



# 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.

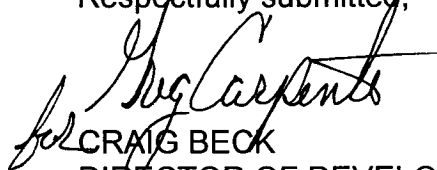
FISCAL IMPACT

There is no fiscal impact associated with the suggested action.

SUGGESTED ACTION:

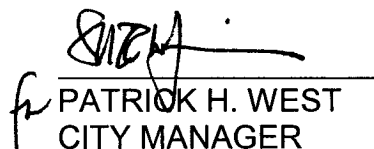
Approve recommendation.

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

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING THE LONG BEACH  
MUNICIPAL CODE BY AMENDING SECTIONS  
21.21.302(5), 21.21.402, AND TABLE 31-2A RELATING TO  
STORY LIMITATIONS, SIDE YARD SETBACKS, STORY  
POLES, AND RE-NOTICING REQUIREMENTS

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

Section 1. Section 21.21.302(5) of the Long Beach Municipal Code is  
amended to read as follows:

21.21.302 Noticing requirements for hearings.

5. Posting.

a. Notice of the hearing shall be posted at least fourteen (14)  
days prior to the hearing in at least three (3) public places within the  
boundaries of the city, including one (1) public place in the area, if any, most  
directly affected by the proceedings.

b. Building height variance applicants shall erect story poles  
which accurately represent the full extent of the proposed structure to the  
satisfaction of the Director of Development Services, including decks and  
eaves, at least fourteen (14) calendar days prior to the first public hearing  
and remain in place through the end of the appeal period.

Section 2. Section 21.21.402 of the Long Beach Municipal Code is  
amended to read as follows:

21.21.402 Action by hearing body.

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

4           B. Unless a matter is continued to be heard at the next regularly  
5 scheduled meeting, or taken under advisement to be heard at the next  
6 regularly scheduled meeting, the matter shall be re-noticed in accordance  
7 with Division III "Notice of Hearings."

8           C. Conditions. Reasonable and necessary conditions on  
9 development may be attached to all decisions to ensure their consistency  
10 with the Zoning Regulations.

11  
12           Section 3. Table 31-2A of the Long Beach Municipal Code relating to  
13 two-story height maximum in R-2-S (Citywide) and minimum three (3) foot side yard  
14 setbacks in R-4-R (Citywide) is amended to read as shown on Attachment "A," a copy  
15 of which is attached hereto and incorporated herein by this reference.

16  
17           Section 4. The City Clerk shall certify to the passage of this ordinance  
18 by the City Council and cause it to be posted in three conspicuous places in the City of  
19 Long Beach, and it shall take effect on the thirty-first day after it is approved by the  
20 Mayor.

21 //

22 //

I hereby certify that the foregoing ordinance 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

Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor

**I. Two-story height maximum in R-2-S Zoning District (Citywide)**

**Table 31-2A  
Residential Development Standards**

District	Units Per Lot	Lot Area Per Unit (Sq. Ft.)	Minimum Lot Area (Sq. Ft.)(a,c)	Minimum Lot Width (Ft.)(a,c)	Minimum Yard Setbacks (Ft.)(j, l)			Maximum Height(d,h) (e)	Maximum Lot Coverage (% of Lot)	Minimum Usable Open Space Per Unit	Floor Area Ratio
					Front	Side	Rear(k)				
R-2-S	2	1,200	4,800	40	15(i)	3	10	24 ft./28 ft. (e) 2 St.	N/A	2%(o)	1.3

(e) An additional 2 feet may be permitted to accommodate access stairs to the roof.

**II. Minimum 3' side yard setbacks in R-4-R Zoning District (Citywide)**

**Table 31-2A  
Residential Development Standards**

District	Units Per Lot	Lot Area Per Unit (Sq. Ft.)	Minimum Lot Area (Sq. Ft.)(a,c)	Minimum Lot Width (Ft.)(a,c)	Minimum Yard Setbacks (Ft.)(j, l)			Maximum Height(d,h) (f)	Maximum Lot Coverage (% of Lot)	Minimum Usable Open Space Per Unit	Floor Area Ratio
					Front	Side	Rear(k)				
R-4- R(l)	N/A	See Table 31- 2B	18,000	120	15	10%(q)	20	28 ft. 2 St.(f)	N/A	150(p)	N/A

(q) The side yard setback is 10 percent of lot width on each side, but in no case shall the interior side yard setback be required to exceed 10 feet (except as specified in footnote(s)). The side street side yard setback shall be 15 percent of lot width, but in no case shall it be required to exceed 15 feet. Neither setback shall ever be less than 3 feet.

1 RESOLUTION NO.

2  
3 A RESOLUTION OF THE CITY OF LONG BEACH  
4 AUTHORIZING THE DIRECTOR OF DEVELOPMENT  
5 SERVICES TO SUBMIT AMENDMENTS TO THE LONG  
6 BEACH ZONING REGULATIONS TO THE CALIFORNIA  
7 COASTAL COMMISSION FOR APPROVAL  
8

9 WHEREAS, on \_\_\_\_\_, 2008, the City Council of the City of  
10 Long Beach amended certain provisions of the Long Beach Zoning Regulations of the  
11 City of Long Beach related to (1) two-story maximum building height in R-2-S zoning  
12 district; (2) minimum side yard setback in R-4-R zoning district; (3) story poles; and  
13 (4) re-noticing of continued cases; and

14 WHEREAS, it is the desire of the City Council to submit the above  
15 referenced zoning regulation amendments to the California Coastal Commission for its  
16 review as implementing ordinances of the Long Beach Local Coastal Program (LCP); and

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

20 WHEREAS, the City Council approved the proposed changes to the LCP by  
21 adopting the amendments to the zoning regulations. The proposed zoning regulation  
22 amendments are to be carried out in a manner fully consistent with the Coastal Act and  
23 become effective in the Coastal Zone immediately upon Coastal Commission  
24 certification; and

25 WHEREAS, environmental documentation has been prepared, certified,  
26 received and considered as required by law, and the City Council hereby finds that the  
27 proposed amendments will not adversely affect the character, livability or appropriate  
28 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.

19 //

20 //

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