

ORDINANCE NO. ORD-05-0037

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING SECTIONS 21.27.060.C and 21.27.060.D; AND BY ADDING SECTION 21.27.065, ALL RELATED TO ZONING REGULATIONS AND BEDROOM SPLITTING

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

Section 1. Section 21.27.060.C and 21.27.060.D of the Long Beach Municipal Code is amended to read as follows:

21.27.060 Expansion.

C. Nonconforming Residential Uses.

1. Maximum Expansion. A nonconforming residential use (i.e., that exceeds the allowable density for the zone, or is located in a zone that does not permit residential uses) may expand up to two hundred fifty (250) square feet per unit.

2. Parking. Any expansion beyond two hundred fifty (250) square feet per site of cumulative addition shall require one (1) additional conforming parking space for each additional two hundred fifty (250) square feet. For single-family dwellings outside the parking impacted areas, no additional parking shall be required on sites with driveways twenty feet (20') or more in length.

3. Development Standards. The expansion shall be consistent in style and materials with the existing building, and shall conform to the current development standards of the zone.

1 D. Conforming Residential Use with Nonconforming Parking. A
2 residential use with nonconforming parking may be expanded as follows:

3 1. Demolition of Nonconforming Parking. Nonconforming
4 parking demolished during remodeling or additions may be replaced with
5 new parking of equal size or a more conforming size. The new parking
6 shall provide for the best feasible turning radius. For the purposes of this
7 Section "best feasible turning radius" means the most conforming turning
8 radius that may be created by relocating the new parking on the lot up to
9 the point it conflicts with the existing building.

10 2. Addition of New Dwelling Unit. The addition of new
11 dwelling units on a lot shall require the provision of additional parking
12 spaces for the new dwelling units as well as existing units if substandard
13 in parking in accordance with the standards for new construction.

14 3. Expansion of Existing Dwelling Unit. A residential use
15 with nonconforming parking may be expanded by up to two hundred fifty
16 (250) square feet after July 1, 1989, without providing additional parking.
17 Expansion beyond two hundred fifty (250) square feet per site of
18 cumulative addition shall require one (1) additional conforming parking
19 space for each additional two hundred fifty (250) square feet. However,
20 for single-family dwellings outside the parking impacted areas, no
21 additional parking shall be required on sites with driveways twenty feet
22 (20') or more in length.

23
24 Sec. 2. Section 21.27.065 is added to the Long Beach Municipal Code to
25 read as follows:

26 21.27.065 Interior alteration to multi-family residential uses with
27 nonconforming parking to create additional bedrooms.

28 A. Minimum Unit Size. An interior alteration to create a bedroom

1 within an existing residential use with a nonconforming number of parking
2 spaces may be permitted without providing additional parking if the
3 dwelling unit size after alteration meets or exceeds the minimum size set
4 forth in Table 27-1.

5 Table 27-1

6 Minimum Unit Size After Alteration

7

Total Number of Bedrooms	Unit Size
1	450
2	750
3	900
4	1100

10 Each additional bedroom requires an additional 70 square feet of
11 floor area.

12
13 B. Parking. If the dwelling unit size does not meet or exceed the
14 minimum size set forth in Table 27-1, interior alteration to create an
15 additional bedroom shall require one additional conforming parking space
16 until the parking complies with the requirements of Chapter 21.41.

17
18 Sec. 6. The City Clerk shall certify to the passage of this ordinance by the
19 City Council and cause it to be posted in three conspicuous places in the City of Long
20 Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

21 //

22 //

23

24

25

26

27

28

1 I hereby certify that the foregoing ordinance was adopted by the City Council of
2 the City of Long Beach at its meeting of October 18, 2005, by the
3 following vote:

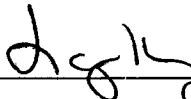
4 Ayes: Councilmembers: Lowenthal, Colonna, O'Donnell,
5 Kell, Reyes Uranga, Gabelich,
6 Lerch.

7
8 Noes: Councilmembers: None.

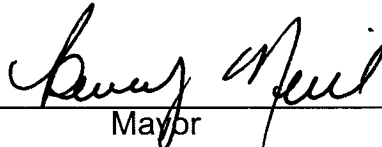
9
10 Absent: Councilmembers: Baker, Richardson.

11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200


City Clerk

Approved: 10-19-05


Mayor