

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

ORDINANCE NO. ORD-19-0011

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING SECTIONS 21.15.3060, 21.21.501, 21.21.504, 21.25.101, 21.31.225, 21.31.235.C, 21.31.255, 21.31.265, 21.41.253, AND 21.52.263; AND BY ADDING SECTION 21.32.275, ALL RELATED TO THE ZONING CODE

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

Section 1. Section 21.15.3060 of the Long Beach Municipal Code is amended to read as follows:

21.15.3060 Townhouse.

“Townhouse” means a dwelling unit with one (1) or two (2) common walls, and which has direct exterior access, private yards and no common floors or ceilings with other units including residential projects with two (2) or more side-by-side units.

Section 2. Section 21.21.501 of the Long Beach Municipal Code is amended to read as follows:

21.21.501 Authorization and jurisdiction.

A. Authorization. Any aggrieved person may appeal a decision on any project that required a public hearing. Pursuant to Section 21.15.120, an Aggrieved person is any person who testified personally or through a representative at a public hearing; or who informed the staff of the Department of Development Services in writing prior to the hearing of

1 an interest in the subject of a hearing.

2 B. Jurisdiction. The Planning Commission shall have jurisdiction
3 on appeals of interpretations made pursuant to Section 21.10.045 and
4 decisions issued by the Zoning Administrator and Site Plan Review
5 Committee, and the City Council shall have jurisdiction on appeals from the
6 Planning Commission as indicated in Table 21-1. Decisions lawfully
7 appealable to the California Coastal Commission shall be appealed to that
8 body.

9 C. Except as specified by this Code, decisions that are
10 recommendations to the Planning Commission or to the City Council are
11 not subject to appeal.

12 Section 3. Section 21.21.504 of the Long Beach Municipal Code is
13 amended to read as follows:

14 21.21.504 Time for conducting hearing of appeals.

15 A public hearing on an appeal shall be held:

16 A. In the case of appeals to the Planning Commission, within
17 sixty (60) days of the date of filing of the appeal with the Department of
18 Planning and Building; or
19

20 B. In the case of appeals to the City Council, within sixty (60)
21 days of the receipt by the City Clerk from the Department of Planning and
22 Building of the appeal filed with the Department.

23 C. The Director of Development Services may provide an
24 extension of the period for an appeal to be adjudicated for up to
25 ninety (90) days.

26 Section 4. Section 21.25.101 of the Long Beach Municipal Code is
27 amended to read as follows:
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1 21.25.101 Zone changes and zoning regulation amendments.

2 A. Initiation. Zone changes and ordinance amendments may be
3 initiated as provided for in Section 21.21.201.

4 B. Jurisdiction. The City Council shall have the sole authority to
5 rezone a property or to change the text of the Zoning Regulations.

6 However, the City Council shall not act to rezone property or to change the
7 text of the Zoning Regulations without first receiving a recommendation
8 from the Planning Commission in accordance with this Title.

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11 Section 5. Section 21.31.225 of the Long Beach Municipal Code is
12 amended to read as follows:

13 21.31.225 Lot coverage.

14 Lot coverage shall conform to the standards specified in Table 31-2.
15 The actual garage area up to four hundred (400) square feet per unit, and
16 up to seven hundred (700) square feet for a single-family dwelling, shall be
17 exempt from lot coverage.

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19 Section 6. Section 21.31.235.C of the Long Beach Municipal Code is
20 amended to read as follows:

21 C. Garages. The actual garage up to four hundred (400) square
22 feet per unit and up to seven hundred (700) square feet for a single-family
23 dwelling shall be excluded from the calculation of floor area. Floor area
24 above the garage is not excluded.

25

26 Section 7. Section 21.31.255 of the Long Beach Municipal Code is
27 amended to read as follows:

28 21.31.255 Design, treatment and finish.

1 The following design standards shall apply to all single-family
2 detached and attached dwelling units unless, through site plan review, the
3 Site Plan Review Committee or the Planning Commission finds variation
4 from these standards to be appropriate:

5 A. Unit Size. All single-family dwellings shall be at least sixteen
6 (16) feet wide.

7 B. Roof Material. No single-family dwelling shall have roofing
8 materials with a reflective surface that produces glare.

9 C. Siding. No single-family dwelling shall have siding with a
10 reflective surface that produces glare.

11 D. Style. Buildings in the R-1-T and R-3-T districts shall
12 maintain a design style consistent with the style of the adjoining
13 neighborhood.

14 E. Large Single-Family Dwellings. New single-family dwellings
15 and single-family dwelling rebuild projects in the R-1-L zone that exceed
16 five thousand (5,000) square feet in total size or are within ten percent
17 (10%) of the property's maximum floor area ratio shall comply with the
18 following requirements:

19 1. Four-sided architecture is required. Building details and
20 design treatments shall be consistent on all building elevations. Bay
21 windows, chimneys, and other projections shall be incorporated in building
22 design for visual and architectural interest.

23 2. All dwellings shall provide an inset/offset on walls twenty-
24 five (25) feet or greater in length. Wall insets/offsets shall be at least two
25 (2) feet deep and have a span of at least ten (10) feet and extend from
26 grade to eave.

27 3. Primary facades shall be street facing and entrances shall
28 be obvious and visible. The height of porches or covered entryway

1 features shall not exceed fifteen (15) feet.

2 4. Second story windows facing an interior side property line
3 shall not be located directly in line with the second story bedroom windows
4 of a neighboring structure.

5
6 Section 8. Section 21.31.265 of the Long Beach Municipal Code is
7 amended to read as follows:

8 21.31.265 Mechanical equipment screening.

9 Except as otherwise specified by this Code or any applicable PD or
10 Specific Plan, all exterior mechanical equipment shall be screened by
11 visually solid screening devices at least as high as the equipment.
12 Equipment to be screened includes, but is not limited to, air conditioning
13 and refrigeration equipment, duct work, heating, plumbing lines, and utility
14 meters and telecommunications equipment pursuant to the requirements of
15 Chapter 21.56. Additional standards shall apply as follows to improve
16 aesthetic qualities and to prevent unauthorized access into a building.

17 A. R-4-H, PD Zones. In the R-4-H and PD zones which allow
18 high-rise development, all rooftop-mounted equipment (except solar
19 collectors, heater and plumbing vents, passive air vents, roof hatches and
20 rain gutters) shall be screened from public view both at grade and from
21 higher buildings. The Director of Planning and Building shall review all
22 screening for compliance with these provisions.

23 B. R-4-R, R-4-N, R-4-U and PD Zones. In the R-4-R, R-4-N and
24 R-4-U zones, and in PD zones planned for low-rise development, all
25 rooftop-mounted mechanical equipment (except solar collectors, heating
26 and plumbing vents, passive air vents, roof hatches and rain gutters) shall
27 be screened from public view by solid screening devices at least as high as
28 the equipment being screened.

1 C. Materials and Design. Screening materials shall, at a
2 minimum, have evenly distributed openings or perforations not exceeding
3 fifty (50) percent of surface area. All screening devices shall be of a
4 material requiring minimal maintenance. Wood generally shall not be used.
5 All screening devices shall be well integrated into the design of the building
6 through such items as parapet walls, false roofs or equipment rooms.
7 Louvered designs are acceptable if consistent with building design style.

8 D. Substitutions. Well planned, compact, architecturally
9 integrated rooftop equipment may be substituted for screening with the
10 approval of the Director of Planning and Building.

11 E. Secured. All rooftop mechanical equipment shall be secured
12 from unauthorized entry to the satisfaction of the Director of Planning and
13 Building.

14 F. Fire Rings. Rooftop fire rings shall be prohibited in all
15 residential zones.

16
17 Section 9. Section 21.41.253 of the Long Beach Municipal Code is
18 amended to read as follows:

19 21.41.253 Parking areas - Curb cuts.

20 A curb cut clearance shall be obtained from the Public Works
21 Department and shall be submitted with an application for a building permit.
22 For any nonresidential use with more than a fifty foot (50') frontage on a
23 street, no curb cut shall be permitted within thirty-five feet (35') of an
24 intersection. All unused curb cuts shall be replaced with a full height curb
25 and gutter. For purposes of this Section, "unused curb cut" shall mean any
26 curb cut not used to access required parking that has been approved by
27 the City. The Zoning Administrator may determine when an unused curb
28 cut may remain when justified by existing conditions on the site, including

1 but not limited to:

- 2 A. Properties in Historic Districts;
- 3 B. Properties in Parking-Impacted Areas;
- 4 C. Properties with permitted Accessory Dwelling Units;
- 5 D. Properties with non-conforming uses.

6

7 Section 10. Section 21.52.263 of the Long Beach Municipal Code is
8 amended to read as follows:

9 21.52.263 Elementary and secondary schools.

10 The following conditions shall apply to private elementary and
11 secondary schools:

12 A. Such facilities shall be located on a Neighborhood Connector
13 or Local Street as defined by the City of Long Beach Mobility Element;

14 B. Such facilities shall conform to the development standards of
15 the district in which they are located including parking;

16 C. In a residential zone, the site shall be limited to forty thousand
17 (40,000) square feet in size; and

18 D. An applicant seeking to convert an existing commercial
19 building into a school shall file a request with the Building Bureau for a
20 special code compliance inspection. The report shall address all building
21 code issues related to establishing a school in a commercial building. The
22 report must be received by the Planning Bureau before an application for
23 conditional use permit is considered complete.

24 E. The Zoning Administrator may approve an exception to the
25 locational requirements in sub-section A based on the following findings:

26 1. The total number of students, staff and visitors on the site
27 at any one time shall not exceed 100, and;

28 2. The applicant has submitted a plan for accommodating all

1 pick-up and drop-off activity on the site; or

2 3. The applicant has established other trip reduction
3 measures to ensure that the total number of daily trips to and from the site
4 will not exceed the number of trips the Mobility Element has established for
5 the street classification applicable to the site.
6

7 Section 11. The Long Beach Municipal Code is amended by adding
8 Section 21.32.275 to read as follows:

9 21.32.275 Undergrounding of utilities.

10 A. All projects considered new development or rebuilds shall
11 provide for the ability to connect the building to any future undergrounding
12 of utilities that may occur in the block. Such provisions shall include a
13 vacant duct to the appropriate feed point on the public right-of-way for the
14 underground connection.

15 B. The utility company's design of the electric system, including
16 locations and aesthetic treatment, shall be in accordance with the
17 regulations of the Public Utilities Commission of the State of California.

18 C. All projects considered new development or rebuilds shall
19 underground all overhead utility service to the site. In lieu of such
20 undergrounding, the project developer may pay an in-lieu fee to the
21 Department of Public Works for use in the undergrounding within the
22 applicable district. Such districts shall be established within one (1) year of
23 the effective date of this Section and separate funds established for each
24 district. The in-lieu fee shall be established by the City Engineer and
25 applied to the linear footage of the project site.

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Lona Beach, CA 90802-4664


1 Section 12. The City Clerk shall certify to the passage of this ordinance by
2 the City Council and cause it to be posted in three (3) conspicuous places in the City of
3 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the
4 Mayor.


5
6 I hereby certify that the foregoing ordinance was adopted by the City
7 Council of the City of Long Beach at its meeting of May 14, 2019,
8 by the following vote:

9 Ayes: Councilmembers: Gonzalez, Price, Supernaw, Mungo,
10 Uranga, Austin, Richardson, Andrews.

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13 Noes: Councilmembers: None.

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15 Absent: Councilmembers: Pearce.

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City Clerk

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22 Approved: 5/17/19
(Date) 
Mayor