



Legislation Text

File #: 19-073PL, **Version:** 1

Recommendation that the City Council:

1) Accept Negative Declaration ND 06-20 and approve Zoning Code Amendment (ZCA19-003) to amend Title 21 of the Long Beach Municipal Code (Zoning Ordinance) to:

Land Use - Define and provide regulations for the following uses currently undefined in the Zoning Code:

a. Indoor and outdoor amusement/entertainment facilities, including escape rooms and similar uses;

b. Tutoring centers;

c. Animal-related uses including ancillary animal adoption and boarding related uses;

Development Standards - Make the following changes to existing development standards:

a. Eliminate required distance between structures on a single property within residential zoning districts;

b. Exempt non-conforming historic landmarks and contributing buildings, structures, and lots located in historic landmark districts from complying with parking requirements for expansions or interior alterations to residential uses to create additional bedrooms;

c. Update the Gross Floor Area (GFA) definition to include on-grade, semi-subterranean, and subterranean garages, as well as lofts, basements, and finished or habitable attics as part of GFA; update the definitions and code sections for lot coverage and floor area ratio to clarify that garage area up to 700 square feet for a single-family dwelling and all garage area for multi-family dwellings and non-residential buildings are exempt from lot coverage and Floor Area Ratio (FAR) calculations; lastly, exempt underground parking from complying with building setback requirements.

d. Update fence regulations in flood zones to measure from the top of the flood plain and clarify standards for corner cutoffs;

e. Provide exceptions to height limits for rooftop solar collectors in commercial, industrial, and institutional zoning districts;

Administrative Procedures - Make the following change to existing noticing requirements:

a. Update noticing requirements to exempt hearing items continued to a date certain from re-noticing.

Approve recommendation.