

**FINDINGS**  
**Omnibus Zoning Code Amendment Round 3**  
**Application No. 1910-18**  
**February 20, 2020**

The Long Beach Municipal Code does not require specific findings for the adoption of a Zoning Code Amendment. The proposed Zoning Code Amendments, however, are consistent with state law and guidelines, consistent with other elements of the General Plan, will not adversely affect the character, livability or appropriate development of the City, and is in conformity with public necessity, convenience, general welfare, and good planning practice. The City of Long Beach makes these findings in support of its adoption of the Omnibus Zoning Code Amendments.

**The Omnibus Zoning Code Amendments are consistent with objectives, principles, and standards of the General Plan.** The Zoning Code Amendments (ZCA) would not conflict with the City's General Plan, the 2010 Strategic Plan, local coastal program, or any other applicable land use plans and policies. The ZCA involves amendments to various sections of the zoning code to reflect the changing urban landscape of the City and clarify ambiguity in the existing Code and is not intended to conflict with a program, plan, ordinance, or policy addressing existing land use regulations. The ZCA is consistent with goals, policies and strategies in the existing Land Use Element (LUE), Housing Element (HE), and Mobility Element (ME) of the General Plan. The ZCA clarifies specific use regulations in commercial and industrial zones; allows temporary uses that impart community benefits on vacant lots; exempts change of use parking requirements for the establishment of satellite publicly run, post-secondary educational uses in existing commercial buildings located within ½ mile of public transit; allows storage attics within accessory structures and exempts certain non-permanent fabric canopies covering rooftop usable open space from height regulations in residential zoning districts; and updates administrative procedures to identify how new uses and unspecified development standards are applicable in specific plans and planned development districts.

As part of clarifying use regulations, the ZCA will amend the industrial zoning regulations and Planned Development Districts that are industrial in nature to allow aerospace manufacturing uses by-right within enclosed buildings in the Light Industrial (IL), Medium Industrial (IM), and General Industrial (IG) zones. Aerospace manufacturing uses that are proposed with outdoor storage or operations will not be allowed in the IL zone; will require a CUP in the IM zone; and will be allowed in the IG zone by-right unless the use is located 300' or less from the nearest residential district, in which case a CUP would be required. This amendment furthers LUE Policy 3-1 (p. 111), which calls for implementation of land use regulations to accommodate a mix of uses, including the aerospace industry. The change of use parking exemption for publicly run, post-secondary educational uses in existing commercial buildings is consistent with Strategy No. 5 (p. 112), which calls for expansion of the Long Beach Promise to include access to higher education, among other opportunities. The ZCA also furthers policies in the LUE to encourage degraded and abandoned buildings and properties to transition to more productive uses through adaptive reuse (LU Policy 7-4) and LU Policy 6-10, which discourages fiscally draining

land uses, such as vacant lots. Lastly, allowing storage attics within accessory structures in residential zoning districts allows greater functionality and more efficient use of existing structures.

**The Omnibus Zoning Code Amendments will not adversely affect the character, livability or appropriate development of the City, and is in conformity with public necessity convenience, general welfare, and good planning practice.** As the City's current zoning code has not been substantively updated since 1989, there are many sections of the current code that maintain outdated standards, regulations, and references that affect quality of life in the City and inhibit good planning. Existing issues that will be addressed through this update consist of clarifying use regulations in commercial and industrial zones; facilitating the establishment of temporary uses on vacant lots and satellite publicly run, post-secondary educational uses in existing commercial buildings; exempting non-permanent fabric canopies in residential zones from counting towards height; and clarifying how new uses and unspecified development standards are applicable in specific plans and planned development districts. The ZCA addresses the inadequacies in the existing regulations with precise and clear revisions to the zoning code to address specific issues, while also helping to improve code legibility, make the Code more responsive to current planning issues, and make the Code more user-friendly for the general public.