



CITY OF LONG BEACH

H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 Phone: 570.6428 Fax: 570.6205

March 3, 2009

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation, conclude the public hearing, and declare the ordinance amending the Zoning Regulations regarding interior alterations to create additional bedrooms in single-family and multi-family units with nonconforming parking read for the first time and laid over to the next regular meeting of the Council for final reading. (Citywide)

DISCUSSION

On August 12, 2008, the City Council adopted an emergency ordinance (moratorium) prohibiting interior alterations to create additional bedrooms (bedroom splitting) within parking impacted areas in the City. In response to the moratorium, staff has reviewed the existing regulations governing bedroom splitting and attended four community meetings held within the parking impacted areas. At the meetings, residents were mainly concerned with parking impacts associated with bedroom splitting, arguing that the increased number of bedrooms leads to an increase in residents with vehicles.

The existing regulations were adopted in 2005 allowing bedroom splitting of units over a certain size (Exhibit A- Current Bedroom Splitting Regulations). Although the total number of requests for bedroom splitting has significantly diminished, projects are still occurring in parking impacted areas without providing parking, further exacerbating the parking problems.

Based on review of the existing standards and evaluating the impacts resulting from bedroom splitting, staff is recommending revisions to the regulations to prohibit bedroom splitting in single-family and multi-family units with nonconforming parking Citywide. However, single-family units outside of parking impacted areas that have driveways 20 feet or more in length will be exempt from the parking requirement, which is consistent with the regulations governing additions to nonconforming properties.

Staff presented the proposed amendment on January 15, 2009 at the Planning Commission hearing. After the public testimony, the Planning Commission made a recommendation that the City Council adopt the proposed amendments to the Zoning Ordinance.

This letter was reviewed by Assistant City Attorney Michael J. Mais on February 3, 2009 and by Budget Management Officer Victoria Bell on February 11, 2009.

TIMING CONSIDERATIONS

The Planning Commission hearing date was January 15, 2009. The Municipal Code requires a City Council hearing within 60 days of positive action by the Planning Commission.

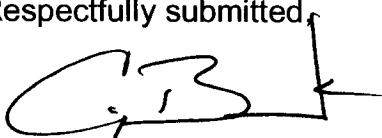
FISCAL IMPACT

There is no fiscal impact associated with the request.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

CB:DB:MM

P: \\clbchd\dv\$\Planning\City Council Items (Pending)\Council Letters\2009-03-03\Council Letter Bedroom SpittingV2.doc

Attachments: Exhibit A – Current Bedroom Splitting Regulations
City Council Ordinance

APPROVED:



PATRICK H. WEST
CITY MANAGER

Current Bedroom Splitting Regulations

21.27.065 Interior alteration to multi family residential uses with nonconforming parking to create additional bedrooms.

A. **Minimum unit size.** An interior alteration to create a bedroom within an existing residential use with a nonconforming number of parking spaces may be permitted without providing additional parking if the dwelling unit size after alteration meets or exceeds the minimum size set forth in table 27 1.

**Table 27 1
MINIMUM UNIT SIZE AFTER ALTERATION**

Total Number Of Bedrooms	Unit Size
1	450
2	750
3	900
4	1,100
Each additional bedroom requires an additional 70 square feet of floor area.	

B. **Parking.** If the dwelling unit size does not meet or exceed the minimum size set forth in table 27 1, interior alteration to create an additional bedroom shall require one additional conforming parking space until the parking complies with the requirements of chapter 21.41.

(Ord. ORD-05-0037 § 2, 2005).

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING THE LONG BEACH
MUNICIPAL CODE SECTION 21.27.065 RELATING TO
BEDROOM SPLITTING

WHEREAS,

NOW, THEREFORE, the City Council of the City of Long Beach ordains as

follows:

Section 1. Section 21.27.065 of the Long Beach Municipal Code is
amended to read as follows:

21.27.065 Interior alteration to residential uses with nonconforming
parking to create additional bedrooms.

A. Single-family residential.

Interior alteration to create additional bedrooms is prohibited unless
parking is provided in compliance with the requirements in Section 21.41.
However, for single-family dwellings outside the Parking Impacted Areas,
as those areas are defined in Resolution C-24607 or any successor
resolution, no additional parking shall be required on sites with driveways
twenty feet (20') or more in length.

B. Multi-family residential.

Interior alteration to create additional bedrooms is prohibited unless
parking is provided in compliance with the requirements in Section 21.41.

Section 2. The City Clerk shall certify to the passage of this ordinance by
the City Council and cause it to be posted in three (3) conspicuous places in the City of
Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 Mayor.

2 I hereby certify that the foregoing ordinance was adopted by the City
3 Council of the City of Long Beach at its meeting of _____, 20__, by the
4 following vote:

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6 Ayes: Councilmembers: _____
7 _____
8 _____
9 _____

10 Noes: Councilmembers: _____
11 _____

12 Absent: Councilmembers: _____
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17 City Clerk

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19 Approved: _____
20 (Date) Mayor

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