Established.

Four industrial districts are established by this Chapter as follows:

A. Light Industrial (IL).

The Light Industrial (IL) district allows a wide range of industries whose primary operations occur entirely within enclosed structures and which pose limited potential for environmental impacts on neighboring uses. While the emphasis is on industrial, manufacturing, and related uses, small-scale office and commercial uses intended to serve nearby industries and employees are permitted. The performance and development standards are intended to allow a wide range of uses as long as those uses will not adversely impact adjacent uses.

The IL district typically will include clean, non-nuisance industries whose operating characteristics (e.g., noise, hazardous materials, odors, dust, light and glare) are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation. Examples include research and development, flex space (for example, combined office/sales/warehouse/production for one firm), warehousing, small

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1 scale incubator industries, or assembly operations.
2 The buildings housing these uses may be low-scale,
3 older structures within the existing street grid, or
4 modern industrial complexes in park-like settings.
5 These examples are not intended to limit the potential
6 uses within the IL district, but rather to present the
7 range of opportunities available.

8 B. Medium Industrial (IM).

9 The Medium Industrial (IM) district allows a wide
10 range of industries and industrial processes that
11 involve more intensive operations. The district
12 provides areas where most industries may locate,
13 provided they meet the performance standards defined in
14 Section 21.33.090 (Performance Standards). While the
15 emphasis is on industrial, manufacturing, and related
16 uses, office and commercial uses intended to serve
17 nearby industries and employees may be permitted. The
18 performance and development standards are intended to
19 allow a wide range of uses as long as those uses will
20 not impact adjacent uses.

21 The IM district generally will include industrial
22 and manufacturing operations on a larger scale than
23 those in the IL district. For example, factories with
24 frequent truck traffic and outdoor storage yards might
25 be located in the district. Outdoor storage and limit-
26 ed outdoor activities may be permitted. These examples
27 are intended to represent typical characteristics
28 within the district, not all potential operations.

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1 C. General Industrial (IG).

2 The General Industrial (IG) district is considered
3 the City's "industrial sanctuary" district where a wide
4 range of industries that may not be desirable in other
5 districts may locate. The emphasis is on traditionally
6 heavy industrial and manufacturing uses. The IG
7 district is intended to promote an "industrial
8 sanctuary" where land is preserved for industry and
9 manufacturing, and where existing industries are
10 protected from non-industrial users that may object to
11 the operating characteristics of industry. Performance
12 standards still must be met, but the development
13 standards are the minimum necessary to assure safe,
14 functional, and environmentally-sound activities.

15 The IG district includes uses such as large
16 construction yards with heavy equipment, chemical
17 manufacturing plants, rail yards, and food processing
18 plants. The buildings that house these operations may
19 be older industrial buildings retrofitted to
20 accommodate the use, or new state-of-the-art
21 manufacturing plants. As is the case with all the
22 industrial districts, the focus of the IG district is
23 on the operating characteristics of the use, rather
24 than the particular product created.

25 D. Port-Related Industrial (IP).

26 The Port-Related Industrial (IP) district is
27 characterized predominantly by maritime industry and
28 marine resources. Uses in this district are primarily

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1 port related or water dependent, but may also include:
2 water-oriented commercial and recreational facilities
3 primarily serving the general public, and utility
4 installations and rights-of-way. All new uses in the
5 IP district must be consistent with the Port Master
6 Plan.

7 21.33.030 Fire Department Preliminary Review.

8 The permitting and licensing processes may involve
9 Fire Department review regarding the storage of
10 hazardous materials and other factors which could
11 affect site plans or building designs. The Fire
12 Department offers an informal conceptual site plan
13 review process that provides potential applicants with
14 information regarding such requirements. To ensure
15 such considerations are incorporated into the land use
16 planning and development process at an early stage,
17 applicants are encouraged to contact the Fire
18 Department prior to submitting formal applications to
19 the Department of Planning and Building.

20 21.33.040 Site Plan Review.

21 Site Plan Review shall be required pursuant to
22 Division V, Chapter 21.25 (Specific Procedures).

23 21.33.045 Harbor Department Review in IP District.

24 Projects proposed on property located in the IP
25 district shall be subject to review by the Harbor
26 Department pursuant to Section 18.12.040 of the
27 Municipal Code.

28 21.33.050 Adult Entertainment Businesses.

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1 Any business considered an "adult entertainment
2 business," as defined in Subsections 21.15.110A through
3 21.15.110K of this title, shall be subject to the
4 special locational standards contained in Chapter 21.45
5 (Special Development Standards).

6 DIVISION I. PERMITTED USES

7 21.33.060 Permitted Uses.

8 A. Table 33-2 shall be used to determine
9 applicable use regulations in the industrial districts.
10 Table 33-2 establishes general classes of uses. For
11 each category, the table indicates whether the class of
12 use is permitted by right (Y); not permitted (N);
13 permitted subject to an administrative use permit (AP)
14 as defined in Section 21.25, Division IV
15 (Administrative Use Permit) of this title; or permitted
16 subject to conditional use permit review (C) pursuant
17 to Section 21.25, Division II (Conditional Use Permits)
18 of this title.

19 B. The uses identified in Table 33-2 are more
20 precisely defined by reference to the Standard
21 Industrial Classification (SIC) Manual published by the
22 federal government's Office of Management and Budget.
23 The 1987 SIC Manual, or the most current edition of the
24 manual, as amended, is incorporated herein by
25 reference. The SIC Manual identifies businesses
26 according to the operating characteristics involved in
27 creating the product (for example, slaughtering,
28 manufacturing pulp, manufacturing industrial inorganic

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1 chemicals, petroleum refining) and the effects that
2 these characteristics may have on nearby uses. The
3 actual product created is of secondary importance. For
4 reference purposes, Table 33-1 lists two-digit SIC
5 codes and the associated categories of use.

6 C. The "notes and exceptions" column of the table
7 indicates more precisely the use regulations for
8 specific SIC codes or operating characteristics. The
9 notes and exceptions must be reviewed in conjunction
10 with the other information for that class of use.

11 D. For uses or activities not specifically
12 identified in Table 33-2, the Zoning Administrator
13 shall have the authority to interpret and assign the
14 appropriate SIC code for that use or activity. The
15 decision of the Zoning Administrator can be appealed to
16 the Planning Commission pursuant to Section 21.21.,
17 Division V (Appeals) of this title.

18 21.33.070 Prohibited Uses.

19 Any use or activity not identified by an SIC code
20 included in Table 33-2, or any use or activity not
21 interpreted by the Zoning Administrator as belonging to
22 a listed SIC code, shall be prohibited.

23 21.33.080 Meaning of the Y/AP and Y/C Designations.

24 A. This section applies to those use categories
25 in Table 33-2 classified as "Y/AP" and "Y/C" within
26 specified industrial districts. "Y/AP" shall mean that
27 the use is permitted by right unless the location
28 criteria contained in Section 21.33.080(C) apply to the

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1 project, in which case administrative use permit (AP)
2 review shall be required pursuant to Section 21.25,
3 Division IV of this title. "Y/C" shall mean a use is
4 permitted by right unless the location criteria
5 contained in Section 21.33.080(C) apply to the project,
6 in which case conditional use permit (C) review shall
7 be required pursuant to Section 21.25, Division II of
8 this title.

9 B. The Zoning Administrator shall be authorized
10 to determine whether a use identified in Table 33-2 as
11 "Y/AP" or "Y/C" is permitted by right or requires
12 discretionary review based on the criteria defined in
13 this section.

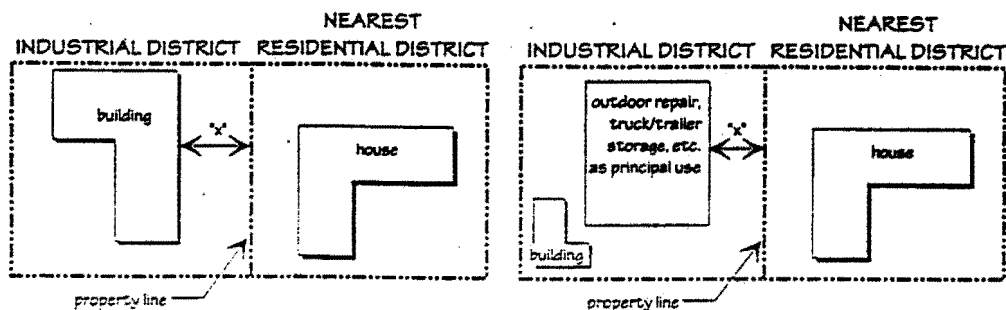
14 C. The location of a proposed industrial use
15 relative to residentially-zoned property shall
16 represent the sole factor for determining whether
17 discretionary review is required pursuant to this
18 Section. If any building housing the principal
19 proposed use in an industrial district, or any outdoor
20 activity which represents the principal use of the
21 property, is located three hundred feet or less from
22 the nearest residential district (see Figure 33-1),
23 then administrative use permit or conditional use
24 permit review shall be required, as indicated in Table
25 33-2.

26
27 //

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FIGURE 33-1
DETERMINATION OF DISTANCE



If "x" = 300 ft or less, then discretionary review is required.
Distance from building or outdoor use shall be measured
to the nearest residential property line.

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**TABLE 33-1
TWO-DIGIT SIC CODE GROUPS**

SIC Division and Group No.	Classified Businesses and/or Activities
A. Agriculture, Forestry, and Fishing	
01	Agricultural production - crops
02	Agriculture production livestock and animal specialties
07	Agricultural services
08	Forestry
09	Fishing, hunting, and trapping
B. Mining	
10	Metal mining
12	Coal mining
13	Oil and gas extraction
14	Mining and quarrying of nonmetallic minerals, except fuels
C. Construction	
15	Building construction - general contractors and operative builders
16	Heavy construction other than building construction - contractors
17	Construction - special trade contractors
D. Manufacturing	
20	Food and kindred products
21	Tobacco products
22	Textile mill products
23	Apparel and other finished products made from fabrics and similar materials
24	Lumber and wood products, except furniture
25	Furniture and fixtures
26	Paper and allied products
27	Printing, publishing, and allied industries
28	Chemicals and allied products
29	Petroleum refining and related industries

TABLE 33-1
TWO-DIGIT SIC CODE GROUPS
(Continued)

SIC Division and Group No.	Classified Businesses and/or Activities
30	Rubber and miscellaneous plastics products
31	Leather and leather products
32	Stone, clay, glass, and concrete products
33	Primary metal industries
34	Fabricated metal products, except machinery and transportation equipment
35	Industrial and commercial machinery and computer equipment
36	Electronic and other electrical equipment and components, except computer equipment
37	Transportation equipment
38	Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks
39	Miscellaneous manufacturing industries
E. Transportation, Communications, Electric, Gas, and Sanitary Services	
40	Railroad transportation
41	Local and suburban transit and interurban highway passenger transportation
42	Motor freight transportation and warehousing
43	United States Postal Service
44	Water transportation
45	Transportation by air
46	Pipelines, except natural gas
47	Transportation services
48	Communications
49	Electric, gas, and sanitary services
F. Wholesale Trade	
50	Wholesale trade - durable goods
51	Wholesale trade - nondurable goods
G. Retail Trade	

TABLE 33-1
TWO-DIGIT SIC CODE GROUPS
(Continued)

SIC Division and Group No.	Classified Businesses and/or Activities
52	Building materials, hardware, garden supply, and mobile home dealers
53	General merchandise stores
54	Food stores
55	Automotive dealers and gasoline service stations
56	Apparel and accessory stores
57	Home furniture, furnishings, and equipment stores
58	Eating and drinking places
59	Miscellaneous retail
H. Finance, Insurance and Real Estate	
60	Depository institutions
61	Nondepository credit institutions
62	Security and commodity brokers, dealers, exchanges, and services
63	Insurance carriers
64	Insurance agents, brokers, and service
65	Real estate
67	Holding and other investment offices
I. Services	
70	Hotels, rooming houses, camps, and other lodging places
72	Personal services
73	Business services
75	Automotive repair, services, and parking
76	Miscellaneous repair services
78	Motion pictures
79	Amusement and recreation services
80	Health services
81	Legal services

TABLE 33-1
TWO-DIGIT SIC CODE GROUPS
(Continued)

SIC Division and Group No.	Classified Businesses and/or Activities
82	Educational services
83	Social services
84	Museums, art galleries, and botanical and zoological gardens
86	Membership organizations
87	Engineering, accounting, research, management, and related services
88	Private households
89	Miscellaneous services
J. Public Administration	
91	Executive, legislative, and general government, except finance
92	Justice, public order, and safety
93	Public finance, taxation, and monetary policy
94	Administration of human resource programs
95	Administration of environmental quality and housing programs
96	Administration of economic programs
97	National security and international affairs
K. Nonclassifiable establishments	
99	Nonclassifiable establishments

**TABLE 33-2
USES IN INDUSTRIAL DISTRICTS**

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
1. Agriculture and related uses (SIC codes 01, 02, 07*)	N	N	C	See Item 10 in this table.	a. Permitted in IL and IM: <ul style="list-style-type: none"> • 0742 (Veterinary Services for Animal Specialties) • 0752 (Animal Specialty Services, Except Veterinary, Boarding, Kennels, Shelters) • 078 (Landscape and Horticultural Services)
2. Construction-related uses (SIC codes 138, 15, 16, 17) 2.1 With outdoor storage as principal use 2.2 Contractor's office with limited outdoor accessory storage	N Y	Y/AP Y	Y Y	See Item 10 in this table.	"Limited outdoor accessory storage" means the storage of materials and equipment to be used off site for construction projects in progress.
3. Food processing (SIC code 20*)	C	Y/C	Y/C	See Item 10 in this table.	a. Prohibited in IL, IM, and IP, and requires conditional use permit in IG: <ul style="list-style-type: none"> • 201 (Meat Products) • 2048 (includes slaughtering animals for animal feed) • 2077 (Animal and Marine Fats and Oils) • 2091 (Canned and Cured Seafoods) • 2092 (Fresh or Frozen Seafoods) b. Permitted in IL, IM, and IG: <ul style="list-style-type: none"> • 205 (Bakery Products)

**TABLE 33-2
USES IN INDUSTRIAL DISTRICTS
(Continued)**

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
4. Manufacturing					a. Prohibited in IL, IM, and IP, and requires conditional use permit in IG:
4.1 SIC codes 23, 27, 283, 284, 31*, 36, 38, 39	Y	Y	Y	See Item 10 in this table.	<ul style="list-style-type: none"> • 261 (Pulp Mills) • 262 (Paper Mills) • 263 (Paperboard Mills) • 281 (Industrial Inorganic Chemicals) • 282 (Plastics Materials) • 285 (Paints, Varnishes) • 286 (Industrial Organic Chemicals) • 287 (Agricultural Chemicals)
4.2 SIC codes 25, 26*, 30	Y/C	Y/C	Y		
4.3 SIC codes 22, 24, 289*, 32*, 34*, 35, 37*	N	C	Y/C		
4.4 SIC codes 21, 29*, 33, 492*, 4932*	N	N	C		

TABLE 33-2
USES IN INDUSTRIAL DISTRICTS
(Continued)

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
4. Manufacturing (continued)					<ul style="list-style-type: none"> • 2892 (Explosives) • 291 (Petroleum Refining) • 311 (Leather Tanning and Finishing) • 324 (Hydraulic Cement) • 325 (Structural Clay Products) • 327 (Concrete, Gypsum, and Plaster Products) • 3292 (Asbestos Products) • 348 (Ordnance and Accessories) <p>b. Certain oil and gas extraction and processing are exempt from zoning regulations as provided for in Section 21.10.030.C, and are controlled by Title 12 of the Municipal Code.</p> <p>c. SIC code 371 (Motor Vehicles and Motor Vehicle Equipment) shall be permitted in the IG district when located more than 150' from a residential district, and require a CUP when located closer than 150'.</p>

**TABLE 33-2
USES IN INDUSTRIAL DISTRICTS
(Continued)**

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
5. Transportation-related uses (SIC codes 41, 421, 4215, 423, 473, 478)					a. SIC code 45 uses shall require a conditional use permit outside the boundaries of the Long Beach Airport and/or on adjacent properties directly supporting airport operations.
5.1 With no outdoor container storage	C	Y/C	Y	See Item 10 in this table.	
5.2 With outdoor container storage associated with shipping/trucking/rail	C	C	C		
5.3 Air transportation (SIC code 45)	N	N	Y*		
5.4 Helipads	C	C	C		
5.5 Electric, gas, and sanitary services (SIC code 49, except 492 and 4932. Includes refuse transfer stations.)	C	C	C		
6. Wholesale trade (SIC codes 50*, 51*, 422)	Y	Y	Y	See Item 10 in this table.	a. Prohibited in IL, IM, and IP, and requires conditional use permit in IG: <ul style="list-style-type: none">• 5015 (Motor Vehicle Parts, Used)• 5093 (Scrap and Waste Materials), including retail sales• 5154 (Livestock Sales)

**TABLE 33-2
USES IN INDUSTRIAL DISTRICTS
(Continued)**

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
7. Retail trade					a. Primarily, these uses are intended to serve nearby industries and employees, and the retail's proximity will provide convenience with minimal impact on the retail operations.
7.1 Eating places <u>without</u> drive-through service (SIC code 5812*)	Y	Y	Y	See Item 10 in this table.	b. Any business involved in the sale of alcoholic beverages shall be subject to conditional use permit review and shall meet the location requirements contained in Section 21.52.201. The following exceptions do not require a conditional use permit: • Restaurant with alcoholic beverage service only with meals, where by alcoholic beverage sales comprise 30 percent or less of the monthly gross sales of the restaurant. This generally means that any use with a fixed bar is <u>not</u> exempt from the conditional use permit requirement. A service bar is not a fixed bar. A sushi bar where alcoholic beverages are served at the same bar as meals is considered as serving alcoholic
7.2 Eating <u>with</u> drive-through service (SIC code 5812*)	Y/C	Y/C	Y/C		
7.3 Book and video stores; video rentals (SIC codes 5735, 5942, 7841)	Y	Y	Y		
7.4 Building Materials, Hardware (SIC code 52)	Y	Y	Y		
7.5 All other retail trade (SIC codes 53, 54, 55*, 56, 57, 59*)	Y	C	C		
See Item #13 in this table for "Drinking places" (SIC code 5813)					

TABLE 33-2
USES IN INDUSTRIAL DISTRICTS
(Continued)

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
7. Retail trade (continued)					<p>beverages only with meals. A cocktail lounge without a bar but with service primarily of hors d'oeuvres and alcoholic beverages <u>shall</u> require a conditional use permit.</p> <ul style="list-style-type: none"> • Any use located more than 500 feet from a zone district which allows residential use. • Department store or florist shop with accessory sales of alcoholic beverages. • Existing legal, nonconforming uses. <p>C. Pawnshops (included within SIC code 5932 shall require a Conditional Use Permit in all zones.</p> <p>D. Gasoline Service Stations (SIC code 5541) and Fuel Dealers (SIC code 598) shall be permitted in the IG district.</p> <p>E. Sales of firearms in the IL zone shall require a Conditional Use Permit.</p>

**TABLE 33-2
USES IN INDUSTRIAL DISTRICTS
(Continued)**

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
8. Service-related industries					<p>a. Primarily, these uses are intended to serve nearby industries and employees, and the services' proximity will provide convenience with minimal impact on the service operations.</p> <p>b. Parking lots and Structures which are principal uses (SIC code 752) shall be subject to parking lot development standards contained in Chapter 21.41.</p>
8.1 Laundry, cleaning, and garment services (SIC code 721)	Y	Y	Y	See Item 10 in this table.	
8.2 Other personal services (SIC codes 722, 723, 724, 725, 726, 7291)	Y	AP	AP		
8.3 Tattoo and massage parlors	N	N	N		
8.4 Repair services within enclosed structure (SIC codes 75* and 76)	Y	Y	Y		
8.5 Repair services with outdoor operations (SIC codes 7353, 7359, 75*)	N	Y/C	Y		
9. Reserved					Reserved

**TABLE 33-2
USES IN INDUSTRIAL DISTRICTS
(Continued)**

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
10. Port-dependent and support businesses	See Items 1-9 and 11-14 in this table.	See Items 1-9 and 11-14 in this table.	See Items 1-9 and 11-14 in this table.	Y	<p>a. Uses permitted in the IP district are specified in the Long Beach Port Master Plan, including:</p> <ul style="list-style-type: none"> • <u>Primary Port Facilities</u> - ship loading/unloading, transshipment warehousing, stevedoring, open storage and transfer of cargo, shipment of goods and raw materials, cruise ship facilities • <u>Hazardous Cargo Facilities</u> - loading/unloading, storage, and transfer of crude and bulk-refined petroleum products and chemicals • <u>Port-Related Industries and Facilities</u> - warehousing, distribution, container storage, railroading, container freight stations, ship chandlery, public agency Port activity offices, processing of products and raw materials moving through the Port

**TABLE 33-2
USES IN INDUSTRIAL DISTRICTS
(Continued)**

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
10. Port-dependent and support businesses (continued)	See Items 1-9 and 11-14 in this table.	See Items 1-9 and 11-14 in this table.	See Items 1-9 and 11-14 in this table.	Y	<ul style="list-style-type: none"> • <u>Ancillary Port Facilities</u> - ship building and repair, towboat and salvage operations, bunker barge loading, sportfishing launching, marine research, Coast Guard operations, marine-oriented fire protection, equipment storage for dredging and waterfront construction, oil spill cleanup • <u>Commercial/Recreational Facilities</u> - water-oriented parks, sightseeing, sportfishing, water skiing, restaurants, hotels, curio shops, marinas, boat sales and manufacturing, charter boat operations, tackle shops, tourist attractions (e.g., Queen Mary), vessel storage • <u>Federal Use</u> - shipyard and drydock operations, Navy Base and support
10. Port-dependent and support businesses (continued)	See items 1-9 and 11-14 in this table.	See items 1-9 and 11-14 in this table.	See items 1-9 and 11-14 in this table.	Y	<ul style="list-style-type: none"> • <u>Oil and Gas Production</u> - including tankage, processing, drilling, and water injection • <u>Utilities</u> - installations and rights-of-way, including SCE station on Terminal Island

**TABLE 33-2
USES IN INDUSTRIAL DISTRICTS
(Continued)**

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
11. Communications (SIC code 48*)	Y	Y	Y	See Item 11 in this table.	a. Requires conditional use permit in all districts: • 483 (Radio and Television Broadcasting Stations) • Microwave transmission or relay towers • Cellular telephone stations
12. Recycling operations					a. Collection center with attendant subject to development standards contained in Section 21.52.265.
12.1 Containers for cans, bottles, etc. (accessory use)	Y	Y	Y	Y	
12.2 Collection center with attendant and recycling processing/ manufacturing center	C	C	C	N	

TABLE 33-2
USES IN INDUSTRIAL DISTRICTS
(Continued)

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
13. Recreation and Entertainment Uses					<p>a. Any business involved in the sale of alcoholic beverages shall be subject to conditional use permit review and shall meet the location requirements contained in Section 21.52.201. The following exceptions do not require conditional use permit:</p> <ul style="list-style-type: none"> • Restaurant with alcoholic beverage service only with meals, where by alcoholic beverage sales comprise 30 percent or less of the monthly gross sales of the restaurant. This generally means that any use with a fixed bar is <u>not</u> exempt from the conditional use permit requirement. A service bar is not a fixed bar. A sushi bar where alcoholic beverages are served at the same bar as meals is considered as serving alcoholic beverages only with meals. A cocktail lounge without a bar but with service primarily of hors d'oeuvres and alcoholic beverages <u>shall</u> require a conditional use permit.
13.1 Outdoor recreation (drive-in theater, racetrack, golf driving range, shooting range, and similar uses)	C	N	N	See Item 10 in this table.	
13.2 Movie theaters					
13.3 Bars, nightclubs, cabarets and the like (SIC code 5813*)	Y C*	Y C*	Y C*	N C*	
13.4 Health clubs and the like (SIC code 7991)	C	N	N	N	

**TABLE 33-2
USES IN INDUSTRIAL DISTRICTS
(Continued)**

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
13. Recreation and Entertainment Uses (Continued)					<ul style="list-style-type: none"> Any use located more than 500 feet from a zone district which allows residential use. Department store or florist shop with accessory sales of alcoholic beverages. Existing legal, nonconforming uses.
14. Miscellaneous Uses					
14.1 Caretaker, night-watchman's quarters*	AP	AP	AP	AP	a. Caretaker quarters permitted only in conjunction with a permitted nonresidential use.
14.2 Art Studio with associated residence	AP	AP	AP	N	b. Billboards subject to regulations and standards contained in Chapter 21.54.
14.3 Vocational schools (SIC code 824)	Y	Y	Y	Y	c. For Temporary Use regulations, see Chapter 21.53
14.4 Job Training and Vocational Rehabilitation (SIC code 833)	C	C	C	C	
14.5 Day care facilities (SIC code 835)	C	C	C	C	
14.6 Museums (SIC code 841)	Y	Y	Y	Y	

TABLE 33-2
USES IN INDUSTRIAL DISTRICTS
(Continued)

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
14. Miscellaneous Uses (Continued)					
14.7 Churches and other facilities for religious organizations (SIC code 866)	C	N	N	N	
14.8 Billboards* (outdoor advertising)	Y	Y	Y	N	
14.9 Temporary outdoor events and temporary construction offices*	T	T	T	T	
14.10 Vending carts	AP	AP	AP	N	

NOTE: All uses are subject to performance standards as defined in Section 21.33.100.

* = See "Notes and Exceptions" column

Y = Permitted by right

N = Not permitted

AP = Administrative use permit required

Y/AP = Either permitted by right or subject to administrative use permit review, depending upon criteria contained in Section 21.33.080.C

Y/C = Either permitted by right or subject to conditional use permit review, depending upon criteria contained in Section 21.33.080.C

C = Conditional use permit required

T = Temporary use. See Section 21.53.

The SIC uses are considered here primarily according to the *operational characteristics* involved in creating the product (e.g., slaughtering, manufacturing pulp, manufacturing industrial inorganic chemicals, petroleum refining) and the effects that these operations may have on nearby uses. The actual product created is of secondary importance. The requirement for a conditional use permit does not presuppose that a proposed use will present adverse impacts, but that the public should be informed of the proposed use and be given the opportunity to comment on the proposal at a public hearing.

1 21.33.090 Performance Standards.

2 A. Purpose. The performance standards
3 established in this Section are intended to ensure that
4 industrial/ manufacturing uses operate in a manner that
5 protects the public health and safety, and which does
6 not produce adverse impacts on nearby properties nor
7 the community at large. The standards in this Section
8 apply to all industrial/ manufacturing districts. The
9 Director of Planning and Building shall be authorized
10 to interpret the performance standards.

11 B. Standards May Be Changed. Ongoing scientific
12 and technological advances related to the
13 identification and measurement of impacts require that
14 these performance standards remain up to date. These
15 standards may be modified from time to time as required
16 by technological changes.

17 C. Noise Standards. All uses and activities
18 shall comply with the noise regulations contained in
19 Chapter 8.80 (Noise) of the City of Long Beach
20 Municipal Code.

21 D. Hours of Operation Standards. Between the hours of
22 10:00 p.m. and 7:00 a.m., industrial businesses shall
23 discontinue operations that produce noise levels at the
24 nearest residential district or hospital property line
25 higher than those permitted under Chapter 8.80 (Noise) of
26 the Municipal Code.

27 E. Light and Glare Standards. All lighting,
28 reflective surfaces, or any other source of

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1 illumination shall not produce adverse effects on
2 public streets or on any other parcel. Lights shall be
3 shielded at lot lines so as not to be directly visible
4 from any adjoining residential district.

5 F. On-Site Containment of Materials and Waste.

6 No material or waste shall be deposited on a property
7 in such a form or manner that it may be transferred off
8 the property by natural causes or forces such as wind
9 or rain. All materials or wastes which might cause
10 fumes or dust, or which constitute a fire hazard, or
11 which may be edible by or otherwise attractive to
12 rodents or insects, shall be stored outdoors only in
13 closed containers approved by the Director of Planning
14 and Building.

15 DIVISION II. DEVELOPMENT STANDARDS.

16 21.33.100 General Provisions.

17 This Division II establishes development standards
18 applicable to all new construction and additions to
19 existing development in the industrial districts.

20 21.33.110 Minimum Lot Size.

21 All new subdivisions of land shall comply with the
22 minimum lot size requirements indicated in Table 33-3.

23 21.33.120 Lot Coverage.

24 No building or structure shall be constructed to
25 exceed the lot coverage standards indicated in Table
26 33-3.

27 21.33.130 Maximum Building and Structure Height.

28 A. No building or other structure shall be

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1 constructed to exceed the height limitations indicated
2 in Table 33-3, except for signs, which are subject to
3 the standards set forth in Chapters 21.44 (On-Premises
4 Signs) and 21.54 (Billboards).

5 B. Flagpoles, when placed on the roof of a
6 building, may exceed the height limit for a principal
7 building by ten feet. When placed on the ground,
8 flagpoles shall not exceed a height of sixty feet.

9 C. Television or radio receiving or transmitting
10 antennae may exceed the applicable height limit as
11 provided for in Section 21.46.060 (Special Development
12 Standards).

13 D. The following rooftop elements and equipment
14 may extend up to ten feet above the building height:

- 15 1. Rooftop stair and elevator penthouse
16 enclosures.
- 17 2. Rooftop heating and air conditioning
18 equipment and ducts.
- 19 3. Rooftop safety rails.

20 21.33.140 Setbacks and Yards.

21 A. Setbacks and Yards Required. Building
22 setbacks and yards shall be provided as indicated in
23 Table 33-4. Yard areas shall be clear of all
24 structures from the ground to the sky, except for
25 permitted projections, and shall be landscaped in
26 accordance with the landscaping provisions (Chapter
27 21.42) of this title.

28 B. Corner Cut-off Required. Corner cut-offs, as

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1 defined in Chapter 21.15 of this title, shall be
2 required in all industrial districts at the
3 intersections of streets, driveways, and alleys. The
4 corner cut-off shall be free of any structure or
5 vegetation which impedes or obstructs access or
6 visibility.

7 C. Permitted Projections. No appurtenances,
8 projections, or other building features may project
9 into required yards, except:

10 1. Architectural elements not more than two feet
11 into the required yard area;

12 2. Awnings;

13 3. Bay windows projecting not more than two feet
14 into the required yard area;

15 4. Lamp posts;

16 5. A porte cochere;

17 6. Roof eaves projecting no closer than two feet,
18 six inches from the property line; and

19 7. Signs, as specified in Chapter 21.44 (On-
20 Premises Signs) of this title.

21 D. Permitted Uses. The following uses and
22 accessory structures shall be the only uses and
23 structures permitted in required yard areas: driveways,
24 automobile surface parking lots, landscaping, and on-
25 premises signs. All other uses shall be prohibited.

26 21.33.145 Parking Areas Abutting Streets.

27 Wherever a parking area abuts a property line

28 adjacent to an Arterial roadway, as designated in the

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1 Transportation Element of the General Plan, a five-foot
2 wide landscaped strip shall be provided between the
3 parking area and the property line abutting the public
4 right-of-way.

5 //

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EXHIBIT # 1
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TABLE 33-3
GENERAL DEVELOPMENT STANDARDS

Standard	Zone District			
	IL	IM	IG	IP
Minimum Lot Size (a) (See 21.33.110)	15,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	No restriction
Maximum Lot Coverage (see 21.33.120)	55%	60%	80% (b)	No restriction
Maximum Building Height (see 21.33.130)	4 stories or 60 ft, whichever is more restrictive	45 ft.	65 ft	65 ft
Maximum Non-building Structure Height	45'	45'	No restriction	No restriction

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Maximum Accessory Office Space (see also 21.33.170)	<ul style="list-style-type: none"> • 25% of gross floor area for tenant spaces $\geq 5,000$ sq. ft. • 45% of gross floor area for tenant spaces $< 5,000$ sq. ft. 	<ul style="list-style-type: none"> • 25% of gross floor area • 45% of gross floor area for tenant spaces $< 5,000$ sq. ft. 	<ul style="list-style-type: none"> • 25% of gross floor area • 45% of gross floor area for tenant spaces $< 5,000$ sq. ft. 	No restriction
Minimum Landscaped Area	see Chapter 21.42	see Chapter 21.42	see Chapter 21.42	see Chapter 21.42
Fence Regulations	see Chapter 21.43	see Chapter 21.43	see Chapter 21.43	see Chapter 21.43

Notes:

(a) The minimum lot size standards shall apply only to new subdivision of land. They do not apply to new construction or remodeling on existing lots or to air space subdivisions of existing lots. Lot lines of existing lots may be adjusted per Section 20.20 (Subdivision Regulations).

(b) City redevelopment plans may establish an alternative standard which supersedes this standard. For the Westside Redevelopment Project Area, the maximum lot coverage standard is 60% for new buildings.

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TABLE 33-4
MINIMUM REQUIRED SETBACKS/YARDS AREAS

Required Setback/Yard Area	IL	IM	IG	IP
Yard Fronting on Minor Arterial or Greater Street Classification	10 ft	10 ft	10 ft	10 ft
Yard Fronting on Local or Collector Street	6 ft	0 ft	0 ft	0 ft
Parking Lot Setback for Yard Fronting on Arterial Street	5 ft (a)	5 ft (a)	5 ft (a)	5 ft (a)
Yards Abutting Alleys	10 ft from centerline	10 ft from centerline	10 ft from centerline	10 ft from centerline
Yards Abutting Residential District	20 ft	45 ft	45 ft	No restriction
Yard Abutting Nonresidential District	0 ft (b)	0 ft (b)	0 ft (b)	0 ft (b)

Notes: (a) See also Section 21.33.145.

(b) Separation between buildings on adjacent lots shall be provided as required by the Fire Code and Uniform Building Code.

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21.33.150 Outdoor Storage and Activities.

A. IL District Regulations.

1. Outdoor Storage. Accessory outdoor storage of goods, materials, or equipment shall be permitted only in the side and rear yards. However, no materials shall be stored within any required street side yard setback. All outdoor storage areas shall be completely screened from view from public rights-of-way and adjacent properties with screening the same height as the materials being stored. Stored goods and materials shall not exceed a stacking height of eight feet.

2. Activities. Except as otherwise permitted by Table 33-2, no outdoor production, processing, or manufacturing activities associated with a business shall be permitted at any time. All such activities must be conducted within an entirely enclosed structure. This restriction shall not apply to loading operations or other necessary support functions of a business.

B. IM District Regulations.

1. Outdoor Storage. Outdoor storage shall be permitted except in required front street and side street yard setbacks, and required parking and loading areas. Such storage shall be fully screened from view with solid screening materials at least the same height as the materials being stored, or at least twelve feet, whichever is less. Stored goods and materials shall not exceed a stacking height of fifteen feet, with the

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1 exception of container storage, which shall not be
2 stacked higher than two containers.

3 2. Activities. The following are permitted
4 outdoor activities, provided all such activities meet
5 the performance standards contained in Section
6 21.33.090 of this Chapter: processing, assembly, and
7 fabrication of goods; and the maintenance, repair, and
8 salvage of equipment associated with a business.

9 C. IG District Regulations.

10 1. Outdoor Storage. Outdoor storage shall be
11 permitted except in required front street and side
12 street setbacks, and in required parking and loading
13 areas. Such storage shall be fully screened from view
14 from a public right-of-way and any adjacent or abutting
15 residential use. Stored goods and materials shall not
16 exceed a stacking height of fifteen feet.

17 2. Transport Containers. Transport containers
18 used for storing goods, materials, or equipment to be
19 transported by truck, train, or marine vessel may be
20 stored anywhere on a lot, with the exception of any
21 required corner cutoff area. No more than two
22 containers shall be stacked atop one another.

23 3. Activities. The following are permitted
24 outdoor activities, provided all such activities meet
25 the performance standards contained in Section
26 21.33.090 of this Chapter: processing, assembly, and
27 fabrication of goods; and the maintenance, repair, and
28 salvage of equipment associated with a business.

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1 D. IP District Regulations.

2 1. Outdoor Storage. Outdoor storage, including
3 the storage of transport containers used for storing
4 goods, materials, or equipment to be transported by
5 truck, train, or marine vessel, may occur anywhere on a
6 lot, with the exception of any required corner cutoff
7 area. Such storage shall be subject to any screening
8 or security requirements established by the Long Beach
9 Harbor Department.

10 2. Activities. All activities ordinarily
11 associated with port and port-related businesses shall
12 be permitted to occur out of doors consistent with
13 regulations established by the Harbor Department.

14 E. Surfacing of Outdoor Storage and Activity
15 Areas.

16 In all industrial districts, all outdoor storage
17 and activity areas shall be surfaced with paving
18 materials as required by the Director of Planning and
19 Building, and all such surfaced areas shall be
20 maintained in good condition.

21 21.33.160 Accessory Structures.

22 A. Use Restrictions. The use of accessory
23 buildings and structures shall conform to the
24 requirements contained in Chapter 21.51 (Accessory
25 Uses) of this title.

26 B. Trash Receptacles. Adequate trash receptacles
27 shall be provided to accommodate the refuse generated
28 on a site. If visible from a public street,

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1 receptacles shall conform to the applicable development
2 standards contained in Chapter 21.46 (Accessory
3 Structures) of this title.

4 21.33.170 Accessory Office Space in Industrial
5 Buildings.

6 A. Maximum Area Permitted. Office space is
7 permitted as an accessory use within an industrial
8 building. The accessory office space is limited to the
9 percent of gross floor area indicated in Table 33-3.

10 B. Requirements for Tenant Spaces Containing Less
11 than 5,000 Square Feet. As indicated in Table 33-3,
12 tenant spaces which are less than five thousand square
13 feet of gross floor area in size may use a maximum of
14 forty-five percent of gross floor area for office
15 purposes. However, wherever such office space exceeds
16 twenty-five percent of the gross floor area of an
17 individual tenant space, an additional three parking
18 spaces shall be provided in addition to any parking
19 required for the principal use.

20 C. Office Space in Excess of Maximum Allowable.
21 If office space in excess of the maximum allowable is
22 proposed, the office space shall be considered the
23 principal use, and such use shall be subject to all use
24 regulations and development standards applicable that
25 principal use.

26 21.33.180 Rooftop Equipment Screening.

27 A. Purpose. The City recognizes that mechanical
28 equipment on rooftops can be unattractive and can

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1 facilitate unauthorized access into buildings.

2 Therefore, the screening requirements contained in this
3 Section shall be applied to improve the aesthetic
4 quality of the City and to improve the security of
5 buildings.

6 B. Applicability. This section applies to all
7 development in the industrial districts for all rooftop
8 equipment visible from an adjacent street or highway.

9 C. Materials and Design. All screening devices
10 shall be of a material consistent with the color and
11 style of the building, and shall be well-integrated
12 into the building design through such features as
13 parapet walls, false roofs, or equipment rooms.
14 Louvered designs are acceptable if consistent with the
15 building style. All screening materials shall be of a
16 type requiring limited maintenance. Wood lattice shall
17 not be permitted.

18 D. Secured. All rooftop mechanical equipment
19 shall be secured from unauthorized entry to the
20 satisfaction of the Director of Planning and Building.

21 E. Approval Required. Prior to issuance of a
22 mechanical permit for rooftop equipment, the Director
23 of Planning and Building shall review the proposed
24 screening plan for compliance with the provisions of
25 this Section.

26 21.33.190 Off-Street Parking and Loading.

27 Off-street parking and loading shall be provided
28 as required by Chapter 21.41 (Off-Street Parking and

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1 Loading Requirements) of this title.

2 21.33.200 Landscaping Requirements.

3 Landscaping shall be provided as required by
4 Chapter 21.42 (Landscaping Standards) of this title.

5 21.33.210 Fences and Garden Walls.

6 Fences and garden walls, other than those required
7 by this title for parking lot and outdoor storage
8 screening, are permitted accessory structures subject
9 to the development standards contained in Chapter 21.43
10 (Fences and Garden Walls) of this title.

11 21.33.220 On-Premises Signs.

12 On-premises signs are permitted accessory
13 structures subject to the development standards
14 contained in Chapter 21.44 (On-Premises Signs) of this
15 title.

16 21.33.230 Right-of-Way Dedications and Improvements.

17 Public right-of-way shall be reserved, dedicated,
18 and/or improved as required by Chapter 21.47
19 (Dedication, Reservation and Improvement of Public
20 Rights-of-Way) of this title.

21
22 Sec. 4. Section 21.41.203 of the Long Beach Municipal
23 Code is amended to read as follows:

24 21.41.203 Parking-Change of Uses.

25 A. Whenever an established use is changed to
26 another use, the parking required for both the
27 established use and the proposed use shall each be
28 calculated according to the standards for new

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1 construction. If the proposed use would require the
2 same or fewer parking spaces as the established use,
3 then no new parking shall be required for the change in
4 use. If, under applicable standards for new
5 construction, the proposed use would require more
6 parking than the established use, the proposed use
7 shall increase the parking provided by the difference
8 in the number of spaces. The number of parking spaces
9 may be reduced only if the existing number of spaces
10 exceeds the number required for the proposed use under
11 applicable standards for new construction.

12 B. If additional parking spaces are required per
13 Section 21.41.203.A above, and existing development on
14 the lot prevents the parking spaces from being provided
15 on the same site as the proposed use, the additional
16 required spaces may be provided off site in accordance
17 with the provisions of Section 21.41.222 (Off-site
18 Parking).

19 C. If the existing building has non-conforming
20 rights pertaining to parking, see Section 21.27.090.D
21 for applicable provisions relating to non-conformities.
22

23 Sec. 5. Section 21.41.243 of the Long Beach Municipal
24 Code is amended, without amending or deleting subsections A
25 through G, inclusive, and Subsection 21.41.243.H is added to read
26 as follows:

27 21.41.243 Parking Lot Layout.

28 Figures 41-1A, 41-1B, 41-1C, and 41-1D illustrate

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typical parking lot layouts and the minimum dimensions required for each type of layout. Development standards for parking lots are set forth in this section and Sections 21.41.251 through 21.41.269.

H. Parking Exits. Parking must be designed to provide for exiting without backing into the street. However, backing into the street may be permitted in the IM and IG districts on lots five thousand square feet or less in size where parking area access occurs onto a Local or Collector street, as designated in the Transportation Element of the General Plan. Such parking area access shall be subject to the approval of the City Engineer and the Director of Planning and Building.

Sec. 6. Table 41-6 of Chapter 21.41 of the Long Beach Municipal Code is amended to read as follows:

Table 41-6
Loading Space Standards

Type of Loading Space	Width	Length	Clearance
1. Passenger	9'0"	19'0"	10'0"
2. Large Truck	14'0"	60'0"	15'0"
3. Reduced Truck	12'0"	25'0"	12'0"

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1 Sec. 7. Table 41-7 of Chapter 21.41. is amended at Use
2 Number 3 to read as follows:

Use	Number of Spaces	Type of Spaces
3. Manufacturing, packing,	a) 0 - 3,000 SF: 0 spaces	
assembly, warehousing	b) 3,001 - 10,000 SF: 1 space	Reduced Truck
	c) 10,001 - 40,000 SF: 1 space	Truck
	plus 1 space for each additional	
	40,000 SF, for each individual user	

11 Sec. 8. Subsection 21.52.265.A of the Long Beach
12 Municipal Code is amended to read as follows:

13 A. Recycling collection centers located in any
14 industrial district shall be limited to a maximum of
15 five years for any single approval.

17 Sec. 9. Section 21.52.410 of the Long Beach Municipal
18 Code is amended to read as follows:

19 21.52.410 Special Conditions - Industrial Uses.

20 Certain industrial uses identified in Chapter
21 21.33 (Industrial Uses) are subject to conditional use
22 permit review and approval. In addition to the
23 standard considerations and findings required to
24 approve a conditional use permit, the following
25 additional considerations and findings shall be made:

26 A. The proposed use, and the siting and
27 arrangement of that use on the property, will not
28 adversely affect surrounding uses nor pose adverse

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1 health risks to persons working and living in the
2 surrounding area.

3 B. Adequate permitting and site design safeguards
4 will be provided to ensure compliance with the
5 performance standards for industrial uses contained in
6 Section 21.33.090 (Performance Standards) of this
7 title.

8 C. Truck traffic and loading activities
9 associated with the business will not adversely impact
10 surrounding residential neighborhoods.

11 D. Businesses involved with hazardous waste
12 treatment, hazardous waste disposal, or hazardous waste
13 transfer shall comply with the following location
14 requirements:

15 1. The use shall not be located within two
16 thousand feet of any residential zone or use, any hotel
17 or motel, any school or day care facility, any hospital
18 or convalescent home, any church or similar facility,
19 or any public assembly use.

20 2. The use shall not be located within one
21 hundred feet of any known earthquake fault, or within a
22 fault hazard or flood hazard zone identified by the
23 State of California.

24 3. The use shall not be located on any land
25 subject to liquefaction, as identified in the Seismic
26 Safety Element of the General Plan, unless appropriate
27 soils remediation occurs as required by the City
28 Engineer.

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Sec. 10. Table 54-1 of Chapter 21.54 of the Long Beach Municipal Code is amended to eliminate references to the ML, MC, MG, MG-150, and MP zoning districts, and insert new references as follows:

Type of Billboard	Standard				Location
	Maximum Area (sq.ft.)	Max. Height - Highway Oriented	Max. Height - Freeway Oriented	Spacing ^(a)	
1. Painted Board	675	30'	40' above nearest freeway lane	300'	Freeway oriented only: IL, IM, IG
2. Poster Board	300	30'	40' above nearest freeway lane	300'	CH, IL, IM, IG, CHW
3. Mini-poster	100	30'	40' above nearest freeway lane	300'	CH, IL, IM, IG, CHW
4. Accessory Board	1	8'	N/A	300'	CR, CO, CH, IL, IM, IG, IP

(a) Required spacing between billboards on same side of the street.

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1 Sec. 11. Section 21.43.030 of the Long Beach Municipal
2 Code is amended to read as follows:

3 21.43.030 Prohibited Fence and Wall Materials.

4 Barbed wire or similar fencing with sharp,
5 protruding objects capable of cutting or puncturing a
6 person is prohibited, except in the IM, IG, and IP
7 zones when located atop a fence more than six feet in
8 height. In all other zones, such objects shall not be
9 attached to, imbedded in, or laid upon any fence or
10 wall. This restriction does not include decorative
11 wrought iron.

12
13 Sec. 12. Section 21.42.040 of the Long Beach Municipal
14 Code is amended to change the heading of Section 21.42.040 to
15 read:

16 Landscaping Standards - R-3, R-4, and Nonresidential
17 Districts, Excluding IM, IG, and IP Industrial
18 Districts.

19
20 Sec. 13. Section 21.41.235 of the Long Beach Municipal
21 Code is added to read as follows:

22 21.41.235 Tandem Parking - Industrial/Manufacturing Uses.

23 A. Tandem parking shall be prohibited except in
24 parking lots serving an industrial or manufacturing use
25 and only in areas specifically designated for employee
26 long-term parking. Such parking shall only be located
27 on the same site as the use for which the parking is
28 provided.

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1 B. Tandem parking, where permitted, shall comply
2 with the following standards:

3 1. Not more than two spaces shall allowed in
4 tandem.

5 2. Handicapped parking shall not be in tandem.

6 3. No more than twenty-five percent of the
7 required parking spaces shall be permitted to be in
8 tandem.

9
10 Sec. 14. Subsection 21.41.251.H of the Long Beach
11 Municipal Code is added to Section 21.41.251 to read as follows:

12 H. Driveway Locations in Industrial Zones.

13 1. Driveways Accessing a Local or Collector
14 Street.

15 Driveways which access a Local or Collector
16 street, as designated in the Transportation Element of
17 the General Plan, shall be located such that the edge
18 of the access driveway shall be either at least five
19 feet from the end of the curb return or at least
20 twenty-five feet from the intersection of two non-
21 arterial streets, whichever is greater. If the nearest
22 intersection includes an Arterial or greater street,
23 then the regulations of subsection 2 below shall apply.

24 2. Driveways Accessing Arterial and Regional
25 Corridor Streets.

26 a. Two-way Driveways. For lots with one hundred
27 twenty-five or more feet of street frontage, two-way
28 driveways shall be located not less than ninety feet

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1 from any intersection. For lots with less than one
2 hundred twenty-five feet of street frontage, the
3 driveway shall be located not less than two-thirds of
4 the width of the lot from the intersection.

5 b. One-way Driveways. One-way driveways shall be
6 located not less than thirty-five feet from any
7 intersection. Movements shall be restricted to either
8 right turns in or right turns out.

9
10 Sec. 15. Section 21.47.257 of the Long Beach Municipal
11 Code is added to read as follows:

12 21.41.257 Parking Area Landscaping in IG and IP Zones.

13 Notwithstanding the requirements of Section
14 21.41.256, no parking area landscaping shall be
15 required in the IG and IP zones, with the following
16 exceptions:

17 A. Parking Area Abutting a Residential District.

18 Where a parking area abuts a residentially-zoned
19 property and no other buffering is required by Chapter
20 21.33 (Industrial Districts) of this title, then a
21 five-foot wide landscaped strip shall be provided
22 between the parking area and the abutting residential
23 district.

24 B. Parking Area Abutting Public Right-of-Way.

25 Wherever a parking area abuts an Arterial street,
26 as designated in the Transportation Element of the
27 General Plan, a landscaped buffer shall be provided as
28 required by Section 21.33.145 of this title.

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1 Sec. 16. Section 21.41.345 of the Long Beach Municipal
2 Code is added to read as follows:

3 21.41.345 Loading - Backing into Street.

4 On lots which are located ninety or more feet from
5 the intersection of two non-arterial streets, and which
6 provide access to loading areas from a Local or
7 Collector street, as defined in the Transportation
8 Element of the General Plan, the loading areas may be
9 designed to allow trucks to back into the Local or
10 Collector street subject to the approval of the
11 Director of Public Works.

12
13 Sec. 17. Section 21.42.050 of the Long Beach Municipal
14 Code is added to read as follows:

15 21.42.050 Landscaping Standards - Industrial Districts.

16 A. Purpose. Separate landscaping standards have
17 been established for the industrial districts to
18 recognize the fact that such uses generally support
19 more intensive land uses and are located away from
20 residential neighborhoods. While the standards are
21 less stringent than those established in Section
22 21.42.040, the standards are nonetheless intended to
23 enhance the physical appearance of industrial/
24 manufacturing areas.

25 B. IP District Exempt. The IP district shall be
26 exempt from the requirements of this Section. All
27 development in the IP district shall comply with
28 landscaping requirements contained in the City of Long

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1 Beach Port Master Landscape Plan.

2 C. Landscaping within Required Setback Area Along
3 Streets. Within the required setback area along all
4 street frontages, except at driveways and walkways, a
5 minimum five-foot wide landscaping strip shall be
6 provided. This area shall be landscaped with one tree
7 for each twenty-five linear feet of street frontage, as
8 well as three shrubs for each tree and groundcover.

9 D. Landscaping Between Parking Areas and Streets.
10 Wherever a parking area abuts an Arterial street, as
11 designated in the Transportation Element of the General
12 Plan, and no setback areas are required, a landscaped
13 buffer strip shall be provided as required by Section
14 21.33.145 of this title.

15 E. Landscape Buffer Abutting Residential
16 District. Wherever an industrial zone district abuts a
17 residential zone district and no other buffer
18 requirements apply, a five-foot wide landscaped buffer
19 strip shall be provided along the property line between
20 the two districts. This area shall be landscaped with
21 one tree, of minimum twenty-four inch box size, for
22 each twenty linear feet along the property line, as
23 well as appropriate shrubs and groundcover.

24 F. Parking Lots. Parking lots shall be
25 landscaped as required by Sections 21.41.256 and
26 21.41.257 of this title.

27 G. Parking Structures. A five-foot wide
28 landscaping strip shall be provided on all sides of the

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1 structure visible from a public right-of-way. In
2 addition to the trees required in subsection
3 21.42.050.B, one tree shall be provided for each
4 twenty-five feet of perimeter of the structure. These
5 trees may be clustered, but at least one cluster shall
6 be located within each one hundred feet of street
7 frontage. Trees shall border the parking structure and
8 shall be of a species that will reach a mature height
9 of not less than the height of the structure.

10 H. Plant Size. All required landscaping
11 materials shall meet the minimum standards established
12 in Section 21.42.040.C.

13 I. Substitutions. Substitutions to required
14 landscaping materials may be made subject to the
15 requirements of Section 21.42.040.D.

16 J. Planters. All landscaped areas adjoining
17 public rights-of-way shall be located in planter not
18 less than six inches high. The planter shall be
19 designed to drain onto the private property.

20 K. Exceptions. The site plan review committee
21 may waive any of the landscape standards if it finds
22 that such changes will create a more attractive design.

23
24 Sec. 18. Section 21.52.239 of the Long Beach Municipal
25 Code is repealed in its entirety.

26
27 Sec. 19. Section 21.52.510 of the Long Beach Municipal
28 Code is repealed in its entirety.

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1 Sec 20. Ordinance No. C-6777, Long Beach Business
2 Center Planned Development District, (PD-7) of the City of Long
3 Beach, as amended, is further amended at Section III A to read as
4 follows:

5 A. The use of the Long Beach Business Park
6 Planned Development District shall be those uses
7 permitted in the Light Industrial (IL) zoning district
8 plus hotel uses. Use on Parcel 4-10 are further
9 restricted to prohibit use that will adversely impact
10 the adjacent residences to the satisfaction of the
11 Director of Planning and Building.

12 Further, new development of the site shall be
13 limited to 118 vehicle trips to and from the site in
14 the peak hour between 4:00 p.m. and 6:00 p.m., and
15 implementation of a Transportation Demand Management
16 Program that reduces existing work trip generation in
17 the evening peak hour by twenty percent. The plan that
18 meets this limitation consists of 167 hotel rooms or a
19 100,000 square-foot hotel building, whichever is less,
20 and office facilities for 89 employees or an office
21 building of 100,000 square feet, whichever is less.

22
23 Sec. 21. Ordinance No. C-7279, Alamitos Land Planned
24 Development District, (PD-17) of the City of Long Beach, as
25 amended, is further amended at the Specific Development and Use
26 Standards/Subarea 2, Section A 1(h) to read as follows:

27 h. Industrial Related uses as permitted by IL
28 Zone specified in Table 33-2 of Section 21.33.060 of

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1 the Zoning Code, except properties 100 feet from the
2 westerly edge of Redondo Avenue and west of Obispo
3 Avenue.

4
5 Sec. 22. Ordinance No. C-7279, Alamitos Land Planned
6 Development District, (PD-17) of the City of Long Beach, as
7 amended, is further amended at the Specific Development and Use
8 Standards/Subarea 2, Section A 2 to read as follows:

9 2. Conditional Uses:

10 For properties 100 feet from the westerly edge of
11 Redondo Avenue and west of Obispo Avenue, industrial
12 related uses as permitted in the IL Zone specified in
13 Table 33-2 of Section 21.33.060 shall be permitted only
14 after a conditional use permit is obtained according to
15 the procedures in Chapter 21.25 of the Zoning Code.

16
17 Sec. 23. Ordinance No. C-7279, Alamitos Land Planned
18 Development District, (PD-17) of the City of Long Beach, as
19 amended, is further amended at the Specific Development and Use
20 Standards/Subarea 2, Section L (a) to read as follows:

21 L. Limitations

22 Notwithstanding any provisions of Paragraphs A-k,
23 above:

24 (A) The use of Subarea 2 of the Alamitos Land
25 Planned Development District shall be office, including
26 professional, medical and financial institutions uses,
27 research and development activities, retail sales,
28 hotels and motels, movies, theaters, private clubs,

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1 restaurants, including fast food, and personal
2 services, except auto repair, repair of major household
3 items, and vehicle parts stores with installation, and
4 the uses allowed in the Light Industrial Zone (IL) of
5 the Zoning Code except within one hundred feet of the
6 westerly edge of Redondo Avenue and west of Obispo
7 Avenue where IL uses shall require a Conditional Use
8 Permit.

9
10 Sec. 24. Ordinance No. C-6254, Pacific Railway Planned
11 Development District, (PD-22) of the City of Long Beach, as
12 amended, is further amended at the Specific Development
13 Standards, Section 3 A, to read as follows:

14 A. Use

15 The principal permitted uses in this subarea shall
16 be Commercial Storage (CS) West of Lemon Avenue and
17 Light Industrial (IL) east of Lemon Avenue.

18
19 Sec. 25. Ordinance No. C-6254, Pacific Railway Planned
20 Development District, (PD-22) of the City of Long Beach, as
21 amended, is further amended at the Specific Development
22 Standards, Section 3, C 1-3, to read as follows:

23 C. Development Standards

24 1. Commercial Storage (CS) Commercial development
25 standards Chapter 21.32 of the Zoning Regulations for
26 those properties west of Lemon Avenue.

27 2. Limited Manufacturing (ML) Light Industrial
28 (IL) - Industrial development standards Chapter 21.33

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1 of the Zoning Regulations for those properties east of
2 Lemon Avenue.

3 3. Height

4 a. For those properties west of Lemon
5 Avenue - 25' maximum

6 b. For those properties east of Lemon
7 Avenue - 30' maximum

8
9 Sec. 26. Ordinance No. C-6254, Pacific Railway Planned
10 Development District, (PD-22) of the City of Long Beach, as
11 amended, is further amended at Specific Development Standards
12 Section 4 A to read as follows:

13 A. Use

14 The principal permitted use in this subarea shall
15 be Light Manufacturing (IL) as allowed by Chapter 21.33
16 of the Zoning Regulations.

17
18 Sec. 27. Ordinance No. 6254, Pacific Railway Planned
19 Development District, (PD-22) of the City of Long Beach, as
20 amended, is further amended at the Specific Development
21 Standards, Section 4 C, to read as follows:

22 C. Development Standards

23 1. Light Industrial (IL) - Industrial
24 Development standards Chapter 21.33 of the Zoning
25 Regulations.

26 2. Height 30 feet.

27 //

28 //

COASTAL COMMISSION

City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
(310) 570-2200

1 Sec. 28. Ordinance No. 6254, Pacific Railway Planned
2 Development District, (PD-22) of the City of Long Beach, as
3 amended, is further amended at the Specific Development
4 Standards, Section 8 A and 8 B, to read as follows:

5 A. Use

6 The principal permitted use in this subarea shall
7 be Light Industrial (IL) in accordance with Chapter
8 21.33 of the Zoning Regulations.

9 B. Development Standards

10 1. Light Industrial (IL) - Industrial development
11 standards Chapter 21.33 of the Zoning Regulations.

12 2. Height - 30 feet.

13
14 Sec. 29. Environmental documentation having been
15 prepared, certified, received and considered as required by law,
16 and the City Council hereby finding that he proposed changes will
17 not adversely effect the character, liveability or appropriate
18 development of the surrounding properties and that the proposed
19 changes are consistent with the goals, objectives and provisions
20 of the General Plan, the Official Use District Map of the City of
21 Long Beach, as established and amended, is further amended by
22 amending portions of Parts 1, 2, 3, 8, 9, 10, 11, 14, 16, 17, 21,
23 22, 23, 28, 29 and 30 of said Map. Those portions of Parts 1, 2,
24 3, 8, 9, 10, 11, 14, 16, 17, 21, 22, 23, 28, 29 and 30 which are
25 amended by this ordinance are attached hereto as Exhibit "A" and
26 by this reference made a part of this ordinance and the official
27 Use District Map.

28 //

COASTAL COMMISSION

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of October 3, 1995, by the following vote:

Absent: Councilmembers: Clark, Topsy-Elvord.

Barry Weiss
Mayor

EXHIBIT # 1
PAGE 63 OF 63

JAN 19 1996

RESOLUTION NO. C-25930

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH SUBMITTING AMENDMENTS OF THE
LONG BEACH ZONING REGULATIONS (WINTER, 1995) TO
THE CALIFORNIA COASTAL COMMISSION AS LOCAL
COASTAL PROGRAM AMENDMENT

The City Council of the City of Long Beach resolves as
follows:

WHEREAS, the City Council of the City of Long Beach has
recently revised numerous provisions of the Long Beach Zoning
Regulations as set forth in Ordinance No. C- 7378 of the City
of Long Beach. Since the revisions affect land use matters in the
California Coastal Zone, it is the desire of the City Council to
submit the documents to the California Coastal Commission for its
review as implementing ordinances of the Long Beach Local Coastal
Program (LCP); and

WHEREAS, the Planning Commission and City Council gave
full consideration to all facts and proposals respecting these
amendments to the Zoning Regulations at properly noticed and
advertised public hearings. The City Council approved the proposed
changes to the LCP by adopting the Zoning Regulations. The proposed
zoning regulation amendments are to be carried out in a manner fully
consistent with the Coastal Act and become effective in the Coastal
Zone immediately upon Coastal Commission certification; and

WHEREAS, environmental documentation has been prepared,
certified, received and considered as required by law, and the City

COASTAL COMMISSION

LCP 1-96

EXHIBIT # 2

PAGE 1 OF 44

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
(310) 570-2200

1 Council hereby finds that the proposed changes will not adversely
2 affect the character, livability or appropriate development of the
3 surrounding properties and that the proposed change is consistent
4 with the goals, objectives and provisions of the general plan;

5 NOW THEREFORE, the City Council of the City of Long Beach
6 resolves as follows:

7 Section 1. Amendments to the Long Beach Zoning
8 Regulations as adopted by Ordinance No. C-7378 of the Long Beach
9 City Council on December 19, 1995, a copy of which is attached to
10 and incorporated in this Resolution as Exhibit "A", is hereby
11 submitted to the California Coastal Commission for its review as to
12 those parts of the ordinances that directly affect land use matters
13 in that portion of the California Coastal Zone within the City of
14 Long Beach.

15 Sec. 2. The Director of Planning and Building of the City
16 of Long Beach is hereby directed to submit a certified copy of this
17 resolution, together with appropriate supporting materials, to the
18 California Coastal Commission with a request for its earliest
19 action.

20 Sec. 3. This resolution shall take effect immediately
21 upon its adoption by the City Council, and the City Clerk shall
22 certify the vote adopting this resolution.

23 I certify that this resolution was adopted by the City
24 Council of the City of Long Beach at its meeting of
25 December 12, 1995, by the following vote:

26 Ayes: Councilmembers: Oropeza, Lowenthal, Robbins,
27 Topsy-Elvord, Donelon, Kellogg,
28 Shultz.

COASTAL COMMISSION

John H. Callahan
City Attorney of Long Beach
333 West Ocean Boulevard
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(310) 570-2200

Noes: Councilmembers: None.

Absent: Councilmembers: Drummond, Clark.


City Clerk

COASTAL COMMISSION

EXHIBIT # 2

PAGE 3 OF 44

TBN:kjm
11/28/95
[R8]zoneamd.res

EXHIBIT "A"

ORDINANCE NO. C- 7378

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING TITLE 21 OF THE
LONG BEACH MUNICIPAL CODE BY AMENDING SECTION
21.15.030, TABLE 21-1 OF CHAPTER 21.21, TABLE
31-1 OF CHAPTER 21.31, TABLE 31-3 OF CHAPTER
21.31, SUBSECTION 21.31.240.A, SUBSECTION
21.31.245.A, TABLE 31-6 OF CHAPTER 21.31, TABLE
32-1 OF CHAPTER 21.32, TABLE 32-1A OF CHAPTER
21.32, TABLE 32-1B OF CHAPTER 21.32, TABLE 33-2
OF CHAPTER 21.33, SUBSECTION 21.33.180.B, TABLE
33-2 OF CHAPTER 21.33, TABLE 43-1 OF CHAPTER
21.43, SECTION 21.45.100 AND SECTION 21.52.263;
AND BY ADDING SECTIONS 21.10.047, 21.15.605,
21.15.2007, 21.15.2075, 21.15.2265, 21.25.1201
TO 21.25.1215, INCLUSIVE, 21.45.155, 21.52.260
AND 21.52.265.5; ALL RELATING TO THE
COMPREHENSIVE REVISION OF THE LONG BEACH ZONING
REGULATIONS (WINTER 1995)

The City Council of the City of Long Beach ordains as
follows:

Section 1. Section 21.15.030 of the Long Beach Municipal
Code is amended to read as follows:

21.15.030 Abandoned

"Abandoned" means given up, deserted, forsaken

COASTAL COMMISSION

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1 demolished or changed to another use. A nonconforming use
2 shall be considered abandoned if not used for a period of
3 one year, if the business license establishing the use has
4 expired, and remained expired, for a period of one year
5 or if the structure housing the use is demolished or
6 rebuilt.

7
8 Sec. 2. Table 21-1 of Chapter 21.21 of the Long Beach
9 Municipal Code is amended to read as follows:

10 //

11 //

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COASTAL COMMISSION

**Table 21-1
Discretionary Review Responsibilities**

Type of Procedure	Responsible Hearing Body				Notice Required ^(d)
	SPRC	ZA	PC	CC	
Zoning regulations amendment					
Initial hearing			X		Yes
Final decision				X	Yes
Zone change					
Initial hearing			X		Yes
Final decision				X	Yes
Conditional use permit					
Initial hearing			X		Yes
Appeal				X	Yes
Variance					
Initial hearing		X	X ^(e)		Yes
Appeal			X	X ^(e)	Yes
Administrative use permit					
Initial hearing		X	X ^(e)		Yes
Appeal			X	X ^(e)	Yes
Site plan review					
Initial hearing	X		X ^(a)		No
Appeal			X	X ^(a)	No
Classification of uses					
Initial hearing		X			No
Final decision			X		No
Establishment of planned development district					
Initial hearing			X		Yes
Final decision				X	Yes
Special setback lines					
Initial hearing			X		Yes
Final decision				X	Yes
Local coastal permit					
Initial hearing		X	X ^(e)		Yes
Appeal ^(b)			X	X ^(e)	Yes
Bonus density (General Plan)					
Initial hearing			X		Yes
Appeal				X	Yes
Determination of Applicable law					
Initial hearing			X		Yes
Appeal				X	Yes

COASTAL COMMISSION

EXHIBIT # 2
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Type of Procedure	Responsible Hearing Body				Notice Required ^(d)
	SPRC	ZA	PC	CC	
Interim Park Use Permit					
Initial hearing				X	Yes
Appeal				None	

Abbreviations: SPRC = site plan review committee; ZA = zoning administrator; PC = planning commission; CC = city council

- (a) Planning commission establishes types of projects subject to planning commission review. Such projects can be appealed to the city council.
- (b) Also appealable to California Coastal Commission if the project site is located within the appealable area.
- (c) The zoning administrator may refer such application to the planning commission for consideration. In this case, the city council shall serve as the appeal body.
- (d) See Section 21.21.302 (Notice of hearings) for noticing requirements.

Sec. 3. Table 31-1 of Chapter 21.31 of the Long Beach Municipal Code is amended at the subcategory entitled "Commercial Uses" to read as follows:

//

//

COASTAL COMMISSION

EXHIBIT # 2
PAGE 7 OF 44

Table 31-1
Uses in Residential Zones

Residential Zone District	R-1-S R-1-M R-1-L R-1-W R-1-T R-2-S R-2-J R-2-L R-2-M R-2-AR-3-S R-3-4 R-3-T R-4-R R-4-M R-4-U R-M													
	N(d)													
Land Use														
Commercial Uses														
Bed and Breakfast Inns (See 21.52.209)	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Office Commercial (See 21.52.251)	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Historic Landmark Buildings (See Sec. 21.52.265.5)	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP
Restaurant (See 21.52.269)	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Retail Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Through Block Commercial (See 21.52.279)	N	N	N	N	N	N	N	N	N	N	N	N	N	N

[2A95JA:TBL31-1.COM]

COASTAL COMMISSION

1 Sec. 4. Table 31-1 of Chapter 21.31 of the Long Beach
2 Municipal Code is amended at the subcategory entitled "Other Uses"
3 and to add the abbreviation "IP" to the section entitled
4 "Abbreviations" following the Table to read as follows:

5 //

6 //

COASTAL COMMISSION

EXHIBIT # 2
PAGE 9 OF 44

**Table 31-1
Uses in Residential Zones
(Continued)**

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-W	R-1-T	R-2-S	R-2-I	R-2-L	R-2-W	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-W	R-4-N(d)	R-4-U	R-M
Other Uses																		
Carnival, fiesta, other outdoor ** exhibition or celebration (See 21.53.109)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Cellular Telephone Stations (See 21.52.210)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Church (See 21.52.213)	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	N
Common Recreational Facilities (permitted **only for multi-family developments **with 21 or more units)	N	N	N	N	N	N	N	N	N	N	N	N	A	A	A	A	A	A
Construction trailer (See 21.53.103)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Courtesy Parking for nonresidential use (See 21.52.221)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	C	C
Day Care Center (13 or more persons) (See 21.52.249)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Child Day Care Home - large facility **(7 - 12 persons) **(See 21.51.230)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Child Day Care Home - Small facility **(1 - 6 persons) **(See 21.52.230)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Detached Accessory Room (See 21.31.245)	N	N	A	A	A	N	N	A	A	A	A	A	A	A	A	A	A	N
Electrical Distribution Station (See 21.52.223)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C
Group Home (1 - 6 persons) (See 21.15.1200)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

COASTAL COMMISSION

EXHIBIT #

2

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**Table 31-1
Uses in Residential Zones
(Continued)**

Residential Zone District Land Use	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-2-A	R-3-S	R-3-4	R-3-T	R-4-R	R-4-N	R-4-N(d)	R-4-U	R-M
Home Occupation (See 21.51.235)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Interim Parks																		
a. Community Gardens	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
b. Passive Parks (See 21.45.155)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
c. Playgrounds (See 21.52.260)	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP
d. Recreational Parks (See 21.52.260)	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP
Private School (Elementary) (See 21.52.263)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N
Recreational Vehicles - parking and storage (See 21.41.276)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Room Rentals (See 21.51.270)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Sandwiched Lot Development (See 21.52.270)	N	N	N	C	N	N	N	N	C	C	C	C	C	N	N	N	N	N
Storage of Chattel (See 21.51.290)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Trailer or dwelling unit used as home **sales office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Vehicle Parking and Storage (See 21.41.281 and 21.41.283)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

Abbreviations:

Y = Yes (Permitted Use)

N = Not Permitted

C = Conditional Use Permit Required. Refer to provisions in Chapter 21.52.

A = Accessory Use. Permitted subject to provisions contained in Chapter 21.51.

T = Temporary Use. Permitted subject to provisions contained in Chapter 21.53.

IP = Interim Park Use Permit required. Refer to provisions in Chapter 21.52.

(a) Retail and office commercial uses are subject to the development standards specified in Section 21.45.160.

(b) Unless the site can provide four independently accessible parking spaces, one unit is limited to 450 sq. ft. as a zero bedroom.

(c) One unit shall not exceed 800 square feet or 12 percent of lot area, whichever is greater. The 800 square foot limit shall apply to the rear unit. If both units exceed 800 square feet, the rear unit, or bottom unit in a stacked duplex, shall be considered the legal nonconforming unit.

(d) For commercial uses permitted in the R-4-N zone see Section 21.45.160.

IZA9 TBL31-1.A

COASTAL COMMISSION

Sec. 5. Table 31-3 of Chapter 21.31 of the Long Beach
Municipal Code is amended to read as follows:

Table 31-3

Permitted Projections and Structures in Required Yard

Structure	Front(a) Maximum Projections Into the Required Front Yard	Side(b) Minimum Distance to Interior Side Property Line	Rear(c,e) Minimum Distance to Rear Property Line
Antennas	Not permitted	Property line	Property line
Architectural protrusions	2'6"	2'6"	3'0"
Awnings	2'6"	2'6"	3'0"
Balconies Single-family Multi-family	5' or 1/2 the required set- back, whichever is less	2'6" 4'0"	3'0" 4'0"
Barbecues (not exceed 6'6" in height)	Not permitted	Property line	Property line
Basement	Not permitted	Same as principle structure	Same as principle structure
Bay windows R-1 and R-2 zones R-3 and R-4 zones	2'6" 2'6"	3'0" 4'-0"	3'0" 15'0"
Carports (Distance to columns)	Not permitted	3'0"	3'0"
Chimney (maximum 5' width)	2'6"	2'6"	3'0"
Cornices, eaves and roof overhangs	2'6"	2'6"	3'0"
Decks at grade (No higher than 30" above grade)	Property line	Property line	Property line
Decks above grade with open guard rail (no roof deck)	5'0"	3'-0"	3'-0"
Detached accessory structures	Not permitted	Refer to Section 21.31.245	Refer to Section 21.31.245
Electrical transformers	(d)	Property line(d)	Property line

COASTAL COMMISSION

EXHIBIT # 2
PAGE 12 OF 44

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Structure	Front(a) Maximum Projections Into the Required Front Yard	Side(b) Minimum Distance to Interior Side Property Line	Rear(c,e) Minimum Distance to Rear Property Line
Fences	See Table 43.1	See Table 43.1	See Table 43.1
Ground mounted air conditioners	Not allowed	3'0"	3'0"
Lamppost	Property line	Property line	Property line
Patio covers (including columns and roof overhangs)	5' or 1/2 required whichever is less	3'0"	3'0"
Pool equipment	Not allowed	Property line	Property line

COASTAL COMMISSION

EXHIBIT # 2
PAGE 13 OF 44

Table 31-3

Permitted Projections and Structures in Required Yards
(Continued)

Structure	Front(a) Maximum Projections Into the Required Front Yard	Side(b) Minimum Distance to Interior Side Property Line	Rear(c,e) Minimum Distance to Rear Property Line
Porches (Distance to Columns)	5'-0" or 1/2 the required setback, whichever is less	3'-0"	3'-0"
Porte cochere (over circular drive)	Permitted by site plan review only		
Roof deck(c)	Not permitted	Not permitted	3'-0"
Solar collector	Not permitted	Property line	Property line
Stairway landings (exterior) (c)	Not permitted more than 2'6" above grade	3'-0"	3'-0"
Semi-subterranean garage (not to exceed 4'-0" above grade)	Not permitted	See Section 21.31.245	See Section 21.31.245
Utility enclosures and equipment (includes wa- ter heaters, electrical panels, gas, and water meters).	Not permitted	2'-6"	3'-0"
Wall returns	See Table 43-1 Fences		
Window-mounted air conditioners	Not permitted	2'-6"	3'-0"
Wing walls	Permitted by site plan review only		

Footnotes:

- (a) In the R-2-I zone, permitted structures may extend to within six inches of the front property line.
- (b) On a corner lot, structures permitted in a front yard setback shall also apply to a street side yard.
- (c) Decks above grade, roof decks, and stairway railing shall not exceed the applicable building/structure height limit (measured to the railing) for the applicable zoning district.
- (d) Transformers are allowed in front yard and street side yards only on lots without alleys; and only if the transformer is painted to match the building, is screened by a 3'-0" solid wall or hedge, and is located as far as possible on the lot. The utility company's design for the electric system, including locations and aesthetic treatment, shall be in accordance with the regulations of the Public Utilities Commission of the State of California.

COASTAL COMMISSION

1 Sec. 6. Subsection 21.31.240.A of the Long Beach
2 Municipal Code is amended to read as follows:

3 A. Applicability. Privacy standards shall apply
4 to all residential development of five units or more
5 requiring Site Plan Review. In applicable cases, the
6 privacy standards shall apply to all residential
7 occupancy areas, as defined by the Uniform Building
8 Code.

9
10 Sec. 7. Subsection 21.31.245.A of the Long Beach
11 Municipal Code is amended to read as follows:

12 A. Garages. This subsection establishes the
13 development standards for the location, height and size
14 of a garage. The required number of parking spaces,
15 parking stall size, turning radius and other parking
16 standards are specified in Chapter 21.41 (Off-Street
17 Parking and Loading Requirements) of this title.

18 1. Setbacks.

19 a. If the garage takes direct access from a
20 street, the garage shall be set back twenty feet from
21 the street property line. If the garage door does not
22 face the street, the setback shall be the same as
23 required for principal use structures.

24 b. In the rear half of a lot, a garage may be
25 located directly on the rear property line and on one
26 side property line, provided the other side yard is at
27 least three feet wide (3') (except for permitted
28 projections, see Table 31-3). Otherwise, the standards

COASTAL COMMISSION

1 for setbacks of the principal use structures shall
2 apply. Garages shall not be allowed in street side
3 yard of a corner lot.

4 c. In the R-1-L zone, the garage shall be set
5 back fifty feet from the street property line.

6 2. Size. Garages for single-family residences
7 shall not exceed seven hundred square feet in size and
8 for two-family residences, shall not exceed one
9 thousand one hundred square feet in size.

10 3. Height. No garage shall exceed one story and
11 thirteen feet in height. Mezzanines and lofts shall
12 not be permitted.

13 4. Other Uses in Garage. Laundry facilities,
14 work benches and similar uses may be located in the
15 garage, provided such uses do not encroach into the
16 required parking area. If such a use or room is
17 separated from the parking area in the garage by a
18 solid wall, the room shall be considered an additional
19 accessory structure and shall conform to applicable
20 standards specified in Subsection 21.31.245(C) of this
21 title.

22 5. Garages in R-3 and R-4 Zones. Garages in R-3
23 and R-4 zoning districts, for projects with three and
24 more units on a lot, shall conform to the standards set
25 forth in Table 31-7. For projects with one or two
26 units a lot, the standards of this Section 21.31.245(A)
27 shall apply.
28

COASTAL COMMISSION

EXHIBIT # 2
PAGE 15 OF 44

Sec. 8. Table 31-6 of Chapter 21.31 of the Long Beach Municipal Code is amended to read as follows:

**Table 31-6
Privacy Standards**

	On Site				At Property Line			
	Primary Room— Largest Window	Secondary Room— Largest Window	Blank Wall	Public Corridor	Interior Front	Side	Rear	Street Side
Primary Room— The largest window—R-3, R-4	45'	30'	20'	8'	Front Yard Setback	20'	20'	—
Secondary Room— The largest window—R-3, R-4	30'	15'	15'	0'	Front Yard Setback	5'	20'	—
Blank wall— R-3 R-4	20'	15'	5'	0'	Front Yard Setback	5'	10'	—

** Fifteen percent of lot width but not less than ten feet nor greater than fifteen feet.

Sec. 9. Table 32-1A of Chapter 21.32 is amended to add a subcategory entitled "Interim Parks" in correct alphabetical order and to add the "IP" abbreviation under the "Abbreviations" section following the Table to read as follows:

//

//

COASTAL COMMISSION

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**Table 32-1A
 Uses in Commercial Zoning Districts**

Use	Commercial Districts:	CN	CP	CR	CB	CO	CH	CT	CS	CMR	CC	CU	COR
Interim Parks													
a.	Community Gardens (Sec 21.52.260)	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP
b.	Passive Parks (Sec 21.45.155)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
c.	Playgrounds (Sec 21.52.260)	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP
d.	Recreational Parks (Sec 21.52.260)	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP

Abbreviations:

- Y = Yes (permitted use).
- N = Not permitted.
- C = Conditional use permit required. Refer to Chapter 21.51.
- A = Accessory use. For special development standards, refer to Chapter 21.51.
- T = Temporary use, permitted subject to provisions contained in Chapter 21.53.
- AP = Administrative use permit required. For special conditions refer to Chapter 21.55.
- IP = Interim Park Use Permit Required. For special conditions refer to Chapter 21.52.
- * = Special standards apply. Refer to Chapter 21.45.

Sec. 10. Table 32-1A of Chapter 21.32 of the Long Beach Municipal Code is amended at the "Notes" portion following the Table to read as follows:

Notes:

(a) Billboards are subject to special development standards contained in Chapter 21.54.

(b) The following alcoholic beverage sales shall

COASTAL COMMISSION

1 exempted from the conditional use permit requirement:

2 1. Restaurant with alcoholic beverage service
3 only with meal. This generally means any use with a
4 fixed bar is not exempt. A service bar is not
5 considered a fixed bar. A sushi bar, where alcoholic
6 beverages are served at the same bar where meals are
7 served, is considered serving alcoholic beverages only
8 with meal service. A cocktail lounge without a bar,
9 but with primarily service of only hors d'oeuvres and
10 alcoholic beverages is not exempt. Any restaurant with
11 more than 30 percent of gross sales consisting of
12 alcoholic beverage sales shall lose its exemption and
13 be required to obtain a conditional use permit to
14 continue to sell alcohol.

15 2. Use located more than 500 feet from zoning
16 district allowing residential use.

17 3. Department store or florist with accessory
18 sale of alcoholic beverages.

19 4. Grocery stores of 20,000 sq. ft. or greater
20 with accessory sale of alcoholic beverages.

21 5. Existing legal, nonconforming uses.

22 (c) Refer to Section 21.32.235 (residential use
23 in commercial districts) for development standards.
24 Residential zone designated as overlay zone will
25 supersede the density and standards specified in Table
26 32-1.

27
28 Sec. 11. Table 32-1B of Chapter 21.32 of the Long Beach

COASTAL COMMISSION

1 Municipal Code is amended at the subcategory entitled
2 "Institutional Uses" to read as follows:

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COASTAL COMMISSION

**TABLE 32-1B
USES IN ALL OTHER COMMERCIAL ZONING DISTRICTS**

		Neighborhood (1)			Community				Regional		
		CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CAC(2)	
INSTITUTIONAL USES:	Church or Temple	C	C	C	C	C	C	C	C	**	Accessory to mortuary. Special Conditions apply (see 21.52.263)
	Convalescent Hospital or Home	N	N	N	N	N	C	C	N	**	
	Crematorium	N	N	N	A	A	A	A	A	**	
	Day Care or Pre-school	Y	Y	Y	Y	Y	Y	Y	Y	**	
	Private Elementary or Secondary School	N	N	N	C	C	C	C	C	**	
	Industrial Arts Trade School or Rehabilitation Workshop	N	N	N	C	C	C	C	Y	**	
INSTITUTIONAL USES: (continued)	Mortuary	N	N	N	Y	Y	Y	Y	Y	**	Accessory to church or temple. Also see Industrial & Institu- tional zones.
	Parsonage	A	A	A	A	A	A	A	A	**	
	Professional School/Business School	N	N	N	Y	Y	Y	Y	Y	**	
	Social Service Office (without food distribution)	N	AP	N	AP	AP	AP	AP	Y	**	
	Social Service Office (with food distribution)	N	N	N	N	N	N	N	C	**	
	Other Institutional Uses	N	N	N	AP	N	AP	AP	AP	**	

10

(ZAB) :TBL32-1B

COASTAL COMMISSION

City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
(310) 570-2200

1 Sec. 12. Table 32-1B of Chapter 21.32 of the Long
2 Beach Municipal Code is amended to add a subcategory entitled
3 "Interim Parks" in correct alphabetical order and to add the "IP"
4 abbreviation under the "Abbreviations" section following the
5 Table to read as follows:

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COASTAL COMMISSION

TABLE 32-1B
USES IN ALL OTHER COMMERCIAL ZONING DISTRICTS

			Neighborhood (1)			Community				Regional		
			CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CAC(2)	
INTERIM PARKS	a.	Community Garden	IP	IP	IP	IP	IP	IP	IP	IP	**	See Section 21.52.260
	b.	Passive Park	Y	Y	Y	Y	Y	Y	Y	Y	**	See Section 21.45.155
	c.	Playground	IP	IP	IP	IP	IP	IP	IP	IP	**	See Section 21.52.260
	d.	Recreational Park	AP	AP	AP	AP	AP	AP	AP	AP	**	See Section 21.52.260

Abbreviations:

- Y = Yes (permitted use).
- N = Not permitted.
- C = Conditional Use Permit required. For special conditions, refer to Chapter 21.52.
- A = Accessory use. For special development standards, refer to Chapter 21.51.
- AP = Administration Use Permit required. For special conditions, refer to Chapter 21.52.
- T = Temporary use subject to provisions contained in Chapter 21.53.
- IP = Interim Park Use Permit required. For special conditions, refer to Chapter 21.52.

20

COASTAL COMMISSION

ZA95JA:TBL32-1B.SUB

EXHIBIT # 2

PAGE 23 OF 44

1 Sec. 13. Table 32-1B of Chapter 21.32 of the Long
2 Beach Municipal Code is amended at the subcategory entitled
3 "Residential Uses" to read as follows:

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COASTAL COMMISSION

**TABLE 32-1B
USES IN ALL OTHER COMMERCIAL ZONING DISTRICTS**

		Neighborhood (1)			Community				Regional		
		CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CAC(2)	
RESIDENTIAL USES:	Artist Studio with Residence	AP	AP	AP	AP	AP	AP	AP	AP	**	See Sec. 21.52.265.5 for permitted uses and special conditions.
	Caretaker Residence	AP	AP	AP	AP	AP	AP	AP	AP	**	
	Group Home (care of six or less)	N	N	Y	N	N	Y	Y	N	**	
	Residential Care Facility (care of seven or more)	N	N	N	N	N	C	C	N	**	
	Residential Historic Landmark Building	AP C	AP C	AP C	AP C	AP C	AP C	AP C	AP C	**	
	Senior and/or Handicapped Housing	N	N	N	N	N	C	C	N	**	
	Special Group Housing (frater- nity, sorority, convalescent home, convent, monastery, etc.)	N	N	N	N	N	C	C	C	**	See table 32-5 for permitted densities.
	Single-family or Multi-family Residential	N	N	Y	N	N	Y	Y	N	**	

CUP

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COASTAL COMMISSION

EXHIBIT # 2

PAGE 25 OF 44

1 Sec. 14. Table 32-1B of Chapter 21.32 of the Long Beach
2 Municipal Code is amended at the "Footnotes" section and the
3 "Abbreviations" section following the Table to read as follows:

4 Footnotes:

5 (1) Any use in the Neighborhood Zones in excess
6 of 10,000 sq. ft. requires an Administrative Use Permit
7 (Chapter 21.25).

8 (2) Uses permitted in the CAC (Commercial
9 Activity Center) zoning district will vary from one
10 activity center to another. A unified master plan must
11 apply to all parcels in the activity center. Permitted
12 uses will be based upon the approved master plan for
13 each activity center. Until such master plans are
14 adopted, the CCA (Community Automobile-oriented) use
15 table may be utilized.

16 (3) The following alcoholic beverage sales may be
17 exempted from the Conditional Use Permit requirement:

18 a. Restaurant with alcoholic beverage service
19 only with meals. This generally means any use with a
20 fixed bar is not exempt. A service bar is not
21 considered a fixed bar. A sushi bar, where alcoholic
22 beverages are served at the same bar where meals are
23 served, is considered serving alcoholic beverages only
24 with meal service. A cocktail lounge without a bar,
25 but with primarily service of only hors d'oeuvres and
26 alcoholic beverages is not exempt. Any restaurant with
27 more than 30 percent of gross sales consisting of
28 alcoholic beverages shall lose its exemption and be

COASTAL COMMISSION

EXHIBIT #2.....
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1 required to obtain a Conditional Use Permit to continue
2 to sell alcohol.

3 b. Use located more than 500 feet from zoning
4 districts allowing residential use.

5 c. Department store or florist with accessory
6 sale of alcoholic beverages.

7 d. Grocery stores of 20,000 sq. ft. or greater
8 with accessory sale of alcoholic beverages.

9 e. Existing legal, nonconforming uses.

10
11 Sec. 15. Table 33-2 of Chapter 21.33 of the Long Beach
12 Municipal Code is amended to add a subcategory numbered 13.5, and
13 in correct numerical order, entitled "Interim Parks" and adding
14 the abbreviation "IP" to the "Notes" section following Table to
15 read as follows:

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COASTAL COMMISSION

**TABLE 33-2
USES IN INDUSTRIAL DISTRICTS**

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
13.5 Interim Parks					
a. Community Gardens	IP	IP	IP	N	See Section 21.52.260
b. Passive Parks	Y	Y	Y	N	See Section 21.45.155
c. Playgrounds	IP	IP	IP	N	See Section 21.52.260
d. Recreations Parks	AP	AP	AP	N	See Section 21.52.260

NOTE: All uses are subject to performance standards as defined in Section 21.33.100.

- * = See "Notes and Exceptions" column
- Y = Permitted by right
- N = Not permitted
- AP = Administrative use permit required
- Y/AP = Either permitted by right or subject to administrative use permit review, depending upon criteria contained in Section 21.33.080.C
- Y/C = Either permitted by right or subject to conditional use permit review, depending upon criteria contained in Section 21.33.080.C
- C = Conditional use permit required
- T = Temporary use. See Section 21.53.
- IP = Interim Park Use Permit required. For special conditions refer to Chapter 21.52

The SIC uses are considered here primarily according to the *operational characteristics* involved in creating the product (e.g., slaughtering, manufacturing pulp, manufacturing industrial inorganic chemicals, petroleum refining) and the effects that these operations may have on nearby uses. The actual product created is of secondary importance. The requirement for a conditional use permit does not presuppose that a proposed use will present adverse impacts, but that the public should be informed of the proposed use and be given the opportunity to comment on the proposal at a public hearing.

John R. Calloun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4864
(310) 570-2200

1 Sec. 16. Table 33-2 of Chapter 21.33 of the Long Beach
2 Municipal Code is amended at the category entitled "Retail Trade"
3 to read as follows:

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COASTAL COMMISSION

**TABLE 33-2
USES IN INDUSTRIAL DISTRICTS**

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
7. Retail trade					
7.1 Eating places <u>without</u> drive-thru service (SIC code 5812*)	Y	Y	Y	See Item 10 in this table.	<p>a. Primarily, these uses are intended to serve nearby industries and employees, and the retail's proximity will provide convenience with minimal impact on the retail operations.</p> <p>b. Any business involved in the sale of alcoholic beverages shall be subject to conditional use permit review and shall meet the location requirements contained in Section 21.52.201.</p> <p>The following exceptions do not require a conditional use permit:</p> <ul style="list-style-type: none"> • Restaurant with alcoholic beverage service only with meals, where by alcoholic beverage sales comprise 30 percent or less of the monthly gross sales of the restaurant.
7.2 Eating <u>with</u> drive-thru service (SIC code 5812*)	Y/C	Y/C	Y/C		
7.3 Book and video stores; video rentals (SIC codes 5735, 5942, 7841)	Y	Y	Y		
7.4 All other retail trade (SIC codes 52 through 57, 59)	Y	C	C		
See Item #13 in this table for "Drinking places" (SIC code 5813)					

COASTAL COMMISSION

TABLE 33-2
USES IN INDUSTRIAL DISTRICTS
(Continued)

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
7. Retail Trade (Continued)					<p>b. This generally means that any use with a fixed bar is <u>not</u> exempt from the conditional use permit requirement. A service bar is not a fixed bar. A sushi bar where alcoholic beverages are served at the same bar as meals is considered as serving alcoholic beverages only with meals. A cocktail lounge without a bar but with service primarily of hors d'oeuvres and alcoholic beverages <u>shall</u> require a conditional use permit.</p> <ul style="list-style-type: none"> • Any use located more than 500 feet from a zone district which allows residential use. • Department store or florist shop with accessory sales of alcoholic beverages. • A grocery store of 20,000 square feet or more with accessory sales of alcoholic beverages. • Existing legal, nonconforming uses.

COASTAL COMMISSION

**TABLE 33-2
USES IN INDUSTRIAL DISTRICTS
(Continued)**

USE	IL	IM	IG	IP	*NOTES AND EXCEPTIONS
7. Retail trade (Continued)					<p>C. Pawnshops (included within SIC code 5932) shall require a Conditional Use Permit in all zones.</p> <p>D. Gasoline Service Stations (SIC code 5541) and fuel Dealers (SIC code 598) shall be permitted in the IG district.</p> <p>E. Sales of firearms in the IL zone shall require a Conditional Use Permit</p>

[ZA95]A:TBL33-2.1

COASTAL COMMISSION

EXHIBIT # 2
PAGE 32 OF 44

1 Sec. 17. Subsection 21.33.180.B. of the Long Beach
2 Municipal Code is amended to read as follows:

3 B. Applicability. This section applies to all
4 development in the industrial districts for all rooftop
5 equipment visible from an adjacent street, highway or
6 abutting residential district.

7
8 Sec. 18. Table 43-1 of Chapter 21.43 is hereby amended
9 at Zone District Number 3, Institutional, to read as follows:

10 Table 43-1
11 Fence and Garden Wall Height Limits

Zone Districts	Maximum Permitted Height ⁽⁶⁾
3. Institutional -Front yard -Other yard area	3'0" 8'0"

12
13
14
15
16 Sec. 19. Section 21.45.100 of the Long Beach Municipal
17 Code is hereby amended to read as follows:

18 21.45.100 Special development standards

19 Special development standards shall be required
20 for the use and activities noted as set forth in
21 Sections 21.45.110, et seq.

22
23 Sec. 20. Section 21.52.263 of the Long Beach Municipal
24 Code is hereby amended to read as follows:

25 21.52.263 Private elementary and secondary schools

26 The following conditions shall apply to private
27 elementary and secondary schools:

28 A. Such facilities shall be located on a major,

COASTAL COMMISSION

secondary, or minor highway;

B. Such facilities shall conform to the development standards of the district in which they are located, including parking;

C. In a residential zone, the site shall be limited to forty thousand square feet in size; and

D. An applicant seeking to convert an existing commercial building into school shall file a request with the Building Bureau for a special code compliance inspection. The report shall address all building code issues related to establishing a school in a commercial building. The report must be received by the Planning Bureau before an application for Conditional Use Permit is considered complete.

Sec. 21. Chapter 21.10 of the Long Beach Municipal Code is hereby amended to add Section 21.10.047 to read as follows:

21.10.047 Granting of Minor Modification

Whenever there are practical difficulties involved in carrying out the strict provisions of this title, the Zoning Administrator may grant minor modifications in individual cases, provided the Zoning Administrator can make a finding that a special reason or circumstance makes the strict application of this title impractical, and that the minor modification is in conformity with the spirit and purpose of this title.

If the Zoning Administrator determines the request

COASTAL COMMISSION

1 is not minor in nature, then the procedures set forth
2 in Chapter 21.25 shall be pursued to obtain a Standards
3 Variance Permit. Each minor modification application
4 shall be submitted together with a filing fee equal to
5 that of a zoning confirmation letter.

6
7 Sec. 22. Chapter 21.15 of the Long Beach Municipal
8 Code is hereby amended to add Section 21.15.605 to read as
9 follows:

10 21.15.605 Community Garden

11 "Community Garden" means a plot of land where
12 flowers, fruits, herbs, or vegetables are cultivated by
13 individuals of a neighborhood (noncommercial activity).

14
15 Sec. 23. Chapter 21.15 of the Long Beach Municipal
16 Code is hereby amended to add Section 21.15.2007 to read as
17 follows:

18 21.15.2007 Passive Park

19 "Passive Park" means a plot of land that is
20 landscaped, maintained as open space, serves a
21 neighborhood, and is used as an informal gathering
22 place for relaxation and play. Passive park includes
23 but is not limited to parquets, urban oases, and small
24 space sites. Accessory buildings and or structures
25 such as but not limited to play equipment, tables, fire
26 pits, barbecues concession stands and public restrooms
27 are not permitted. Permitted improvements include
28 walking paths and sitting areas with bench and chairs

COASTAL COMMISSION

EXHIBIT # 2
PAGE 35 OF 44

1 only.

2
3 Sec. 24. Chapter 21.15 of the Long Beach Municipal
4 Code is hereby amended to add Section 21.15.2075 to read as
5 follows:

6 21.15.2075 Playground

7 "Playground" means a plot of land used for and
8 typically equipped with play equipment (swings, slides,
9 sand box, or play sets) for recreational purposes. A
10 playground includes but is not limited to tot-lots and
11 small playgrounds. Accessory buildings and playfields
12 are not permitted.
13

14 Sec. 25. Chapter 21.15 of the Long Beach Municipal
15 Code is hereby amended to add Section 21.15.2265 to read as
16 follows:

17 21.15.2265 Recreational Park

18 "Recreational Park" means a plot of land used for
19 formal and informal recreational activities.
20 Recreational park includes but is not limited to
21 playgrounds, playfields; and athletic courts (i.e.
22 basketball, baseball, roller hockey, volleyball, and
23 dog run).
24

25 Sec. 26. Chapter 21.25 of the Long Beach Municipal
26 Code is hereby amended to add Division XII, Sections 21.25.1201
27 through 21.25.1215, inclusive, to read as follows:
28

COASTAL COMMISSION

1 Division XII. Interim Park Use Permit

2 21.25.1201 Purpose

3 The City recognizes that vacant lots, due to their
4 nature, have the potential to create an impression of
5 blight and decay in a neighborhood. In addition to the
6 negative visual impact, vacant lots are a potential
7 source for nuisances (such as trash, debris, and
8 rodents). Thus, as a means of unifying neighborhoods
9 for the purpose of eliminating unsightly vacant lots
10 and enhancing their neighborhood's visual and physical
11 surroundings, community groups may opt to replace them
12 with interim neighborhood serving parks.

13 21.25.1203 Application

14 Notwithstanding the provisions of Section
15 21.21.201 (Application), the right to apply for an
16 interim park use permit shall be limited to affected
17 property owners or their agents. Applications for
18 interim park use permits may be submitted only for
19 playground uses as indicated in the applicable zone
20 district use table. If the proposed project does not
21 comply with an applicable development standards, a
22 separate Standards Variance application shall also be
23 required.

24 21.25.1205 Jurisdiction

25 The City Council shall consider all applications
26 for an interim park use permit. The decision of the
27 City Council shall be final.
28

COASTAL COMMISSION

EXHIBIT # 2
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21.25.1207 Required Findings

The following findings must be analyzed, made and adopted before any action is taken to approve or deny the subject permit and must be incorporated into the record of the proceedings relating to such approval or denial:

A. The proposed use is compatible with the surrounding neighborhood.

B. The proposed use will not be detrimental to the surrounding community including public health, safety or general welfare, environmental quality or quality of life; and

C. The approval is in compliance with the special conditions of approval established for playgrounds as listed in chapter 21.52.

21.25.1209 Timely Action

The City Clerk shall set the matter for public hearing before the City Council within sixty days of receiving a completed application.

21.25.1211 Waiver of Required Conditions

Conditions required by Division II of Chapter 21.52 may be waived but only if the waiver of those conditions will not conflict with required findings, provided that conditions necessary for the protection of public health, safety and welfare may not be waived under any circumstances.

21.25.1213 Posting of Conditions

All conditions pertaining to the operation of the

COASTAL COMMISSION

1 use shall be permanently posted, on a form provided by
2 the Director of Planning and Building, at a location
3 clearly visible to the public utilizing the facility.

4 21.25.1215 Annual Reinspection

5 All projects for which an interim park use permit
6 was approved shall be required to undergo an annual
7 reinspection to verify compliance with the conditions
8 of approval. The property owner shall be required to
9 pay an annual fee to the City as established by the
10 City Council to cover the costs of the reinspection
11 program.

12
13 Sec. 27. Chapter 21.45 of the Long Beach Municipal
14 Code is hereby amended to add Section 21.45.155 to read as
15 follows:

16 21.45.155 Interim Passive Parks

17 The following special development standards shall
18 apply to Interim Passive Parks as defined in Chapter
19 21.15 (definitions) of this title:

20 A. Improvements:

21 1. Improvements shall be limited to landscaping,
22 walking paths and irrigation systems.

23 2. Park furniture is limited to benches.

24 3. Accessory buildings and or structures such as
25 play equipment, tables, fire pits, barbecues,
26 concession stands and public restroom are not
27 permitted.

28 B. Setbacks:

COASTAL COMMISSION

1 Front: The front setback shall be the same as for
2 a principle structure in the applicable zoning
3 district.

4 Side: A 4'0" side setback is required when
5 abutting a residential district otherwise none is
6 required.

7 Rear: A 10'0" rear setback is required when
8 abutting a residential district otherwise none is
9 required.

10 C. Hours of operation:

11 Interim Passive Park hours of operation shall be
12 7:30 a.m. to dusk.

13 D. Adequate trash receptacles shall be provided
14 and maintained for the life of the use.
15

16 Sec. 28. Chapter 21.52 of the Long Beach Municipal
17 Code is hereby amended to add Section 21.52.260 to read as
18 follows:

19 21.52.260 Interim Playgrounds, Community Gardens and
20 Recreational Parks

21 The following shall apply to Interim Playgrounds,
22 Community Gardens and Recreational Parks:

23 A. Improvements for an interim playground/community
24 garden/recreational park shall be limited to landscaping,
25 irrigation systems, accessory buildings and structures.

26 B. The following setbacks shall apply to all
27 accessory buildings and structures:

28 1. Front: The front setback shall be the same as

COASTAL COMMISSION

1 a principle structure in the applicable zoning
2 district.

3 2. Side: A 4'0" side setback is required when
4 abutting a residential district otherwise none is
5 required.

6 3. Rear: A 10'0" rear setback is required when
7 abutting a residential district otherwise none is
8 required.

9 C. The maximum height of any accessory building shall
10 be 13'0".

11 D. The interim playground/community
12 garden/recreational park hours of operation shall be 7:30
13 a.m. to dusk.

14 E. Off-street parking shall not be required for
15 an interim playground/community garden/recreational
16 park use.

17 F. Adequate trash receptacles shall be provided
18 and maintained for the life of the use.

19
20 Sec. 29. Chapter 21.52 of the Long Beach Municipal
21 Code is hereby amended to add Section 21.52.265.5 to read as
22 follows:

23 21.52.265.5 Residential Historical Landmarks

24 The following conditions shall apply to all
25 Residential Historical Landmarks seeking to establish a
26 commercial use:

27 A. The following commercial uses listed below may
28 be allowed through the Administrative Use Permit

COASTAL COMMISSION

1 process (where the permitted use table for the
2 applicable zone is more permissive than these
3 provisions, then the applicable zone use table shall
4 apply):

5 1. Artist studio with residence pursuant to
6 Section 21.52.204.

7 2. Bed & Breakfast pursuant to Section 21.52.209.

8 3. Day care center/Pre-school pursuant to Section
9 21.52.249.

10 4. Professional school/business school.

11 5. Professional Services:

12 a. Administrative

13 b. Attorney

14 c. Consultant

15 d. Dental

16 e. Engineering/Architectural

17 f. Finance

18 g. Insurance

19 h. Medical

20 i. Real Estate

21 6. Retail Sales:

22 a. Antiques

23 b. Art Gallery

24 c. Book Dealer

25 d. Collectibles

26 B. An applicant seeking to establish a commercial
27 use in a residential Historical Landmark building shall
28 file a request with the Building Bureau for a special

COASTAL COMMISSION

1 code compliance inspection with reference to the State
2 Historical Building Code. The resulting report shall
3 address all building code issues with reference to the
4 State Historical Building Code related to establishing
5 the commercial use in a residential building. This
6 report must be received by the Planning Bureau before
7 an application for an Administrative Use Permit is
8 considered complete for processing.

9 C. All required parking, as set forth in Chapter
10 21.41 off-street parking and loading requirements,
11 shall be provided to establish the proposed use.

12
13 Sec. 30. The City Clerk shall certify to the passage
14 of this ordinance by the City Council of the City of Long Beach
15 and cause the same to be posted in three conspicuous places in
16 the City of Long Beach, and it shall take effect on the thirty-
17 first day after it is approved by the Mayor.

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COASTAL COMMISSION

1 I hereby certify that the foregoing ordinance was
2 adopted by the City Council of the City of Long Beach at its
3 meeting of December 19, 1995, by the following vote:

4 Ayes: Councilmembers: Oropeza, Lowenthal, Drummond, Clark,
5 Topsy-Elvord, Donelon, Kellogg,
6 Shultz.

7 Noes: Councilmembers: Robbins.

8
9 Absent: Councilmembers: None.

10
11
12 Shelba Powell
13 City Clerk

14
15 Approved: 12-21-95
16 (Date)

17
18 Benny Neel
19 Mayor

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27 TBM:vwh
12/13/95
12/11/95
12/4/95
28 (ZA95)A:95ZONE.AMD

COASTAL COMMISSION

EXHIBIT # 2
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21.25.807 Variance.

Once a special setback line is established by ordinance, a variance to permit a structure to project into the special setback area may be granted in accordance with and subject to the findings of fact required for a variance as set forth in Division III of this chapter. However, no variance shall be granted if the encroachment is within a setback established for the protection and preservation of rights-of-way.

(Ord. C-6533 § 1 (part), 1988).

21.25.808 Exception for fences.

A replacement fence within the special setback area shall not be considered a nonconformity and shall be permitted provided such fence is located in a side or rear yard and provided the fence height does not exceed six feet, six inches.

(Ord. C-6533 § 1 (part), 1988).

Division IX. Local Coastal Development Permits

21.25.901 Purpose.

Coastal development procedures are established to ensure that all public and private development in the Long Beach coastal zone is developed consistent with the city's certified local coastal program.

(Ord. C-6533 § 1 (part), 1988).

21.25.902 Applicability.

All properties in the coastal zone are subject to the procedures outlined in this section. The coastal zone boundaries are indicated on the official zoning map.

(Ord. C-6533 § 1 (part), 1988).

21.25.903 Permit required.

All development in the coastal zone shall be required to obtain either a coastal permit pursuant to Section 21.25.904 or a coastal permit categorical exclusion pursuant to Section 21.25.906. Such approval must be issued prior to the start of development and shall be required in addition to any other permits or approvals required by the city.

- A. **Coastal Permit Issued by the Coastal Commission.** Developments on tidelands and submerged lands require a permit issued by the California Coastal Commission in accordance with the procedure as specified by the California Coastal Commission.
- B. **Coastal Permits Issued by the City.** The following categories of projects require coastal permits in accordance with the procedures set forth in this division:

COASTAL COMMISSION

(Long Beach 11-88)

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EXHIBIT # 3

PAGE 1 OF 6

1. Development on the first lot located on, adjacent to, across the street from, or abutting the beach, bay, ocean or tidelands, except minor addition to a single-family residence as specified in Subsection 21.25.903C (categorical exclusion).
 2. All development projects which require additional discretionary review (such as a conditional use permit, subdivision map or standards variance).
 3. Traffic improvements which do not qualify for categorical exclusion.
 4. Public works projects, excluding traffic improvement projects, with an estimated cost of fifty thousand dollars or more.
- C. **Exemptions.** The following categories of projects are exempt from the coastal permit requirement. However, a coastal permit categorical exclusion (CPCE) shall be obtained pursuant to the procedures indicated in Section 21.25.906.
1. Minor additions on existing single-family residences for the first lot located on, adjacent to, across the street from, or abutting the beach, bay ocean or tidelands. Such addition must be less than ten percent of the existing floor area and shall not create an additional story or loft.
 2. All projects (excluding the above) which are consistent with the Zoning Regulations and which do not require any discretionary review (e.g., conditional use permit, subdivision map).
 3. Traffic improvements which do not:
 - a. Alter roadway or intersection capacity by more than ten percent (except stop signs and stop lights); or
 - b. Decrease parking (except by establishing a red curb next to a corner); or
 - c. Impair access to the coast.
 4. Public works projects (excluding traffic improvements) with an estimated cost of forty-nine thousand nine hundred ninety-nine dollars or less.

(Ord. C-6533 § 1 (part), 1988).

21.25.904 Procedures—Coastal permit.

This section outlines the procedures for issuing coastal permits. Coastal permits may be considered concurrently with or subsequent to any other procedures required by this title or the city's subdivision regulations.

A. Jurisdiction.

1. **Planning Commission.** The planning commission shall consider all local coastal development permits for developments requiring a tract map, a parcel map, conditional use permit or planned development permit.
2. **Coastal Commission.** The Coastal Commission shall consider all coastal permits for projects located below the mean high tide.
3. **Zoning Administrator.** The zoning administrator shall consider all other local coastal development permits.

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- B. Hearing Required.** A public hearing shall be required prior to the approval of a local coastal development permit.
- C. Findings Required.** Prior to approving a local coastal development permit, the responsible hearing body must find:
1. The proposed development conforms to the certified local coastal program including but not limited to all requirements for replacement of low and moderate-income housing; and
 2. The proposed development conforms to the public access and recreation policies of Chapter 3 of the Coastal Act. This second finding applies only to development located seaward of the nearest public highway to the shoreline.
- D. Date of Final Local Action.** The date of final local action is:
1. The date when the appeal period on all local actions has expired without local appeal;
 2. The date of action on the local appeal(s); or
 3. The date the city is notified by the applicant that the application is approved by operation of law pursuant to Sections 65950 through 65957.1 of the Government Code.
- E. Notice of Final Action.** Within seven calendar days of the date of the final local action on a local coastal development permit, a notice shall be sent to the Coastal Commission and to any persons who specifically request such notice by submitting a self-addressed, stamped envelope. The notice shall include the written findings of fact required to approve the local coastal development permit and the conditions imposed on the approval, if the permit is approved. Any notice of final local action shall include the procedures for appeal of the action to the Coastal Commission and an indication as to whether the development is in an appealable area.
- F. Appeals to Coastal Commission.** All actions on local coastal development permits located seaward of the appealable area boundary, as determined under Section 21.25.908, may be appealed by an aggrieved person to the Coastal Commission according to the procedures of the Coastal Commission, provided that:
1. All local appeals of city actions provided for by this title have been exhausted and no fee was charged the appellant for the appeal; and
 2. The Coastal Commission has not appealed the local action.
- G. Effective Date.** A local coastal development permit shall be effective as follows:
1. **Outside Appealable Area.** On date of final local action;
 2. **Within Appealable Area.** At the conclusion of the twenty-first day after final local action, unless:
 - a. **Appeal.** If a permit is appealed, it shall become effective after action on the appeal by the Coastal Commission.

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- b. **Failure to Give Notice.** If notice to the Coastal Commission is not mailed by the city within seven days after final local action, then the permit shall become effective at the conclusion of the fourteenth day after a complete notice is mailed but no sooner than at the conclusion of the twenty-first day after final local action.
- c. **Inadequate Filing.** If the Coastal Commission notifies the city and the applicant that notice was not received or distributed in a timely manner or that the notice was not complete or does not adequately describe the development, then the permit becomes effective at the conclusion of the fourteenth day after receipt of such a notice from the Coastal Commission or on the date specified by the Coastal Commission.

(Ord. C-6533 § 1 (part), 1988).

21.25.906 Procedures—Categorical exclusion.

This section outlines the procedures for processing developments exempt from local coastal permit requirements.

- A. **Jurisdiction.** The zoning administrator, or his designee, shall determine whether a proposed development is exempt, as provided for in Section 21.25.903C of this chapter.
- B. **Means of Determination.** Determination that a proposed development is exempt shall be made by checking the proposed development with the certified local coastal program, including all maps, land use designations, implementing zoning regulations and guidelines for exemption.
- C. **No Hearing Required.** No public hearing or notice shall be required for a project determined to be exempt.
- D. **Appeal of Determination.** Any person may appeal the zoning administrator's determination by requesting a referral of the matter to the Executive Director of the Coastal Commission. If the determination of the Executive Director of the Coastal Commission differs from that of the zoning administrator, then the matter shall be resolved by a hearing before the Coastal Commission.
- E. **Effective Date.** A decision that a development is exempt shall be effective when such a decision is made by the zoning administrator, or his designee, unless the decision is appealed.
- F. **Records Required.** A public record, including the applicant's name, the location and brief description of the development shall be kept for all developments determined to be exempt.

(Ord. C-6533 § 1 (part), 1988).

21.25.908 Appealable area.

Only local actions on projects located within the appealable area may be appealed to the Coastal Commission. The determination of whether a project lies seaward of the appealable area boundary shall be made as follows:

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- A. **Jurisdiction.** Determination that a proposed development is seaward of the appealable area boundary shall be made by the zoning administrator or his designee.
- B. **Means of Determination.** Determination shall be made by locating the development on the appealable area boundary map certified as part of the local coastal program.
- C. **Appeal of Determination.** Any person may appeal the zoning administrator's determination by requesting a referral of the matter to the Executive Director of the Coastal Commission. If the determination of the Executive Director of the Coastal Commission differs from that of the zoning administrator, then the matter shall be resolved by a hearing before the Coastal Commission.

(Ord. C-6533 § 1 (part), 1988).

Division X. Bonus Density—General Plan

21.25.1001 Purpose and grant of bonus.

- A. The purpose of this division is to provide a procedure to encourage and reward exceptionally good quality design, recycling of depressed market areas and the provision of amenities to a surrounding neighborhood.
- B. For those qualified housing developments, bonus density exceeding the density permitted by the zoning district may be granted in accordance with the provisions of this division.

(Ord. C-6533 § 1 (part), 1988).

21.25.1003 Qualification.

A bonus density may be granted if and only if all of the following qualifications are met:

- A. The site is designated on the General Plan land use element as a bonus density area (an area where the "P" density exceeds the "M" density);
- B. The minimum site area shall be fifteen thousand square feet;
- C. The minimum street frontage shall be one hundred twenty feet on one street;
- D. Alley or side street access is provided; and
- E. The minimum setback from all abutting streets shall be ten feet.

(Ord. C-6533 § 1 (part), 1988).

21.25.1005 Jurisdiction.

A bonus density may only be granted by the planning commission or the city council on appeal and then only following a public hearing as provided by Chapter 21.21.

(Ord. C-6533 § 1 (part), 1988).

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21.25.1008

21.25.1008 Limitations on bonus densities.

- A. Bonus density granted under the provisions of this division may exceed the density allowed by the zoning district but may not exceed the incentive density (P density) designation in the land use element of the General Plan.
- B. The full bonus may not be granted in all cases, but shall be proportional to the degree based on the design quality, site location (recycling a depressed market area) and/or neighborhood amenities.

(Ord. C-6533 § 1 (part), 1988).

Division XI. Determination of Applicable Law

21.25.1101 Purpose.

The city recognizes that gaining local and public approvals for the development of land can be time-consuming and that, during the process and prior to project completion, applicable local law, including local zoning regulations, may change. Such changes may place applicants in the approval "pipeline" at considerable economic risk. In order to reasonably reduce that risk, while maintaining appropriate opportunities for local agency review and full public input and participation, the process set forth in this division is established for the purpose of assuring applicants of the continued applicability of certain local laws and regulations, under the terms and conditions set forth in this division.

(Ord. C-6546 § 2 (part), 1988).

21.25.1103 Application.

- A. Notwithstanding any provision of Section 21.21.201, the right to apply for a determination of applicable law pursuant to this Division XI shall be limited to affected property owners or their agents designated in writing at the time of application.
- B. The application for a determination pursuant to this Division XI shall include a complete description of the project for which a determination is being sought and shall also set forth an itemization of all permits and other grants of entitlement required by law for such project and an indication that such permits and grants have either been granted or that they are being applied for as a part of the application for determination.
- C. No application shall be deemed complete pursuant to this section until it has been accepted as complete by the department of planning and building, which department may require such additional or supplemental information as it considers to be reasonably necessary to enable further processing and full understanding of the application.

(Ord. C-6546 § 2 (part), 1988).

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