

Proposed Code Amendment- Proposed Changes are marked as follows:

- Black - proposed new text

21.65 – Interim Motel Conversions.

21.65.010 - Purposes.

This Chapter establishes a process by which existing transient residential structures, such as motels and hotels in the City of Long Beach can be converted on a temporary basis to supportive or transitional housing for persons experiencing homelessness or those at risk of homelessness. Under this chapter, the structure may return to its previous use, or any use consistent with the underlying zoning, upon termination of the supportive or transitional housing use.

21.65.020 - Definitions.

In addition to the definitions set forth in Chapter 21.15, the following definitions shall apply to this Chapter 21.65:

- A. "Interim Motel Housing Project" is defined as the physical re-purposing or adaptive reuse of an existing transient residential structure, such as a motel, Hotel, Apartment Hotel, Transient Occupancy Residential Structure, or Hostel, for use as Supportive Housing or Transitional Housing for persons experiencing homelessness or those at risk of homelessness.
- B. "Local Agency" is defined as an agency that funds and/or operates subsidized Supportive Housing and Transitional Housing for persons experiencing homelessness or at risk of homelessness and/or provides on-site supportive social services such as intensive case management, employment services, benefits advocacy, and other services or service referrals necessary to obtain and maintain housing.

21.65.030 - Qualification.

All Dwelling Units and Guest Rooms in the structure must be used for Supportive Housing or Transitional Housing or a combination of both. The Interim Motel Housing Project shall not result in the expansion of more than 10 percent of the existing building floor area nor shall the combined number of Dwelling Units or Guest Rooms increase from the number existing on site on the date of the Interim Motel Housing Project application. Any Floor Area used for onsite Supportive Services shall be considered accessory to the residential use.

21.65.040 – Application and Approval.

- A. The Department of Development Services in coordination with the Department of Health and Human Services shall review all Interim Motel Housing Projects for zoning compliance described in 21.65.060 and adherence to the performance standards in Section 21.65.070. The Interim Motel Housing Project shall be approved if the application requirements, zoning compliance and performance standards of this Chapter are met through the approval process, including but not limited to payment of fees. Interim Motel Housing Projects shall not be considered a change of use nor an increase in density or other change which requires any corresponding discretionary action.

- B. Prior to issuance of a building permit, the applicant shall provide a copy of an executed contract agreement between the Local Agency and the Interim Motel Housing Project applicant stipulating the terms of the provision of the of onsite Supportive Housing or Transitional Housing, or a combination of both, and the provision of on-site social services; proof that the applicant has received funding from a Local Agency; and proof that the Supportive Housing or Transitional Housing contract is in effect.

21.65.050 – Termination of Supportive Housing or Transitional Housing Contract.

Upon any termination of the Supportive Housing or Transitional Housing contract, the Interim Motel Housing Project applicant shall be required, within 90 days, to notify the Department of Building and Safety and to complete one of the following:

- A. Submit an application to the Department of Building and Safety to return to the use, authorized by a Certificate of Occupancy, existing on the date of the Interim Motel Housing Project application, or to any use permitted by the current zoning regulations; or
- B. Provide a copy of a new executed contract agreement to the Department of Building and Safety, in accordance with the requirements in 21.54.030 Section B, to begin a new contract term for provision of Supportive Housing or Transitional Housing.

21.65.060 – Zoning Compliance.

- A. Interim Motel Housing Projects shall not be subject to any otherwise applicable zoning ordinance, specific plan, or other overlay district regulations, including, but not limited to, the following:
 - 1. Minimum Area per Dwelling Unit or Guest Room. A structure, regardless of any nonconforming status as to the area and density regulations of the underlying zone, may be used for an Interim Motel Housing Project, provided that the structure has a Certificate of Occupancy as a motel, Hotel, Apartment Hotel, Transient Occupancy Residential Structure, or Hostel, and the conversion does not create any additional total combined number of Dwelling Units or Guest Rooms.
 - 2. Off-Street Automobile Parking. Interim Motel Housing Projects shall be exempt from the provisions of LBMC Chapter 21.41. During the Supportive Housing or Transitional Housing contract, however, the Interim Motel Housing Project shall maintain and not reduce the number of onsite parking spaces existing on the date of the Interim Motel Housing Project application.
 - 3. Use. Notwithstanding the use provisions of the underlying zoning, an Interim Motel Housing Project shall be permitted.
 - 4. Change of Use. Section 21.27.070 of the LBMC shall not apply to Interim Motel Housing Projects.
- B. Minor Interior Alterations for Cooking Facilities. Approved Interim Motel Housing Project applicants may make minor interior alterations adding cooking facilities, including a sink, a refrigerator not exceeding 10 cubic feet, counter space not exceeding 10 square feet, and a hotplate or microwave, to Guest Rooms. In the event a structure is returned to the motel or

hotel use, in accordance with Section 21.65.040, the motel or hotel may maintain any Guest Rooms with added cooking facilities.

- C. Preservation of Nonconforming Rights. Upon termination of the Supportive Housing or Transitional Housing use, any structure that is nonconforming as to area or use regulations or any other zoning code requirements may return to the use and condition, authorized by a Certificate of Occupancy, existing on the date of the Interim Motel Housing Project application, notwithstanding any physical alterations to the subject property. Any Floor Area used for Supportive Services may be returned to use as Guest Rooms or Dwelling Units, or may be converted to accessory amenity spaces, so long as the total number of Dwelling Units or Guest Rooms do not exceed the number approved on the Certificate of Occupancy existing at the time of the application for Interim Motel Housing Project.

21.65.070 – Performance Standards.

The Interim Motel Housing Project shall meet the following performance standards:

- A. Supportive Service Area. A minimum area of office space shall be provided within an Interim Motel Housing Project for the provision of on-site Supportive Services, including case management.
- B. Lighting. Security night lighting shall be shielded so that the light source cannot be seen from adjacent residential properties.
- C. Security Lighting. Security lighting with illumination of not less than 0.2 footcandles (2.15 lx) shall be provided in parking areas, alleys and any unenclosed spaces under or within the first floor of the building(s).
- D. Recycling and Trash Facilities. Any recycling and trash facilities shall be secured and completely enclosed by a solid wall or fence not less than six feet in height.
- E. Historic Buildings. An Interim Motel Housing Project shall not involve alteration of an historic character defining feature identified in a nomination or a survey for any project affecting a property listed in or formally determined eligible for a national, state or local historic register, individually or as a contributor to a historic district, unless the Director determines the proposed alteration will not adversely impact the property's historic eligibility.

21.65.080 – Alternative Compliance.

If compliance with the Performance Standards is not met, the applicant may apply for approval of alternative compliance measures. The requirements in Sections 21.65.030 and 21.65.040, above, must be met in order to qualify for an alternative compliance review. In approving the alternative compliance application, the Director of Development Services shall find that the Interim Motel Housing Project substantially meets the purposes of the Performance Standards, including that it provides an appropriate level of Supportive Services that is accessible to the residents of the Supportive Housing or Transitional Housing.