

H-19

September 15, 2020

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, and find the project exempt from the California Environmental Quality Act (CEQA) in accordance with Public Resources Code Section 21080.50;

Declare an Ordinance approving Zoning Code Amendment ZCA20-001, amending Title 21 (Zoning Code) of the Long Beach Municipal Code, to establish an Interim Motel Conversion Ordinance to facilitate the voluntary and non-permanent conversion of existing motels to temporary supportive or transitional housing for people experiencing homelessness or at risk of homelessness, when a business operator enters into a contract with an approved Local Agency, read the first time and laid over to the next regular meeting of the City Council for final reading; and,

Adopt a Resolution directing the Director of Development Services to submit the Ordinance amending Title 21 to the California Coastal Commission for a finding of conformance with the Certified Local Coastal Program. (Citywide)

DISCUSSION

Motels provide needed lodging for tourists and other travelers but can also result in serious negative impacts on neighboring properties and city services when an inadequate market for rooms exists or when sufficient management controls are lacking for the facility. In October 2017, the City Manager directed the Office of Civic Innovation to coordinate an interdepartmental team to explore strategies to address nuisance activities of motel uses that affect the quality of life in the City of Long Beach (City). The team subsequently developed and tested a nuisance motel compliance plan at six select locations as part of a nine-month citywide pilot program. At the November 13, 2018 City Council meeting, staff presented the Nuisance Motel Pilot Program (Pilot Program) findings along with additional solutions to address nuisance motels. One recommendation proposed by staff was an ordinance that would permit the temporary conversion of motels to transitional or supportive housing modeled after a similar program adopted by the City of Los Angeles. City Council directed staff to bring back a proposal to implement a similar program in Long Beach.

In response, Planning Bureau staff prepared an Interim Motel Conversion Ordinance (Ordinance) to allow for the voluntary and non-permanent conversion of motels to supportive or transitional housing. There is a need for a diversity of housing solutions to address the City's housing crisis and the varying needs of people experiencing homelessness. There are an estimated 4,000 residents in Long Beach that experience homelessness every year and nearly

60,000 homeless residents counted in the 2019 Los Angeles County homeless count. The proposed ordinance is one of several City initiatives intended to help address the housing needs of Long Beach residents.

Proposed Ordinance

The proposed Ordinance amends the Zoning Code by adding Chapter 21.65 to establish new regulations to allow existing hotels, motels, and other transient occupancy residential structures to be used for an interim period as supportive or transitional housing. The Ordinance is designed to eliminate unnecessary regulatory barriers to converting motels and similar structures to interim housing uses that address the City's housing crisis, consistent with the City's General Plan (Attachment A—Findings).

The Ordinance would create a ministerial approval process allowing existing transient residential structures such as hotels and motels to conduct minor interior alterations and function as supportive housing and/or transitional housing on a non-permanent basis. Per the proposed regulations, the temporary change may not result in any substantial increase in floor area, building footprint, the number of units, or the overall building height. All units in a building must be converted to supportive housing or transitional housing use to qualify as an Interim Motel Housing Project. Any existing motels and hotels, regardless of the permitted uses of the underlying zone or their conformance with current zoning regulations—including density, parking, use regulations or yard or setback requirements—would be eligible to be used for this purpose without needing additional planning entitlements. The review process for proposed projects will be ministerial and, thus, not require a public hearing. However, as part of the operating standards for all Interim Motel Housing Projects, business owners and their approved public and/or private providers (known as a Local Agency) will be required to conduct public outreach, in accordance with specified performance standards, prior to any permit approvals from the City (Attachment B—Draft Interim Motel Conversion Permit Application).

Projects would be eligible to make minor physical alterations to the interior of the existing structure, for example by adding kitchenettes to individual units or by converting existing floor area to supportive service and case management areas. Exterior enhancements such as aesthetic improvements as well as landscaping, security improvements and fencing will be allowed. To qualify for the conversion program, a project must include a contractual agreement between the business owner and Local Agency that fund and/or operate transitional and/or supportive housing and/or provide associated supportive services onsite. Business owners who seek to convert their motels to these temporary housing projects will be required to enter into a contract with a Local Agency partner. Individual Interim Motel Housing Projects may have one or more Local Agency partners to these contractual agreements, in addition to the business owner.

These temporary housing uses will be permitted for the duration of valid contracts with approved Local Agency partners and, upon expiration of such contracts, the property would be required to revert to their previous use, or any use allowed by the current zoning regulations. Properties would be permitted to maintain existing nonconforming rights throughout the process. While there is no minimum nor maximum contract length required, the City anticipates that most projects will establish contracts between 5 and 15 years in length. Even in the case

of an extended contract period, annual monitoring and complaint resolution would occur during the entire contract term.

The proposed Ordinance will create a pathway for existing buildings to be utilized for supportive housing and transitional housing, helping to promote creative, cost-effective, and expeditious strategies to expand housing solutions for persons experiencing or at risk of homelessness. The program would also provide onsite social services and City oversight and assure that the housing use operates in a manner complementary to the neighboring community and consistent with community standards.

The new provisions would eliminate potential regulatory barriers that could disincentivize motel owners to participate in a motel conversion program. Furthermore, the proposed Ordinance will build upon existing local efforts, such as the Everyone Home Taskforce, as well as work in conjunction with the recently adopted Nuisance Motels Ordinance. While the Nuisance Motels Ordinance imposes mandatory requirements on motels that are identified as hotspots for nuisance and/or criminal activity, this policy will be voluntary and provide an incentive for motel operators who may find their legacy business to no longer be viable and wish to instead convert their property on a temporary basis. Once properties are no longer participating in a program to provide supportive or transitional housing, they may return to their previous use. The proposed Ordinance and associated exemptions from Zoning Code provisions apply only to conversions done on an interim basis; if a property owner wanted to pursue this use permanently, then such a project would be subject to the applicable Zoning Code provisions and would be required to go through the appropriate discretionary review process to seek approval to maintain this use on a permanent basis.

Background

Transitional and supportive housing are important housing types for people who are experiencing or are at risk of homelessness. Transitional housing is a time-limited housing intervention that provides homeless individuals and families with the interim stability and support to successfully move into and maintain permanent housing, typically within a period of 6 to 24 months. Supportive housing provides indefinite rental assistance and supportive services to assist homeless persons achieve housing stability. Typically, both transitional housing and supportive housing incorporate supportive services such as individual case management, mental health treatment, addiction therapy, and vocational training.

Hotels and motels present a unique opportunity to accommodate these housing types by reusing existing structures to respond to immediate housing needs. These buildings are structurally similar to residential buildings and have the potential to be quickly adapted to provide interim housing through publicly-funded programs. In Long Beach, individual rooms in motels are already used as a form of transitional housing, and there is increasing interest in converting entire properties to transitional housing and/or supportive housing so that supportive services can be better integrated onsite. Measure H, a Countywide measure to allow a quarter-cent sales tax increase to fund homeless services, approved by voters in March 2017, has expanded the availability of funding to provide rental assistance and supportive services to residents of supportive and transitional housing. County-funded programs will help facilitate the use of hotels and motels for supportive and transitional housing on an interim basis. More recently, State Coronavirus Aid, Relief, and Economic Security (CARES) Act funding provides

another revenue stream to support such conversions, and the adoption of the proposed Ordinance complements and supports a variety of activities the City plans to implement with this funding, including sheltering the homeless and providing a range of social and support services to residents impacted by the pandemic.

Today, motels are sometimes used as an informal type of affordable housing - often called a "housing of last resort." Individuals may utilize housing vouchers to rent out motel rooms on a temporary basis. However, these programs often do not include many of the tenant protections that are associated with a longer-term lease nor the supportive services these individuals require. The proposed Ordinance in many ways represents a continuation of this activity, but with improvements. Residents would be permitted to remain in the unit and would be provided the stability of a longer-term lease. Additionally, the quality and type of supportive services and property management provided to residents would be improved. Furthermore, the reuse of these properties that would be permitted by the proposed Ordinance allows for the rapid increase in the supply of housing units in the near term while more permanent supportive and low-income housing can be constructed.

This matter was reviewed by Assistant City Attorney Michael J. Mais on August 20, 2020 and by Budget Analysis Officer Julissa José-Murray on August 14, 2020.

Public Notice and Environmental Compliance

In accordance with public hearing notification requirements for a Zoning Ordinance Amendment in Long Beach Municipal Code Section 21.21.302.C, notice of this public hearing was published in the Long Beach Press-Telegram on September 1, 2020; written notices were sent to the California Coastal Commission. Due to the declared state of emergency, notices were not provided to City libraries (they are closed), notice posting was provided at City Hall but not at multiple locations. Additionally, two town halls were hosted by City staff in January 2020 and study session on this item was held at the Planning Commission meeting on April 16, 2020. A notice of the proposed code amendment was distributed through the City's LinkLB e-mail blast system.

Pursuant to the California Environmental Quality Act (CEQA), the project is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.50, which states that the conversion of a motel structure to supportive or transitional housing, where the conversion does not result in the expansion of more than 10 percent of the floor area of any individual living unit in the structure, and/or does not result in any significant effects relating to traffic, noise, air quality, or water quality, is statutorily exempt from CEQA requirements. No additional action is required for Environmental Review.

TIMING CONSIDERATIONS

Pursuant to Section 21.25.103 of the Zoning Regulations, this request should be presented to the City Council within 60 days of the Planning Commission hearing, which took place on May 21, 2020. While the advisory 60-day period could not be met, the earliest possible City Council action is requested on September 15, 2020.

FISCAL IMPACT

This recommendation has no staffing impact beyond the budgeted scope of duties and is consistent with existing City Council priorities. While this action is intended to promote future economic activity any projection of its impact would be speculative. There is therefore no fiscal or local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

APPROVED:



OSCAR W. ORCI
DIRECTOR OF DEVELOPMENT SERVICES



THOMAS B. MODICA
CITY MANAGER

OWO:CK:PAD:asl

ATTACHMENTS: CITY COUNCIL ORDINANCE
CITY COUNCIL RESOLUTION
ATTACHMENT A – FINDINGS
ATTACHMENT B – DRAFT INTERIM MOTEL CONVERSION PERMIT APPLICATION

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING THE LONG BEACH
MUNICIPAL CODE BY ADDING CHAPTER 21.65,
RELATING TO INTERIM MOTEL/HOTEL CONVERSIONS

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

Section 1. The Long Beach Municipal Code is amended by adding
Chapter 21.65 to read as follows:

CHAPTER 21.65

INTERIM MOTEL/HOTEL CONVERSIONS

21.65.010 Purpose.

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/Hotel Housing Project" is defined as the physical re-purposing or adaptive reuse of an existing transient residential

1 structure, such as a Motel, Hotel, Apartment Hotel, Transient Occupancy
2 Residential Structure, or Hostel, for use as Supportive Housing or
3 Transitional Housing for persons experiencing homelessness or those at
4 risk of homelessness.

5 B. "Interim Motel/Hotel Conversion Permit" is a permit issued by
6 the Department of Development Services Planning Bureau, upon
7 satisfaction of the requirements of this Section, to an eligible applicant to
8 allow the temporary conversion of an existing transient residential structure,
9 such as a Motel, Hotel, Apartment Hotel, Transient Occupancy Residential
10 Structure, or Hostel, for use as Supportive Housing or Transitional Housing
11 for persons experiencing homelessness or those at risk of homelessness.

12 C. "Local Agency" is defined as an agency that funds and/or
13 operates subsidized Supportive Housing and/or Transitional Housing for
14 persons experiencing homelessness or at risk of homelessness and/or
15 provides on-site supportive social services such as intensive case
16 management, employment services, benefits advocacy, and other services
17 or service referrals necessary to obtain and maintain housing.

18
19 21.65.030 Qualification.

20 All Dwelling Units and Guest Rooms in the structure must be used
21 for Supportive Housing or Transitional Housing or a combination of both.
22 The Interim Motel/Hotel Housing Project shall not result in the expansion
23 of more than ten (10) percent of the existing building floor area; nor shall
24 the combined number of Dwelling Units or Guest Rooms increase from the
25 number existing on site prior to the date of the Interim Motel/Hotel Housing
26 Project application. Any Floor Area used for onsite Supportive Services
27 shall be considered accessory to the residential use.

28

1 21.65.040 Application and Approval.

2 A. The Department of Development Services in coordination
3 with the Department of Health and Human Services shall review all Interim
4 Motel/Hotel Housing Projects for zoning compliance as described in
5 Section 21.65.060, and adherence to the performance standards in
6 Section 21.65.070. The Interim Motel/Hotel Housing Project shall be
7 approved if the application requirements, zoning compliance and
8 performance standards of this Chapter are met through the approval
9 process, including but not limited to, payment of all applicable fees. Interim
10 Motel/Hotel Housing Projects shall not be considered a change of use
11 under Title 21 of the Long Beach Municipal Code, nor an increase in
12 density or other change which requires any corresponding discretionary
13 action.

14 B. Prior to issuance of an Interim Motel/Hotel Conversion
15 Permit, the applicant shall provide a copy of an executed agreement
16 between the Local Agency and the Interim Motel/Hotel Housing Project
17 applicant setting forth the terms for the provision of the of onsite
18 Supportive Housing or Transitional Housing, or a combination of both, and
19 the provision of on-site social services; proof that the applicant has
20 received funding from a Local Agency; and proof that the Supportive
21 Housing or Transitional Housing agreement is in effect.

22
23 21.65.050 Termination of Supportive Housing or Transitional Housing
24 Agreement .

25 Upon any termination of the Supportive Housing or Transitional
26 Housing agreement, the Interim Motel/Hotel Housing Project applicant
27 shall be required, within ninety (90) days, to notify the Department of
28 Development Services and to complete one of the following:

1 A. Submit an application to the Department of Development
2 Services to return to the original use existing on the Interim Motel/Hotel
3 Housing Project application, or to any use permitted by the current zoning
4 regulations; or

5 B. Provide a copy of a new executed agreement to the
6 Department of Development Services , in accordance with the
7 requirements in Section 21.54.040, to begin a new agreement term for the
8 provision of Supportive or Transitional Housing.

9
10 21.65.060 Compliance with applicable standards and zoning code
11 requirements.

12 A. Interim Motel/Hotel Housing Projects shall not be subject to
13 any otherwise applicable zoning ordinance, specific plan, or other overlay
14 district regulations, including, but not limited to, the following:

15 1. Minimum Area per Dwelling Unit or Guest Room. A
16 structure that is occupied with a use classified as a Motel, Hotel,
17 Apartment Hotel, Transient Occupancy Residential Structure, or Hostel,
18 regardless of any nonconforming status as to the area and density
19 regulations of the underlying zone, may be used for an Interim Motel/Hotel
20 Housing Project, provided that the conversion does not create any
21 additional total combined number of Dwelling Units or Guest Rooms.

22 2. Off-Street Automobile Parking. Interim Motel/Hotel
23 Housing Projects shall be exempt from the requirements of LBMC
24 Chapter 21.41 during the Supportive Housing or Transitional Housing
25 agreement, however, the Interim Motel/Hotel Housing Project shall
26 maintain and not reduce the number of onsite parking spaces existing on
27 the date of the Interim Motel/Hotel Housing Project application.

28 3. Use. Notwithstanding the use provisions of the

1 underlying zone, an Interim Motel/Hotel Housing Project shall be
2 permitted.

3 4. Change of Use. Section 21.27.070 shall not apply to
4 Interim Motel/Hotel Housing Projects.

5 5. Change of Occupancy. To the extent that an Interim
6 Motel/Hotel Housing Project is considered a change of occupancy, the
7 change in occupancy shall be construed to be an occupancy group that is
8 less hazardous than the original use, and building code compliance shall
9 be limited to the requirements of Section 18.49.030, as determined by the
10 Building Official.

11 6. Notwithstanding any exemptions from building and
12 zoning requirements detailed in this Section, an Interim Motel/Hotel
13 Housing Project shall comply with minimum applicable health and safety
14 requirements established in Title 18, as determined by the Building
15 Official.

16 B. Minor Interior Alterations for Cooking Facilities. Approved
17 Interim Motel/Hotel Housing Project applicants may make minor interior
18 alterations adding cooking facilities, including a sink, a refrigerator not
19 exceeding ten (10) cubic feet, counter space not exceeding ten (10)
20 square feet, and a hotplate, microwave, or other cooking facilities to Guest
21 Rooms. In the event a structure is returned to the motel or hotel use, in
22 accordance with Section 21.65.040, the motel or hotel may maintain any
23 Guest Rooms with added cooking facilities.

24 C. Preservation of Nonconforming Rights. Upon termination of
25 the Supportive Housing or Transitional Housing use, any structure that is
26 nonconforming as to area or use regulations, or any other zoning code
27 requirements, may return to the use and condition as it existed on the date
28 of the Interim Motel Housing Project application, notwithstanding any

1 physical alterations to the subject property. Any Floor Area used for
2 Supportive Services may be returned to use as Guest Rooms or Dwelling
3 Units, or may be converted to accessory amenity spaces, so long as the
4 total number of Dwelling Units or Guest Rooms do not exceed the number
5 existing at the time of the application for the Interim Motel Housing Project.

6
7 21.65.070 Performance standards.

8 The Interim Motel/Hotel Housing Project shall meet the following
9 performance standards:

10 A. Public Outreach Requirement. At the time of Interim
11 Motel/Hotel Conversion Permit application, and prior to the issuance of
12 any permits for an Interim Motel/Hotel Housing Project, the operator and/or
13 Local Agency shall conduct outreach to the surrounding community, to the
14 satisfaction of the Director of Development Services. Public Outreach may
15 include, but is not limited to, mailed notification, or the convening of a
16 public meeting or other similar public forum for the purpose of seeking
17 input from the surrounding community. The applicant shall provide copies
18 of mailed notices, meeting flyers and/or meeting summaries or notes, or
19 other relevant documentation to the satisfaction of the Director of
20 Development Services as evidence that this requirement has been fulfilled.

21 B. Supportive Service Area. A minimum area of office space
22 shall be provided within an Interim Motel/Hotel Housing Project for the
23 provision of on-site Supportive Services, including case management.

24 C. Lighting. Security night lighting shall be shielded so that the
25 light source cannot be seen from adjacent residential properties.

26 D. Security Lighting. Security lighting with illumination of not
27 less than 0.2 foot-candles (2.15 lx) shall be provided in parking areas,
28 alleys and any unenclosed spaces under or within the first floor of the

1 building(s).

2 E. Recycling and Trash Facilities. Any recycling or trash
3 facilities shall be secured and completely enclosed by a solid wall or fence
4 not less than six (6) feet in height.

5 F. Historic Buildings. An Interim Motel/Hotel Housing Project
6 shall not involve alteration of an historic character defining feature
7 identified in a nomination or a survey for any project affecting a property
8 listed in or formally determined eligible for a national, state, or local historic
9 register, individually or as a contributor to a historic district, unless the
10 Director of Development Services determines the proposed alteration will
11 not adversely impact the property's historic eligibility.

12
13 21.65.080 Alternative Compliance.

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

23
24 Section 2. The City Clerk shall certify to the passage of this ordinance by
25 the City Council and cause it to be posted in three (3) conspicuous places in the City of
26 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the
27 Mayor.

28 I hereby certify that the foregoing ordinance was adopted by the City

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 W. Ocean Boulevard, 9th Floor
Lona Beach, CA 90802

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Council of the City of Long Beach at its meeting of _____, 20____, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

Recusal(s): Councilmembers: _____

City Clerk

Approved: _____
(Date)

Mayor

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AUTHORIZING THE DIRECTOR OF
DEVELOPMENT SERVICES TO SUBMIT AMENDMENTS
TO THE LONG BEACH ZONING REGULATIONS TO THE
CALIFORNIA COASTAL COMMISSION FOR APPROVAL

WHEREAS, on _____, 2020, the City Council of the City of
Long Beach amended certain provisions of the Long Beach Zoning Regulations, Title 21,
of the Long Beach Municipal Code; and

WHEREAS, it is the desire of the City Council to submit the above
referenced zoning regulation amendments to the California Coastal Commission for its
review and certification; and

WHEREAS, the Planning Commission and City Council gave full
consideration to all facts and the proposals respecting the amendments to the zoning
regulations at properly noticed and advertised public hearings; and

WHEREAS, the City Council, in accordance with the recommendation of
the Planning Commission, approved the proposed amendments to the zoning regulations
by adopting amendments to Title 21. The proposed zoning regulation amendments are
to be carried out in a manner fully consistent with the Coastal Act and become effective in
the Coastal Zone immediately upon Coastal Commission certification and approval; and

WHEREAS, the City Council hereby finds that the proposed zoning
amendments will not adversely affect the character, livability or appropriate development
in the City of Long Beach and that the amendments are consistent with the goals,
objectives and provisions of the City's General Plan and the California Coastal Act.

NOW, THEREFORE, the City Council of the City of Long Beach resolves as
follows:

1 Section 1. The amendment to the Long Beach Zoning Regulations of the
2 City of Long Beach adopted on _____, 2020, by Ordinance No.
3 ORD-20-_____, a copy of which is attached to and incorporated in this
4 resolution as Exhibit "A", is hereby submitted to the California Coastal Commission for its
5 earliest review as to that part of the ordinance that directly affects land use matters in that
6 portion of the California Coastal Zone within the City of Long Beach.

7 Section 2. The Director of Development Services of the City of Long
8 Beach is hereby authorized to and shall submit a certified copy of this resolution, together
9 with appropriate supporting materials, to the California Coastal Commission with a
10 request for its earliest action, as an amendment to the Local Coastal program that will
11 take effect automatically upon Coastal Commission approval pursuant to the Public
12 Resources Code or as an amendment that will require formal City Council adoption after
13 Coastal Commission approval.

14 Section 3. This resolution shall take effect immediately upon its adoption
15 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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I certify that this resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 2020, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

Recusal(s): Councilmembers: _____

City Clerk

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802

FINDINGS

Interim Motel Conversion Ordinance - Zoning Code Amendment Application No. 2001-001 September 15, 2020

The Long Beach Municipal Code does not require specific findings for the adoption of a Zoning Code Amendment. The proposed Zoning Code Amendment however, is consistent with state law and guidelines, consistent with the General Plan Land Use Element and other elements of the General Plan, will not adversely affect the character, livability or appropriate development of the City, and is in conformity with public necessity, convenience, general welfare, and good planning practice. The City of Long Beach makes these findings in support of its adoption of the Interim Motel Conversion Ordinance - Zoning Code Amendment.

The Zoning Code Amendment is consistent with objectives, principles, and standards of the General Plan. The Zoning Code Amendments (ZCA) would not conflict with the City's General Plan, the 2010 Strategic Plan, local coastal program, or any other applicable land use plans and policies. The ZCA involves adding a section to the Zoning Code to allow for the by-right non-permanent conversion of motels and other transient occupancy structures to supportive and/or transitional housing. The ZCA is consistent with goals, policies and strategies in the existing Land Use Element (LUE) and Housing Element (HE) of the General Plan. The ZCA does not result in new physical development but rather would permit the reuse of existing structures without triggering additional zoning requirements and only minimal life and safety building code requirements, as applicable.

This approach is consistent with the Economic Blueprint and General Plan provisions that promote reform of development regulations to be consistent, fair, transparent and productive toward public goals. This change will allow flexibility and economic resilience to provide targeted housing and services for the homeless or those who are at risk of homelessness. The proposed ZCA is one of a number of strategies intended to implement General Plan goals that aim to ensure a diversity of housing for households of all income levels, age groups and household types that are equitably distributed throughout the City.

The Land Use Element of the General Plan is organized around nine land use strategies, of which several are relevant to the proposed ZCA:

1. Implement Sustainable Planning and Development Practices
2. Accommodate Strategic Growth and Change
3. Diversify Housing Opportunities
4. Ensure a Fair and Equitable Land Use Plan

The proposed ZCA will create a pathway for existing buildings to be utilized for supportive housing and transitional housing, helping to promote creative, cost-effective, and expeditious strategies to expand housing solutions for persons experiencing or at risk of homelessness. The proposed ZCA will facilitate the reuse of these structures to

supportive and transitional housing by relaxing zoning code requirements. Any existing buildings, regardless of the permitted uses of the underlying zone or their conformance with current zoning regulations—including density, parking, use regulations or yard or setback requirements—would be eligible to be used for this purpose without needing additional planning entitlements. This increased flexibility in converting existing motels and other transient occupancy structures will allow those them to be repurposed to address the City's homeless and housing crises. It allows for the strategic provision of housing and supportive services for this targeted population and will expand the potential availability of housing options to provide units accessible to extremely low income people. It also ensures that there is a more equitable distribution of supportive and transitional housing throughout the City so as to not overconcentrate homeless housing and services in limited areas.

Specific relevant LUE policies include:

LU Policy 1-5: Encourage resources and processes that support sustainable development for adaptive reuse projects, as well as appropriate infill projects.

LU Policy 6-3: Pursue a variety of funding approaches, including grants, impact fees, transportation funds and other programs to fund City programs, services and capital investments

LU Policy 6-9: Encourage the redevelopment of parcels with poor land utilization such as single-use commercial structures on parcels over 5,000 square feet.

LU Policy 11-6: Achieve health equity, eliminate disparities and improve the health of residents throughout the City

LU Policy 12-1: Allow a variety of housing types in new residential developments with the goal of establishing new opportunities for persons of varied income ranges, ages, lifestyles and family needs.

LU Policy 12-2: Encourage the provision of housing opportunities, services, and amenities for all income levels, age groups, and household types, with opportunities to age in place.

LU Policy 12-6: Establish clear rules and locations for special housing types, such as congregate care, assisted living, senior housing, student housing, housing for temporary workers and housing with supportive services.

LU Policy 13-1: Promote an equitable distribution of housing types for all income and various cultural groups throughout the City; avoid creating concentrations of below-market-rate housing in underserved and low-income neighborhoods.

The proposed ZCA is consistent with these Land Use Element strategies and policies in that it will provide the opportunity to temporarily convert existing motels and hotels to supportive and transitional housing in all communities through the reuse of existing buildings. The proposed ZCA provides one additional tool in an overall suite of zoning tools to address the housing needs of Long Beach communities and neighborhoods.

The Housing Element is primarily concerned with the maintenance, availability and construction of housing which is supported by this ZCA. The proposed ZCA is consistent with Housing Element goals related to improving housing affordability, accessibility, and availability. Expanding the amount of available supportive and transitional housing units will further multiple goals and policies of the Housing Element, including:

Policy 2.5: Integrate and disperse special needs housing within the community and in close proximity to transit and public services.

Policy 2.7: Proactively seek out new models and approaches in the provision of affordable housing, such as co-housing and assisted living facilities.

Policy 4.2: Encourage a balance of rental and homeownership opportunities, including high quality apartments, townhomes, condominiums, and single-family homes to accommodate the housing needs of all socioeconomic segments of the community, including large families.

Policy 4.4: Finalize an ordinance for Planning Commission/City Council consideration to encourage adaptive reuse of existing structures for residential purposes.

Policy 5.4: Provide for streamlined, timely and coordinated processing of development projects to minimize project-holding costs.

The Zoning Code Amendments will not adversely affect the character, livability or appropriate development of the City, and is in conformity with public necessity, convenience, general welfare, and good planning practice. The proposed ZCA is in conformity with the public necessity, convenience, general welfare and good planning practice in that it establishes zoning regulations that allow the City's Zoning Code to be responsive to current and evolving need of the City and its residents. It promotes the general welfare and good planning practice by facilitating the provision of housing for the City's lowest income residents. Furthermore, it does so by allowing the reuse of existing buildings, which allow the City to meet the objective of housing the homeless while minimizing impacts to surrounding communities, as these buildings already exist and are integrated into their respective communities as well as reducing the time and cost to provide this type of housing. The proposed amendment does not change development standards for new development and allows for the provision of badly needed housing in a sustainable manner through the reuse of existing buildings. The proposed amendment is consistent with good planning practice and furthers the public interest by promoting housing development and community investment, consistent with the General Plan.



Interim Motel Conversion Permit Application

Department of Development Services | Planning Bureau
 411 W. Ocean Blvd., 2nd Floor, Long Beach, CA 90802
 Ph: (562) 570-6194 www.longbeach.gov/lbds

Project Location: _____ Long Beach, CA 908 _____

Applicant Name: _____ **Title:** _____

Mailing Address: _____

City: _____ **State:** _____ **ZIP:** _____

Telephone: _____ **Email:** _____

Applicant Signature: _____ **Date:** _____

Property Owner: _____ **Tel.:** _____

Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

(I/We), the undersigned, declare under penalty of perjury under the laws of the State of California that (I am/We are) the owner(s) of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

Property Owner Signature: _____ **Date:** _____

Applicant Signature: _____ **Date:** _____

Local Agency: _____ **Tel.:** _____

Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Local Agency Signature: _____ **Date:** _____

Interim Motel Conversion Permit requested as:

- Temporary Conversion of Hotel or Motel to Supportive or Transitional Housing (circle one) _____
- Building Permit for minor improvements per Section 21.65 (separate application required) _____
- Additional permits requested (please specify) _____

Page 2 with corresponding performance standards must be attached to this form

(I/We), the undersigned, declare under penalty of perjury under the laws of the State of California that I have read and I understand the requirements listed on Page 2 of this application pertaining to the above-identified use; and that all information attached hereto and all the statements and answers contained herein are true and correct.

I further acknowledge that violation of any requirements of the Long Beach Municipal Code, or any other applicable Federal or State regulations may cause termination of this permit.

Applicant Signature: _____ **Date:** _____

BELOW THIS LINE FOR STAFF USE ONLY

Filing Date: _____ Project No.: _____ Received by: _____ Council District: _____ Assigned Planner: _____	Original App. No.: _____ Related App. Nos.: _____ _____ Related Addresses: _____ _____	<table border="1"> <tr> <th colspan="2">PLANNING BUREAU REVIEW</th> </tr> <tr> <td colspan="2" style="text-align: center;"> <input type="checkbox"/> Approved <input type="checkbox"/> Not Approved </td> </tr> <tr> <td>By: _____</td> <td>Date: _____</td> </tr> <tr> <td colspan="2" style="text-align: center;">Planner</td> </tr> <tr> <td colspan="2">Plans in compliance with conditions: <input type="checkbox"/> Y <input type="checkbox"/> N</td> </tr> <tr> <td colspan="2">Additional entitlement(s) needed: <input type="checkbox"/> Y <input type="checkbox"/> N</td> </tr> </table>	PLANNING BUREAU REVIEW		<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved		By: _____	Date: _____	Planner		Plans in compliance with conditions: <input type="checkbox"/> Y <input type="checkbox"/> N		Additional entitlement(s) needed: <input type="checkbox"/> Y <input type="checkbox"/> N	
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