

OFFICE OF THE CITY ATTORNEY
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Long Beach, CA 90802-4664

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RESOLUTION NO. RES-14-0026

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AUTHORIZING THE DIRECTOR OF
DEVELOPMENT SERVICES TO SUBMIT AMENDMENTS
TO THE LONG BEACH ZONING REGULATIONS TO THE
CALIFORNIA COASTAL COMMISSION FOR APPROVAL

WHEREAS, on March 11, 2014, the City Council of the City of
Long Beach amended certain provisions of the Long Beach Zoning Regulations, Title 21
of the Long Beach Municipal Code, relating to adaptive reuse; and

WHEREAS, it is the desire of the City Council to submit the above
referenced zoning regulation amendments to the California Coastal Commission for its
review; and

WHEREAS, the Planning Commission and City Council gave full
consideration to all facts and the proposals respecting the amendments to the zoning
regulations at properly noticed and advertised public hearings; and

WHEREAS, the City Council, in accordance with the recommendation of
the Planning Commission, approved the proposed amendments to the zoning regulations
by adopting amendments to Chapter 21.15, 21.25 and 21.45. The proposed zoning
regulation amendments are to be carried out in a manner fully consistent with the Coastal
Act and become effective in the Coastal Zone immediately upon Coastal Commission
certification and approval; and

WHEREAS, the City Council hereby finds that the proposed zoning
amendments will not adversely affect the character, livability or appropriate development
in the City of Long Beach and that the amendments are consistent with the goals,
objectives and provisions of the City's General Plan.

NOW, THEREFORE, the City Council of the City of Long Beach resolves as

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1 follows:

2 Section 1. The amendment to the Long Beach Zoning Regulations of the
3 City of Long Beach adopted on March 11, 2014, by Ordinance No.
4 ORD-14-0004, a copy of which is attached to and incorporated in this resolution as
5 Exhibit "A", is hereby submitted to the California Coastal Commission for its earliest
6 review as to that part of the ordinance that directly affects land use matters in that portion
7 of the California Coastal Zone within the City of Long Beach.

8 Section 2. The Director of Development Services of the City of Long
9 Beach is hereby authorized to and shall submit a certified copy of this resolution, together
10 with appropriate supporting materials, to the California Coastal Commission with a
11 request for its earliest action, as an amendment to the Local Coastal program that will
12 take effect automatically upon Coastal Commission approval pursuant to the Public
13 Resources Code or as an amendment that will require formal City Council adoption after
14 Coastal Commission approval.

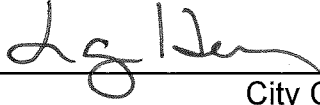
15 Section 3. This resolution shall take effect immediately upon its adoption
16 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

17 I certify that this resolution was adopted by the City Council of the City of
18 Long Beach at its meeting of March 4, 2014, by the following vote:

19 Ayes: Councilmembers: Garcia, Lowenthal, DeLong, O'Donnell,
20 Schipske, Andrews, Johnson, Austin,
21 Neal.

22 Noes: Councilmembers: None.

23 _____
24 Absent: Councilmembers: None.
25 _____

26 
27 _____
28 City Clerk

ORDINANCE NO. ORD-14-0004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING SECTION 21.25.502; AND BY ADDING SECTIONS 21.15.064.5 AND 21.45.500, ALL RELATED TO ADAPTIVE REUSE

Section 1. Section 21.25.502 of the Long Beach Municipal Code is amended to read as follows:

A. Standard. The following projects shall require site plan review:

1. Residential. The following residential projects require site plan review:

a. Five (5) or more units as one (1) project. This includes both new construction, as well as additions or adaptive reuse projects. This includes side by side projects by the same applicant where the total of new plus existing units equals five (5) or more;

b. Construction of a new dwelling unit or an addition greater than four hundred fifty (450) square feet in size to an existing dwelling, located on a lot less than twenty-seven feet (27') in width in the R-1-N, R-1-M, R-2-N, and R-2-A districts;

c. Any project proposing to utilize the incentive program established for very low and low income households; and

d. Any residential project proposing to utilize a wing wall.

2. Commercial. The following commercial projects require site plan review:

a. New buildings of one thousand (1,000) square

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1 feet or more;

2 b. Additions of one thousand (1,000) square feet or
3 more to an existing commercial building. However, an addition of up to five
4 thousand (5,000) square feet may be permitted without site plan review if
5 the addition is less than twenty-five percent (25%) of the floor area of the
6 existing building and is not visible from a public way;

7 c. Exterior remodeling of a building where the
8 affected area consists of fifty feet (50') or more of building frontage in the
9 CNA, CNP and CNR districts;

10 d. Commercial storage uses; and

11 e. Attached/roof-mounted cellular and personal
12 communication services.

13 3. Industrial or public assembly use. Industrial projects
14 with five thousand (5,000) square feet or more of floor area of new
15 construction, except those located in the IP (Port) zoning district. Projects
16 located in the IP zone shall be exempt from site plan review, except those
17 projects which are located on a major arterial as defined by the
18 transportation element of the General Plan.

19 4. Adaptive Reuse. Projects involving the reuse of
20 existing spaces, structures or buildings as allowed under California Health
21 and Safety Code Section 17958.11 for joint living and work quarters (live-
22 work) or as allowed in LBMC Chapter 18.63, and subject to the Special
23 Development Standards in LBMC Section 21.45.500.

24 5. Project on City land. All new construction projects with
25 building floor area of five hundred (500) square feet or greater except
26 roadway and utility maintenance or improvements.

27 6. Sign standards waiver requests. The City recognizes
28 the visual and aesthetic importance that signage has on a development.

1 Not only does signage identify the tenants of a particular space but it helps
2 define and shape the unique architectural character and identity of a project.
3 To this end, this sign standards waiver section has been introduced. The
4 intent of this provision is to allow a greater amount of creativity and flexibility
5 in the creation, design, and application of signage on developments beyond
6 the established sign standards. The following sign projects shall require site
7 plan review:

8 a. Individual sign review requests for waiver of
9 established sign standards;

10 b. Sign programs as defined in Subsection
11 21.44.035.B; and

12 c. Changeable copy signs.

13 7. Project on City land in the coastal zone. All projects
14 involving five hundred (500) square feet or more of land or water area,
15 except roadway and utility maintenance or improvement.

16 8. Determination of nonconforming parking rights in area
17 D of the coastal zone. Requests for determination of nonconforming
18 parking rights per Subsection 21.41.226.A.

19 B. Conceptual. The following projects shall also be required to
20 apply for conceptual site plan review prior to filing for site plan review:

21 1. Residential. Residential projects of fifty (50) or more units;

22 2. Commercial, industrial or public assembly. Projects of fifty
23 thousand (50,000) square feet or more of new construction;

24 3. Project on City land. Projects of one thousand (1,000)
25 square feet or more of new construction.

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1 Section 2. Section 21.15.064.5 is added to the Long Beach Municipal
2 Code to read as follows:

3 21.15.064.5 Adaptive reuse.

4 “Adaptive reuse” means a construction or remodeling project that
5 reconfigures existing spaces, structures or buildings to accommodate a new
6 use or to accommodate another purpose than what it was originally
7 designed for.

8
9 Section 3. Section 21.45.500 is added to the Long Beach Municipal
10 Code to read as follows:

11 21.45.500 Special Development Standards.

12 Adaptive Reuse Projects. The following special development
13 standards shall apply to adaptive reuse projects:

14 A. Land Use. The intent of the adaptive reuse is to allow
15 conversion of existing structures into new land uses that maintain or
16 enhance the character of a neighborhood or district, extend the life of the
17 building, reduce use of new construction materials and reduce construction
18 waste generated, and provide additional employment or housing
19 opportunities in appropriate and compatible locations.

20 1. An adaptive reuse project may change an existing
21 building to any Neighborhood Commercial and Residential (CNR) District
22 permitted use with the following exceptions:

23 a. Adaptive reuse projects are not allowed in single
24 family or duplex residential zoning.

25 b. Non-residential uses introduced into any
26 multiple-family residential zones through adaptive reuse shall be compatible
27 with the surrounding neighborhood as determined by the Site Plan Review
28 Committee.

1 c. No new residential uses shall be introduced
2 through adaptive reuse into any industrial zone.

3 2. Any discretionary review, including an Administrative
4 Use Permit or Conditional Use Permit required within the CNR zone for a
5 particular use, is required for an adaptive reuse project.

6 3. Any request for a land use not explicitly allowed within
7 the CNR zone as part of an adaptive reuse project shall require an
8 Administrative Use Permit.

9 B. Setbacks. Existing principal structures with non-conforming
10 setbacks may remain. Any additions or façade changes involving greater
11 than twenty-five (25) continuous linear feet of exterior wall facing a public
12 right-of-way shall comply with zoning setbacks, unless waived by the Site
13 Plan Review Committee.

14 C. Height. Heights of existing buildings shall be exempt from
15 established height limits. The addition of parapets or roof structures,
16 equipment or other enclosures or non-habitable space is allowed. Any new
17 or additional habitable space or floors shall comply with height limits of the
18 underlying zoning district, unless waived by the Site Plan Review
19 Committee.

20 D. Residential Unit Size. A minimum dwelling unit size of four
21 hundred fifty (450) square feet and project average of no less than seven
22 hundred (700) square feet shall be provided, unless waived by the Site Plan
23 Review Committee.

24 E. Existing Parking. The overall number of existing parking
25 spaces onsite shall be maintained. An exception for a reduction in existing
26 parking for purposes of providing required ADA parking and access may be
27 allowed by the Site Plan Review Committee.

28 F. Required Parking in Designated Parking Impacted Areas.

1 Parking for adaptive reuse projects in designated parking impacted areas
2 shall be provided as follows:

3 1. Residential parking shall be a minimum of one (1)
4 space per dwelling unit plus one (1) guest space for every four (4) dwelling
5 units.

6 2. Parking for all non-residential uses shall be a minimum
7 of two (2) spaces per every one thousand (1,000) square feet of usable
8 internal space.

9 3. In mixed use adaptive reuse projects, the first three
10 thousand (3,000) square feet of non-residential space shall be exempt from
11 parking requirements.

12 4. Seventy-five percent (75%) of the minimum required
13 parking shall be provided for assembly, office or retail conversions in mixed
14 use or stand-alone buildings.

15 5. Tandem parking is allowed up to seventy-five percent
16 (75%) of provided spaces.

17 6. Shared parking arrangements shall conform to LBMC
18 Section 21.41.222 - Off-site parking or Section 21.41.223.A - Parking-Joint
19 Use of Parking Facility.

20 7. Any reduction in provided parking beyond the
21 minimums above shall be approved by the Site Plan Review Committee.

22 G. Required Parking in General. Parking for adaptive reuse
23 projects outside of designated parking impacted areas shall be provided as
24 follows:

25 1. No additional on-site parking shall be required for
26 conversion to residential uses.

27 2. Parking for all non-residential uses shall be a minimum
28 of one (1) space per every one thousand (1,000) square feet of usable

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internal space.

3. In mixed use adaptive reuse projects, the first six thousand (6,000) square feet of non-residential space shall be exempt from parking requirements.

4. Fifty percent (50%) of the minimum required parking shall be provided for assembly, office or retail conversions in mixed use or stand-alone buildings.

5. Tandem parking is allowed up to fifty percent (50%) of provided spaces.

6. Shared parking arrangements shall conform to LBMC Section 21.41.222 - Off-site parking or Section 21.41.223.A - Parking-Joint Use of Parking Facility.

7. Any reduction in provided parking beyond the minimums above shall be approved by the Site Plan Review Committee.

H. Other provisions. Floor Area Ratio (FAR), Landscaping, Lot Coverage, Open Space, and any other applicable development standards of the underlying zone would have to be complied with, unless waived by the Site Plan Review Committee.

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

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