

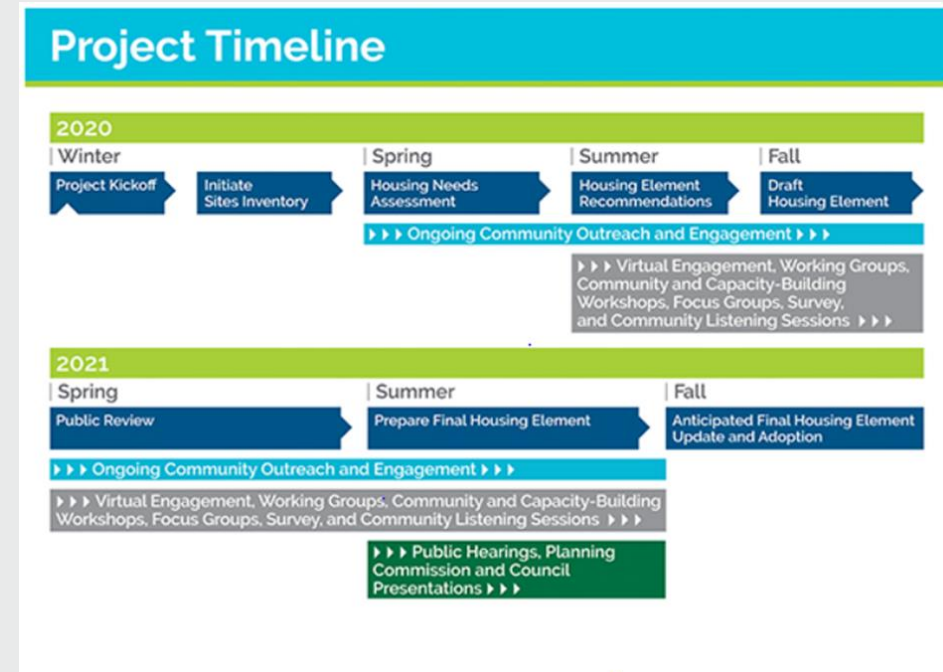
Micro-Unit Pilot Program – Zoning Code Amendment

Public Hearing

November 17, 2020

Background

- **September 3, 2020** – Planning Commission recommended approval
- Implement Housing Element
 - 18-month long update process
- Help the City meet the 26,000-unit RHNA requirement through 2029
- Implement Policy 3.11 of the May 2017 “Revenue Tools and Incentives for the Production of Affordable and Workforce Housing” study
- “Affordable” housing solution for students and young professionals
- Micro units need to be balanced with housing that meets the needs of a wide range of household types



Micro-Units Pilot Program

Micro-Units

- Typical Unit Size < 350 sq. ft.
- Rents are 20 – 30% lower than the rent of a studio unit
 - Market-based housing affordability solution
- Successful in walkable, amenity-rich areas such as New York City, San Francisco, Pasadena, and Boston
- For-sale micro-units could serve as an entry point into homeownership



Micro-Units Pilot Program

Existing Regulations

- Micro-units are not defined in the Code
- Prohibited by current zoning which has minimum unit size requirements
 - 600 sq. ft. minimum
 - 450 sq. ft. for up to 15% of units, with SPRC approval
- Open space and parking assessed on a per-unit basis, per Code

Micro-Units Pilot Program

Proposed Regulations

- Define micro-units
- Defer to Building Code for minimum unit size requirements
- Allow 100% micro-unit projects with SPRC approval
 - Pilot program in PD-30 and SP-1; 500-unit cap (units entitled)
- Allow micro-unit adaptive reuse
- Remove barriers to allowing this housing typology
 - Baseline code-required parking
 - Parking reductions available with TDM and Density Bonus
 - Common open space 10% of lot with minimum requirements

Public Outreach

- Community forum part of Housing Element Update process: August 12
- Long Beach Press-Telegram publication
- LinkLB blast digital outreach

Next Steps

- Report back results of Pilot Program to City Council
- Recommend permanent Zoning Code changes, based on Pilot results, including impacts to the Long Beach housing market

Recommendations

- Determine that the Zoning Code Amendment is categorically exempt from CEQA;
- Adopt the proposed Zoning Code Amendment (ZCA 20-005) to establish the micro-unit pilot program.



Thank you

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