

CITY OF LONG BEACH

R-32

THE CITY PLANNING COMMISSION

333 W. OCEAN BLVD. • LONG BEACH, CA 90802 • (562) 570-6194 FAX (562) 570-6068

January 4, 2005

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Interim Zoning Ordinance to Temporarily Prohibit the Alteration of Multi-Family Dwelling Units to Create Additional Bedrooms on Sites with Nonconforming Parking. (Citywide)

DISCUSSION

At the November 23, 2004 meeting, the City Council directed the Planning Commission to consider amendments to the Zoning Ordinance to address the growing trend of remodeling the interior of existing multi-family residential units to create additional bedrooms. In many cases, these units are nonconforming with respect to parking, density, and usable open space, and creating additional bedrooms exacerbates these nonconformities. Due to the increasing prevalence of these interior remodels, the City Council directed that an amendment be returned within 60 days.

At the December 16, 2004 Planning Commission hearing (staff report attached), Planning staff indicated that 52 such remodels had occurred in the past year, with the frequency increasing toward the end of the year. In addition, Planning staff noted that nearly 40 percent of dwelling units in Long Beach have zero or one bedroom (Source: 2000 U.S. Census). Planning staff reiterated the negative effects that these conversions can have on a neighborhood, including overcrowding of units, parking problems, and the lack of usable open space.

To address this issue, Planning staff proposed amendments to the Nonconformities section of the Zoning Ordinance (Chapter 21.27), whereby creating additional bedrooms in zero or one-bedroom multi-family units will require additional parking. Sites developed with only one dwelling unit would be exempt from this amendment.

During the public hearing on the proposed amendments, the Planning Commission heard testimony from several persons asking that this item be continued for additional consideration of the impacts of the proposed amendments upon housing affordability. After considering this testimony, the Planning Commission determined that the issue requires further study, and voted to continue the item. However, given the prevalence of this trend, the large number of potential future remodels, and the negative effects these remodels have

HONORABLE MAYOR AND CITY COUNCIL

January 4, 2005

Page 2

on the surrounding community, the Planning Commission recommended that the City Council adopt an interim Zoning Ordinance to temporarily prohibit the alteration of zero- or one-bedroom multi-family units with a nonconforming number of parking spaces, where such alteration will create additional bedrooms and not provide additional parking. Sites developed with only one dwelling unit would be exempt from this interim Zoning Ordinance.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption 04-245 was prepared for the proposed amendment.

Assistant City Attorney Michael Mais reviewed this report on December 22, 2004.

TIMING CONSIDERATIONS

The effect of an affirmative vote on this agenda item would be to prohibit the processing of applications for alterations described in this report until an ordinance is prepared for City Council consideration. The Municipal Code requires that the interim Zoning Ordinance be returned to the City Council at its third meeting following such adoption.

FISCAL IMPACT


None.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Request the City Attorney to prepare an interim Zoning Ordinance pursuant to Chapter 21.50 for notice and placement on the City Council Agenda for hearing at its third meeting following such adoption, and direct the Planning Commission to commence a study regarding the adoption of a Zoning Ordinance related to the remodeling of the interior of existing multi-family residential units to create additional bedrooms.

Respectfully submitted,

MORT STULBARG
CHAIRMAN, PLANNING COMMISSION

By: 
FADY MATTAR
ACTING DIRECTOR OF PLANNING AND BUILDING

Attachment:
Planning Commission Staff report dated December 16, 2004