



## **City Council – Public Hearing**

**April 16, 2019**

Zoning Code Amendment / Local Coastal Program Amendment

- Alcoholic Beverage Manufacturing
  - Updated Definitions
  - Landscaping Standards
  - Accessory Dwelling Units
-

## ***Background***

**On March 5, 2019, the City Council considered Zoning Code Amendments as certified and amended by the California Costal Commission related to:**

- ✓ Alcoholic Beverage Manufacturing (ABM) standards
- ✓ Zoning definitions and standards related to the 2017 Triennial Building Code Update\*
- ✓ Landscaping standards for consistency with State Law
- ✓ Accessory Dwelling Unit (ADU) standards

**\*Staff recommended a select number of the amendments be adopted citywide.**

## ***Alcoholic Beverage Manufacturing (ABM)***

**In November 2016 the City Council adopted an ordinance to streamline permitting approval for alcoholic beverage manufacturing facilities.**

### **COASTAL COMMISSION AMENDMENT**

Clarifies parking requirement for Alcoholic Beverage Manufacturing office space that is equal to 25% of the gross floor area.

## ***Triennial Building Code and Landscape related Zoning Code Changes***

**In November 2016, the City Council adopted an ordinance to reflect changes in the building code and state water efficiency standards.**

### **COASTAL COMMISSION AMENDMENT**

- ✓ Revises the definition of “demolish” and “rebuild” in the Coastal Zone\*\*\*
- ✓ Clarifies the loss of non-conforming rights
- ✓ Adds Specific EV standards within the Coastal Zone
- ✓ Eliminates references to Code Sections not under the purview of the Local Coastal Program
- ✓ Prohibits use of invasive species and adds water conservation language relating to native trees and reclaimed water

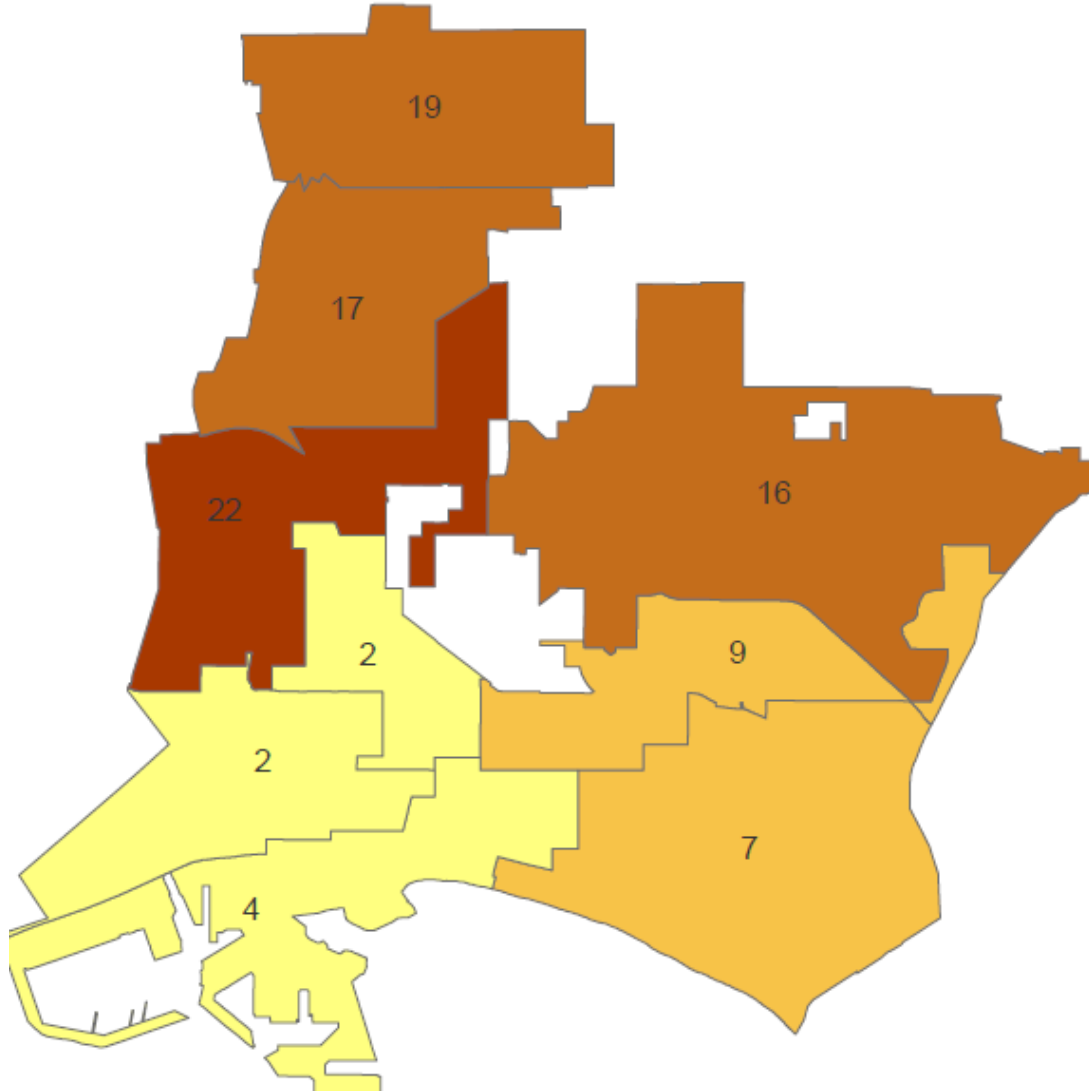
\*\*\* Citywide change recommended.

## ***Accessory Dwelling Units***

**In December 2017 the City Council adopted an ordinance establishing development standards for Accessory Dwelling Units (ADUs), tailored to Long Beach that included:**

- ✓ Minimum lot size - 5,200 sq.ft.
- ✓ ADU size
- ✓ Minimum open space requirements
- ✓ Basic design standards
- ✓ Parking for ADU's in Parking Impacted Areas

## ***Accessory Dwelling Units***



From Jan. 1, 2017 – Dec. 31, 2018

- 231 applications filed for ADUs.
- Approximately 10 percent of the applications allowed the legalization of existing units.
- Majority of ADUs created through the conversion of an existing structure.

## ***Accessory Dwelling Units***

### **COASTAL COMMISSION AMENDMENT - HIGHLIGHTS**

- ✓ Amends requirements and process for ADU's requiring a Coastal Development Permit
- ✓ Adds design requirements for second stories
- ✓ Eliminates minimum lot size for ADU's converted from an existing structure
- ✓ Reduces minimum lot size to 4,800 sq. ft. for newly constructed ADU's \*\*\*
- ✓ Amends City's proposed parking requirement for ADU's to one space except when the location meets exemptions prescribed in State Law \*\*\*

\*\*\* Citywide change recommended.

## ***Accessory Dwelling Unit Size***

**Approve Coastal Commission Amendments with the modification below:**

- ✓ Amend the minimum lot size to allow ADU's on lots with a minimum size of 4,800 sq.ft. throughout the City.

ADU LOT STANDARD			
	Minimum Lot Size	Limited ADU	Conforming ADU
California Coastal Commission Amendment	Within the Coastal Zone	N/A	4,800 sq. ft.
	Outside the Coastal Zone	4,800 sq. ft.	

Staff Recommended Change



## ***Accessory Dwelling Units – City Wide Minimum Lot Size Standard***

LOT SIZE*	Percent of ADU Eligible Lots By Council District								
	1	2	3	4	5	6	7	8	9
≥ 5,200 sq.ft.	1	6	10	12	29	6	16	10	11
≥ 4,800 sq.ft..	1	6	11	13	29	6	15	10	10

\*Percentages rounded to the nearest whole number.

✓ 5,820 additional lots are eligible for ADUs.

## ***Accessory Dwelling Units***

The 4,800 minimum lot size for ADUs is:

- ✓ Equitable for property owners;
- ✓ Creates an understandable and consistent standard;
- ✓ Creates greater opportunity for development of housing units addressing the city and statewide housing crisis;
- ✓ Encourages the legalization of illegal units; and
- ✓ Promotes reinvestment, generating new property tax revenue.

***Recommendation***

- ✓ Accept Categorical Exemptions CE-16-211 and CE 16-236, and Statutory Exemption SE-17-136;
- ✓ Adopt ZTA amendments certified by the California Coastal Commission along with the citywide changes recommended.
- ✓ Direct staff to submit Ordinances to the California Coastal Commission; and
- ✓ Transmit Local Coastal Program Amendment to Coastal Commission with Zoning Code updates related to ABM, Updated Definitions, Landscaping, and Accessory Dwelling Units.