

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



F18b

LCP-5-LOB-21-0089-3-Part A

(City of Long Beach, Drive-Through Regulations & Miscellaneous Zoning)

May 13, 2022

EXHIBITS

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OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 RESOLUTION NO. RES-19-0102

2
3 A RESOLUTION OF THE CITY OF LONG BEACH
4 AUTHORIZING THE DIRECTOR OF DEVELOPMENT
5 SERVICES TO SUBMIT AMENDMENTS TO THE LONG
6 BEACH ZONING REGULATIONS TO THE CALIFORNIA
7 COASTAL COMMISSION FOR APPROVAL

8
9 WHEREAS, on July 23, 2019, the City Council of the City of
10 Long Beach amended certain provisions of the Long Beach Zoning Regulations of the
11 City of Long Beach related to Drive-Through Facilities; and

12 WHEREAS, it is the desire of the City Council to submit the above
13 referenced zoning regulation amendments to the California Coastal Commission for its
14 review as implementing ordinances of the Long Beach Local Coastal Program (LCP); and

15 WHEREAS, the Planning Commission and City Council gave full
16 consideration to all facts and the proposals respecting the amendments to the zoning
17 regulations at a properly noticed and advertised public hearing; and

18 WHEREAS, the City Council approved the proposed changes to the LCP by
19 adopting the amendments to the zoning regulations. The proposed zoning regulation
20 amendments are to be carried out in a manner fully consistent with the Coastal Act and
21 become effective in the Coastal Zone immediately upon Coastal Commission
22 certification; and

23 WHEREAS, environmental documentation has been prepared, certified,
24 received and considered as required by law, and the City Council hereby finds that the
25 proposed amendments will not adversely affect the character, livability or appropriate
26 development of the surrounding properties and that the amendments are consistent with
27 the goals, objectives and provisions of the general plan;

28 //

OFFICE OF THE CITY ATTORNEY
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1 NOW, THEREFORE, the City Council of the City of Long Beach resolves as
2 follows:

3 Section 1. The amendment to the Long Beach Zoning Regulations of the
4 City of Long Beach adopted on July 23, 2019, by Ordinance No.
5 ORD-19-0016, a copy of which is attached to and incorporated in this
6 resolution as Exhibit "A" and is hereby submitted to the California Coastal Commission
7 for its earliest review as to that part of the ordinance that directly affects land use matters
8 in that portion of the California Coastal Zone within the City of Long Beach.

9 Section. 2. The Director of Development Services of the City of Long
10 Beach is hereby authorized to and shall submit a certified copy of this resolution, together
11 with appropriate supporting materials, to the California Coastal Commission with a
12 request for its earliest action, as an amendment to the Local Coastal program that will
13 take effect automatically upon Commission approval pursuant to the Public Resources
14 Code or as an amendment that will require formal City Council adoption after Coastal
15 Commission approval.

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

18 I certify that this resolution was adopted by the City Council of the City of
19 Long Beach at its meeting of July 16, 2019, by the following vote:

20 Ayes: Councilmembers: Pearce, Mungo, Andrews, Uranga,
21 Austin, Richardson.

22 _____
23 Noes: Councilmembers: Supernaw.

24 _____
25 Absent: Councilmembers: Price.

26 _____

27 _____
28 
City Clerk

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ORDINANCE NO. ORD-19-0016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING SECTIONS 21.15.870; TABLE 32-1 OF CHAPTER 21.32, TABLE 33-2 OF CHAPTER 21.33, AND SECTION 21.45.130; AND BY ADDING SECTION 21.15.875, ALL RELATING TO DRIVE-THROUGH FACILITIES

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

Section 1. Section 21.15. 870 of the Long Beach Municipal Code is amended to read as follows:

21.15.870 Drive-in restaurant.

See "Drive-through facilities."

Section 2. Table 32-1 of Chapter 21.32, "Automobile (Vehicle) Uses," is amended to add "Drive-through facilities" to read as follows:

Automobile (Vehicle) Uses	Neighborhood			Community				Regional	Other	Special standards apply (see Section 21.45.130).
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Drive-through facilities	N	C	N	C	C	C	C	C	N	

//

//

1 Section 3. Table 32-1 of Chapter 21.32, "Financial Services," is amended
 2 by amending "3. Drive-through facilities" to read as follows:

	Neighborhood			Community				Regional	Other	
Financial Services	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
3. Drive-through facilities	N	C	N	C	C	C	C	C	N	Special standards apply (see Section 21.45.130).

11 //
 12 //

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1 Section 4. Table 32-1 of Chapter 21.32, "Restaurants and Ready-To-Eat
 2 Foods," is amended to read as follows:

	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Restaurants and Ready-To-Eat Foods										
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 and ready-to-eat foods with drive-through facilities	N	C	N	C	C	C	C	C	N	Special standards apply (see Section 21.45.130).
Restaurant and ready-to-eat foods without drive-through facilities	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)

28 //

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Section 5. Table 33-2 of Chapter 21.33, "7.0 Retail Trade," is amended

and restated to read as follows:

Use	IL	IM	IG	IP	*Notes and Exceptions
7. Retail Trade					a. Primarily, these uses are intended to serve nearby industries and employees, and the retail's proximity will provide convenience with minimal impact on the retail operations.
7.1 Eating places without drive-through facilities (SIC code 5812*)	Y	Y	Y		
7.2 Drive-through facilities (SIC code 5812*)	C	C	C	See item 10 in this table.	b. Any business involved in the sale of alcoholic beverages shall be subject to conditional use permit review and shall meet the location requirements contained in Section 21.52.201.
7.3 Book and video stores; video rentals (SIC codes 5735, 5942, 7841)	Y	Y	Y		The following exceptions do not require a conditional use permit:
7.4 All other retail trade (SIC codes 52 through 57, 59)	Y	C	C		Restaurants with alcoholic beverage service only with meals, whereby alcoholic beverage sales comprise 30 percent or less of the monthly gross sales of the restaurant. This generally means that any use with a fixed bar is not exempt from the conditional use permit requirement. A service bar is not a fixed bar. A sushi bar where alcoholic beverages are served at the same bar as meals is considered as serving alcoholic beverages only with meals. A cocktail lounge without a bar but with service primarily of hors d'oeuvres and alcoholic beverages shall require a conditional use permit.
See item 13 in this table for "drinking places." (SIC code 5813)					
					<ul style="list-style-type: none"> Any use located more than 500 ft. from a zone district which allows residential use.

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Use	IL	IM	IG	IP	*Notes and Exceptions
					<ul style="list-style-type: none"> • Department store or florist shop with accessory sales of alcoholic beverages. • A grocery store of 20,000 sq. ft. or more with accessory sales of alcoholic beverages. • "Existing legal, nonconforming uses. <p>c. Pawnshops (included within SIC code 5932) shall require a conditional use permit in all zones.</p> <p>d. Gasoline Service Stations (SIC code 5541) and Fuel Dealers (SIC code 598) shall be permitted in the IG district.</p> <p>e. Sales of firearms in the IL zone shall require a conditional use permit.</p> <p>f. Drive-through facilities in all Industrial Districts require a conditional use permit. Special Standards apply (see Section 21.45.130).</p>
					//
					//

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Section 6. Table 33-2 of Chapter 21.33, "9. Professional Office and Institutional Uses," is amended and restated to read as follows:

Use	IL	IM	IG	IP	*Notes and Exceptions
<p>9.0 Professional Office and Institutional Uses</p> <p>(SIC codes 60, 61, 62, 63, 64, 65, 66, 73 [except 7353 and 7359], 861, 862, 863, 864, 878* Division J (Public Administration))</p>	Y	AP	AP	See item 10 in this table	<p>a. Prohibited in all industrial districts:</p> <ul style="list-style-type: none"> • 6099 (Functions related to depository banking, not elsewhere classified) • 9223 (Correctional Institutions) • 8744 (Jails, privately operated-correctional facilities, adult privately operated), except a "Community Correctional Re-entry Center," as defined in Section 21.15.602, may be permitted in the IL, IM and IG zone districts pursuant to a conditional use permit as set forth in Chapter 21.52 <p>b. Offices are intended to serve nearby industries and employees.</p> <p>c. Emergency shelters (8322) shall be subject to the special development standards specified in Section 21.45.132.</p> <p>d. Adult-Use Cannabis Businesses subject to Chapter 5.92.</p> <p>e. Drive-through facilities in all Industrial Districts require a conditional use permit. Special standards apply (see Section 21.45.130).</p>

Section 7. Table 33-2 of Chapter 21.33, "10. Port-Dependent And Support Businesses," is amended and restated to read as follows:

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Use	IL	IM	IG	IP	*Notes and Exceptions
10. Port-Dependent And Support Businesses	See Items 1-9 and 11-14 in this table	See Items 1-9 and 11-14 in this table.	See Items 1-9 and 11-14 in this table.	Y	<ul style="list-style-type: none"> • <u>Ancillary Port Facilities</u> - ship building and repair, towboat and salvage operations, bunker barge loading, sportfishing launching, marine research, Coast Guard operations, marine-oriented fire protection, equipment storage for dredging and waterfront construction, oil spill cleanup • <u>Commercial/Recreational Facilities</u> - water-oriented parks, sightseeing, sportfishing, water skiing, restaurants, hotels, curio shops, marinas, boat sales and manufacturing, charter boat operations, tackle shops, tourist attractions (e.g., Queen Mary), vessel storage • <u>Federal Use</u> - shipyard and drydock operations, Navy Base and support • <u>Oil And Gas Production</u> - including tankage, processing, drilling, and water injection • <u>Utilities</u> - Installations and rights-of-way, including SCE station on Terminal Island • Adult-Use Cannabis Businesses (all categories) are prohibited • Drive-through facilities in all Industrial Districts require a conditional use permit. Special standards apply (see Section 21.45.130).

1 Section 8. Section 21.45.130 of the Long Beach Municipal Code is
2 amended to delete Figure 45-1 and amended and restated to read as follows:

3 21.45.130 Drive-through facilities.

4 Findings required. A decision-maker shall not grant a conditional use
5 permit or other approval for a drive-through facility without finding:

6 A. Said facility has adequate vehicle queuing distance,
7 including with due consideration for menu board location, clear of any
8 adjacent public right-of-way, and shall not create any vehicular or pedestrian
9 travel hazards as demonstrated in a traffic study prepared to the satisfaction
10 of the Director of Development Services.

11 B. That the project substantially conforms with the purpose,
12 intent and provisions of the General Plan, any applicable Specific Plan or
13 Planned Development District, overlay, design guidelines, or other applicable
14 regulation.

15 C. That the location and design of the facility is compatible
16 with surrounding existing uses, includes a prominent main entrance at street
17 or lot frontage, attractive landscaping, and includes sufficient pedestrian
18 amenities, and interior floor area.

19 D. The said facility includes sufficient emissions controls to
20 prevent idling vehicles, tunneling of emissions, and associated impacts on
21 employees, visitors, and nearby sensitive receptors.

22 E. That said facility includes buffering sufficient to control
23 any spillover impacts, including but not limited to noise, light, and debris that
24 may impact surrounding sensitive receptors.

25 F. That said facility, if located within 150-feet of a residential
26 zone, includes appropriate limits on hours of operation of the drive-through.
27 Hours of operation for dine-in or take-out customers shall not be limited.

28 G. That said facility is not located in an area of existing

1 overconcentration of drive-through facilities and is not located within a 500-
2 foot radius of a school or park unless mitigating factors exist.

3 H. That development of the subject property shall not
4 otherwise be suitable or necessary for more-intensive development that
5 would advance the City's housing and economic goals, as described in the
6 General Plan and Economic Blueprint.

7
8 Section 9. Section 21.15.875 is added to the Long Beach Municipal Code
9 to read as follows:

10 21.15.875 Drive-through facilities.

11 Drive-through or Drive-up facilities. An establishment that sells
12 products or provides services to occupants in vehicles, including drive-in or
13 drive-up windows and drive-through services. Examples include, but are not
14 limited to, fast food restaurants, banks, dry cleaners, mortuaries, and
15 pharmacies. Drive-through facilities do not include "click and collect" facilities
16 in which an online order is picked up in a stationary retail business without
17 use of a drive-in service.

18
19 Section 10. The City Clerk shall certify to the passage of this ordinance by
20 the City Council and cause it to be posted in three (3) conspicuous places in the City of
21 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the
22 Mayor.

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1 I hereby certify that the foregoing ordinance was adopted by the City Council
2 of the City of Long Beach at its meeting of July 23, 2019, by the following vote:

3
4 Ayes: Councilmembers: Pearce, Price, Mungo, Andrews,
5 Uranga, Austin, Richardson.

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8 Noes: Councilmembers: Supernaw.

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10 Absent: Councilmembers: None.

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OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

Approved: 7/24/19
(Date)


City Clerk


Mayor


CERTIFIED AS A TRUE AND CORRECT COPY

CITY CLERK OF THE CITY OF LONG BEACH

BY: TA
DATE: 11/17/2021

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CHARLES PARKIN, City Attorney
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RESOLUTION NO. RES-20-0120

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AUTHORIZING THE DIRECTOR OF
DEVELOPMENT SERVICES TO SUBMIT AMENDMENTS
TO THE LONG BEACH ZONING REGULATIONS TO THE
CALIFORNIA COASTAL COMMISSION FOR APPROVAL

WHEREAS, on September 15, 2020, the City Council of the City of
Long Beach amended certain provisions of the Long Beach Zoning Regulations, Title 21,
of the Long Beach Municipal Code; and

WHEREAS, it is the desire of the City Council to submit the above
referenced zoning regulation amendments to the California Coastal Commission for its
review and certification; and

WHEREAS, the Planning Commission and City Council gave full
consideration to all facts and the proposals respecting the amendments to the zoning
regulations at properly noticed and advertised public hearings; and

WHEREAS, the City Council, in accordance with the recommendation of
the Planning Commission, approved the proposed amendments to the zoning regulations
by adopting amendments to Title 21. The proposed zoning regulation amendments are
to be carried out in a manner fully consistent with the Coastal Act and become effective in
the Coastal Zone immediately upon Coastal Commission certification and approval; and

WHEREAS, the City Council hereby finds that the proposed zoning
amendments will not adversely affect the character, livability or appropriate development
in the City of Long Beach and that the amendments are consistent with the goals,
objectives and provisions of the City's General Plan and the California Coastal Act.

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

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
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1 Section 1. The amendment to the Long Beach Zoning Regulations of the
2 City of Long Beach adopted on October 6 , 2020, by Ordinance No.
3 ORD-20- 0040 , a copy of which is attached to and incorporated in this
4 resolution as Exhibit "A", is hereby submitted to the California Coastal Commission for its
5 earliest review as to that part of the ordinance that directly affects land use matters in that
6 portion of the California Coastal Zone within the City of Long Beach.

7 Section 2. The Director of Development Services of the City of Long
8 Beach is hereby authorized to and shall submit a certified copy of this resolution, together
9 with appropriate supporting materials, to the California Coastal Commission with a
10 request for its earliest action, as an amendment to the Local Coastal program that will
11 take effect automatically upon Coastal Commission approval pursuant to the Public
12 Resources Code or as an amendment that will require formal City Council adoption after
13 Coastal Commission approval.

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

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I certify that this resolution was adopted by the City Council of the City of Long Beach at its meeting of September 15, 2020, by the following vote:

Ayes: Councilmembers: Zendejas, Pearce, Price, Supernaw,
Mungo, Andrews, Uranga, Austin,
Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: None.

Recusal(s): Councilmembers: None.

M. De La Hoya
City Clerk

M. De La Hoya
CERTIFIED AS A TRUE AND CORRECT COPY
CITY CLERK OF THE CITY OF LONG BEACH

BY: TA
DATE: 11/17/2021

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
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ORDINANCE NO. ORD-20-0040

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING TABLE 32-1 OF CHAPTER 21.32, TABLE 33-2 OF CHAPTER 21.33, AND TABLE 41-C OF CHAPTER 21.44, ALL RELATED TO ZONING CODE REGULATIONS

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

Section 1. Table 32-1 of Chapter 21.32 of the Long Beach Municipal Code is amended by amending items under "Automobile (Vehicle) Uses," "Public and Semi-Public Institutional," and "Personal Services" to read as follows:

Table 32-1
Uses In All Other Commercial Zoning Districts

	Neighborhood			Community				Regional	Other	Notes
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Automobile (Vehicle) Uses										Note: All outdoor display, storage, service and repair of vehicles is subject to special standards (see Chapter 21.45).
Minor auto repair, tune up and lube, smog test	N	N	N	AP	AP	AP	AP	Y	N	
Motorcycle/jet ski sales and repair	N	N	N	AP	AP	N	N	AP	N	See also industrial

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1										zones, table 33-1.
2	Vehicle parts (with installation); tire store	N	N	N	AP	AP	AP	AP	AP	N
3										
4	Public and Semi-Public Institutional									Additional Regulations
5										
6	Religious assembly uses with over 25,000 square feet of GFA	C	C	C	AP	AP	AP	AP	AP	N
7										
8	Convalescent hospital or home	C	C	C	C	C	AP	AP	AP	N
9										
10	Hospital	C	C	C	C	C	C	C	C	N
11										Subject to 21.34.020
12	Industrial arts trade school or rehabilitation workshop	N	N	N	AP	AP	AP	AP	Y	N
13										
14	Personal Services									Additional Regulations
15										
16	Repair shop (stove, refrigerator, upholstery, lawn mowers, etc.)	N	N	N	AP	AP	AP	AP	Y	N
17										For small appliance repair, see "basic personal services."
18	Professional Services									
19										
20	Accounting, advertising, architecture, artist studio, bookkeeping, business headquarters, chiropractic, computer programming, consulting, contracting, dentistry, engineering, insurance, lab testing, law, marketing, medicine, medical	Y	Y	Y	Y	Y	Y	Y	Y	N
21										
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1	offices, urgent									
2	care centers,									
3	outpatient									
4	surgical centers									
5	and similar									
6	medical uses,									
	photography,									
	psychiatry,									
	psychology, real									
	estate, or tax									
	preparation									

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9 Section 2. Table 33-2 of Chapter 21.33 of the Long Beach Municipal
 10 Code is amended by amending items as follows:

11 Table 33-2
 12 Uses In Industrial Districts

13 Use	14 IL	15 IM	16 IG	17 IP	18 *Notes and Exceptions
13 13.1 Outdoor 14 recreation (drive-in theater, 15 racetrack, golf, driving 16 range, shooting range and 17 similar uses)	14 AP	15 N	16 N	17 See 18 Item 10 19 in this 20 table.	21 a. Any business involved in the 22 sale of alcoholic beverages shall be 23 subject to conditional use permit 24 review and shall meet the location 25 requirements contained in Section 26 21.52.201. The following exceptions 27 do not require conditional use permit: • Restaurant with alcoholic 28 beverage service only with meals, whereby alcoholic beverage sales comprise 30 percent or less of the monthly gross sales of the restaurant. This generally means that any use with a fixed bar is <u>not</u> exempt from the conditional use permit requirement. A service bar is not a fixed bar. A sushi bar where alcoholic beverages are served at the same bar as meals is considered as serving alcoholic beverages only with meals. A cocktail lounge without a bar but with service primarily of hors d'oeuvres and alcoholic beverages <u>shall</u> require a conditional use permit. • Any use located more than 500 ft. from a zone district which allows residential use
21 13.4 Health clubs 22 and the like (SIC code 23 7991)	24 AP	25 N	26 N	27 N	

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					<ul style="list-style-type: none"> • Department store or florist shop with accessory sales of alcoholic beverages • Existing legal, nonconforming uses
14. Miscellaneous uses					
14.4 Job training and vocational rehabilitation (SIC code 833)	AP	AP	AP	AP	

Section 3. Table 41-1C of Chapter 21.41 of the Long Beach Municipal Code is amended by amending the following item to read as follows:

Table 41-1C
 Required Number of Parking Spaces for
 Commercial, Industrial/Manufacturing and All Other Uses
 (Continued)

Use	Required Number of Spaces
Office	
2. Medical or dental office, clinic, urgent care, outpatient surgical center or similar medical uses	4 per 1,000 GFA

Section 4. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

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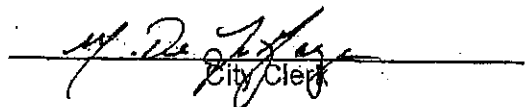
I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of October 6, 2020, by the following vote:

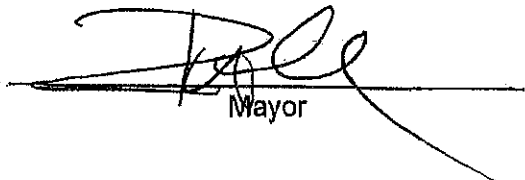
Ayes: Councilmembers: Zendejas, Price, Supernaw,
Mungo, Uranga, Austin,
Richardson, Andrews.

Noes: Councilmembers: None.

Absent: Councilmembers: Pearce.

Recusa(s): Councilmembers: None.


City Clerk


Mayor

Approved: 10/8/2020
(Date)

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through facilities										
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(portions of) Table 33-2, Uses In Industrial Districts

Use	IL	IM	IG	IP	*Notes and Exceptions
7. Retail Trade					a. Primarily, these uses are intended to serve nearby industries and employees, and the retail's proximity will provide convenience with minimal impact on the retail operations. b. Any business involved in the sale of alcoholic beverages shall be subject to conditional use permit review and shall meet the location requirements contained in Section 21.52.201. The following exceptions do not require a conditional use permit: <ul style="list-style-type: none"> • Restaurant with alcoholic beverage service only with meals, whereby alcoholic beverage sales comprise 30 percent or less of the monthly gross sales of the restaurant. This generally means that any use with a fixed bar is <u>not</u>** exempt from the conditional use permit requirement. A service bar is not a fixed bar. A sushi bar is not a fixed bar. A sushi where alcoholic beverages are served at the same bar as meals in considered as serving alcoholic beverages only with meals. A cocktail lounge without a bar but with service primarily of hors d'oeuvres and alcoholic beverages <u>shall</u>** require a conditional use permit. • Any use located more than 500 ft. from a zone district which allows residential use.
7.2 Eating with ** dDrive-through facilities service (SIC code 5812*)	Y /C	Y /C	Y /C	See Item 10 in this table	
7.4 Building Materials, Hardware (SIC codes 52)	Y	Y	Y		
7.5 All other retail trade (SIC codes 53, 54, 55*, 56, 57, 59*)	Y	C	C		

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				<ul style="list-style-type: none"> • Department store or florist shop with accessory sales of alcoholic beverages. • Existing legal, nonconforming uses. <p>c. Pawnshops (included within SIC code 5932 shall require a Conditional Use Permit in all zones.</p> <p>d. Gasoline Service Stations (SIC code 5541) and Fuel Dealers (SIC code 598) shall be permitted in the IG district.</p> <p>e. Sales of firearms in the IL zone shall require a Conditional Use Permit.</p>
<p>9.0 Professional Office and Institutional Uses (SIC codes 60, 61, 62, 63, 64, 65, 66, 73 [except 7353 and 7359), 861, 862, 863, 864, 873, 878* Division J (Public Administration))</p>	Y	AP	AP	<p>a. Prohibited in all industrial districts:</p> <ul style="list-style-type: none"> • 6099 (Functions related to depository banking, not elsewhere classified) • 9223 (Correctional Institutions) • 8744 (Jails, privately operated-correctional facilities, adult privately operated), except a "Community Correctional Re-entry Center," as defined in Section 21.15.602, may be permitted in the IL, IM and IG zone districts pursuant to a conditional use permit as set forth in Chapter 21.52. <p>b. Offices are Intended to serve nearby industries and employees.</p> <p>c. Emergency shelters {8322) shall be subject to the special development standards specified in Section 21.45.132.</p> <p>d. Adult-Use Cannabis Businesses subject to Chapter 5.92</p> <p><u>e. Drive-through facilities in all Industrial Districts require a conditional use permit. Special standards apply (see Section 21.45.130).</u></p>

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<p>10. Port-Dependent And Support Businesses</p>	<p>See Items 1-9 and 11-14 in this table.</p>	<p>See Items 1-9 and 11-14 in this table.</p>	<p>See Items 1-9 and 11-14 in this table.</p>	<p><u>Y</u></p>	<ul style="list-style-type: none"> • Ancillary Port Facilities—ship building and repair, towboat and salvage operations, bunker barge loading, sportfishing launching, marine research, Coast Guard operations, marine-oriented fire protection, equipment storage for dredging and waterfront construction, oil spill cleanup • Commercial/Recreational Facilities—water-oriented parks, sightseeing, sportfishing, water skiing, restaurants, hotels, curio shops, marinas, boat sales and manufacturing, charter boat operations, tackle shops, tourist attractions (e.g., Queen Mary), vessel storage • Federal Use—shipyard and drydock operations, Navy Base and support • Oil And Gas Production—including tankage, processing, drilling, and water injection • Utilities—installations and rights-of-way, including SCE station on Terminal Island • Adult-Use Cannabis Businesses (all categories) are prohibited • <u>Drive-through facilities in all Industrial Districts require a conditional use permit. Special standards apply (see Section 21.45.130).</u> <p>All projects within the Coastal Zone are also subject to the Local Coastal Program and provisions as set forth in Chapter 21.25 Division IX. Use, operating, and other regulations contained outside of Title 20 and Title 21 are not certified by the California Coastal Commission.</p>
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Section 21.45.130 ~~Drive-through~~ Thru fFacilities

Findings required. A decision-maker shall not grant a conditional use permit or other

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approval for a drive-through facility without finding:

A. Queuing space length. Said facility has adequate vehicle queuing distance, including with due consideration for menu board location, clear of any adjacent public right-of-way, and shall not create any vehicular or pedestrian travel hazards as demonstrated in a traffic study prepared to the satisfaction of the Director of Development Services.

~~1. Restaurants. A minimum queuing distance of one hundred and fifty feet (150') shall be provided from the forwardmost drive-up window to the entrance to the queuing space. The queuing space shall be located completely clear of any adjacent public right-of-way and all circulation aisles provided on a site as illustrated in Figure 45-1.~~

~~2. Drug stores, ATM's, and banks. A minimum queuing of one hundred feet (100') shall be provided from the forwardmost drive-up window to the entrance to the queuing space. The queuing space shall be located completely clear of any adjacent public right-of-way and all circulation aisles provided on a site as illustrated in Figure 45-1.[Figure 45-1 is also deleted.]~~

~~B. Menu board location. Each menu board shall be located to provide adequate distance from the menu board to the entrance to the queuing space.~~ That the project substantially conforms with the purpose, intent and provisions of the General Plan, any applicable Specific Plan or Planned Development District, overlay, design guidelines, or other applicable regulation.

~~C. Menu board size. The size of a menu board shall be regulated by the provisions of Chapter 21.44.~~ That the location and design of the facility is compatible with surrounding existing uses, includes a prominent main entrance at street or lot frontage, attractive landscaping, and includes sufficient pedestrian amenities, and interior floor area.

D. The said facility includes sufficient emissions controls to prevent idling vehicles, tunneling of emissions, and associated impacts on employees, visitors, and nearby sensitive receptors.

E. That said facility includes buffering sufficient to control any spillover impacts, including but not limited to noise, light, and debris that may impact surrounding sensitive receptors.

F. That said facility, if located within 150-feet of a residential zone, includes appropriate limits on hours of operation of the drive-through. Hours of operation for dine-in or take-out customers shall not be limited.

G. That said facility is not located in an area of existing overconcentration of drive-through facilities and is not located within a 500-foot radius of a school or park unless mitigating factors exist.

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H. That development of the subject property shall not otherwise be suitable or necessary for more-intensive development that would advance the City's housing and economic goals, as described in the General Plan and Economic Blueprint.

ORD-20-0040: Miscellaneous Zoning Code Updates

(portions of) Table 32-1, Uses In All Other Commercial Zoning Districts

	Neighborhood			Community				Regional	Other	Notes
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Automobile Uses										Note: All outdoor display, storage, service and repair of vehicles is subject to special standards (see Section 21.45).
Minor auto repair, tune up & lube smog test	N	N	N	<u>GAP</u>	<u>GAP</u>	<u>GAP</u>	<u>GAP</u>	Y	N	
Motorcycle/jet ski sales & repair	N	N	N	<u>GAP</u>	<u>GAP</u>	N	N	<u>GAP</u>	N	Also see industrial zones, Table 33-1.
Vehicle parts (with installation); tire store	N	N	N	<u>GAP</u>	<u>GAP</u>	<u>GAP</u>	<u>GAP</u>	<u>GAP</u>	N	
Public and Semi-Public Institutional										Additional Regulations
Religious assembly uses with over 25,000 square feet of GFA	<u>NC</u>	<u>NC</u>	<u>NC</u>	<u>GAP</u>	<u>NAP</u>	<u>GAP</u>	<u>GAP</u>	<u>GAP</u>	N	See Section 21.52.219.8. Religious Assembly Uses shall be permitted (Y) in the PD-30 Downtown Plan Area

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<u>care centers,</u> <u>outpatient</u> <u>surgical</u> <u>centers and</u> <u>similar</u> <u>medical uses.</u> photography, psychiatry, psychology, real estate, or tax preparation										
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(portions of) Table 33-2, Uses In Industrial Districts

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

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					conditional use permit. <ul style="list-style-type: none"> Any use located more than 500 ft. from a zone district which allows residential use. Department store or florist shop with accessory sales of alcoholic beverages. Existing legal, nonconforming uses.
14. Miscellaneous uses					
14.4 Job Training and Vocational Rehabilitation (SIC code 833)	GAP	GAP	GAP	GAP	a. Caretaker quarters permitted only in conjunction with a permitted nonresidential use. b. Billboards subject to regulations and standards contained in Chapter 21.54. c. For Temporary Use regulations, see Chapter 21.53

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(portion of) Table 41-1C, Required Number of Parking Spaces for Commercial, Industrial/ Manufacturing and All Other Uses

Use	Required Number of Parking Spaces
Office	
2. <u>Medical or dental office, clinic, urgent care, outpatient surgical center or similar medical uses</u>	<u>4.5</u> -per 1,000 GFA