

ORDINANCE NO. ORD-14-0004

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 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

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 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  
26 roadway and utility maintenance or improvements.

27 6. 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 7. 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 8. 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.

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

3                   21.15.064.5 Adaptive reuse.

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

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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

1 internal space.

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

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

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

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

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

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

19  
20 Section 4. The City Clerk shall certify to the passage of this ordinance by  
21 the City Council and cause it to be posted in three conspicuous places in the City of Long  
22 Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

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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 March 11, 2014,  
by the following vote:

|         |                 |                                    |
|---------|-----------------|------------------------------------|
| Ayes:   | Councilmembers: | <u>Garcia, Lowenthal, DeLong,</u>  |
|         |                 | <u>Schipske, Andrews, Johnson,</u> |
|         |                 | <u>Neal.</u>                       |
| Noes:   | Councilmembers: | <u>None.</u>                       |
| Absent: | Councilmembers: | <u>O'Donnell, Austin.</u>          |

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor

Approved: 3/12/14



AFFIDAVIT OF POSTING

STATE OF CALIFORNIA        ) ss  
COUNTY OF LOS ANGELES   )  
CITY OF LONG BEACH        )

Megan Wiegelman being duly sworn says: That I am employed in the Department of the City Clerk of the City of Long Beach; that on the 12th day of March, 2014, I posted three true and correct copies of Ordinance No. ORD-14-0004 in three conspicuous places in the City of Long Beach, to wit: One of said copies in the entrance lobby of City Hall in front of the Information Desk; one of said copies in the Main Library; and one of said copies in the entrance lobby of the 14th Floor of City Hall.

A handwritten signature in cursive script, appearing to read "Megan Wiegelman", is written over a horizontal line.

Subscribed and sworn to before me  
this 12th day of March, 2014.

A handwritten signature in cursive script is written over a horizontal line.

CITY CLERK