

ORDINANCE NO.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING ORDINANCE NO. ORD-21-0020 EXTENDING FOR TWELVE (12) MONTHS INTERIM REGULATIONS (MORATORIUM) IN ACCORDANCE WITH CHAPTER 21.50 OF THE LONG BEACH MUNICIPAL CODE ON THE ISSUANCE OF BUILDING, CONSTRUCTION, OCCUPANCY PERMITS, OR OTHER ENTITLEMENTS FOR NEW STAND-ALONE RESIDENTIAL CONSTRUCTION ALONG TRANSPORTATION CORRIDORS IN AREAS THAT ARE DESIGNATED BY THE 2019 GENERAL PLAN LAND USE ELEMENT UPDATE AS THE NEIGHBORHOOD-SERVING CORRIDORS OR CENTERS PLACETYPE ON WILLOW STREET, WEST OF THE I-710 FREEWAY TO THE CITY TERMINUS; AND SANTA FE AVENUE, BETWEEN PACIFIC COAST HIGHWAY ON THE SOUTH AND WARDLOW ROAD ON THE NORTH, IN THE WEST LONG BEACH AREA OF THE CITY; DECLARING THE URGENCY THEREOF; AND DECLARING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY

WHEREAS, on June 15, 2021, the City Council of the City of Long Beach imposed, on an urgency basis, interim regulations for twelve (12) months against the issuance of building, construction, occupancy permits, or other entitlements for new stand-alone residential construction along transportation corridors in areas that are designated by the 2019 General Plan Land Use Element Update (LUE) as the

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 West Ocean Boulevard, 9th Floor  
Lona Beach, CA 90802-4664

1 Neighborhood-Serving Corridors or centers PlaceType on Willow Street, West of the I-  
2 710 Freeway to the City terminus; and Santa Fe Avenue, between Pacific Coast Highway  
3 on the South and Wardlow Road on the North, in the City of Long Beach because the  
4 City Council found that existing regulations contained in the City's Zoning and/or Building  
5 regulations may be in conflict with the newly adopted and amended LUE and Urban  
6 Design Element (UDE) of the City; and

7           WHEREAS, as a result of said conflict, without the adoption of interim land  
8 use regulations (i.e. a moratorium), out of character development could and would be  
9 permitted resulting in "stand alone" single-use residential structures forestalling the ability  
10 to create walkable mixed use "neighborhood serving centers" and corridors as  
11 contemplated by the adoption of the current LUE and UDE Elements of the City's  
12 General Plan; and

13           WHEREAS, the current LUE has designated the corridors of Santa Fe  
14 Avenue between Pacific Coast Highway and Wardlow Road, and Willow Street from the  
15 1-710 to the City terminus, as "neighborhood serving corridors and centers" designed to  
16 meet resident and consumers daily needs for goods and services close to residential  
17 areas providing such amenities as restaurants, cafes, retail shops, financial institutions  
18 and other daily conveniences; and

19           WHEREAS, the subject interim regulations (moratorium) are providing the  
20 City and City staff, together with input from the public, an opportunity to determine how  
21 the current Zoning and/or Building regulations can best be amended to eliminate, to the  
22 extent reasonably feasible, the conflict between the current regulations and the newly  
23 adopted LUE and UDE; and

24           WHEREAS, maintaining the status quo with respect to residential  
25 construction in the geographic areas described above by assuring that no new  
26 applications for building or construction permits, or other entitlements are accepted, and  
27 no new building or construction permits, or other entitlements are issued, while the City  
28 conducts the necessary study along transportation corridors on Willow Street, west of the

1 1-710 freeway to the City terminus; and Santa Fe Avenue, between Pacific Coast  
2 Highway on the south and Wardlow Road on the north, is consistent with good planning  
3 practice and is likewise consistent with the goals and objectives of both the LUE and  
4 UDE; and

5 WHEREAS, additional time is required for the Development Services  
6 Department and the Planning Commission to study and complete the comprehensive  
7 regulations amending the City's Zoning and/or Building regulations to address such  
8 potential conflicts with the City's LUE and UDE and for the Economic Development  
9 Department to conduct a market study; and

10 WHEREAS, a duly noticed public hearing was held on June 14, 2022,  
11 regarding the extension of the moratorium.

12 NOW, THEREFORE, the City Council of the City of Long Beach ordains as  
13 follows:

14 Section 1. Ordinance No. ORD-21-0020, Section 2, adopted as an  
15 emergency ordinance on June 15, 2021, is amended to read as follows:

16 Section 2. Estimated Time for Completion of Study. It is  
17 estimated that the study or studies undertaken in connection with the  
18 adoption of this interim ordinance may take the Development Services  
19 Department and the Planning Commission approximately twenty-four  
20 (24) months to complete. For the purposes of this ordinance, this interim  
21 moratorium study period shall expire no later than June 15, 2023.

22 Section 2. Ordinance No. ORD-21-0020, Section 3, adopted as an  
23 emergency ordinance on June 15, 2021, is amended to read as follows:

24 Section 3. Prohibition.

25 Notwithstanding any provision of the Long Beach Municipal  
26 Code to the contrary, for a period of twenty-four (24) months from the  
27 effective date of this Ordinance, which would be June 15, 2023, or until a  
28 permanent ordinance becomes effective, whichever occurs first:

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

A. No application shall be accepted for a building or construction permit, or other entitlement for new residential stand-alone construction on the transportation corridors in West Long Beach on Willow Street, west of the I-710 freeway to the City terminus; and Santa Fe Avenue, between Pacific Coast Highway on the south and Wardlow Road on the north, in the City of Long Beach.

B. No building or construction permit, or other entitlement for new residential stand-alone construction on the transportation corridors on in West Long Beach on Willow Street, west of the I-710 freeway to the City terminus; and Santa Fe Avenue, between Pacific Coast Highway on the south and Wardlow Road on the north, in the City, shall be issued.

Section 3. Declaration of Urgency. This ordinance is an emergency measure, and it is urgently required for the reason that, pending completion of the necessary planning policy study, and a determination relative to the potential need to amend the Zoning or Building regulations of the City, it is necessary to temporarily prohibit the issuance of construction or building permits or other entitlements related to new residential stand-alone construction on Willow Street, west of the I-710 freeway to the City terminus; and Santa Fe Avenue, between Pacific Coast Highway on the south and Wardlow Road on the north, in order to avoid the adverse impacts that might arise with the pending revisions to the Zoning or Building regulations of the City being considered during the interim period.

Section 4. This ordinance is an emergency ordinance duly adopted by the City Council on by a vote of at least five (5) of its members and shall take effect immediately. The City Clerk shall certify to a separate roll call and vote on the question of the emergency of this ordinance and to its passage by the vote of five members of the City Council of the City of Long Beach, and cause the same to be posted in three conspicuous places in the City of Long Beach.

Section 5. This ordinance shall also be adopted by the City Council as a

1 regular ordinance, to the end that in the event of any defect or invalidity in connection  
2 with the adoption of this ordinance as an emergency ordinance, the same shall,  
3 nevertheless, be and become effective on the thirty-first day after it is approved by the  
4 Mayor.

5 Section 6. The City Clerk shall certify to the passage of this ordinance by  
6 the City Council of the City of Long Beach and shall cause the same to be posted in three  
7 (3) conspicuous places in the City of Long Beach.

8 I hereby certify that on a separate roll call and vote which was taken by the  
9 City Council of the City of Long Beach upon the question of emergency of this ordinance  
10 at its meeting of \_\_\_\_\_, 2022, the ordinance was declared to be an  
11 emergency by the following vote:

12 Ayes: Councilmembers: \_\_\_\_\_

13 \_\_\_\_\_

14 \_\_\_\_\_

15 Noes: Councilmembers: \_\_\_\_\_

16 \_\_\_\_\_

17 Absent: Councilmembers: \_\_\_\_\_

18 \_\_\_\_\_

19 Recusal(s): Councilmembers: \_\_\_\_\_

20 \_\_\_\_\_

21 //

22 //

23

24

25

26

27

28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

I further certify that thereafter, at the same meeting, upon a roll call and  
vote on adoption of the ordinance, it was adopted by the City Council of the City of Long  
Beach by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Recusal(s): Councilmembers: \_\_\_\_\_

\_\_\_\_\_

//

//

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 West Ocean Boulevard, 9th Floor  
Long Beach, CA 90802-4664

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

I further certify that the foregoing ordinance was thereafter adopted on final reading by the City Council of the City of Long Beach at its meeting of

\_\_\_\_\_, 2022, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Recusal(s): Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Clerk

Approved: \_\_\_\_\_  
(Date)

\_\_\_\_\_  
Mayor