



# CITY OF LONG BEACH

**H-1**

DEPARTMENT OF DEVELOPMENT SERVICES

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

March 21, 2017

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, and accept Categorical Exemption No. CE-16-340; and,

Declare the Ordinance amending Table 31-2A, Residential Development Standards, and Section 21.31.255 of Title 21 (Zoning) of the Long Beach Municipal Code, relating to development and design standards applicable to properties in the R-1-L zoning district, read the first time and laid over to the next regular meeting of the City Council for final reading. (District 8)

## DISCUSSION

On February 16, 2017, the Planning Commission held a hearing on proposed Zoning Text Amendments related to development and design standards applicable to properties in the Los Cerritos – Virginia Country Club neighborhood, home of the R-1-L zoning district, and recommended unanimously that the City Council approve the proposed amendments and accept Categorical Exemption No. CE-16-340. The proposed amendments were drafted during the year-and-a-half-long development moratorium that is currently in effect for the R-1-L zoning district, the City's single-family residential zoning district for large lots found exclusively in the Los Cerritos – Virginia Country Club neighborhood.

In September 2015, the City Council adopted emergency Ordinance ORD-15-0024 (moratorium) temporarily limiting certain construction and development activities in the R-1-L zoning district. The moratorium was adopted to allow Planning Bureau staff and the Planning Commission time to study potential amendments to the Zoning Regulations in response to concerns voiced by neighborhood residents about the ability of the current R-1-L development standards to maintain the neighborhood's existing development character. The moratorium, originally set to expire on September 1, 2016, but extended to March 31, 2017, by the City Council with the adoption of Ordinance ORD-16-0018, limited new residential structures and residential additions to 1,500 square feet, a threshold chosen to allow for minor development projects, but not those which might have created adverse impacts that could potentially be inconsistent with zoning code revisions being considered during the moratorium period.

City Council direction to staff during the moratorium was to work with neighborhood residents, review the development standards, and make recommendations to the Planning Commission and City Council on possible revisions to the existing R-1-L zone development standards.

Following adoption of the moratorium, Planning staff held a series of meetings with members of the Committee for Preservation of the Los Cerritos Neighborhood (CPLCN) community group. Staff received feedback from the community group on the types of projects that were seen to be eroding neighborhood character and a set of amendment recommendations that the group felt would safeguard the neighborhood from negatively impactful future developments. The recommendations were wide-ranging, and included a cap on home sizes, a lowering of the allowable floor area ratio, increased front and side setbacks, increases in required parking based on bedroom count, as well as parking restrictions on construction personnel and a maximum construction timeline. Staff used these recommendations as a basis for understanding the neighborhood's development issues and a starting point for analysis of the built character of the community.

During Fall 2016, the City hosted two publicly-noticed community meetings at the Expo Arts Center, located just outside the neighborhood. The first meeting, held in September, functioned as a listening session that allowed staff to collect feedback from the greater community on what made the neighborhood special and distinct from other neighborhoods, as well as feedback on the topics of concern expressed to staff by the CPLCN group during the series of small group meetings held earlier in the year. At the second community meeting, which was held in November, staff presented a set of amendment recommendations that addressed the consensus of ideas that were heard, such as the importance of the neighborhood's open and airy feel, the importance of developments properly scaled to their lot size, and the negative impacts that building massing can have on streetscapes and neighboring properties. Staff's amendments were crafted to represent the broad interests of the community at large, recognize the purpose of the R-1-L zone as a district of large lots and estate-like homes, balance community concerns with the property rights and development expectations of property owners, and work within the framework of the Zoning Code structure. Staff's amendments were then presented to the Planning Commission at a December 1, 2016 study session.

On February 2, 2017, the Planning Commission held a public hearing, received public testimony, and continued staff's Zoning Text Amendment request. Prior to voting for the continuance, the Planning Commission directed staff to collect additional feedback from the community and prepare an additional recommendation on the concept of an R-1-L zone single-family home size threshold that would trigger additional design standards and/or discretionary review.

During the week of February 6, 2017, staff held two small group meetings with Los Cerritos residents. One group of residents was opposed to the idea of a home size threshold, as well as any additional development restrictions for single-family homes, including the R-1-L amendments recommended by staff. The group argued that the existing standards have served the community well, and that further restrictions would

negatively impact property values and limit the range of potential home styles. The second group, comprised of members of the CPLCN, recommended that all homes in the R-1-L zone over 7,500 square feet be subject to a publicly-noticed hearing at the Zoning Administrator level, and that any approval include requirements for additional setbacks and additional on-site parking, as well as a requirement that the development not interfere with any existing solar installations, to mitigate potential impacts to neighborhood character.

On February 16, 2017, staff presented the Planning Commission with Zoning Text Amendments to Table 31-2A, Residential Development Standards, and Section 21.31.255 – Design, Treatment, and Finish, relating to development and design standards applicable to properties in the R-1-L zoning district (Exhibit A – Proposed Zoning Text Amendments). Staff also recommended the Planning Commission not set a maximum home size threshold in the R-1-L zone or require a public hearing process for a code-compliant, single-family development, regardless of development size, reasoning that no zoning district in the City currently has a maximum home size standard, and no zoning district in the City has a mandatory public hearing process for a code-compliant, single-family development. The Planning Commission recommended unanimously that the City Council approve the amendments, as proposed by staff. The proposed amendments, in redline strikethrough format, are provided in Exhibit B (Exhibit B – Redline Strikethrough Proposed Changes).

The Long Beach Municipal Code does not set forth required findings for approval of a Zoning Text Amendment. However, the proposed amendments relating to the development and design standards of the R-1-L zoning district are consistent with the General Plan, specifically Land Use Element neighborhood policies that call for “protecting the integrity and quality” of homes in the Los Cerritos neighborhood, and preservation of Los Cerritos neighborhood character through “scale, materials, and architectural detailing.”

Public hearing notices were distributed on March 7, 2017, and no responses were received as of the date of preparation of this report.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Categorical Exemption No. CE-16-340 was issued for the proposed project (Exhibit C).

This matter was reviewed by Assistant City Attorney Michael J. Mais on March 1, 2017 and by Budget Management Officer Rhutu Amin Gharib on March 3, 2017.

#### TIMING CONSIDERATIONS

City Council action is requested on March 21, 2017, in advance of moratorium expiration on March 31, 2017. Furthermore, Section 21.25.103.A.1 of the Zoning Regulations requires a hearing on this item by the City Council within 60 days of the Planning Commission hearing, which took place on February 16, 2017.

FISCAL IMPACT

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

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:mh

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APPROVED:

  
PATRICK H. WEST  
CITY MANAGER

Attachments: Exhibit A – Proposed Zoning Text Amendments  
Exhibit B – Redline / Strikethrough Proposed Changes  
Exhibit C – Categorical Exemption CE-16-340

City Council Ordinance

1. Ordinance amending Table 31-2A, Residential Development Standards, and Section 21.31.255 of Title 21 (Zoning) of the Long Beach Municipal Code, relating to development and design standards applicable to properties in the R-1-L zoning district, read for the first time and laid over to the next regular meeting of the City Council for final reading

Proposed Zoning Text Amendments

Proposed amendments to Table 31-2A, Residential Development Standards, and Section 21.31.255 – Design, Treatment, and Finish, as considered and recommended by the Planning Commission at their February 16, 2017, public hearing:

Table 31-2A: Residential Development Standards

1. Front Yard Setback: Increase from 20 feet to 25 feet

The front yard setback is the distance from the front property line to the nearest exterior wall of a building. In the R-1-L zoning district, the required minimum front yard setback is 20 feet. Somewhat unique to properties in the R-1-L zone is the widespread presence of front yard special setbacks. These special setback lines supersede the zoning district's normal setback requirements (20 feet, in the case of R-1-L). Within Los Cerritos and the R-1-L zone these setbacks vary block-to-block and range in size from 25 feet to 50 feet, with 25 feet being the most common special setback. An increase in the R-1-L zone's minimum front yard setback requirement to 25 feet would standardize the 25-foot special setback that's in place for much of the neighborhood and serve to limit development in the front yard area. With front yard areas typically the most visible open space on a given property, an increase in the minimum front yard setback would contribute to the open, spacious feel of the neighborhood.

2. Second Story Side Setback: Increase from six feet to 15 percent of lot width, but not less than 10 feet, for lots greater than 60 feet wide

The side yard setback is the distance from a side property line to the nearest exterior wall of a building. In the R-1-L zoning district, the required minimum side yard setback is six feet. The six-foot side yard setback requirement is standard throughout the R-1-L zone – it applies to interior lots, mid-block lots, as well as corner lots; it also applies to both first and second story construction. Under the existing R-1-L side setback regulations, neighboring two-story, 25-foot-tall homes could be built 12 feet apart, raising privacy issues, as well as decreasing the amount of available light and air. In recognition of the potential for negative impacts caused by this by-right development scenario, the introduction of a second story side setback requirement for lots that exceed the R-1-L zone's 60-foot standard lot width is proposed. For those qualifying wide lots, a second story side setback of 15 percent of lot width, but not less than 10 feet, is proposed. Under the proposed standard, the second floors of adjacent two-story, 25-foot-tall homes on 79.4-foot-wide lots (the average lot width in the R-1-L zone) would be 23.8 feet apart. Adoption of a second story side setback for wider lots will reduce the presence of second floor building mass and increase privacy, light, and air.

3. Corner Lot Side Setback: Increase from six feet to 10 feet

As mentioned, the R-1-L zone's current six-foot side yard setback standard is the same for both interior lots and corner lots. In certain instances this standard has resulted in corner lot – lots that have two street frontages – developments that have a two-story building mass occurring six feet from the adjacent sidewalk, negatively impacting the public realm. To protect the street edge and maintain a quality pedestrian experience, an increase in the zone's minimum street side yard setback to 10 feet is proposed. This setback increase will limit the potential for “development canyons” that traditionally have not existed in the neighborhood.

4. Lot Mergers: Restrict lot mergers to not more than two lots, and limit the size of new lots to 20,000 square feet or less

The current subdivision standards for the R-1-L zone require newly subdivided lots to have a minimum lot size of 12,000 square feet. This is the largest minimum lot size requirement in the City's low-density (R-1 and R-2) residential zones and reflects the estate-like nature that the R-1-L zone intends for. While the R-1-L subdivision standards prescribe a minimum lot size, there is no corresponding maximum lot size. As a result, multiple lots can be merged to create single lots that are out of scale with the original subdivision pattern, a scenario which recently materialized in the neighborhood, prompting a significant community response. To limit the potential for new lots that significantly exceed the sizes of existing lots, and the potential for ensuing developments that are out of scale with the existing neighborhood development, a limitation on lot mergers to no more than two lots is proposed. Additionally, a limitation on lots created through a land subdivision or lot merger to no greater than 20,000 square feet is proposed. Of the zone's 647 residential properties, 44 (7 percent) measure greater than the proposed 20,000-square-foot lot size cap. Incorporation of these additional standards will limit the potential for newly created lots that are out of scale with surrounding properties and safeguard against subsequent developments on merged lots that are out of scale with existing neighborhood development.

5. Floor Area Ratio: Decrease from .60 to .50 for lots 15,000 square feet or less, and from .60 to .40 for lots greater than 15,000 square feet

Floor Area Ratio (FAR) is the numerical value obtained by dividing the gross floor area of a building or buildings on a lot by the total area of the lot. FAR is the common – and arguably best – measure for regulating building massing on a site. Using FAR, the maximum building size varies depending on the size of the lot. For example, the FAR value for a 3,000-square-foot home on a 6,000-square-foot lot would be .50 (3,000-square-foot home / 6,000-square-foot lot area = .50). Per the Zoning Regulations, basements, outdoor decks and balconies, and garage area up to 600 square feet are exempt from the FAR calculation for single-family developments. The current maximum FAR for all R-1-L lots, regardless of their

size, shape, or location, is .60. Since 1984, only one new development in the R-1-L zone has been constructed with a floor area ratio over .50.

A reduction in the maximum allowable FAR for all properties in the R-1-L zone is proposed, as follows:

| Lot Size         | Current FAR Maximum | Proposed FAR Maximum | Percent Change in Allowable GFA | Number of Affected Properties | Number of Properties Rendered Nonconforming |
|------------------|---------------------|----------------------|---------------------------------|-------------------------------|---|
| 0-15,000 sq. ft. | .60                 | .50                  | -17%                            | 553 (85%)                     | 24 (4%)                                     |
| 15,000+ sq. ft.  | .60                 | .40                  | -33%                            | 94 (15%)                      | 3 (3%)                                      |

The proposed reductions in floor area ratio strike a balance between private property rights and community interests, and will limit future homes to a scale closer to the historic build-out of the neighborhood. Furthermore, the reductions limit the number of nonconforming developments to a minimum.

#### Section 21.31.255 – Design, Treatment, and Finish

The Planning Commission recommends adoption of single-family home design standards applicable to certain new homes and home rebuilds in the R-1-L zoning district. These design standards would be added to Section 21.31.255 – Design, Treatment, and Finish of the Zoning Regulations, and would be applicable to homes greater than 5,000 square feet in size and/or those developed to within 10 percent of the property's maximum floor area ratio. The proposed standards, described below, were crafted with potential public realm and adjacent property impacts in mind, and careful attention was paid to not restrict or inadvertently prohibit certain single-family dwelling architectural styles.

- A requirement for four-sided architecture, with building details and design treatments consistent on all building facades.
- A required wall inset/offset for walls 25 feet or greater in length. Required insets/offsets must be at least two feet deep, have a span of at least 10 feet, and extend from grade to eave.
- A requirement that primary building facades be obvious, visible, and street facing, and that porches and covered entryway features not exceed 15 feet in height; and
- A requirement that second story windows that face an interior side property line (as opposed to a street property line) not be located directly in line with the second story bedroom windows of a neighboring structure.

## CHAPTER 21.31 - RESIDENTIAL DISTRICTS

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)   | Maximum Lot Coverage (% of Lot) | Minimum Usable Open Space Per Unit | Floor Area Ratio             |
|----------|---------------|-----------------------------|-----------------------------------|--------------------------------|------------------------------------|---|------------|-------------------------|---------------------------------|------------------------------------|------------------------------|
|          |               |                             |                                   |                                | Front                              | Side  | Rear (k)   |                         |                                 |                                    |                              |
| R-1-S    | 1             | 2,400                       | 2,400                             | 30                             | 8(i)                               | 3   | 8          | 24 ft./28 ft.           | N/A                             | 6%(o)                              | 1.2                          |
| R-1-M    | 1             | 3,600                       | 3,600                             | 40                             | 8                                  | 4   | 8          | 25 ft. 2 St.            | N/A                             | 6%(o)                              | 0.67                         |
| R-1-N    | 1             | 6,000                       | 6,000                             | 50                             | 20                                 | 4(b)  | 1st St. 10 | 25 ft. 2 St.            | 50%                             | 16%(o)                             | 0.6                          |
|          |               |                             |                                   |                                |                                    |   | 2nd St. 30 |                         |                                 |                                    |                              |
| R-1-L    | 1             | 12,000                      | 12,000(v)                         | 60                             | <del>20</del><br>25                | <del>6</del><br>1st St.<br>6/10(s)<br>2nd St.<br>6/10(s)/<br>15%(t) | 30         | 25 ft. 2 St.            | 40%                             | 23%(o)                             | <del>0.6</del><br>0.5/0.4(u) |
| R-1-T    | 1             | 3,000                       | 3,000                             | 25(g)                          | 10                                 | 5   | 8          | 25 ft. 2 St.            | N/A                             | 6%(o)                              | 1.2                          |
| 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                          |
| R-2-I    | 2             | 1,000                       | 4,800                             | 40                             | 3(i)                               | 3   | 8          | 32 ft./35 ft. (e) 3 St. | N/A                             | 2%(o)                              | N/A                          |
| R-2-N    | 2             | 3,000                       | 6,000                             | 50                             | 15                                 | 4(b)  | 20         | 25 ft. 2 St.            | 60%                             | 6%(o)                              | 0.60                         |



|          |     |                 |               |        |       |            |       |                 |     |        |      |
|----------|-----|-----------------|---------------|--------|-------|------------|-------|-----------------|-----|--------|------|
| R-2-A(n) | 2   | 3,000           | 6,000         | 50     | 15    | 4(b)       | 20    | 25 ft. 2 St.    | 60% | 6%(o)  | 0.60 |
| R-2-L    | 2   | 4,000           | 8,000         | 50     | 15    | 4          | 10    | 35 ft. 2 St.    | 40% | 8%(o)  | N/A  |
| R-3-S(l) | 3   | 2,100           | 6,300         | 50     | 15    | 10%(q)     | 20    | 25 ft. 2 St.    | N/A | 250(p) | N/A  |
| R-3-4    | 4   | 1,700           | 4,500         | 50     | 15    | 10%(q)     | 20    | 25 ft. 2 St.    | N/A | 200(p) | N/A  |
| R-3-T(l) | N/A | See Table 31-2B | 3,000         | 25(g)  | 15    | 10%(q)     | 20    | 28 ft.(f) 2 St. | N/A | 250(p) | N/A  |
| 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  |
| R-4-N(l) | N/A | See Table 31-2B | 18,000        | 120    | 15    | 10% (q)(r) | 20(r) | 38 ft.(f) 3 St. | N/A | 150(p) | N/A  |
| R-4-H(l) | N/A | See Table 31-2B | 18,000        | 120    | 10(m) | 10% (q)(r) | 20(r) | See Table 31-3A | 50% | 150(p) | N/A  |
| RM       | N/A | 2,400           | 18,000        | 120    | 10    | 4          | 10    | 30 ft. 2 St.    | 65% | 200(p) | N/A  |
| R-4-U(l) | N/A | See Table 31-2B | 22,500        | 180    | 10    | 10% (q)(r) | 20(r) | 65 ft.(f) 5 St. | N/A | 150(p) | 3.0  |
| R-4-M    | 1   | 3,100 sq. ft.   | 3,100 sq. ft. | 32 ft. | 0 ft. | 5 ft.      | 3 ft. | 20 ft.          | 75% | 10%    | N/A  |

Abbreviations: Sq. Ft. = square feet; St. = story

NOTES: Table 31-2A, Residential Development Standards

- (a) If this lot size exceeds the standards for the neighborhood (as defined in the subdivision regulations), the standard of the neighborhood may be used.
- (b) If a lot is 27 feet or less in width, see Subsection 21.31.215.F, special narrow lot standards.
- (c) These standards apply only to new subdivisions of land area. They do not apply to new construction on existing lots or to air space divisions of existing lots.
- (d) In general, height is measured to the midpoint of the roof (Section 21.15.1330—Definitions). However, in some zones, the building height limit consists of 2 numbers. The first number indicates the height of the midpoint of roof, and second number indicates height of building measured to peak of roof. A project shall conform to both standards.
- (e) An additional 2 feet may be permitted to accommodate access stairs to the roof.
- (f) See Section 21.31.220 for special height provisions.
- (g) New subdivisions, including corner lots, shall orient the lots to the side street.
- (h) For garages and other accessory structures, refer to Section 21.31.245 (Accessory structures).
- (i) Average setback may apply as outlined in Subsection 21.31.215.C (Front yard averaging).
- (j) Special standards apply for reverse corner lots as specified in Subsection 21.31.215.D (Rear yard).
- (k) The setback shall be measured from the centerline of an abutting alley where such exists. For shallow lots, see Special Standards in Subsection 21.31.215.D.
- (l) If the garage takes direct access from the street, the garage shall be set back pursuant to Section 21.31.245.
- (m) Commercial uses—see Special Development Standard, Section 21.45.160.
- (n) One unit is limited to not more than 800 square feet or 12 percent of lot area, whichever is greater.
- (o) Percent of lot area per unit.
- (p) Square foot per unit. See Sections 21.31.230 (Usable Open Space) and 21.31.240 (Privacy Standards) for detailed standards.
- (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.
- (r) See Subsections 21.31.215.D.3 and 21.31.215.E.3, Special Side and Rear Yard Setback Restrictions.
- (s) The street side setback shall be 10 feet.
- (t) Lots greater than 60 feet in width shall have a second story side setback equal to 15% of lot width or 10 feet, whichever is greater.

(u) Lots 15,000 square feet or less shall have a maximum floor area ratio of 0.5. Lots greater than 15,000 square feet shall have a maximum floor area ratio of 0.4.

(v) Lots created through a land subdivision or lot merger shall not exceed 20,000 square feet. Lot mergers shall not comprise of more than two lots.

(ORD-08-0020 § 3, 2008; ORD-07-0019 § 2, 2007; Ord. C-7633 § 30, 1999; Ord. C-7607 §§ 9, 10, 1999)

### 21.31.255 - Design, treatment and finish.

The following design standards shall apply to all single-family detached and attached dwelling units unless, through site plan review, the Site Plan Review Committee or the Planning Commission finds variation from these standards to be appropriate.

- A. **Unit Size.** All single-family dwellings shall be at least sixteen feet (16') wide.
- B. **Roof Material.** No single-family dwelling shall have metallic or metallic-looking roofing materials.
- C. **Siding.** No single-family dwelling shall have metallic or metallic-looking siding.
- D. **Style.** Buildings in the R-1-T and R-3-T districts shall maintain a design style consistent with the style of the adjoining neighborhood.
- E. **Side-By-Side Residential Units.** Two-on-a-lot projects where the units are arranged side-by-side (see Section 21.15.2488) shall not be permitted in the R-2-N zone unless approved by the Planning Commission through site plan review.
- F. **Large Single-Family Dwellings.** New single-family dwellings and single-family dwelling rebuild projects in the R-1-L zone that exceed 5,000 square feet in total size or are within ten percent (10%) of the property's maximum floor area ratio shall comply with the following requirements:
  - 1. Four-sided architecture is required. Building details and design treatments shall be consistent on all building elevations. Bay windows, chimneys, and other projections shall be incorporated in building design for visual and architectural interest.
  - 2. All dwellings shall provide an inset/offset on walls 25 feet or greater in length. Wall insets/offsets shall be at least two feet deep and have a span of at least 10 feet and extend from grade to eave.
  - 3. Primary facades shall be street facing and entrances shall be obvious and visible. The height of porches or covered entryway features shall not exceed 15 feet.
  - 4. Second story windows facing an interior side property line shall not be located directly in line with the second story bedroom windows of a neighboring structure.





## CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES  
 333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
 (562) 570-6194 FAX: (562) 570-6068  
 lbds.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- 16-340

Project Location/Address: LOS CERRITOS / VIRGINIA COUNTRY CLUB NEIGHBORHOOD (R-1-1 ZONE)  
 Project/Activity Description: AMENDMENTS TO R-1-L ZONE DEVELOPMENT STANDARDS CONTAINED IN TABLE 31-2A RELATING TO FRONT SETBACKS, SIDE SETBACKS, FLOOR AREA RATIO MAXIMUMS, AND LOT MEASURES; AND THE INCLUSION OF R-1-L ZONE HOME DESIGN STANDARDS TO SECTION 21.31.255.

Public Agency Approving Project: CITY OF LONG BEACH, LOS ANGELES COUNTY, CALIFORNIA

Applicant Name: LONG BEACH DEVELOPMENT SERVICES

Mailing Address: 333 W. OCEAN BLVD, 5TH FLOOR, LONG BEACH, CA 90802

Phone Number: (562) 570-6439

Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1602-50 Planner's Initials: MH

Required Permits: ZONING TEXT AMENDMENT (ZONE CHANGE)

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15305, CLASS 5, MINOR ALTERATIONS IN LAND USE LIMITATIONS

Statement of support for this finding: MINOR CHANGES TO ZONING DISTRICT REGARDING DEVELOPMENT STANDARDS THAT DO NOT RESULT IN CHANGES IN LAND USE OR DENSITY.

Contact Person: MARK HUNGERFORD

Contact Phone: (562) 570-6439

Signature: [Signature]

Date: 1/9/2017

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING THE LONG BEACH  
MUNICIPAL CODE BY AMENDING TABLE 31-2A,  
RESIDENTIAL DEVELOPMENT STANDARDS, AND BY  
ADDING SECTION 21.31.255.F, RELATING TO  
DEVELOPMENT AND DESIGN STANDARDS APPLICABLE  
TO PROPERTIES IN THE R-1-L ZONING DISTRICT

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

Section 1. Long Beach Municipal Code Chapter 21.31 is amended by  
amending the R-1-L District and Notes of Table 31-2A as shown on Attachment "A".

Section 2. Long Beach Municipal Code Section 21.31.255 is amended  
by adding subparagraph F to read as follows:

F. Large Single-Family Dwellings. New single family dwellings  
and single-family dwelling rebuild projects in the R-1-L zone that exceed five  
thousand (5,000) square feet in total size or are within ten percent (10%) of  
the property's maximum floor area ratio shall comply with the following  
requirements:

1. Four-sided architecture is required. Building details and  
design treatments shall be consistent on all building elevations. Bay  
windows, chimneys, and other projections shall be incorporated in building  
design for visual and architectural interest.

2. All dwellings shall provide an inset/offset on walls  
twenty-five feet (25') or greater in length. Wall insets/offsets shall be at least  
two feet (2') deep and have a span of at least ten feet (10') and extend from

1 grade to eave.

2 3. Primary facades shall be street facing and entrances  
3 shall be obvious and visible. The height of porches or covered entryway  
4 features shall not exceed fifteen feet (15').

5 4. Second story windows facing an interior side property  
6 line shall not be located directly in line with the second story bedroom  
7 windows of a neighboring structure.

8 Section 3. The City Clerk shall certify to the passage of this ordinance by  
9 the City Council and cause it to be posted in three (3) conspicuous places in the City of  
10 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the  
11 Mayor.

12 I hereby certify that the foregoing ordinance was adopted by the City  
13 Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2017, by the  
14 following vote:

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

16 \_\_\_\_\_  
17 \_\_\_\_\_  
18 \_\_\_\_\_  
19 Noes: Councilmembers: \_\_\_\_\_

20 \_\_\_\_\_  
21 Absent: Councilmembers: \_\_\_\_\_

22 \_\_\_\_\_  
23 \_\_\_\_\_  
24 \_\_\_\_\_  
25 City Clerk

26  
27 Approved: \_\_\_\_\_  
28 (Date)

\_\_\_\_\_  
Mayor



**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) | Maximum Lot Coverage (% of Lot) | Minimum Usable Open Space Per Unit | Floor Area Ratio |
|----------|---------------|-----------------------------|-----------------------------------|--------------------------------|------------------------------------|---|----------|-----------------------|---------------------------------|------------------------------------|------------------|
|          |               |                             |                                   |                                | Front                              | Side                                      | Rear (k) |                       |                                 |                                    |                  |
| R-1-L    | 1             | 12,000                      | 12,000(v)                         | 60                             | 25                                 | 1st St. 6/10(s)<br>2nd St. 6/10(s)/15%(t) | 30       | 25 ft. 2 St.          | 40%                             | 23%(o)                             | 0.5/0.4 (u)      |

Abbreviations: Sq. Ft. = square feet; St. = story

**NOTES: Table 31-2A, Residential Development Standards**

(a) If this lot size exceeds the standards for the neighborhood (as defined in the subdivision regulations), the standard of the neighborhood may be used.

(b) If a lot is 27 feet or less in width, see Subsection 21.31.215.F, special narrow lot standards.

(c) These standards apply only to new subdivisions of land area. They do not apply to new construction on existing lots or to air space divisions of existing lots.

(d) In general, height is measured to the midpoint of the roof (Section 21.15.1330—Definitions). However, in some zones, the building height limit consists of 2 numbers. The first number indicates the height of the midpoint of roof, and second number indicates height of building measured to peak of roof. A project shall conform to both standards.

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

(f) See Section 21.31.220 for special height provisions.

(g) New subdivisions, including corner lots, shall orient the lots to the side street.

(h) For garages and other accessory structures, refer to Section 21.31.245 (Accessory structures).

(i) Average setback may apply as outlined in Subsection 21.31.215.C (Front yard averaging).

(j) Special standards apply for reverse corner lots as specified in Subsection 21.31.215.D (Rear yard).

(k) The setback shall be measured from the centerline of an abutting alley where such exists. For shallow lots, see Special Standards in Subsection 21.31.215.D.

(l) If the garage takes direct access from the street, the garage shall be set back pursuant to Section 21.31.245.

(m) Commercial uses—see Special Development Standard, Section 21.45.160.

(n) One unit is limited to not more than 800 square feet or 12 percent of lot area, whichever is greater.

(o) Percent of lot area per unit.

(p) Square foot per unit. See Sections 21.31.230 (Usable Open Space) and 21.31.240 (Privacy Standards) for detailed standards.

(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.

(r) See Subsections 21.31.215.D.3 and 21.31.215.E.3, Special Side and Rear Yard Setback Restrictions.

(s) The street side setback shall be 10 feet.

(t) Lots greater than 60 feet in width shall have a second story side setback equal to 15% of lot width or feet, whichever is greater.

(u) Lots 15,000 square feet or less shall have a maximum floor area ratio of 0.5. Lots greater than 15,000 square feet shall have a maximum floor area ratio of 0.4.

(v) Lots created through a land subdivision or lot merger shall not exceed 20,000 square feet. Lot mergers shall not comprise of more than two lots.