

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING THE LONG BEACH
MUNICIPAL CODE BY ADDING SECTION 21.15.1756 AND
SECTION 21.45.600, RELATING TO MICRO-UNITS

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

Section 1. The Long Beach Municipal Code is amended by adding
Section 21.15.1756 to read as follows:

21.15.1756 Micro-Unit.

“Micro-Unit” is a dwelling unit that is not subject to the density
limitations or minimum unit size and unit mix requirements of the underlying
zoning and which contains a full bathroom, kitchen facilities, and built-in
storage within the Micro-Unit.

Section 2. The Long Beach Municipal Code is amended by adding
Section 21.45.600 to read as follows:

21.45.600 Micro-Unit Projects.

The following development standards shall apply to Micro-Unit
projects:

A. Purpose. To develop a pilot program for Micro-Unit projects in
areas of the City that are amenity-rich and located near quality public transit
systems in accordance with recommendation 3.11 of the City’s adopted 29
policy recommendations to address the affordable housing crisis in the City,
by developing innovative housing uses and encouraging housing
production. This Ordinance establishes a “pilot program” to allow Micro-Unit

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projects in the Downtown (PD-30) and Midtown (SP-1) areas.

B. Definition of terms.

“Micro-Unit project” is a development comprised either wholly or partially of Micro-Units.

C. Land use. Micro-Units proposed in accordance with this Section shall be allowed where residential uses are allowed in PD-30 and SP-1.

D. Applicability of underlying Planned Development or Specific Plan Regulations. The development standards associated with Micro-Units in this Section shall supersede the development standards as set forth in PD-30 and SP-1.

E. Micro-Unit size. The minimum Micro-Unit size shall be no smaller in square footage, or contain fewer amenities, than is permitted by the City’s current Building Code Regulations.

F. Open space requirement. Ten percent (10%) of the total lot area shall be provided as minimum common usable open space. A Micro-Unit project’s open space must incorporate at least two (2) or more of the following types of common open space amenities:

1. Communal lounge room on every floor;
2. Communal kitchen(s);
3. Rooftop outdoor space with minimum dimensions of twelve foot (12’) length by twelve foot (12’) width, and a minimum area of one hundred fifty (150) square feet that includes seating areas, landscaping, water features, programmatic features, or other equivalent high-quality rooftop amenities to the satisfaction of the Site Plan Review Committee; or
4. Usable open space described in Section 21.15.3160.

G. Required parking. Parking requirements per the parking regulations specified in PD-30 and SP-1 shall apply; however, Micro-Unit

1 projects are eligible for a vehicular parking reduction by incorporating
2 Transportation Demand Management (TDM) strategies that aim to reduce
3 reliance on automobiles and associated congestion and emissions. Subject
4 to the discretion of the Site Plan Review Committee, TDM strategies may
5 include following:

- 6 1. Carpool/vanpool;
- 7 2. Garage lifts (stacked parking);
- 8 3. Unbundled parking (parking spaces are rented or sold
9 separately, rather than automatically included with the rent or purchase
10 price of a residential or commercial unit);
- 11 4. Off-site parking within one thousand (1,000) linear feet
12 walking distance of the property line (a shared parking agreement may be
13 required to the satisfaction of the Site Plan Review Committee);
- 14 5. Joint use (shared parking);
- 15 6. Transit/bicycle/pedestrian system improvements;
- 16 7. Adequately monitored on-street parking rates and time
17 restrictions;
- 18 8. Transit passes (provide free or reduced-price transit
19 passes to Micro-Unit residents or employees). An incentive program could
20 be developed for developers, property managers, and employers to
21 substitute a percentage of required parking spaces. A maximum limit will be
22 determined by the Site Plan Review Committee;
- 23 9. Other proposals.

24 All parking reduction requirements shall be approved at the discretion
25 of the Site Plan Review Committee, which will determine the appropriate
26 level of parking demand reduction generated by proposed strategies on a
27 project-specific basis; however, a TDM program shall not reduce parking to
28 zero.

1 Bicycle parking shall be provided at a rate of one (1.0) space for
2 every five (5) Micro-Units. Fractions shall be rounded up to whole numbers.

3 H. Other provisions. Floor Area Ratio (FAR), Landscaping, Lot
4 Coverage, Setbacks, Height, and any other applicable development
5 standards of the underlying Specific Plan or Planned Development District
6 shall be complied with, unless waived by the Site Plan Review Committee,
7 or relief is granted in the form of bonuses, waivers or incentives, through the
8 applicable density bonus regulations in exchange for required percentages
9 of covenanted, restricted affordable units.

10 I. Adaptive Reuse. Adaptive Reuse projects that comply with
11 this Section shall not be subject to any density limitations, unit size, or unit
12 mix requirements of applicable Adaptive Reuse provisions.

13 J. Existing Dwelling Units. Projects that propose to convert
14 existing dwelling units into Micro-Units shall be prohibited.

15 K. Review process. Site Plan Review shall be required pursuant
16 to Chapter 21.25 of this Title for all Micro-Unit projects. If Micro-Units
17 proposed as part of a Micro-Unit project meet the criteria for a Special
18 Group Residence, as defined by Section 21.15.2810, it shall require a
19 Conditional Use Permit, consistent with applicable PD-30 and SP-1
20 provisions.

21 L. Findings. Findings shall be made in accordance with Section
22 21.25.506 for approval of a Micro-Unit project.

23 M. Sunset. The subject provisions allowing and regulating Micro-
24 Units shall remain in effect until a total of five hundred (500) Micro-Units are
25 entitled. At the point at which projects comprising five hundred (500) Micro-
26 Units are entitled, this Section shall automatically sunset and become null
27 and void unless extended by action of the City Council, after review and
28 recommendation by the Planning Commission.

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Section 3. 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 _____, 20____, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

Recusal(s): Councilmembers: _____

City Clerk

Approved: _____
(Date)

Mayor