



City Council – Public Hearing

March 5, 2019

Zoning Code Amendment / Local Coastal Program Amendment

- Alcoholic Beverage Manufacturing
 - Updated Definitions
 - Landscaping Standards
 - Accessory Dwelling units
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Background

In November 2016 and December 2017 the City submitted Local Coastal Program (LCP) Amendments to the California Coastal Commission, for:

- ✓ Alcoholic Beverage Manufacturing (ABM) standards
- ✓ Update of zoning definitions
- ✓ Updates Landscaping standards for consistency with State Law and Triennial Building Code Update
- ✓ Establish Accessory Dwelling Unit (ADU) standards consistent with State Law (ADU)

On October 10, 2018, the California Coastal Commission certified the LCP amendments with changes.

Alcoholic Beverage Manufacturing

In November 2016 the City Council adopted an ordinance to streamline permitting approval for alcoholic beverage manufacturing facilities.

COASTAL COMMISSION AMENDMENT

Clarifies parking requirement for Alcoholic Beverage Manufacturing office space that is equal to 25% of the gross floor area.

Triennial Building Code and Landscape related Zoning Code Changes

In November 2016, the City Council adopted an ordinance to reflect changes in the building code and state water efficiency standards.

COASTAL COMMISSION AMENDMENT

- ✓ Revises the definition of “demolish” and “rebuild” in the Coastal Zone***
- ✓ Clarifies the loss of non-conforming rights
- ✓ Adds Specific EV standards within the Coastal Zone
- ✓ Eliminates references to Code Sections not under the purview of the Local Coastal Program
- ✓ Prohibits use of invasive species and adds water conservation language relating to native trees and reclaimed water

*** Citywide change recommended.



Accessory Dwelling Units

In December 2017 the City Council adopted an ordinance establishing development standards for Accessory Dwelling Units (ADUs), tailored to Long Beach that included:

- ✓ Minimum lot size for newly constructed ADUs – 5,200 sq. ft.
- ✓ Minimum open space requirements
- ✓ Basic Design Standards
- ✓ Parking for ADUs in Parking Impacted Areas

Accessory Dwelling Units

Since January 2017, the effective date of the state legislation overhauling ADUs the City of Long Beach has issued 146 building permits for ADUs.

- ✓ Currently there are 99 ADU plan checks in various stages of plan check review.
- ✓ Majority of ADUs are conversion of existing structures as opposed to new construction.
- ✓ Approximately 10% of ADUs are legalizing existing unpermitted dwellings.

Accessory Dwelling Units

COASTAL COMMISSION AMENDMENT - HIGHLIGHTS

- ✓ Amends requirements and process for ADUs requiring a Coastal Development Permit
- ✓ Adds design requirements for second stories
- ✓ Eliminates minimum lot size for ADUs converted from an existing structure
- ✓ Reduces minimum lot size to 4,800 sq. ft. for newly constructed ADUs ***
- ✓ Amends City's proposed parking requirement for ADUs to one space except when the location meets exemptions prescribed in State Law ***

*** Citywide change recommended.

Recommendation for Accessory Dwelling Unit Standards

Approve Coastal Commission Amendments with the modification below:

- ✓ Amend the minimum lot size to allow ADUs on lots with a minimum size of 4,800 sq. ft. throughout the City.

ADU LOT STANDARD			
California Coastal Commission Amendment	Minimum Lot Size	Limited ADU	Conforming ADU
	Within the Coastal Zone	N/A	4,800 sq. ft.
	Outside the Coastal Zone	4,800 sq. ft.	

Staff Recommended Change

- ✓ Apply the Coastal Commission's change to one parking stall subject to the exemptions in State Law Citywide in addition to the Coastal Zone.



Recommendation

- ✓ Accept Categorical Exemptions CE-16-211 and CE 16-236, and Statutory Exemption SE-17-136;
- ✓ Adopt Zoning Code amendment (ZCA 1609-25) related to ABM,
- ✓ Direct staff to submit Ordinances to the California Coastal Commission; and
- ✓ Transmit Local Coastal Program Amendment to Coastal Commission with Zoning Code updates related to ABM, Triennial Building Code, and Accessory Dwelling units.