



Legislation Text

File #: 08-0787, **Version:** 2

Recommendation to declare ordinance amending the Long Beach Municipal Code by amending Sections 21.21.302(5), 21.21.402, and Table 31-2A relating to story limitations, side yard setbacks, story poles, and re-noticing requirements, read and adopted as read. (Citywide)

The request is for four amendments to the Zoning Regulations. The amendments stem from a City Council Housing and Neighborhood Committee request to address issues related to "mansionization" (the trend of new homes or additions that are larger in size and out of character with the existing houses in a neighborhood). Based on input received from the community, the City Council adopted a one-year interim ordinance restricting the City's R-2-S zoned properties (a Zoning District unique to the Belmont Shore neighborhood) to a maximum building height of two stories. In addition, the City Council requested that the Planning Commission undertake a comprehensive study of the current Belmont Shore zoning standards with an emphasis on exploring potential changes.

After receiving input from the community, staff prepared four proposed amendments to the Zoning Regulations:

- 1) **Two-Story Maximum Building Height** Currently the R-2-S Zoning District has two maximum building heights, 24 feet (to top of roof parapet or midpoint of roof slope) and 28 feet (to ridge or roof) but no limitation on the number of stories. The addition of a story limitation, without changing the existing maximum building height standards, would assist in keeping future development compatible with the existing one- and two-story character of the Belmont Shore neighborhood.
- 2) **Minimum Side Yard Setback** Portions of Belmont Shore are currently zoned R-4-R (a multi-family residential zoning district unique to southern Belmont Shore). Many R-4-R-zoned properties have smaller parcel sizes, similar to those found in the abutting R-2S Zoning District. The proposed amendment would change the minimum side yard setback in the R-4-R Zoning District from 5 feet to 3 feet while retaining the requirement that the setback be no less than 10 percent of lot width. The reduction would likely reduce the number of Standards Variances requests and eliminate the hardship placed on owners seeking to build on the many narrow lots in the district.
- 3) **Story Poles** Story poles (markings which delineate the proposed height of a building) are currently required under an interim ordinance for all Standards Variance cases involving building height. When story poles are in place, observers can get an accurate sense of the size and scale of proposed construction projects. The proposed amendments would make the interim regulations permanent.
- 4) **Re-noticing of Continued Cases** Currently, no re-noticing of hearing items is required if an item is continued to a specific hearing date. The proposed amendment would require all continued

hearing items to be re-noticed, regardless of whether a future hearing date has been communicated or not. This would allow for greater public awareness and input into the process.

On June 19, 2008, the Planning Commission recommended that the City Council adopt the four proposed amendments.

This letter was reviewed by Assistant City Attorney Michael Mais on July 29, 2008 and by Budget Management Officer Victoria Bell on July 30, 2008.

Council action is requested on August 19, 2008, a date which falls within the one-year interim ordinance period.

There is no fiscal impact associated with the suggested action.

Approve recommendation.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING SECTIONS 21.21.302(5), 21.21.402, AND TABLE 31-2A RELATING TO STORY LIMITATIONS, SIDE YARD SETBACKS, STORY POLES, AND RE-NOTICING REQUIREMENTS

CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

PATRICK H. WEST
CITY MANAGER