



CITY OF LONG BEACH

H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor Long Beach, CA 90802 Phone: 570.6615 Fax: 570.6215

March 4, 2014

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, consider the Categorical Exemption (CE 13-100), and declare the Adaptive Reuse Ordinance 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 Adaptive Reuse Ordinance to the California Coastal Commission for their review and certification. (Citywide)

DISCUSSION

In October 2011, the City Council directed the City Manager to develop an adaptive reuse incentive program and ordinance that recognizes the economic, environmental and cultural value of preserving older and/or historic landmark buildings within the City of Long Beach.

Staff explored creating a new adaptive reuse ordinance to provide a clear process for reviewing and approving a range of different types of adaptive reuse projects. Adaptive reuse projects can come in a variety of forms and result in a range of new uses. The City seeks to encourage adaptive reuse as the greenest form of development, and to maintain the existing character of the urban form, providing guidance for the reuse of existing buildings without stifling creativity.

Key to the success of an adaptive reuse program is the ability to provide guidance for code modifications and/or full use of the Historic Building Code for eligible buildings, and to grant relief from parking standards, setbacks, height limitations, and other development standards on existing structures, which will allow reuse projects to be economically feasible while ensuring adequate health and safety protections. Complying with present day building and fire codes and parking standards is the major barrier in creating an adaptive reuse ordinance that provides adequate incentives for innovative projects.

Every three years, the State of California adopts new construction codes, known collectively as the California Building Standards Code, to establish uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems. The City Council adopted amendments to Title 18 to address these code changes on November 5, 2013, becoming

effective January 1, 2014. As part of this update, Title 18 was amended to provide additional flexibility for adaptive reuse projects and to adopt language for the administrative manual discussed in Section 18.63.

The Planning Commission conducted a study session on adaptive reuse in June 2012. The discussion included providing incentives for adaptive reuse projects, especially those that will provide more job-generating uses through the conversion, including provisions for accommodating original or unique signage and building features, and how best to creatively reuse institutional buildings such as schools or churches. In September 2012, the Planning Commission took a tour of adaptive reuse projects in Downtown Los Angeles during a special meeting. On November 21, 2013, the Planning Commission recommended the adoption of the attached ordinance (Exhibit A – Planning Commission staff report).

Adaptive reuse regulations are contained in Title 18 (Building) as discussed above, and would be amended in Title 21 (Zoning) of the Long Beach Municipal Code if approved by the City Council. In addition, staff will be creating an administrative manual specifically for adaptive reuse building and fire/life safety code modifications based on recent changes to Title 18. The manual will include specific code modifications, which could be considered and approved upon request of an applicant. These three components collectively (Title 18, Title 21, and the adaptive reuse manual) would comprise the City's adaptive reuse regulations. In addition, staff will be creating online materials to encourage property owners and developers to undertake adaptive reuse projects.

The primary goal in crafting adaptive reuse regulations for both Title 18 and Title 21 was to establish a clear process, and find a way to accumulate code provisions to allow the types of existing buildings present in Long Beach to be safely reused in appropriate circumstances. The regulations establish a consistent and efficient process to review conversions of a range of appropriate types of structures for adaptive reuse.

The Planning Commission recommended the following revisions to Title 21:

- Provide a new definition for adaptive reuse.
- Allow uses in adaptive reuse projects that are consistent with the Neighborhood Commercial and Residential (CNR) mixed-use zone.
- Establish a requirement for Site Plan Review for most adaptive reuse projects, and allow waiver of project-specific requirements.
- Provide special development standards for adaptive reuse projects including reasonable accommodation of setback and height of existing buildings, and limited relief from parking requirements.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 13-100) was issued for the proposed project (Exhibit B).

This matter was reviewed by Assistant City Attorney Michael Mais on February 12, 2014, and by Budget Management Officer Victoria Bell on February 6, 2014.

HONORABLE MAYOR AND CITY COUNCIL

March 4, 2014

Page 3 of 3

TIMING CONSIDERATIONS

City Council action is requested on March 4, 2014, for consistency with the recently adopted changes to Title 18 of the LBMC.

FISCAL IMPACT

There is no fiscal or local job impact associated with the submission of this report.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:slg

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Attachments: City Council Resolution
City Council Ordinance
Exhibit A – Planning Commission Staff Report from November 21, 2013
Exhibit B – Categorical Exemption 13-100

APPROVED:



PATRICK H. WEST
CITY MANAGER

AGENDA ITEM No. **3****CITY OF LONG BEACH**DEPARTMENT OF DEVELOPMENT SERVICES
333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

November 21, 2013

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California**RECOMMENDATION:**

Receive supporting documentation into the record, conclude the public hearing, recommend that the City Council adopt amendments to the Zoning Ordinance related to adaptive reuse of existing buildings; and accept Categorical Exemption (CE 13-100). (Citywide)

APPLICANT: City of Long Beach
Department of Development Services
333 W. Ocean Boulevard, 5th Floor
Long Beach, CA 90802
(App No. 1310-14)

DISCUSSION

Over the last few years, the City has explored creating a new adaptive reuse (AR) ordinance to provide a clear process for reviewing and approving a range of different types of AR projects. Adaptive reuse projects can come in all shapes and sizes. The City seeks to encourage AR as the greenest form of development, and to maintain the existing character of the urban form.

In early summer 2012, memorandums were provided to the Planning Commission and City Council on the subject of adaptive reuse. The Planning Commission conducted a study session on AR in June 2012. The discussion included providing incentives for AR projects, especially those that will provide more jobs-generating uses through the conversion, including provisions for accommodating original or unique signage and building features, and how best to creatively reuse institutional buildings such as schools or churches. In September 2012, the Planning Commission took a tour of AR projects in Downtown Los Angeles during a special meeting.

Since that time, staff has conducted research into current adaptive reuse regulations, and has developed a set of suggested recommendations that provide guidance for an appropriate range of AR project types. The AR regulations are contained in both Title 18 (Building) and Title 21 (Zoning) of the Long Beach Municipal Code. In addition, the Building Official will be creating an administrative manual specifically for AR building and fire/life safety code modifications based on recent changes to Title 18. The manual will include specific code modifications which could be considered and approved upon request of an applicant. These

CHAIR AND PLANNING COMMISSIONERS

November 21, 2013

Page 2 of 3

three components collectively (Title 18, Title 21, and the AR manual) will comprise the City's AR regulations.

Every three years, the State of California adopts new construction codes, known collectively as the California Building Standards Code, to establish uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems. The City Council adopted amendments to Title 18 to address these code changes on November 5, 2013. As part of this update, Title 18 was amended to provide additional flexibility for AR projects and to adopt language for the administrative manual discussed earlier.

The primary goal in crafting AR regulations for both Title 18 and title 21 was to establish a clear process, and find a way to accumulate code provisions to allow the types of existing buildings present in Long Beach to be safely reused in appropriate circumstances. The regulations establish a consistent and efficient process to review conversions of a range of appropriate types of structures for AR.

Revisions to Title 21 are necessary to move this issue forward. As such, staff is proposing the following revisions to Title 21, which will:

- Provide a definition for AR
- Establish a requirement for Site Plan Review for most AR projects
- Provide special development standards for AR projects including reasonable accommodation of setback and height of existing buildings, and limited relief from parking requirements

In addition, following the adoption of these modifications to Title 21 by the City Council, staff will:

- Develop and maintain an administrative AR policy manual of specific building and fire/life safety modifications that could be considered and/or approved
- Develop educational brochures and online materials to encourage property owners and developers to undertake AR projects

The proposed policy revisions detailed in Attachment A will provide greater clarity for AR projects and will encourage additional AR projects in the future. Therefore, staff recommends that the Planning Commission recommends preparation of an AR ordinance for approval by the City Council.

PUBLIC HEARING NOTICE

A notice of public hearing was placed in the Long Beach Press Telegram on November 6, 2013, in compliance with Municipal Code noticing requirements. As of the date of this staff report, no letters have been received.

CHAIR AND PLANNING COMMISSIONERS
November 21, 2013
Page 3 of 3

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 13-100) was issued (Exhibit B).

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:sg
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Attachments: Exhibit A – Adaptive Reuse Policy Revisions
 Exhibit B – Categorical Exemption CE 13-100



NOTICE of EXEMPTION from CEQA

Exhibit B

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 13-100

Project Location/Address: Citywide
Project/Activity Description: Title 22 (Zoning Code) of LBMC revisions related to the Triennial Building Code update for purposes of adaptive reuse projects.

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: City of Long Beach, Development Services

Mailing Address: 333 W. Ocean, 5th Floor

Phone Number: 562-570-6194 Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1310-14 Planner's Initials: SG

Required Permits: Municipal Code revisions

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15301 & 15332

Statement of support for this finding: Adaptive reuse of existing buildings for new purposes, to reduce waste and preserve existing urban fabric.

Contact Person: Steve Gerhardt Contact Phone: 562-570-6288
Signature: [Signature] Date: October 3, 2013

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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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 _____, 2014, 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, relating to adaptive reuse; 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

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 Chapter 21.15, 21.25 and 21.45. 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.

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

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 follows:

2 Section 1. The amendment to the Long Beach Zoning Regulations of the
3 City of Long Beach adopted on _____, 2014, by Ordinance No.
4 _____, a copy of which is attached to and incorporated in this resolution as
5 Exhibit "A", is hereby submitted to the California Coastal Commission for its earliest
6 review as to that part of the ordinance that directly affects land use matters in that portion
7 of the California Coastal Zone within the City of Long Beach.

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

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

17 I certify that this resolution was adopted by the City Council of the City of
18 Long Beach at its meeting of _____, 2014, by the following vote:

19 Ayes: Councilmembers: _____

20 _____

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22 Noes: Councilmembers: _____

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24 Absent: Councilmembers: _____

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City Clerk

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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 AMENDING SECTION 21.25.502;
AND BY ADDING SECTIONS 21.15.064.5 AND 21.45.500,
ALL RELATED TO ADAPTIVE REUSE

Section 1. Section 21.25.502 of the Long Beach Municipal Code is
amended to read as follows:

A. Standard. The following projects shall require site plan review:

1. Residential. The following residential projects require
site plan review:

a. Five (5) or more units as one (1) project. This
includes both new construction, as well as additions or adaptive reuse
projects. This includes side by side projects by the same applicant where
the total of new plus existing units equals five (5) or more;

b. Construction of a new dwelling unit or an
addition great than four hundred fifty (450) square feet in size to an existing
dwelling, located on a lot less than twenty-seven feet (27') in width in the R-
1-N, R-1-M, R-2-N, and R-2-A districts;

c. Any project proposing to utilize the incentive
program established for very low and low income households; and

d. Any residential project proposing to utilize a wing
wall.

2. Commercial. The following commercial projects require
site plan review:

a. New buildings of one thousand (1,000) square

1 feet or more;

2 b. Additions of one thousand (1,000) square feet or
3 more to an existing commercial building. However, an addition of up to five
4 thousand (5,000) square feet may be permitted without site plan review if
5 the addition is less than twenty-five percent (25%) of the floor area of the
6 existing building and is not visible from a public way;

7 c. Exterior remodeling of a building where the
8 affected area consists of fifty feet (50') or more of building frontage in the
9 CAN, CNP and CNR districts;

10 d. Commercial storage uses; and

11 e. Attached/roof-mounted cellular and personal
12 communication services.

13 3. Industrial or public assembly use. Industrial projects
14 with five thousand (5,000) square feet or more of floor area of new
15 construction, except those located in the IP (pPort-district) zoning district.
16 Projects located in the IP zone shall be exempt from site plan review, except
17 those projects which are located on a major arterial as defined by the
18 transportation element of the General Plan.

19 4. Adaptive Reuse. Projects involving the reuse of
20 existing spaces, structures or buildings as allowed under California Health
21 and Safety Code Section 17958.11 for joint living and work quarters (live-
22 work) or as allowed in LBMC Chapter 18.63, and subject to the Special
23 Development Standards in LBMC Section 21.45.500.

24 4.5. Project on City land. All new construction projects with
25 building floor area of five hundred (500) square feet or greater except
26 roadway and utility maintenance or improvements.

27 56. Sign standards waiver requests. The City recognizes
28 the visual and aesthetic importance that signage has on a development.

1 Not only does signage identify the tenants of a particular space but it helps
2 define and shape the unique architectural character and identity of a project.
3 To this end, this sign standards waiver section has been introduced. The
4 intent of this provision is to allow a greater amount of creativity and flexibility
5 in the creation, design, and application of signage on developments beyond
6 the established sign standards. The following sign projects shall require site
7 plan review:

- 8 a. Individual sign review requests for waiver of
9 established sign standards;
- 10 b. Sign programs as defined in Subsection
11 21.44.035.B; and
- 12 c. Changeable copy signs.

13 67. Project on City land in the coastal zone. All projects
14 involving five hundred (500) square feet or more of land or water area,
15 except roadway and utility maintenance or improvement.

16 78. Determination of nonconforming parking rights in area
17 D of the coastal zone. Requests for determination of nonconforming
18 parking rights per Subsection 21.41.226.A.

19 B. Conceptual. The following projects shall also be required to
20 apply for conceptual site plan review prior to filing for site plan review:

- 21 1. Residential. Residential projects of fifty (50) or more units;
- 22 2. Commercial, industrial or public assembly. Projects of fifty
23 thousand (50,000) square feet or more of new construction;
- 24 3. Project on City land. Projects of one thousand (1,000)
25 square feet or more of new construction.

26
27 Section 2. Section 21.15.064.5 is added to the Long Beach Municipal
28 Code to read as follows:

1 21.15.064.5 Adaptive reuse.

2 “Adaptive reuse” means a construction or remodeling project that
3 reconfigures existing spaces, structures or buildings to accommodate a new
4 use or to accommodate another purpose than what it was originally
5 designed for.

6
7 Section 3. Section 21.45.500 is added to the Long Beach Municipal
8 Code to read as follows:

9 21.45.500 Special Development Standards

10 Adaptive Reuse Projects. The following special development
11 standards shall apply to adaptive reuse projects:

12 A. Land Use. The intent of the adaptive reuse is to allow
13 conversion of existing structures into new land uses that maintain or
14 enhance the character of a neighborhood or district, extend the life of the
15 building, reduce use of new construction materials and reduce construction
16 waste generated, and provide additional employment or housing
17 opportunities in appropriate and compatible locations.

18 1. An adaptive reuse project may change an existing
19 building to any Neighborhood Commercial and Residential (CNR) District
20 permitted use with the following exceptions:

21 a. Adaptive reuse projects are not allowed in single
22 family or duplex residential zoning.

23 b. Non-residential uses introduced into any
24 multiple-family residential zones through adaptive reuse shall be compatible
25 with the surrounding neighborhood as determined by the Site Plan Review
26 Committee.

27 c. No new residential uses shall be introduced
28

1 through adaptive reuse into any industrial zone.

2 2. Any discretionary review, including an Administrative
3 Use Permit or Conditional Use Permit required within the CNR zone for a
4 particular use, is required for an adaptive reuse project.

5 3. Any request for a land use not explicitly allowed within
6 the CNR zone as part of an adaptive reuse project shall require an
7 Administrative Use Permit.

8 B. Setbacks. Existing principal structures with non-conforming
9 setbacks may remain. Any additions or façade changes involving greater
10 than twenty-five (25) continuous linear feet of exterior wall facing a public
11 right-of-way shall comply with zoning setbacks, unless waived by the Site
12 Plan Review Committee.

13 C. Height. Heights of existing buildings shall be exempt from
14 established height limits. The addition of parapets or roof structures,
15 equipment or other enclosures or non-habitable space is allowed. Any new
16 or additional habitable space or floors shall comply with height limits of the
17 underlying zoning district, unless waived by the Site Plan Review
18 Committee.

19 D. Residential Unit Size. A minimum dwelling unit size of four
20 hundred fifty (450) square feet and project average of no less than seven
21 hundred (700) square feet shall be provided, unless waived by the Site Plan
22 Review Committee.

23 E. Existing Parking. The overall number of existing parking
24 spaces onsite shall be maintained. An exception for a reduction in existing
25 parking for purposes of providing required ADA parking and access may be
26 allowed by the Site Plan Review Committee.

27 F. Required Parking in Designated Parking Impacted Areas.
28 Parking for adaptive reuse projects in designated parking impacted areas

1 shall be provided as follows:

2 1. Residential parking shall be a minimum of one (1)
3 space per dwelling unit plus one (1) guest space for every four (4) dwelling
4 units.

5 2. Parking for all non-residential uses shall be a minimum
6 of two (2) spaces per every one thousand (1,000) square feet of usable
7 internal space.

8 3. In mixed use adaptive reuse projects, the first three
9 thousand (3,000) square feet of non-residential space shall be exempt from
10 parking requirements.

11 4. Seventy-five percent (75%) of the minimum required
12 parking shall be provided for assembly, office or retail conversions in mixed
13 use or stand-alone buildings.

14 5. Tandem parking is allowed up to seventy-five percent
15 (75%) of provided spaces.

16 6. Shared parking arrangements shall conform to LBMC
17 Section 21.41.222 - Off-site parking or Section 21.41.223.A - Parking-Joint
18 Use of Parking Facility.

19 7. Any reduction in provided parking beyond the
20 minimums above shall be approved by the Site Plan Review Committee.

21 G. Required Parking in General. Parking for adaptive reuse
22 projects outside of designated parking impacted areas shall be provided as
23 follows:

24 1. No additional on-site parking shall be required for
25 conversion to residential uses.

26 2. Parking for all non-residential uses shall be a minimum
27 of one (1) space per every one thousand (1,000) square feet of usable
28 internal space.

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3. In mixed use adaptive reuse projects, the first six thousand (6,000) square feet of non-residential space shall be exempt from parking requirements.

4. Fifty percent (50%) of the minimum required parking shall be provided for assembly, office or retail conversions in mixed use or stand-alone buildings.

5. Tandem parking is allowed up to fifty percent (50%) of provided spaces.

6. Shared parking arrangements shall conform to LBMC Section 21.41.222 - Off-site parking or Section 21.41.223.A - Parking-Joint Use of Parking Facility.

7. Any reduction in provided parking beyond the minimums above shall be approved by the Site Plan Review Committee.

H. Other provisions. Floor Area Ratio (FAR), Landscaping, Lot Coverage, Open Space, and any other applicable development standards of the underlying zone would have to be complied with, unless waived by the Site Plan Review Committee.

Section 4. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

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OFFICE OF THE CITY ATTORNEY
CHARLIES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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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 _____, 2013, by the following vote:

Ayes:	Councilmembers:	_____

Noes:	Councilmembers:	_____

Absent:	Councilmembers:	_____

City Clerk

Approved: _____

Mayor

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addition greater than four hundred fifty (450) square feet in size to an
existing dwelling, located on a lot less than twenty-seven feet (27') in width
in the R-1-N, R-1-M, R-2-N, and R-2-A districts;

c. Any project proposing to utilize the incentive
program established for very low and low income households; and

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- 3 more to an existing commercial building. However, an addition of up to five
- 4 thousand (5,000) square feet may be permitted without site plan review if
- 5 the addition is less than twenty-five percent (25%) of the floor area of the
- 6 existing building and is not visible from a public way;
- 7 c. Exterior remodeling of a building where the
- 8 affected area consists of fifty feet (50') or more of building frontage in the
- 9 CNA, CNP and CNR districts;
- 10 d. Commercial storage uses; and
- 11 e. Attached/roof-mounted cellular and personal
- 12 communication services.
- 13 3. Industrial or public assembly use. Industrial projects
- 14 with five thousand (5,000) square feet or more of floor area of new
- 15 construction, except those located in the IP (Port) zoning district. Projects
- 16 located in the IP zone shall be exempt from site plan review, except those
- 17 projects which are located on a major arterial as defined by the
- 18 transportation element of the General Plan.
- 19 4. Adaptive Reuse. Projects involving the reuse of
- 20 existing spaces, structures or buildings as allowed under California Health
- 21 and Safety Code Section 17958.11 for joint living and work quarters (live-
- 22 work) or as allowed in LBMC Chapter 18.63, and subject to the Special
- 23 Development Standards in LBMC Section 21.45.500.
- 24 5. Project on City land. All new construction projects with
- 25 building floor area of five hundred (500) square feet or greater except
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- 27 6. Sign standards waiver requests. The City recognizes
- 28 the visual and aesthetic importance that signage has on a development.

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8 a. Individual sign review requests for waiver of
9 established sign standards;

10 b. Sign programs as defined in Subsection
11 21.44.035.B; and

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14 involving five hundred (500) square feet or more of land or water area,
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17 D of the coastal zone. Requests for determination of nonconforming
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19 B. Conceptual. The following projects shall also be required to
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9 Section 3. Section 21.45.500 is added to the Long Beach Municipal
10 Code to read as follows:

11 21.45.500 Special Development Standards.

12 Adaptive Reuse Projects. The following special development
13 standards shall apply to adaptive reuse projects:

14 A. Land Use. The intent of the adaptive reuse is to allow
15 conversion of existing structures into new land uses that maintain or
16 enhance the character of a neighborhood or district, extend the life of the
17 building, reduce use of new construction materials and reduce construction
18 waste generated, and provide additional employment or housing
19 opportunities in appropriate and compatible locations.

20 1. An adaptive reuse project may change an existing
21 building to any Neighborhood Commercial and Residential (CNR) District
22 permitted use with the following exceptions:

23 a. Adaptive reuse projects are not allowed in single
24 family or duplex residential zoning.

25 b. Non-residential uses introduced into any
26 multiple-family residential zones through adaptive reuse shall be compatible
27 with the surrounding neighborhood as determined by the Site Plan Review
28 Committee.

1 c. No new residential uses shall be introduced
2 through adaptive reuse into any industrial zone.

3 2. Any discretionary review, including an Administrative
4 Use Permit or Conditional Use Permit required within the CNR zone for a
5 particular use, is required for an adaptive reuse project.

6 3. Any request for a land use not explicitly allowed within
7 the CNR zone as part of an adaptive reuse project shall require an
8 Administrative Use Permit.

9 B. Setbacks. Existing principal structures with non-conforming
10 setbacks may remain. Any additions or façade changes involving greater
11 than twenty-five (25) continuous linear feet of exterior wall facing a public
12 right-of-way shall comply with zoning setbacks, unless waived by the Site
13 Plan Review Committee.

14 C. Height. Heights of existing buildings shall be exempt from
15 established height limits. The addition of parapets or roof structures,
16 equipment or other enclosures or non-habitable space is allowed. Any new
17 or additional habitable space or floors shall comply with height limits of the
18 underlying zoning district, unless waived by the Site Plan Review
19 Committee.

20 D. Residential Unit Size. A minimum dwelling unit size of four
21 hundred fifty (450) square feet and project average of no less than seven
22 hundred (700) square feet shall be provided, unless waived by the Site Plan
23 Review Committee.

24 E. Existing Parking. The overall number of existing parking
25 spaces onsite shall be maintained. An exception for a reduction in existing
26 parking for purposes of providing required ADA parking and access may be
27 allowed by the Site Plan Review Committee.

28 F. Required Parking in Designated Parking Impacted Areas.

1 Parking for adaptive reuse projects in designated parking impacted areas
2 shall be provided as follows:

3 1. Residential parking shall be a minimum of one (1)
4 space per dwelling unit plus one (1) guest space for every four (4) dwelling
5 units.

6 2. Parking for all non-residential uses shall be a minimum
7 of two (2) spaces per every one thousand (1,000) square feet of usable
8 internal space.

9 3. In mixed use adaptive reuse projects, the first three
10 thousand (3,000) square feet of non-residential space shall be exempt from
11 parking requirements.

12 4. Seventy-five percent (75%) of the minimum required
13 parking shall be provided for assembly, office or retail conversions in mixed
14 use or stand-alone buildings.

15 5. Tandem parking is allowed up to seventy-five percent
16 (75%) of provided spaces.

17 6. Shared parking arrangements shall conform to LBMC
18 Section 21.41.222 - Off-site parking or Section 21.41.223.A - Parking-Joint
19 Use of Parking Facility.

20 7. Any reduction in provided parking beyond the
21 minimums above shall be approved by the Site Plan Review Committee.

22 G. Required Parking in General. Parking for adaptive reuse
23 projects outside of designated parking impacted areas shall be provided as
24 follows:

25 1. No additional on-site parking shall be required for
26 conversion to residential uses.

27 2. Parking for all non-residential uses shall be a minimum
28 of one (1) space per every one thousand (1,000) square feet of usable

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internal space.

3. In mixed use adaptive reuse projects, the first six thousand (6,000) square feet of non-residential space shall be exempt from parking requirements.

4. Fifty percent (50%) of the minimum required parking shall be provided for assembly, office or retail conversions in mixed use or stand-alone buildings.

5. Tandem parking is allowed up to fifty percent (50%) of provided spaces.

6. Shared parking arrangements shall conform to LBMC Section 21.41.222 - Off-site parking or Section 21.41.223.A - Parking-Joint Use of Parking Facility.

7. Any reduction in provided parking beyond the minimums above shall be approved by the Site Plan Review Committee.

H. Other provisions. Floor Area Ratio (FAR), Landscaping, Lot Coverage, Open Space, and any other applicable development standards of the underlying zone would have to be complied with, unless waived by the Site Plan Review Committee.

Section 4. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

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OFFICE OF THE CITY ATTORNEY
CHARLIES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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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 _____, 2014, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____

Mayor