



CITY OF LONG BEACH

H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

August 19, 2008

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Conduct a public hearing on proposed amendments to the Zoning Regulations regarding story limitations, side yard setbacks, story poles, and re-noticing requirements; and

1. Receive the supporting documentation into the record, conclude the public hearing and declare the Ordinance amending the Zoning Regulations read the first time and laid over to the next regular meeting of the City Council for final reading. (Citywide); and
2. Receive the supporting documentation into the record, conclude the public hearing and adopt the attached resolution authorizing the Director of Development Services to submit amendments to the Long Beach Zoning Regulations to the California Coastal Commission for its review and approval as an implementing ordinance of the Local Coastal Program. (Citywide)

DISCUSSION

The request is for four amendments to the Zoning Regulations. The amendments stem from a City Council Housing and Neighborhood Committee request to address issues related to "mansionization" (the trend of new homes or additions that are larger in size and out of character with the existing houses in a neighborhood). Based on input received from the community, the City Council adopted a one-year interim ordinance restricting the City's R-2-S zoned properties (a Zoning District unique to the Belmont Shore neighborhood) to a maximum building height of two stories. In addition, the City Council requested that the Planning Commission undertake a comprehensive study of the current Belmont Shore zoning standards with an emphasis on exploring potential changes.

After receiving input from the community, staff prepared four proposed amendments to the Zoning Regulations:

- 1) Two-Story Maximum Building Height
Currently the R-2-S Zoning District has two maximum building heights, 24 feet (to top of roof parapet or midpoint of roof slope) and 28 feet (to ridge or roof) - but no limitation on the number of stories. The addition of a story limitation, without changing the existing maximum building height standards, would assist in keeping future development compatible with the existing one- and two-story character of the Belmont Shore neighborhood.

- 2) Minimum Side Yard Setback
Portions of Belmont Shore are currently zoned R-4-R (a multi-family residential zoning district unique to southern Belmont Shore). Many R-4-R-zoned properties have smaller parcel sizes, similar to those found in the abutting R-2-S Zoning District. The proposed amendment would change the minimum side yard setback in the R-4-R Zoning District from 5 feet to 3 feet while retaining the requirement that the setback be no less than 10 percent of lot width. The reduction would likely reduce the number of Standards Variances requests and eliminate the hardship placed on owners seeking to build on the many narrow lots in the district.

- 3) Story Poles
Story poles (markings which delineate the proposed height of a building) are currently required under an interim ordinance for all Standards Variance cases involving building height. When story poles are in place, observers can get an accurate sense of the size and scale of proposed construction projects. The proposed amendments would make the interim regulations permanent.

- 4) Re-noticing of Continued Cases
Currently, no re-noticing of hearing items is required if an item is continued to a specific hearing date. The proposed amendment would require all continued hearing items to be re-noticed, regardless of whether a future hearing date has been communicated or not. This would allow for greater public awareness and input into the process.

On June 19, 2008, the Planning Commission recommended that the City Council adopt the four proposed amendments.

This letter was reviewed by Assistant City Attorney Michael Mais on July 29, 2008 and by Budget Management Officer Victoria Bell on July 30, 2008.

TIMING CONSIDERATIONS

Council action is requested on August 19, 2008, a date which falls within the one-year interim ordinance period.

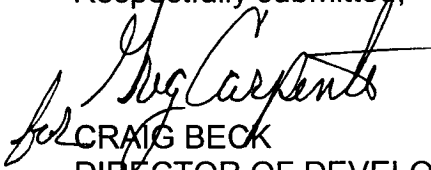
FISCAL IMPACT

There is no fiscal impact associated with the suggested action.

SUGGESTED ACTION:

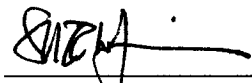
Approve recommendation.

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



PATRICK H. WEST
CITY MANAGER

CB:GC:DB:mh

Attachments: City Council Zoning Amendment Resolution
City Council Ordinance

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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RESOLUTION NO.

A RESOLUTION 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 _____, 2008, the City Council of the City of Long Beach amended certain provisions of the Long Beach Zoning Regulations of the City of Long Beach related to (1) two-story maximum building height in R-2-S zoning district; (2) minimum side yard setback in R-4-R zoning district; (3) story poles; and (4) re-noticing of continued cases; 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 as implementing ordinances of the Long Beach Local Coastal Program (LCP); 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 a properly noticed and advertised public hearing; and

WHEREAS, the City Council approved the proposed changes to the LCP by adopting the amendments to the zoning regulations. 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

WHEREAS, environmental documentation has been prepared, certified, received and considered as required by law, and the City Council hereby finds that the proposed amendments will not adversely affect the character, livability or appropriate development of the surrounding properties and that the amendments are consistent with

1 the goals, objectives and provisions of the general plan;

2 NOW, THEREFORE, the City Council of the City of Long Beach resolves as
3 follows:

4 Section 1. The amendment to the Long Beach Zoning Regulations of the
5 City of Long Beach adopted on _____, 2008, by Ordinance No.
6 _____, a copy of which is attached to and incorporated in this
7 resolution as Exhibit "A," and is hereby submitted to the California Coastal Commission
8 for its earliest review as to that part of the ordinance that directly affects land use matters
9 in that portion of the California Coastal Zone within the City of Long Beach.

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

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

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I certify that this resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 2008, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk