

Interim Housing Zoning Code Update

City Council Public Hearing

Zoning Code Amendment No. 19-006

July 7, 2020

Interim Housing Zoning Code Update

Goals of Proposed Zoning Code Update

- Bring the City's ordinance into compliance with State law (2007 SB2)
- Expand opportunities for uses to locate interim housing types (emergency shelters, transitional housing, supportive housing and related supportive services)
- Clarify zoning definitions and address outdated requirements
- Create flexibility in definitions to allow for emerging housing solutions, such as safe parking, showers, facilities for pets, or storage facilities
- Implement best practices to ensure public health and public safety
- Create more equitable opportunities across the City
- Ensure compliance with local, State, and Federal Policies

Interim Housing (New Definition)

Proposed Change

- Create a definition encompassing all uses involving temporary sleeping accommodations for people experiencing housing insecurity
- Interim housing uses will include emergency shelters, transitional housing, bridge housing, and safe parking sites
- Establish general operating standards for interim housing to address health and safety impacts

Why Make This Change?

- Increase flexibility in the Zoning Code, allowing for a wider range of services
- Ensure operating standards are applied to all future interim housing uses

Interim Housing (New)

Proposed Operating Standards

- Coordinated assessment system to connect residents to services and networks
- Approved scope of service, ensuring best practices
- On-Site management may be present at all times at an appropriate provider-to-client ratio
- Proximity and accessibility to public transit
- Flexible parking requirements with required loading
- Neighborhood Compatibility requirements to prevent spillover on surrounding community
- Appropriate on-site security based on the number of beds



Emergency Shelter (Update)

Proposed Change

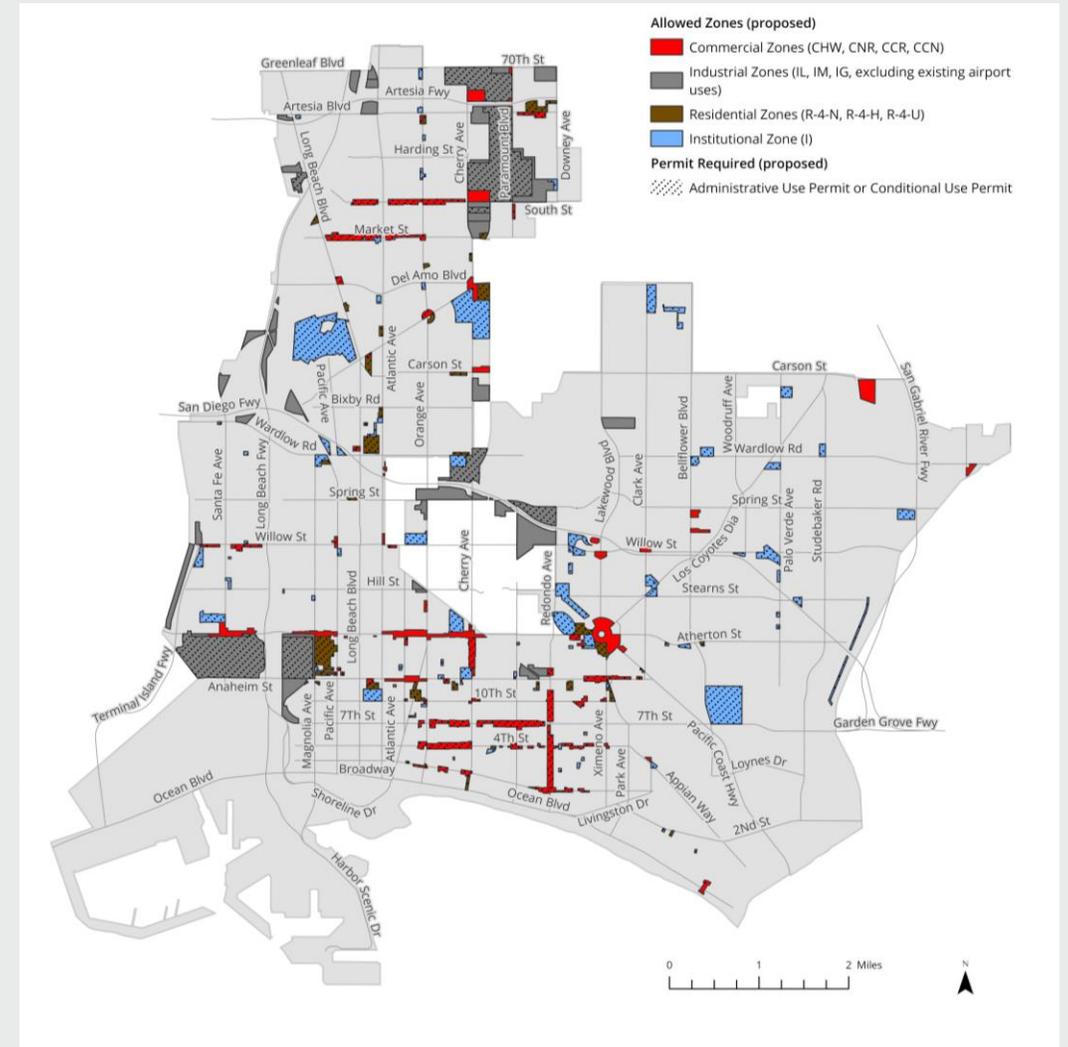
- Amend definition to allow kitchens and allow as an accessory use in existing religious facilities.
- Clarify facilities may incorporate a range supporting amenities such as property storage, facilities for pets.
- Expand opportunities in certain residential, industrial, commercial, and institutional zones.



Emergency Shelter (Update)

Why Make This Change?

- Existing sites are insufficient to meet the identified need for 500 additional shelter beds
- Expand opportunities and spatial distribution across the City to avoid overconcentration
- Allow for housing access to be more equitably distributed
- Provide pathway for shelters to come online without land values being a major obstacle



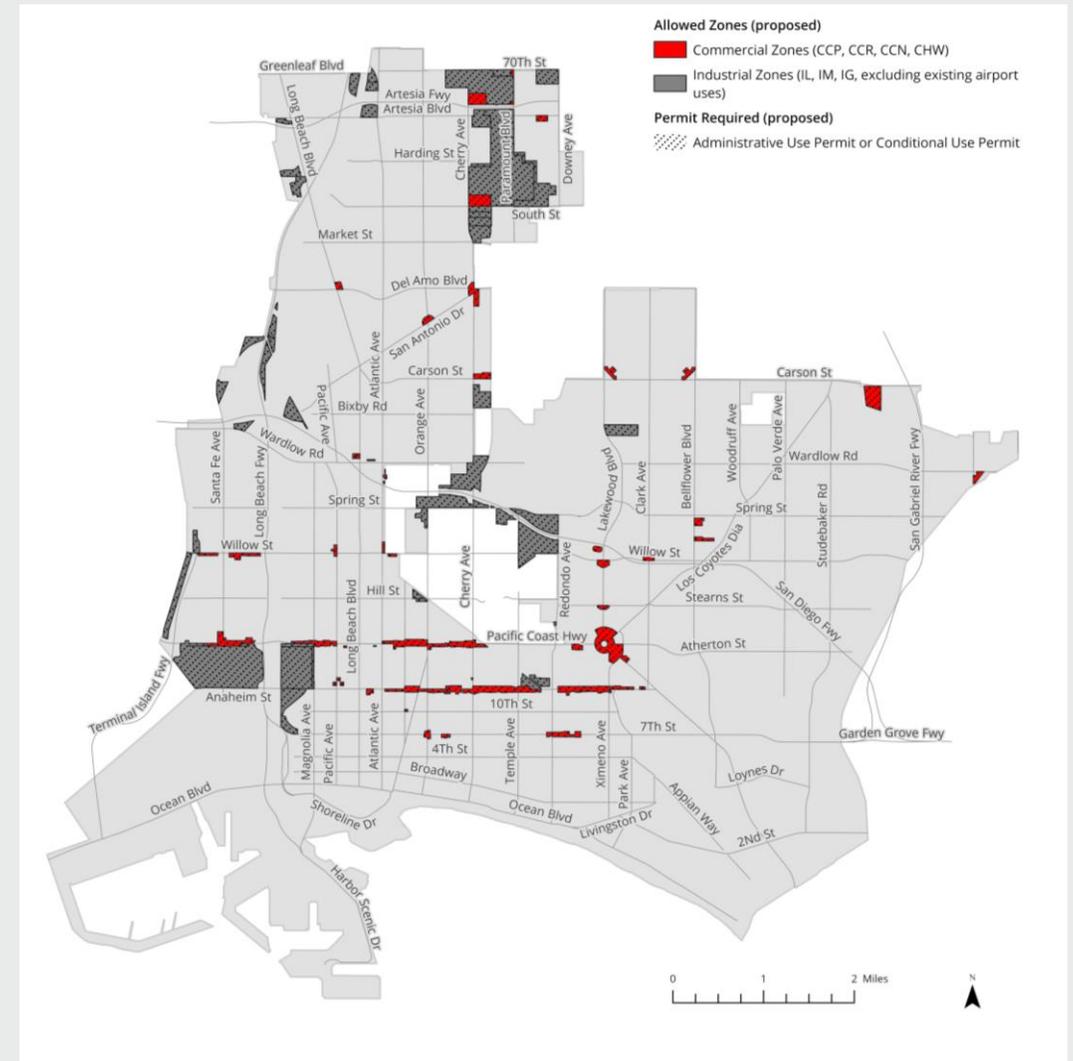
Transitional Housing (Update)

Proposed Change

- Amend definition to eliminate minimum length of stay and clarify a usual length of stay of up to 24 months
- Specify a target population
- Requires a link to supportive services
- Allow as an accessory use when incidental to primary institutional uses

Why Make This Change?

- Ensure compliance with State law
- Expand opportunities across the City
- Clarify who this housing serves and how it functions within the Continuum of Care in the City



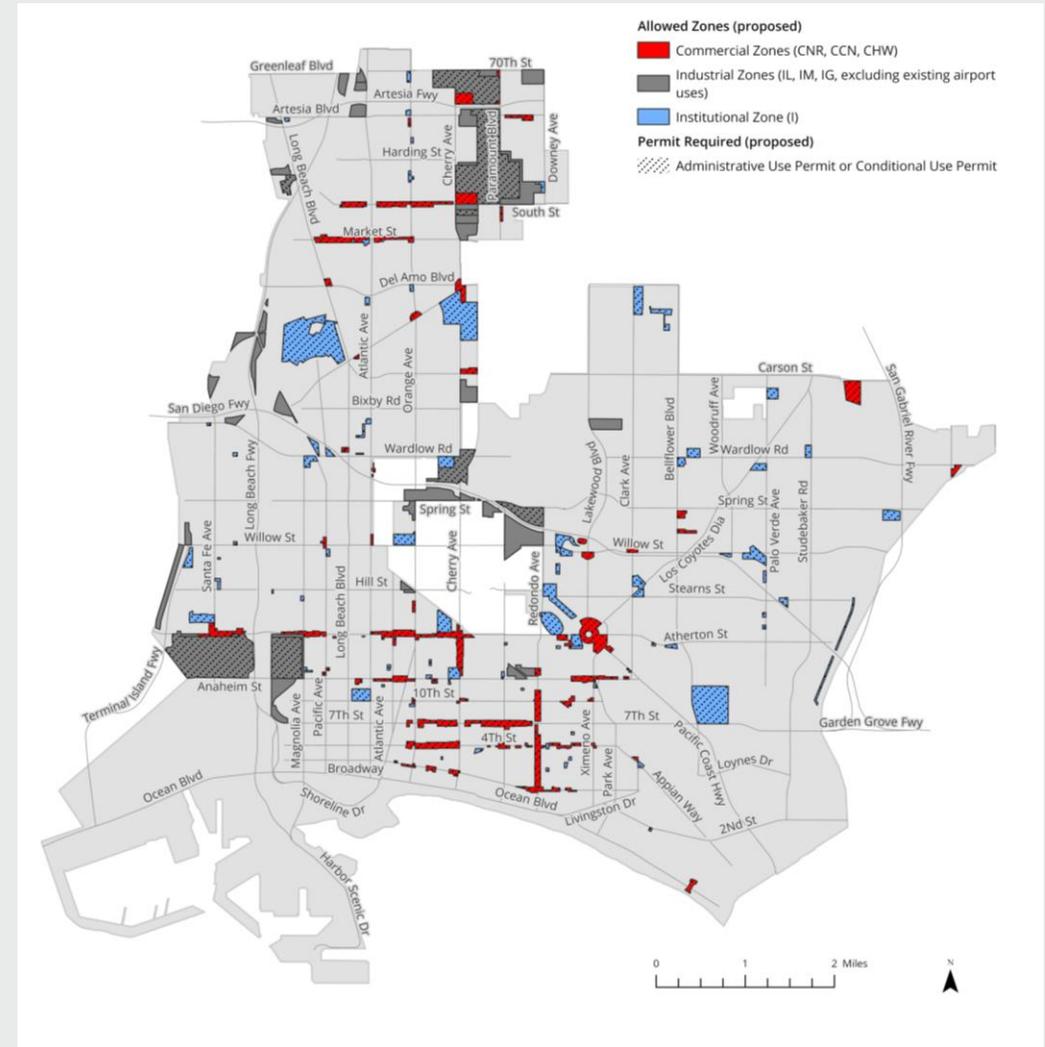
Safe Parking Site (New)

Proposed Change

- Establish definition specifying a property outside of the right-of-way, managed by an institution or nonprofit provider, providing a safe place to park overnight while working towards permanent housing

Why Make This Change?

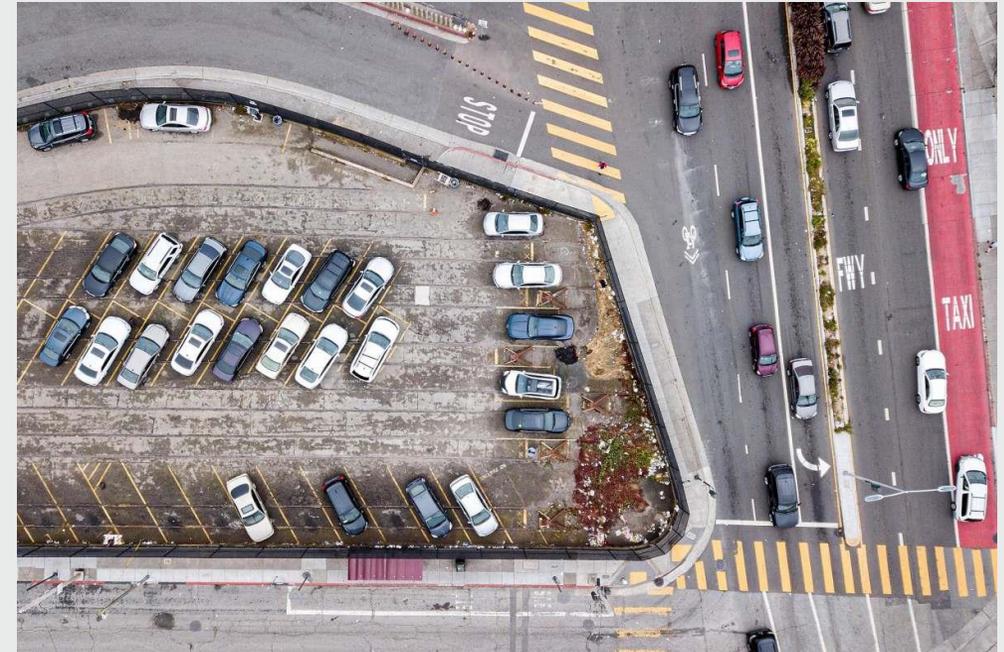
- Some people experiencing housing insecurity resort to living in a vehicle as temporary shelter of last resort
- Safe parking sites help ensure public safety, connect individuals and families to services and permanent housing, prevent residents from falling into cyclical homelessness and improve health and quality of life for residents and neighborhoods



Safe Parking Site (New)

Proposed Operating Standards

- Required Administrative Land Use Review
- Confirmed case management and pre-screening of participants
- Maximum capacity and required vehicle quality and spacing
- On-site security, lighting, and sanitation facilities
- Established hours of operation and noise standards
- Screening for privacy and security



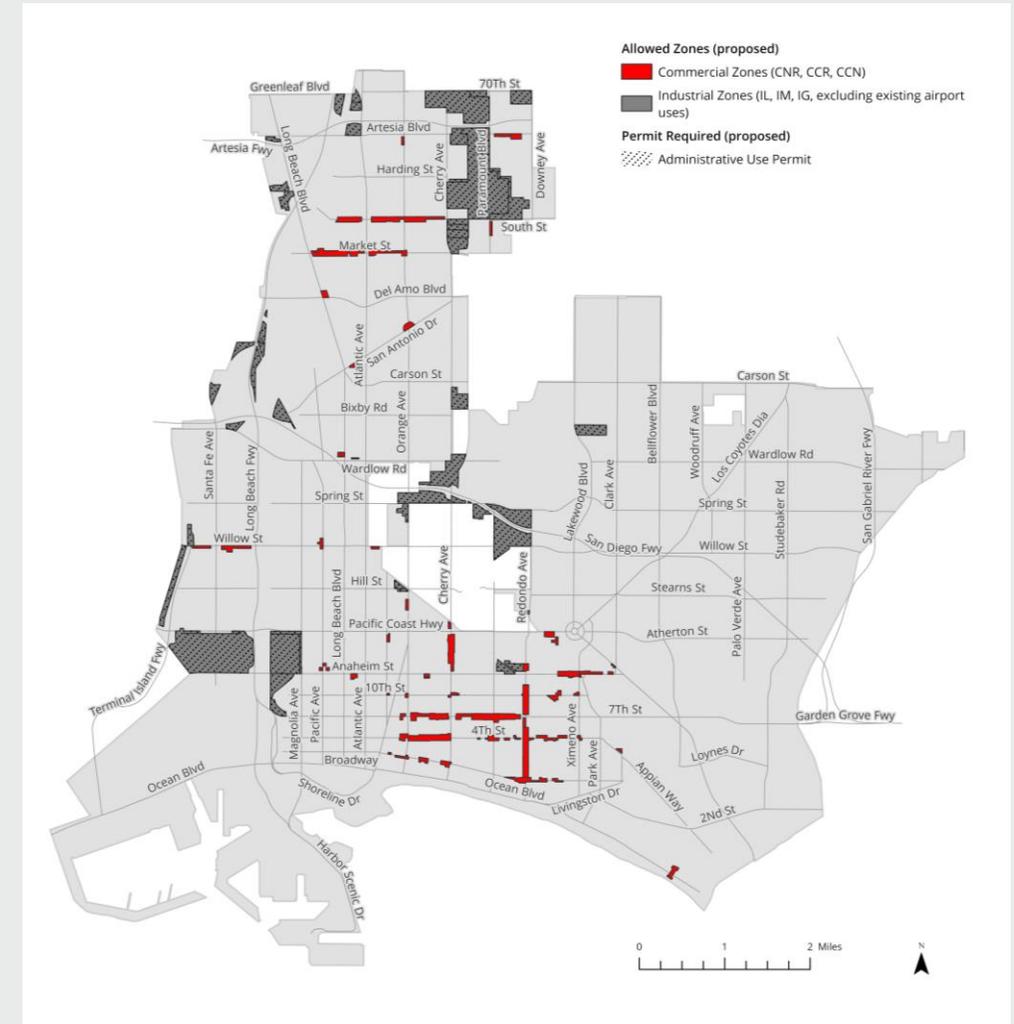
Supportive Housing (Update)

Proposed Change

- Amend definition to specify the range of clients who may be served
- Expand opportunities in certain industrial and commercial zones

Why Make This Change?

- Permanent Supportive Housing combines low-barrier affordable housing, health care, and supportive services to help individuals and families maintain housing stability
- Industrial and commercial areas can have lower land prices and be more feasible for non-profit development



Social Service Facility (Update)

Proposed Change

- Amend definition to broaden the scope of applicable services, such as shower or storage facilities, amenities for pets, and meal services
- Expand opportunities in certain commercial zones
- Creates flexibility, allowing for the addition of emerging uses at the discretion of the Director of Development Services

Why Make This Change?

- A range of social services are essential for the successful reintegration of people experiencing housing insecurity into permanent housing and society

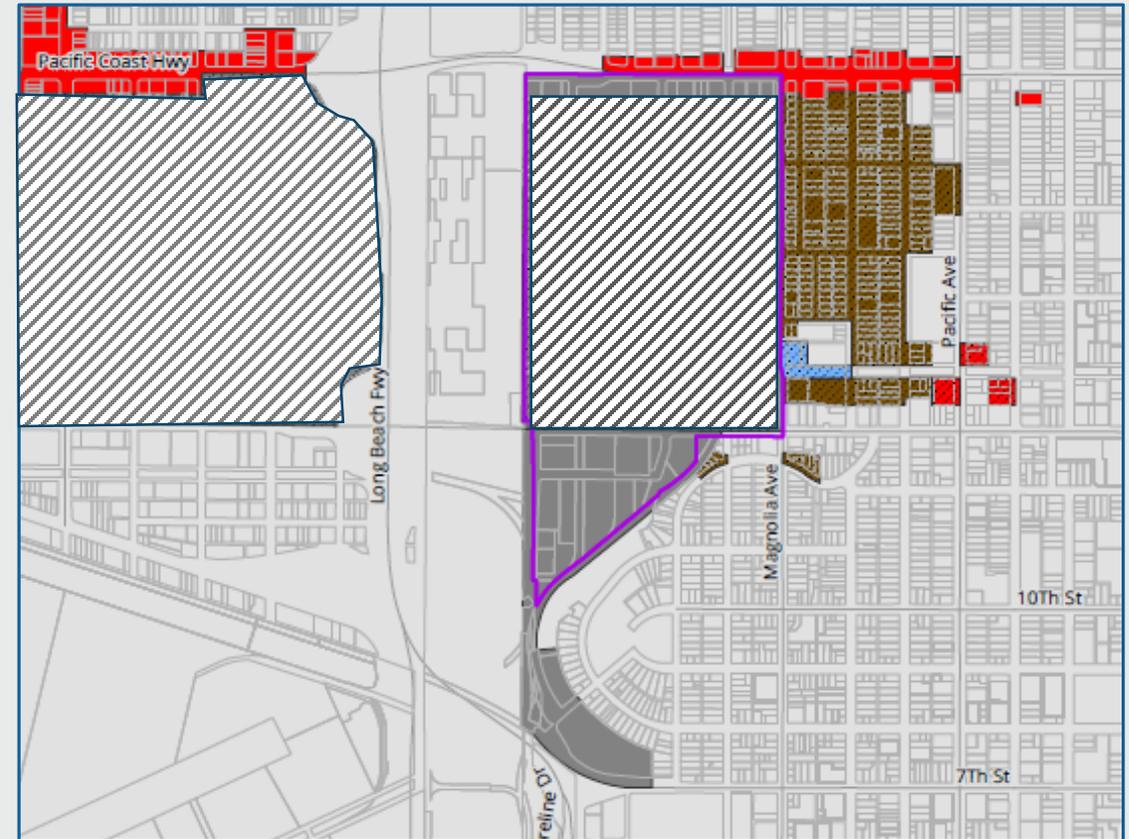


A Closer Look – Administrative Land Use Review

Administrative Land Use Review:

- Review process for by-right land uses and structures
- Notice of Application filing is posted online
- Staff review to verify the new use complies with special standards
- Zoning Administrator decision appealable
- Reduced application cost and processing time

Magnolia Industrial Group BID & Surrounding Area



Timeline

Public Outreach:

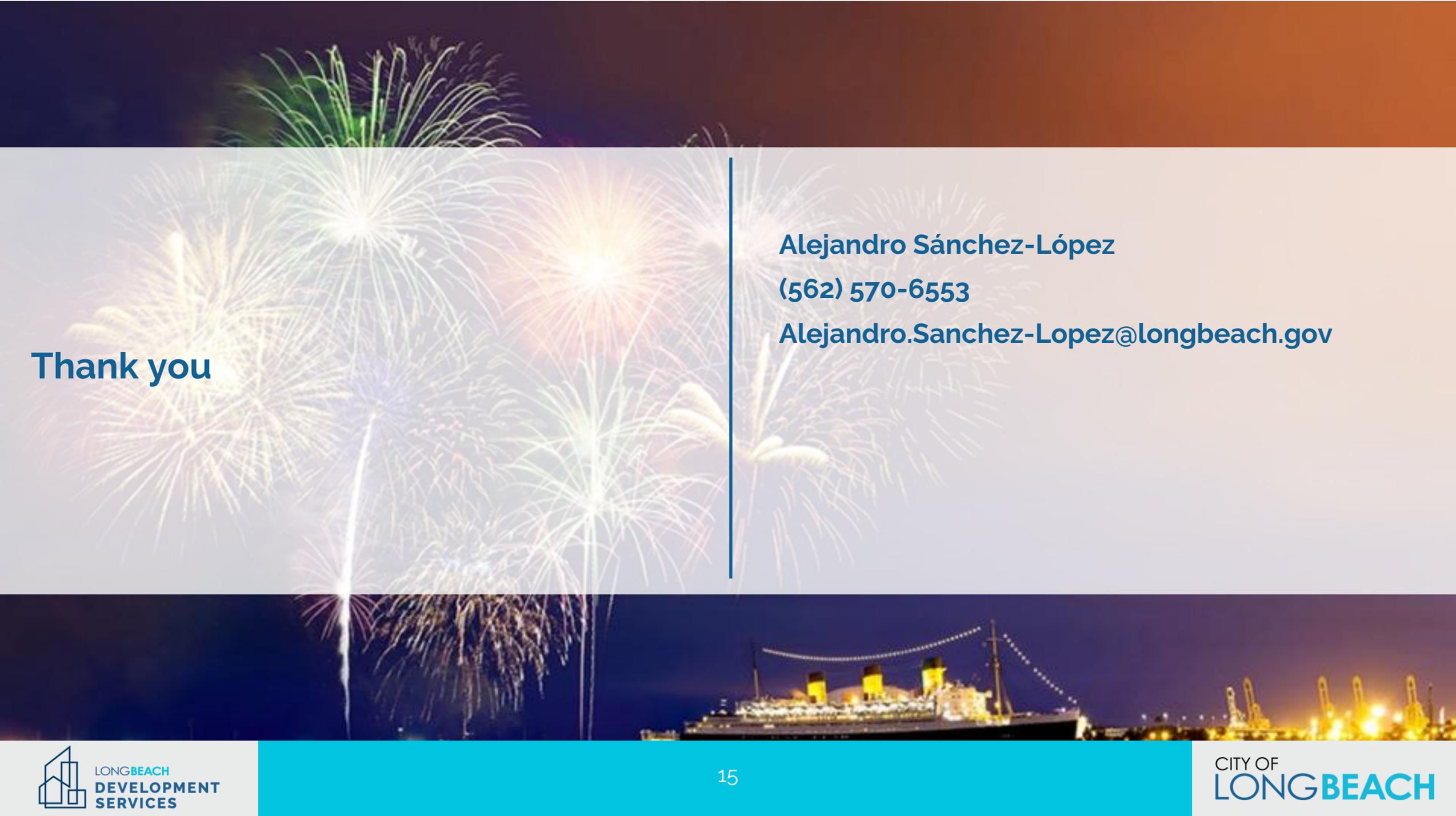
- October 28, 2019 – Focus Group with External Stakeholders
- January 28, 2020 – Open House (Long Beach Multi-Service Center)
- January 30, 2020 – Open House (Mark Twain Neighborhood Library)

Planning Commission:

- February 20, 2020 – Planning Commission Study Session
- April 16, 2020 – Planning Commission Hearing



Recommendation to: Receive the supporting documentation into the record, conclude the public hearing, and find the project consistent with the previously adopted Negative Declaration ND16-19; Approve Zoning Code Amendment No. 20-006; and Adopt a Resolution directing the Director of Development Services to submit the Ordinance amendments to the California Coastal Commission for a finding of conformance with the Certified Local Coastal Program. (Citywide)



Thank you

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