

1 RESOLUTION NO. RES-19-0164

2
3 A RESOLUTION OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH AUTHORIZING THE DIRECTOR OF
5 DEVELOPMENT SERVICES TO SUBMIT AMENDMENTS
6 TO THE LONG BEACH ZONING REGULATIONS TO THE
7 CALIFORNIA COASTAL COMMISSION FOR APPROVAL

8
9 WHEREAS, on November 5, 2019, the City Council of the City of
10 Long Beach amended certain provisions of the Long Beach Zoning Regulations, Title 21,
11 of the Long Beach Municipal Code; and

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

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

18 WHEREAS, the City Council, in accordance with the recommendation of
19 the Planning Commission, approved the proposed amendments to the zoning regulations
20 by adopting amendments to Title 21. The proposed zoning regulation amendments are
21 to be carried out in a manner fully consistent with the Coastal Act and become effective in
22 the Coastal Zone immediately upon Coastal Commission certification and approval; and

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

27 NOW, THEREFORE, the City Council of the City of Long Beach resolves as
28 follows:

ORDINANCE NO. ORD-19-0028

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING SECTIONS 21.15.660, 21.15.1070, 21.15.1090, 21.15.1620, 21.21.402, 21.25.806, 21.27.130, 21.31.215.G, 21.31.225, 21.31.235.C, TABLE 31-7, 21.32.220, TABLE 32-1, TABLE 32-2, TABLE 32-2A, 21.33.140, 21.34.225, TABLE 34-2, TABLE 41-1C, TABLE 51.276-1, 21.42.040.F, 21.43.020, TABLE 43-1, 21.44.140.D.3, AND 21.44.600.I; BY ADDING SECTIONS 21.15.165, 21.15.195, 21.15.196, 21.15.197, 21.15.3151, 21.33.130.E, 21.45.115.5, 21.45.133, 21.45.134, AND 21.52.280; AND BY REPEALING SECTIONS 21.31.260 AND 21.52.286, ALL RELATED TO ZONING CODE REGULATIONS

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

Section 1. Section 21.15.660 of the Long Beach Municipal Code is amended to read as follows:

21.15.660 Corner cutoff.

"Corner cutoff" means the triangular area created by measuring from the corner of a lot six feet (6') by six feet (6') to ten feet (10') by ten feet (10') along each property line or driveway and connecting the points at the end of those lines (Figure 15-4).

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1 Section 2. Section 21.15.1070 of the Long Beach Municipal Code is
2 amended to read as follows:

3 21.15.1070 Floor area, gross (GFA).

4 “Gross floor area (GFA)” means the total area of all floors of a
5 building, as measured to the outside surfaces of exterior walls. Gross floor
6 area includes halls, stairways, elevator shafts, on grade, semi-
7 subterranean, and subterranean garages, lofts and mezzanines,
8 basements, and finished or habitable attics, except as otherwise defined or
9 exempted in a specific Section of this Title. For the purposes of calculating
10 GFA for all residential dwelling units, outdoor roof deck or balcony areas
11 open to the sky or covered by patio cover or similar structure, when
12 enclosed on all sides by a parapet, solid railing or building wall greater than
13 three feet six inches (3’6”) in height, shall be included. However, open
14 areas within the building above normal ceiling height shall not be
15 calculated. See also definitions for floor area ratio and lot coverage.

16
17 Section 3. Section 21.15.1090 of the Long Beach Municipal Code is
18 amended to read as follows:

19 21.15.1090 Floor area ratio.

20 “Floor area ratio” means the numerical value obtained by dividing
21 the gross floor area of a building or buildings located on a lot or parcel of
22 land by the total area of the lot or parcel of land (Figure 15-6). For
23 purposes of calculating Floor Area Ratio:

24 A. For single-family dwellings, up to seven hundred (700)
25 square feet of garage GFA shall be exempted.

26 B. For multi-family dwellings, the GFA of all garage areas
27 and parking structures shall be exempted.

28 C. For all residential dwelling units, outdoor roof deck or

1 balcony areas open to the sky or covered by a patio cover or similar
2 structure, when enclosed on all sides by a parapet, solid railing or building
3 wall greater than three feet six inches (3'6") in height, shall be included.
4 However, open areas within the building above normal ceiling height shall
5 not be calculated.

6 D. For nonresidential buildings, the GFA of all garage
7 areas and parking structures, utility and elevator core stairwells, and
8 restrooms shall be exempted.

9
10 Section 4. Section 21.15.1620 of the Long Beach Municipal Code is
11 amended to read as follows:

12 21.15.1620 Lot coverage.

13 "Lot coverage" means the percentage of the area of the lot covered
14 by a building at all levels. This includes the perimeter of the building as
15 viewed from a plan view, plus the area of all accessory buildings and
16 structures, including garages not fully below grade (unless exempted-See
17 Section 21.31.225). Lot coverage does not include any open projections
18 such as balconies and eaves. For the purpose of calculating Lot
19 Coverage:

20 A. For single-family dwellings, up to seven hundred (700)
21 square feet of garage GFA may be exempted.

22 B. For multi-family dwellings and non-residential
23 buildings, the GFA of all garage areas and parking structures may be
24 exempted.

25
26 Section 5. Section 21.21.402 of the Long Beach Municipal Code is
27 amended to read as follows:

28 21.21.402 Action by hearing body.

1 A. Following the completion of testimony at a public hearing,
2 action shall be taken to approve, conditionally approve, partially approve,
3 deny, continue or take under advisement the subject of the public hearing.

4 B. Hearings continued to a date certain shall be exempt from re-
5 noticing in accordance with Division III "Notice of Hearings."
6

7 Section 6. Section 21.25.806 of the Long Beach Municipal Code is
8 amended to read as follows:

9 21.25.806 Permitted structures.

10 Structures permitted in, over or under established special setback
11 areas shall be the same as those allowed in the required yard area of the
12 applicable zoning district. However, subterranean parking garages shall not
13 be allowed under special setback areas, unless approved by the City
14 Engineer.
15

16 Section 7. Section 21.27.130 of the Long Beach Municipal Code is
17 amended to read as follows:

18 21.27.130 Historic landmark and landmark district exemption.

19 Any building, structure, or lot designated as an historic landmark or
20 contributing building, structure, or lot located within a designated landmark
21 district established under Chapter 2.63 of this Code, shall be exempted
22 from restrictions of this Chapter relating to restoration (Section 21.27.090),
23 interior alteration to residential uses with nonconforming parking to create
24 additional bedrooms (Section 21.27.065), expansion (Section 21.27.060),
25 and maintenance (Section 21.27.040), provided that any use or
26 construction plans are approved with a certificate of appropriateness
27 issued in accordance with Chapter 2.63.
28

1 Section 8. Section 21.31.215.G of the Long Beach Municipal Code is
2 amended to read as follows:

3 G. A corner cutoff as defined in Section 21.15.660 of this Title,
4 shall be required in all residential districts at all intersections of streets,
5 driveways, or alleys. Nothing shall be erected or allowed to grow within the
6 corner cutoff in such a manner as to impede visibility or accessibility up to
7 eight feet (8') in height. Corner cutoffs shall be a minimum of six feet by six
8 feet (6' x 6').

9
10 Section 9. Section 21.31.225 of the Long Beach Municipal Code is
11 amended to read as follows:

12 21.31.225 Lot coverage.

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

17
18 Section 10. Section 21.31.235.C of the Long Beach Municipal Code is
19 amended to read as follows:

20 C. Garages. The actual garage area up to seven hundred (700)
21 square feet for a single-family dwelling, and all garage area for multi-family
22 dwellings, shall be excluded from the calculation of floor area ratio. GFA
23 above the garage is not excluded.

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1 Section 11. Table 31-7 of Chapter 21.31 of the Long Beach Municipal
 2 Code is amended to read as follows:

3 Table 31-7
 4 Garages in R-3 and R-4 Zone Districts

	Setbacks (a,*):		
Type of Garage	Front/Side Street	Side/Rear(**).	Maximum Height
1. On grade	30' from street property line(s) and shall be screened by residential use from all street frontages	In the front half of the lot: no projections into the required yard. In the rear half of the lot: 5' from property line	Projecting into required yard area-13'. Outside of required yard area-same as principal structure
2. Semi-subterranean	Required yard area***	Same as on-grade garage	Not to exceed 4' above grade***
3. Subterranean	None	None	Below grade

18 (a) For developments of 1 or 2 units on a lot, refer to Subsection 21.31.245.A.

19 * For 3 or more units, no vehicle shall be permitted to back into the street.

20 ** Along the interior property lines, a minimum of 5 feet of landscaping buffer
 21 shall be provided in accordance with Section 21.42.040 (landscaping
 22 standards).

23 *** Through a site plan review process, the maximum height of semi-subterranean
 24 garages may be increased.

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1 Section 12. Section 21.32.220 of the Long Beach Municipal Code is
2 amended to read as follows:

3 21.32.220 Yards.

4 The yard areas indicated in Subsections 21.32.220.A through
5 21.32.220.D shall be clear of all structures from the ground to the sky
6 (except as otherwise permitted) and shall be landscaped and maintained in
7 a neat and healthy condition according to the landscaping provisions of this
8 Title.

9 A. Required. Yard areas shall be provided as indicated in
10 Tables 32-2 and 32-2A.

11 B. Corner Cutoffs. Corner cutoffs, as defined in Section
12 21.15.660 of this Title, shall be required in all commercial districts at all
13 intersecting streets, driveways or alleys. Nothing shall be erected or
14 allowed to grow within the corner cutoff in such a manner which impedes
15 access or visibility up to eight feet (8') in height. Required corner cutoffs
16 shall be a minimum of six feet by six feet (6' x 6').

17 C. Permitted Structures. No structures are permitted in required
18 yards, except:

- 19 1. Signs, as specified in the Chapter relating to on-
20 premises signs (Chapter 21.44);
- 21 2. Outdoor dining;
- 22 3. Structures allowed in Table 31-3 (structures in required
23 yards, residential districts);
- 24 4. Vehicle parking as allowed by Table 32-2 or 32-2A;
- 25 5. Vehicle loading in street frontage setbacks as provided
26 in Section 21.41.310; and
- 27 6. Awnings as allowed by the Uniform Building Code.

28 D. Required Landscaping. All required yard areas, except yards

1 abutting alleys and yards used for outdoor dining, shall contain an area not
 2 less than five feet (5') in width planted with trees, shrubs and/or
 3 groundcover. The four foot (4') setback area from the abutting alley shall
 4 also be landscaped unless such area is used for a driving aisle. For
 5 additional landscape requirements, see Chapter 21.42, Landscape
 6 Standards.

7
 8 Section 13. Long Beach Municipal Code Table 32-1, "Other Entertainment
 9 Uses," under "Entertainment," is amended to read as follows:

10
 11 **Uses In All Other Commercial Zoning Districts**

Uses	Neighborhood			Community				Regional	Other	Additional Regulations	
	CNP	CN A	CNR	CCA	CCP	CCR	CCN	CHW	CS		
Entertainment (cont'd)											
Other Entertainment Uses											
Indoor Amusement/ Entertainment Facility (arcade, bowling alley, computer arcade, escape rooms, laser tag, miniature golf, skating rink, tennis club, virtual reality rooms, etc.)	Up to 6,000 sq. ft. of GFA	AP	AP	AP	Y	Y	Y	Y	Y	N	See Section 21.45.115.5, Section 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades)
	Over 6,000 sq. ft. of GFA	C	C	C	AP	AP	AP	AP	AP	N	Indoor Amusement/Entertainment Facility uses shall be permitted (Y) in the PD-30 Downtown Plan Area (excluding Neighborhood Overlay). In all other Planned Development (PD) Districts or Specific Plans (SP), the Zoning Administrator may determine if a PD or SP, or subarea thereof, allows for an Indoor Amusement/Entertainment Facility use.

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Outdoor Amusement/ Entertainment Facility (arcade, escape rooms, miniature golf, skating rink, tennis club, etc.)	N	N	N	AP	AP	AP	AP	AP	AP	See Section 21.45.115.5, Section 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades) Outdoor Amusement/ Entertainment Facility uses shall be permitted (Y) in the PD-30 Downtown Plan Area (excluding Neighborhood Overlay). In all other Planned Development (PD) Districts or Specific Plans (SP), the Zoning Administrator may determine if a PD or SP, or subarea thereof, allows for an Outdoor Amusement/ Entertainment Facility use.
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Section 14. Long Beach Municipal Code Table 32-1, "Personal Services,"
 is amended to read as follows:

Uses	Neighborhood			Community			Regional		Other	Additional Regulations
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Personal Services										
Basic personal services (barber/beauty shop, diet center, dry cleaner, fortunetelling, locksmith, mailbox rental, nail/manicure shop, repair shop for small appliances or electronic equipment, bicycles, tailoring, shoe	Y	Y	Y	Y	Y	Y	Y	Y	Y	N

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repair, tanning salon, or travel agent)											
Catering, party counseling (without trucks)	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	For catering with trucks, see industrial zones, table 33-1.
Fitness center/health club, dance/karate studio, fortunetelling	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Limited to 5,000 square feet in neighborhood zones.
Fitness Facility up to 2,500 sq. ft. of GFA	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	See Section 21.52.232 Limited to 2,500 square feet in neighborhood zones.
Fitness Facility between 2,501 to 25,000 sq. ft. of GFA	AP	AP	AP	Y	AP	Y	Y	Y	Y	N	
Fitness Facility over 25,000 sq. ft. of GFA	N	N	N	C	N	C	C	C	C	N	
Gun repair shop	AP	AP	AP	AP	AP	AP	AP	AP	Y	N	
House cleaning service	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	
Indoor animal related uses with animal adoption and boarding not exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Subject to special development standards for indoor animal adoption and boarding 21.45.133. Such uses shall be permitted in all Planned Development (PD) Districts and Specific Plans (SP) allowing commercial uses including but not limited to land use categories described as professional and

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											personal services, subject to Section 21.45.133.
Indoor animal related uses with animal adoption and boarding exceeding 25% of gross floor area (such as but not limited to animal grooming, veterinary clinic, animal lounge, animal daycare, pet shop)	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	Subject to special development standards for indoor animal adoption and boarding 21.45.133. Such uses shall be permitted in all Planned Development (PD) Districts and Specific Plans (SP) allowing commercial uses including but not limited to land use categories described as professional and personal services, subject to Section 21.45.133.
Laundromat	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	
Laundry (commercial customers)	N	N	N	N	N	N	N	N	N	N	Permitted in industrial zones only.
Massage Establishment	A	A	A	A	A	A	A	A	A	A	Accessory use for hotel over one hundred (100) rooms, a physician, chiropractor, health club, beauty salon, nail salon, and the like.
Massage Establishment (Primary Use)	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	
Outdoor animal daycare	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	Subject to special development standards for outdoor animal

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											daycare, Section 21.45.134. Such uses shall be permitted in all Planned Development (PD) Districts and Specific Plans (SP) allowing commercial uses including but not limited to land use categories described as professional and personal services, subject to Section 21.45.134.
Recycling center	N	N	N	N	N	N	N	N	N	N	Permitted in industrial zones only.
Recycling collection center for cans and bottles (staff attended)	N	N	N	AP	AP	AP	AP	AP	AP	N	
Recycling containers for cans and bottles	A	A	A	A	A	A	A	A	A	N	Accessory to a grocery store only (see Section 21.51.265)
Repair shop (stove, refrigerator, upholstery, lawn mowers, etc.)	N	N	N	C	C	C	C	C	Y	N	For small appliance repair, see "basic personal services".
Self-storage (indoor only)	N	N	N	N	N	N	N	N	N	C	
Shoe repair	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	
Shoeshine stand (indoor/outdoor)	A	A	A	A	A	A	A	A	A	A	Accessory to barber, car wash, grocery, hotel, office, or restaurant use.
Tattoo parlor	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	See Section 21.45.166. Tattoo parlors shall be

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											permitted in all Planned Development (PD) Districts allowing commercial uses, subject to Section 21.45.166.
Termite and pest control	N	N	N	N	N	N	N	N	C	N	See "miscellaneous storage of hazardous materials".
Veterinary clinic with boarding	N	N	N	C	C	C	C	C	C	N	See also "basic personal services".
All personal services not listed	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	

Section 15. Long Beach Municipal Code Table 32-1, "Professional Services," is amended to read as follows:

Professional Services	Neighborhood			Community				Regional	Other	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Accounting, advertising, architecture, artist studio, bookkeeping, business headquarters, chiropractic, computer programming, consulting, contracting, dentistry, engineering, insurance, lab testing, law, marketing, medicine, photography, psychiatry, psychology, real estate, or tax preparation	Y	Y	Y	Y	Y	Y	Y	Y	N	

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Tutoring Center up to 2,500 sq. ft. GFA	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Permitted in all Planned Development (PD) Districts and Specific Plans (SP) allowing professional services.
Tutoring Center greater than 2,500 sq. ft. GFA	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	See section 21.52.280 Permitted in all Planned Development (PD) Districts and Specific Plans (SP) allowing professional services, subject to an AUP and section 21.52.280
All professional offices not listed	AP	AP	AP	AP	AP	AP	AP	AP	AP	N	

Section 16. Long Beach Municipal Code Table 32-2, footnotes, are amended to read as follows:

- (a) In all cases, minimum setback of 10 ft. from curb face.
- (b) Measured from centerline of alley.
- (c) Setback may be reduced to 0 ft. if the structure is attached to a building abutting on lot or if no building on an abutting lot is within 5 ft. of property line.
- (d) Setback may be reduced to 10 ft. for a single-story commercial building

1 through site plan review.

2 (e) No setback is required for commercial or residential over ground floor
3 commercial; an 8 ft. front street setback is required for ground-floor residential,
4 and 5 ft. side street setback is required for ground-floor residential.

5 (f) An accessory structure is limited to 15 ft. in height.

6 (g) Elevator and mechanical equipment penthouses shall not be included in the
7 measurement of height for commercial buildings.

8 (h) Rooftop solar collectors and associated supporting structures may exceed
9 the applicable height limit only if necessary for the sole purpose of solar collection,
10 and not otherwise installed on any occupiable areas of the roof.

11
12 Section 17. Long Beach Municipal Code Table 32-2A, footnotes, are
13 amended to read as follows:

14 (a) An accessory structure is limited to 15 ft. in height.

15 (b) High-rise overlay applicable at appropriate locations.

16 (c) In a high-rise overlay zone, no flagpole shall exceed 60 ft. in height.

17 (d) In all cases, minimum setback of 10 ft. from curb face.

18 (e) Measured from centerline of alley. Special setback requirements apply to all
19 residential development in a commercial district.

20 (f) This setback shall apply to the ground floor only.

21 (g) Setback may be reduced to 0 ft. if the structure is attached to a building
22 abutting on lot or if no building on an abutting lot is within 5 ft. of property line.

23 (h) Elevator and mechanical equipment penthouses shall not be included in the
24 measurement of height for commercial buildings.

25 (i) Rooftop solar collectors and associated supporting structures may exceed
26 the applicable height limit only if necessary for the sole purpose of solar collection,
27 and not otherwise installed on any occupiable areas of the roof.

28

1 Section 18. Section 21.33.140 of the Long Beach Municipal Code is
2 amended to read as follows:

3 21.33.140 Setbacks and yards.

4 A. Setbacks and Yards Required. Building setbacks and yards
5 shall be provided as indicated in Table 33-4. Yard areas shall be clear of
6 all structures from the ground to the sky, except for permitted projections,
7 and shall be landscaped in accordance with the landscaping provisions
8 (Chapter 21.42) of this Title.

9 B. Corner Cutoff Required. Corner cutoffs, as defined in Section
10 21.15.660 of this Title, shall be required in all industrial districts at the
11 intersections of streets, driveways, and alleys. The corner cutoff shall be
12 free of any structure or vegetation which impedes or obstructs access or
13 visibility up to eight feet (8') in height.

14 C. Permitted Projections. No appurtenances, projections, or
15 other building features may project into required yards, except:

- 16 1. Architectural elements not more than two feet (2') into
17 the required yard area;
- 18 2. Awnings;
- 19 3. Bay windows projecting not more than two feet (2') into
20 the required yard area;
- 21 4. Lamp posts;
- 22 5. A porte cochere;
- 23 6. Roof eaves projecting no closer than two feet, six
24 inches (2' 6") from the property line; and
- 25 7. Signs, as specified in Chapter 21.44 (On-Premises
26 Signs) of this Title.

27 D. Permitted uses. The following uses and accessory structures
28 shall be the only uses and structures permitted in required yard areas:

1 driveways, automobile surface parking lots, landscaping, and on-premises
2 signs. All other uses shall be prohibited.

3
4 Section 19. Section 21.34.225 of the Long Beach Municipal Code is
5 amended to read as follows:

6 21.34.225 - Corner cutoffs.

7 A. Corner Cutoff Required. Corner cutoffs shall be required in
8 all institutional districts at intersections of streets, driveways and alleys.
9 Corner cutoffs shall be a minimum of six feet by six feet (6') x (6').

10 B. The corner cutoff shall be free of any structure or vegetation
11 which impedes or obstructs access or visibility up to eight feet (8') in height.

12
13 Section 20. Long Beach Municipal Code Table 34-2 is amended to add a
14 footnote to read as follows:

15 (a) Rooftop solar collectors and associated supporting structures may
16 exceed the applicable height limit only if necessary for the sole purpose of
17 solar collection, not otherwise installed on any occupiable areas of the roof.

18
19 Section 21. Long Beach Municipal Code Table 41-1C, under "Recreation,"
20 is amended to read as follows:

Recreation	
1. Amusement arcade	4 per 1,000 SF except in a tavern, then 20 per 1,000 SF
2. Amusement/Entertainment Facilities	4 per 1,000 SF-GFA
3. Athletic club	5 spaces plus 4 spaces 1,000 SF-GFA; or 1 per 3 spectator seats, whichever is greater, plus 20 per 1,000 SF-GFA for exercise floors
4. Basketball courts, volleyball courts	5 per court or 1 per 3 spectator seats, whichever is greater

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5. Bowling alley	5 spaces plus 4 spaces per alley, or 1 per 3 spectator seats, whichever is greater
6. Commercial horse stables and horse riding schools	1 for each 5 stalls
7. Dancing, dance hall, disco, skating rink	25 per 1,000 SF-GFA, excluding kitchen
8. Golf course	3 per hole, or spaces required for restaurant, whichever is greater
9. Golf range, batting cage, tennis alley and the like	1 per tee, cage or alley and the like
10. Miniature golf course	2 per hole
11. Open recreation	1 per 1,000 SF-GLA
12. Passive park use	2 per acre-GLA
13. Pool or billiard hall	2 spaces plus 5 spaces per 1,000 SF-GFA
14. Tennis courts, racquetball courts, handball courts and the like	3 spaces plus 3 spaces per court or 1 per 3 spectator seats, whichever is greater

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1 Section 22. Long Beach Municipal Code Table 51.276-1 is amended to
 2 read as follows:

3 Table 51.276-1

4 Accessory Dwelling Unit Development Standards

		Limited ADU	Conforming ADU
Setbacks ^(a)			
Front Yard		N/A	Same as zoning district.
Side Yard		N/A	Same as zoning district, or 5 ft., whichever is less.
Rear Yard ^(b)	Attached ADU	N/A	Same as zoning district. ^(c)
	Detached ADU	N/A	5 ft. ^(c)
Building Height			
Height Limit		N/A	Same as zoning district, or 25 ft. and 2 stories, whichever is less. ^(d)
Lot Standards			
Number of ADUs Allowed		1 per lot with an existing single-family dwelling only. ^(e)	
Minimum Lot Size	Within the Coastal Zone	N/A	4,800 sq. ft.
	Outside the Coastal Zone	4,800 sq. ft.	
Minimum Lot Width		27 ft.	
Maximum Lot Coverage		N/A	Same as zoning district. ^(f)
Floor Area Ratio (FAR)		N/A	Same as zoning district. ^(f)

OFFICE OF THE CITY ATTORNEY
 CHARLES PARKIN, City Attorney
 411 W. Ocean Boulevard, 9th Floor
 Long Beach, CA 90802

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Minimum Usable Open Space	N/A	Equal to 30% of the gross floor area of the ADU ^{(g), (h), (i)}
Unit Size Requirements		
Maximum Unit Size	50% of GFA of the primary dwelling, or 800 sq. ft., whichever is less. ^(j)	
Minimum Unit Size ^(k)		
0 bedrooms	180 sq. ft. for all Limited ADUs	300 sq. ft.
1 bedroom		450 sq. ft.
2 bedrooms		750 sq. ft.

Section 23. Section 21.42.040.F of the Long Beach Municipal Code is amended to read as follows:

F. Plant Height. Plant height shall not exceed three feet (3') in corner cutoff areas.

Section 24. Section 21.43.020 of the Long Beach Municipal Code is amended to read as follows:

21.43.020 Height limits.

Fence and garden wall heights shall not exceed the maximum heights set forth in Table 43-1. Fence heights shall be measured from grade adjoining the fence on the public right-of-way side of the fence (for fences adjoining the public right-of-way) and the average grade of both sides of the fence (for fences between two (2) private properties). For fences in flood hazard zones where the Building Code requires the finish floor of a building to be constructed at or above the top of the flood plain, fence height shall be measured from the top of the flood plain.

1 Section 25. Table 43-1 of the Long Beach Municipal Code is amended to
 2 read as follows:

Zone Districts	Maximum Permitted Height ^(a)
3 4 1. Residential 5 -Front yard 6 -Other yard area 7 -Outside of required yard area 8 -Abutting a nonresidential district or use 9 -Abutting an alley, flood control channel, or other public right-of- 10 way other than a street 11 -Abutting a major arterial/regional corridor	3 ft. (b), (f) 6 ft. 6 in. 10 ft. 8 ft. 8 ft. (c) 8 ft. (d)
12 2. Commercial and industrial 13 -Within required street frontage setback 14 -Abutting residential front yard 15 -Abutting residential side or rear yard 16 -Other yard	3 ft. (e) 3 ft. 8 ft. 12 ft.
17 3. Institutional 18 -Front yard 19 -Other yard	3 ft. 8 ft.
20 4. Park 21 -Within ten foot (10') yard area abutting a public street 22 -Other yard	6 ft. (g) 12 ft. (g)
23 5. Public right-of-way	As determined by the City Engineer
24 6. All zones—corner cutoff area	3 ft.

25 NOTES:

(a) The limitations shall not apply in the following instances:

- 26 i) Where a greater height is required by any other City ordinance; or
 - 27 ii) Where a greater height is required by a conditional approval of a permit pursuant to this Title or is
 28 required by State or Federal law; or
 - iii) Where a wall return of greater height is allowed;
 - iv) In corner cutoff areas, chain link and wrought iron/metal tubing fences more than three feet (3') in
 height are allowed if they do not obstruct visibility.
- (b) In the area designated as the special fence height area, as designated by resolution of City Council, the
 fence height in the front yard setback shall be increased to four feet (4'), provided the additional foot of
 height is wrought iron or chain link.
- (c) Only applicable for rear and side lines that abut an alley or other public right-of-way other than a street,
 or a flood control channel.

- 1 (d) Only applicable for 1) a rear property line that abuts a regional corridor, boulevard, or major avenue as
2 designated in the Mobility Element of the General Plan, and 2) side property line(s) of a reverse corner
3 lot abutting a regional corridor, boulevard, or major avenue, and in a continuous formation with the rear
4 property lines of the remainder of the block facing said right-of-way.
5 (e) Industrially zoned properties may construct a twelve foot (12') high wrought iron/metal tubing fence within
6 the required street frontage setback area.
7 (f) Fence height may exceed three feet (3') in the front yard of residential lots located in high crime areas,
8 through approval of an administrative use permit. (See Section 21.52.231.5 for criteria.)
9 (g) Wrought iron fences that exceed these height limits may be approved pursuant to site plan review for a
10 development project, Section 21.25.508.

11
12
13 Section 26. Section 21.44.140.D.3 of the Long Beach Municipal Code is
14 amended to read as follows:

15 3. No freestanding/monument sign shall be located within
16 the required corner cutoff area of a driveway, alley, or street, as defined in
17 Section 21.15.660 and illustrated in Figure 15-4.

18
19
20 Section 27. Section 21.44.600.I of the Long Beach Municipal Code is
21 amended to read as follows:

22 I. Obstruction of Use or Visibility. No sign shall be located so
23 that any portion of the sign or its supports interferes with the free use of
24 any fire escape or exit or obstructs any required fire standpipe, stairway,
25 door, ventilator or window; nor shall any sign be located so as to obstruct
26 the visibility (corner cutoff areas) of vehicles or pedestrians using
27 driveways or doorways.

28
29
30 Section 28. The Long Beach Municipal Code is amended by adding
31 Section 21.15.165 to read as follows:

32 21.15.165 Amusement/entertainment facilities.

33 "Amusement/entertainment facilities" means a principal commercial
34 land use providing amusement or entertainment services in an indoor or
35 outdoor facility, for the purpose of some leisure activity, including, but not
36 limited to, arcade, computer arcade, escape rooms, laser tag, miniature

1 golf, skating rink, tennis club, virtual reality rooms and similar uses.

2
3 Section 29. The Long Beach Municipal Code is amended by adding
4 Section 21.15.195 to read as follows:

5 21.15.195 Animal boarding.

6 "Animal boarding" means a facility designed to accommodate the
7 overnight stay and care of household pets including adequate eating,
8 sleeping, and living provisions.

9
10 Section 30. The Long Beach Municipal Code is amended by adding
11 Section 21.15.196 to read as follows:

12 21.15.196 Animal daycare.

13 "Animal daycare" means a facility which provides non-medical care
14 for animals on less than a twenty-four (24) hour basis. Animal daycare
15 uses include but are not limited to instructional training, recreation, and
16 animal nurseries.

17
18 Section 31. The Long Beach Municipal Code is amended by adding
19 Section 21.15.197 to read as follows:

20 21.15.197 Animal lounge.

21 "Animal lounge" means a commercial land use primarily engaged
22 with providing a space to allow individuals and adoptable household
23 animals to engage in recreational opportunities with one another.

24
25 Section 32. The Long Beach Municipal Code is amended by adding
26 Section 21.15.3151 to read as follows:

27 21.15.3151 Tutoring center.

28 "Tutoring center" means a professional service, other than a school,

1 that offers tutoring services for one-on-one and or groups as defined in the
2 California Building Code occupancy grouping.

3
4 Section 33. The Long Beach Municipal Code is amended by adding
5 Section 21.33.130.E to read as follows:

6 E. Rooftop solar collectors and associated supporting structures
7 may exceed the applicable height limit only if necessary for the sole
8 purpose of solar collection, and not otherwise installed on any occupiable
9 areas of the roof.

10
11 Section 34. The Long Beach Municipal Code is amended by adding
12 Section 21.45.115.5 to read as follows:

13 21.45.115.5 Amusement/entertainment facilities.

14 The following special development standards shall apply to
15 Amusement/entertainment facilities:

16 A. Hours of operation shall be limited to between eight (8:00)
17 a.m. to twelve o'clock (12:00) midnight;

18 B. All activities associated with the use shall comply with the
19 standards of the noise ordinance, Chapter 8.80 of the Municipal Code;

20 C. Windows shall not be obscured by placement of signs, dark
21 window tinting, shelving, racks or similar obstructions;

22 D. The operator of the use shall provide night lighting and other
23 security measures to the satisfaction of the Chief of Police;

24 E. Exterior lighting shall not intrude on surrounding properties;

25 F. The operator shall demonstrate an ability to prevent problems
26 related to potential noise, litter, loitering, crowd control and parking;

27 G. A security plan, including a video surveillance system,
28 exterior lighting plan, noise, litter, loitering, crowd control and parking to the

1 satisfaction of the Chief of Police shall be submitted to and approved by the
2 Police Department prior to the issuing of a Certificate of Occupancy.

3 H. If the use contains a mixture of indoor and outdoor uses, the
4 total square footage of each use shall be calculated together, and the more
5 restrictive review process shall apply;

6 I. Each indoor and outdoor use shall comply with the parking
7 requirements set forth in Chapter 21.41; and

8 J. If the use proposes to deviate from the special development
9 standards, an Administrative Use Permit or a Conditional Use Permit shall
10 be required.

11
12 Section 35. The Long Beach Municipal Code is amended by adding
13 Section 21.45.133 to read as follows:

14 21.45.133 Indoor animal adoption and boarding" special development
15 standards.

16 The following special development standards shall apply to
17 businesses involving indoor animal adoption and boarding uses by right or
18 requiring an Administrative Use Permit:

19 A. Location. The site shall not adjoin or abut a residential use
20 district. Planned Development Districts allowing ground floor mixed-use
21 commercial and residential are exempt from this requirement.

22 B. Size. Adoption and boarding areas shall remain an
23 accessory component of the established primary operation and shall not
24 exceed fifty percent (50%) of the gross floor area.

25 C. Building Improvements.

26 1. The facility shall be improved with sound abatement
27 measures to ensure compliance with the noise ordinance, Chapter 8.80 of
28 the Long Beach Municipal Code. Written documentation by a licensed

1 acoustical engineer shall be provided to demonstrate compliance with the
2 noise ordinance, subject to the approval of the Director of Development
3 Services or designated staff.

4 2. Impervious flooring surfaces and floor drains shall be
5 incorporated in the areas dedicated for recreation or boarding of animals.
6 Operations involving the care of cats are exempt from providing floor
7 drains.

8 3. Facilities shall be temperature-controlled with a
9 heating, ventilation and air conditioning (HVAC) system. Ventilation and
10 exhaust systems shall conform to the latest edition of the California
11 Mechanical Code and California Building Energy Efficiency Standards for
12 Residential and Nonresidential Buildings, as adopted and amended by
13 Chapter 18.36 of the Long Beach Municipal Code, or as otherwise required
14 by applicable provisions of the California Health and Safety Code.

15 4. Facilities incorporating the handling, preparation, or
16 sale of food or beverages shall be designed in accordance with Title 8 of
17 the Long Beach Municipal Code and applicable provisions of the California
18 Health and Safety Code.

19 D. Operations.

20 1. All business activities must be confined within an
21 enclosed building.

22 2. Operations and care of animals shall be in compliance
23 with Title 6 of the Municipal Code.

24 3. The number of animals shall be limited to a minimum
25 area of seventy-five (75) square feet of floor area per animal.

26 4. The operator shall clean all recreational and boarding
27 areas daily and properly dispose of associated animal waste.
28

1 Section 36. The Long Beach Municipal Code is amended by adding
2 Section 21.45.134 to read as follows:

3 21.45.134 Outdoor animal daycare special development standards.

4 The following special development standards shall apply to
5 businesses involving outdoor animal daycare services by right or requiring
6 an Administrative Use Permit:

7 A. Review Process. An Administrative Use Permit (AUP) shall
8 be required to allow public review and the opportunity to establish
9 appropriate conditions of approval for the operation.

10 B. Separation distance. Outdoor dog animal daycare uses shall
11 be at least two hundred (200) feet from the nearest property zoned or used
12 for residential purposes.

13 C. Attendant Required. Staff shall be in the outdoor area
14 whenever animals are in the outdoor area.

15 D. Limitation on the number of animals. The number of animals
16 permitted in the outdoor area shall be limited in accordance with the
17 standards set by the American Society for the Prevention of Cruelty to
18 Animals (ASPCA) with a minimum of seventy-five (75) square feet of floor
19 area per animal.

20 E. Fencing. Opaque fencing shall be required to screen all
21 outdoor areas from adjacent uses and subject to the height requirements of
22 Chapter 21.43 of the Long Beach Municipal Code.

23 F. Landscaping. Landscaping shall be provided adjacent to the
24 outdoor fencing to allow for planting.

25 G. Hours of operation. Outdoor animal daycare hours of
26 operation shall be limited to between seven (7:00) a.m. and seven (7:00)
27 p.m., Monday through Sunday.

28 H. Daily cleaning. The operator shall clean all outdoor areas

1 daily and properly dispose of associated animal waste.

2

3 Section 37. The Long Beach Municipal Code is amended by adding
4 Section 21.52.280 to read as follows:

5 21.52.280 Tutoring center.

6 Tutoring centers greater than two thousand five hundred (2,500)
7 square feet shall be subject to the following:

8 A. Loading. Two (2) loading spaces shall be provided as per
9 Chapter 21.41;

10 B. Impacts on surrounding uses. Hours of operation and
11 business practices shall mitigate impacts to surrounding uses. These
12 include, but are not limited to, appointment-based tutoring sessions,
13 maximum occupants, and hours of operation.

14

15 Section 38. The Long Beach Municipal Code is amended by repealing
16 Sections 21.31.260 and 21.52.286.

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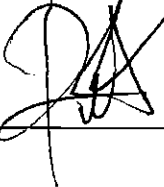
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Section 39. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

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

Ayes:	Councilmembers:	<u>Pearce, Price, Supernaw, Mungo,</u> <u>Andrews, Uranga, Austin.</u>
Noes:	Councilmembers:	<u>None.</u>
Absent:	Councilmembers:	<u>Richardson.</u>


City Clerk


Mayor

Approved: Nov. 6, 2019
(Date)