## DFFICE OF THE CITY ATTORNEY CHARLES PARKIN, City Attorney 11 West Ocean Boulevard, 9th Floor Long Beach, CA 90802

### RESOLUTION NO. RES-20-0078

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AUTHORIZING THE DIRECTOR OF
DEVELOPMENT SERVICES TO SUBMIT AMENDMENTS
TO THE LONG BEACH ZONING REGULATIONS TO THE
CALIFORNIA COASTAL COMMISSION FOR APPROVAL

WHEREAS, on July 7, 2020, the City Council of the City of Long Beach amended certain provisions of the Long Beach Zoning Regulations, Title 21, of the Long Beach Municipal Code; and

WHEREAS, it is the desire of the City Council to submit the above referenced zoning regulation amendments to the California Coastal Commission for its review and certification; and

WHEREAS, the Planning Commission and City Council gave full consideration to all facts and the proposals respecting the amendments to the zoning regulations at properly noticed and advertised public hearings; and

WHEREAS, the City Council, in accordance with the recommendation of the Planning Commission, approved the proposed amendments to the zoning regulations by adopting amendments to Title 21. The proposed zoning regulation amendments are to be carried out in a manner fully consistent with the Coastal Act and become effective in the Coastal Zone immediately upon Coastal Commission certification and approval; and

WHEREAS, the City Council hereby finds that the proposed zoning amendments will not adversely affect the character, livability or appropriate development in the City of Long Beach and that the amendments are consistent with the goals, objectives and provisions of the City's General Plan and the California Coastal Act.

NOW, THEREFORE, the City Council of the City of Long Beach resolves as follows:

	1	Section 1. The amendment to the Long Beach Zoning Regulations of the
	2	City of Long Beach adopted on, July 142, 2020, by Ordinance No.
	3	ORD-20, a copy of which is attached to and incorporated in this
	4	resolution as Exhibit "A", is hereby submitted to the California Coastal Commission for its
	5	earliest review as to that part of the ordinance that directly affects land use matters in that
	6	portion of the California Coastal Zone within the City of Long Beach.
	7	Section 2. The Director of Development Services of the City of Long
	8	Beach is hereby authorized to and shall submit a certified copy of this resolution, together
	9	with appropriate supporting materials, to the California Coastal Commission with a
	10	request for its earliest action, as an amendment to the Local Coastal program that will
	11	take effect automatically upon Coastal Commission approval pursuant to the Public
	12	Resources Code or as an amendment that will require formal City Council adoption after
Long Beach, CA 90802	13	Coastal Commission approval.
, Q	14	Section 3. This resolution shall take effect immediately upon its adoption
j Beacl	15	by the City Council, and the City Clerk shall certify the vote adopting this resolution.
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	•	was adopted by the City Council of the City of y 7 , 2020, by the following vote:						
Ayes:	Councilmembers:	Zendejas, Pearce, Price, Supernaw,						
		Mungo, Andrews, Uranga, Austin,						
		Richardson.						
Noes:	Councilmembers:	None.						
Absent:	Councilmembers:	None.						
Recusal(s):	Councilmembers:	1 1						

# **EXHIBIT A**

## ORDINANCE NO. ORD-20-0026

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING SECTIONS 21.15.966. 21.15.2290, 21.15.2795, 21.15.2810, 21.15.2985, 21.15.3095, TABLE 31-1, TABLE 32-1, TABLE 33-2, AND TABLE 34-1; BY ADDING SECTIONS 21.15.1475, 21.15.2382, 21.15.2793, 21.45.153, 21.45.163, 21.51.278, 21.52.238, AND 21.52.269.1; AND BY REPEALING SECTION 21.15.2475, ALL RELATING TO INTERIM HOUSING

The City Council of the City of Long Beach ordains as follows:

Section 1. Section 21.15.966 of the Long Beach Municipal Code is amended to read as follows:

21.15.966 Emergency shelter.

"Emergency shelter" means a dwelling area, provided on a short-term basis for the temporary housing of persons who are homeless, and where on-site supervision is provided whenever such shelter is occupied. An emergency shelter is an acceptable accessory use only when provided within an existing institutional building on a shared-use basis. A shared use exists when the sheltering of families or individuals in need of sanctuary is incidental to the primary institutional use for which the building is designed and intended.

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Section 21.15.2290 of the Long Beach Municipal Code is Section 2. amended to read as follows:

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21.15.2290 Residential care facility.

"Residential care facility" means any family home, group care facility or similar facility as determined by the Director of the State Department of Social Services. A residential care facility provides twenty-four (24) hour non-medical services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Residential care facility includes board and care facilities, halfway houses, housing for wards of the juvenile court and the like.

Section 3. Section 21.15.2795 of the Long Beach Municipal Code is amended to read as follows:

21.15.2795 Social service office.

"Social service office." See "Social service facility."

Section 21.15.2810 of the Long Beach Municipal Code is Section 4. amended to read as follows:

21.15.2810 Special group residence.

"Special group residence" includes, but is not limited to, fraternity and sorority houses, college dormitories, residential care facilities, convalescent hospitals, senior citizen housing, housing for persons with disabilities, halfway houses, communal housing, and military barracks. Special group residence does not include group homes or parsonages as defined by this Code.

Section 21.15.2985 of the Long Beach Municipal Code is Section 5. amended to read as follows:

21.15.2985 Supportive housing.

"Supportive housing" is housing with no limit on length of stay that is

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linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving their health status, or maximizing their ability to live and, when possible, work in the community. Supportive housing residents may include target populations including persons with low incomes, persons with disabilities, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Section 6. Section 21.15.3095 of the Long Beach Municipal Code is amended to read as follows:

21.15.3095 Transitional housing.

"Transitional housing" means temporary housing linked to supportive services that is offered, usually less than 24 months, to facilitate movement to permanent housing for persons with low incomes who may have one or more disabilities, and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. Transitional housing is an acceptable accessory use only when provided within an existing transitional building on a shared-use basis. A shared use exists when the sheltering of families or individuals in need of sanctuary is incidental to the primary institutional use for which the building is designed and intended.

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Section 7. Table 31-1 of Section 21.31.205 of the Long Beach Municipal Code, "Special group residence," "Transitional housing," and "Emergency shelter," under "Residential Uses" is amended to read as follows:

**Table 31-1** 

## Uses in Residential Zones

					1262		COIL	JC11	liai	201	100									
Residential Zone District Land Use	R-1- S	R-1- M	R- 1-L	R-1- N	R- 1-T	R- 2 <b>-</b> S	R- 2-l	R- 2- L	R- 2- N	R- 2- A	R- 3- S	R- 3- 4	R- 3- T	R- 4- R	R- 4- N	R-4- H(d)	171_	R- M	R- 4- M	R P
Residential Use	es					,														
Special group residence (fraternity and sorority house, college dormitories, residential care facility, convalescent hospitals, senior citizen housing, housing for persons with disabilities, halfway houses, communal housing, and military barracks) (see Section 21.52.271)	N	N	Z	N	Z	Z	N	N	N	N	N	N	N	С	С	С	С	N	N	N
Transitional Housing (e), (f) (see Section 21.45.153)	Y	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Y	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
Supportive Housing (e), (f)	Υ	Υ	Υ	Υ	Y	Υ	Y	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ
Emergency Shelter (see Section 21.45.132)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	С	С	С	N	N	N

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Section 8. Table 31-1 of Section 21.31.205 of the Long Beach Municipal Code, is amended by adding "Safe parking site" under "Other Uses" to read as follows:

## Table 31-1

### Uses in Residential Zones

Residential Zone District Land Use	R-1- S	R-1- M	I	R-1- N	ı		R- 2 <b>-l</b>			l	R- 3- S		R- 3- T	4-	R- 4- N	R-4- H(d)	171_	R- M	R- 4- M	R P
Other Uses												·								
Safe parking site (i) (see Section 21.45.163)	A	A	Α	A	A	A	Α	Α	A	A	Α	A	Α	A	Α	A	Α	Α	A	А

Section 9. Table 31-1 of Section 21.31.205 of the Long Beach Municipal Code, is amended by adding (i) to the "Notes" to read as follows:

(i) Allowed only as an accessory use to an existing institutional use where all lots are owned and operated by the same entity.

Section 10. Table 32-1 of Section 21.32.130, under "Residential Uses," of the Long Beach Municipal Code is amended to read as follows:

Table 32-1
Uses In All Other Commercial Zoning Districts

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	<u> </u>	borho		<u> </u>	munity		1	Regional	_	
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Residential Uses			,	,						
Artist studio with residence	AP	AP	AP	AP	AP	AP	AP	AP	N	
Caretaker residence	AP	AP	AP	AP	AP	AP	AP	AP	AP	
Group home (care of 6 or less)	N	N	Υ	N	N	Υ	Υ	Y	Y	
Live-Work Units	Y	Y	Υ	Y	Y	Υ	Y	Y	N	See Section 21.52.240.5.
Residential care facility (care of 7 or more)	N	N	N	N	N	С	С	N	N	
Residential historic landmark building	*	*	*	*	*	*	*	*	*	See Section 21.52.265.5 for permitted uses and special conditions.
Senior and/or disabled housing	N	N	N	N	N	С	С	N	N	
Single-family or multifamily residential	N	N	Υ	N	N	Y	Υ	N	N	See Table 33-2 for permitted densities.
Special group residence (fraternity and sorority houses, college dormitories, residential care facility convalescent hospitals, senior housing, housing for persons with disabilities, halfway houses, communal housing and military barracks)	N	N	N	N	N	С	С	С	N	
Supportive housing	N	N	Υ	N	N	Υ	Υ	N	N	
Transitional housing	N	N	N	N	С	С	С	С	N	See Section 21.45.153.

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Section 11. Table 32-1 of Section 21.32.130, under "Temporary Lodging," of the Long Beach Municipal Code is amended to read as follows:

Table 32-1

Uses In All	Other C	ommercial	Zonina	Districts
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	Neigh	borho	od	Comr	nunity			Regional	Other	
	CNP	CNA	CNR	CCA	ССР	CCR	CCN	CHW	cs	
Temporary Lodging										·
Bed and breakfast inn	AP	AP	AP	AP	AP	AP	AP.	AP	N	
Emergency Shelters	N	N	С	N	N	С	С	Υ	N	See Section 21.45.132
Hotel	N	N	N	С	С	С	С	c	N	
Inn	N	N	N	AP	AP	AP	AP	N	N	
Motel	N	N	N	N	N	N	N	С	N	

Section 12. Table 32-1 of Section 21.32.130, under "Public and Semi-Public Institutional," of the Long Beach Municipal Code is amended to read as follows:

Table 32-1

## Uses In All Other Commercial Zoning Districts

	Neigh	borho	od	Comr	nunity			Regional	Other	
	CNP	CNA	CNR	CCA	ССР	CCR	CCN	CHW	CS	
Public and Semi-Public	Institut	ional							'	·
Safe Parking Site	Α	Α	Α	Α	A	Α	AP/A	AP/A	Α	See Section 21.45.163. Allowed only as an accessory use to an existing institutional use where all lots are owned or operated by the same entity.
Social service facility (with food distribution)	N	N	С	N	N	N	С	С	N	Also see industrial and institutional zones.
Social service facility (without food distributions)	АР	AP	AP	AP	AP	АР	Υ	Υ	N	

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Section 13. Table 33-2 of Section 21.33.080, under "Professional Office and Institutional Uses," of the Long Beach Municipal Code is amended to read as follows:

## Table 33-2

### **Uses In Industrial Districts**

Use	IL	IM	IG	<b>I</b> P	*Notes and Exceptions
					a. Prohibited in all industrial districts:
9. Professional Office and Institutional Uses	Y	AP	AP	See Item 10 in this table.	6099 (Functions related to depository banking, not elsewhere classified)
(SIC codes 60, 61, 62, 63, 64, 65, 66, 73 [except 7353 and 7359], 861,					9223 (Correctional Institutions)
862, 863, 864, 878* Division J (Public Administration))				,	8744 (Jails, privately operated-correctional facilities, adult privately operated), except a "Community Correctional Re-entry Center," as defined in Section 21.15.602, may be permitted in the IL, IM and IG zone districts pursuant to a conditional use permit as set forth in Chapter 21.52.
					b. Offices are intended to serve nearby industries and employees.
					c. Emergency shelters (8322) shall be subject to the special development standards specified in Section 21.45.132.
					d. Adult-Use Cannabis Businesses subject to Chapter 5.92.
				·.	e. Drive-through facilities in all Industrial Districts require a conditional use permit. Special standards apply (see Section 21.45.130).
9.1 Emergency shelters (SIC code 8322*)	Υ	Y	AP	Υ	Special standards apply (see Section 21.45.132).
9.3 Safe parking site	Υ	Y	AP/A	A	Allowed only as an accessory use to an existing institutional use where al lots are owned and operated by the same entity. Special standards apply (see Section 21.45.163).
9.4 Supportive housing	AP	AP	AP	N	
9.4 Transitional housing	AP	AP	AP	N	Special standards apply (see Section 21.45.153).

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## Section 14. Table 34-1 of Chapter 21.34 of the Long Beach Municipal Code is amended to read as follows:

## Table 34-1 Uses in the Institutional District

	Use	District I
1.	Adult-Use Cannabis Businesses (all subcategories)	N
2.	Arboretum, botanical gardens or nurseries	Υ
3.	Cafeterias and restaurants	Α
4.	Caretaker's residence	AP
5.	Carnival, fiesta, or similar exhibition or celebration	Т
6.	Cemeteries (Crematorium as accessory)	С
7.	Churches	Υ
8.	Colleges, universities and vocational training centers	Υ
9.	Commercial uses (as principal use)	N
10.	Construction trailer	Т
11.	Convention and exhibition centers	Y
12.	Country clubs (with golf course)	Υ
13.	Cultural centers	Y
14.	Daycare/preschool	Υ
15.	Emergency shelters (see Section 21.45.132)	С
16.	Fire stations	Υ
17.	Government offices	Υ
18.	Hall rental	С
19.	Disabled and senior citizen housing	С
20.	Historical landmarks, memorials and monuments	Y
21.	Hospitals, medical centers, medical office complexes, convalescent hospitals	Y
22.	Interim storage of vehicles and service yard (2 years)	С
23.	Libraries	Υ
24.	Manufacturing	N
25.	Marinas	Υ
26.	Off-premises signs	N
27.	Outdoor sales events (see Section 21.52.256)	С
28.	Museums	Y
29.	Parking (commercial)	С
30.	Parking (courtesy)	Α
31.	Pistol or rifle range	С
32.	Police station	Υ

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33.	Police training academy	С
34.	Recreational facility	Α
35.	Residential - single-family	Υ
36.	Residential - multiple-family	N
37.	Safe parking site (see Section 21.45.163)	C/A
38.	Sale of alcoholic beverage	С
39.	Schools (public or private, excluding vocational schools)	Y
40.	Schools (vocational)	N
41.	Social service office of nonprofit organization	Y
42.	Special group residence (communal, board and care, etc.)	С
43.	Stadium	С
44.	Trailer used for office or night-watchman's quarters	Т
45.	Unattended donation box	A
46.	Water tanks	Y
<b>4</b> 7.	Wireless telecommunications facilities (see Chapter 21.56)	С

#### Abbreviations:

- Y = Permitted.
- N = Not permitted
- C = Conditional use permit required. Refer to Chapter 21.52.
- A = Permitted as an accessory use. Special conditions may apply. Refer to Chapter 21.51.
- T = Permitted as a temporary use subject to the requirements of Chapter 21.53 of this Title.
- AP = Permitted with an administrative use permit.

Section 15. The Long Beach Municipal Code is amended by adding Section 21.15.1475 to read as follows:

## 21.15.1475 Interim housing.

"Interim housing" means any facility or site used or intended to be used as a place where sleeping or rooming accommodations are furnished on a temporary basis to persons who lack permanent housing. Interim housing facility includes, but is not limited to, emergency shelters, transitional housing, and bridge housing. Interim Housing uses may include accessory uses such as ancillary offices, personal storage, or amenities for pets.

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Section 16. The Long Beach Municipal Code is amended by adding Section 21.15.2382 to read as follows:

21.15.2382 Safe parking site.

"Safe parking site" means a parking program, operated on property located outside of the public right-of-way and managed by an institutional organization or nonprofit provider that provides individuals and families with vehicles a safe place to park and sleep overnight while working towards a transition to permanent housing.

Section 17. The Long Beach Municipal Code is amended by adding Section 21.15.2793 to read as follows:

21.15.2793 Social service facility.

"Social service facility" is defined as a facility maintained and used as a place of business conducted by persons or entities engaged in offering services such as on-site group counseling, treatment or recovery programs, shower and/or storage facilities, and food distribution including meal services, but wherein no overnight care for patients or clients is given. For the purpose of this definition, "group" means eight (8) or more persons. Professional care providers that do not engage in on-site group counseling, treatment or recovery programs (e.g., MFC, MFCC, MSW, Psychiatric Nurse, Psychologist, or Psychiatrist) are considered professional offices.

Section 18. The Long Beach Municipal Code is amended by adding Section 21.45.153 to read as follows:

21.45.153 Interim housing.

The following standards shall apply to Interim housing as defined in Chapter 21.15 (Definitions) of this Title:

A. Types of Interim Housing. Interim housing facilities include,

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but are not limited to, bridge housing, crisis housing, recuperative care housing, stabilization housing, recovery bridge housing, and emergency shelters.

- B. Coordinated Assessment. A coordinated assessment system should be utilized to increase the efficiency of assisting individuals entering an interim housing facility find the appropriate resources and level of assistance. This will help create a consistent approach to access and deliver services for system components that include, but are not limited to, access centers, bridge housing, crisis housing, homeless prevention, housing location, housing navigation, outreach, permanent supportive housing, rapid re-housing and transitional housing.
- C. Scope of Service. A scope of service shall be outlined for the proposed interim housing use. Supportive services found to be necessary should be provided on-site or clients shall be provided transportation options as needed. The interim housing facility shall accommodate the needs of the proposed residents, including but not limited to, adequate meal capabilities, sanitation facilities, linen and bedding, storage areas for personal belongings, pet accommodation or placement, and any other item or amenity deemed necessary for residents.
- D. On-Site Management. Interim housing case management should be demonstrated at the appropriate level of provider-to-client ratio. On-site management may be present at all times during the operation of the facility.
- E. Accessibility. Interim housing shall be located in an accessible location within one-half (1/2) mile of a transit site.
- F. Parking. Off-street parking requirements shall be based on the applicability to the interim housing use. At a minimum, off-street parking using Chapter 21.41 shall be provided based on the square

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footage of office space, or based on the number of on-site staff, whichever is greater. In addition, one (1) loading space shall be provided for each twenty-five (25) beds of a facility.

- G. Neighborhood Compatibility. All programming shall take place on site, and not permit any queueing or loitering adjacent or abutting the site. The operator shall keep the abutting area, including the public right-of-way free of litter and debris. Interim housing facilities shall adhere to the standards of the City's Noise Ordinance, Chapter 8.80 of the Municipal Code.
- Η. Security. An appropriate level of security shall be provided at the interim housing facility. The number of trained staff responsible for security shall be based on the number of beds provided at the facility. This may include, but is not limited to, the use of security personnel, video cameras, fencing, restricted access points and security
- I. Lighting and other measures to the satisfaction of the Police Chief and Director of Development Services.

Section 19. The Long Beach Municipal Code is amended by adding Section 21.45.163 to read as follows:

21.45.163 Safe parking site.

The following standards shall apply to a Safe parking site as defined in Chapter 21.15 (Definitions) of this Title:

- Administrative Land Use Review. The proposed Safe Parking Site shall be reviewed for compliance with required operating conditions.
- Case Management. All participants in the Safe Parking B. Program shall be pre-screened by the operator. Identified service needs and case management shall be provided by the program operator with the

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intent of providing resources to assist participants into other available programs and/or housing.

- Automobiles. All vehicles utilizing the Safe Parking Site must C. be in working order and not leaking oil or other hazardous materials. Vehicle operators must have valid motor vehicle insurance, driver's license and current vehicle registration.
- Capacity. A maximum number of vehicles allowed in the D. Safe Parking Program shall be determined by the size and location of the Safe Parking Site. Recreational vehicles (RVs) are not allowed unless the parking lot is designed to accommodate oversized vehicles.
- E. Hours of Operation. The recommended Safe parking site hours will be a designated twelve (12)-hour window of time, such as 6:30 p.m. to 6:30 a.m. All vehicles must leave the Safe parking site during nonprogram hours.
- Sanitation Facilities. Restroom facilities, including hand washing facilities, will be provided on-site or immediately adjacent to the safe parking lot facility. The number of sanitation facilities required will be determined based on the number of Safe parking participants, but a minimum of at least two (2) facilities shall be provided at each Safe parking site. Adequate trash disposal facilities shall also be provided on-site. If recreational vehicles (RVs) are allowed as part of the Safe Parking Program, appropriate waste disposal facilities shall be provided for such vehicles. No disposal of graywater/blackwater is permitted by participants on or around the site.
- G. Security. Adequate on-site security (twelve (12)-hours per day) shall be provided during hours of Safe Parking Site operations.
- H. Noise. The Safe Parking Site shall adhere to the standards of the City's Noise Ordinance, Chapter 8.80 of the Municipal Code.

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Excessive noise, including noise from vehicles, radios, portable devices, etc. shall be prohibited.

- ١. Lighting. The parking lot shall have a level of illumination that is adequate to provide visibility for security purposes.
- Spacing. Adequate spacing between parked vehicles shall J. be provided for privacy. Options include a minimum distance of nine (9)feet between cars, an operational system where parked cars are offset from one another, or a privacy-type screen between vehicles is utilized.
- K. Screening. The Safe parking site shall have durable and attractive screening of the parking lot for privacy and security as deemed necessary.

Section 20. The Long Beach Municipal Code is amended by adding Section 21.51.278 to read as follows:

21.51.278 Safe parking site.

See Special Development Standards 21.45.163 for Safe Parking Sites.

Section 21. The Long Beach Municipal Code is amended by adding Section 21.52.238 to read as follows:

21.52.238 Interim housing.

See Special Development Standards 21.45.153 for Interim housing.

Section 22. The Long Beach Municipal Code is amended by adding Section 21.52.269.1 to read as follows:

21.52.269.1 Safe parking site.

See Special Development Standards 21.45.163 for Safe parking site.

Section 23. The Long Beach Municipal Code is amended by repealing Section 21.15.2475.

Section 24. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of <u>July 14</u>, 20<u>20</u>, by the following vote:

Councilmembers:	Zendejas, Pearce, Price,	
	Supernaw, Mungo, Uranga,	
	Richardson, Austin.	
Councilmembers:	None.	
Councilmembers:	Andrews.	
Councilmembers:	None.	
	Councilmembers:	

Approved: 7/20/20 (Date)

Mayor