

# Coastal Commission Modifications to the Omnibus Zoning Code Amendments Round 2 (App No. 1905-15)

City Council Public Hearing - August 3, 2021

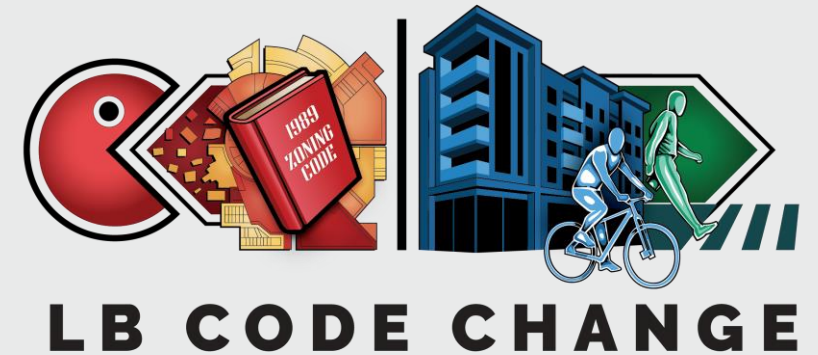
# Background

## “Tune-ups” to modernize the Zoning Code:

- Address new land use trends and business types
- Better respond to unique neighborhood development patterns
- Improve administrative processes

## Periodic Omnibus Zoning Code Amendments:

- Round 3 – adopted by City Council on May 12, 2020
- **Round 2 – adopted by City Council on October 22, 2019**
- Round 1 – adopted by City Council on May 14, 2019



# Coastal Commission Approval with Modifications

- Citywide Zoning Code changes must be reviewed by the California Coastal Commission (CCC) for a finding of conformance with the **Local Coastal Program (LCP)**
- On March 11, 2021, the **CCC approved, with modifications, Omnibus Zoning Code Amendments Round 2** (LCP Amendment No. LCP-5-LOB-19-0168-3)
- The LCP Amendment will not be **effective in the City's coastal zone** until:
  - City Council adopts the CCC's suggested modifications
  - The CCC Executive Director certifies that the City has complied
  - The CCC concurs with the Executive Director's determination that the action by the City Council adopting the suggested modifications is legally adequate

# Omnibus Zoning Code Amendments Round 2 (Adopted 10/22/19)

## Land Use

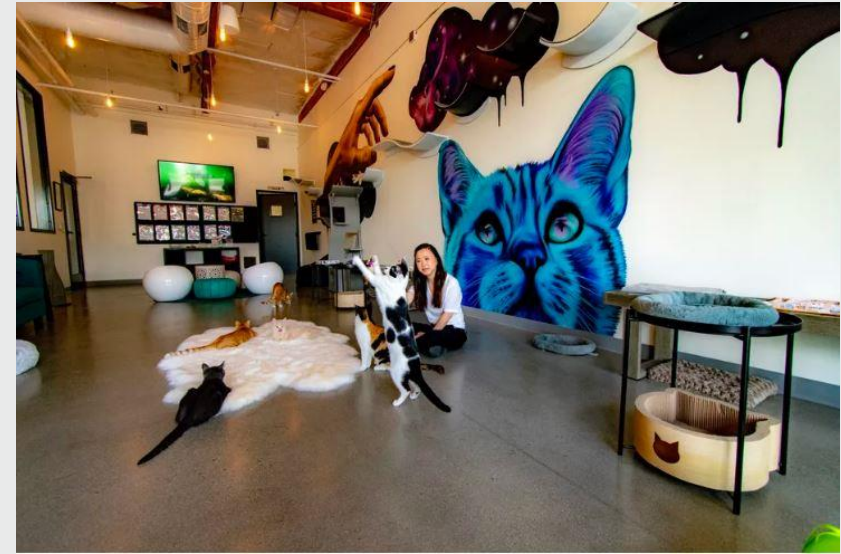
- Escape rooms
- Tutoring centers
- Animal-related uses including accessory animal adoption and boarding

## Development Standards

- Distance between structures on a residential property
- Parking requirements in historic landmark districts
- Gross Floor Area (GFA) and Floor Area Ratio (FAR) calculations
- Measuring fence height in flood zones
- Corner cutoffs
- Rooftop solar height exemption

## Administrative Procedures

- Exempt hearing items continued to a date certain from re-noticing



# Coastal Commission Suggested Modifications

- 1) Clarify that the **exemption from additional parking requirements for historic properties undergoing residential expansion** is precluded from use in certain parts of the Coastal Zone if such an improvement would increase the size or degree of nonconformity with coastal resource protection and shoreline development policies of the Local Coastal Program (LCP)
- 2) Clarify that **escape rooms, tutoring centers, and animal-related commercial uses** allowed by right are consistent with allowable uses in the Land Use Plan
- 3) Add a requirement for properties within the certified LCP to **prevent rooftop solar collectors** from adversely impacting public views of the beach, bay, or ocean that are preserved in the certified LCP
- 4) Clarify that the development standards for **accessory dwelling units** do not apply in the Coastal Zone



# Public Hearing Notice

- Notice of this public hearing was published in the Long Beach Press-Telegram on July 19, 2021
- Written notices were sent to the CCC
- Electronic notifications were provided to interested parties
- Notices were provided to select City libraries and notice was posted at City Hall

# Recommendation

- 1) Receive supporting documentation into the record, conclude the public hearing, and find the project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.9 and CEQA Section 15265(a)(1);
- 2) Declare Ordinance approving a Zoning Code Amendment (ZCA19-003) amending Title 21, Zoning Regulations, of the Long Beach Municipal Code to implement suggested modifications by the California Coastal Commission, read the first time and laid over to the next regular meeting of the City Council for final reading;
- 3) Adopt Resolution adopting amendments to the Local Coastal Program (LCP) of the General Plan by incorporating modifications suggested by the California Coastal Commission; and,
- 4) Adopt Resolution authorizing the Director of Development Services to submit the Local Coastal Program Amendment (LCPA19-004, LCP-5-LOB-19-0168-3) and associated materials to the California Coastal Commission for its review and certification in compliance with the California Coastal Commission's March 11, 2021 action.



Thank you

**Patricia Diefenderfer, AICP**

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