



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-5081

FAX (562) 570-6068

May 6, 2010

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Recommend City Council adopt an Ordinance amending the zoning regulations to allow additional locations for emergency shelters, supportive housing, transitional housing and single-room occupancy units, and establish development and performance standards to guide development of these units. (Citywide)

APPLICANT: City of Long Beach
333 W. Ocean Boulevard
Long Beach, CA 90802
(Application No. 1004-10)

DISCUSSION

In 2009, the Long Beach 2008-2014 Housing Element was adopted in response to State Housing Element (General Plan) law as a tool to guide the City in planning for present and future housing needs. Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage development of various types of housing for all economic segments. This includes single and multi-family housing, factory-built housing, mobile homes, emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units.

In accordance with State Housing Law, and for consistency and compatibility with the adopted 2008-2014 Housing Element, the City agreed to incorporate the changes listed below to the zoning code within one year of the Housing Element's adoption. The proposed zoning amendments would permit emergency shelters by right in certain zones, differentiate between rental and non-rental group facilities, include standards for single-room occupancy units in Chapter 21.52 Special Group Homes, and establish performance and development standards for such projects.

1. To comply with the provisions of SB2, which requires emergency shelters to be permitted by right, emergency shelters shall be allowed in the Port-related (IP) and Villages at Cabrillo (PD-31) Districts without a Conditional Use Permit (Exhibit A - Proposed Amendments).

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2. In addition to the underlying zone's development envelope, single-room occupancy units (under the provision for Special Group Residence), emergency shelters, transitional housing or supportive housing shall incorporate applicable City Green Building Standards, Universal Design in at least fifty percent (50%) of the units, Crime Prevention Through Environmental Design, and Landscape Standards in its design plan. Lastly, projects shall comply with the performance standards identified in Chapter 21.52.271 prior to project approval (Exhibit B – Chapter 21.52.271 Performance Standards).
3. Supportive or Transitional Housing that operates as group residence and meets the statutory definition of residential care facilities under the Lanterman Disability Services Act, shall be permitted according to the City's Zoning Code provisions for residential care facilities.
4. Supportive or Transitional Housing that operates as rental housing developments and meets the statutory definitions of the Health and Safety Codes, shall be permitted by right in Villages at Cabrillo (PD-31) Districts.
5. Delete "Family" from the Definition Section of the Code to prevent potential constraints to housing persons with disabilities or exclusion of various familial structures.
6. Add "Single-Room Occupancy (SRO)", "Supportive Housing", and "Transitional Housing" in the Definition Section of the Code (Exhibit C - Definitions).

ENVIRONMENTAL ANALYSIS

No significant environmental impacts would result from the proposed zoning amendments. In accordance with the CEQA Guidelines, Negative Declaration 04-09 was prepared for the Housing Element update.

PUBLIC HEARING NOTICE

A Notice of Public Hearing was published in the April 19, 2010 edition of the Long Beach Press-Telegram, as required by the Long Beach Municipal Code, and no responses were received at the time of preparation of this report.

Respectfully submitted,



REGINALD I. HARRISON
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

RH:DB:me

P:\Planning\PC Staff Reports (Pending)\2010-05-06\Emergency Shelters PC Staff Report

Attachments: Exhibit A - Proposed Amendments to Port-related (IP) District and PD-31 District.
Exhibit B – Chapter 21.52.271 Performance Standards
Exhibit C – Definitions

21.33.020 Districts Established.

- D. **Port-Related Industrial (IP).** The Port-Related Industrial (IP) district is characterized predominantly by maritime industry and marine resources. Uses in this district are primarily port-related or water dependent, but may also include: water-oriented commercial and recreational facilities primarily serving the general public; ~~and utility installations and rights-of-way; and social services.~~ All new uses in the IP district must be consistent with the Port Master Plan.

Table 33-2 Uses in Industrial Districts under "10. Port-Dependent and Support Businesses" of the Long Beach Municipal Code is amended to read as follows:

Use	IL	IM	IG	IP	*Notes and Exceptions
10. Port-Dependent and Support Businesses	See Items 1-9 and 11-14 in this table.	See Items 1-9 and 11-14 in this table.	See Items 1-9 and 11-14 in this table.	Y	Uses permitted in the IP district are specified in the Long Beach Port Master Plan, including:
					Primary Port Facilities—ship loading/unloading, transshipment warehousing, stevedoring, open storage and transfer of cargo, shipment of goods and raw materials, cruise ship facilities
					Hazardous Cargo Facilities—loading/unloading, storage, and transfer of crude and bulk-refined petroleum products and chemicals
					Port-Related Industries and Facilities—warehousing, distribution, container storage, railroading, container freight stations, ship chandlery, public agency Port activity offices, processing of products and raw materials moving through the Port
					Ancillary Port Facilities —ship building and repair, towboat and salvage operations, bunker barge loading, sportfishing launching, marine research, Coast Guard operations, marine-oriented fire protection, equipment storage for dredging and waterfront construction, oil spill cleanup

					Commercial/Recreational Facilities—water-oriented parks, sightseeing, sportfishing, water skiing, restaurants, hotels, curio shops, marinas, boat sales and manufacturing, charter boat operations, tackle shops, tourist attractions (e.g., Queen Mary), vessel storage
					Federal Use—shipyard and drydock operations, Navy Base and support
					Oil And Gas Production—including tankage, processing, drilling, and water injection
					Utilities—installations and rights-of-way, including SCE station on Terminal Island
10.1 Social Services (SIC code 83)				<u>Y*</u>	<p><u>*Uses --- Emergency shelters only.</u></p> <p><u>a. Excludes docks, piers and primary port activity areas.</u></p> <p><u>b. See Chapter 21.52.271 for development and performance standards.</u></p>

**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY CENTER /
CENTURY VILLAGES AT CABRILLO / ~~LONG BEACH~~ UNITED STATES VETS
LONG BEACH PLANNED DEVELOPMENT PLAN (PD-31)**

Ordinance History: C-7677, 2000, C-7904, 2004

I. PURPOSE AND INTENT

1. This Planned Development District is intended to establish guidelines for 1) the use and development of a 30 acre parcel of land for the California State University Long Beach (CSULB) Research and Technology Center (sometimes referred to as the "center"), and 2) a 26 acre parcel of land for the Villages at Cabrillo. It is the intent of these provisions to permit the location of businesses and industries engaged primarily in research and light manufacturing, professional and administrative offices, service industries and laboratories and University related student, faculty, and social service uses. This unique mix of uses necessitates the adoption of a planned development district.
2. ~~These uses~~ The CSU Research and Technology uses will be developed in a university research and training center setting, and will provide opportunities for established as well as new companies to work together with CSULB to mutually expand technology while also providing needed jobs while expanding research capabilities for the public and private sector.
3. The twenty-six acre "Villages at Cabrillo" (subarea D) is conceived as an adaptive re-use housing development whose purpose is to integrate both new and rehabilitated residential development for the express purpose of providing emergency shelters, supportive housing and transitional housing and support services to homeless veterans and the homeless population of the Long Beach metropolitan area.
4. The "Villages at Cabrillo" project is designed to provide transitional residential accommodations, and an array of service programs as a means to foster independence and self-sufficiency of residents. Such services may include, but are not limited to, housing, education, counseling, health care, job training, work therapy and recreation. ~~For example, as approved by the Long Beach City Council, Long Beach City College can occupy up to five acres of the site and offer a variety of classes in vocational skills and job training tailored to and focused toward the residents of the Villages at Cabrillo, as well as the Long Beach Community.~~
5. The Development Standards contained in this Planned Development Plan are designed to ensure compatibility with adjacent land uses and to assure high standards of architectural design.

II. DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS

Prior to issuance of a building permit for any new development, a Master Site

Plan shall be submitted for Planning Commission approval. Such Master Site Plan shall identify the location of vehicular and pedestrian circulation, common area landscaping, major access points, and major parcels for the entire planned development area. In addition, building areas, uses, and architectural character will be included for the first phase in the Planned Development District.

The Master Site Plan may be revised or amended by filing a request for revision or amendment with the Director of Planning and Building. The Director of Planning and Building may approve, or conditionally approve minor revisions or amendments to the Master Site Plan. Major revisions to the adopted Master Plan must be reviewed and approved by the City Planning Commission.

Each new building of one thousand square feet or more shall be reviewed by the Site Plan Review Committee. The Site Plan Review Committee shall review each new building for consistency with the Planned Development Plan requirements and the Master Site Plan. Such review shall analyze functionality of building layout, consistency with detailed zoning standards and architectural as well as landscape quality. The reuse of existing structures will not require any design review but may require the approval of a Conditional Use Permit.

In the submission of individual buildings for Site Plan Review, it is recognized that the building sizes may be changed, building locations redistributed or the mix of uses adjusted to meet changing user demands. However, the overall design character of the site shall be in substantial conformance to the approved Master Site Plan and shall not be changed except by the procedure described in this Planned Development Ordinance. Substantial conformance shall be determined by Site Plan Review.

III. USE AND DEVELOPMENT STANDARDS

1. Principal Permitted Uses

Specific uses are set forth by subareas A, B, ~~C (Interim Use Overlay)~~, and D (Villages at Cabrillo). Those subareas are depicted on the attached Exhibit "A", attached hereto and incorporated herein as if set forth in full.

The following definitions apply as used in this ordinance:

- A. "Business office" means the use of a building for administrative, professional, or clerical tasks.
- B. A "Research and development use" means the mixed use of office and research laboratories.
- C. A "Warehouse" means a building used for storage of goods or commodities with not more than twenty five percent of the floor area used for office uses. If the area devoted to office use exceeds twenty five percent, then the office use portion is treated as business office.
- D. "Light manufacturing" means the use of a building for activities necessary to convert natural resources into finished products, with

limited environmental impacts. Such activities include, but are not limited to, manufacturing of precision and electrical products, assembling of products, and storage of non-hazardous materials. If administrative offices for light manufacturing exceeds twenty five percent of the gross usable floor area, then the office use portion is treated as business office.

E. A "Restaurant" means the use of a building for the preparation and sale of food for immediate consumption.

F. The "Gross usable floor area" means gross floor area minus entry lobby, elevator shafts, stairwells, utility cores and shafts, equipment rooms and bathrooms.

~~G. G.~~ "Homeless" - An individual or family which lacks the fixed, regular and adequate nighttime residence, ~~or an individual or family which has a primary nighttime residence that is:~~

H. "Homeless Shelter" means:

- i. A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare, hotels, congregate shelters and transitional housing for persons with mental ~~illness~~; and physical disabilities); or
- ii. An institution that provides as temporary residence for individuals intended to be institutionalized, or
- iii. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The term does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or a State law.

~~H.I.~~ "Homeless Prevention" - means activities or programs designed to prevent the incidence of homelessness.

~~I.J.~~ "Transitional Housing" - means a project assisted under this part ~~that is:~~

- i. ~~That is - d~~Designed to provide housing and appropriate supportive services to homeless persons including (but not limited to) deinstitutionalized and homeless individuals with mental and physical disabilities and homeless families with children; and
- ii. ~~That H~~has as its purpose facilitating the movement of homeless individuals to independent living within twenty-four months or within a longer period determined by the service provider as necessary to facilitate the transition.

All other definitions shall be from of the Zoning Regulations (chapter 21.15).

Subarea A The principal permitted uses allowed in subarea A and B shall be business office, research and development, light manufacturing, and related uses.

The principal permitted uses shall include, but are not limited to, the following:

1. Arboretum, botanical gardens or nurseries.
2. Advertising and publishing businesses.
3. Answering (and communication) services.
4. Blueprinting, reproduction and copying services, photo supplies, bookbinding, photo-engraving and printing.
5. Cafeterias, lounges and social clubs.
6. Convention, conference and exhibition centers.
7. Cultural centers.
8. Day care/preschool.
9. Engineering and stationery supplies.
10. Financial institutions.
11. Governmental offices.
12. Hall rental.
13. Health clubs.
14. Libraries.
15. Mail-order businesses.
16. Manufacturing, light.
17. Medical offices/health care centers and medical centers.
18. Messenger, mail and delivery service.
19. Motion-picture and recording studios.
20. Museums.
21. Parking facility for Police Substation.
22. Offices (administrative, business, professional).
23. Pharmacies/pharmaceutical activities.
24. Recreational facilities (tennis, swimming, basket Ball, baseball, etc).
25. Research and development facilities (These facilities may include indoor animal research and animal-keeping).
26. Restaurants.
27. Training facilities (University related).
28. Travel agencies.
29. Warehousing, distribution, and wholesale sales.

Subarea B In addition to allowing the Principal Permitted Uses in Subarea A, the Principal Permitted Uses allowed within Subarea B shall be University related student, faculty, and social service related uses.

The principal permitted uses shall include, but are not limited to, the following:

1. Caretakers Residence.
2. Educational and vocational schools or training centers.
3. Counseling facilities.
4. Faculty and Student Residence (for University faculty and student residence programs).
5. Social service office of non-profit organizations.

Any potentially incompatible uses which are listed for Subarea A and permitted in Subarea B shall be adequately buffered (landscape screening, walls, etc.) and separated from all vehicle traffic and loading activity from the sensitive uses in this subarea.

Subarea C ~~The Permitted Uses Allowed within Subarea C (Interim Use Overlay Zone) shall be the University related student, faculty, and social service uses allowed in Subarea B with the following restriction:~~

~~All uses permitted in the Interim Use Overlay Zone are allowed until the end of Calendar Year 1999 at which time the permitted uses shall be those uses allowed in Subarea A. The City Planning Commission may either expand or modify the subarea and/or extend the horizon year at the written request of the landowner.~~

Subarea D Subarea D is a twenty-six acre site located in the northwest portion of the Planned Development District. This subarea promotes the adaptive reuse of the existing housing and support facility buildings for the express purpose of providing emergency shelters, supportive and transitional housing and support services to the homeless veterans and the homeless population of the Long Beach metropolitan area - including the Long Beach City College campus and day care facilities.

The principal permitted uses of this subarea shall include, but are not limited to, the following:

1. Emergency shelters. (See Chapter 21.52.271 for development and performance standards.)
2. Supportive or transitional housing that operates as rental housing developments and meets the statutory definitions of the Health and Safety Codes. (See Chapter 21.52.271 for development and performance standards.)
- ~~43.~~ Colleges, vocational schools or training centers.
- ~~24.~~ Health care, counseling, clinical facilities.
- ~~35.~~ Recreational facilities (tennis, swimming, basketball, volleyball, gymnasium, etc.).
- ~~46.~~ Cafeterias, lounges, commissaries, social clubs and meeting areas.
- ~~57.~~ Non-profit stores and co-ops.
- ~~68.~~ Conference, cultural and exhibition centers.
- ~~79.~~ Social service offices of non-profit organizations, etc.
- ~~810.~~ Communal or special group residence (board and care, etc.)
- ~~911.~~ Churches.
- ~~1012.~~ Libraries.
- ~~1113.~~ Youth clubs.
- ~~1214.~~ Dining hall/kitchen.
- ~~1315.~~ Day care/child care.
- ~~1416.~~ Laundry facilities.
- ~~1517.~~ Storage facilities (for residents and service providers).
- ~~1618.~~ Youth after-school program.
- ~~1719.~~ Office type micro-business incubator uses.
- ~~1820.~~ Community clinic.
- ~~1921.~~ State or governmental office/Other administration.

2. Conditional Uses

- A. The following Conditional Uses shall be allowed subject to City Planning Commission approval:
 1. Faculty and Student Residence (for University faculty and student residence programs) and Special group residence (communal, board and care, etc.) in Subareas B and ~~C~~ only.
 2. Sale of alcoholic beverages.
 3. Supportive or transitional housing that operates as group residence and meets the statutory definition of residential care facilities under the Lanterman Disability Services Act. (See Chapter 21.52.271 for development and performance standards.)~~Transitional Housing Facilities.~~
 4. Light manufacturing, assembly, and auto workshop/maintenance facilities.
 5. Commercial uses consistent with the Neighborhood Pedestrian (CNP) Zone.
3. Accessory Uses

Accessory uses shall be allowed in conformance with Chapter 21.51 of the zoning regulations.
4. Temporary Uses

Temporary uses shall be allowed in conformance with Chapter 21.53 of the zoning regulations.
5. Temporary Structures

No portable office structures, trailers, or other similar structures shall be permitted without Site Plan Review approval. Consideration of the Site Plan Review shall include the design, location, and length (time) of use.
6. Prohibited Uses
 1. Commercial auto repair/auto painting/service as a principal use unrelated to University research and development and/or "Villages at Cabrillo" facilities.
 2. Automobile sales.
 3. Outdoor storage in public view.
 4. Commercial storage/self storage (21.15.570) in subareas A, B, C and D.

IV. GENERAL DEVELOPMENT STANDARDS

1. Architectural Standards

Subareas A, ~~B and C~~ and B

The architecture of the center shall be coordinated in style and use of materials.

Buildings designed with reflective glass having a reflection gradient of

20% or more shall submit reflection studies showing sun and reflective glare patterns and their effect on ground and air transportation. Such studies shall be submitted with each proposed structure to be processed for Site Plan Review. Mirrored reflective glass shall not be used as a major facade element.

All mechanical appurtenances (roof top equipment) shall be screened from public view as specified in the zoning regulations (21.32.225 B).

An interior walkway system shall be provided throughout the development to encourage access from public transportation and to provide access to employee service uses such as restaurants and recreational facilities.

Special improvements such as bicycle racks, walkway lighting, and landscape amenities shall be included in all developments to encourage alternative modes of transportation within the development.

There shall be no minimum or maximum building coverage. The percentage of lot coverage shall be determined by Site Plan Review. Lot coverage shall reflect a proportional development between building, parking, and landscaping so that the site creates the impression of an office/research park development in a landscaped setting without building congestion or excessive paved parking areas.

Subarea D The architecture of the development shall be internally consistent in general style, color palette, scale, and use of materials. Massing of new structures shall be consistent with existing residential uses. Building facades should be articulated through the use of architectural detailing and fenestration so as to avoid long blank walls. Although some variation in roof lines shall be permitted, extreme variation in scale is prohibited. New structures should be similarly oriented as existing structures (e.g. to interior courtyards, streets, etc.). Setbacks of new structures should be consistent with existing buildings so as to preserve visual cohesiveness.

All mechanical appurtenances such as rooftop equipment shall be screened from public view as specified in the City of Long Beach Zoning Regulations.

All sides of a building visible from a public street, or adjacent to a residential district, shall be designed, treated and finished in a manner compatible with the residential area, and the other visible sides of the building.

An interior walkway system shall be provided throughout the development to encourage access to public transportation, and to provide access to employee service uses. Special improvements such as bicycle racks, walkway lighting, and landscape amenities shall be included in all new development to encourage alternative modes of transportation within the development.

There shall be no minimum or maximum building coverage. The

percentage of lot coverage shall be determined by site plan review for any new developments. Lot coverage shall reflect a proportional development between building, parking, and landscaping so that the site creates the impression of a medium density, mixed-use residential community in a landscaped setting without building congestion or excessive paved parking areas. In general, lot coverage shall not exceed fifty percent of the site.

2. Building Heights

- A. Subareas A and B, and C - One hundred feet maximum.
- B. Subarea D - Building heights, roof lines, and roof treatments should be largely consistent with existing structures. New structures shall not exceed four stories, forty-five feet in height.

3. Lot Size

Lot size shall be a minimum of ~~15,000~~ 5,500 square feet per lot for any new subdivision.

4. Building Setbacks

- A. Pacific Coast Highway — Twenty feet (except for an eight foot ornamental wrought iron security fence which may be setback two feet with a landscape buffer).
- B. Other Streets and Freeway — Ten feet (excluding abutting sidewalk)
- C. Building to building: Per Site Plan Review approval and/or Uniform Building Code requirements.
- D. In general, setbacks of any new buildings in subarea D shall be consistent with the setbacks of existing adjacent structures so as to maintain visual coherence. The setbacks of new buildings shall be approved through the Site Plan Review process.

5. Lighting

All lighting, exterior and interior, shall be designed and located to confine direct rays to the site. All parking lot and parking structure lighting shall be illuminated to the applicable standards of the Illuminating Engineers Society.

Energy efficient lighting, both inside and outside the structures and in any parking garages or parking lots, and in any common areas must be used.

6. Trash and Storage Areas

All trash storage, including cartons, containers or trash, shall be developed in accordance with the provisions of Chapter 21.46 of the Zoning Regulations.

7. Landscaping

All required landscaping shall be developed in accordance with the provisions of Chapter 21.42 of the Zoning Regulations. ~~Where feasible,~~

~~landscape areas should be planted with drought tolerant plant material and irrigated with a water conserving automatic system.~~

8. Site Improvements/Dedications

The developer shall provide for any dedications, reservations, and improvements of Public Rights-of-Way in accordance with the provisions of Chapter 21.47 as specified by the Director of Public Works. Off-site improvements necessary to serve each parcel shall be installed or provided for prior to the time of construction of the first building. The developer shall replace any public improvement damaged as a result of development of the site.

9. Parking

The minimum parking requirements shall be established by the Zoning Regulations (Chapter 21.41) and determined by the use, or combination of uses, proposed for the site and subject to revision during site plan review.

Exceptions can be granted where the following can be demonstrated:

Any building use, or group of buildings, presented as a unit of development can be granted a reduced parking ratio if at least two of the following can be demonstrated and is reviewed and approved the City Traffic Engineer:

- A. A formal ride-share program is adopted and in place prior to occupancy;
- B. An acceptable Traffic Demand Management (TDM) trip reduction program is submitted with Site Plan Review approval; and/or
- C. A shared parking or joint use program is demonstrated with complementary uses.

In these cases, the following parking standards shall apply:

<u>Uses</u>	<u>Ratio</u>
1. Business Office	3/1,000 SF — GUFA up to 20,000 square feet, plus 2/1,000 SF — GUFA above 20,000 square feet
2. Research and Development	2/1,000 SF — GUFA
3. Light Manufacturing	1.5/1,000 SF — GUFA
4. Restaurants	8/1,000 SF dining area, 25/1,000 SF tavern and waiting area
5. <u>Housing</u>	<u>0.50 spaces/household</u>

~~D. The following parking standards shall apply to the transitional housing facilities of subarea D:~~

- ~~1. Transitional housing (0.75 spaces/household)~~
- ~~Veteran's Transitional Men~~
- ~~Veteran's Transitional Women~~
- ~~2. All other housing (0.50 spaces/household)~~
- ~~Family Shelter~~
- ~~Veteran's Residential Care~~
- ~~Youth Transitional~~
- ~~Family Transitional~~
- ~~Veteran's Residential Treatment Program~~
- ~~Veteran's Transitional Senior~~

Joint Use of Parking Facilities shall be permitted per the requirements of Section 21.41.223 of the Long Beach Municipal Code.

10. Screening

Areas used for parking, storage, trash or loading shall be screened, modulated or interrupted from view from the streets or adjacent properties. All screening and berming areas shall be designed and maintained in such a way as to allow security surveillance, where appropriate. Street side loading shall be allowed provided the loading dock and areas are screened. No loading, trash, or service facilities shall be allowed between the Pacific Coast Highway and the building line.

11. Nuisances

No portion of any site within the Planned Development Plan area shall be used in such a manner as to create a nuisance to an adjacent site, such as, but not limited to, vibration, sound, electromechanical disturbance, radiation, air or water pollution, dust and emission of odorous, toxic or noxious matter.

12. Signs

No off-premises signs shall be constructed, installed, or maintained. All signage along Pacific Coast Highway shall be monument type signs located at the major entry points and shall be approved by Site Plan review. Monument signs and channel letter wall signs shall be used for interior building identification and shall be approved with each construction phase.

13. Fences

A conceptual fence security plan shall be submitted with the Master Site Plan and a detailed fence security plan shall be submitted for review and

approval through the Site Plan Review process.

14. Access

Emergency access shall be provided from 20th Street and River Avenue through subarea A to connect subarea D to Pacific Coast Highway at Judson Avenue. Such emergency access plan shall be reviewed/approved by the Fire Department, Police Department, and Public Works prior to the occupancy of any structures in subarea D.



PD-31

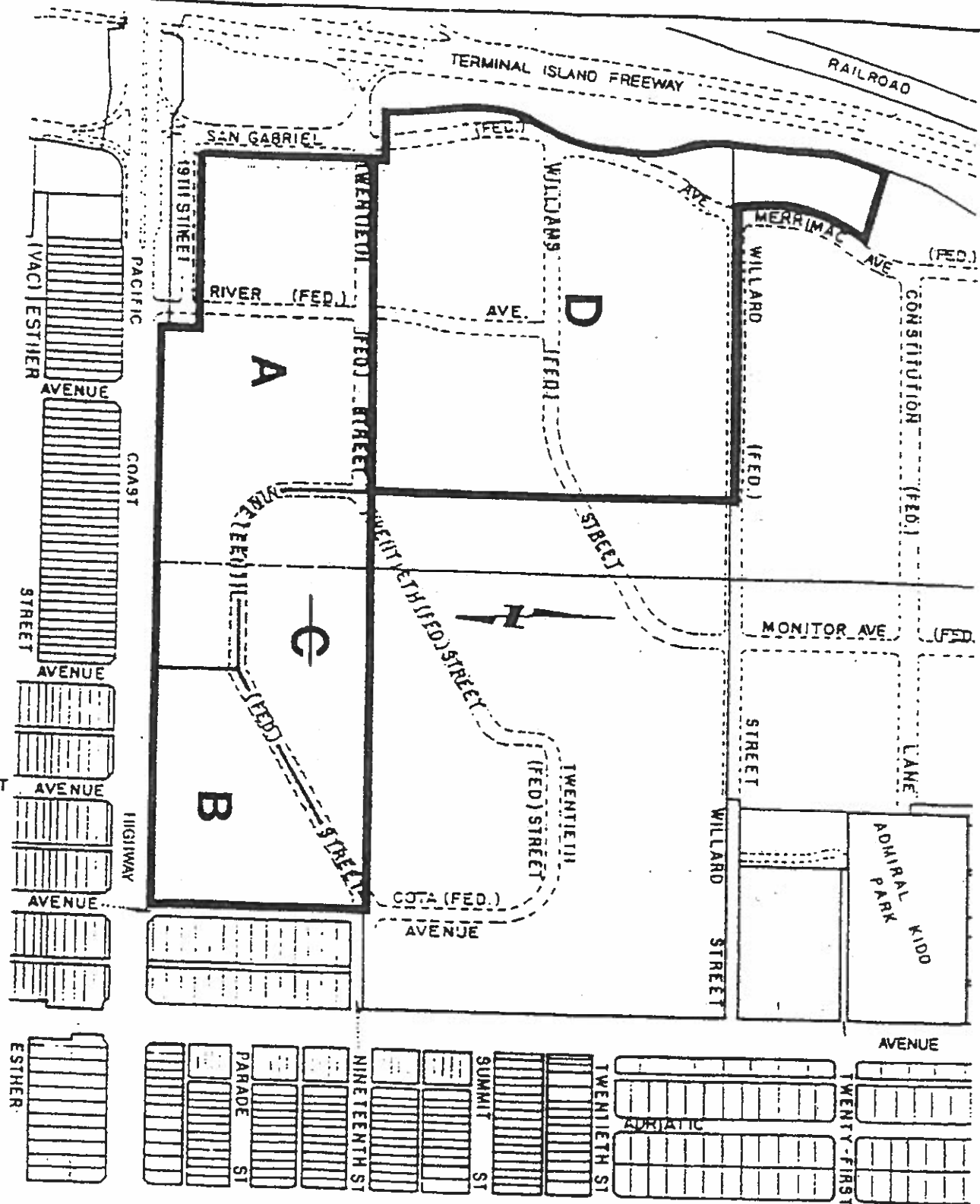
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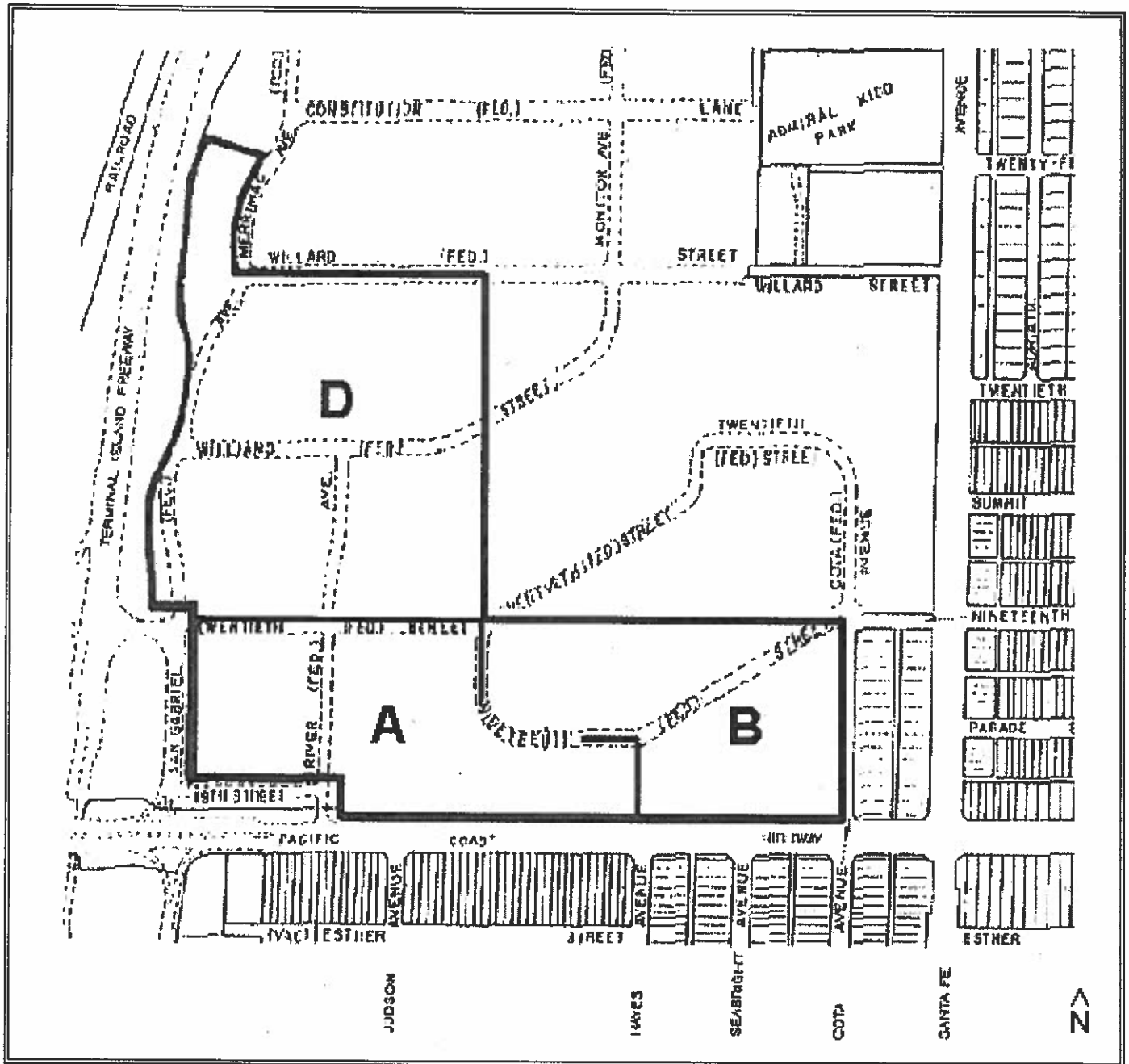


CITY OF LONG BEACH - CALIFORNIA
DEPARTMENT OF PUBLIC WORKS - ENGINEERING BUREAU

CALIFORNIA STATE UNIVERSITY
RESEARCH AND TECHNOLOGY CENTER/VILLAGES AT CABRILLO
LONG BEACH VETS PLANNED DEVELOPMENT DISTRICT (PD-31)

SUBAREAS

EXHIBIT "A"



PD - 31

**CALIFORNIA STATE UNIVERSITY RESEARCH AND TECHNOLOGY,
CENTURY VILLAGES AT CABRILLO & UNITED STATES VETS LONG BEACH
PLANNED DEVELOPMENT DISTRICT (PD-31)**

EXHIBIT A - SUBAREAS

21.52.271 Special group residence (board and care, convalescent home, half-way house, boardinghouse/lodginghouse, communal housing, emergency shelters, transitional housing, supportive housing, and the like) and single room occupancy residence.

The following conditions shall apply to special group and single room occupancy residences ~~including, but not limited to, board and care, convalescent home, half-way house, boardinghouse/lodging house and communal housing:~~

- A. **Density.** In a residential zone, special group ~~housing~~ and single room occupancy housing shall be limited to the density allowed by the underlying zone district multiplied by the number indicated in Table 52-2. In congregate care facilities, each bedroom with one or two ~~(2)~~ beds shall count as a unit when calculating density. In bedrooms with more than two ~~(2)~~ beds, each bed shall count as a unit. This shall be the maximum permitted density. The Planning Commission may require a lower density as the situation requires. In a nonresidential zone, density shall be limited to one unit per two hundred (200) square feet of lot area;
- B. **Location.** In a residential district, no other similar facility may be in operation within one-half (1½) mile of the proposed project site. If the use is a fraternity or sorority, the use shall be sufficiently isolated from other residential uses so as not to potentially disturb the neighborhood;
- C. **Concerns.** Consideration of the conditional use permit shall address crime rate, concentration of similar uses, and the style and scale of the proposed building in relation to other buildings in the immediate vicinity;
- D. **Continuation of Use.** The applicant shall provide evidence that the use will remain as that use applied for through deed restriction or other method suitable to the Planning Commission;
- E. **Open Space.** Each facility shall provide not less than three hundred (300) square feet of common open space and one hundred fifty (150) square feet of usable open space per unit or room. Of the one hundred fifty (150) square feet, not less than fifty (50) square feet shall be private open space, and the remainder may be common open space added to the required three hundred (300) square feet of common open space. The Site Plan Review Committee may lower these standards if it finds that such changes will create a more functional, or feasible design.
- F. **Public Transit Stop.** The facility shall be located within one thousand feet (1,000') by legal pedestrian route to a public transit stop; and
- G. **Parking.** Parking and loading shall be provided as required by Chapter 21.41 (Off-Street Parking and Loading Requirements).
 - 1. Emergency shelters, transitional housing, supportive housing and single-room occupancy units shall provide 0.50 parking spaces per unit.
- H. **Performance Standards.** In addition to the aforementioned conditions, emergency shelters, transitional housing, supportive housing and single room

occupancy residence projects shall meet the minimum performance standards listed below:

1. **Minimum Unit Size.** All requirements in the Uniform Building Code, the Municipal Code, and any other applicable requirements must be met, with respect to minimum room sizes. The Site Plan Review Committee may lower these standards if it finds that such changes will create a more functional, or feasible design.

<u>SRO</u>	<u>100 square feet</u>
<u>0 Bedroom</u>	<u>400 square feet</u>
<u>1 Bedroom</u>	<u>550 square feet</u>
<u>2 Bedrooms</u>	<u>700 square feet</u>
<u>3 Bedrooms</u>	<u>850 square feet</u>
<u>4 Bedrooms</u>	<u>1,000 square feet</u>

2. **Length of Stay.** The type of facility and service provided will determine length of stay permitted. Facility operators shall determine the length of stay in accordance with State housing laws.
3. **Laundry.** Provide on-site laundry facility.
4. **Maintenance.** Facilities shall be well maintained inside and out.
5. **Fence.** Chain link fence and barbed wires shall be prohibited.

(Ord. C-6595 § 16, 1989; Ord. C-6533 § 1 (part), 1988).

Table 52-2	
Density Multiples for Special Group <u>and Single Room Occupancy</u> Residences	
Use	Density Multiple
Board and care home (limit of 50 beds)	2.0
Convalescent home (limit of 50 beds)	2.0
Boardinghouse/lodginghouse (limit of 50 beds)	2.0
Halfway house (limit of 50 beds)	2.0
Fraternity or sorority (limit of 50 beds)	2.0
Dormitory (limit of 50 beds)	2.0
Monastery, convent, communal housing, religious house (limit of 50 beds)	2.0
<u>Single Room Occupancy residences (SRO)</u>	<u>2.0</u>
<u>Emergency shelters (Apply R-4-N density requirements if located in Port-related District (IP).)</u>	<u>2.0</u>
<u>Supportive housing and Transitional housing</u>	<u>2.0</u>

~~21.15.1010 – Family. "Family" means any group of individuals living together based on personal relationships. Family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries, nunneries, residential care facilities or military barracks, nor does it include such commercial group living arrangements as boardinghouses, lodginghouses and the like.~~

21.15.2775 - Single Room Occupancy: Single-room occupancy (SRO) units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors and persons with disabilities. SRO housing means housing consisting of single room dwelling units that is the primary residence of its occupant or occupants (maximum two occupants per unit). Housing units may contain food preparation or sanitary facilities. If the units do not contain sanitary facilities, the building must contain sanitary facilities that are shared by tenants. SRO does not include facilities for students.

21.15.2985 - Supportive Housing: California Health and Safety Code (Section 50675.2) defines "supportive housing" as housing with no limit on length of stay, that is occupied by a target population defined in Health & Safety Code Section 53260 (i.e. low income persons with mental disabilities, AIDS, substance abuse or chronic health conditions or persons whose abilities originated before the person turned 18) and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

21.15.3095 - Transitional Housing: California Health and Safety Code (Section 50675.2) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.