



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES  
333 West Ocean Blvd., 5<sup>th</sup> Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

November 21, 2013

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, recommend that the City Council adopt amendments to the Zoning Ordinance related to adaptive reuse of existing buildings; and accept Categorical Exemption (CE 13-100). (Citywide)

APPLICANT: City of Long Beach  
Department of Development Services  
333 W. Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, CA 90802  
(App No. 1310-14)

## DISCUSSION

Over the last few years, the City has explored creating a new adaptive reuse (AR) ordinance to provide a clear process for reviewing and approving a range of different types of AR projects. Adaptive reuse projects can come in all shapes and sizes. The City seeks to encourage AR as the greenest form of development, and to maintain the existing character of the urban form.

In early summer 2012, memorandums were provided to the Planning Commission and City Council on the subject of adaptive reuse. The Planning Commission conducted a study session on AR in June 2012. The discussion included providing incentives for AR projects, especially those that will provide more jobs-generating uses through the conversion, including provisions for accommodating original or unique signage and building features, and how best to creatively reuse institutional buildings such as schools or churches. In September 2012, the Planning Commission took a tour of AR projects in Downtown Los Angeles during a special meeting.

Since that time, staff has conducted research into current adaptive reuse regulations, and has developed a set of suggested recommendations that provide guidance for an appropriate range of AR project types. The AR regulations are contained in both Title 18 (Building) and Title 21 (Zoning) of the Long Beach Municipal Code. In addition, the Building Official will be creating an administrative manual specifically for AR building and fire/life safety code modifications based on recent changes to Title 18. The manual will include specific code modifications which could be considered and approved upon request of an applicant. These

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three components collectively (Title 18, Title 21, and the AR manual) will comprise the City's AR regulations.

Every three years, the State of California adopts new construction codes, known collectively as the California Building Standards Code, to establish uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems. The City Council adopted amendments to Title 18 to address these code changes on November 5, 2013. As part of this update, Title 18 was amended to provide additional flexibility for AR projects and to adopt language for the administrative manual discussed earlier.

The primary goal in crafting AR regulations for both Title 18 and title 21 was to establish a clear process, and find a way to accumulate code provisions to allow the types of existing buildings present in Long Beach to be safely reused in appropriate circumstances. The regulations establish a consistent and efficient process to review conversions of a range of appropriate types of structures for AR.

Revisions to Title 21 are necessary to move this issue forward. As such, staff is proposing the following revisions to Title 21, which will:

- Provide a definition for AR
- Establish a requirement for Site Plan Review for most AR projects
- Provide special development standards for AR projects including reasonable accommodation of setback and height of existing buildings, and limited relief from parking requirements

In addition, following the adoption of these modifications to Title 21 by the City Council, staff will:

- Develop and maintain an administrative AR policy manual of specific building and fire/life safety modifications that could be considered and/or approved
- Develop educational brochures and online materials to encourage property owners and developers to undertake AR projects

The proposed policy revisions detailed in Attachment A will provide greater clarity for AR projects and will encourage additional AR projects in the future. Therefore, staff recommends that the Planning Commission recommends preparation of an AR ordinance for approval by the City Council.

### **PUBLIC HEARING NOTICE**

A notice of public hearing was placed in the Long Beach Press Telegram on November 6, 2013, in compliance with Municipal Code noticing requirements. As of the date of this staff report, no letters have been received.

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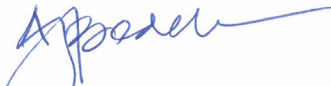
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**ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 13-100) was issued (Exhibit B).

Respectfully submitted,



AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:sg

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Attachments:           Exhibit A – Adaptive Reuse Policy Revisions  
                              Exhibit B – Categorical Exemption CE 13-100

## Adaptive Reuse Policy Revisions

### Definition

Add subsection 21.15.06x: Adaptive Reuse:

"Adaptive Reuse" means a construction or remodeling project that reconfigures existing spaces, structures or buildings to accommodate a new use or to accommodate another purpose than what it was originally designed for.

### SPR review requirement

Add subsection 21.25.502 – Applicability:

Residential, revise A.1.a.

Add “or adaptive reuse project” after additions, at end of first sentence.

Commercial, add new #4 and renumber remaining subsections

4. **Adaptive Reuse.** Projects involving the reuse of existing spaces, structures or buildings as allowed under California Health and Safety Code 17958.11 for joint living and work quarters (live-work) or as allowed in LBMC Title 18, Chapter 63, and subject to the Special Development Standards in LBMC Title 21, Chapter 21.45.500.

### Special Development Standards

Add new Section 21.45.500: Special Development Standards:

Adaptive Reuse Projects

The following special development standards shall apply to adaptive reuse projects:

- A. Land Use – The intent of the adaptive reuse is to allow conversion of existing structures into new land uses that extend the life of the building, reduce use of new construction materials and reduce construction waste generated, and provide additional employment or housing opportunities in appropriate and compatible locations.**
- 1. Adaptive reuse projects are not allowed in single family or duplex residential zoning.**
  - 2. An adaptive reuse project may change to any Neighborhood Commercial and Residential (CNR) District permitted use.**
  - 3. Any discretionary review, including an Administrative Use Permits or Conditional Use Permit required within the CNR zone, is required for an adaptive reuse project.**
  - 4. Any request for a land use not allowed within the CNR zone as part of an adaptive reuse project shall be subject to an Administrative Use Permit in addition to the Site Plan Review.**
- B. Setbacks – Existing principal structures with non-conforming setbacks may remain. Any additions or façade changes involving greater than 25 continuous linear feet of exterior wall facing a public right-of-way shall comply with zoning setbacks, unless waived by the Site Plan Review committee.**
- C. Height – Heights of existing buildings shall be exempt from established height limits. The addition of parapets or roof structures, equipment or other enclosures or non-habitable space is allowed. Any new or additional habitable space or floors shall comply with height limits, unless waived by the Site Plan Review committee.**
- D. Residential Unit Size – A minimum dwelling unit size of 450 square feet and project average of no less than 700 square feet shall be provided, unless waived by the Site Plan Review committee.**

- E. Existing Parking – The overall number of existing parking spaces onsite shall be maintained. An exception for a reduction in existing parking for purposes of providing required ADA parking and access may be allowed by the Site Plan Review committee.**
- F. Required Parking in Designated Parking Impacted Areas– Parking for adaptive reuse projects in designated parking impacted area shall be provided as follows:**
- 1. Residential parking shall be a minimum of 1 space per dwelling unit plus 1 guest space for every four dwelling units.**
  - 2. Parking for all non-residential uses shall be a minimum of 2 spaces per every 1,000 square feet of usable internal space.**
  - 3. In mixed use adaptive reuse projects, the first 3,000 square feet of non-residential space be exempt from parking requirements.**
  - 4. Seventy-five percent (75%) of the minimum required parking shall be provided for assembly, office or retail conversions in mixed use or stand-alone buildings.**
  - 5. Tandem parking is allowed up to seventy-five percent (75%) of provided spaces.**
  - 6. Shared parking arrangements shall conform to LBMC Section 21.41.222 - Off-site parking or Section 21.41.223.A - Parking-Joint Use of Parking Facility.**
  - 7. Any reduction in provided parking beyond the minimums above shall be approved by the Site Plan Review Committee.**
- G. Required Parking in General – Parking for adaptive reuse projects outside of designated parking impacted area shall be provided as follows:**
- 1. No additional on-site parking shall be required for conversion to residential uses.**

2. **Parking for all non-residential uses shall be a minimum of 1 space per every 1,000 square feet of usable internal space.**
3. **In mixed use adaptive reuse projects, the first 6,000 square feet of non-residential space be exempt from parking requirements.**
4. **Fifty percent (50%) of the minimum required parking shall be provided for assembly, office or retail conversions in mixed use or stand-alone buildings.**
5. **Tandem parking is allowed up to fifty percent (50%) of provided spaces.**
6. **Shared parking arrangements shall conform to LBMC Section 21.41.222 - Off-site parking or Section 21.41.223.A - Parking-Joint Use of Parking Facility.**
7. **Any reduction in provided parking beyond the minimums above shall be approved by the Site Plan Review Committee.**

**H. Other provisions – Open Space, Floor Area Ratio (FAR), Landscaping, Lot Coverage and any other applicable development standards of the underlying zone would have to be complied with, unless waived by the Site Plan Review committee.**

(Ord. C-xxxx § 21, 2013)



# NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
lbs.longbeach.gov

TO:  Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
333 W. Ocean Blvd, 5<sup>th</sup> Floor  
Long Beach, CA 90802

L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy. 2<sup>nd</sup> Floor, Room 2001  
Norwalk, CA 90650

Categorical Exemption CE- 13-100

Project Location/Address: Citywide  
Project/Activity Description: Title 21 (Zoning Code) of LBMC revisions related to the Triennial Building Code update for purposes of adaptive reuse projects.

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: City of Long Beach, Development Services

Mailing Address: 333 W. Ocean, 5<sup>th</sup> Floor

Phone Number: 562-570-6194 Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1310-14 Planner's Initials: SG

Required Permits: Municipal Code Revisions

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15301 & 15332

Statement of support for this finding: Adaptive reuse of existing buildings for new purposes, to reduce waste and preserve existing urban fabric.

Contact Person: Steve Gerhardt Contact Phone: 562-570-6288  
Signature: [Signature] Date: October 3, 2013