



## Legislation Text

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**File #:** 21-0545, **Version:** 2

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Recommendation to declare ordinance imposing interim regulations (moratorium) in accordance with Chapter 21.50 of the Long Beach Municipal Code on the issuance of building, construction, occupancy permits, or other entitlements for new stand-alone residential construction along transportation corridors in areas that are designated by the 2019 General Plan Land Use Element Update as the Neighborhood-Serving Corridors or Centers PlaceType on Willow Street, west of the I-710 freeway to the City terminus; and Santa Fe Avenue, between Pacific Coast Highway on the south and Wardlow Road on the north, in the West Long Beach area of the City; declaring the urgency thereof; and declaring that this ordinance shall take effect immediately, read and adopt as read. (District 7) (Emergency Ordinance No. ORD-21-0020)

On May 18, 2021, the City Council adopted a minute order pursuant to an agenda request which initiated a moratorium relating to the issuance of building permits, construction permits, or other entitlements for new residential stand-alone construction along commercial and transportation corridors in areas that are designated by the 2019 General Plan Land Use Element Update as the Neighborhood-Serving Corridors or Centers PlaceType on Willow Street, west of the I-710 freeway to the City terminus; and Santa Fe Avenue, between Pacific Coast Highway on the south and Wardlow Road on the north, in the City of Long Beach. The moratorium was initiated pursuant to the provisions of Chapter 21.50 of the Municipal Code, "Interim Prohibition of Uses."

The attached ordinance, which has been prepared for Council's consideration, establishes a twelve (12) month moratorium period to be effective in the geographic areas described above. During this time, the Development Services Department and the Planning Commission will undertake a study of potential amendments to the Zoning or Building regulations of the City relating to the construction of stand-alone residential dwelling units along the corridors in question, and will also study the City's existing Zoning or Building regulations in order to align said regulations with the recently adopted Land Use and Urban Design Elements of the General Plan approved by the City Council in 2020. At the conclusion of the relevant study, the Planning Commission will make a recommendation to the City Council in regard to appropriate amendments that can, or should be, made to the City's current regulatory structure.

The twelve (12) month moratorium will apply to any application for permits received after 5:00 p.m. on May 18, 2021.

Approve recommendation.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH IMPOSING INTERIM REGULATIONS (MORATORIUM) IN ACCORDANCE WITH CHAPTER 21.50 OF THE LONG BEACH MUNICIPAL CODE ON THE ISSUANCE OF BUILDING, CONSTRUCTION, OCCUPANCY PERMITS, OR OTHER ENTITLEMENTS FOR NEW STAND-ALONE RESIDENTIAL CONSTRUCTION ALONG TRANSPORTATION CORRIDORS IN AREAS THAT ARE DESIGNATED BY THE 2019 GENERAL PLAN LAND USE ELEMENT UPDATE AS THE NEIGHBORHOOD-SERVING CORRIDORS OR CENTERS PLACETYPE ON WILLOW STREET, WEST OF THE 1-710 FREEWAY TO THE CITY TERMINUS; AND SANTA FE AVENUE, BETWEEN PACIFIC COAST HIGHWAY ON THE SOUTH AND WARDLOW ROAD ON THE NORTH, IN THE WEST LONG BEACH AREA OF THE CITY; DECLARING THE URGENCY THEREOF; AND DECLARING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY

CHARLES PARKIN  
CITY ATTORNEY