



# **Omnibus Use and Medical Zone Text Change Application No. 2004-01**

**City Council Public Hearing  
Zoning Code Amendment No. 2004-01  
September 15, 2020**

# What is proposed

## Confluence of three different policy initiatives related to medical uses, overall development reform and COVID related regulatory relief:

- On April 9, 2019 City Council requested incentives and regulatory relief to encourage the provision of urgent care and other medical services.
- This effort was integrated into Development Services' overall effort to update the City's Zoning Code (Omnibus).
- This cycle of omnibus was also further refined as a result of COVID with a focus on uses of importance during times of economic distress.
- The item before City Council is a Zone Code Text Change for omnibus updates to streamline use approvals and facilitate urgent care medical uses. (Citywide).

# What is proposed

## Miscellaneous updates to use tables, allowances for medical uses and appropriate review authority:

- Shifts trade school, recreation and repair uses to an AUP in lieu of a CUP.
- Consistent with the City approach with Cannabis and other recent Omnibus efforts.
- This approach results in a streamlined review process, saving the applicant \$1,000 or more in fees plus one-month of time compared to Planning Commission review, while still providing the public with special review by the Zoning Administrator.
- Clarifies and incentivizes medical uses per City Council direction.
- Creates additional medical use language in the use table.
- Reduces the parking requirement for medical use to match that of retail.

# What is proposed

## Changes to the Industrial Use Table:

- Allow outdoor recreation via an AUP in lieu of a CUP
- Allow health clubs and gyms via an AUP in lieu of a CUP
- Allow job training centers and technical (adult) schools via an AUP in lieu of a CUP
- Allow minor auto repair, auto part and tire sales via an AUP in lieu of a CUP
- Allow motorcycle and jet ski sales and repairs via an AUP in lieu of a CUP

# What is proposed

## Changes to the Commercial Use Table:

- Allow larger religious assembly uses in neighborhood commercial zones via a CUP
- Allow larger religious assembly uses in more-intensive commercial zones via an AUP in lieu of a CUP
- Allow Industrial Arts Trade school via an AUP in lieu of a CUP
- Allow auto repair shop via an AUP in lieu of a CUP
- Allow appliance repair shop via an AUP in lieu of a CUP

# What is proposed

## Changes to the Commercial Use Table (Medical):

- Allow Hospitals in all commercial zones with a CUP
- Allow convalescent homes and skilled nursing facilities in neighborhood commercial zones via a CUP
- Allow convalescent homes and skilled nursing facilities in more-intensive commercial zones via an AUP in lieu of a CUP
- Expand the descriptions of professional services to include broad medical uses.

# What is proposed

## Changes to the Commercial Parking Requirements (Medical):

- Reduces parking requirements from 5/1000 to 4/1000 for all non-hospital medical uses.
  - Reflects current practice of patients being dropped-off at medical providers rather than driving and parking.
  - Right-sizes parking to be reflective of Long Beach's transit and pedestrian rich infrastructure.
  - In particular eases changes-of-use to medical by aligning parking requirements up with retail.
  - Consistent with the direction given by City Council.

# What is proposed

## Staff Recommends

- Find the zoning code text changes exempt from CEQA.
- Declare the ordinance read and laid-over
- Adopt a resolution authorizing submittal of the ordinance to the California Coastal Commission





**Thank you**

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