



Mello Act Update – Zoning Code Amendment

City Council Public Hearing

January 19, 2021

Background

- In 1981, the Mello Act was adopted by the State legislature
 - Requires replacement of affordable housing demolished in the Coastal Zone
 - Allows payment of an in-lieu fee payment as an alternative
- In 1988, the City adopted a Mello Act Ordinance and established the in-lieu fee schedule
- The City's adopted 2014-2021 Housing Element requires an update to the Mello Act in-lieu fee
- Since 2014, no affordable housing demolition has triggered collection of the Mello Act in-lieu fee
- The Mello Act in-lieu fee schedule has not been updated since it was established in 1988

- Proposed in-lieu fee schedule is based on market study of current development costs
- Update removes exemption for Single Family Houses/Duplexes/Accessory Dwelling Units, as single-family rental units have become more common in Coastal Zone
- Planning Commission approved recommendation on October 1, 2020

Proposed Fee Schedule

In-Lieu Fee Schedule			
Number of Bedrooms in Displaced Unit	Very-Low Income	Low Income	Moderate Income
Studio	\$241,000	\$222,000	\$127,000
1 Bedroom	\$296,000	\$272,000	\$155,000
2 Bedrooms	\$350,000	\$322,000	\$183,000
3+ Bedrooms	\$404,000	\$372,000	\$212,000

Outreach and Environmental Review

- Public Outreach:
 - Planning Commission Hearing
 - Long Beach Press-Telegram publication
 - Link LB Blast
- Environmental Review:
 - In accordance with the California Environmental Quality Act (CEQA) Guidelines, the proposed Ordinance is exempt from CEQA pursuant to Section 15305 (Class 5 – Minor Alterations to Land Use Limitations) of the CEQA Guidelines

Recommendation

- Receive the supporting documentation into the record, conclude the public hearing, and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA);
- Declare an Ordinance amending Title 21, Zoning Regulations (Zoning Code), of the Long Beach Municipal Code to add Chapter 21.61 (Maintenance of Low-Income Housing in the Coastal Zone) to limit exceptions to the requirements to replace affordable units and to modify the in-lieu fees for Coastal Zone areas of the City; and,
- Adopt a Resolution authorizing the Director of Development Services to submit amendments to the Long Beach Zoning Regulations to the California Coastal Commission for its review, approval and certification.



Thank you

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