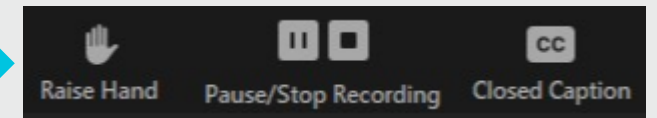
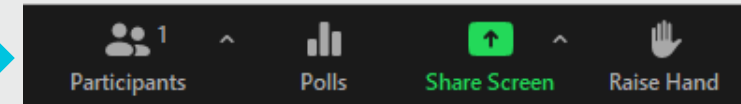




# Zone In: West Long Beach West Willow St. & Santa Fe Ave Rezoning

# Logistics for Today's Meeting

- **This meeting will be recorded.**
- Participants are automatically muted upon entry.
- **If you would like to participate in the discussion, please raise your hand.**
  - To raise hand, click on the icon labeled "**Raise Hand**" in the toolbar at the bottom center of your screen.
- When it is your turn to speak, you will be unmuted, and call you by name.
- Click the same "**Raise Hand**" in the webinar controls to lower it, if needed.
- If you need closed captioning, please click the icon labeled "**Closed Caption**" in the toolbar at the bottom center of your screen.



# What is Zone In?



Zone In is a **systematic** effort to **update the zoning** regulations to implement the 2019 General Plan Land Use Element. The City has three major rezoning efforts underway: UPLAN in North Long Beach, City Core in Central Long Beach, and WestLB in West Long Beach. All three efforts seek to accommodate housing needs and improve access to commercial uses.

## West Long Beach Deliverable

A set of **zoning recommendations** that aim to accommodate housing needs, activate commercial corridors, and incentivize essential retail and services, including grocery stores, banks, and pharmacies

## West Long Beach Outcome

An **evolving, engaged, and equitable** community where existing residents benefit from new investment and have their core needs met locally.





## What does Zoning regulate? *¿Que regula la zonificación?*

Uso de Terreno (p. ej.  
residencial, industrial)



Land use  
(e.g. residential, industrial)

Altura



Height

Densidad



Density

Alineaciones



Setbacks

Estacionamiento



Parking

Espacio abierto,  
comodidades



Open space, amenities

Jardinería areas  
verdes



Landscaping

# How do the General Plan, Zoning, and Entitlements fit together?

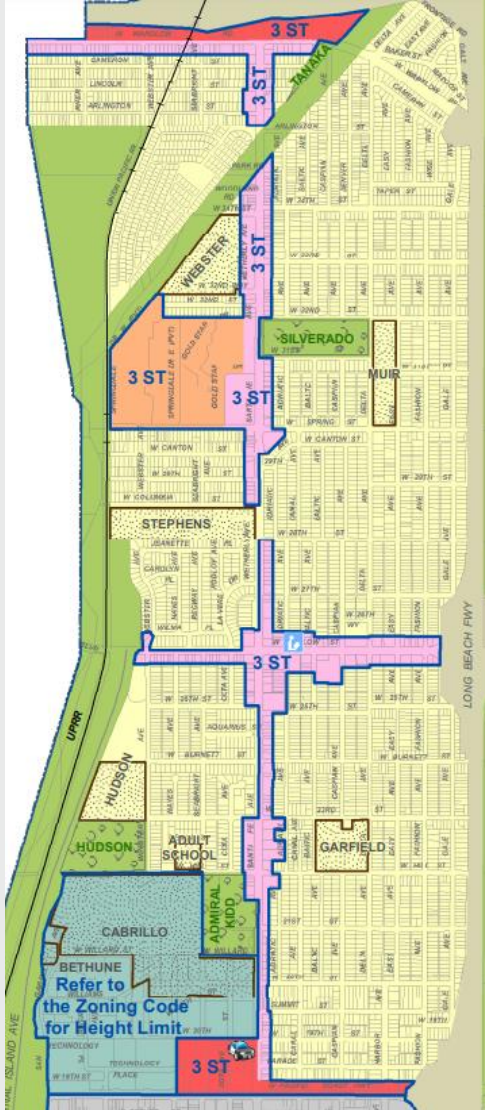
**General Plan (long range policy):** guides future development in the City

- Must accommodate the required amount of population growth per state law
- Land Use Element (LUE) update adopted by City Council in 2019; Housing Element adopted by LB City Council and certified by the State in 2022

**Zoning Ordinance (law):** regulatory document

- Identifies allowable uses, development standards, and parking requirements for each property in the City
- Must be consistent with the General Plan

# Zone In West Long Beach Context

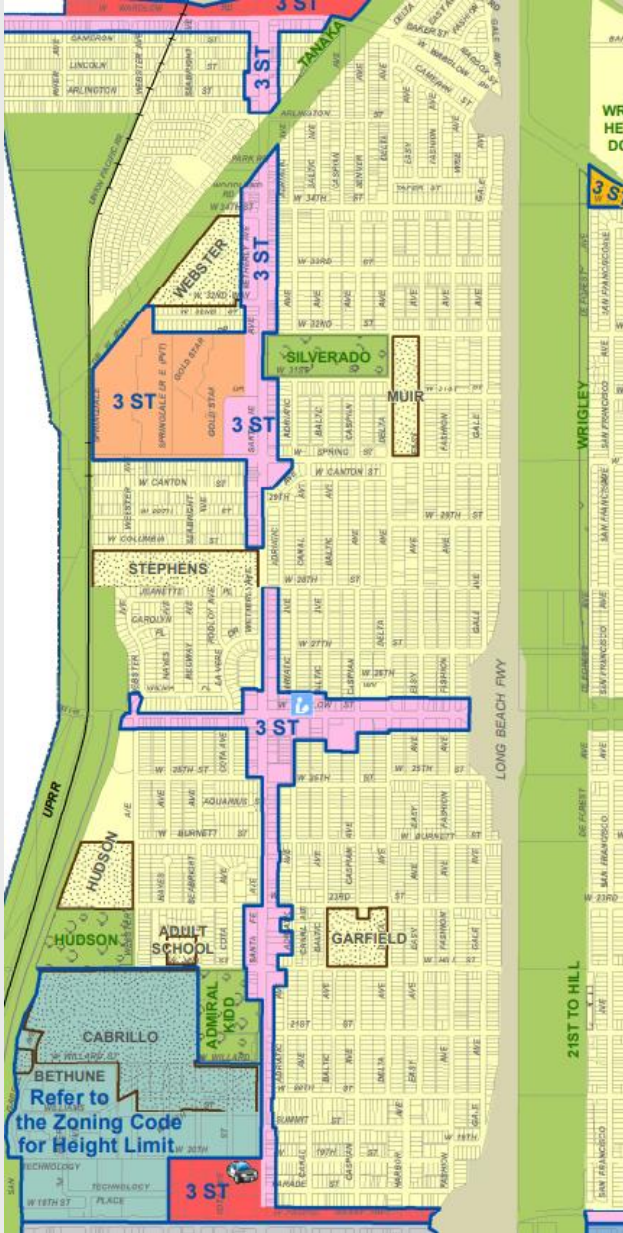


## Project Timeline















- In **June 2021** a one-year moratorium (urgency ordinance) was established at the behest of Council District 7 to allow for new neighborhood-serving zoning regulations to be adopted
- Per the urgency ordinance, **the moratorium affects properties shown in pink on the map** (properties on West Willow west of the LA river and on Santa Fe from Wardlow to Pacific Coast Hwy)
- City staff hosted a Zone In: WestLB Virtual Open House online with community members in **May 2022** to provide an overview of Zone In and showcase initial ideas for the Willow and Santa Fe corridors.
  - Participants emphasized the need for essential services to be available locally, especially grocery stores, banks, and pharmacies.
  - Residents voiced concerns around housing and transportation options and the dearth of community-serving commercial corridors
- The one-year moratorium was extended for a year in **June 2022**, with a rezoning goal of December 2022 and hard deadline before **June 2023**.



## LUE PlaceType Map Guides What Zoning Recommendations We Can Make



## Placetype

- 
- |   |  |
|---|--|
|    | Community Commercial - CC  |
|    | Downtown - DT  |
|    | Founding and Contemporary Neighborhood (Single-family and low-density) - FCN |
|    | Industrial - I   |
|    | Multiple Family Residential Low Density - MFR-L                              |
|    | Multiple Family Residential Moderate Density - MFR-M                         |
|    | Neighborhood Serving Center or Corridor Low Density - NSC-L                  |
|    | Neighborhood Serving Center or Corridor Moderate Density - NSC-M             |
|    | Neo Industrial - NI  |
|    | Open Space - OS  |
|  | Regional Serving Facility - RSF  |
|  | Transit-Oriented Development Low Density - TOD-L                             |
|  | Transit-Oriented Development Moderate Density - TOD-M                        |
|  | Waterfront - WF  |

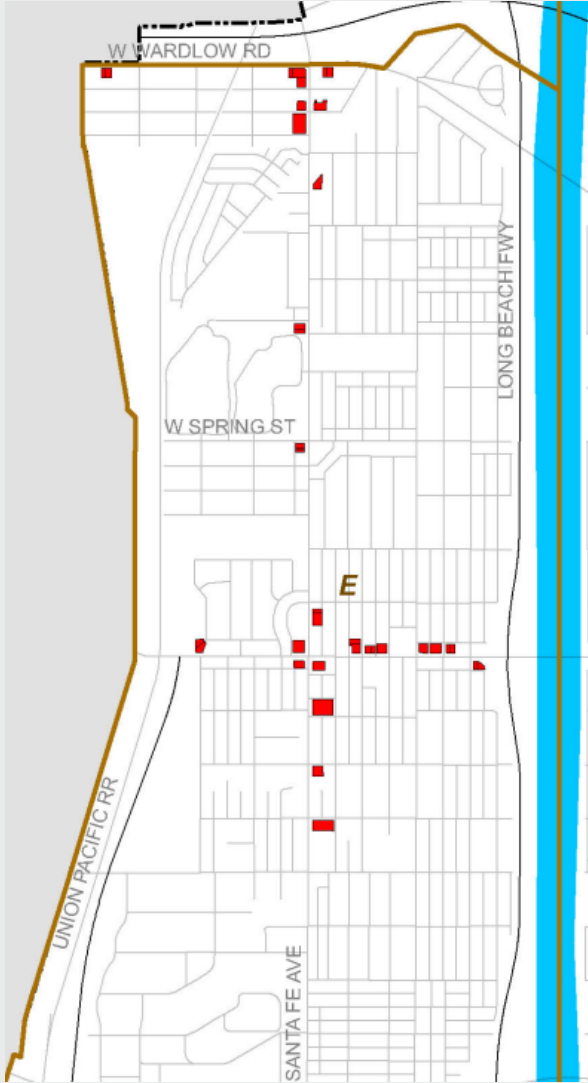
*LUE Guidance for Uses & Standards:*

**Land Uses and Development Standards.** This PlaceType encourages mixed-use, commercial and apartment buildings and condominiums ranging from three to five stories in height. A variety of commercial uses is encouraged to meet consumers' daily needs for goods and services, including but not limited to restaurants, cafes, retail shops, financial institutions, fitness centers and other daily conveniences within walking distance from residential uses. Compatible public facilities are also encouraged. Preferred uses and development standards include:

## Neighborhood-Serving Centers and Corridors- Low

- » Neighborhood-serving, low-intensity commercial uses (0.5 - 1.0 FAR).
- » Low-density apartment and condominium buildings up to 44 units/acre maximum.
- » Typical population density is up to 125 persons/acre.
- » Schools, parks, daycare, senior care, police and fire stations, libraries and similar facilities.
- » Buildings not to exceed three stories in height.

# Zone In West Long Beach Context



- 36 parcels totaling 10 acres in the study area are found on the Housing Element Site Inventory accounting for 1.3% of the City's RHNA (338 units are allocated to these inventory sites, of which 205 are designated as affordable)
- Obligation to meet Regional Housing Needs Assessment (RHNA) allocation of 26,000+ units
- Although there is a strong desire for commercial uses in this location, zoning cannot prohibit new housing in areas where the General Plan allows for it
- Any shortfall in meeting the anticipated number of housing units for sites on the site inventory would need to be made up with new sites



# Building From Title 22 Zones Adopted in 2020

## NEIGHBORHOOD-SERVING CORRIDORS

### PASILLOS SIRVIENDO A LA COMUNIDAD

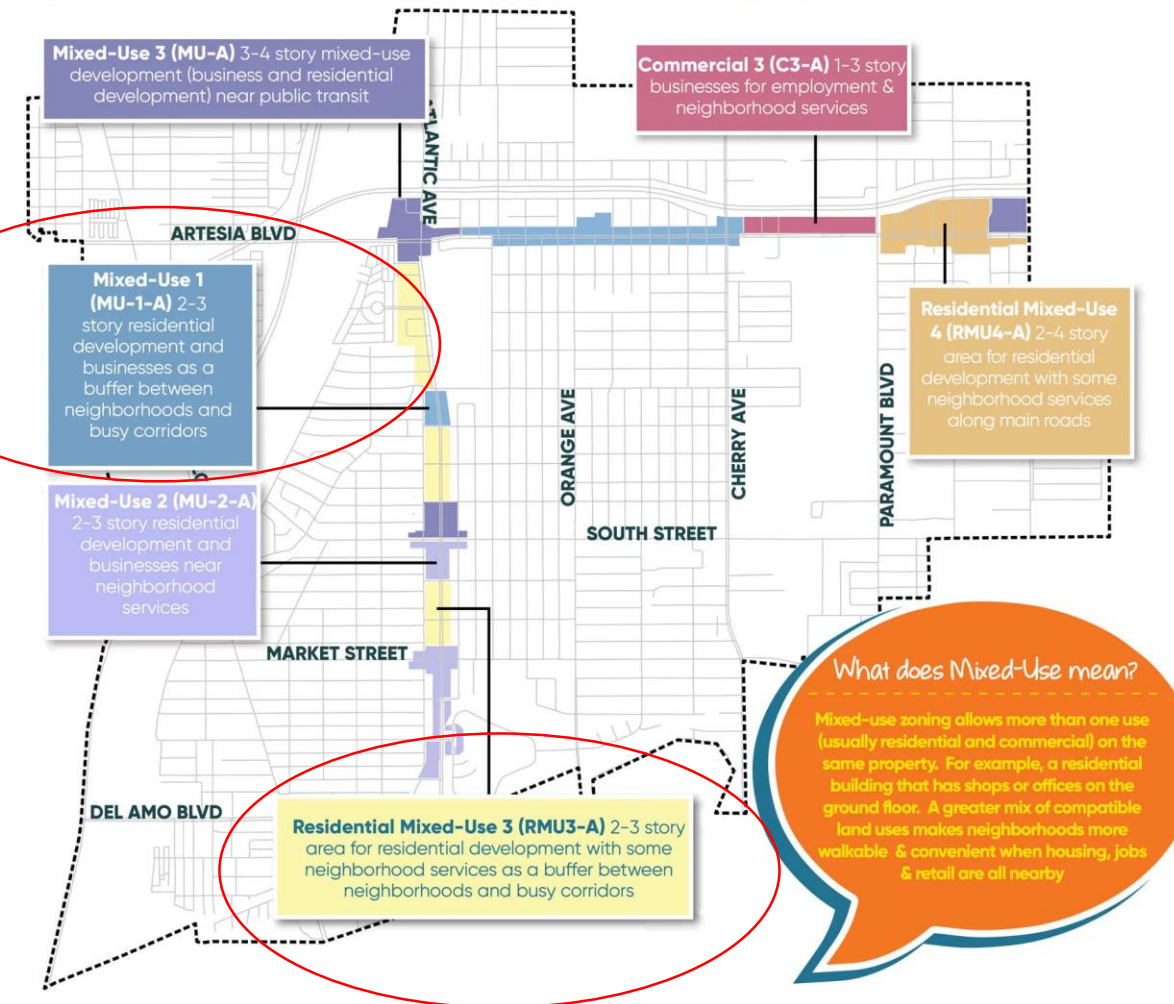
Through Phase 1 of the UPLAN project, 6 new zones were adopted and commercial properties along Atlantic Avenue and Artesia Boulevard were rezoned to encourage a mix of uses the prioritize community-serving commercial and institutional uses along with a range of housing types, as shown on the map.

A través de la 1er fase de UPLAN, 6 nuevas "zonas" fueron adoptadas por la Ciudad y aplicadas a las propiedades sobre Atlantic Ave y Artesia Blvd. Estas zonas apoyan usos 'mixtos' que permiten viviendas multifamiliares y dan prioridad a usos comerciales e institucionales que sirven a la comunidad.

[Click here to view the Phase 1 UPLAN Zoning Code Update](#)



#### Adopted Neighborhood-Serving Corridor (NSC) Zones: UPLAN Phase 1 *Pasillos Sirviendo a la Comunidad (referido NSC) Adoptados: UPLAN Fase 1*



#### What does Mixed-Use mean?

Mixed-use zoning allows more than one use (usually residential and commercial) on the same property. For example, a residential building that has shops or offices on the ground floor. A greater mix of compatible land uses makes neighborhoods more walkable & convenient when housing, jobs & retail are all nearby

The 2 zones circled in red were developed to implement NSC-L PlaceType

MU-1-A is more commercially focused

RMU3-A is more residentially focused

# Title 22 Zone Options

NSC Zone:	MU1-B (new) zone for major intersections (nodes) along Willow & Santa Fe	MU1-A applied to Willow & Santa Fe corridors	RMU 3-A	MU-1	RMU-3
100% Residential Allowed	No	No	Yes	No	Yes
Commercial Required	Yes	No	No	No	No
Incentives for grocery stores	Yes	Yes	Yes	No	No
Incentives for education and institutional uses	Yes	Yes	Yes	No	No
Incentives for local jobs and legacy businesses	Yes	Yes	Yes	No	No
Incentives for climate strategies (ie tree planting, photocatalytic tiles to improve air quality)	Yes	Yes	Yes	No	No
Greater retail allowance and flexibility	Yes	Yes	No	Yes	No
Additional incentives for underprovided retail identified by the community (banks, pharmacies, etc)	Yes	Yes, amending MU1-A			

*Proposal for Willow and Santa Fe: MU1-A and a modified version (MU1-B) for the key nodes with commercial requirements and reduced residential focus*

# Zoning Recommendations



Apply MU1-A along Willow and Santa Fe outside of key intersections but with additional incentives\* for:

- Banks/financial services
- Pharmacies

*\*Incentives will also be applicable to other areas of the City (UPLAN) already zoned for the A-series*

Modify MU1-A to create a new “MU1-B” to include a commercial requirement at major street intersections (see red polygons on the map)

- Market studies show best way to attract commercial is through commercial/residential mixed-use incentives
- 100% residential projects will **not** be permitted in MU1-B
- Most likely to get commercial development if concentrated into viable nodes

Explore new locations in high-resource areas for sites to be added to the Housing Element Site Inventory to address potential shortfall





# Summary of Zoning Recommendations



Most of the corridors (outside the red areas) will be MU-1-A zoning district

- Allows both retail and residential in any combination
- Incentives for community-serving uses like grocery stores, banks, and pharmacies

The red areas at major intersections will be a new “MU1-B” zoning district that allows for residential but also requires a commercial component for **all projects**.



# Next Steps

- ✓ Planning Commission adoption hearing in March/April
- ✓ City Council adoption in April/May
- ✓ Adoption must take place by June 15<sup>th</sup> at which time the moratorium will expire
- ✓ Learn more and review the rezoning proposal at <https://longbeach.gov/lbds/planning/advance/zonein/westlb/>