

FINDINGS

Interim Motel Conversion Ordinance - Zoning Code Amendment Application No. 2001-001 May 21, 2020

The Long Beach Municipal Code does not require specific findings for the adoption of a Zoning Code Amendment. The proposed Zoning Code Amendment however, is consistent with state law and guidelines, consistent with the General Plan Land Use Element and other elements of the General Plan, will not adversely affect the character, livability or appropriate development of the City, and is in conformity with public necessity, convenience, general welfare, and good planning practice. The City of Long Beach makes these findings in support of its adoption of the Interim Motel Conversion Ordinance - Zoning Code Amendment.

The Zoning Code Amendment is consistent with objectives, principles, and standards of the General Plan. The Zoning Code Amendments (ZCA) would not conflict with the City's General Plan, the 2010 Strategic Plan, local coastal program, or any other applicable land use plans and policies. The ZCA involves adding a section to the Zoning Code to allow for the by-right non-permanent conversion of motels and other transient occupancy structures to supportive and/or transitional housing. The ZCA is consistent with goals, policies and strategies in the existing Land Use Element (LUE) and Housing Element (HE) of the General Plan. The ZCA does not result in new physical development but rather would allow the change of use within existing structures to occur without triggering additional zoning requirements.

This approach is consistent with the Economic Blueprint and General Plan provisions that promote reform of development regulations to be consistent, fair, transparent and productive toward public goals. This change will allow flexibility and economic resilience to provide targeted housing and services for the homeless or those who are at risk of homelessness. The proposed ZCA is one of a number of strategies intended to implement General Plan goals that aim to ensure a diversity of housing types for households of all income levels, age groups and household types that are equitably distributed throughout the City.

The Land Use Element of the General Plan is organized around nine land use strategies, of which several are relevant to the proposed ZCA:

1. Implement Sustainable Planning and Development Practices
2. Accommodate Strategic Growth and Change
3. Diversify Housing Opportunities
4. Ensure a Fair and Equitable Land Use Plan

The proposed ZCA will create a pathway for existing buildings to be utilized for supportive housing and transitional housing, helping to promote creative, cost-effective, and expeditious strategies to expand housing solutions for persons experiencing or at risk of homelessness. The proposed ZCA will facilitate the reuse of these structures to

supportive and transitional housing by relaxing zoning code requirements. Any existing buildings, regardless of the permitted uses of the underlying zone or their conformance with current zoning regulations—including density, parking, use regulations or yard or setback requirements—would be eligible to be used for this purpose without needing additional planning entitlements. This increased flexibility in changes of use will allow those structures to be repurposed to address the City’s homeless and housing crises. It allows for the strategic provision of housing and supportive services for this targeted population and will expand the potential availability of housing options to provide units accessible to extremely low income people. It also ensures that there is a more equitable distribution of supportive and transitional housing throughout the City so as to not overconcentrate homeless solutions in limited areas.

Specific relevant LUE policies include:

LU Policy 1-5: Encourage resources and processes that support sustainable development for adaptive reuse projects, as well as appropriate infill projects.

LU Policy 6-3: Pursue a variety of funding approaches, including grants, impact fees, transportation funds and other programs to fund City programs, services and capital investments

LU Policy 6-9: Encourage the redevelopment of parcels with poor land utilization such as single-use commercial structures on parcels over 5,000 square feet.

LU Policy 11-6: Achieve health equity, eliminate disparities and improve the health of residents throughout the City

LU Policy 12-1: Allow a variety of housing types in new residential developments with the goal of establishing new opportunities for persons of varied income ranges, ages, lifestyles and family needs.

LU Policy 12-2: Encourage the provision of housing opportunities, services, and amenities for all income levels, age groups, and household types, with opportunities to age in place.

LU Policy 12-6: Establish clear rules and locations for special housing types, such as congregate care, assisted living, senior housing, student housing, housing for temporary workers and housing with supportive services.

LU Policy 13-1: Promote an equitable distribution of housing types for all income and various cultural groups throughout the City; avoid creating concentrations of below-market-rate housing in underserved and low-income neighborhoods.

The proposed ZCA is consistent with these Land Use Element strategies and policies in that it will provide the opportunity to temporarily convert existing motels and hotels to supportive and transitional housing in all communities through the reuse of existing buildings. The proposed ZCA provides one additional tool in an overall suite of zoning tools to address the housing needs of Long Beach communities and neighborhoods.

The Housing Element is primarily concerned with the maintenance, availability and construction of housing which is supported by this ZCA. The proposed ZCA is consistent with Housing Element goals related to improving housing affordability, accessibility, and availability. Expanding the amount of available supportive and transitional housing units will further multiple goals and policies of the Housing Element, including:

Policy 2.5: Integrate and disperse special needs housing within the community and in close proximity to transit and public services.

Policy 2.7: Proactively seek out new models and approaches in the provision of affordable housing, such as co-housing and assisted living facilities.

Policy 4.2: Encourage a balance of rental and homeownership opportunities, including high quality apartments, townhomes, condominiums, and single-family homes to accommodate the housing needs of all socioeconomic segments of the community, including large families.

Policy 4.4: Finalize an ordinance for Planning Commission/City Council consideration to encourage adaptive reuse of existing structures for residential purposes.

Policy 5.4: Provide for streamlined, timely and coordinated processing of development projects to minimize project-holding costs.

The Zoning Code Amendments will not adversely affect the character, livability or appropriate development of the City, and is in conformity with public necessity, convenience, general welfare, and good planning practice. The proposed ZCA is in conformity with the public necessity, convenience, general welfare and good planning practice in that it establishes zoning regulations that allow the City's Zoning Code to be responsive to current and evolving need of the City and its residents. It promotes the general welfare and good planning practice by facilitating the provision of housing for the City's lowest income residents. Furthermore it does so by allowing the reuse of existing buildings, which allow the City to meet the objective of housing the homeless while minimizing impacts to surrounding communities, as these buildings already exist and are integrated into their respective communities. The proposed amendment does not change development standards for new development and allows for the provision of badly needed housing in a sustainable manner through the reuse of existing buildings. The change is consistent with good planning practice and furthers the public interest by promoting housing development and community investment, consistent with the General Plan.