

ORDINANCE NO.

**ORD-35**

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING THE LONG BEACH  
MUNICIPAL CODE BY AMENDING SECTION 21.15.750,  
21.31.220.B.4, 21.41.232, 21.42.040.B.2, 21.42.050.B.2,  
21.42.050.C.1, 21.42.050.C.2, AND BY ADDING SECTIONS  
21.27.055 AND 21.42.030.A.12

Section 1. Section 21.15.750 of the Long Beach Municipal Code is  
amended to read as follows:

21.15.750 Demolish

"Demolish" means to remove or modify more than fifty percent  
(50%) of the exterior walls of an existing building or structure, as  
measured by the linear length of the walls or more of one or more major  
structural components including exterior walls, structural floor systems,  
roof framing systems, and foundation systems; to remove less than fifty  
percent (50%) of one or more major structural components where the  
proposed demolition of the component(s) would result in cumulative  
demolition meeting or exceeding fifty percent (50%) of the entire structure  
since January 1, 1977 (based on available City of Long Beach records); or  
to remove a structure or a portion of a structure, the cost of which equals  
or exceeds fifty percent (50%) of the market value of the structure before  
the start of construction based on documented construction bid costs and  
either an appraisal by a profession property appraiser or County assessor  
data, if it is based on current market values.

2. A wall is considered to be demolished when any of the  
following occur above or below grade:

1 a. Cladding or framing systems are altered in a manner  
2 that requires removal and replacement of fifty percent (50%) or more of  
3 those cladding or framing systems.

4 b. Existing support for fifty percent (50%) or more of the  
5 wall is temporarily or permanently removed such that any portion of the  
6 remaining floors, roof, ceilings, or other building elements supported by  
7 the wall cannot remain freestanding without supplemental support.

8 c. Additional reinforcement is needed for fifty percent  
9 (50%) or more of the wall including any remaining portions of the wall and  
10 cladding to provide structural support (e.g., addition of beams, joists  
11 and/or rafters, etc., whether alone or alongside existing/retained system  
12 elements).

13 3. Roof framing and structural floor systems shall be  
14 considered to be demolished when any of the following occur:

15 a. The roof and/or floor structural framing is altered in a  
16 manner that requires removal and replacement of fifty percent (50%) or  
17 more of the roof or floor structural framing system elements (e.g. trusses,  
18 joists, and rafters).

19 b. The roof and/or floor structural framing system  
20 requires additional reinforcement for fifty percent (50%) or more of the roof  
21 and/or floor structural framing including any remaining portions of the roof  
22 or floor system to provide structural support (e.g. addition of beams, joists  
23 and/or rafters, etc., whether alone or alongside existing/retained system  
24 elements).

25 4. Foundations shall be considered demolished and the  
26 entire structure shall be considered demolished when fifty percent (50%)  
27 or more of the foundation has been removed or modified as measured by  
28 horizontal surface area (slab foundation) or number of piers, posts

1 caissons, and/or grade beams (pier and caissons).

2 5. For structures without walls or roofs, including fences,  
3 patios, decks, or similar, "demolish" means to remove fifty percent (50%)  
4 or more of the foundation or structural elements.

5  
6 "Modify" includes removal of both interior and exterior cladding of the wall  
7 sections. "Modify" does not include repairs associated with Section  
8 21.27.090 – restoration of projects consisting solely of exterior façade  
9 remodels with no interior reconfiguration.

10  
11 Section 2. Section 21.31.220.B.4 of the Long Beach Municipal Code is  
12 amended to read as follows:

13 4. Rooftop solar collectors and associated supporting  
14 structures may exceed the applicable height limit only if necessary for the  
15 sole purpose of solar collection, not otherwise installed on any occupiable  
16 areas of the roof, and consistent with the policies of the City of Long  
17 Beach Certified Local Coastal Program.

18  
19 Section 3. Section 21.41.232 of the Long Beach Municipal Code is  
20 amended to read as follows:

21 21.41.233 Parking-Electric vehicle space and charging station requirements.

22 Outside the coastal zone, parking shall comply with Chapter 18.47 of  
23 the Long Beach Municipal Code with regard to electric vehicle space and  
24 charging station requirements. In the coastal zone, for a building containing  
25 three or more dwelling units or a hotel that is constructed, demolished or  
26 rebuilt a building site, at least twenty-five percent (25%) of the total number  
27 of parking spaces, but in no case less than one, shall be EV spaces capable  
28 of supporting future EVSE and five percent (5%) of the total number of

1 parking spaces but in no case less than one (1), shall have EV chargers  
2 installed. Calculations for the required number of EV spaces shall be  
3 rounded up to the nearest whole number.

4  
5 Section 4. Section 21.42.040.B.2 of the Long Beach Municipal Code is  
6 amended to read as follows:

7 2. Exceptions. Street trees shall be spaced a reasonable  
8 and safe distance from driveways, light standards, intersections, utility poles  
9 and street furniture and shall be located only in the prescribed width of  
10 parkway at least thirty inches (30") wide between the sidewalk and curb.  
11 An in-lieu fee shall be provided for any tree required in Subsection  
12 21.42.050.B.1 that is not allowed by these provisions of Chapter 14.28.  
13 Such fee shall be established by the City Council by resolution and shall  
14 only be used for planting street trees in other locations that do comply with  
15 these standards. Such fee shall be paid to the Director of Public Works, and  
16 shall be based on the actual cost to the Department of Public Works to  
17 obtain and plant a tree.

18  
19 Section 5. Section 21.42.050.C.1 of the Long Beach Municipal Code is  
20 amended to read as follows:

21 2. Provision of Landscaping. The area between the  
22 sidewalk and the curb and between the sidewalk and the private property  
23 line, if any, shall be landscaped primarily with live plant material and  
24 maintained in a neat and healthy condition. Nonliving material and  
25 decorative elements may be used within the parkway in accordance with  
26 the provisions of this Chapter. The owner of private property adjoining the  
27 public right-of-way shall be responsible for planting and maintaining such  
28 landscaping. Sidewalk width shall be four feet (4') or, if adjoining the curb,

1 five feet (5'),

2 as provided in Chapter 20.36.

3 a. Applicability of additional requirements. At the time of  
4 new development involving Site Plan Review from the Planning Bureau or  
5 when a complete Landscape Document Package submittal is required, the  
6 Planning Bureau may place additional requirements for parkway  
7 landscaping beyond the above, e.g., requiring low to very low water usage  
8 plant materials, as defined by WUCOLS, over at least ninety percent (90%)  
9 of the total landscaped area.

10  
11 Section 6. Section 21.42.050.C.2 of the Long Beach Municipal Code is  
12 amended to read as follows:

13 2. Live Planting Material. Groundcover of not more than  
14 eight inches (8") in height, accent plantings or shrubbery not more than  
15 thirty-two inches (32") in height and street trees are the only plant materials  
16 allowed in the parkway. The planting of low-water demand and drought-  
17 tolerant plant materials shall be encouraged by the City of Long Beach.  
18 Grass (turf) and other high water use plants, characterized by a WUCOLS  
19 plant factor of 0.7 to 1.0, are prohibited in parkways and street medians.  
20 Trees shall be allowed in parkways and street medians with preference  
21 given to native, low water use trees. All irrigation systems shall limit water  
22 use to the maximum extent feasible. Automatic drip irrigation and similar  
23 low volume systems are encouraged and, if installed, shall be maintained  
24 so as to conserve water, and shall not cause water to runoff into the  
25 sidewalk or street or pond within the parkway. Use of reclaimed water for  
26 irrigation is encouraged. If permanent irrigation systems using potable  
27 water are included in the landscape plan, they shall use water conserving  
28 emitters (e.g., microspray) and drip irrigation only. Use of reclaimed water

1 ("gray water" systems) and rainwater catchment systems are encouraged.  
2 Weather based irrigation controllers and, where feasible, other water  
3 conversation measures shall be required.

4  
5 Section 7. The Long Beach Municipal Code is amended by adding  
6 Section 21.27.055 to read as follows:

7 21.27.055 Modification.

8 If a nonconforming structure is demolished and/or rebuilt, as defined  
9 in Sections 21.15.750 and 21.15.2250 of this Title, the structure must be  
10 brought into conformity with the provisions of the Zoning Code and certified  
11 Local Coastal Program, as appropriate.

12  
13 Section 8. The Long Beach Municipal Code is amended by adding  
14 Section 21.42.030.A.12 to read as follows:

15 12. The use of invasive plant species, such as those listed  
16 by the California Invasive Plant Council, shall be prohibited in the Coastal  
17 Zone.

18  
19 Section 9. The City Clerk shall certify to the passage of this ordinance by  
20 the City Council and cause it to be posted in three (3) conspicuous places in the City of  
21 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the  
22 Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2019, by the following vote:

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_  
City Clerk

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

\_\_\_\_\_  
Mayor