



Interim Motel/Hotel Conversion Ordinance Zoning Code Amendment

**City Council Public Hearing
Zoning Code Amendment No. 20-006
September 15, 2020**

Why Motel/Hotel Conversions?

Addressing the Housing Crisis

- Local, Regional, and Statewide homelessness crisis requires multipronged solutions
 - Nearly 2,000 homeless residents in Long Beach and 59,000 in Los Angeles County
- Housing shortage continues to affect Long Beach
 - Additional 20,000 units needed just to address existing overcrowding
- Limited public funds for property acquisition and conversion
- Motels have become “housing of last resort” for many at risk of homelessness

Why Motel Conversions?

Build Upon Existing Efforts

- Part of Everyone Home Task Force Recommendations
- Works in conjunction with other Planning efforts
 - Provides incentive for motel operators to convert their properties
 - Complements recently adopted Nuisance Motel Ordinance
 - Avenue to develop additional Interim Housing
- Allows City to tap into additional funding sources
 - No added cost for the city
 - Provide supportive services on-site
- Repurpose existing hospitality infrastructure for needed uses
 - Unique opportunity to rapidly adapt buildings for residential uses
 - Eliminate barriers to conversion and permitting
 - Exempted from CEQA under **SB 450**

Ordinance Components

How It Works

- Motels typically must comply with Building Code and Zoning Code requirements when converting to housing
 - Policy will provide exemption from zoning requirements for projects that qualify
- Requirements to Qualify:
 - Enter into an **agreement** with a **Local Agency** to provide supportive and/or transitional housing and associated on-site social services
 - Develop operating plan for the property that complies with **Performance Standards**
 - Obtain appropriate permits from Development Services
- Eligible projects can make minor alterations to structure(s) without triggering additional zoning requirements
 - Cannot expand total square footage by more than 10% nor increase the total units

Ordinance Components

How It Works

Zoning Relief Provided:

- Exemption from floor area, parking, use/change of use, open space, and other requirements
- No zoning requirements for minor alterations (including addition of cooking facilities)
- Preservation of Nonconforming rights throughout process

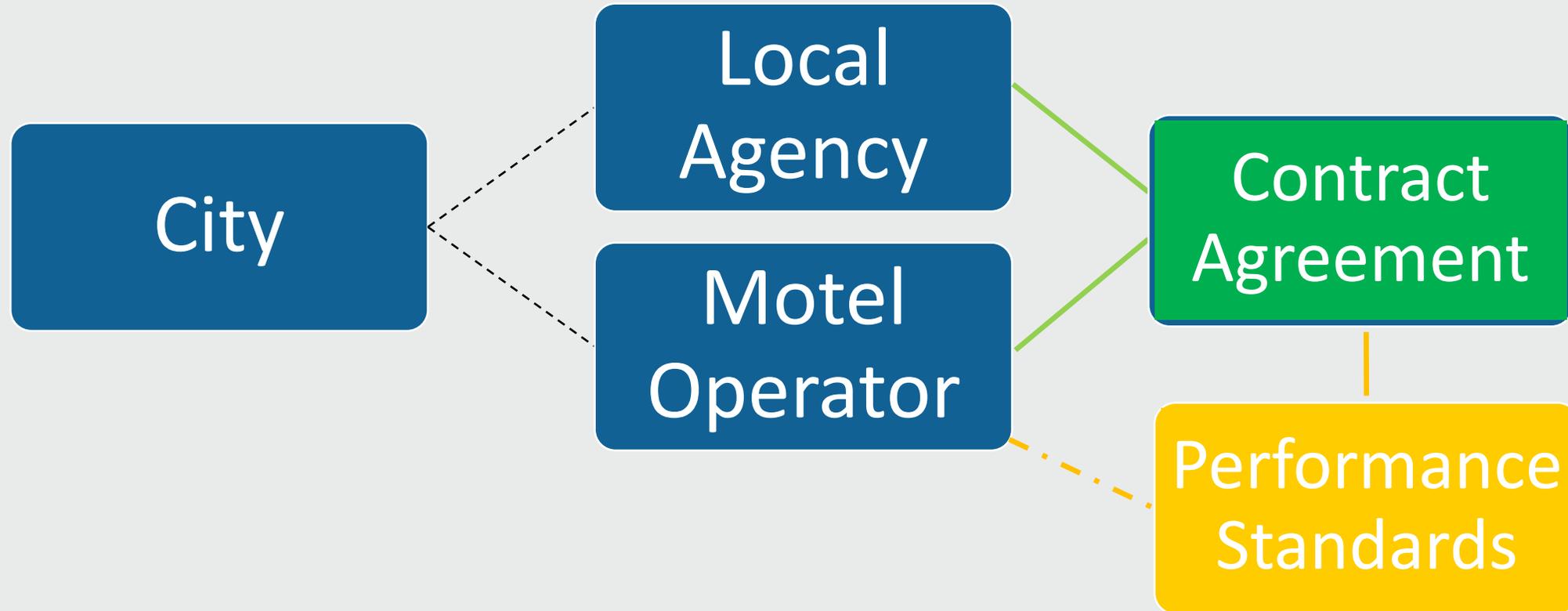
Ordinance Components

Additional Requirements

- Structure must revert to prior use or other use permitted by the underlying zoning district, upon termination of an agreement
- Development Services will review all applications, with assistance from DHHS
- Performance standards for operators
 - Public outreach required
 - Supportive service area on-site
 - Lighting/Security/Trash facilities
- Operating Plan includes description of supportive services components and monitoring to ensure compliance with performance standards

Ordinance Components

Ordinance Process



Ordinance Components

FAQ

- In order for a conversion to be permitted, a multi-year contract with a Local Agency must be established. Funding availability and partner capacity will likely determine how many applications are received and approved
- The ordinance is intended to remove regulatory barriers to conversions, not incentivize absentee operators.
- Performance standards for operators
 - Works in conjunction with the **Nuisance Motel Ordinance** which enforces compliance with City regulations and a 'good neighbor' policy through performance standards such as: required supportive service areas, lightning and security lighting requirements
- An assessment of the spatial distribution of motels can be part of the application review process

Recommendation

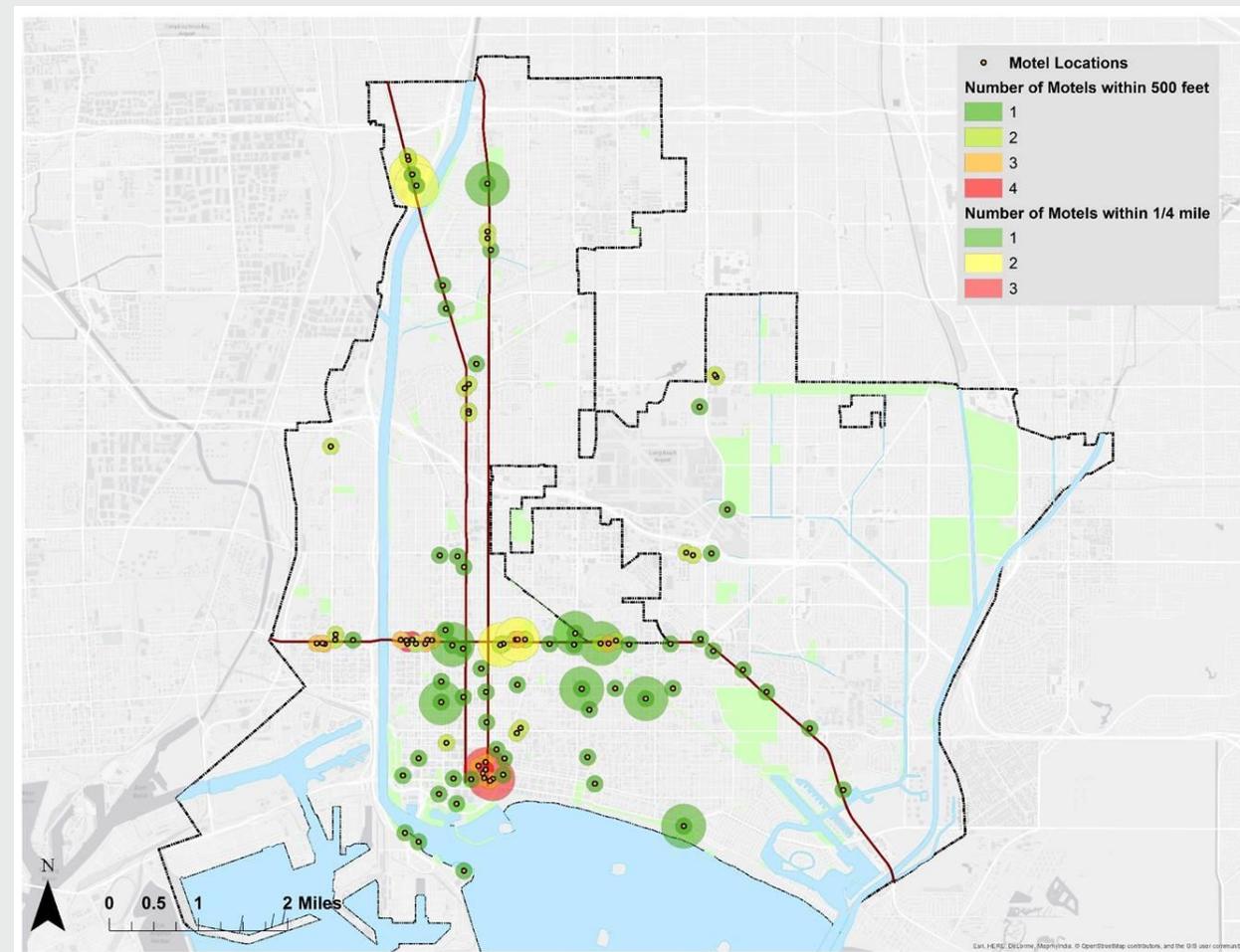
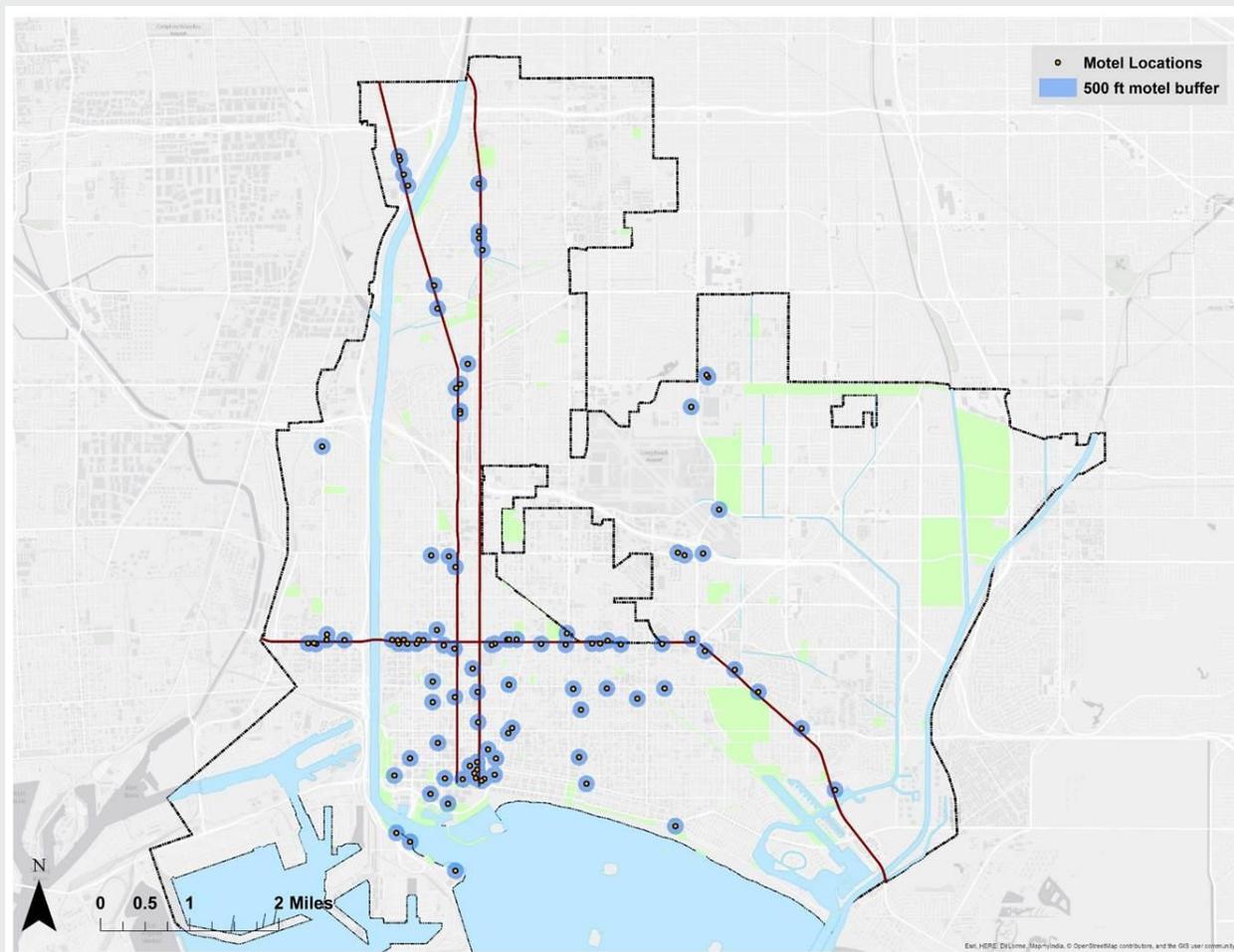
- Find the proposed ordinance to be exempt from the California Environmental Quality Act and approve Zoning Code Amendment ZCA20-001.
- Adopt the ordinance to amend Title 21 of the Long Beach Municipal Code (Zoning Code) to establish an interim motel conversion ordinance.



Thank you

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Possible Conversion Locations



Nuisance Motel Ordinance

Ordinance Process

