

**2427-2435 E Anaheim St, Long Beach, CA 90804**

Existing Structure: Commercial Buildings



## Maximum Buildable Structure:

This shows what you can legally build per zoning data from the City of Long Beach\*

### By Right:

Maximum Unit Count: **41 units**

The parcel permits 39 units, 2 detached ADUs ( $\leq 1,200$  sq ft each), and 59 parking spots. The height limit is 7 stories (75 ft).

Maximum Build Size: **52,650 sqft**

The zone allows a max build size of 52,650 sqft is allowed for all livable structures.

### Density Bonus:

Maximum Unit Count: **80 Units**

With the Density Bonus program, the parcel permits 78 units, 2 detached ADUs and 0 parking spots. The 78 units must consist of 100% affordable housing.

Maximum Build Size: **91,750 sqft**

With the Density Bonus program, a max build size of 91,750 sqft is allowed for all livable structures.



## Property Details:

Zone: **MU-3-A**

APN: **7260023028, 7260023012**

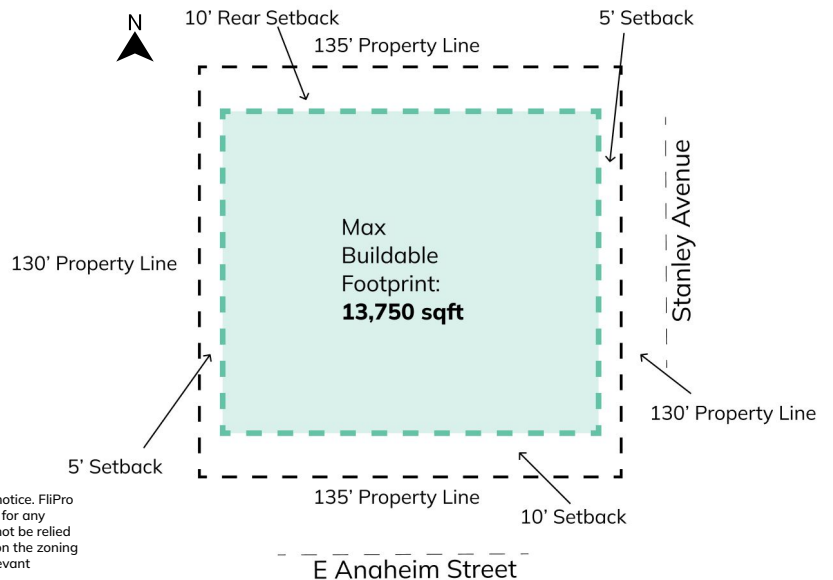
Lot Size: **17,542 sqft**

Existing Buildings Size: **3,150 sqft**

Year Built: **1977**

Hillside: **None**

Specific Zone: **Long Beach Boulevard Planned Development District (See next page)**



The zoning information on this report is provided as a guideline only and is subject to change without notice. FliPro does not guarantee the accuracy, completeness, or timeliness of the information and is not responsible for any errors or omissions. The zoning information on this report does not constitute legal advice and should not be relied upon for any purpose. FliPro is not liable for any damages or losses arising from the use of or reliance on the zoning information on this report. Users of this report are advised to verify the zoning information with the relevant authorities before making any decisions based on it. Valid as of March 28, 2025



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## Zoning Benefits and Restrictions:

### PD-29: Long Beach Boulevard Planned Development District

-  Encourages mixed-use development, higher density, pedestrian-friendly design.
-  Strict design standards, additional review for nonconforming uses, limits on industrial projects.



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### Coastal Zone Overlay

-  Supports coastal access improvements, allows residential/commercial flexibility.
-  Requires Coastal Development Permit, height restrictions, environmental impact reviews.



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### Enhanced Density Bonus (EDB) Program

-  Density bonuses for housing, reduced parking requirements, streamlined approvals.
-  Mandatory affordable housing units, limits on auto-centric developments, additional traffic studies.

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### East Long Beach Community Plan

-  Promotes neighborhood preservation, supports local business growth, offers zoning variances.
-  Strict height and setback rules, design review process, restrictions on heavy industrial uses.

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