



COMMUNITY DEVELOPMENT
Development Review
Application

DATE RECEIVED _____

CASE NUMBER _____

Project Name or Description _____		Project Address _____	
Application Type _____	Parcel Number _____	Size of Subject Property in Acres _____	
Current Zoning Classification _____	Current Use of Property _____	Proposed Use of Property _____	
Brief Description of Proposed Development 			
Water Service _____	Sewer Service _____	Electric Service _____	Gas Service _____
Applicant _____		Contact Name _____	
Address _____		Telephone _____	
City _____	State _____	Zip Code _____	Email _____
Owner (if different from applicant) _____		Contact Name _____	
Address _____		Telephone _____	
City _____	State _____	Zip Code _____	Email _____

STAFF ONLY

Accepted By _____	Project Coordinator _____	Reference Number _____	Review Fees _____
Staff Review Date _____		Staff Action _____	

Deliver completed form to Long Beach Building Department Office at 201 Jeff Davis Avenue or email to the Building Official
Mike Gundlach at: mgundlach@cityoflongbeachms.com
1-228-863-1556

Permit Holder's Signature: _____ Date: _____

Save

Print



COMMUNITY DEVELOPMENT Development Review Requirements

Development Review Step by Step Process

1. General Overview

This Development Review Process applies to all commercial development and any residential development over two units regardless of size or construction cost.

2. Project Initiation Sheet

Submit Development Review Project Initiation Sheet – Staff will assign a project number, a project coordinator, and schedule conceptual/pre-application meeting.

3. Conceptual/Pre-Application Meeting

Present conceptual plan for proposed development. The city will provide verbal and/or written comments and guidelines related to project and answer questions related to the development proposal and review processes.

City will provide a written summary of comments and outline the next steps including:

- a. Required Reviews and approvals
- b. Required public improvements
- c. Fees
- d. Issues to resolve before formal site plan review.
- e. Project Charter (If Desired) - outlining key milestones for project approval.

4. Review Fees Due/Project Initiation Sheet Update

Review fees and formal site plan/architectural review submittals are due. Site Plan Review
Fee: \$250

SUBMITTAL MINIMUMS:

Formal Site Plan/Architectural Review:

- a. Three Full Set Printed Plans
- b. PDF Digital Submittal Full Size
- c. PDF Digital Submittal 11x17 Size

5. Formal Site Plan Review/Architectural Review

Staff will arrange formal site plan review and architectural review sessions for all city staff necessary for review. Staff will provide formal review approval, along with written comments if necessary to project contact for incorporation into Construction Plans.

6. Construction Plan Review

Construction Plan Review can occur after formal site plan approval. Three full sets of construction documents plus a code analysis must be submitted along with application for a building permit. See construction document guide for specific requirements.

7. Building Permit Issuance

Upon completion of Plan Review and payment of any permit fees, a Building Permit can be issued.

Formal Site Plan Review/Architectural Requirements



COMMUNITY DEVELOPMENT Development Review Requirements

Site Plan Set includes the following sheets: Sheets can be combined when appropriate. Plans should be clearly legible, use a variety of line types and line weights.

1. Cover Sheet
2. Survey
3. Site Plan
4. Parking Plan
5. Utility and Grading Plans
6. Landscape Plan w/Schedule
7. Architectural Building Elevations
8. Lighting Plan
9. Details
10. Sign Plan (locations)

SUBMITTAL MINIMUMS:

Formal Site Plan/Architectural Review:

1. One Full Set Printed Plans
2. PDF Digital Submittal Full Size
3. PDF Digital Submittal 11x17 Size

General Format Requirements Applicable to all Sheets:

1. Standard Size: All submittals are accepted electronically in PDF format. Paper drawings should be at standard size, preferably 22 x 34, 24 x 36, or 36x 48 if necessary.
2. Scale: 1" = 20', 30', 40', 50', 60' and 100' may be used. Architectural building elevations may be shown in an architectural scale. Please label each plan with scale.
3. Title Block: Include name of development, type, Section Township Range, Address or location of project.
4. Sheet Numbers: Include sheet numbers like S-1, L-1, A-1 or in a standardized format.
5. Property Line: Property boundaries must be clearly shown on all applicable sheets.
6. North Arrow: north arrow must be clearly shown on all applicable sheets.
7. Orientation: Orient plan so that north is at the top or left-hand side of sheet.
8. Revisions: If plans are revised, please notate revision on plan.

Information to be shown on Site Plan Sheets

Sheet 1 - Cover Sheet Information

1. Development Name
2. Vicinity Map a 1" = 1000' or 2000' showing one half mile radius
3. Zoning District
4. Tabular Data
 - (A) Site Information
 - i. Lot Area (Sq. Ft or Ac)
 - ii. Buildable Area (Sq. Ft or Ac)
 - iii. Percent coverage by structure
 - iv. Percent coverage by parking
 - v. Percent coverage by landscape



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- vi. Percent coverage of impervious surface
- (B) Building Information
 - i. Gross Floor Area of proposed structures
 - ii. Number of Units (If Applicable)
 - iii. Building Height
 - iv. Number of Stories
- (C) Parking Information
 - i. Total Number of Parking Spaces
 - ii. Number of Standard Parking Spaces
 - iii. Number of Handicap Parking Spaces
 - iv. Number of Compact Parking Spaces
 - v. Loading Space

Sheet 2 - Survey Plan Sheet Information

1. Site Boundaries
2. Benchmarks Used
3. Dash or shade all existing improvements, lot lines, and lot numbers.

Sheet 3 - Site Plan Sheet Information

1. Identify the land use and zone district information for adjacent land.
2. Show building footprints of all existing and proposed buildings and structures. Show all projecting and recessed building elements. Show all points of ingress and egress.
3. Show and dimension required setback and/or building to lines.
4. Dimension distance between structures.
5. Identify primary and side streets.
6. Locate and dimension vehicular access to site (curb cuts).
7. Show site distance triangles.
8. Show General parking arrangements
9. Locate and provide width for pedestrian sidewalks. Label all surfaces so that materials can be determined.
10. Locate and provide detailed design for proposed fences, retaining walls, and trash enclosures.
11. Show location of all freestanding light fixtures.
12. Show location of existing and proposed signs.
13. Locate all planned site amenities (seating, bicycle facilities, trash receptacles etc.)
14. Show and dimension all landscaped areas and islands.
15. Show detention and retention facilities.
16. Show major drainage affecting the site and any 100-year floodplain on or adjacent to the site.
17. Locate all existing and proposed easements.
18. Locate all existing and proposed Fire Hydrants.

Sheet 4 - Parking Plan Sheet Information

1. Parking structure layout with dimensions for parking stalls and driveways.
2. Accessible spaces with sign location and accessible routes to elevators and building entrance.
3. Loading areas with dimensions.
4. Bicycle enclosure/structures.
5. Traffic control signs.
6. Internal walkways through parking lot.



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Sheet 5 - Utilities and Grading Sheet Information

1. Existing and Proposed Structures, Streets, and Alleys.
2. Existing and proposed utilities and service lines, including water, sanitary sewer, storm sewer, gas, electricity, telephone, and cable television.
3. Existing and proposed fire hydrants (indicate distance to nearest fire hydrant) and FDC.
4. All relevant dimensions related to the location of existing and proposed utilities, service lines, and easements.
5. Existing and Proposed Drainage Channels and Facilities, and Area Subject to a 100-year Flood.
6. Existing and proposed contour lines of the subject area shown in intervals not to exceed two (2) feet. Provide finished floor elevations for ground floor of existing and proposed building.
7. Site elevations at each corner of lot, driveway and buildings
8. Finish floor elevation (FFE) of buildings
9. Site Drainage Patterns

Sheet 6 - Landscape Plan Sheet Information

1. Show and label Zone Lot boundary lines as heavy solid black line. Provide dimensions.
2. Show building footprints of all existing structures to remain and all proposed buildings and structures.
3. Illustrate parking lot layout.
4. Locate and dimension pedestrian sidewalk walkways.
5. Show landscape elements including fences, walls, and berms, and all site amenities/structures such as seating, shelters, bicycle racks, trash receptacles/enclosures, and gazebos.
6. Illustrate planted areas identifying name, size and quantity of material to be used.
7. Provide planting details, including typical methods of planting, minimum required mulch materials and depths, underlayments, etc.
8. Show location of all existing and proposed signs. Signs and the locations of signs shown on the Landscape Plan are NOT approved by the Site Plan review process.
9. Provide a landscape legend in the following format (include only those species that will be planted on this site):

Symbol	Quantity	Botanical Name	Common Name	Size	Notes
WC	6	Catalpa Erubescens	Western Catalpa	3" Caliper	
BS	7	Picea Ponderosa	Ponderosa Pine	6 Ft.	

Sheet 7 - Architectural Elevations

1. Show actual roofline and the top of the parapet (for flat roofs). Provide the parapet height.
2. Show height of the rooftop mechanical equipment and how this mechanical equipment will be screened.
3. Identify clear glazing and provide dimensions for all windows.
4. Show all projecting elements such as cantilevered floor area, balconies, bay windows, etc.
5. Identify all building material and provide samples.



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Sheet 8 – Lighting Plan Sheet Information

1. Show location of all freestanding site and wall mounted exterior lighting.
2. Provide information about type (light source).
3. Show summary of photometric study including min, max, and average number of foot-candles.
4. Show details of all light fixtures, including pole heights as measured from the ground.

Sheet 9 - Plan Details (Optional, all details may be shown on other sheets)

1. Show trash enclosure design details (elevations).
2. Provide other details as required.

Common issues and comments for architectural review:

- Missing information—Please carefully follow the guidelines for needed information. If you believe something does not apply to you call and ask.
- Missing drawings—Please carefully follow the sheet requirements. You are welcome to combine sheets when appropriate.
- Ill-proportioned architectural design.
- No identification of building materials.
- Detail information for window and door systems.



COMMUNITY DEVELOPMENT Development Review Requirements

DEVELOPMENT REVIEW REQUIREMENTS

1.00 General Overview

1. This Development Review Process applies to all commercial development and any residential development over two units regardless of size or construction cost.

1.01 Development review step-by-step process.

1. Project initiation sheet. Submit development review project initiation sheet - staff will assign a project number, a project coordinator, and schedule conceptual/pre-application meeting.
2. Conceptual/pre-application meeting. Present conceptual plan for proposed development. The city will provide verbal and/or written comments and guidelines related to project and answer questions related to the development proposal and review processes.
3. City will provide a written summary of comments and outline the next steps including:
 - Required reviews and approvals.
 - Required public improvements.
 - Fees.
 - Issues to resolve before formal site plan review.
 - Project charter (if desired) - outlining key milestones for project approval.
4. Review fees due/project initiation sheet update. Review fees and formal site plan/architectural review submittals are due. Site plan review fee: \$250.00

SUBMITTAL MINIMUMS: Formal site plan/architectural review:

- a. Three full set printed plans.
 - b. PDF digital submittal full size.
 - c. PDF digital submittal 11 by 17 size.
5. Formal site plan review/architectural review. Staff will arrange formal site plan review and architectural review sessions for all city staff necessary for review. Staff will provide written comments to project contact.
 6. Construction plan review. Construction plan review can occur after formal site plan approval. Three full sets of construction documents plus a code analysis must be submitted along with application for a building permit. See construction document guide for specific requirements.



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7. Building permit issuance. Upon completion of Plan Review and payment of any permit fees, a Building Permit can be issued.

1.02 Formal site plan review requirements.

Site plan set includes the following sheets: Sheets can be combined when appropriate. Plans should be clearly legible, use a variety of line types and line weights.

1. Cover sheet.
2. Survey.
3. Site plan.
4. Parking plan.
5. Utility and grading plans.
6. Landscape plan w/schedule.
7. Architectural building elevations.
8. Lighting plan.
9. Details.
10. Sign Plan (locations).

SUBMITTAL MINIMUMS: Formal site plan/architectural review:

- a. One full set printed plans.
- b. PDF digital submittal full size.
- c. PDF digital submittal 11 by 17 size.

1.03 General format requirements applicable to all sheets.

1. Standard size: All submittals are accepted electronically in PDF format. Paper drawings should be at standard size, preferably 22 x 34, 24 by 36, or 36 by 48 if necessary.
2. Scale: 1 inch = 20 feet, 30 feet, 40 feet, 50 feet, 60 feet and 100 feet may be used. Architectural building elevations may be shown in an architectural scale. Please label each plan with scale.
3. Title block: Include name of development, type, section township range, address or location of project.
4. Page numbers: Include page numbers like S-1, L-1, A-1 or in a standardized format.
5. Property line: Property boundaries must be clearly shown on all sheets.
6. North arrow: north arrow must be clearly shown on all sheets.
7. Orientation: Orient plan so that north is at the top or left-hand side of sheet.
8. Revisions: If plans are revised, please notate revision on plan.

1.04 Information to be shown on site plan sheets.

1.04.1 Sheet 1—Cover sheet information.



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1. Development name.
2. Vicinity map a 1 inch = 1,000 feet or 2,000 feet showing one-half mile radius.
3. Zoning district.
4. Tabular data.
 - a. Site information.
 - i. Lot area (sq. ft. or ac).
 - ii. Buildable area (sq. ft. or ac).
 - iii. Percent coverage by structure.
 - iv. Percent coverage by parking.
 - v. Percent coverage by landscape.
 - vi. Percent coverage of impervious surface.
 - b. Building information.
 - i. Gross floor area of proposed structures.
 - ii. Number of units (if applicable).
 - iii. Building height.
 - iv. Number of stories.
 - c. Parking information.
 - i. Total number of parking spaces.
 - ii. Number of standard parking spaces.
 - iii. Number of handicap parking spaces.
 - iv. Number of compact parking spaces.
 - v. Loading space.

1.04.2 Sheet 2—Survey plan sheet information.

1. Site boundaries.
2. Benchmarks used.
3. Dash or shade all existing improvements, lot lines, and lot numbers.

1.04.3 Sheet 3—Site plan sheet information.

1. Identify the land use and zone district information for adjacent land.
2. Show building footprints of all existing and proposed buildings and structures. Show all projecting and recessed building elements. Show all points of ingress and egress.
3. Show and dimension required setback and/or building to lines.
4. Dimension distance between structures.
5. Identify primary and side streets.
6. Locate and dimension vehicular access to site (curb cuts).
7. Show site distance triangles.
8. Show general parking arrangements
9. Locate and provide width for pedestrian sidewalks. Label all surfaces so that materials can be determined.



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10. Locate and provide detailed design for proposed fences, retaining walls, and trash enclosures.
11. Show location of all freestanding light fixtures.
12. Show location of existing and proposed signs.
13. Locate all planned site amenities (seating, bicycle facilities, trash receptacles etc.)
14. Show and dimension all landscaped areas and islands.
15. Show detention and retention facilities.
16. Show major drainage affecting the site and any 100-year floodplain on or adjacent to the site.
17. Locate all existing and proposed easements.
18. Locate all existing and proposed fire hydrants.

1.04.4 Sheet 4—Parking plan sheet information.

1. Parking structure layout with dimensions for parking stalls and driveways.
2. Accessible spaces with sign location and accessible routes to elevators and building entrance.
3. Loading areas with dimensions.
4. Bicycle enclosure/structures.
5. Traffic control signs.
6. Internal walkways through parking lot.

1.04.5 Sheet 5—Utilities and grading sheet information.

1. Existing and proposed structures, streets, and alleys.
2. Existing and proposed utilities and service lines, including water, sanitary sewer, storm sewer, gas, electricity, telephone, and cable television.
3. Existing and proposed fire hydrants (indicate distance to nearest fire hydrant) and FDC.
4. All relevant dimensions related to the location of existing and proposed utilities, service lines, and easements.
5. Existing and proposed drainage channels and facilities, and area subject to a 100-year flood.
6. Existing and proposed contour lines of the subject area shown in intervals not to exceed two feet. Provide finished floor elevations for ground floor of existing and proposed building.
7. Site elevations at each corner of lot, driveway and buildings.
8. Finish floor elevation (FFE) of buildings.
9. Site drainage patterns.

1.04.6 Sheet 6—Landscape plan sheet information.

1. Show and label zone lot boundary lines as heavy solid black line. Provide dimensions.
2. Show building footprints of all existing structures to remain and all proposed buildings and structures.
3. Illustrate parking lot layout.
4. Locate and dimension pedestrian sidewalk walkways.
5. Show landscape elements including fences, walls, and berms, and all site amenities/structures such as seating, shelters, bicycle racks, trash receptacles/enclosures, and gazebos.
6. Illustrate planted areas identifying name, size and quantity of material to be used.



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7. Provide planting details, including typical methods of planting, minimum required mulch materials and depths, underlayments, etc.
8. Show location of all existing and proposed signs. Signs and the locations of signs shown on the landscape plan are not approved by the site plan review process.
9. Provide a landscape legend showing quantity, botanical name, common name, size, and notes.

1.04.7 Sheet 7—Architectural elevations.

1. Show actual roofline and the top of the parapet (for flat roofs). Provide the parapet height.
2. Show height of the rooftop mechanical equipment and how this mechanical equipment will be screened.
3. Identify clear glazing and provide dimensions for all windows.
4. Show all projecting elements such as cantilevered floor area, balconies, bay windows, etc.
5. Identify all building material and provide samples.

1.04.8 Sheet 8—Lighting plan sheet information.

1. Show location of all freestanding site and wall mounted exterior lighting.
2. Provide information about type (light source).
3. Show summary of photometric study including min, max, and average number of footcandles.
4. Show details of all light fixtures, including pole heights as measured from the ground.

1.04.9 Sheet 9—Plan details (optional, all details may be shown on other sheets).

1. Show trash enclosure design details (elevations).
2. Provide other details as required

Common issues and comments for architectural review:

- Missing information—Please carefully follow the guidelines for needed information. If you believe something does not apply to you call and ask.
- Missing drawings—Please carefully follow the sheet requirements. You are welcome to combine sheets when appropriate.
- Ill-proportioned architectural design.
- No identification of building materials.
- Detail information for window and door systems.

1.05 - Resources and ordinances to refer to:

1. Code of Ordinances – Zoning Ordinance 598 (and subsequent Amendments 599, 604, 606, 607, 608, 617, 624, 626, 627, 628 and 630)
 - Zoning Map
 - Chart of Uses



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- Utilities
 - Stormwater/Flood Management (and subsequent Amendments 388, 465, 469, 509, 565, 610)
2. City of Long Beach Subdivision Regulations – Zoning Ordinance 231, 547 and 616
 3. Erosion & Sedimentation/Post Construction Runoff – Zoning Ordinance 507, 508, 535, 602
 4. Illicit Discharge – Zoning Ordinance 603
 5. Sidewalks – Zoning Ordinance 587 and 615
 6. Building plans shall comply with the currently adopted building codes.

1.06 - Common issues and comments for site plan review.

- Missing information—Please carefully follow the guidelines for needed information. If you believe something does not apply to you call and ask.
- Missing drawings—Please carefully follow the sheet requirements. You are welcome to combine sheets when appropriate.
- Lack of landscaping.
- Missing landscape legend.
- No identification of building materials.
- No identification of existing utilities, sewer, and water facilities.
- No stormwater control.
- Missing details - typical pavements, dumpster enclosures, etc.
- Circulation issues.
- Sight triangle issues.