



Planning Commission

Feb. 7, 2019

Study Session Regarding Omnibus Zoning Code Update

Outdated Zoning Code Elements

To reflect the changing planning and development landscape, the following code elements will be addressed as part of this update:

- townhomes
- appeal process
- zoning districts
- garage size
- single-family roof materials
- equipment screening
- underground utilities
- curb cuts
- school location
- number of annual code updates allowed

Goal: Clean up Zoning Code inconsistencies

Aimed at streamlining and modernizing the development standards and process to improve:

- residential aesthetics and parking
- Planning Commission decision process
- Code legibility
- Infrastructure and climate appropriate building materials
- school siting

Regulatory Framework: PC Appeals

- **Goal:** Provide certainty and full information to decision-makers and applicants
- Currently project or action appeals can be submitted without standing
 - 21.21.501 - Authorization and jurisdiction.
 - A. Authorization . Any aggrieved person may appeal a decision on any project that required a public hearing.
 - B. Jurisdiction. The Planning Commission shall have jurisdiction on appeals of interpretations made pursuant to Section 21.10.045 and decisions issued by the Zoning Administrator and Site Plan Review Committee, and the City Council shall have jurisdiction on appeals from the Planning Commission as indicated in Table 21-1. Decisions lawfully appealable to the California Coastal Commission shall be appealed to that body.
- Update will define aggrieved person to be consistent with existing code
 - Pursuant to Section 21.15.120, an Aggrieved person is any person who testified personally or through a representative at a public hearing; who informed the staff of the Department of Development Services in writing prior to hearing of an interest in the subject of a hearing; or who, for good cause, was unable to do either.
 - Will also allow Director of Development Services to provide an extension of the appeal period up to ninety days

Code Fixes: Townhomes

- **Goal:** Provide flexibility in housing design within existing density restrictions, and consistency across all R-2 zones
- Existing Zoning code does not include side-by-side units
 - 21.15.3060 - Townhouse.
"Townhouse" means a dwelling unit with one (1) or two (2) common walls, and which has direct exterior access, private yards and no common floors or ceilings with other units.
- Update will expand definition
 - 21.15.3060 - Townhouse.
"Townhouse" means a dwelling unit with one (1) or two (2) common walls, and which has direct exterior access, private yards and no common floors or ceilings with other units including residential projects with two or more side-by-side unit.
 - Also eliminates restriction on side-by-side units in R-2-N zone

Code Fixes: Old Zone Districts

- Goal: Eliminate archaic and confusing code sections
- Existing Zoning code still references CO, CT, CH zones

Table 30-1 Zoning Districts Established	
Use District Symbol	Use Classification
CO	Office Commercial
CH	Highway Commercial
CT	Tourist and Entertainment Commercial

- Update will strike out references from entire code
 - CO and CT district will become CNP, CH district will become CHW

Code Fixes: Garages

- **Goal:** Allow for flexibility in parking areas and acknowledge the residential demand for vehicle and item storage
- Existing Zoning code limits single-family garages to 700 sf and two-family garages to 1,100 sf
 - Size. Garages for single-family residences shall not exceed seven hundred (700) square feet in size and for two-family residences, shall not exceed one thousand one hundred (1,100) square feet in size.
- Update will eliminate restriction and exempt first 700 sf of garage from lot coverage and FAR restrictions
 - Revisions to 21.31.225 and 21.31.235:
Garages. The actual garage up to four hundred (400) square feet per unit and up to seven hundred (700) square feet for a single-family dwelling shall be excluded from the calculation of floor area. Floor area above the garage is not excluded.

Code Fixes: Residential Roofs

- **Goal:** Improve sustainability in Long Beach and reduce local impacts from roofing
- Existing Zoning code does not permit metallic or metallic-looking roofing material in residential districts, which restricts new and innovative roofs
- Update will provide flexibility and focus on disallowing reflective roofs
 - F. Roof Material. No single-family dwelling shall have ~~metallic or metallic-looking~~ roofing materials with a reflective surface that produces glare.
 - G. Siding. No single-family dwelling shall have ~~metallic or metallic-looking~~ siding with a reflective surface that produces glare.

Code Fixes: Mechanical Equipment

- **Goal:** Improve the visual environment within neighborhoods
- Existing Zoning code does not regulate mechanical equipment in low-density residential setback area

- Update will clarify and always require screening requirements for mechanical equipment

- Revision to 21.31.265:

Except as otherwise specified by this Code or any applicable PD or Specific Plan, all exterior mechanical equipment on rooftops, except solar collectors, shall be screened by visually solid screening devices at least as high as the equipment. Equipment to be screened includes, but is not limited to, air conditioning and refrigeration equipment, duct work, heating, plumbing lines, , and utility meters and telecommunications equipment pursuant to the requirements of Chapter 21.56. Additional standards shall apply as follows to improve aesthetic qualities and to prevent unauthorized access into a building.

Code Fixes: Utilities and Curb Cuts

- **Goal:** Maximize curb parking and support undergrounding to improve utility reliability and the visual environment
- Code update will add sections to require curb cut closures and underground utilities in new projects

- 21.41.253 - Parking areas—Curb cuts.

All unused curb cuts shall be replaced with a full height curb and gutter. For purposes of this section, “unused curb cut” shall mean any curb cut not used to access required parking that has not been approved by the City. The Zoning Administrator may determine when an unused curb cut may remain when justified by existing conditions on the site, including but not limited to:

A. Properties in Historic Districts

B. Properties in Parking-Impacted Areas

C. Properties with permitted Accessory Dwelling Units

D. Properties with non-conforming uses

- 21.32.275, Undergrounding of utilities

- All projects considered new development or rebuilds shall provide for the ability to connect the building to any future undergrounding of utilities that may occur in the block. Such provisions shall include a vacant duct to the appropriate feed point for the underground connection.

Code Fixes: School Siting

- **Goal:** Update the zoning code to reflect the siting characteristics of contemporary charter and private schools.
- Eliminate zoning requirement to not site schools near highways
 - Section 21.52.263
Such facilities shall not be located on a ~~major, secondary, or minor highway~~ Neighborhood Connector or Local Street as defined by the City of Long Beach Mobility Element;
 - The Zoning Administrator may approve an exception to the locational requirements in sub-section A based on the following findings:
 - a) The total number of students, staff and visitors on the site at any one time shall not exceed 100, and;
 - b) The applicant has submitted a plan for accommodating all pick-up and drop-off activity on the site; OR
 - c) The applicant has established other trip reduction measures to ensure that the total number of daily trips to and from the site will not exceed the number of trips the Mobility Element has established for the street classification applicable to the site

Code Fixes: Annual zoning changes

- **Goal:** Acknowledge the need for substantial changes to the Zoning code.
- Eliminate code restriction on maximum number of zoning regulation amendments per year
 - Section 21.25.101
 - ~~C. Frequency of Amendment. The Zoning Regulations may be amended three (3) times per year and may be amended more frequently with the consent of the City Council as expressed by a vote of two-thirds (2/3) of the members voting thereon. More than one (1) revision, or the revision of more than one (1) chapter, division, subdivision or Section of this Title, may be considered as a part of each such amendment.~~

Next Steps

- Provide opportunities for public input through online portal and other avenues
- Finalize proposed changes to the code
- March 21 Planning Commission review of Ordinance
- City Council 1st & 2nd readings in May
- June ordinance effective date