

CITY OF LONG BEACH

H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

June 14, 2016

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, and find that the action is not subject to the California Environmental Quality Act;

Declare an Ordinance amending the Long Beach Municipal Code (Zoning Code Amendment No. 1602-10) by amending Table 31-1 (Uses in Residential Zones) in Title 21 (Zoning) of the Long Beach Municipal Code to add "transitional housing" and "supportive housing" as permitted uses in any residential zoning district, read the first time and laid over to the next regular meeting of the City Council for final reading; and,

Adopt a Resolution directing the Director of Development Services to submit a request to the California Coastal Commission to certify an amendment to the implementing-ordinances portion of the Certified Local Coastal Program. (Citywide)

DISCUSSION

This action clarifies existing City policy and law regarding supportive housing and assures that the City remains in conformity with updated State Housing Element laws. On April 7, 2016, the Planning Commission conducted a public hearing on the proposed Zoning Code Amendment regarding transitional housing and supportive housing and recommended its approval to the City Council (Exhibit A – Planning Commission staff report and minutes). No public comment on this amendment was received before or at the hearing.

In developing land use and zoning regulations regarding housing development, the City is required to comply with several State and Federal regulations. Housing Element Law (Government Code Section 65580) mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. Recent revisions to housing law have prompted the City to amend portions of its Housing Element and Zoning Code.

In 2007, Senate Bill (SB) 2 (Government Code Sections 65582, 65583, and 65589.5) required that transitional and supportive housing be permitted as residential uses, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. On January 7, 2014, the City Council adopted the 2013-2021 Housing Element, and on April 2, 2014, the California Department of Housing and Community Development (HCD) certified the Housing Element, which addresses the needs, constraints, and goals for transitional and supportive housing within the City consistent with SB 2.

On April 24, 2014, HCD sent a memorandum to the City regarding SB 745 (Government Code Section 65582) related to zoning requirements and definitions for "supportive housing," "target population," and "transitional housing." In response to this, on April 2, 2015, the Planning Commission recommended the City Council approve a Zoning Code Amendment to add the definitions to Municipal Code Title 21 (Zoning). On June 25, 2015, the City Council adopted Ordinance No. ORD-15-0019 codifying the definitions within Chapter 21.15 (Definitions).

The remaining zoning obligation that the City must comply with under State law is to add transitional housing and supportive housing as allowed uses in residential zoning districts. The subject amendment would add "transitional housing" and "supportive housing" to Table 31-1 (Uses in Residential Zones) and permit both uses in all residential zoning districts. Additionally, the following footnotes would be added and applicable to both uses:

- (e) This use does not include uses that meet the definition of "Residential care facility" or "Special group residences" as defined in Chapter 21.15.
- (f) Development is subject to the density limits of the zoning district in which it is located.

This change is consistent with the General Plan, specifically Land Use Element goals regarding increased opportunities for new housing and the retention of existing housing stock, and Housing Element Policy 2.3, which supports the provision of housing that addresses the needs of various populations. Transitional and supportive housing operate as residential uses and this proposed amendment would not affect the density or development standards allowed on any residential lot.

Because this Amendment is applicable Citywide, including parts of the Coastal Zone, if approved, the City would request the California Coastal Commission to certify an amendment to the implementing-ordinances portion of the Certified Local Coastal Program to include the provisions of the subject amendment.

Public hearing notices were published and posted pursuant to the noticing requirements of the Long Beach Municipal Code within the required time frame.

This matter was reviewed by Assistant City Attorney Michael J. Mais on May 25, 2016 and by Assistant Finance Director Lea Eriksen on May 24, 2016.

HONORABLE MAYOR AND CITY COUNCIL

June 14, 2016

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This action is not subject to the California Environmental Quality Act (CEQA) because the proposed changes were previously addressed within Negative Declaration 03-13 for the adoption of the 2013-2021 Housing Element, which contemplated build out of residentially zoned properties for a variety of residential uses and needs.

TIMING CONSIDERATIONS

City Council action is requested on June 14, 2016, to update the existing zoning regulations to ensure consistency with State law.

FISCAL IMPACT

There is no fiscal or local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP

DIRECTOR OF DEVELOPMENT SERVICES

AJB:LT:CK:fn

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APPROVED:



PATRICK H. WEST
CITY MANAGER

Attachments: Exhibit A – April 7, 2016 Planning Commission Staff Report and Minutes
City Council Ordinance
City Council Resolution

**CITY OF LONG BEACH**

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

April 7, 2016

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council approve Zoning Code Amendment No. 1602-10 to add "transitional housing" and "supportive housing" to Table 31-1 (Uses in Residential Zones) in Title 21 (Zoning) of the Long Beach Municipal Code as permitted uses in any residential zoning district and find that the action is not subject to the California Environmental Quality Act. (Citywide)

APPLICANT: City of Long Beach
Department of Development Services
333 West Ocean Boulevard
Long Beach, CA 90802
(Application No. 1602-10)

DISCUSSION

In developing land use and zoning regulations regarding housing development, the City is required to comply with several State and federal regulations. Housing Element Law (Government Code Section 65580) mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. Recent revisions to housing law have prompted the City to amend portions of its Housing Element and Zoning Code.

In 2007, Senate Bill (SB) 2 (Government Code Sections 65582, 65583, and 65589.5) required that transitional and supportive housing be permitted as residential uses, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. On January 7, 2014, the City Council adopted the 2013-2021 Housing Element and on April 2, 2014, HCD certified the Housing Element. The 2013-2021 Housing Element addresses the needs, constraints, and goals for transitional and supportive housing within the City.

On April 24, 2014, HCD sent a memorandum to the City regarding SB 745 (Government Code Section 65582) related to zoning requirements for transitional and supportive housing. SB 745 replaced prior Health and Safety Code definitions of "supportive housing," "target population," and "transitional housing" with definitions more specific to Housing Element law within the Government Code. In response to this, on April 2, 2015,

CHAIR AND PLANNING COMMISSIONERS

April 7, 2016

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the Planning Commission recommended the City Council approve a Zoning Code Amendment to add the definitions to Municipal Code Title 21 (Zoning). On June 25, 2015, the City Council adopted an Ordinance codifying the definitions within Chapter 21.15 (Definitions).

The remaining zoning obligation that the City must comply with under State law is to add transitional housing and supportive housing as allowed uses in residential zoning districts. The subject amendment (Exhibit A – Draft Code Amendment) would add “transitional housing” and “supportive housing” to Table 31-1 (Uses in Residential Zones) and permit both uses in all residential zoning districts. Additionally, the following footnotes would be added and applicable to both uses:

- (e) This use does not include uses that meet the definition of “Residential care facility” or “Special group residences” as defined in Chapter 21.15.
- (f) Development is subject to the density limits of the zoning district in which it is located.

The Municipal Code does not set forth required findings for approval of a Zoning Code Amendment. However, this change is consistent with the General Plan, specifically Land Use Element goals regarding increased opportunities for new housing and the retention of existing housing stock, and Housing Element Policy 2.3, which supports the provision of housing that addresses the needs of various populations. Transitional and supportive housing operate as residential uses and this proposed amendment would not affect the density or development standards allowed on any residential lot. In order to comply with State law, staff recommends that the Planning Commission recommend that the City Council approve Zoning Code Amendment No. 1602-10 to add “transitional housing” and “supportive housing” to Table 31-1 (Uses in Residential Zones) in Title 21 (Zoning) of the Long Beach Municipal Code as permitted uses in any residential zoning district and find that the action is not subject to the California Environmental Quality Act. Should the Planning Commission recommend City Council approval, staff would schedule the item for the earliest available City Council hearing.

PUBLIC HEARING NOTICE

The required public hearing notice was provided in accordance with the Municipal Code. A public hearing notice was published in the Long Beach Press-Telegram on Thursday, March 23, 2016, public hearing notices were mailed to the California Coastal Commission and all City libraries, and three public hearing notices were posted in public places within the City.

ENVIRONMENTAL REVIEW

This action is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects that have the potential for causing a significant effect on the environment (Section 15061(b)(3) of the Guidelines for Implementation of the CEQA). It can be seen with certainty that there is no possibility that the activity may have a

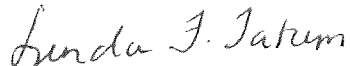
CHAIR AND PLANNING COMMISSIONERS

April 7, 2016

Page 3 of 3

significant effect on the environment; therefore, this activity is not subject to CEQA. Future development projects will be subject to a separate CEQA review. Furthermore, Negative Declaration 03-13 for the adoption of the 2013-2021 Housing Element contemplated build out of residentially zoned properties for a variety of residential uses and needs.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

CK:FN

P:Planning/PC Staff Reports (Pending)/2015/2015-04-02/HE_use_tables

Attachments: Exhibit A – Draft Code Amendment with redlines

Mark Christoffels, Chair
Donita Van Horik, Vice Chair
Ron Cruz, Commissioner



Alan Fox, Commissioner
Andy Perez, Commissioner
Jane Templin, Commissioner
Erick Verduzco-Vega, Commissioner

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:01 PM)

At 5:01 p.m., Chair Christoffels called the meeting to order.

ROLL CALL (5:01 PM)

Also present: Amy Bodek, Director of Development Services; Linda Tatum, Planning Bureau Manager; Christopher Koontz, Advance Planning Officer; Michael Mais, Assistant City Attorney; Mark Hungerford, Planner; Fern Nueno, Planner; Craig Chalfant, Planner; Ira Brown, Planner; Heidi Eidson, Bureau Secretary.

Commissioners Ron Cruz, Alan Fox, Alan Fox, Andy Perez, Jane Templin, Erick
Present: Verduzco-Vega, Donita Van Horik and Mark Christoffels

FLAG SALUTE (5:02 PM)

Commissioner Fox led the flag salute.

MINUTES (5:03 PM)

16-021PL Recommendation to receive and file the Planning Commission minutes of March 17, 2016.

Commissioner Verduzco-Vega spoke.

A motion was made by Commissioner Templin, seconded by Vice Chair Van Horik, to approve the recommendation. The motion carried by the following vote:

Yes: 7 - Ron Cruz, Alan Fox, Andy Perez, Jane Templin, Erick Verduzco-Vega, Donita Van Horik and Mark Christoffels

DIRECTOR'S REPORT (5:03 PM)

Linda Tatum, Planning Bureau Manager, presented the Director's Report.

SWEARING OF WITNESSES (5:05 PM)

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

REGULAR AGENDA (5:05 PM)

1. 16-022PL Recommendation to approve Site Plan Review and Vesting Tentative Tract Map requests in conjunction with a two building, 160-unit senior and supportive housing development on a vacant 1.6-acre parcel located at 1235 Long Beach Boulevard in the Downtown (PD-30) Planned Development District, and accept Categorical Exemption 15-158. (District 1) (Application No. 1508-25)

Linda Tatum, Planning Bureau Manager, introduced Mark Hungerford, Project Planner, who presented the staff report.

Commissioner Templin spoke.

Mark Hungerford responded to a query from Commissioner Templin.

A dialogue ensued between Commissioner Templin and Amy Bodek, Director of Development Services.

Commissioner Verduzco-Vega spoke.

Amy Bodek responded to a query from Commissioner Verduzco-Vega.

Chair Christoffels spoke.

Linda Tatum responded to queries from Chair Christoffels.

Commissioner Perez spoke.

Amy Bodek responded to queries from Commissioner Perez.

Oscar Alvarado, Director of Housing Development at Century Housing Corporation, applicant, spoke.

Richard Prentis, Project Architect, spoke.

Bob Ladd provided public comment.

Harvey Warren provided public comment.

Charles Gravat provided public comment.

Chair Christoffels spoke.

Deborah Sleeney provided public comment.

Amy Bodek responded to a query from Deborah Sleeney.

Deborah Sleeney spoke.

Susan Peacock provided public comment.

Chair Christoffels spoke.

Oscar Alvarado responded to queries raised during public comment.

Linda Tatum responded to a query from Chair Christoffels.

Mark Hungerford spoke.

Commissioner Cruz spoke.

Mark Hungerford responded to a query from Commissioner Cruz.

Commissioner Verduzco-Vega spoke.

Commissioner Van Horik spoke.

Chair Christoffels spoke.

A motion was made by Commissioner Templin, seconded by Commissioner Verduzco-Vega, to approve the recommendation. The motion carried by the following vote:

- Yes:** 7 - Ron Cruz, Alan Fox, Andy Perez, Jane Templin, Erick Verduzco-Vega, Donita Van Horik and Mark Christoffels
2. 16-023PL Recommendation to recommend that the City Council approve Zoning Code Amendment No. 1602-10 to add "transitional housing" and "supportive housing" to Table 31-1 (Uses in Residential Zones) in Title 21 (Zoning) of the Long Beach Municipal Code as permitted uses in any residential zoning district and find that the action is not subject to the California Environmental Quality Act. (Citywide) (Application No. 1602-10)

Linda Tatum, Planning Bureau Manager, introduced Fern Nueno, Project Planner, who presented the staff report.

Chair Christoffels spoke.

Michael Mais, Assistant City Attorney, responded to queries from Chair Christoffels.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Linda Tatum.

A dialogue ensued between Amy Bodek, Director of Development Services, and Commissioner Verduzco-Vega.

Commissioner Templin spoke.

Linda Tatum responded to queries from Commissioner Templin.

Commissioner Cruz spoke.

Christopher Koontz, Advance Planning Officer, responded to a query from Commissioner Cruz.

Commissioner Cruz spoke.

Amy Bodek responded to a query from Commissioner Cruz.

A motion was made by Commissioner Templin, seconded by Commissioner Perez, to approve the recommendation with an amendment to strike the language regarding CEQA. The motion carried by the following vote:

- Yes:** 7 - Ron Cruz, Alan Fox, Andy Perez, Jane Templin, Erick Verduzco-Vega, Donita Van Horik and Mark Christoffels
3. 16-024PL Recommendation to recommend that the City Council certify Final Program EIR 04-15; Repeal Planned Development District 29 (PD-29); Adopt an Ordinance establishing the Midtown Specific Plan; and Approve a Zone Change from PD-29 to Midtown Specific Plan. (Districts 1 and 6) (Application No. 1503-23)

Linda Tatum, Planning Bureau Manager, introduced Christopher Koontz, Advance Planning Officer, who provided opening remarks for the Midtown Specific Plan item.

Craig Chalfant, Project Planner, provided the staff report.

Colin Drukker, Placeworks, discussed public outreach for the project.

Bill Halligan, Placeworks, spoke to the CEQA process and the Environmental Impact Report.

Christopher Koontz discussed dry and wet utilities.

Ian Adam, Coastco Engineering, discussed water infrastructure for the area.

Christopher Koontz spoke.

Chair Christoffels spoke.

A dialogue ensued between Chair Christoffels and Christopher Koontz.

Derek Burnham provided public comment.

Bob Ladd provided public comment.

Commissioner Templin spoke.

Christopher Koontz responded to a query from Commissioner Templin.

Commissioner Van Horik spoke.

Christopher Koontz responded to queries from Commissioner Van Horik.

Commissioner Van Horik spoke.

Commissioner Perez spoke.

Commissioner Verduzco-Vega spoke.

Christopher Koontz responded to queries from Commissioner Verduzco-Vega.

Commissioner Verduzco-Vega spoke.

A dialogue ensued between Commissioner Verduzco-Vega and Amy Bodek, Director of Development Services.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Christopher Koontz.

A motion was made by Vice Chair Van Horik, seconded by Commissioner Templin, to approve the recommendation including technical amendments as presented by staff. The motion carried by the following vote:

Yes: 7 - Ron Cruz, Alan Fox, Andy Perez, Jane Templin, Erick Verduzco-Vega, Donita Van Horik and Mark Christoffels

4. 16-025PL

Recommendation to recommend that the City Council adopt a Resolution approving the draft Downtown and Transit-Oriented Development (TOD) Pedestrian Master Plan as a technical appendix to the Mobility Element of the Long Beach General Plan and adopt Negative Declaration Number 1-16. (Districts 1, 2, 6, and 7)

Linda Tatum, Planning Bureau Manager, introduced Ira Brown, Project Planner, who presented the staff report.

Lara Turnbull, Project Director for Healthy Active Long Beach, spoke.

Commissioner Templin spoke.

A dialogue ensued between Commissioner Templin and Ira Brown.

Christopher Koontz, Advance Planning Officer, responded to a comment made by Commissioner Templin.

Commissioner Templin spoke.

Linda Tatum responded to a query from Commissioner Templin.

Commissioner Templin spoke.

Bob Ladd provided public comment.

A motion was made by Commissioner Verduzco-Vega, seconded by Commissioner Perez, to approve the recommendation. The motion carried by the following vote:

Yes: 7 - Ron Cruz, Alan Fox, Andy Perez, Jane Templin, Erick Verduzco-Vega, Donita Van Horik and Mark Christoffels

PUBLIC PARTICIPATION (7:33 PM)

Larry Goodhue provided public comment.

COMMENTS FROM THE PLANNING COMMISSION (7:37 PM)

Chair Christoffels spoke.

Commissioner Verduzco-Vega spoke.

Chair Christoffels spoke.

Amy Bodek, Director of Development Services, spoke.

Commissioner Templin spoke.

A dialogue ensued between Chair Christoffels and Amy Bodek.

ADJOURNMENT (7:41 PM)

At 7:41 p.m., Chair Christoffels adjourned the meeting.

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NOTE:

If written language translation of the Commission agenda and minutes for non-English speaking persons is desired, please make your request by phone to the Office of the City Clerk at (562) 570-6101, 72 business hours prior to the Commission meeting.

Kung nais ang pagsasalin ng nakasulat na wika ng agenda ng Komisyon at ang minutes para sa mga taong hindi nagsasalita ng Ingles, mangyaring isagawa ang iyong hiling sa pamamagitan ng telepono sa Opisina ng Clerk ng Lungsod sa (562) 570-6101, 72 oras ng negosyo bago ang pagpupulong ng Commission.

Si desea obtener la traducción escrita en otro idioma de la agenda y actas de la comisión para personas que no hablan inglés, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 72 horas hábiles antes de la reunión de la comisión.

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OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING THE LONG BEACH
MUNICIPAL CODE BY AMENDING TABLE 31-1 OF
CHAPTER 21.31, RELATING TO TRANSITIONAL AND
SUPPORTIVE HOUSING

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

Section 1. Table 31-1 of Chapter 21.31 of the Long Beach Municipal
Code is amended to read as shown on Exhibit A, which is attached hereto and
incorporated herein by this reference.

Section 2. 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.

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OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2016, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____
(Date) Mayor

Table 31-1

Uses in Residential Zones

	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H (d)	R-4-U	R-4-M	R-4-M	RP
Single-family detached	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y
Single-family attached	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Duplex	N	N	N	N	Y(b)	Y(b)	Y	Y	Y	Y(c)	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Three-family dwelling	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y
Four-family dwelling	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	N	N	Y
Multi-family dwelling	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y
Townhouse	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y

EXHIBIT A

	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H (d)	R-4-U	R-M	R-4-M	RP
Modular or manufactured housing unit placed on a permanent foundation	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	Y	Y	N
Mobile home park (as to unsold spaces) (see Section 21.52.243)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y	N
Subdivision of existing mobile home park (see Section 21.52.244)																			C	
Secondary housing units (see Section 21.51.275)	N	N	A	A	N	N	N	A	A	A	A	A	A	A	A	A	A	N	N	N
Special group residence (senior citizen housing, handicapped housing, residential care)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N

EXHIBIT A

facility, communal housing, convalescent hospital) (see <u>Section 21.52.271</u>)	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H (d)	R-4-U	R-4-M	RP
Transitional Housing (e) (f)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Supportive Housing (e) (f)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Abbreviations:

Y = Yes (permitted use).

N = Not permitted.

C = Conditional use permit required. Refer to provisions in Chapter 21.52 .

A = Accessory use. Permitted subject to provisions contained in Chapter 21.51 .

T = Temporary Use. Permitted subject to provisions contained in Chapter 21.53 .

AP = Administrative use Permit required. Refer to provisions in Chapter 21.52 .

IP = Interim park use permit required. Refer to provisions in Chapter 21.52 .

(a) Retail and office commercial uses are subject to the development standards specified in Section 21.45.160 .

EXHIBIT A

- (b) Unless the site can provide 4 independently accessible parking spaces, one unit is limited to 450 sq. ft. as a zero bedroom.
- (c) One unit shall not exceed 800 sq. ft. or 12 percent of lot area, whichever is greater. The 800 sq. ft. limit shall apply to the rear unit. If both units exceed 800 sq. ft., the rear unit, or bottom unit in a stacked duplex, shall be considered the legal nonconforming unit.
- (d) For commercial uses permitted in the R-4-H zone see Section 21.45.160 .
- (e) This use does not include uses that meet the definition of "Residential care facility" or "Special group residences" as defined in Chapter 21.15.
- (f) Development is subject to the density limits of the zoning district in which it is located.
(ORD-15-0037, § 2(Att. A), 2015; ORD-11-0011, § 1(Exh. A), 2011; ORD-07-0019 § 1, 2007; ORD-06-0058 § 1(Att. 1), 2006; Ord. C-7629 § 3, 1999; Ord. C-7550 § 5, 1998; Ord. C-7399 § 3, 1996; Ord. C-7378 §§ 3, 4, 1995)

Table 31-1

Uses in Residential Zones

	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H (d)	R-4-U	R-4-M	R-4-M	RP
Single-family detached	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y
Single-family attached	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Duplex	N	N	N	N	Y(b)	Y(b)	Y	Y	Y	Y(c)	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Three-family dwelling	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y
Four-family dwelling	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	N	N	Y
Multi-family dwelling	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y
Townhouse	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y

	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H (d)	R-4-U	R-4-M	R-4-M	RP
Modular or manufactured housing unit placed on a permanent foundation	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	Y	Y	N
Mobile home park (as to unsold spaces) (see Section 21.52.243)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y	N
Subdivision of existing mobile home park (see Section 21.52.244)																			C	
Secondary housing units (see Section 21.51.275)	N	N	A	A	N	N	N	A	A	A	A	A	A	A	A	A	A	N	N	N
Special group residence (senior citizen housing, handicapped housing, residential care facility, communal housing,	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N

convalescent hospital) (see <u>Section 21.52.271</u>)	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H (d)	R-4-U	R-M	R-4-M	RP
<u>Transitional Housing (e) (f)</u>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<u>Supportive Housing (e) (f)</u>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Abbreviations:

Y = Yes (permitted use).

N = Not permitted.

C = Conditional use permit required. Refer to provisions in Chapter 21.52 .

A = Accessory use. Permitted subject to provisions contained in Chapter 21.51 .

T = Temporary Use. Permitted subject to provisions contained in Chapter 21.53 .

AP = Administrative use Permit required. Refer to provisions in Chapter 21.52 .

IP = Interim park use permit required. Refer to provisions in Chapter 21.52 .

(a) Retail and office commercial uses are subject to the development standards specified in Section 21.45.160 .

(b) Unless the site can provide 4 independently accessible parking spaces, one unit is limited to 450 sq. ft. as a zero bedroom.

- (c) One unit shall not exceed 800 sq. ft. or 12 percent of lot area, whichever is greater. The 800 sq. ft. limit shall apply to the rear unit. If both units exceed 800 sq. ft., the rear unit, or bottom unit in a stacked duplex, shall be considered the legal nonconforming unit.
- (d) For commercial uses permitted in the R-4-H zone see Section 21.45.160 .
- (e) This use does not include uses that meet the definition of "Residential care facility" or "Special group residences" as defined in Chapter 21.15.
- (f) Development is subject to the density limits of the zoning district in which it is located.
- (ORD-15-0037, § 2(Att. A), 2015; ORD-11-0011, § 1(Exh. A), 2011; ORD-07-0019 § 1, 2007; ORD-06-0058 § 1(Att. 1), 2006; Ord. C-7629 § 3, 1999; Ord. C-7550 § 5, 1998; Ord. C-7399 § 3, 1996; Ord. C-7378 §§ 3, 4, 1995)

Table 31-1

Uses in Residential Zones

Single-family detached	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H (d)	R-4-U	R-4-M	RP	
	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	
Single-family attached	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	
Duplex	N	N	N	N	Y(b)	Y(b)	Y	Y	Y	Y(c)	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Three-family dwelling	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y
Four-family dwelling	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	N	N	Y
Multi-family dwelling	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y
Townhouse	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y

1 RESOLUTION NO.

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 June 14, 2016, the City Council of the City of Long Beach
10 amended certain provisions of the Long Beach Zoning Regulations, Title 21 of the Long
11 Beach Municipal Code, relating to Transitional and Supportive Housing; 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 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 Table 31-1 of Chapter 21.31 related to Transitional and
21 Supportive Housing. The proposed zoning regulation amendments are to be carried out
22 in a manner fully consistent with the Coastal Act and become effective in the Coastal
23 Zone immediately upon Coastal Commission certification and approval; and

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

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

1 follows:

2 Section 1. The amendment to the Long Beach Zoning Regulations of the
3 City of Long Beach adopted on _____, 2016, by Ordinance No.
4 _____, 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 _____, 2016, by the following vote:

19
20 Ayes: Councilmembers: _____
21 _____
22 _____

23 Noes: Councilmembers: _____
24 _____
25 _____

26 Absent: Councilmembers: _____
27 _____
28 _____

City Clerk