

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING SECTION 21.41.226, AND BY ADDING SECTION 21.25.502.A.7, ALL RELATED TO ZONING REGULATIONS AND NONCONFORMING PARKING IN AREA D

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

Section 1. Section 21.41.226 of the Long Beach Municipal Code is amended to read as follows:

21.41.226 Special parking requirements for CP and CNP District.

The number of required parking spaces for uses in the CP and CNP Zone Districts are specified as follows:

A. In Area D of the Coastal Zone (Second Street, between Livingston Drive and Bayshore Avenue), the parking in the CP and CNP Districts shall be one-half (1/2) of the parking required in Chapter 21.41, Table 41-1C. In all other areas of the Coastal Zone and outside the Coastal Zone, parking in the CP and CNP Districts shall be as required in Chapter 21.41, Table 41-1C. Any new parking provided, or reconfiguration of existing parking facilities, in Area D of the Coastal Zone can utilize tandem parking subject to the provisions of Subsection 21.41.235.B of the tandem parking regulations.

1. Restaurants. The one-half (1/2) parking standard shall not apply to restaurants (new and reuse/conversion of existing non-restaurant lease spaces) which shall conform to full parking standards. This

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1 Subsection does not apply to ready-to-eat restaurants (as defined in
2 Subsection 21.15.2332), which may utilize the one-half (1/2) parking
3 standard.

4 2. Determination of Nonconforming Parking Rights. Owners
5 of properties with nonconforming parking rights within Area D of the
6 Coastal Zone may apply for Site Plan Review to obtain a determination of
7 nonconforming parking rights. Such determination will establish the
8 number of nonconforming spaces that apply to the property at the time of
9 the request and will allow the property to maintain nonconforming parking
10 rights to the established number of spaces regardless of change in use of
11 the existing buildings.

12 B. Outdoor Dining. In Area D of the Coastal Zone (Second Street,
13 between Livingston and Bayshore), outdoor dining on private property
14 shall require the same parking as required for indoor dining.

15 C. Within established parking district. If the site to be developed
16 or expanded is located within a parking district established pursuant to the
17 laws of the State of California or local ordinances, the required parking
18 spaces shall be provided as follows:

19 1. For a new development on a lot with gross lot area less
20 than five thousand (5,000) square feet, or for any expansion of an existing
21 building, the development may, in lieu of providing all or part of required
22 off-street parking on-site or within six hundred feet (600') of the site, pay a
23 fee to the parking district based on the cost of providing such parking.
24 The amount of the in-lieu fee shall be established by the City Council by
25 resolution and shall be reviewed periodically to assure its adequacy to
26 cover the cost of providing parking under this provision.

27 2. For a new development on a lot with gross lot area of five
28 thousand (5,000) square feet or more, a minimum of fifty percent (50%) of

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1 the required parking shall be provided on the site, or within six hundred
2 feet (600') of the site. The remaining required parking may be provided by
3 an in-lieu fee as described above.

4 3. All existing parking provided for or leased by any
5 business shall hereinafter be the minimum required for the existing use on
6 that site. If the parking now required exceeds that exceeds that
7 established pursuant to Subsection 21.41.226.A, the parking now
8 provided may not be reduced below the required in Table 41.1C.

9
10 Sec. 2. Subsection 21.25.502.A.7 is added to the Long Beach Municipal
11 Code to read as follows:

12 7. Determination of Nonconforming Parking Rights in
13 Area D of the Coastal Zone. Requests for determination of
14 nonconforming parking rights per Section 21.41.226.A.

15
16 Sec. 3. The City Clerk shall certify to the passage of this ordinance by the
17 City Council and cause it to be posted in three conspicuous places in the City of Long
18 Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

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I hereby certify that the foregoing ordinance was adopted by the City Council of
the City of Long Beach at its meeting of _____, 2005, by the
following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____

Mayor