

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(2) 590-5071

September 21, 2000

**RECORD PACKET COPY****TO:** Commissioners and Interested Persons**W12b**

**FROM:** Deborah Lee, Deputy Director  
Pam Emerson, Los Angeles County Area Supervisor  
Charles Posner, Coastal Program Analyst

**SUBJECT:** Major Amendment Request No. 1-00 to the City of Long Beach Certified Local Coastal Program (For Public Hearing and Commission Action at the October 11, 2000 meeting in Oceanside).

**SUMMARY OF LCP AMENDMENT REQUEST NO. 1-00**

The City of Long Beach Local Coastal Program (LCP) was certified by the Coastal Commission on July 22, 1980. The current proposal, submitted in two ordinances (**Parts A & B**), is the City's first major LCP amendment request for 2000. Only the Implementing Ordinances (LIP) portion of the certified LCP is affected by this amendment.

**Part A** of LCP Amendment Request No. 1-00, contained in City Council Ordinance No. C-7658, would replace all existing Pedestrian Commercial (CP) zones in Belmont Shore (LCP Area D) and Naples (LCP Area E) with the Neighborhood Pedestrian Commercial (CNP) zoning designation, a commercial zoning designation established by the City in 1992, and certified by the Commission 1993, to replace the obsolete CP zoning designation (See Exhibits #1&2).

**Part B** of LCP Amendment Request No. 1-00, contained in City Council Ordinance No. C-7663, includes numerous changes that would update the zoning code, including the sunset of the Pedestrian Commercial (CP) zone and eight other obsolete commercial zoning districts (See Exhibit #3). The proposed LIP amendment does not include any changes to the currently certified list of permitted uses, or the height and density limits that are currently applicable to the non-obsolete commercial zones.

**SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending that the Commission, after public hearing:

1. Approve Part A of the amendment request to the LIP as submitted; and,
2. Approve Part B of the amendment request to the LIP as submitted.

The motions to accomplish this recommendation begin on page 3. As submitted, the LIP amendment request is in conformance with, and adequate to carry out, the provisions of the certified Land Use Plan (LUP).

## **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).

## **CONTENTS OF LCP AMENDMENT REQUEST**

Local Coastal Program Amendment Request No. 1-00 affects only the implementing ordinances (LIP) portion of the City's certified LCP. **Part A**, the proposed rezone of existing Pedestrian Commercial (CP) zones in the Belmont Shore and Naples areas to the new Neighborhood Pedestrian Commercial (CNP) zoning designation, is contained in City Council Ordinance No. C-7658 (Exhibit #2). City Council Resolution No. C-27664 submits the proposed Belmont Shore and Naples area rezone portion of this LCP amendment request for certification by the Commission. The City Planning Commission held public hearings for the proposed Belmont Shore and Naples area rezone on December 7, 1995, August 19, 1999, and March 16, 2000. The City Council held public hearings for the proposed Belmont Shore and Naples area rezone on March 12, 1996, November 2, 1999, and April 4, 2000.

**Part B** of the LCP amendment request is contained in City Council Ordinance No. C-7663 (Exhibits #3&4). City Council Resolution No. C-27621 submits Ordinance No. C-7663 for certification by the Commission. The City Planning Commission held a public hearing for the proposed "zoning update" amendment (Part B) on October 21, 1999. The City Council held a public hearing for the proposed "zoning update" amendment (Part B) on December 7, 1999.

This LCP amendment request is consistent with the submittal requirements of the Coastal Act and the 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).

## **ADDITIONAL INFORMATION**

Copies of the staff report are available at the South Coast District office located in the ARCO Center Towers, 200 Oceangate, Suite 1000, 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 (562) 590-5071.

**I. STAFF RECOMMENDATION**

Staff recommends adoption of the following motions and resolutions:

**A. Approve Part A of the Amendment to the LCP Implementing Actions as Submitted**

**MOTION I:** *"I move that the Commission reject Amendment Request No. 1-00A to the City of Long Beach LCP Implementing Actions as submitted."*

Staff recommends a **NO** vote which would result in certification of the amendment as submitted and 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 approve Part A of the amendment to LCP Implementing Actions as submitted**

*The Commission hereby certifies Amendment Request No. 1-00A to the Implementing Actions of the City of Long Beach Local Coastal Program, and adopts the findings set forth 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. Approval of the Implementing Actions meets the requirements of Section 21080.5(d)(2)(A) of the California Environmental Quality Act in that there are no further feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact that the approval of the Implementing Actions would have on the environment.*

**B. Approve Part B of the Amendment to the LCP Implementing Actions as Submitted**

**MOTION II:** *"I move that the Commission reject Amendment Request No. 1-00B to the City of Long Beach LCP Implementing Actions as submitted."*

Staff recommends a **NO** vote which would result in certification of the amendment as submitted and 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 approve Part B of the amendment to LCP Implementing Actions as submitted**

*The Commission hereby certifies Amendment Request No. 1-00B to the Implementing Actions of the City of Long Beach Local Coastal Program, and adopts the findings set forth 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. Approval of the Implementing Actions meets the requirements of Section 21080.5(d)(2)(A) of the California Environmental Quality Act in that there are no further feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact that the approval of the Implementing Actions would have on the environment.*

## **II. FINDINGS**

The following findings support the Commission's approval of Parts A and B of the LIP amendment as submitted. The Commission hereby finds and declares as follows:

### **A. LCP Amendment Request No. 1-00A - Belmont Shore and Naples Rezone**

City Council Ordinance No. C-7658 would amend the LIP by replacing all of the existing Pedestrian Commercial (CP) zones in Belmont Shore (LCP Area D) and Naples (LCP Area E) with the Neighborhood Pedestrian Commercial (CNP) zoning designation (Exhibit #2). Ordinance No. C-7658 comprises Part A of LCP Amendment Request No. 1-00.

#### **1. Description of Ordinance No. C-7658 - Belmont Shore and Naples Rezone**

The proposed LIP amendment would replace all of the existing Pedestrian Commercial (CP) zones in Belmont Shore (LCP Area D) and Naples (LCP Area E) with the Neighborhood Pedestrian Commercial (CNP) zoning designation. The proposed change in zoning designation would affect the commercial properties in the following three areas:

- a. The commercial node located on the southeast corner of Livingston Drive and Termino Avenue in LCP Area D (Belmont Shore) (Exhibit #2, p.3).
- b. Both sides of the Second Street commercial strip in LCP Area D (Belmont Shore) between Livingston Drive and Bayshore Avenue (Exhibit #2, p.3).
- c. The commercial strip on the south side of Second Street in LCP Area E (Naples) between The Toledo and Naples Plaza (Exhibit #2, p.4).

The proposed change in the commercial zoning designation (from CP to CNP) to the three above-stated commercial zones would not result in a substantial change to the permitted uses or building standards that currently apply to the affected properties. The CNP zoning designation allows the same uses that are currently permitted in the CP district, and both zoning designations have very similar building standards.

## **Permitted Uses and Building Standards – CP and CNP Zoning Districts**

The primary permitted uses and building standards for the CP and CNP zones are:

|                             | <u><b>CP Zone</b></u>   | <u><b>CNP Zone</b></u> |
|-----------------------------|---|------------------------|
| <b>Permitted Uses</b>       | The same small-scale, compact, neighborhood-serving, pedestrian friendly commercial uses are permitted in both the CP and CNP zones. Automobile oriented uses such as gasoline stations, drive-through windows, and auto repairs and parts sales are not permitted. Residential uses are not permitted. (For specific list of permitted uses in the CNP zone see Commercial Uses Table 32-1, Exhibit #3, ps.45-54). |                        |
| <b>Max. Building Height</b> | 30 feet   | 28 feet                |
| <b>Minimum Lot Size</b>     | 5,000 sq.ft.  | 5,000 sq.ft.           |
| <b>Setbacks</b>             | Same  | Same                   |
| <b>Parking Requirements</b> | Same  | Same                   |

The uses permitted in the CNP zoning district are identical to the uses that have been permitted in the CP zoning district. The major difference between the building standards of the CP zoning district and the building standards of the CNP zoning district is the height limit. The CNP zoning district has a more restrictive height limit (28 feet) than the current CP zoning district (30 feet).

The second difference between the two zoning districts is the CNP zone's requirement for a Site Plan Review for any exterior remodel of a structure with more than fifty feet of frontage. The CP zoning designation does not have a Site Plan Review requirement for exterior remodels, regardless of size. The purpose of the Site Plan Review requirement for exterior remodels in the CNP zone is to ensure that exterior elevations in the CNP zone are designed with extensive articulation in order to enhance pedestrian activity along the site and to create visual interest by utilizing cornices, pilasters, bays, and changes in building materials to break façade planes.

A Site Plan Review is a City discretionary action conducted for specified types of development projects by a Site Plan Review Committee, the Planning Commission, or the Director of Planning and Building. A Site Plan Review can be approved, conditionally approved, or denied in order to ensure that the highest quality of land use planning and design are incorporated into development projects and to ensure that new projects are compatible with existing neighborhoods and the environment (Division V - Section

21.25.501). The certified LIP requires that, in the coastal zone, all development projects which require additional discretionary review (i.e. Site Plan Review, conditional use permit, subdivision map, or variance) must also obtain a local coastal development permit [Section 21.25.903.B.2 of the Long Beach zoning ordinance].

### History - Old Zoning Districts vs. New Zoning Districts

The currently proposed rezonings continue the City's effort to update its land use regulations by implementing the City's *new* commercial zoning designations which were certified as part of the LIP by the Commission on August 12, 1993 as part of LCP Amendment No. 2-92. As part of the City's effort to update its land use regulations, the City is rezoning many commercially zoned properties using the updated set commercial zoning designations while eliminating from the zoning ordinance all references to the obsolete commercial zoning designations (See Part B of LCP Amendment No. 1-00).

Approval of this LCP amendment request will complete the current rezoning process in the coastal zone to remove obsolete zoning designations. All of the commercial areas in the Long Beach coastal zone are: a) located in a Planned Development (PD) district where no rezoning will occur, b) already rezoned with one of the *new* commercial zoning designations (LCP Amendment No. 5-96), or c) part of this current rezoning proposal.

The City's *new* set of commercial zoning designations is divided into three groups based on the permitted scale of development: regional, community and neighborhood. The three scale groups are further divided into pedestrian and automobile oriented districts.

### RELATIONSHIP OF COMMERCIAL DISTRICTS

| Scale of Development | Orientation | Commercial Use Only or Mixed | Zoning District |
|----------------------|-------------|------------------------------|-----------------|
| Neighborhood (small) | Pedestrian  | Commercial                   | CNP             |
|                      |             | Mixed Use                    | CNR             |
|                      | Vehicle     | Commercial                   | CNA             |
|                      |             | Mixed Use                    | No District     |
| Community (medium)   | Pedestrian  | Commercial                   | CCP             |
|                      |             | Mixed Use                    | No District     |
|                      | Vehicle     | Commercial                   | CCA             |
|                      |             | Mixed Use                    | CCR and CCN     |
| Regional (large)     | Pedestrian  | Commercial                   | No District     |
|                      |             | Mixed Use                    | No District     |
|                      | Vehicle     | Commercial                   | CHW             |
|                      |             | Mixed Use                    | No District     |

The CO, CH, CT and CS commercial zoning designations have been retained from the old set of commercial zoning designations and are not considered to be obsolete at this time. The City currently proposes to retain and use only the following twelve commercial zoning designations: CO, CH, CT, CNP, CNA, CNR, CCA, CCP, CCR, CCN, CHW and CS (Exhibit #3, ps.15-17). The City began the rezoning process using the *new* set of commercial designations in 1993. The first rezonings using the *new* commercial designations in the coastal zone were certified by the Commission in 1996 pursuant to LCP Amendment No. 5-96. The Commission has certified the rezoning of commercially zoned properties in the coastal zone with only the CNP and CNR zoning designations.

This LCP amendment involves one of the *new* commercial zoning designations: the CNP zone (Neighborhood Pedestrian Commercial). This neighborhood scale commercial zoning designation is a pedestrian oriented district which allows only small-scale commercial uses. Automobile oriented uses such as gasoline stations, drive-thru windows, and auto parts sales are not permitted. Buildings are sited at the front property line and parking is located behind the buildings. The height limit in the CNP zone is 28 feet. The permitted uses in the CNP zone are listed in Table 32-1 (Exhibit #3, ps.45-54).

### **Bridge Zone**

Since 1994, when the Commission certified a "bridge zone" as part of LCP Amendment No. 1-93, the permitted uses in the obsolete CP zoning district have been the same as the permitted uses in the CNP zoning district. The bridge zone provides a zoning bridge between the City's obsolete commercial zones and the *new* commercial zones which were certified by the Commission as part of LCP Amendment No. 2-92 on August 12, 1993. The bridge zone enables businesses to enjoy some of the benefits of the new commercial zones prior to the actual rezoning of property from the old commercial zones to the new commercial zones, a process that was expected to last two years but is not yet completed for the entire city.

The bridge zone is a transition mechanism that liberalized the allowable uses on all the commercially zoned properties in the City by allowing any use which is permitted in the CNP zone (See Table 32-1, Exhibit #3, ps.45-54). The CNP zone is the most restrictive of the City's *new* commercial zones because it prohibits automobile oriented uses. Under the bridge zone, only the uses allowed under the CNP zone would be applicable in other zones. The building and parking standards of each property's respective zoning designation would remain in effect. Therefore, the building and parking standards of the CNP zone are not applicable in any zone other than the CNP zone.

## **2. Analysis of Ordinance No. C-7658 - Belmont Shore and Naples Rezone**

The rezonings proposed by this LCP amendment request would occur in two LCP planning areas: the Belmont Shore (LCP Area D) and Naples Island (LCP Area E). The certified LCP contains specific LUP policies which apply to each LCP planning area.

## **Belmont Shore (LCP Area D)**

The proposed change in zoning designation would affect the Belmont Shore commercial properties located on both sides of Second Street between Livingston Drive and Bayshore Avenue, and the commercial node located on the southeast corner of Livingston Drive and Termino Avenue (Exhibit #2, p.3). The commercial zoning designations in these two areas would be changed from CP (pedestrian commercial) to CNP (neighborhood pedestrian commercial). The Second Street commercial corridor is currently developed primarily with pedestrian oriented retail, restaurant and service uses. The commercial node located on the southeast corner of Livingston Drive and Termino Avenue is currently developed with a gasoline service station, a non-conforming use.

Pursuant to Sections 30513 and 30514 of the Coastal Act, the proposed zone change must carry out the policies of the LUP as they relate to commercial development in LCP Area D (Belmont Shore).

The LUP description of LCP Planning Area D states that the entire Second Street commercial corridor is devoted to pedestrian oriented neighborhood commercial uses, with the surrounding residential neighborhood developed with dense single family residences and multiple unit structures on small lots and narrow streets. The certified LUP states that parking in LCP Area D is a major problem, even for residents. Second Street, which is a major east/west vehicular route between downtown and the east side of the city, is often congested due to the popular commercial district and frequent traffic signals. The traffic signals on Second Street in Belmont Shore provide frequent opportunities for pedestrians to cross the busy street.

The certified LUP map for LCP Planning Area D states that the "unique character" of the Second Street commercial shopping district shall be preserved (LCP p.III-D-9). The certified LUP map designates the commercial node located on the southeast corner of Livingston Drive and Termino Avenue as "Neighborhood Commercial" (LCP p.III-D-9). Also, the LUP states that it is the policy of the certified LCP that the surrounding residential neighborhood remain entirely residential in character (LCP p.III-D-10).

The certified LUP policy for non-residential development in LCP Area D states:

The unique character of the shopping district in Belmont Shore should be preserved. It should not emphasize region-serving facilities, but rather should be developed to serve the residents of the area. Retail shops which encourage foot traffic and window shopping shall be the predominant uses. Financial institutions and drive-in and drive-through facilities are prohibited. No further encroachment into residential areas by commercial enterprises shall be allowed. All parking spaces connected with the commercial strip shall be considered the parking reservoir in individual permit applications. Parking in the first lots north and south of the alleys behind the shops may be allowed under provisions of



conditional use permits, except in the block between Park Avenue and St. Joseph Avenue, north of Second Street, where parking may extend up to two lots north of the alley.

The proposed replacement of the entire CP zoning designation with the CNP zoning designation in LCP Area D (Belmont Shore) is consistent with, and adequate to carry out the provisions of the certified LUP. The proposed CNP zoning designation will preserve the unique character of the shopping district in Belmont Shore by limiting permitted uses to the same small-scale, compact, neighborhood-serving, pedestrian friendly commercial uses that have been permitted in the CP zone consistent with the certified LUP (For specific list of permitted uses in the CNP zone see Commercial Uses Table 32-1, Exhibit #3, ps.45-54). The CNP zoning district emphasizes retail and restaurant uses that serve the residents of the area, not region-serving facilities. The CNP zone's zero-foot setback from the sidewalk encourages foot traffic and window shopping. Automobile oriented uses such as gasoline stations, drive-through windows, and auto repairs and parts sales are not permitted uses in the CNP zone. Financial institutions are prohibited in LCP Area D as required by the certified LUP (Exhibit #3, p.48).

The CNP zoning designation has more restrictive building standards than the obsolete CP zone. The building standards for the CNP zoning district carry out the requirement of the certified LUP for pedestrian oriented development in LCP Area D. Specifically, the 28-foot height limit in the CNP zoning district is more restrictive than the 30-foot height limit in the CP zoning district. Secondly, the CNP zoning district has a more thorough design review process (Site Plan Review) for remodels. The Site Plan Review requirement for remodels in the CNP zoning district ensures that the exterior elevations in the CNP zone are designed to enhance pedestrian activity and to create visual interest for pedestrians in LCP Area D. New structures in the CNP zone must also satisfy the building standards that require building facades that enhance pedestrian activity and create visual interest for pedestrians (Exhibit #3, ps.21-22).

Finally, the proposed rezonings would occur only on properties in LCP Area D that are currently zoned with the CP commercial zoning designation. Therefore, the proposed rezonings would not result in any encroachment into residential areas by commercial enterprises. Therefore, the proposed rezonings in LCP Area D (Belmont Shore) can be found to be adequate to carry out the provisions of the certified LUP as required by Sections 30513 and 30514 of the Coastal Act.

#### **Naples Island (LCP Area E)**

The proposed change in zoning designation would also affect the existing commercial properties located on the south side of Second Street in LCP Area E (Naples Island) between The Toledo and Naples Plaza (Exhibit #2, p.4). All commercial zoning designations in this area would be changed from CP (pedestrian commercial) to CNP (neighborhood pedestrian commercial). The south side of Second Street and Naples Plaza

on Naples Island is currently developed primarily with pedestrian oriented retail, restaurant and service uses. The north side of Second Street on Naples Island is currently developed with high density multi-unit residential uses.

Pursuant to Sections 30513 and 30514 of the Coastal Act, the proposed zone change must carry out the policies of the LUP as they relate to commercial development in LCP Area E (Naples Island).

The LUP description of LCP Planning Area E states that there is a strip of commercial development along the south side of Second Street on Naples Island. The remainder of the island is residential in character, including the north side of Second Street. Second Street is a link in the east/west vehicular system which carries large amounts of traffic. Parking on Naples Island is difficult due to narrow streets and lack of adequate off-street parking facilities.

The certified LUP map for LCP Planning Area E designates the commercial strip on the south of Second Street and Naples Plaza on Naples Island as "light commercial" (LCP p.III-E-12). The certified LUP policy for non-residential development in LCP Area E states, "Light commercial uses shall be allowed on the south side of Second Street and in Naples Plaza" (LCP p.III-E-14).

The proposed replacement of the entire CP zoning designation with the CNP zoning designation in LCP Area E (Naples Island) is consistent with, and adequate to carry out the provisions of the certified LUP. The proposed CNP zoning designation will preserve the existing character of the Naples Island commercial district by limiting permitted uses to the same small-scale, compact, neighborhood-serving, pedestrian friendly commercial uses that have been permitted in the CP zone consistent with the certified LUP (For specific list of permitted uses in the CNP zone see Commercial Uses Table 32-1, Exhibit #3, ps.45-54). The CNP zoning district emphasizes retail and restaurant uses that serve the residents of the area, not region-serving facilities. Automobile oriented uses such as gasoline stations, drive-through windows, and auto repairs and parts sales are not permitted uses in the CNP zone. As previously stated, the CNP zoning designation has more restrictive building standards than the obsolete CP zone (see page nine).

Finally, the proposed rezonings would occur only on LCP Area E properties that are currently zoned with the CP commercial zoning designation. Therefore, the proposed rezonings would not result in any encroachment into residential areas by commercial enterprises. The proposed rezonings in LCP Area E (Naples Island) are adequate to carry out the provisions of the certified LUP.

Therefore, Part A of the proposed LIP amendment can be found to be adequate to carry out the provisions of the certified LUP as required by Sections 30513 and 30514 of the Coastal Act.

**B. LCP Amendment Request No. 1-00B – Zoning Code Update**

City Council Ordinance No. C-7663, includes numerous changes that would update the zoning code, including the sunset of the Pedestrian Commercial (CP) zone and eight other obsolete commercial zoning designations (Exhibit #3). Ordinance No. C-7663 comprises Part B of LCP Amendment Request No. 1-00.

**1. Description of Ordinance No. C-7663 – Zoning Code Update**

City Council Ordinance No. C-7663 contains the following proposed amendments that would update, correct and clarify the certified zoning ordinance (LIP):

**Update Chapter 21.32 "*Commercial Districts*"**

- Revise and update Chapter 21.32 "*Commercial Districts*" which defines the commercial zoning districts and regulates commercial uses (Exhibit #3, ps.14-22 & ps.28-37). All references to the obsolete commercial zoning districts (CP, CR, CB, CN, CMR, CC, CU, COR & CAC) are proposed to be deleted from the zoning ordinance since these zoning districts have been replaced by a *new* set of zoning districts developed in 1992 and certified by the Commission in 1993. The proposed changes would delete all commercial zoning districts except for the twelve commercial zoning districts that are comprise the *new* set of zoning districts that are currently in use: CO, CH, CT, CNP, CNA, CNR, CCA, CCP, CCR, CCN, CHW and CS (See Exhibit #3, ps.15-17). Table 30-1 "*Zoning Districts*" of the zoning ordinance would be amended to delete all the obsolete zoning districts (Exhibit #3, p.24). The proposed changes include the necessary revisions to the commercial use and development standards Tables 32-1A, 32-2A and 32-3A that apply to the CO, CH and CT zones (Exhibit #3, ps.28-37). The currently certified commercial use and development standard tables for the CNP, CNA, CNR, CCA, CCP, CCR, CCN, CHW and CS zones (Tables 32-0.5, 32-1B, 32-2B, 32-3B, 32-3C, 32-3D, 32-5A & 32-5B) are proposed to be deleted and replaced with new updated Tables 32-1 "*Uses in All Other Commercial Zoning Districts*", 32-2 "*Commercial Development Standards*", and 32-3. "*Development Standards-Residential Uses in Commercial Districts*" (Exhibit #3, ps.44-56). The proposed LIP amendment does not include any changes to the currently certified list of permitted commercial uses or building standards for the City's twelve commercial zoning districts that are currently in use (CO, CH, CT, CNP, CNA, CNR, CCA, CCP, CCR, CCN, CHW & CS).
- Delete Section 21.32.215 "*Lot Coverage*" which states, "No lot coverage restriction is established for any commercial zone." Lot coverage in commercial zones is limited by the yard requirements listed in the

Commercial Development Standard Tables 32-2, 32-2A, 32-3 and 32-3A (Exhibit #3, ps.36-37 & 55-56).

**Amend Chapter 21.31 "*Residential Districts*"**

- Amend Section 21.31.210 "*Residential Districts-Minimum Lot Area and Lot Width*" and Table 31-2A in order to use the term "*lot width*" instead of "*lot frontage*" (Exhibit #3, ps.14&24). *Lot width*, as currently defined by Section 21.15.1710, is "the horizontal distance between the mid-points of the side lot lines, measured at right angles to the line measuring lot depth." The term, *lot frontage*, is not defined.
- Amend Table 31-2A "*Residential Development Standards*" to insert into the table the correct minimum lot area (3,000 square feet) for the R-3-T zone (Exhibit #3, p.24).
- Amend Table 31-3 "*Permitted Projections and Structures in Required Residential Yards*" to clarify the limits on permitted projections into street side yards of residential uses (Exhibit #3, ps.25-27).

**Update Chapter 21.27 "*Nonconformities*"**

- Reorganize and update entire Chapter 21.27 "*Nonconformities*" which regulates the continuation and elimination of structures and uses that do not conform to the current zoning code (Exhibit #3, ps.3-14). Section 21.27.160 "*Amortization-Fleet Service/Company Vehicle Operations*" is proposed to be added to Chapter 21.27. The City proposes no major changes to the currently certified zoning code provisions that regulate the maintenance and elimination of nonconforming structures and uses.
- Cross reference correction required by proposed update of Chapter 21.27 "*Nonconformities*": Amend Section 21.10.060.D "*General Provisions - Applicability and Effect of Prior Permits*" to correctly identify Section 21.27.090 "*Nonconformities-Restoration*" instead of Section 21.27.130 "*Nonconformities-Restoration*" as the only exception to the requirements of Section 21.10.060.D (Exhibit #3, ps.1-2). This proposed change is reflects the proposed change in the zoning code section number from 21.27.130 to 21.27.090. Existing Section 21.27.130 "*Nonconformities-Restoration*" would be renumbered as Section 21.27.090 as part of the update to Chapter 21.27 "*Nonconformities*" which is also proposed as part of this LIP amendment (Exhibit #3, ps.3-14). The text of Section 21.27.090, formerly Section 21.27.130, is not being changed as part of this LIP amendment.

- Cross reference correction required by proposed update of Chapter 21.27 *"Nonconformities"*: Amend Section 21.25.403.B *"Administrative Use Permits-Change in Use from Legal Nonconforming Use to another Nonconforming Use"* to correctly identify Section 21.27.070 *"Nonconformities-Change in Use"* instead of Section 21.27.110 *"Nonconformities-Change in Use"* as the section containing the limitations under which a nonconforming use can be changed to a different nonconforming use (Exhibit #3, p.3). This proposed change reflects the proposed change in the zoning code section number from 21.27.110 to 21.27.070. Existing Section 21.27.110 *"Nonconformities-Change in Use"* would be renumbered as Section 21.27.070 as part of the update to Chapter 21.27 *"Nonconformities"* which is also proposed as part of this LIP amendment (Exhibit #3, ps.3-14). The text of Section 21.27.070, formerly Section 21.27.110, is being revised and clarified as part of the proposed update of Chapter 21.27 also contained in this LIP amendment.
- Cross reference correction required by proposed update of Chapter 21.27 *"Nonconformities"*: Amend Section 21.41.206 *"Parking-Nonconforming"* to correctly identify the entirety of Chapter 21.27 *"Nonconformities"* as the chapter that regulates parking for nonconforming uses and structures (Exhibit #3, p.24). Chapter 21.27 *"Nonconformities"* is being revised and clarified as part of this LIP amendment. The proposed revision of Chapter 21.27 would result in the parking provisions of Section 21.27.090 *"Nonconforming Parking"* being reorganized into several different sections of Chapter 21.27, not just in Section 21.27.090 as previously certified.
- Delete Sections 21.41.201 *"Parking-Additions to Established Uses"*, 21.41.203 *"Parking-Change of Uses"*, and 21.41.211 *"Parking Provisions in Rebuild Situations or Demolition of Parking Only"* and move the requirements of these sections into Chapter 21.27 *"Nonconformities"* which is being updated as part of this LIP amendment (Exhibit #3, ps.3-14).

**Clarify Section 21.21.405 *"Modification of Permits"***

- Clarify the public notification requirements of Section 21.21.405 *"Administrative Procedures - Modification of Permits"* to state that the Zoning Administrator must determine whether a proposed modification to a City permit involves a *"significant alteration"* (as defined in the last sentence of the proposed revised section) and to notify accordingly the aggrieved persons and entities, and the surrounding residents (Exhibit #3, ps.2-3). As currently certified, Section 21.21.405 *"Administrative*

*Procedures - Modification of Permits* only requires that the City notify the aggrieved persons and entities from the original hearing (Exhibit #4). The certified LCP's public notification requirements for all actions in the coastal zone are contained in Section 21.21.302.B.6 *"Noticing Requirements for Hearings - Noticing of Actions in Coastal Zone"* which states that, "Additionally, when notice is required to be given for any matter in the coastal zone, in addition to any and all other notices required by this subsection, notice shall be mailed to the California Coastal Commission and to all persons requesting notice for the individual matter or for all coastal zone hearings, and to all residents within one hundred feet of the site". Section 21.21.302.B.6 *"Noticing Requirements for Hearings - Noticing of Actions in Coastal Zone"* is not affected by the proposed amendment.

**Update Chapter 21.45 *"Special Development Standards"***

- Cross Reference Correction: Amend Subsections D, E and F.2 of Section 21.31.245 *"Residential Districts-Accessory Structures"* in order to refer to the correct chapter that contains the standards applicable to radio and television antennas, swimming pools and spas, and trash receptacles (Exhibit #3, p.14). The currently certified standards that apply to radio and television antennas, swimming pools and spas, and trash receptacles are proposed to be moved from Chapter 21.46 *"Accessory Structures"* to Chapter 21.45 *"Special Development Standards"* as Sections 21.45.157, 21.45.165 and 21.45.167. Sections 21.45.157, 21.45.165 and 21.45.167 are now proposed to be the applicable *"Special Development Standards"* for radio and television antennas, swimming pools and spas, and trash receptacles (Exhibit #3, ps.40-42). The currently certified Sections 21.46.070, 21.46.070 and 21.46.080 *"Accessory Structures"* of the zoning ordinance that apply to radio and television antennas, swimming pools and spas, and trash receptacles would be repealed, along with the entire Chapter 21.46 *"Accessory Structures"* (Exhibit #3, p.57). The proposed relocation of the standards for radio and television antennas, swimming pools and spas, and trash receptacles from Chapter 21.46 *"Accessory Structures"* to Chapter 21.45 *"Special Development Standards"* does not include any change to the currently certified standards that apply to radio and television antennas, swimming pools and spas, and trash receptacles.
- Cross Reference Correction: Amend Section 21.33.160.B *"Industrial Districts-Accessory Structures"*, Section 21.34.240.C *"Institutional District-Screening Required"*, Subsections B and C of Section 21.34.250 *"Institutional District-Accessory Structures"*, and Subsections B and C of Section 21.35.235 *"Park Districts-Accessory Structures"* in order to refer

to the correct chapter that contains the standards applicable to trash receptacles (Exhibit #3, ps.22-23). The currently certified standards that apply to trash receptacles are proposed to be moved from Chapter 21.46 "*Accessory Structures*" to Chapter 21.45 "*Special Development Standards*". Section 21.45.167 "*Special Development Standards-Trash Receptacles*" is proposed to be added into the zoning ordinance as part of this LIP amendment as the "*Special Development Standards*" applicable to trash receptacles (Exhibit #3, p.41). No change is proposed to the actual standards that apply to trash receptacles.

#### **Amend Chapter 21.44 "*On-Premises Signs*"**

- Amend the sign code (Chapter 21.44) to add Section 21.44.106 "*Community Commercial District Identification Signs*" incorporating specific design standards for freestanding and monument signs that identify unique commercial districts (Exhibit #3, p.39). Section 21.44.090.A.7 is proposed to be amended in order to correctly cross reference to the proposed new Section 21.44.106 "*Community Commercial District Identification Signs*" (Exhibit #3, p.24).
- Amend Section 21.44.103.A "*Sign Standards Waiver Required*" in order to clearly exclude church, florist and gasoline sales signs using changeable copy from being required to obtain the Sign Standards Waiver that is required for all other changeable copy signs (Exhibit #3, p.24).

#### **Update Chapter 21.15 "*Definitions*"**

- Amend Section 21.15.290.A.3 to clarify that the definition of "*Auto Repair, Minor, Cooling System*" does not include core repair or replacement (Exhibit #3, p.2). Section 21.15.290.B.8, which is not proposed to be amended, currently states that the definition of "*Minor Auto Repair*" does not include radiator or heater core repair or replacement. Section 21.15.290.C, which is not proposed to be amended, further clarifies that radiator or heater core repair or replacement is a "*Major Auto Repair*".
- Add Section 21.15.475 in order to insert definition of "*Check Cashing*" into zoning ordinance (Exhibit #3, p.38).
- Add Section 21.15.2435 in order to insert existing definition of "*Active Senior Citizen Housing*" into new section of zoning ordinance, and delete Section 21.15.200.5 which is current location of definition of "*Active Senior Citizen Housing*" (Exhibit #3, p.38-39).

- Add Section 21.15.2725 in order to insert definition of "*Sign, pylon*" into zoning ordinance (Exhibit #3, p.39).

#### **Update Chapter 21.52 "*Conditional Uses*"**

- Amend Chapter 21.52 "*Conditional Uses*" to add Section 21.52.212 "*Conditional Uses-Check Cashing*" incorporating specific standards to regulate check cashing businesses (Exhibit #3, p.42). Section 21.52.212 contains specific standards to address off-street parking requirements, floor plan designs, and hours of operation for check cashing businesses that may be approved with a Conditional Use Permit in all commercial zones except the CS (Commercial Storage) zone (See Table 32-1, Exhibit #3, p.48). [Note: All financial uses are prohibited on Second Street in LCP Area D (Belmont Shore).]
- Amend Chapter 21.52 "*Conditional Uses*" to add Section 21.52.222 "*Conditional Uses-Diesel Fuel Sales*" incorporating specific standards to regulate Diesel fuel sales (Exhibit #3, p.43). Section 21.52.222 contains specific standards to restrict the location of Diesel fuel sales, site plan requirements, limits on hours of operation, and other land use limitations for businesses that sell Diesel fuel. Diesel fuel sales is not a permitted use in the CNP, CAN, CNR and CS commercial zoning designations. Diesel fuel sales can be permitted with a Conditional Use Permit or Administrative Use Permit in all other commercial zones (See Table 32-1, Exhibit #3, p.45).

The following section of the staff report analyzes the proposed update to the zoning ordinance and includes the findings that are necessary to certify the LIP amendment request as submitted.

## **2. Analysis of Ordinance No. C-7663 – Zoning Code Update**

The zoning ordinance amendments proposed by this LCP amendment request apply to the City as a whole. The LCP amendment request, however, must be certified by the Commission prior to the proposed zoning ordinance amendments becoming effective within the coastal zone. Pursuant to Sections 30513 and 30514 of the Coastal Act, the proposed zoning ordinance amendments must be consistent with, and adequate to carry out, the provisions of the certified LUP.

### **Chapter 21.32 "*Commercial Districts*"**

The City proposes to revise Chapter 21.32 "*Commercial Districts*" in order to complete the comprehensive update of the commercial zoning designations. The City's update of the commercial zoning section of the certified LIP involves three phases of zoning ordinance



amendments. The first phase was completed in 1993 with the Commission certification of LCP Amendment No. 2-92. The second phase is nearing completion. The currently proposed amendments to Chapter 21.32 is part of the third and final phase of the commercial zoning update.

The first phase of the commercial zoning update commenced in 1992 with the City establishing a *new* set of commercial zoning designations. This *new* set of commercial zoning designations, which were certified by the Commission pursuant to LCP Amendment No. 2-92, includes twelve commercial zoning districts. Four of the twelve *new* commercial zoning districts (CO, CH, CT & CS) have been retained from the old set of commercial zoning districts. The CO and CT zones may become obsolete in the future, but are currently still in use outside of the coastal zone. The other eight commercial zoning districts that comprise the City's twelve *new* commercial zoning districts (CNP, CNA, CNR, CCA, CCP, CCR, CCN & CHW) were inserted into the zoning ordinance in 1992 (Exhibit #3, ps.15-17).

The second phase of the commercial zoning update is the City-wide rezoning process during which each commercially zoned property in the City is reviewed, and rezoned if necessary, so that each commercially zoned property is zoned with one of the City's twelve *new* commercial zoning districts (for example, see Part A of this LCP amendment request). Every property zoned with an obsolete commercial zoning designation must be rezoned with one of the twelve *new* commercial zoning districts. The City began the rezoning process using the *new* set of commercial designations in 1993. The first rezonings using the new commercial designations in the coastal zone were certified by the Commission in 1996 pursuant to LCP Amendment No. 5-96. The Commission has certified the rezoning of commercially zoned properties in the coastal zone with only the CNP and CNR zoning designations.

The second phase of the commercial zoning update will be complete when all commercially zoned properties in the City are zoned with one of the twelve *new* commercial zoning districts, and when all obsolete commercial zoning designations have been removed from the zone maps. The CO and CT zones may become obsolete in the future, but are currently still in use outside of the coastal zone. The Commission's certification of Part A of this LCP amendment request will complete the current rezoning process in the coastal zone to remove obsolete zoning designations. All of the commercial areas in the Long Beach coastal zone are: a) located in a Planned Development (PD) district where no rezoning will occur, b) already rezoned with one of the *new* commercial zoning designations (LCP Amendment No. 5-96), or c) part of this current rezoning proposal.

The third and final phase of the commercial zoning update involves the deletion of the obsolete zoning districts from the zoning ordinance, as well as all references to the obsolete commercial zoning designations. Part B of this LCP amendment proposes to carry out the final phase of the City's commercial zoning update by deleting the obsolete CP,

CR, CB, CN, CMR, CC, CU, COR and CAC zoning districts and all references thereto from the certified LUP. The obsolete zoning districts are no longer used since being replaced by the twelve Commission-certified *new* commercial zoning districts: CO, CH, CT, CNP, CNA, CNR, CCA, CCP, CCR, CCN, CHW and CS (Exhibit #3, ps.15-17). Ultimately, the City plans to retain only the following ten commercial zoning districts: CH, CNP, CNA, CNR, CCA, CCP, CCR, CCN, CHW and CS.

Table 30-1 "*Zoning Districts*" of the zoning ordinance is proposed to be updated so that it lists only the twelve *new* commercial zoning districts (the residential, manufacturing and other non-commercial zoning districts will remain in Table 30-1 as currently certified). The currently proposed amendment also involves the necessary revisions to the commercial use and development standards in order to eliminate all references to the obsolete commercial zoning designations. As proposed by this LIP amendment, Tables 32-1, 32-1A, 32-2, 32-2A, 32-3 and 32-3A will contain the permitted use and development standards for the twelve *new* commercial zoning districts (Exhibit #3, ps.28-37&44-56).

The currently proposed LIP amendment does not include any changes to the currently certified list of permitted commercial uses for the City's twelve *new* commercial zoning districts (CO, CH, CT, CNP, CNA, CNR, CCA, CCP, CCR, CCN, CHW & CS). There are also no changes proposed to the certified height and density limits that currently apply to the twelve commercial zoning districts.

The proposed update of Chapter 21.32 "*Commercial Districts*" eliminates obsolete references to outdated commercial zoning designations and reorganizes the tables that contain the currently certified lists of permitted uses and development standards for each of the twelve Commission-certified *new* commercial zoning districts. No changes are proposed to the currently certified development controls for commercial zoning districts.

The currently certified development controls for the twelve remaining commercial zoning districts are consistent with, and adequate to carry out, the certified LUP. The building standards and the permitted and prohibited uses imposed by the CNP zoning district have been found to be consistent with, and adequate to carry out, the certified LUP policies regarding non-residential development in LCP Area D (Belmont Shore) and LCP Area E (Naples Island) [LCP Amendment No. 1-00A]. The building standards and permitted and prohibited uses imposed by the CNR zoning district have been found to be consistent with, and adequate to carry out, the certified LUP policies regarding non-residential development in LCP Area C (Belmont Heights) and LCP Area E (Peninsula) [LCP Amendment No. 5-96]. No changes are proposed to the currently certified development controls for the CNR and CNP commercial zoning districts, the only commercial zoning districts currently used in the coastal zone. Therefore, the proposed update of Chapter 21.32 "*Commercial Districts*" is consistent with, and adequate to carry out, the certified LUP.

### **Chapter 21.31 "*Residential Districts*"**

The City proposes three minor changes to Chapter 21.31 "*Residential Districts*" that do not conflict with any LUP policy. Therefore, the proposed update of Chapter 21.31 "*Residential Districts*" is consistent with, and adequate to carry out, the certified LUP.

First, the proposed use of the term "*lot width*" instead of "*lot frontage*" in Section 21.31.210 "*Residential Districts-Minimum Lot Area and Lot Width*" and Table 31-2A does not conflict with any policy of the certified LUP (Exhibit #3, ps.14&24). *Lot width*, as currently defined by Section 21.15.1710, is "the horizontal distance between the mid-points of the side lot lines, measured at right angles to the line measuring lot depth." The term, *lot frontage*, is not defined but is usually considered to be the width of a lot where it fronts the street. Therefore, this proposed change is a minor change in wording that makes the zoning ordinance more clear.

On square or rectangular lots, the lot width would be the same as the lot frontage. An irregularly shaped lot, however, may be more or less wide at the mid-point than at the front of the lot. Therefore, the proposed change minimizes the importance of street frontage on a lot. The actual width of a lot at its mid-point is a better gauge of lot size than the length of a lot's street frontage. In any case, the minimum lot width and minimum lot area requirements for new subdivisions (contained in Table 31-2A) are adequate to control the layout of subdivisions in order to comply with the residential density limits for specific neighborhoods as called for by the certified LUP. The residential densities for specific neighborhoods in the City's coastal zone are limited by the certified LUP map and are implemented through zoning designations of the LUP.

Secondly, the proposed amendment to Table 31-2A "*Residential Development Standards*" will insert into the table the correct minimum lot area for the R-3-T zone. The correct minimum lot area for the R-3-T zone is 3,000 square feet, not 2,100 square feet (Exhibit #3, p.24).

Thirdly, the proposed amendment to Table 31-3 "*Permitted Projections and Structures in Required Residential Yards*" will clarify the zoning ordinance by adding a new column to the table that clearly identifies the current limits on permitted projections into street side yards of residential uses (Exhibit #3, ps.25-27). No changes are proposed to the currently certified standards. Therefore, the proposed update of Chapter 21.31 "*Residential Districts*" is consistent with, and adequate to carry out, the certified LUP.

### **Chapter 21.27 "*Nonconformities*"**

The City proposes to reorganize and update Chapter 21.27 "*Nonconformities*" which regulates the continuation and elimination of structures and uses that do not conform to the current zoning code (Exhibit #3, ps.3-14). The reorganization of this chapter was conducted in conjunction with a code amendment that would clarify the process for the

re-using a non-conforming, non-residential historic landmark that has been vacant for more than twelve months. The clarified process, which involves a requirement for a conditional use permit, was inserted into Section 21.27.50 (Exhibit #3, p.5). The proposed process for the re-using a non-conforming, non-residential historic landmark is consistent with, and adequate to carry out, the following policy of the certified LUP:

**Preservation of Historic and Architecturally Distinctive Buildings:** "Measures shall be taken to preserve those buildings designated as historic and architecturally distinctive by the City's Cultural Heritage Committee (the Villa Riviera and the Pacific Coast Club), and others which may be so designated." (LCP p. III-A-11).

Because Chapter 21.27 "*Nonconformities*" was found to be vague, difficult to interpret, and in some case, conflicting, the City proceeded to reorganize the entire chapter to correct its deficiencies. The reorganization includes the relocation of relevant code sections to more appropriate locations. Numerous cross-reference corrections were triggered by the proposed reorganization due to changes in number of existing code sections. While the numbers of code sections have been changed, and provision of different sections have been moved in or out of Chapter 21.27, the provisions of the LIP that regulate the continuation and elimination of non-conforming structures and uses have not been significantly altered.

The proposed amendments are consistent with the currently certified LIP and LUP which allow for the continuance and maintenance of legal non-conforming structures and uses as long as they are not a nuisance or detrimental to adjacent uses, and the elimination of non-conforming structures and uses after abandonment. Certain non-conforming uses, such as adult entertainment and fleet service vehicle operations, are required by this Chapter 21.27 to be eliminated (Exhibit #3, ps.12-14). The proposed reorganized Section 21.27.130 contains additional provisions to encourage the preservation of designated City landmarks as required by the certified LUP (Exhibit #3, p.12). There are no significant changes to the currently certified standards that regulate the continuance and maintenance of legal non-conforming structures and uses. Therefore, the proposed update of Chapter 21.27 "*Nonconformities*" is consistent with, and adequate to carry out, the certified LUP.

#### **Section 21.21.405 "*Modification of Permits*"**

The City proposes to clarify the public notification requirements of Section 21.21.405 "*Administrative Procedures - Modification of Permits*" to state that the Zoning Administrator must determine whether a proposed modification to a City permit involves a "*significant alteration*" (as defined in the last sentence of the proposed revised section) and to notify accordingly the aggrieved persons and entities, and the surrounding residents (Exhibit #3, ps.2-3). As currently certified, Section 21.21.405 "*Administrative*

*Procedures - Modification of Permits*" only requires that the City notify the aggrieved persons and entities from the original hearing (Exhibit #4).

The certified LCP's public notification requirements for all actions in the coastal zone are contained in Section 21.21.302.B.6, which states:

**Section 21.21.302.B.6 "Noticing Requirements for Hearings – Noticing of Actions in Coastal Zone"** Additionally, when notice is required to be given for any matter in the coastal zone, in addition to any and all other notices required by this subsection, notice shall be mailed to the California Coastal Commission and to all persons requesting notice for the individual matter or for all coastal zone hearings, and to all residents within one hundred feet of the site.

Section 21.21.302.B.6 "*Noticing Requirements for Hearings – Noticing of Actions in Coastal Zone*" is not affected by the proposed amendment. The public notice requirements for actions in the coastal zone, including amendments to local coastal development permits, will not be changed by the proposed LIP amendment. All interested persons, the Commission, and all residents within one hundred feet of the site must be notified by the City for any permit amendment or modification in the coastal zone. Therefore, the proposed amendment to Section 21.21.405 will not affect the noticing requirements for actions in the coastal zone, and therefore is not inconsistent with the public notification requirements of the certified LCP.

#### **Chapter 21.45 "*Special Development Standards*"**

The currently certified special development standards that apply to radio and television antennas, swimming pools and spas, and trash receptacles are proposed to be moved from Chapter 21.46 "*Accessory Structures*" to Chapter 21.45 "*Special Development Standards*" as Sections 21.45.157, 21.45.165 and 21.45.167 (Exhibit #3, ps.40-42). The currently certified Sections 21.46.070, 21.46.070 and 21.46.080 "*Accessory Structures*" of the zoning ordinance that apply to radio and television antennas, swimming pools and spas, and trash receptacles would be repealed, along with the entire Chapter 21.46 "*Accessory Structures*" (Exhibit #3, p.57).

The proposed relocation of the standards for radio and television antennas, swimming pools and spas, and trash receptacles from Chapter 21.46 "*Accessory Structures*" to Chapter 21.45 "*Special Development Standards*" does not include any change to the currently certified standards that apply to radio and television antennas, swimming pools and spas, and trash receptacles. The standards control the siting and heights of trash receptacles and antennae, and include screening and landscaping requirements (Exhibit #3, ps.40-42).

Several corrections to other sections of the zoning ordinance are necessary to correctly cross-reference the new location of the code sections that contain the special

development standards that apply to radio and television antennas, swimming pools and spas, and trash receptacles. Since no changes are proposed to the currently certified standards, the proposed standards continue to be consistent with, and adequate to carry out, the certified LUP.

#### **Chapter 21.44 "On-Premises Signs"**

The City proposes to amend the sign code (Chapter 21.44) to add Section 21.44.106 "*Community Commercial District Identification Signs*" in order to incorporate specific design standards for freestanding and monument signs that identify unique commercial districts (Exhibit #3, p.39). A sign permit is required for such signs which are limited to fifteen feet in height, and nine feet in width. Also, Section 21.44.090.A.7 is proposed to be amended in order to correctly cross reference to the proposed new Section 21.44.106 "*Community Commercial District Identification Signs*" (Exhibit #3, p.24).

The City also proposes to amend Section 21.44.103.A "*Sign Standards Waiver Required*" in order to clearly exclude church, florist and gasoline sales signs using changeable copy from being required to obtain the Sign Standards Waiver that is required for all other changeable copy signs (Exhibit #3, p.24). These changes do not significantly alter the current process for regulating signs and are consistent with, and adequate to carry out, the certified LUP.

#### **Chapter 21.52 "Conditional Uses"**

The City proposes to amend Chapter 21.52 "*Conditional Uses*" in order to add Section 21.52.212 "*Conditional Uses-Check Cashing*" incorporating specific standards to regulate check cashing businesses (Exhibit #3, p.42). Section 21.52.212 contains specific standards to address off-street parking requirements, floor plan designs, and hours of operation for check cashing businesses that may be approved with a Conditional Use Permit in all commercial zones except the CS (Commercial Storage) zone (See Table 32-1, Exhibit #3, p.48). [Note: All financial uses are prohibited on Second Street in LCP Area D (Belmont Shore).]

The City also proposes to add Section 21.52.222 "*Conditional Uses-Diesel Fuel Sales*" incorporating specific standards to regulate Diesel fuel sales (Exhibit #3, p.43). Section 21.52.222 contains specific standards to restrict the location of Diesel fuel sales, site plan requirements, limits on hours of operation, and other land use limitations for businesses that sell Diesel fuel. Diesel fuel sales is not a permitted use in the CNP, CAN, CNR and CS commercial zoning designations. Diesel fuel sales can be permitted with a Conditional Use Permit or Administrative Use Permit in all other commercial zones (See Table 32-1, Exhibit #3, p.45).

The proposed additional restrictions proposed by the amendment to Chapter 21.52 "*Conditional Uses*" is consistent with, and adequate to carry out, the certified LUP.

Check cashing and diesel fuel sales, which are restricted by the proposed amendment, are not high priority uses in the coastal zone. Therefore, there is no conflict with the certified LUP.

#### **Chapter 21.15 "*Definitions*"**

The proposed amendments to the definitions make the zoning ordinance more clear, and are consistent with, and adequate to carry out, the certified LUP.

Therefore, Part B of the proposed LIP amendment can be found to be adequate to carry out the provisions of the certified LUP as required by Sections 30513 and 30514 of the Coastal Act.

#### **C. California Environmental Quality Act (CEQA)**

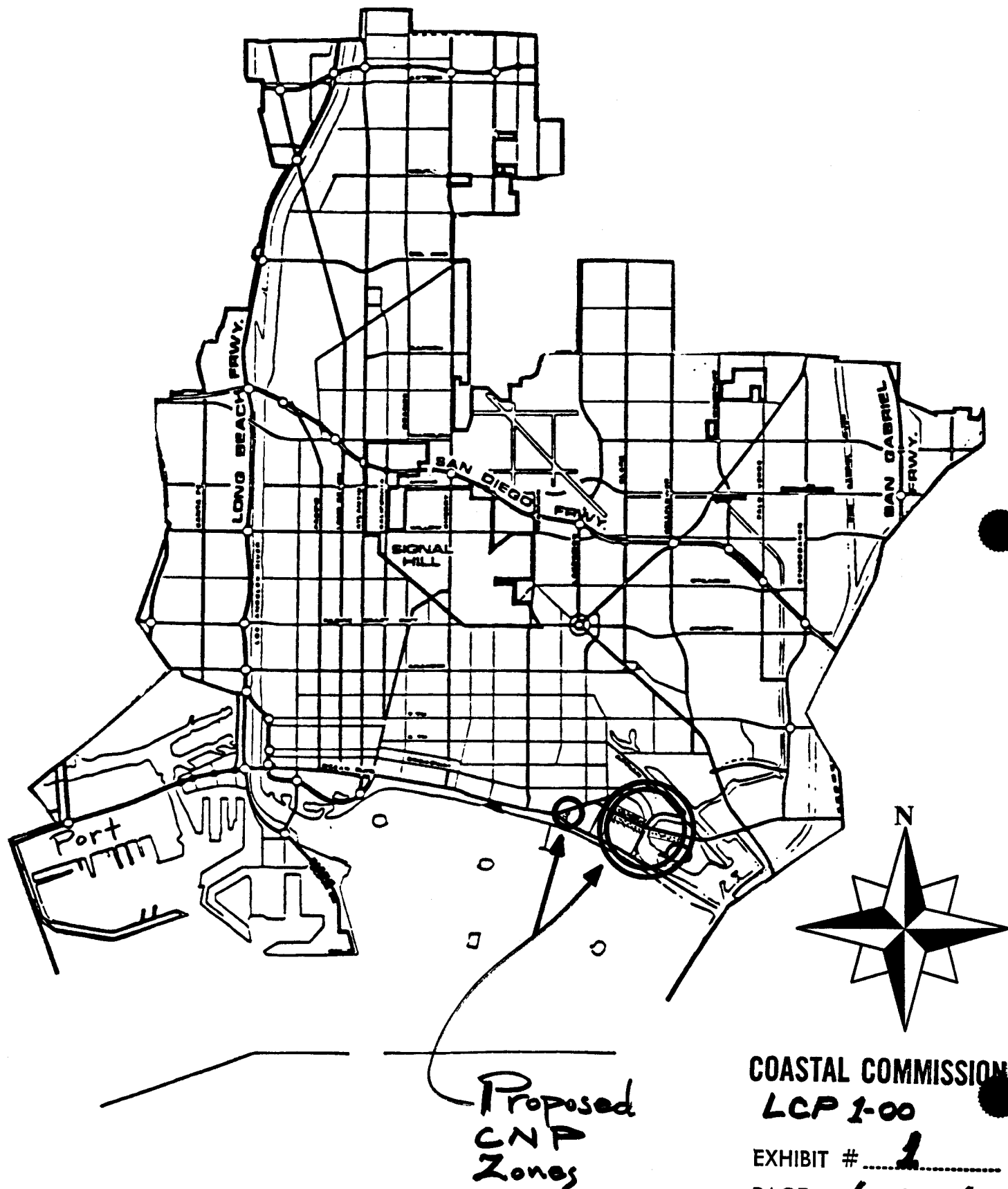
Pursuant to the California Environmental Quality Act (CEQA) and the California Code of Regulations [Title 14, Sections 13540(f), 13542(a), 13555(b)] the Commission's certification of this LCP amendment must be based in part on a finding that it is consistent with CEQA Section 21080.5(d)(2)(A). That section 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 effect which the activity may have on the environment.

The Commission finds that for the reasons discussed in this report there are no additional feasible alternatives or feasible mitigation measures available that could substantially reduce any adverse environmental impacts. The Commission further finds that the proposed LCP amendment is consistent with Section 21080.5(d)(2)(A) of the Public Resources Code.

CP/END

# City of Long Beach



COASTAL COMMISSION  
LCP 1-00

EXHIBIT # 1

PAGE 1 OF 1



AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING THE USE DISTRICT  
MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS  
BEEN ESTABLISHED AND AMENDED BY AMENDING  
PORTIONS OF PARTS OF SAID MAP (RZ-9510-5)

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

Section 1. Environmental documentation having been prepared, certified, received and considered as required by law, and the City Council hereby finding that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding properties and that the proposed change is consistent with the goals, objectives and provisions of the General Plan, the official Use District Map of the City of Long Beach, as established and amended, is further amended by amending portions of Parts 5 and 6 of said Map. Those portions of Parts 5 and 6 which are amended by this ordinance are hereto attached as Exhibit "A" and by this reference made a part of this ordinance and the official Use District Map.

Sec. 2. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Sec. 3. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I certify that this ordinance was adopted by the City Council of the City of Long Beach at its meeting of November 9, 1999, by the following vote:

**COASTAL COMMISSION**

**LCP 1-00**

EXHIBIT # 2

PAGE 1 OF 4

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Ayes: Councilmembers: Oropeza, Baker, Roosevelt, Kell,  
Grabinski, Kellogg, Shultz,  
Topsy-Elvord.

Noes: Councilmembers: None.

Absent: Councilmembers: Colonna.

  
City Clerk

Approved: 11-17-99

  
Mayor

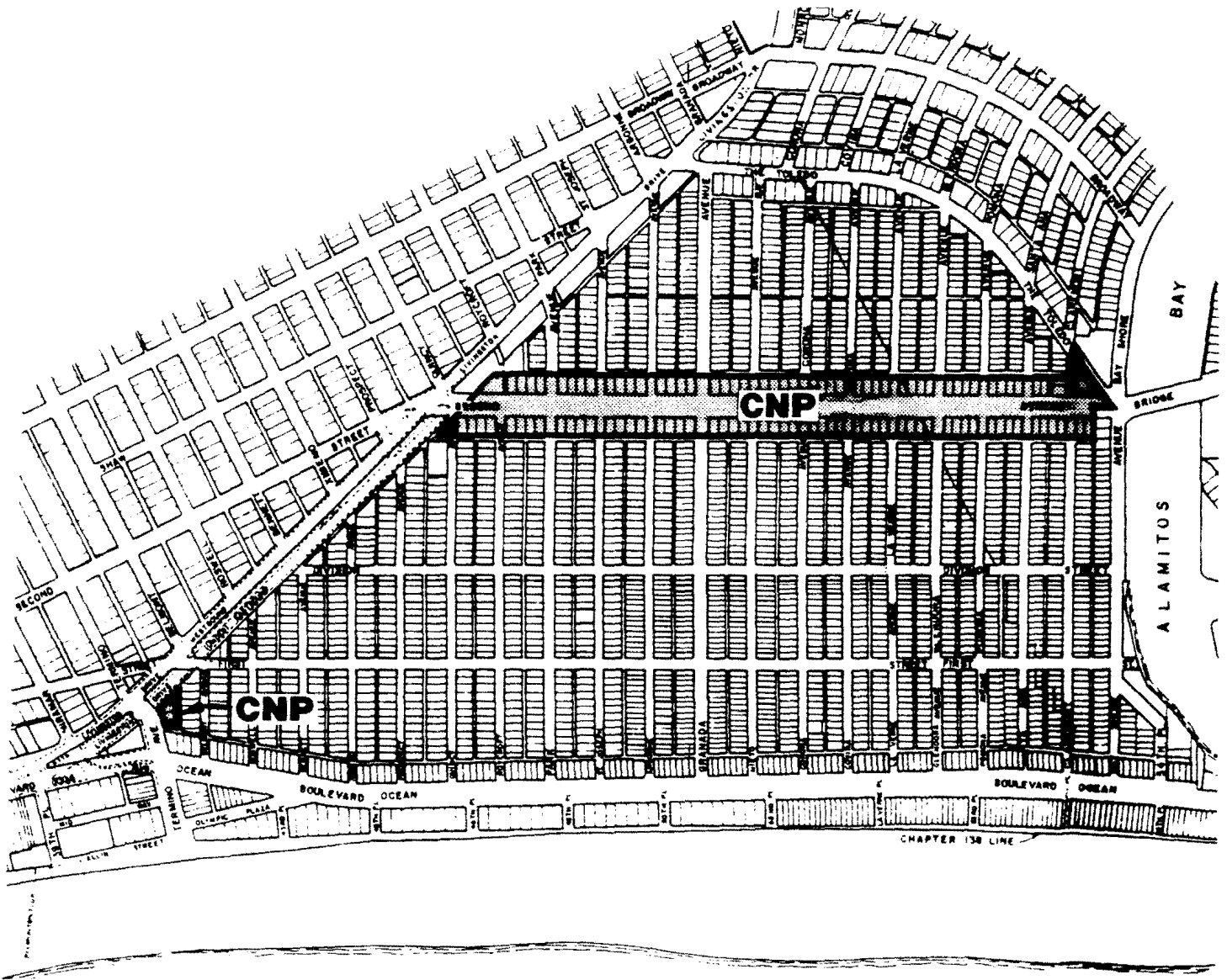
MJM:kjm  
9/1/99 #99-04385  
F:\APPS\CtyLaw32\WPDOCS\0001\0001\00005614.WPD

COASTAL COMMISSION

LCP 1-00

EXHIBIT # 2

PAGE 2 OF 4



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

COASTAL COMMISSION  
**LCP 1-00**

EXHIBIT # 2

PAGE 3 OF 4



RECEIVED

MAY 9 2000

ORDINANCE NO. C- 7663  
CALIFORNIA  
COASTAL COMMISSION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING SECTIONS 21.10.060, 21.15.290.A.3, 21.21.405, 21.25.403.B, CHAPTER 21.27, SECTIONS 21.31.210, SUBSECTIONS D, E AND F.2 OF SECTION 21.31.245, SECTIONS 21.32.020, 21.32.040, 21.32.110, 21.32.120, 21.32.130, 21.32.200.C, 21.32.205, 21.32.210, 21.32.220, 21.32.225.A.1, 21.32.225.B.1, 21.32.240, 21.33.160.B, 21.34.240.C, 21.34.250.B, 21.34.250.C, 21.35.235.B, 21.35.235.C, 21.41.206, 21.44.090.A.7.b, 21.44.103.A, AND AMENDING TABLES 30-1, 31-2A AND 31-3, AND 32-1A, 32-2A AND 32-3A; AND BY ADDING SECTIONS 21.15.173, 21.15.2435, 21.15.2725, 21.32.020.E, 21. 44.106, 21.45.157, 21.45.165, 21.45.167, 21.52.212, 21.52.222, AND TABLES 32-1, 32-2 AND 32-3; AND BY REPEALING SECTIONS 21.15.200.5, 21.32.215, 21.41.201, 21.41.203, 21.41.211, CHAPTER 21.46 AND TABLES 32-0.5, 32-1B, 32-2B, 32-3B, 32-3C, 32-3D, 32-5A AND 32-5B, ALL RELATING TO ZONING REGULATIONS (1999 #2)

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

Section 1. Section 21.10.060 of the Long Beach Municipal Code is amended to read as follows:

D. Whenever construction of a building has begun under a valid

COASTAL COMMISSION

EXHIBIT # 3

PAGE 1 OF 57

1 building permit and the regulations are later changed, construction may  
2 continue as long as the building permit remains valid. However, if  
3 construction is discontinued for any reason, except as provided in Section  
4 21.27.090, and the building permit lapses, terminates or is otherwise or in  
5 any way voided, then all construction authorized under any new or  
6 subsequent building or other permit must conform to the regulations in  
7 effect at the time the new or subsequent permit is issued.

8  
9 Sec. 2. Section 21.15.290.A.3 of the Long Beach Municipal Code is  
10 amended to read as follows:

11 3. **Cooling System.** Remove and replace radiator and repair of  
12 same (not including core repair or replacement); replace water pump,  
13 heater and other hoses; replace thermostats; recharge air conditioners;  
14

15 Sec. 3. Section 21.21.405 of the Long Beach Municipal Code is amended  
16 to read as follows:

*See Exhibit #4.*

17 **21.21.405 Modification of permits.**

18 An approved permit, variance or other entitlement may be modified  
19 as long as the modification is found to further the purposes of the Zoning  
20 Regulations. The hearing body which granted the original approval must  
21 consider and act on the modification within sixty (60) days of receiving the  
22 modification request. If the Zoning Administrator finds that the  
23 modification will not significantly alter the original approved action, notice  
24 of hearing on the requested modification shall be given to any person or  
25 entity whom the Zoning Administrator determines was aggrieved at the  
26 original hearing. If the Zoning Administrator finds that the modification  
27 may significantly alter the original approved action, notice of hearing on  
28 the requested modification shall be given as required for an Initial Hearing

COASTAL COMMISSION

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1 as shown on Table 21-1. For the purposes of this Section, a significant  
2 alteration shall include but is not limited to a request to relocate the project  
3 to a new location other than that approved by the permit, or a request to  
4 change the size of the project as approved by the permit by more than ten  
5 percent.

6  
7 Sec. 4. 21.25.403.B of the Long Beach Municipal Code is amended to  
8 read as follows:

9 **B. Change from Legal Nonconforming Use to another**  
10 **Nonconforming Use.** An existing, legal nonconforming use may be  
11 changed to another nonconforming use in accordance with the  
12 requirements of Section 21.27.070 (Nonconformities-Change in Use)  
13 through approval of an administrative use permit.

14  
15 Sec. 5. Chapter 21.27 of the Long Beach Municipal Code is amended to  
16 read as follows:

17 **CHAPTER 21.27**  
18 **NONCONFORMITIES**

19  
20 **Sections:**

- 21 **21.27.010 Purpose.**  
22 **21.27.020 Continuance of nonconforming rights.**  
23 **21.27.030 Illegal uses or structures.**  
24 **21.27.040 Maintenance.**  
25 **21.27.050 Abandonment.**  
26 **21.27.060 Expansion.**  
27 **21.27.070 Change of use.**  
28 **21.27.090 Restoration.**

**COASTAL COMMISSION**

EXHIBIT # 3  
PAGE 3 OF 37

1       **21.27.110   Special uses and structures.**

2       **21.27.130   Historic landmark and landmark district exemption.**

3       **21.27.150   Amortization - Adult entertainment.**

4       **21.27.160   Amortization - Fleet service-company vehicle operations.**

5  
6       **21.27.010   Purpose.**

7               The City recognizes that the eventual elimination of existing  
8 nonconforming uses and structures benefits the health, safety and welfare  
9 of the community. It is the intent of this Chapter to establish regulations  
10 and procedures which ensure that the elimination of nonconforming uses  
11 and structures occurs as expeditiously and as fairly as possible and also  
12 avoids any unreasonable invasion of established property rights.

13       **21.27.020   Continuance of nonconforming rights.**

14               Nonconformities, as defined in Chapter 21.15 of this Title, may  
15 continue to be used and maintained in accordance with the provisions of  
16 this Chapter. The use and maintenance is permitted as a result of vested  
17 rights obtained through the legal establishment of the nonconforming use  
18 or structure so long as the use is operated and maintained in such a  
19 manner as not to be a nuisance, a blighting influence or a direct and  
20 substantial detriment to the rights of adjoining, abutting or adjacent uses.

21       **21.27.030   Illegal uses or structures.**

22               Illegal uses or structures have no vested rights. Illegal uses and  
23 structures shall either be brought into legal conforming status or shall be  
24 removed.

25       **21.27.040   Maintenance.**

26               Ordinary maintenance and repair of a building containing a  
27 nonconforming use, such as painting, plumbing repair, shall be permitted  
28 as necessary to ensure the protection of general health, safety and

COASTAL COMMISSION



Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1 welfare. All nonconforming uses and structures are subject to all  
2 applicable property maintenance and standard buildings laws.

3 **21.27.050 Abandonment.**

4 **A. Loss of rights to a nonconforming use.** All rights to a  
5 nonconforming use are lost if the use is abandoned for twelve (12) months  
6 (see Section 21.15.030) or if the structure housing the use is demolished  
7 (see Section 21.15.750) except as follows:

8 **1. Nonconforming nonresidential structure.** A  
9 nonconforming nonresidential structure, which has been abandoned for a  
10 period greater than twelve (12) months, may apply for an administrative  
11 use permit to establish a CNP (Neighborhood Pedestrian) permitted use  
12 and may apply for a Conditional Use Permit to establish a CNP  
13 (Neighborhood Pedestrian) discretionally permitted use.

14 **2. Nonconforming nonresidential historic landmark.** A  
15 designated City landmark which has been abandoned for a period greater  
16 than twelve (12) months, may apply for an administrative use permit to  
17 establish a CNP (Neighborhood Pedestrian) permitted use or  
18 discretionally permitted use, and may apply for a conditional use permit to  
19 establish another nonconforming use subject to the following:

20 a. A special building inspection is conducted to  
21 ensure the building conforms or can be repaired to conform to minimum  
22 building, plumbing, fire, housing, electrical and earthquake code  
23 provisions as necessary to protect public health and safety, and

24 b. The proposed use is necessary to avoid an  
25 unnecessary hardship on the property owner due to the condition of the  
26 structure, the value of the property, or the potential economic life of the  
27 building, and

28 c. The proposed change of use will provide a

**COASTAL COMMISSION**

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1 desirable service or will be beneficial to the neighborhood, and

2 d. The proposed use and adaptive reuse design plan  
3 has obtained a Certificate of Appropriateness from the Cultural Heritage  
4 Commission.

5 **B. Loss of rights to nonconforming parking.** All nonconforming  
6 rights related to parking shall be lost if the primary structure on the lot is  
7 demolished. Rights shall not be lost if a building is merely vacated.

8 **C. Abandonment/revocation of rights through nuisance, blight  
9 or detrimental effect upon adjoining, abutting or adjacent property.**

10 Any nonconforming use which is operated in such a way as to be a  
11 nuisance or a direct detriment to adjoining, abutting or adjacent properties  
12 or which is neglected to the point of being a blight on the community shall  
13 be considered to have had its nonconforming rights abandoned. Such  
14 abandonment shall be determined by a revocation hearing according to  
15 the procedures of Division VI of Chapter 21.21 of this Title (Revocations),  
16 provided, that:

17 1. A fully noticed public hearing is held before the Planning  
18 Commission; and

19 2. The Planning Commission, or City Council on appeal,  
20 finds that:

21 a. The use adversely affects the health, peace or  
22 safety of persons residing or working on the premises or in the  
23 surrounding area, or

24 b. The use jeopardizes or endangers the public  
25 health or safety, or

26 c. The use constitutes a direct and substantial  
27 detriment to surrounding uses by repeated adverse activities and  
28 incidences, including, but not limited to, disturbances of the peace, illegal

COASTAL COMMISSION

1 drug activity, public drunkenness, drinking in public, harassment of  
2 passersby, gambling, prostitution, sale of stolen goods, public urination,  
3 theft, assault, battery, acts of vandalism, loitering, excessive littering,  
4 illegal parking, loud noises (particularly in late night or early morning),  
5 noise code violations, traffic violations, curfew violations, lewd conduct or  
6 police detentions and arrests, or

7 d. The uses cause repeated violations under Public  
8 Health and Safety Code, Title 8 or Title 9, and

9 e. The owner or operator has been unwilling or  
10 unable to eliminate the adverse activities, if any;

11 3. If it finds that conditions and/or modifications of the use  
12 will be ineffective in eliminating the adverse activities, the Planning  
13 Commission, or City Council on appeal, shall revoke only the  
14 nonconforming rights to the use;

15 4. Continuation of any use after abandonment or revocation  
16 pursuant to this Subsection shall constitute a violation of this Chapter and  
17 shall be penalized as provided for in Section 21.10.080.

18 **21.27.060 Expansion.**

19 A nonconforming use or structure may not be expanded or altered  
20 in any way so as to increase that nonconformity, except as follows:

21 A. **Uses permitted by CUP or AUP.** Any use which was originally  
22 established in a zone district by right and has since been reclassified as a  
23 discretionary use in that district shall obtain an administrative use permit  
24 or a conditional use permit prior to expansion of the use or any structure  
25 related to the use. An application to change an alcoholic beverage  
26 license to expand the range of beverages sold shall be considered an  
27 expansion of that use.

28 B. **Conforming nonresidential uses with nonconforming**

COASTAL COMMISSION

1        **parking.** A conforming nonresidential use with nonconforming parking  
2        may be expanded or intensified, as long as parking is provided for the  
3        expansion or intensification in accordance with current parking standards.  
4        The required number of spaces shall be calculated based on the  
5        additional square feet of new construction or other applicable unit of  
6        measurement.

7                    **C. Nonconforming residential uses.**

8                    1. **Maximum expansion.** A nonconforming residential use  
9        (i.e., that exceeds the allowable density for the zone, or is located in a  
10       zone that does not permit residential uses) may expand up to four  
11       hundred fifty (450) square feet per unit.

12                   2. **Parking.** Any expansion beyond four hundred fifty (450)  
13       square feet per site of cumulative addition shall require one (1) additional  
14       conforming parking space for each additional four hundred fifty (450)  
15       square feet. However, for single-family dwellings outside the parking  
16       impacted areas, no additional parking shall be required on sites with  
17       driveways twenty feet (20') or more in length.

18                   3. **Development standards.** The expansion shall be  
19       consistent in style and materials with the existing building, and shall  
20       conform to the current development standards of the zone.

21                   **D. Conforming residential use with nonconforming parking.** A  
22       residential use with nonconforming parking may be expanded as follows:

23                   1. **Demolition of nonconforming parking.** Nonconforming  
24       parking demolished during remodeling or additions may be replaced with  
25       new parking of equal size or a more conforming size. The new parking  
26       shall provide for the best feasible turning radius. For the purposes of this  
27       Section, "best feasible turning radius" means the most conforming turning  
28       radius that may be created by relocating the new parking on the lot up to

COASTAL COMMISSION

1 the point it conflicts with the existing building.

2           **2. Addition of new dwelling unit.** The addition of new  
3 dwelling units on a lot shall require the provision of additional parking  
4 spaces for the new dwelling units as well as existing units if substandard  
5 in parking in accordance with the standards for new construction.

6           **3. Expansion of existing dwelling unit.** A residential use  
7 with nonconforming parking may be expanded by up to four hundred fifty  
8 (450) square feet after July 1, 1989, without providing additional parking.  
9 Any expansion beyond four hundred fifty (450) square feet per site of  
10 cumulative addition shall require one (1) additional conforming parking  
11 space for each additional four hundred fifty (450) square feet. However,  
12 for single-family dwellings outside the parking impacted areas, no  
13 additional parking shall be required on sites with driveways twenty feet  
14 (20') or more in length.

15           **E. Nonconforming Commercial, Institutional And Park Uses.**

16           **1. General.** Nonconforming uses shall not be expanded to  
17 occupy a greater area of land or building than was occupied at the time  
18 the use or structure became nonconforming.

19           **F. Nonconforming Industrial Uses.**

20           **1. General.** Nonconforming industrial uses shall not be  
21 expanded to occupy a greater area of land or building than was occupied  
22 at the time the use or structure became nonconforming.

23           **2. Machinery and Equipment.** Nonconforming machinery  
24 and equipment requiring a building permit may be relocated within the site  
25 or replaced with machinery or equipment of equal size or capabilities. The  
26 number of machines or equipment, the size of the machines or  
27 equipment, or the capabilities of the machines or equipment to do heavier  
28 work may not be expanded.

COASTAL COMMISSION

1                   3. **Outside Uses.** Outside nonconforming equipment and  
2 machinery may be relocated or altered, provided the equipment or  
3 machinery is not relocated any closer to the nearest residential district.

4                   4. **Volumes.** Increased sales, production or throughput  
5 volume shall not be considered as an expansion, provided the use does  
6 not expand to occupy additional land or another building.

7 **21.27.070 Change in use.**

8                   A nonconforming use may be changed to a conforming use, and  
9 may be changed to another nonconforming use if the use or structure  
10 housing the nonconforming use has not been abandoned for twelve (12)  
11 months (see Section 21.15.030) or the structure has not been demolished  
12 (see Section 21.15.750), as follows:

13                  A. **To a CNP permitted use.** An existing nonconforming  
14 nonresidential use may change to a CNP (Neighborhood Pedestrian)  
15 permitted use.

16                  B. **To another nonconforming use with an Administrative Use**  
17 **Permit.** An existing nonconforming use may be changed to another  
18 nonconforming use if an administrative use permit is granted as provided  
19 for in this Title and provided:

20                   1. A special building inspection is conducted to ensure the  
21 building conforms or can be repaired to conform to minimum building,  
22 plumbing, fire, housing, electrical and earthquake code provisions as  
23 necessary to protect public health and safety; and

24                   2. The change of use is necessary to avoid an unnecessary  
25 hardship on the property owner due to the condition of the structure, the  
26 value of the property or the potential economic life of the building; or

27                   3. The change of use will allow a designated City landmark  
28 to be economically productive, thus extending the life of the structure, as

COASTAL COMMISSION

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1 long as the proposed use and rehabilitation are approved by the Cultural  
2 Heritage Commission; and

3 4. The change of use will provide a service or will be  
4 beneficial to the neighborhood, and will more closely conform to the  
5 zoning of the site than the existing use.

6 **C. Change of use with nonconforming parking.** A use with  
7 nonconforming parking may change to another use without adding parking  
8 except:

9 1. If the new use would require more parking than the  
10 existing use. Then, in order to establish the new use, the applicant must  
11 add parking equal to the difference between the parking requirement of  
12 the existing use and the new use (net change in parking intensity); and

13 2. If the new use is a limousine service or a fleet  
14 service/company vehicle operation, the applicant must bring the parking  
15 up to current new construction parking standards.

16 **21.27.090 Restoration.**

17 Any building containing a nonconforming use or any nonconforming  
18 structure may be repaired and restored to its nonconforming state if the  
19 need for repairs or restoration shall be the result of fire, explosion,  
20 earthquake, imminent public hazard, acts of terrorism, sabotage,  
21 vandalism, warfare or abatement of earthquake hazard in accordance with  
22 City regulations. Such restoration shall comply with the following  
23 conditions:

24 **A. Level of restoration.** The damaged use or structure may be  
25 repaired or rebuilt to the area and footprint of the previous use or  
26 structure. Alternatively, the use or structure may be repaired or rebuilt to  
27 a more conforming area or footprint.

28 **B. Additional floor area added.** If during restoration and/or

**COASTAL COMMISSION**

1 reconstruction additional floor area is added, the use or structure shall  
2 abandon its nonconforming status.

3 C. **Time limit.** The repairs must be commenced within one (1)  
4 year of the event causing damage to the use or structure, and the repairs  
5 must be diligently pursued until completed.

6 **21.27.110 Special uses and structures.**

7 Nothing in this Chapter shall prohibit the establishment of special  
8 regulations for specific nonconforming uses and structures regulated by  
9 other sections of the Zoning Code. Such regulations may provide for the  
10 retirement or amortization of those specific uses and structures.

11 **21.27.130 Historic landmark and landmark district exemption.**

12 Any building or structure designated as an historic landmark or  
13 located within a designated landmark district established under Chapter  
14 2.63 of this Code, shall be exempted from restrictions of this Chapter  
15 relating to abandonment (Section 21.27.050), change in use (Section  
16 21.27.070), restoration (Section 21.27.130) or maintenance (Section  
17 21.27.140), provided that any use or construction plans are approved with  
18 a certificate of appropriateness issued by the Cultural Heritage  
19 Commission.

20 **21.27.150 Amortization—Adult entertainment.**

21 After May 18, 1996, no person shall cause or permit the continued  
22 operation, maintenance or use of a lot, building or structure as a legal  
23 nonconforming adult entertainment business which does not comply with  
24 the locational requirements of Section 21.45.110. For the purposes of this  
25 Section, the term "legal nonconforming adult entertainment business"  
26 shall mean any adult entertainment business which existed on May 1,  
27 1988, and any adult entertainment business which received a standards  
28 variance pursuant to former Section 21.45.110.B.

**COASTAL COMMISSION**



Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

21.27.160 **Amortization - Fleet service/company vehicle operations.**

Any fleet service/company vehicle operation as defined in Section 21.15.1065 which was lawfully in existence as of the effective date of this Section (August 7, 1998) which does not comply in whole or in part with the parking requirements of Section 21.41.216, shall be terminated or otherwise be brought into full compliance within one year of the effective date of this Section (August 7, 1998). For those fleet service/company vehicle operations which cannot be brought into compliance with these provisions because they do not meet the parking requirements of Section 21.41.216, the use may be extended for only one (1) additional period of time (not to exceed one (1) year), to be established by the Planning Commission, upon a showing by the operator of the use that such extension is reasonably necessary to permit the owner of the use adequate time to amortize or otherwise recover any long term investment in the fleet service/company vehicle operation.

Any request for an extension of the one (1) year amortization period must be made in writing by the owner of the use to the Planning Commission by filing a request with the Planning Bureau of the Department of Planning and Building no later than sixty (60) days prior to the end of the one (1) year period provided for in this Section.

The Planning Commission may grant an extension of up to one (1) additional year only if the business is otherwise in compliance with all other applicable provisions of law, and upon a showing by the applicant/owner of the use:

A. That the business involved a substantial financial investment in real property, improvement or stock in trade, or

B. The business is subject to a written long term lease entered into prior to January 1, 1995, with a termination date extending beyond one (1)

COASTAL COMMISSION

1 year from the effective date of this Section, or

2 C. Other factors establishing that the nature of the business is  
3 such that the business cannot be easily relocated.

4  
5 Sec. 6. Section 21.31.210 of the Long Beach Municipal Code is amended  
6 to read as follows:

7 **21.31.210 Minimum lot area and lot width.**

8 The minimum lot area and lot width indicated in Table 31-2A apply  
9 only to new subdivisions of land area. They do not apply to new  
10 construction on existing lots or to air space subdivisions.

11  
12 Sec. 7. Subsections D, E, and F.2 of Section 21.31.245 are amended to  
13 read as follows:

14 **D. Radio and Television Antennas.** Development standards  
15 are contained in Chapter 21.45 (Special Development Standards).

16 **E. Swimming Pools and Spas.** Development standards  
17 are contained in Chapter 21.45 (Special Development Standards).

18 **F.2. Four or More Units.** Common trash areas shall be  
19 provided in sufficient quantity to accommodate all refuse generated.  
20 Trash receptacle enclosures shall be provided as indicated in Chapter  
21 21.45 (Special Development Standards).

22  
23 Sec. 8. Section 21.32.020 of the Long Beach Municipal Code is amended  
24 to read as follows:

25 **21.32.020 Districts established.**

26 Twelve (12) commercial districts are established by this Chapter as  
27 follows:

28 **A. Commercial Zoning Districts of General Applicability.**

**COASTAL COMMISSION**

1                   1. The CO-Office Commercial district permits mixed  
2 residential and commercial uses along major arterial routes. This district  
3 implements Land Use District No. 8M of the General Plan.

4                   2. The CH-Highway Commercial district preserves and  
5 enhances areas for automobile-oriented commercial uses. The district  
6 recognizes the need for many commercial uses to have large frontages  
7 and high visibility along major highways. This district implements Land  
8 Use District No. 8A of the General Plan.

9                   3. The CT-Tourist and Entertainment Commercial district  
10 creates, preserves and enhances areas for the development of a major  
11 tourist and entertainment industry for the City. The district recognizes that  
12 such areas have special requirements for intense and unique uses,  
13 transportation linkages, and aesthetically pleasing environments.

14                   **B. Neighborhood Commercial Zoning Districts.** The  
15 Neighborhood Commercial Zoning district provides small scale,  
16 neighborhood compatible uses. Scale is determined by the size of  
17 adjoining residential uses, the commercial lot size and the commercial  
18 street width. Special scale restrictions apply in these districts. There are  
19 three (3) types of Neighborhood Commercial districts:

20                   1. The Neighborhood Pedestrian (CNP) district is oriented  
21 towards serving pedestrians with buildings located at the front setback  
22 and parking behind the buildings.

23                   2. The Neighborhood Automobile-Oriented (CNA) district is  
24 auto-oriented with buildings set back from the front property line and  
25 parking located between the building and the street.

26                   3. The Neighborhood Commercial and Residential (CNR)  
27 district is a mixed-use district permitting small scale commercial uses  
28 and/or moderate density residential development at R-3-1 densities.

COASTAL COMMISSION

1                   **C. Community Commercial Zoning Districts.** The Community  
2 Commercial Zoning districts provide medium scale uses which may  
3 require buffering to ensure compatibility with adjacent neighborhood uses.  
4 These districts are located on major or minor arterial, located on larger lot  
5 sizes and adjoining larger scale residential neighborhood uses or are  
6 buffered from smaller scale residential neighborhoods. There are four (4)  
7 types of Community Commercial districts:

8                   1. The Community Automobile-Oriented (CCA) district  
9 permits retail and service uses for an entire community including  
10 convenience and comparison shopping goods and associated services.

11                   2. The Community Pedestrian-Oriented (CCP) district  
12 permits retail and service uses with a development character where  
13 buildings are built to the street property line and parking is to the side or  
14 the rear.

15                   3. The Community R-4-R (CCR) district is similar to the  
16 Community Auto-Oriented district, but also permits moderate density  
17 residential development at R-4-N densities.

18                   4. The Community R-4-N (CCN) district is similar to the  
19 Community Auto-Oriented district, but also permits medium density  
20 residential development at R-4-N densities.

21                   **D. Regional Commercial Zoning District.** The Regional  
22 Commercial district provides for large scale, mixed uses on large sites in  
23 activity centers. These sites are located on major arterial streets and  
24 regional traffic corridors. There is one type of Regional Scale zone:

25                   1. The Regional Highway District (CHW) is a  
26 commercial use district for mixed scale commercial uses located along  
27 major arterial streets and regional traffic corridors. Residential use is not  
28 permitted.

**COASTAL COMMISSION**

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1                   **E. Commercial Storage Zoning District.** The Commercial  
2 Storage (CS) district encourages storage uses in areas which are  
3 particularly difficult to use due to parcel shape, access, adverse  
4 environmental conditions, or in areas where parcels are needed to form a  
5 buffer from incompatible uses.

6  
7                   Sec. 9. Section 21.32.040 of the Long Beach Municipal Code is amended  
8 to read as follows:

9                   **21.32.040    Reclassification of district.**

10                  Any reference to the CR (Retail Center) and CC (Commercial  
11 Corridor) districts shall be treated as a reference to the CCA district.

12  
13                  Sec. 10. Section 21.32.110 of the Long Beach Municipal Court is  
14 amended to read as follows:

15                  **21.32.110    Permitted uses.**

16                  The principal use in all commercial districts shall be commercial,  
17 although some districts are intended for mixed commercial and residential  
18 uses. Tables 32-1A and 32-1 indicate the classes of uses permitted (Y),  
19 not permitted (N), permitted as a conditional use (C), permitted as an  
20 administrative use (AP), permitted as an accessory use (A), and permitted  
21 as a temporary use (T) in all districts. An asterisk (\*) indicates that a use  
22 is permitted subject to specific development standards outlined in Chapter  
23 21.45 (Special Development Standards) of this Title.

24  
25                  Sec. 11. Section 21.32.120 of the Long Beach Municipal Code is  
26 amended to read as follows:

27                  **21.32.120    Prohibited uses.**

28                  Any use not specifically permitted by Section 21.32.110, Tables 32-

**COASTAL COMMISSION**

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1 1A and 32-1, shall be prohibited, and no commercial uses shall be  
2 allowed outside of a building unless indicated as an outdoor use in Tables  
3 32-1A and 32-1.

4  
5 Sec. 12. Section 21.32.130 of the Long Beach Municipal Code is  
6 amended to read as follows:

7 **21.32.130 Transition between old and new commercial zones.**

8 Tables 32-1A and 32-1 represent two (2) sets of commercial zones  
9 permitted uses. Table 32-1 contains new commercial zones adopted by  
10 the City Council on October 20, 1992. It is the intent of the City, within a  
11 specified period of time, to rezone all commercial properties from the  
12 zones in Table 32-1A to the zones in Table 32-1 and to repeal Table 32-  
13 1A when the rezoning of all commercial properties is complete.

14 During the "transitional period", all uses listed in the CNP,  
15 Neighborhood Pedestrian district, Table 32-1, either permitted by right (Y),  
16 by a conditional use permit (C), by an administrative use permit (AP), as  
17 an accessory use (A), or as a temporary use (T) shall be permitted in the  
18 same manner for properties located in the existing CO, CH and CT zones  
19 in addition to those uses otherwise permitted in the zone in question. If  
20 there is a conflict of the use regulation between the use table of the CNP  
21 zone under Table 32-1 and that of an old commercial zone under Table  
22 32-1A, the least restrictive zone shall govern. The "transitional period"  
23 shall be that period of time from and after the effective date of this  
24 Ordinance to December 31, 2000. On and after January 1, 2001, Table  
25 32-1A shall be deemed repealed and of no further force and effect.

26 //

27 //

28 //

COASTAL COMMISSION

1 Sec. 13. Section 21.32.200.C of the Long Beach Municipal Code is  
2 amended to read as follows:

3 C. **Additional Standards.** Section 21.32.240 contains additional  
4 development standards for the CNP, CNA, and CNR districts.

5  
6 Sec. 14. Section 21.32.205 of the Long Beach Municipal Code is  
7 amended to read as follows:

8 **21.32.205 Lot size.**

9 Tables 32-2 and 32-2A indicate the minimum lot size requirements.  
10 These requirements apply only to a new subdivision of existing parcels.

11  
12 Sec. 15. Section 21.32.210 of the Long Beach Municipal Code is  
13 amended to read as follows:

14 **21.32.210 Building height.**

15 The height of all buildings shall be limited as indicated in Tables  
16 32-2 and 32-2A.

17  
18 Sec. 16. Section 21.32.220 of the Long Beach Municipal Code is  
19 amended to read as follows:

20 **21.32.220 Yards.**

21 The yard areas indicated in Subsections 21.32.220.A through  
22 21.32.220.D shall be clear of all structures from the ground to the sky  
23 (except as otherwise permitted) and shall be landscaped and maintained  
24 in a neat and healthy condition according to the landscaping provisions of  
25 this Title.

26 A. **Required.** Yard areas shall be provided as indicated in Tables  
27 32-2 and 32-2A.

28 B. **Corner Cut-offs.** Corner cut-offs shall be required in all commercial

**COASTAL COMMISSION**

1 districts at all intersecting streets, driveways or alleys. Nothing shall be erected  
2 or allowed to grow within the corner cut-off in such a manner which impedes  
3 access or visibility. Required corner cut-offs shall be a minimum of six feet (6')  
4 by six feet (6').

5 **C. Permitted Structures.** No structures are permitted in required yards,  
6 except:

7 1. Signs, as specified in the chapter relating to on-premises  
8 signs (Chapter 21.44);

9 2. Outdoor dining;

10 3. Structures allowed in Table 31-3 (structures in required  
11 yards, residential districts);

12 4. Vehicle parking as allowed by Tables 32-2 or 32-2A;

13 5. Vehicle loading in street frontage setbacks as provided in  
14 21.41.310; and,

15 6. Awnings, as allowed by the Uniform Building Code.

16 **D. Required Landscaping.** All required yard areas, except yards  
17 abutting alleys and yards used for outdoor dining, shall contain an area  
18 not less than five feet (5') in width planted with trees, shrubs and/or  
19 ground cover. The four foot (4') setback area from the abutting alley shall  
20 also be landscaped unless such area is used for a driving aisle.

21  
22 Sec. 17. Section 21.32.225.A.1 of the Long Beach Municipal Code is  
23 amended to read as follows:

24 1. **Open Storage.** Open storage shall be prohibited.

25 Certain merchandise is permitted to be displayed outdoors for sale or rent  
26 as indicated in Table 32-1 and 32-1A.

27 //

28 //

COASTAL COMMISSION



Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1 Sec. 18. Section 21.32.225.B.1 of the Long Beach Municipal Code is  
2 amended to read as follows:

3 1. **Required.** In all commercial zones, rooftop mechanical  
4 equipment, except solar collectors and rain gutters, shall be screened on  
5 all sides by screening not less than the height of the equipment being  
6 screened. In the high rise overlay and planned development districts,  
7 such equipment shall also be screened from view from higher buildings in  
8 the zone to the satisfaction of the Director of Planning and Building.  
9

10 Sec. 19. Section 21.32.240 of the Long Beach Municipal Code is  
11 amended to read as follows:

12 **21.32.240 Special development standards by district.**

13 In addition to the requirements and standards outlined in Sections  
14 21.32.205 through 21.32.230, the following shall apply in the CNP, CNA,  
15 and CNR Districts. These Guidelines are advisory and alternative designs  
16 may be approved through site plan review if the alternate provides the  
17 same design character and quality as the Guideline.

18 A. **Exterior Design.** Exterior elevations should be designed with  
19 extensive articulation to create visual interest and enhance pedestrian  
20 activity along the site. Three dimensional elements such as cornices,  
21 pilasters and structural bays should be used to break up the facade  
22 planes. Ground floor facades should be distinguished from upper floors  
23 by cornices, changes of material and/or other architectural devices.  
24 Facades wider than fifty feet (50') should be designed with a modular  
25 expression that breaks the facade scale to a width of fifty feet (50') or less.

26 B. **Street Wall.** At least two-thirds (2/3) of the front building facade  
27 should be located at the front property line. This does not apply in the  
28 CNA district.

**COASTAL COMMISSION**

1           **C. Windows.** Ground floor windows should comprise at least two-  
2 thirds (2/3) of the area of the ground floor front facade. Such glass should  
3 be clear with an exterior daylight reflectance of not more than eight  
4 percent (8%). Ground floor wall sections without windows should be not  
5 more than five feet (5') in width.

6           **D. Entrances.** Entrances should comprise no more than one-third  
7 (1/3) of the width of the ground floor facade. Entrances should be  
8 recessed no more than five feet (5') in depth and should be located no  
9 more than fifty feet (50') apart.

10           **E. Awnings.** Store front awnings are encouraged. Awnings  
11 should be placed below the ground floor cornice (or below the sills of the  
12 second story windows if no cornice exists). Awnings should be divided  
13 into sections to reflect the major vertical divisions of the facade. Stretched  
14 or taut plastic or translucent awnings which appear as plastic signs when  
15 light should not be used.

16  
17           Sec. 20. Section 21.33.160.B of the Long Beach Municipal Code is  
18 amended to read as follows:

19           **B. Trash Receptacles.** Adequate trash receptacles shall be provided  
20 to accommodate the refuse generated on a site. If visible from a public street,  
21 receptacles shall conform to the applicable development standards contained  
22 in Chapter 21.45 (Special Development Standards) of this Title.

23  
24           Sec. 21. Section 21.34.240.C of the Long Beach Municipal Code is  
25 amended to read as follows:

26           **C. Refuse Storage Areas.** Refuse collection receptacles shall be  
27 located and screened as required by Chapter 21.45 (Special Development  
28 Standards) of this Title.

**COASTAL COMMISSION**

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1           Sec. 22. Section 21.34.250.B of the Long Beach Municipal Code is  
2 amended to read as follows:

3           **B. Development Standards.** Accessory structures and buildings  
4 may be placed anywhere on a lot except within the required street front  
5 setback area or as otherwise restricted by Chapters 21.45 (Special  
6 Development Standards).

7  
8           Sec. 23. Section 21.34.250.C of the Long Beach Municipal Code is  
9 amended to read as follows:

10           **C. Trash Receptacles.** Adequate trash receptacles shall be  
11 provided to accommodate all refuse generated on a site. Such  
12 receptacles shall conform to the development standards for trash  
13 receptacles contained in Chapter 21.45 (Special Development  
14 Standards).

15  
16           Sec. 24. Section 21.35.235.B of the Long Beach Municipal Code is  
17 amended to read as follows:

18           **B. Development Standards.** Accessory structures and buildings  
19 may be placed anywhere on a lot except within the required street front  
20 setback area or as otherwise restricted by Chapter 21.45 (Special  
21 Development Standards).

22  
23           Sec. 25. Section 21.35.235.C of the Long Beach Municipal Code is  
24 amended to read as follows:

25           **C. Trash Receptacles.** Adequate trash receptacles shall be  
26 provided to accommodate all refuse generated on a site. Such  
27 receptacles shall conform to the development standards contained in  
28 Chapter 21.45 (Special Development Standards).

COASTAL COMMISSION

1                   Sec. 26. Section 21.41.206 of the Long Beach Municipal Code is  
2 amended to read as follows:

3                   **21.41.206    Parking-Nonconforming.**

4                   Nonconforming parking shall comply with the provisions of Chapter  
5 21.27, Nonconformities, of this Title.

6  
7                   Sec. 27. Section 21.44.090.A.7.b of the Long Beach Municipal Code is  
8 amended to read as follows:

9                                   b. The signs shall comply with the established design  
10 guidelines as per Section 21.44.105 - Community Identification Signs, and  
11 Section 21.44.106 - Community Commercial District Identification Signs;  
12 and

13  
14                   Sec. 28. Section 21.44.103.A of the Long Beach Municipal Code is  
15 amended to read as follows:

16                   **A. Sign Standards Waiver Required.** All changeable copy signs  
17 except signs for churches, florists and gasoline price signs for gas stations  
18 shall be required to obtain a sign standards waiver prior to the issuance of  
19 a building permit as described in Division V of Chapter 21.25 - Specific  
20 Procedures.

21  
22                   Sec. 29. Table 30-1 of the Long Beach Municipal Code is amended by  
23 deleting the following zones: CP, CR, CB, CN, CMR, CC, CU, COR, CAC.

24  
25                   Sec. 30. Table 31-2A of the Long Beach Municipal Code is amended by  
26 replacing "Minimum Lot Frontage" with "Minimum Lot Width" and by amending  
27 "Minimum Lot Area" in R-3-T zone to 3,000 square feet.

28 //

**COASTAL COMMISSION**

1                    Sec. 31. Table 31-3 of the Long Beach Municipal Code is amended to  
2 read as follows:

3 //  
4 //

5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

COASTAL COMMISSION

**TABLE 31-3  
PERMITTED PROJECTIONS AND STRUCTURES IN REQUIRED YARDS**

| Structure  | Front (a)<br>Maximum Projection<br>Into the Required<br>Front Yard | Side (b)<br>Minimum Distance<br>to Interior Side<br>Property Line | Rear (c)<br>Minimum Distance to<br>Rear Property Line       | Street Side (b)<br>Maximum Projection into<br>Street Side Yard |
|--|--|---|---|--|
| Antennas   | Not permitted  | Property line   | Property line   | Not permitted  |
| Architectural<br>protrusions                                   | 2 ft. 6 in.  | 2 ft. 6 in.   | 3 ft.   | 2 ft. 6 in. or ½ the required<br>setback, whichever is less    |
| Awnings  | 2 ft. 6 in.  | 2 ft. 6 in.   | 3 ft.   | 2 ft. 6 in.  |
| Balconies<br>Single-family<br>Multi-family                     | 5 ft. or ½ the required<br>setback, whichever is<br>less           | 2 ft. 6 in.   | 3 ft.   | 5 ft. or ½ the required<br>setback, whichever is less          |
| Barbecues (not<br>exceed 6 ft. 6 in.<br>in height)             | Not permitted  | Property line   | Property line   | Property line  |
| Basement   | Not permitted  | Same as principle<br>structure                                    | Same as principle<br>structure                              | Same as principle structure                                    |
| Bay windows<br>R-1 and R-2<br>R-3 and R-4                      | 2 ft. 6 in.<br>2 ft. 6 in.   | 3 ft.<br>4 ft.  | 3 ft.<br>15 ft.   | 2 ft. 6 in. or ½ the required<br>setback whichever is less     |
| Carports   | Not permitted  | 3 ft. to column, 2 ft. 6<br>in. to eave or roof<br>overhang       | 3 ft. to column, 2 ft. 6<br>in. to eave or roof<br>overhang | Not permitted  |
| Chimney<br>(maximum 5 ft.<br>width)                            | 2 ft. 6 in.  | 2 ft. 6 in.   | 3 ft.   | 2 ft. 6 in.  |
| Cornices, eaves,<br>and roof<br>overhangs                      | 2 ft. 6 in.  | 2 ft. 6 in.   | 3 ft.   | 2 ft. 6 in.  |
| Decks at grade<br>(no higher than<br>30 in. Above<br>grade)    | Property line  | Property line   | Property line   | Property line  |
| Decks above<br>grade with open<br>guard rail (no<br>roof deck) | 5 ft.  | 3 ft.   | 3 ft.   | 5 ft. or ½ the required<br>setback, whichever is less          |
| Detached<br>accessory<br>structures                            | Not permitted  | See Section<br>21.31.245  | See Section 21.31.245                                       | Not permitted  |
| Electrical<br>transformers                                     | (d)  | Property line (d)   | Property line   | (d)  |
| Fences   | See Table 43-1   | See Table 43-1  | See Table 43-1  | See Table 43-1   |
| Ground mounted<br>air conditioners                             | Not permitted  | 3 ft.   | 3 ft.   | Property line, with<br>screening                               |
| Lamp post  | Property line  | Property line   | Property line   | Property line  |

**COASTAL COMMISSION**

**TABLE 31-3  
PERMITTED PROJECTIONS AND STRUCTURES IN REQUIRED YARDS  
(Continued)**

| Structure   | Front (a)<br>Maximum Projections<br>Into the Required<br>Front Yard | Side (b)<br>Minimum Distance<br>to Interior Side<br>Property Line | Rear (c)<br>Minimum Distance to<br>Rear Property Line | Street Side (b)<br>Maximum Projection into<br>Street Side Yard |
|---|---|---|---|--|
| Patio covers  | 5 ft. or ½ the required setback, whichever is less, to column       | 3 ft. to column, 2 ft. 6 in. to eave or roof overhang             | 3 ft. to column, 2 ft. 6 in. to eave or roof overhang | 5 ft. or ½ the required setback, whichever is less             |
| Pool equipment  | Not permitted   | Property line   | Property line   | Property line, with screening                                  |
| Porches   | 5 ft. or ½ the required setback, whichever is less, to column       | 3 ft. to column, 2 ft. 6 in. to eave or roof overhang             | 3 ft. to column, 2 ft. 6 in. to eave or roof overhang | 5 ft. or ½ the required setback, whichever is less             |
| Porte Cochere (over circular drive)   | Permitted by site plan review only                                  |   |   |  |
| Roof deck (c)   | Not permitted   | Not permitted   | 3 ft.   | Not permitted  |
| Solar collector   | Not permitted   | Property line   | Property line   | Not permitted  |
| Stairway landings (exterior) (c)  | Not permitted more than 2 ft. 6 in. above grade                     | 3 ft.   | 3 ft.   | Not permitted more than 2 ft. 6 in. above grade                |
| Semi-subterranean garage (not to exceed 4 ft. above grade)  | Not permitted   | See Section 21.31.245   | See Section 21.31.245                                 | Not permitted  |
| Utility enclosures and equipment (includes water heaters, electrical panels, gas, and water meters) | Not permitted   | 2 ft. 6 in.   | 3 ft.   | Not permitted  |
| Wall returns  | See Table 43-1 Fences   |   |   |  |
| Window-mounted air conditioners   | Not permitted   | 2 ft. 6 in.   | 3 ft.   | Not permitted  |
| Wing walls  | Permitted by site plan review only                                  |   |   |  |

**Footnotes:**

- (a) In the R-2-I zone, permitted structures may extend to within 6 in. Of the front property line.
- (b) A side property line abutting an alley, public waterway, or public property other than a street shall be considered an interior side property line.
- (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 ft. 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**

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Sec. 32. Tables 32-1A, 32-2A and 32-3A of the Long Beach Municipal

Code are amended to read as follows:

//

//

COASTAL COMMISSION



**TABLE 32-1A  
USES IN COMMERCIAL ZONING DISTRICTS**

| USE   | CO | CH | CT |
|---|----|----|----|
| <b>RETAIL SALES</b>   |    |    |    |
| Antique furniture   | Y  | Y  | Y  |
| Audio equipment   | N  | Y  | Y  |
| Bakery (also see ready to eat foods)  | Y  | Y  | Y  |
| Bicycle shop  | Y  | Y  | Y  |
| Book, stationery, video, card, gift or novelty shop   | Y  | Y  | Y  |
| Clothing store  | Y  | Y  | Y  |
| Coin, stamp, jewelry and art dealers  | Y  | Y  | Y  |
| Department store  | N  | N  | Y  |
| Discount store  | N  | Y  | N  |
| Drugstore   | C  | Y  | Y  |
| Floor and window covering   | N  | Y  | Y  |
| Florist, plant store (indoor)   | Y  | Y  | Y  |
| Flower and plant sales (outdoor)  | A  | A  | A  |
| Furniture store and accessories   | N  | Y  | Y  |
| Grocery   | N  | Y  | Y  |
| Hardware store (without building materials)   | N  | Y  | Y  |
| Hardware store (with building materials)  | N  | Y* | N  |
| Hobby shop  | Y  | Y  | Y  |
| Itinerant vendor  | T  | T  | T  |
| Meat or fish market   | Y  | Y  | Y  |
| Merchandise mall  | N  | C  | N  |
| Motorcycle sale   | N  | C  | N  |
| Newspaper and magazine stands   | Y  | Y  | Y  |
| Outdoor sales events (flea markets, swap meets, and the like)   | N  | N  | C  |
| Outdoor fruit and vegetable sales   | A  | A  | A  |
| Pawn shops  | N  | C  | N  |
| Pet store (not including veterinarian)  | N  | Y  | Y  |
| Photographic equipment  | Y  | Y  | Y  |
| Sporting goods store  | N  | Y  | N  |
| Used merchandise (other than antique furniture, audio equipment, clothing, coins, stamps, jewelry, art dealers, photographic equipment, and sporting goods) | N  | C  | N  |

**COASTAL COMMISSION**

**TABLE 32-1A  
USES IN COMMERCIAL ZONING DISTRICTS  
(Continued)**

| USE  | CO | CH | CT |
|--|----|----|----|
| <b>PERSONAL SERVICES (CONTINUED)</b>   |    |    |    |
| Vehicle parts stores, tire stores and the like with installation                           | N  | C  | N  |
| Vehicle parts stores, tire stores and the like without installation                        | N  | Y  | N  |
| Vending machines   | A  | A  | A  |
| Manufacture of products sold on-site   | A  | A  | A  |
| All other retail uses  | N  | AP | AP |
| All retail uses allowed in CCA zone if designated in General Plan (Land Use Element) as 8R | Y  | N  | N  |
| <b>ALCOHOL SALES USES</b>  |    |    |    |
| Alcohol sales uses within 500 ft. of a residential zone (b)                                | N  | C  | C  |
| Alcohol sales more than 500 ft. from residential zone                                      | N  | Y  | Y  |
| <b>AUTOMOBILE USES</b>   |    |    |    |
| Sales (open)   | N  | Y  | N  |
| Sales (show room only)   | N  | Y  | N  |
| Repair, tune-up and lube   | N  | Y* | N  |
| Sales and installation of tires, batteries and accessories                                 | N  | C* | N  |
| General repair   | N  | C* | N  |
| Body work and painting   | N  | C* | N  |
| Rental (see vehicle rental - personal services)  | -  | -  | -  |
| Auto service station, car wash, auto detailing   | N  | Y* | C* |
| Towing   | A  | A  | A  |
| <b>PERSONAL SERVICES</b>   |    |    |    |
| Barber, beauty shops, manicure shops   | Y  | Y  | Y  |
| Bicycle repair   | Y  | Y  | Y  |
| Catering - on-site food preparation  | A  | A  | A  |
| Collection center for recyclables  | AP | AP | AP |
| Dog and cat grooming   | N  | Y  | Y  |
| Fortunetelling   | N  | C  | C  |
| Laundromat (no on-site dry cleaning)   | N  | Y  | Y  |
| Laundry, commercial customers  | N  | N  | N  |
| Laundry (including on-site cleaning with perchloroethylene or freon 12 systems)            | Y  | Y  | Y  |
| Locksmith  | Y  | Y  | Y  |
| Mail box rental  | Y  | Y  | N  |

**COASTAL COMMISSION**

**TABLE 32-1A  
USES IN COMMERCIAL ZONING DISTRICTS  
(Continued)**

| USE   | CO | CH | CT |
|---|----|----|----|
| <b>PERSONAL SERVICES (CONTINUED)</b>  |    |    |    |
| Masseuse/massage parlor   | Y* | Y* | Y* |
| Office for home improvement or repair uses (contractors, plumbers, electricians, carpenters and cabinetmakers with no on-site storage of materials) | N  | Y  | Y  |
| Office for home cleaning service  | Y  | Y  | Y  |
| Reducing salon, health or sports club   | Y  | Y  | Y  |
| Recycling centers for cans and bottles  | N  | N  | N  |
| Service and repair of home garden equipment   | N  | C  | N  |
| Service and repair of major household items   | N  | C  | N  |
| Shoe-shine parlor   | A  | A  | A  |
| Shoe repair   | Y  | Y  | Y  |
| Tailoring, milinery   | Y  | Y  | Y  |
| Tattoo parlor   | N  | C  | C  |
| Tanning salon   | Y  | Y  | Y  |
| Television, radio, stereo and small appliance repair  | N  | Y  | Y  |
| Termite and pest control  | N  | Y  | Y  |
| Vehicle rental services   | C  | Y* | C  |
| Veterinary clinic (excluding grooming and pet store)  | N  | C  | N  |
| All other personal services   | AP | AP | AP |
| All other personal services allowed in the CCA zone for land use designations in General Plan (Land Use Element) for 8R                             | Y  | N  | N  |
| <b>PROFESSIONAL SERVICES</b>  |    |    |    |
| Accounting, tax preparation, bookkeeping  | Y  | Y  | Y  |
| Administrative office   | Y  | N  | Y  |
| Architect, contractor office (no vehicles or materials)   | Y  | Y  | Y  |
| Artist studio   | Y  | Y  | Y  |
| Artist studio with residence  | AP | AP | AP |
| Computer program consulting services  | Y  | Y  | Y  |
| Insurance Office  | Y  | Y  | Y  |
| Law office  | Y  | N  | Y  |
| Medical, dental, and psychiatric offices  | Y  | Y  | Y  |
| Real estate office, escrow office   | Y  | Y  | Y  |
| Yacht broker  | Y  | Y  | Y  |
| All other professional offices  | Y  | AP | AP |

**COASTAL COMMISSION**

**TABLE 32-1A  
USES IN COMMERCIAL ZONING DISTRICTS  
(Continued)**

| USE  | CO | CH | CT |
|--|----|----|----|
| <b>FINANCIAL SERVICES</b>  |    |    |    |
| Banks, savings and loans with drive-up windows   | C  | Y  | C  |
| Banks, savings and loans without drive-up windows  | Y  | Y  | Y  |
| Stock or bond broker   | Y  | Y  | Y  |
| All other financial services   | Y  | AP | Y  |
| <b>RESTAURANTS</b>   |    |    |    |
| Fast-food with drive-up window, 200 feet or more from a district allowing residential use                              | C  | C  | Y  |
| Fast-food without drive-up window  | Y  | Y  | Y  |
| Fast-food with drive-up window, less than 200 feet from a district allowing residential use                            | C  | C  | C  |
| Restaurant - Dinner without the sale of alcoholic beverages (b)  | Y  | Y  | Y  |
| Restaurant - Dinner with the sale of alcoholic beverages not qualified for exemption (b)                               | C  | C  | C  |
| Outdoor dining   | A  | A  | A  |
| Ready-to-eat foods   | N  | Y  | Y  |
| <b>TAVERNS</b>   |    |    |    |
| Taverns, bar, cocktail lounge, pub, less than 500 feet from a district allowing residential use (b)                    | C  | C  | C  |
| All other taverns (b)  | Y  | Y  | Y  |
| <b>ENTERTAINMENT SERVICES</b>  |    |    |    |
| Amusement machines (4 or fewer)  | A  | A  | A  |
| Amusement park   | N  | N  | C  |
| Arcade   | N  | C  | N  |
| Conventions, exhibit and trade shows or fairs, including sales or rental of good exhibited                             | N  | N  | Y  |
| Cruise ship passenger terminal   | N  | N  | N  |
| Dancing - principal or accessory use   | C  | N  | C  |
| Drive-in theater   | N  | C  | C  |
| Entertainment uses with the sale of alcoholic beverages 500 feet or less from a district allowing residential uses (b) | C  | C  | C  |
| Entertainment uses with the sale of alcoholic beverages other than those described above                               | C  | N  | Y  |
| Hall rental  | N  | N  | C  |
| Movies, theaters, private clubs (with no dancing)  | N  | C  | C  |
| Musical entertainment  | C  | N  | C  |

**COASTAL COMMISSION**

**TABLE 32-1A  
USES IN COMMERCIAL ZONING DISTRICTS  
(Continued)**

| USE  | CO | CH    | CT |
|--|----|-------|----|
| <b>ENTERTAINMENT SERVICES (CONTINUED)</b>  |    |       |    |
| Open (outdoor) commercial recreation   | N  | N     | C  |
| Pool hall (4 or more tables)   | N  | C     | C  |
| Pool tables (up to 3 tables)   | A  | A     | A  |
| Radio and television broadcasting  | N  | N     | Y  |
| Skating rink   | C  | C     | C  |
| Stage shows  | C  | N     | C  |
| Temporary special outdoor events, including promotional events, fairs, carnivals, circuses, art shows, antique shows, outdoor sporting events, trade shows, outdoor sales and the like | T  | T     | T  |
| Transportation facilities, including bus terminals, cab stands, limousine services, airport passenger terminals, blimp ports, heliports and helistops                                  | N  | A     | C  |
| Mock boxing or wrestling   | N  | C     | C  |
| All other entertainment services uses  | N  | C     | C  |
| <b>COMMERCIAL STORAGE</b>  |    |       |    |
| Commercial storage, including recreational vehicle storage   | C  | C     | N  |
| <b>PARKING</b>   |    |       |    |
| Open parking as principal use  | Y  | N     | C  |
| Parking structures (principal use)   | C  | N     | C  |
| <b>BUSINESS SUPPORT SERVICES</b>   |    |       |    |
| Business support services such as light printing, business equipment rental and repair)  | Y  | Y     | Y  |
| <b>BILLBOARDS</b>  |    |       |    |
| Mini-poster  | N  | Y (a) | N  |
| Painted board  | N  | N     | N  |
| Poster   | N  | Y (a) | N  |
| <b>INSTITUTIONAL USES</b>  |    |       |    |
| Churches   | Y  | Y     | C  |
| Day care center, preschool   | Y  | Y     | Y  |
| Elementary, secondary school (grades 1-8)  | C  | N     | N  |
| Mortuary   | Y  | Y     | Y  |
| Social service office  | C  | Y     | N  |
| Trade school   | C  | Y     | N  |
| Other institutional uses   | AP | AP    | AP |

**COASTAL COMMISSION**

**TABLE 32-1A  
USES IN COMMERCIAL ZONING DISTRICTS  
(Continued)**

| USE  | CO | CH | CT |
|--|----|----|----|
| <b>RESIDENTIAL USE</b>                     |    |    |    |
| Housing (c) R-3-T                          | Y  | N  | N  |
| R-4-N                                      | Y  | N  | Y  |
| R-4-R                                      | Y  | N  | Y  |
| Active senior housing                      | C  | N  | C  |
| Traditional senior housing                 | C  | N  | C  |
| Other special group housing                | C  | N  | C  |
| Caretaker residence                        | AP | AP | AP |
| <b>TRANSIENT HOUSING</b>                   |    |    |    |
| Hotel, motel, inn                          | C  | C  | C  |
| Inn  | C  | N  | C  |
| Residential care facility                  | C  | N  | C  |
| Bed and breakfast                          | AP | N  | AP |
| <b>INTERIM PARKS</b>                       |    |    |    |
| Community gardens (see Section 21.52.260)  | IP | IP | IP |
| Passive parks (see Section 21.45.155)      | Y  | Y  | Y  |
| Playgrounds (see Section 21.52.260)        | IP | IP | IP |
| Recreational parks (see Section 21.52.260) | AP | AP | AP |

**COASTAL COMMISSION**

**TABLE 32-1A  
USES IN COMMERCIAL ZONING DISTRICTS  
(Continued)**

| MISCELLANEOUS USES  |    |    |    |
|---|----|----|----|
| Cellular and personal communication services - freestanding/monopole<br>(see Section 21.52.210) | C  | C  | C  |
| Cellular and personal communication services - attached/roof mounted<br>(see Section 21.45.115) | Y* | Y* | Y* |
| Construction trailer  | T  | T  | T  |
| Concession, entertainment facility, other outdoor display incidental to<br>preview, celebration | T  | T  | T  |
| Electrical distribution station   | Y  | Y  | C  |
| Trailer used for office, nightwatchman's quarters   | AP | AP | AP |

F

**COASTAL COMMISSION**

**TABLE 32-2A  
COMMERCIAL DEVELOPMENT STANDARDS**

| <b>DEVELOPMENT STANDARD</b>  | <b>CO</b> | <b>CH</b> | <b>CT</b> |
|--|-----------|-----------|-----------|
| Maximum Building Height (a)  | 40 ft (b) | 40 ft     | 60 ft (b) |
| Maximum Flagpole Height  | 25 ft (c) | 25 ft     | 60 ft     |
| Minimum Lot Size   | 20,000 sf | 10,000 sf | 20,000 sf |
| Setback (Building) - Front street (d)                                  | 15 ft     | 10 ft     | 0 ft      |
| Setback (Building) - Side street (d)                                   | 15 ft     | 10 ft     | 5 ft      |
| Setback (Building) - Adjacent to side yard of residential district (e) | 10 ft     | 10 ft     | 10 ft     |
| Setback (Building) - Adjacent to rear yard of residential district (e) | 20 ft     | 20 ft     | 20 ft     |
| Setback (Building) - Adjacent to Commercial or Industrial district (e) | 5 ft      | 5 ft      | 5 ft (g)  |
| Setback (Parking) - Front street (d)                                   | 30 ft (f) | 5 ft      | 30 ft (f) |
| Setback (Parking) - Side street (d)                                    | 15 ft     | 5 ft      | 5 ft      |
| Setback (Parking) - Alley (e)  | 14 ft     | 14 ft     | 14 ft     |
| Setback (Parking) - Adjacent to Residential District (e)               | 5 ft      | 5 ft      | 5 ft      |
| Setback (Parking) - Adjacent to Non-Residential District               | 5 ft      | 3 ft      | 0 ft      |

- (a) An accessory structure is limited to fifteen feet in height.
- (b) High-rise overlay applicable at appropriate locations.
- (c) In a high-rise overlay zone, no flagpole shall exceed sixty feet in height.
- (d) In all cases, minimum setback of 10'0" from curb face.
- (e) Measured from centerline of alley. Special setback requirements apply to all residential development in a commercial district.
- (f) This setback shall apply to the ground floor only.
- (g) Setback may be reduced to 0'0" if the structure is attached to a building abutting on lot or if no building on an abutting lot is within 5'0" of property line.



**TABLE 32-3A  
DEVELOPMENT STANDARDS  
RESIDENTIAL USES IN COMMERCIAL DISTRICTS**

| <b>STANDARD</b>                    | <b>CO</b>                     | <b>CT</b> |
|------------------------------------|-------------------------------|-----------|
| Density                            | Same as R-4-N zone            |           |
| Building Height                    | As per Table 32-2A            |           |
| Setbacks                           | As per Tables 32-2A and 32-2B |           |
| Lot Coverage                       | N/A                           |           |
| Permitted location within building | No restriction                |           |
| Usable open space and privacy      | Same as R-4-N zone            |           |
| Parking and loading                | As per Chapter 21.41          |           |
| Other standards                    | Same as R-4-N zone            |           |

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1                   Sec. 33. Section 21.15.475 is added to the Long Beach Municipal Code  
2 to read as follows:

3                   **21.15.475 Check cashing.**

4                   "Check cashing" is a commercial land use that generally includes  
5 some or all of a variety of financial services including cashing of checks,  
6 warrants, drafts, money orders, or other commercial paper serving the  
7 same purpose; deferred deposit of personal checks whereby the check  
8 casher refrains from depositing a personal check written by a customer  
9 until a specific date; money transfers; payday advances; issuance of  
10 money orders; distribution of governmental checks and food stamps;  
11 payment of utility bills; issuance of bus passes and tokens; sale of phone  
12 cards; and similar uses. "Check cashing" does not include a state or  
13 federally chartered bank, savings association, credit union, or industrial  
14 loan company. "Check cashing" also does not include a retail seller  
15 engaged primarily in the business of selling consumer goods, including  
16 consumables, to retail buyers that cashes check or issues money orders  
17 for a minimum flat fee not exceeding two dollars (\$2.00) as a service to its  
18 customer that is incidental to its main purpose or business.

19  
20                   Sec. 34. Section 21.15.2435 is added to the Long Beach Municipal Code  
21 to read as follows:

22                   **21.15.2435 Active senior citizen housing.**

23                   The following conditions shall apply to housing for active senior  
24 citizens:

25                   A. Density shall be limited to that of the R-4-N zoning district at the  
26 applicable lot width.

27                   B. The parking shall be provided as designated in Table 41-1A.

28                   C. The use shall not abut or adjoin an automobile service or repair

COASTAL COMMISSION

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1 use.

2 D. The use shall comply with all applicable development standards  
3 of the R-4-N zone except for height and setbacks which shall comply with  
4 the standards of the district in which the use is located.

5  
6 Sec. 35. Section 21.15.2725 is added to the Long Beach Municipal Code  
7 to read as follows:

8 **21.15.2725 Sign, pylon.**

9 "Pylon sign" means a sign that is attached to or appears to project  
10 through a building, and is architecturally integrated into the building design  
11 yet structurally independent.

12  
13 Sec. 36. Section 21.44.106 is added to the Long Beach Municipal Code  
14 to read as follows:

15 **21.44.106 Community Commercial District identification signs.**

16 The City recognizes the desire for unique commercial districts to  
17 positively identify themselves and their geographic boundaries. To this  
18 end, the following guidelines are established to control the design,  
19 content, and location of commercial district identification signs on private  
20 property.

21 A. **Type Of Sign.** Limited to freestanding/monument signs.

22 B. **Maximum Height.** Limited to a maximum height of fifteen feet  
23 (15').

24 C. **Maximum Length.** Limited to a maximum length (width) of  
25 nine feet (9').

26 D. **Thickness.** Limited to a maximum thickness of one foot (1'),  
27 not including the base.

28 E. **Location.** Not closer than twenty-five feet (25') from the

**COASTAL COMMISSION**

1 nearest freestanding sign.

2 **F. Lighting.** Interior or exterior lighting is permitted.

3 **G. Prohibited.** Can signs, or signs with plastic or fabric panels are  
4 prohibited.

5 **H. Identification.** Each commercial identification sign must  
6 indicate that the respective commercial district is part of the City of Long  
7 Beach.

8 **I. Required Plans.** Prior to the issuance of a sign permit, a  
9 location map shall be submitted along with the required sign plan for  
10 review and approval by the Zoning Administrator.

11  
12 **Sec. 37. Section 21.45.157 is added to the Long Beach Municipal Code**  
13 **to read as follows:**

14 **21.45.157 Radio and television antennas.**

15 **A. Location.** Radio and television receiving and transmitting  
16 antennas shall be permitted any place on a lot except within the front yard  
17 setback area.

18 **B. Height.** Antennas are permitted up to a height of sixty feet (60')  
19 or twenty feet (20') above a building upon which they are erected,  
20 whichever is greater, provided that:

21 1. A building permit is obtained to erect the antenna and/or  
22 supporting tower;

23 2. Any transmitting equipment is used in such a way as to  
24 minimize interference with commercial or public radio and television  
25 broadcasts.

26 Nothing in this Title shall authorize the construction, installation or  
27 placement of any structure permitted in this Section within the clearances  
28 from any electric public utility installation, conductor, line, pole, or tower.

**COASTAL COMMISSION**

1 or any other equipment and facilities established by the Public Utilities  
2 Commission. Documentation of compliance with these regulations shall  
3 be provided with application for a building permit.

4  
5 Sec. 38. Section 21.45.165 is added to the Long Beach Municipal Code  
6 to read as follows:

7 **21.45.165 Swimming pools and spas.**

8 A. A swimming pool or spa may be placed anywhere on a lot  
9 except within the front yard setback.

10 B. A swimming pool or spa at a single family home shall be  
11 isolated from the home pursuant to Article 2.5 (commencing with Section  
12 115920) of Chapter 5 of Part 10 of Division 104 of the Health and Safety  
13 Code of the State of California.

14  
15 Sec. 39. Section 21.45.167 is added to the Long Beach Municipal Code  
16 to read as follows:

17 **21.45.167 Trash receptacles.**

18 All required trash receptacles shall be developed according to the  
19 following standards:

20 A. **Minimum Size.** Each trash receptacle area shall have  
21 adequate area to contain a size appropriate to the demands of the use  
22 and to accommodate separation of materials for recycling.

23 B. **Screening.** All trash receptacles shall be enclosed on at least  
24 three (3) sides by a solid masonry wall of minimum height five feet six  
25 inches (5'6"). The receptacle shall not be visible above the wall. A  
26 visually solid gate shall be provided.

27 C. **Location.** All trash areas shall be located and arranged so as  
28 to be readily accessible to those using the trash receptacle as well as to

COASTAL COMMISSION

1 trash pick-up vehicles.

2 D. **Landscaping.** All trash areas if visible from a street shall be  
3 further screened with a two foot wide (2') landscape strip. The strip shall  
4 be planted with shrubs of minimum five (5) gallon size which grow to a  
5 height of four feet (4'), with vines planted to the satisfaction of the Director  
6 of Planning and Building.

7  
8 Sec. 40. Section 21.52.212 is added to the Long Beach Municipal Code  
9 to read as follows:

10 **21.52.212 Check cashing.**

11 The following conditions shall apply to check cashing businesses:

12 A. Off-street parking for check cashing business shall be the same  
13 as for banks and savings and loans as required by Chapter 21.41.

14 B. If established in an existing shopping center, off-street parking  
15 shall be provided as required for a shopping center by Chapter 21.41.

16 C. Windows shall not be obscured by placement of signs, dark  
17 window tinting, shelving, racks or similar obstructions.

18 D. Exterior phones, security bars and roll up doors shall be  
19 prohibited.

20 E. The floor plan shall include a customer waiting/service area of  
21 sufficient size to fully accommodate anticipated queuing lines. Such  
22 waiting/service area shall provide not less than fifty (50) square feet for  
23 each teller window.

24 F. The hours of operation shall be stated in the application and  
25 shall be subject to review.

26 //

27 //

28 //

COASTAL COMMISSION

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1 Sec. 41. Section 21.52.222 is added to the Long Beach Municipal Code  
2 to read as follows:

3 **21.52.222 Diesel fuel sales.**

4 The following conditions shall apply to diesel fuel sales, whether in  
5 conjunction with gasoline sales or not:

6 A. Diesel fuel sales shall only be permitted on designated Truck  
7 Routes.

8 B. A solid masonry wall not less than eight feet (8') in height shall  
9 be provided where the site abuts, or is across an alley from, a residential  
10 district.

11 C. An on-site queuing lane no less than one hundred and twenty  
12 feet (120') shall be provided on site for each pump dispensing diesel fuel.

13 D. A site circulation and queuing diagram prepared by a Traffic  
14 Engineer shall be submitted with the application demonstrating the  
15 feasibility of truck access to and from each pump dispensing diesel fuel.

16 E. Local streets may not be used for vehicular access to pumps  
17 dispensing diesel fuel.

18 F. No on-site idling shall be permitted for vehicles queuing for  
19 pumps dispensing diesel fuel.

20 G. No overnight parking or on-site maintenance of truck tractors or  
21 truck trailers shall be permitted.

22 H. No exterior telephones or security bars shall be permitted.

23 I. Hours of operation shall be established and shall be appropriate  
24 based on adjacent land uses.

25 //

26 //

27 //

28 //

COASTAL COMMISSION

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Sec. 42. Tables 32-1, 32-2 and 32.3 are added to the Long Beach

Municipal Code to read as follows:

//

//

COASTAL COMMISSION



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

|  | Neighborhood |     |     | Community |     |     |     | Regional | Other |  |
|--|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|--|
| <b>ALCOHOLIC BEVERAGE SALES</b>  | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    | Note: The concentration of existing ABC licenses and the area crime rate are factors considered in reviewing applications for alcohol sales. |
| Off-premises sales w/in 500 ft. Of district allowing residential uses        | C            | C   | C   | C         | C   | C   | C   | C        | N     | For alcoholic beverage sales exempted from the CUP process, see footnote (3).  |
| Off-premises sales more than 500 ft. From district allowing residential uses | N/A          | N/A | N/A | Y         | Y   | N/A | N/A | Y        | N     |  |
| On-premises sales w/in 500 ft. Of district allowing residential uses         | C            | C   | C   | C         | C   | C   | C   | C        | N     |  |
| On-premises sales more than 500 ft. From district allowing residential uses  | N/A          | N/A | N/A | Y         | Y   | N/A | N/A | Y        | Y     |  |

|  | Neighborhood |     |     | Community |     |     |     | Regional | Other |   |
|--|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|---|
| <b>AUTOMOBILE (VEHICLE) USES:</b>                | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    | Note: All outdoor display, storage, service and repair of vehicles is subject to special standards (see Section 21.45). |
| Auto detailing (with hand held machines only)    | AP           | AP  | AP  | Y         | Y   | Y   | Y   | Y        | C     | Mobile businesses prohibited.   |
| Auto detailing                                   | A            | A   | A   | A         | A   | A   | A   | A        | C     | Accessory to an auto related use such as auto repair or car wash. Mobile businesses prohibited.                         |
| Car wash   | N            | N   | N   | C         | C   | C   | C   | AP       | C     |   |
| Diesel fuel sales                                | N            | N   | N   | AP        | AP  | AP  | AP  | AP       | N     | See Section 21.52.222.  |
| Gasoline sales                                   | N            | C   | N   | Y         | Y   | Y   | Y   | Y        | N     |   |
| General auto repair (body work, painting, etc )  | N            | N   | N   | N         | N   | N   | N   | C        | N     |   |
| Minor auto repair, tune up & lube, smog test     | N            | N   | N   | C         | C   | C   | C   | Y        | N     |   |
| Limousine service (does not include auto repair) | N            | N   | N   | Y         | Y   | AP  | AP  | Y        | N     | Nonconforming parking rights do not apply (see Section 21.27.070).  |
| Motorcycle/jet ski sales & repair                | N            | N   | N   | C         | C   | N   | N   | C        | N     | Also see industrial zones, Table 33-1.  |
| Parking service - principle use                  | C            | C   | C   | Y         | C   | Y   | Y   | Y        | C     |   |
| Recreational vehicle storage                     | N            | N   | N   | N         | N   | N   | N   | C        | Y     |   |

**COASTAL COMMISSION**

|   |   |    |   |    |    |    |    |   |   |   |
|---|---|----|---|----|----|----|----|---|---|---|
| Rental agency (does not include repair)       | N | N  | N | Y  | Y  | AP | AP | Y | N | Permitted near airport, hotels, etc. See applicable PD zones. |
| Sales (does not include auto repair)          | N | N  | N | N  | N  | N  | N  | Y | N |   |
| Towing  | N | N  | N | A  | A  | A  | A  | A | A | Accessory to general and minor auto repair.                   |
| Vehicle parts (with installation); tire store | N | N  | N | C  | C  | C  | C  | C | N |   |
| Vehicle parts (w/o installation)              | N | AP | N | AP | AP | AP | AP | Y | N |   |

|   | Neighborhood |     |     | Community |     |     |     | Regional | Other |   |
|---|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|---|
| BILLBOARDS                                | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    |   |
| Mini-poster or poster (up to 300 sq. ft.) | N            | N   | N   | N         | N   | N   | N   | Y        | N     | Subject to special standards (see Section 21.54). |
| Painted board (300 sq. ft. or more)       | N            | N   | N   | N         | N   | N   | N   | N        | N     | Permitted in industrial zones only.               |

COASTAL COMMISSION

|                                    | Neighborhood |     |     | Community |     |     |     | Regional | Other |  |
|------------------------------------|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|--|
| BUSINESS OFFICE SUPPORT            | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    |  |
| Copy, fax, mail box, or supplies   | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | N     |  |
| Equipment sales, rental, or repair | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | N     | Also permitted in industrial zones (see Table 33-1). |
| Off-set printing                   | N            | AP  | N   | AP        | N   | AP  | AP  | Y        | N     |  |

|   | Neighborhood |     |     | Community |     |     |     | Regional | Other |   |
|---|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|---|
| ENTERTAINMENT   | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    |   |
| Amusement machines (4 or fewer)   | A            | A   | A   | A         | A   | A   | A   | A        | A     | See Section 21.51.205 (special development standards).  |
| Banquet room rental   | A            | A   | A   | A         | A   | A   | A   | A        | N     | Accessory to restaurant only (see Section 21.51.215).   |
| Dancing (accessory use)   | N            | N   | N   | Y         | Y   | Y   | Y   | Y        | N     | Accessory to restaurant, tavern, club. City Council hearing is required for new and transferred business licenses.  |
| Drive-in theater  | N            | N   | N   | N         | N   | N   | N   | N        | N     |   |
| Live or movie theater (w/100 seats or less)   | AP           | AP  | AP  | AP        | AP  | AP  | AP  | Y        | N     | For theaters w/more than 100 seats, see "Movie".  |
| Mock boxing or wrestling  | N            | N   | N   | N         | N   | N   | N   | Y        | N     | City Council hearing is required for new and transferred business licenses.   |
| Movie theater (or live theater w/100+ seats)  | N            | N   | N   | C         | C   | C   | C   | C        | N     |   |
| Pool tables (up to 3 tables)  | A            | A   | A   | A         | A   | A   | A   | A        | N     | Accessory to restaurant, tavern, club (see Section 21.51.260).  |
| Private club, social club, night club, pool hall or hall rental within 500 ft. of district allowing residential uses. | N            | N   | N   | C         | C   | C   | C   | C        | C     | City Council hearing is required for new and transferred business licenses.   |
| Restaurant with entertainment   | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | N     | City Council hearing is required for new and transferred business licenses.   |
| Other entertainment uses (arcade, bowling alley, miniature golf, tennis club, skating rink)                           | N            | N   | N   | C         | C   | C   | C   | C        | N     | Note: Amusement parks and cruise ship terminals are permitted in PD zones only. Conventions, exhibits and trade shows are permitted in PD zones or as temporary uses. See "Temporary Uses". |

COASTAL COMMISSION

|  | Neighborhood |     |     | Community |     |     |     | Regional | Other |   |
|--|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|---|
| FINANCIAL SERVICES   | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    |   |
| ATM<br>1. Walk-up or freestanding machine on interior of building; walk-up machine on exterior of building | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | N     | 1., 2. Requires 2 (5 minute) parking spaces for each ATM machine. Spaces must be located within 100 feet. Such spaces may be existing required parking. |
| 2. Freestanding machine, exterior  | AP           | AP  | AP  | AP        | AP  | AP  | AP  | AP       | N     |   |
| 3. Drive-thru machine  | N            | AP  | N   | AP        | C   | AP  | AP  | AP       | N     | 3. For drive-thru machine see standards for drive-thru lane in Section 21.45.130.   |
| Bank credit union, savings and loan  | AP           | Y   | AP  | Y         | Y   | Y   | Y   | Y        | N     | Note: All financial uses are prohibited in Local Coastal Planning Area D (2nd Street, between Livingston and Bayshore).                                 |
| Check cashing  | C            | C   | C   | C         | C   | C   | C   | C        | N     |   |
| Escrow, stocks and bonds broker  | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | N     |   |
| All financial services not listed  | C            | C   | C   | C         | C   | C   | C   | C        | N     |   |

COASTAL COMMISSION

|   | Neighborhood |     |     | Community |     |     |     | Regional | Other |   |
|---|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|---|
| INSTITUTIONAL   | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    |   |
| Church or temple  | C            | C   | C   | C         | C   | C   | C   | C        | N     |   |
| Convalescent hospital or home                           | N            | N   | N   | N         | N   | C   | C   | N        | N     |   |
| Crematorium   | N            | N   | N   | A         | A   | A   | A   | A        | N     | Accessory to mortuary.                            |
| Day care or pre-school                                  | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | C     |   |
| Industrial arts trade school or rehabilitation workshop | N            | N   | N   | C         | C   | C   | C   | Y        | N     |   |
| Mortuary  | N            | N   | N   | Y         | Y   | Y   | Y   | Y        | N     |   |
| Parsonage   | A            | A   | A   | A         | A   | A   | A   | A        | N     | Accessory to church or temple.                    |
| Private elementary or secondary school                  | N            | N   | N   | C         | C   | C   | C   | C        | N     | Special conditions apply (see Section 21.52.263). |
| Professional school/business school                     | N            | N   | N   | Y         | Y   | Y   | Y   | Y        | N     |   |
| Social service office (without food distribution)       | N            | AP  | N   | AP        | AP  | AP  | AP  | Y        | N     |   |
| Social service office (with food distribution)          | N            | N   | N   | N         | N   | N   | N   | C        | N     | Also see industrial and institutional zones.      |
| Other institutional uses                                | N            | N   | N   | AP        | N   | AP  | AP  | AP       | N     |   |

|                   | Neighborhood |     |     | Community |     |     |     | Regional | Other |                       |
|-------------------|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|-----------------------|
| INTERIM PARKS     | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    |                       |
| Community garden  | IP           | IP  | IP  | IP        | IP  | IP  | IP  | IP       | IP    | See Section 21.52.260 |
| Passive park      | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | Y     | See Section 21.45.155 |
| Playground        | IP           | IP  | IP  | IP        | IP  | IP  | IP  | IP       | IP    | See Section 21.52.260 |
| Recreational park | AP           | AP  | AP  | AP        | AP  | AP  | AP  | AP       | AP    | See Section 21.52.260 |

COASTAL COMMISSION

|   | Neighborhood |     |     | Community |     |     |     | Regional | Other |   |
|---|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|---|
| PERSONAL SERVICES   | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    |   |
| Basic personal services (barber/beauty shop, diet center, dog/cat grooming, dry cleaner, locksmith, mailbox rental, nail/manicure shop, repair shop for small appliances or electronic equipment, bicycles, tailoring, shoe repair, tanning salon, travel agent, or veterinary clinic w/o boarding) | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | N     |   |
| Catering, party counseling ) w/o trucks)  | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | N     | For catering w/trucks, see industrial zones, Table 33-1.  |
| Fitness center/health club, dance/karate studio   | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | N     | Limited to 5,000 square feet in neighborhood zones.   |
| Fortunetelling  | N            | N   | N   | N         | N   | N   | N   | C        | N     |   |
| Gun repair shop   | AP           | AP  | AP  | AP        | AP  | AP  | AP  | Y        | N     |   |
| House cleaning service  | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | N     |   |
| Laundromat  | AP           | AP  | AP  | AP        | AP  | AP  | AP  | AP       | N     |   |
| Laundry (commercial customers)  | N            | N   | N   | N         | N   | N   | N   | N        | N     | Permitted in industrial zones only.   |
| Massage therapy   | A            | A   | A   | A         | A   | A   | A   | A        | A     | See special conditions (Section 21.51.243).<br><br>Special adult entertainment standards for massage parlor (see Section 21.45.110) |
| Recycling center  | N            | N   | N   | N         | N   | N   | N   | N        | N     | Permitted in industrial zones only.   |
| Recycling collection center for cans and bottles (staff attended)   | N            | N   | N   | AP        | AP  | AP  | AP  | AP       | N     |   |
| Recycling containers for cans and bottles   | A            | A   | A   | A         | A   | A   | A   | A        | N     | Accessory to a grocery store only (see Section 21.51.265).  |
| Repair shop (stove, refrigerator, upholstery, lawn mowers, etc )  | N            | N   | N   | C         | C   | C   | C   | Y        | N     | For small appliance repair, see "Basic Personal Services".  |
| Self-storage (indoor only)  | N            | N   | N   | N         | N   | N   | N   | C        | Y     |   |
| Shoe repair   | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | N     |   |
| Shoe-shine stand (indoor/outdoor)   | A            | A   | A   | A         | A   | A   | A   | A        | A     | Accessory to barber, car wash, grocery, hotel, office, or restaurant.   |
| Tattoo parlor   | N            | N   | N   | N         | N   | N   | N   | C        | N     |   |

COASTAL COMMISSION

|                                  |    |    |    |    |    |    |    |    |   |   |
|----------------------------------|----|----|----|----|----|----|----|----|---|---|
| Termite & pest control           | N  | N  | N  | N  | N  | N  | N  | C  | N | See "Misc.-Storage of Hazardous Materials." |
| Vetennary clinic w/boarding      | N  | N  | N  | C  | C  | C  | C  | C  | N | Also see "Basic Personal Services".         |
| All personal services not listed | AP | AP | AP | AP | AP | AP | AP | AP | N |   |

|   | Neighborhood |     |     | Community |     |     |     | Regional | Other |  |
|---|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|--|
| PROFESSIONAL SERVICES   | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    |  |
| Accounting, advertising, architecture, artist studio, bookkeeping, business headquarters, chiropractic, computer programming,, consulting, contracting, dentistry, engineering, insurance, law, marketing, medicine, photography, psychiatry, psychology, real estate, or tax preparation | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | N     |  |
| All professional offices not listed   | AP           | AP  | AP  | AP        | AP  | AP  | AP  | AP       | N     |  |

|   | Neighborhood |     |     | Community |     |     |     | Regional | Other |  |
|---|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|--|
| RESIDENTIAL USES  | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    |  |
| Artist studio with residence  | AP           | AP  | AP  | AP        | AP  | AP  | AP  | AP       | N     |  |
| Caretaker residence   | AP           | AP  | AP  | AP        | AP  | AP  | AP  | AP       | AP    |  |
| Group home (care of 6 or less)  | N            | N   | Y   | N         | N   | Y   | Y   | N        | N     |  |
| Residential care facility (care of 7 or more)   | N            | N   | N   | N         | N   | C   | C   | N        | N     |  |
| Residential historic landmark building  | *            | *   | *   | *         | *   | *   | *   | *        | *     | See Section 21.52.265.5 for permitted uses and special conditions. |
| Senior and/or handicapped housing   | N            | N   | N   | N         | N   | C   | C   | N        | N     |  |
| Special group housing (fraternity, sorority, convalescent home, convent, monastery, etc.) | N            | N   | N   | N         | N   | C   | C   | C        | N     |  |
| Single-family or multi-family residential   | N            | N   | Y   | N         | N   | Y   | Y   | N        | N     | See Table 32-3 for permitted densities.                            |

COASTAL COMMISSION

|  | Neighborhood |     |     | Community |     |     |     | Regional | Other |   |
|--|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|---|
| <b>RESTAURANTS AND READY-TO-EAT FOODS</b>                | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    |   |
| Outdoor dining   | A            | A   | A   | A         | A   | A   | A   | A        | N     | A Coastal Permit and encroachment permit are required for all outdoor dining located on public right-of-way within the City's Coastal Zone. |
| Restaurants & ready-to-eat foods with drive-thru lanes   | N            | C   | N   | C         | C   | C   | C   | C        | N     | Special standards apply (see Section 21.45.130).  |
| Restaurant & ready-to-eat foods without drive-thru lanes | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | N     |   |
| Vending carts  | AP           | AP  | AP  | AP        | AP  | AP  | AP  | AP       | N     | Special standards apply (see Section 21.45.170).  |

|  | Neighborhood |     |     | Community |     |     |     | Regional | Other |   |
|--|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|---|
| <b>RETAIL SALES</b>  | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    |   |
| Basic Retail sales (except uses listed below)  | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | N     | Used clothing, antiques, art, books (new and used), coins, collectibles, jewelry, and trading cards are included in "Basic Retail". |
| Building supply or hardware store with lumber, drywall, or masonry   | N            | N   | N   | Y         | Y   | Y   | Y   | Y        | N     | For hardware store without lumber, drywall, or masonry, see "Basic Retail Sales"  |
| Gun shop   | AP           | AP  | AP  | AP        | AP  | AP  | AP  | Y        | N     |   |
| Major household appliances (refrig./stove/etc.)  | N            | N   | N   | Y         | Y   | Y   | Y   | Y        | N     |   |
| Manufacture of products sold on site   | A            | A   | A   | A         | A   | A   | A   | A        | A     | See Section 21.51.240   |
| Merchandise mall, indoor swap meet   | N            | N   | N   | C         | C   | C   | C   | C        | N     |   |
| Outdoor sales events (flea mkts./swap meet)  | N            | N   | N   | C         | C   | C   | C   | C        | N     |   |
| Outdoor vending<br>1. Flower, plant, fruit, or vegetables in conjunction with sale of related products from a retail store | A            | A   | A   | A         | A   | A   | A   | A        | N     | 1. See Section 21.51.255  |

**COASTAL COMMISSION**



|  |    |    |    |    |    |    |    |    |   |  |
|--|----|----|----|----|----|----|----|----|---|--|
| 2. Food carts                              | AP | AP | AP | AP | AP | AP | AP | AP | N | 2. See Section 21.45.170                                   |
| 3. Flower cart or news cart                | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y | 3. See Section 21.45.135                                   |
| 4. Mobile food truck at construction sites | T  | T  | T  | T  | T  | T  | T  | T  | T | 4. See Section 21.53.106                                   |
| Pawn shop                                  | N  | N  | N  | C  | C  | C  | C  | C  | N |  |
| Thrift store, used merchandise             | AP | AP | AP | AP | AP | AP | AP | Y  | N | Also see note under "Basic Retail"                         |
| Vending machines                           | A  | A  | A  | A  | A  | A  | A  | A  | A | Accessory to existing retail sales. See Section 21.51.295. |

|                          | Neighborhood |     |     | Community |     |     |     | Regional | Other |  |
|--------------------------|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|--|
| <b>TEMPORARY LODGING</b> | CNP          | CNA | CNR | CC<br>A   | CCP | CCR | CCN | CHW      | CS    |  |
| Bed and breakfast inn    | AP           | AP  | AP  | AP        | AP  | AP  | AP  | AP       | N     |  |
| Hotel                    | N            | N   | N   | C         | C   | C   | C   | C        | N     |  |
| Inn                      | N            | N   | N   | AP        | AP  | AP  | AP  | N        | N     |  |
| Motel                    | N            | N   | N   | N         | N   | N   | N   | C        | N     |  |
| Shelters                 | N            | N   | N   | N         | N   | C   | C   | N        | N     |  |

|   | Neighborhood |     |     | Community |     |     |     | Regional | Other |  |
|---|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|--|
| <b>TEMPORARY USES</b>                   | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    |  |
| Carnival, event, fair, trade show, etc. | T            | T   | T   | T         | T   | T   | T   | T        | T     |  |
| Construction trailer                    | T            | T   | T   | T         | T   | T   | T   | T        | T     |  |

COASTAL COMMISSION

|  | Neighborhood |     |     | Community |     |     |     | Regional | Other |                        |
|--|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|------------------------|
| <b>TRANSPORTATION AND COMMUNICATION FACILITIES</b>   | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    |                        |
| Transportation facilities (bus terminals, cab stands, heliports, helistops)                            | N            | N   | N   | N         | N   | N   | N   | C        | N     |                        |
| Communication facilities:<br><br>A. Freestanding/monopole cellular and personal communication services | C            | C   | C   | C         | C   | C   | C   | C        | C     | See Section 21.52.210  |
| B. Attached/roof mounted cellular and personal communication services                                  | Y            | Y   | Y   | Y         | Y   | Y   | Y   | Y        | N     | See Section 21.45.115. |
| C. Electrical distribution station   | C            | C   | C   | C         | C   | C   | C   | C        | N     |                        |

|  | Neighborhood |     |     | Community |     |     |     | Regional | Other |  |
|--|--------------|-----|-----|-----------|-----|-----|-----|----------|-------|--|
| <b>MISCELLANEOUS</b>   | CNP          | CNA | CNR | CCA       | CCP | CCR | CCN | CHW      | CS    |  |
| Storage of hazardous materials accessory to principal use (such as pest control) | C            | C   | C   | C         | C   | C   | C   | C        | N     | A conditional use permit is required only if amount of material stored exceeds 55 gal. of liquid, 500 lbs. of solids, 200 cubic ft. of compressed gas or any amount of acutely hazardous material. |

**COASTAL COMMISSION**

**TABLE 32-2  
COMMERCIAL DEVELOPMENT STANDARDS**

| REQUIRED YARD AREAS BETWEEN BUILDINGS AND PROPERTY LINES |                    |        |            |                    |     |     |                    |                    |                    |
|--|--------------------|--------|------------|--------------------|-----|-----|--------------------|--------------------|--------------------|
|  | CNP                | CNA    | CNR        | CCA                | CCP | CCR | CCN                | CHW                | CS                 |
| Front Street (a)   | 0                  | 10     | 0 or 8 (e) | 10                 | 0   | 15  | 15                 | 10                 | 15                 |
| Side Street (a)  | 0                  | 5      | 0 or 5 (e) | 10                 | 0   | 10  | 10                 | 10                 | 15                 |
| Adjacent to Side Yard of Residential District (b)        | 10 feet            |        |            |                    |     |     |                    |                    |                    |
| Adjacent to Rear Yard of Residential District (b)(d)     | 20 feet            |        |            |                    |     |     |                    |                    |                    |
| Adjacent to Non-Residential District (b)(c)              | 5 feet             |        |            |                    |     |     |                    |                    |                    |
| REQUIRED YARD AREAS BETWEEN PARKING AND PROPERTY LINES   |                    |        |            |                    |     |     |                    |                    |                    |
|  | CNP                | CNA    | CNR        | CCA                | CCP | CCR | CCN                | CHW                | CS                 |
| Front street (a)   | 30                 | 10     | 30         | 10                 | 10  | 15  | 15                 | 6                  | 6                  |
| Side street (a)  | 6                  | 6      | 6          | 6                  | 6   | 10  | 10                 | 6                  | 6                  |
| Alley (b)  | 14 feet            |        |            |                    |     |     |                    |                    |                    |
| Adjacent to residential district                         | 5 feet             |        |            |                    |     |     |                    |                    |                    |
| Adjacent to non-residential district                     | 0                  | 5 feet |            |                    |     |     |                    |                    | 0                  |
| OTHER DEVELOPMENT STANDARDS                              |                    |        |            |                    |     |     |                    |                    |                    |
|  | CNP                | CNA    | CNR        | CCA                | CCP | CCR | CCN                | CHW                | CS                 |
| Minimum Lot Size   | 5,000 square feet  |        |            | 10,000 square feet |     |     |                    | 20,000 square feet | 10,000 square feet |
| Maximum Bldg Ht (f)                                      | 28 feet, 2 stories |        |            |                    |     |     | 38 feet, 3 stories | 28 feet, 2 stories | 28 feet            |
| Maximum Flagpole Ht                                      | 25 feet            |        |            |                    |     |     |                    |                    |                    |

- (a) In all cases, minimum setback of 10'0" from curb face.
- (b) Measured from centerline of alley.
- (c) Setback may be reduced to 0'0" if the structure is attached to a building abutting on lot or if no building on an abutting lot is within 5'0" of property line.
- (d) Setback may be reduced to 10'0" for a single-story commercial building through site plan review.
- (e) No setback is required for commercial or residential over ground floor commercial; an 8'0" front street setback is required for ground-floor residential, and 5'0" side street setback is required for ground-floor residential.
- (f) An accessory structure is limited to 15'0" in height.

**COASTAL COMMISSION**

**TABLE 32-3  
DEVELOPMENT STANDARDS  
RESIDENTIAL USES IN COMMERCIAL DISTRICTS**

| <b>Standard</b>                    | <b>CNR</b>   | <b>CCR</b>         | <b>CCN</b>         |
|------------------------------------|--|--------------------|--------------------|
| Density                            | Same as R-3-T zone   | Same as R-4-R zone | Same as R-4-N zone |
| Building Height                    | As per Table 32-2  |                    |                    |
| Setbacks                           | As per Table 32-2  |                    |                    |
| Lot Coverage                       | N/A  |                    |                    |
| Permitted location within building | No restrictions  |                    |                    |
| Usable open space and privacy      | Same as R-3-T zone   | Same as R-4-R zone | Same as R-4-N zone |
| Parking and loading                | As per Chapter 21.41   |                    |                    |
| Other standards                    | Same as R-3-T zone   | Same as R-4-R zone | Same as R-4-N zone |
| Garages                            | Garages in nonresidential zoning districts shall conform to the applicable development standards established for parking spaces as shown on Table 32-2.  |                    |                    |
| Accessory buildings                | Attached or detached accessory buildings in nonresidential districts may be located anywhere on a lot except within a required street front setback area. All other standards shall be the same as required for principal structures in the zoning district. |                    |                    |

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

Sec. 43. Long Beach Municipal Code Sections 21.15.200.5, 21.32.215, 21.41.201, 21.41.203, 21.41.211, Chapter 21.46 and Tables 32-0.5, 32-1B, 32-2B, 32-3B, 32-3C, 32-3D, 32.5A AND 32.5B are repealed.

Sec. 44. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of December 14, 1999, by the following vote:

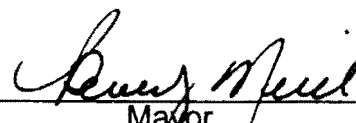
Ayes: Councilmembers: Baker, Colonna, Roosevelt, Kell,  
Grabinski, Shultz.

Noes: Councilmembers: None.

Absent: Councilmembers: Oropeza, Topsy-Elvord, Kellogg.

  
City Clerk

Approved: 12-20-99

  
Mayor

MJM:KJM  
11/19/99;11/21/99;12/8/99 #99-05987  
F:\APPS\CityLaw\32\WPDOCS\ID010\IP001\00007112.WPD

COASTAL COMMISSION  
LCP 1-00

EXHIBIT # 3  
PAGE 57 OF 57



**Date:** October 21, 1999

**To:** Chairman Whelan and Members of the Planning Commission

**From:** Carolyn C. Bihn, Planner II

**Subject:** Revision to Proposed Amendment Regarding Modifications to Approved Permits

The following revised language contains, in the last sentence, a discretionary threshold to be used by the Zoning Administrator in determining whether a change to a project is, or is not, a significant alteration to the original approval:

Amend section as follows:

Section 21.21.405 Modification Amendment of permits.

A An approved permit, variance or other previously granted approval entitlement may be modified as long as the modification is found to further the purposes of the Zoning Regulations amended at a public hearing. Notice of hearing on the requested amendment shall be given to any person or entity whom the Zoning Administrator determines was aggrieved at the original hearing. The hearing body which granted the original approval must consider and act on the modification amendment within sixty (60) days of receiving the modification amendment request. If the Zoning Administrator finds that the modification will not significantly alter the original approved action, notice of hearing on the requested modification shall be given to any person or entity whom the Zoning Administrator determines was aggrieved at the original hearing. If the Zoning Administrator finds that the modification may significantly alter the original approved action, notice of hearing on the requested modification shall be given as required for an Initial Hearing as shown on Table 21-1. For the purposes of this Section, a significant alteration shall include but is not limited to a request to relocate the project to a new location other than that approved by the permit, or a request to change the size of the project as approved by the permit by more than ten percent.

See p. 2 of Exhibit #3.

COASTAL COMMISSION  
LB LCP 1-00

EXHIBIT # 4  
PAGE 1 OF 1