

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



W19a

DATE: July 24, 2015

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director, South Coast District
Teresa Henry, South Coast District Manager
Charles Posner, LCP Supervisor
Zach Rehm, Coastal Program Analyst

RE: Minor Amendment Request No. 1-15 (LCP-5-LOB-15-0021-1) to the City of Long Beach LCP, for Commission Action at its August 12, 2015 meeting in Chula Vista.

Local Coastal Program Amendment No. 1-15 (Minor)

The City of Long Beach is requesting that the Commission certify an amendment to the implementing ordinances portion of the Long Beach certified Local Coastal Program (LCP). The LCP amendment will amend the definitions of “family” and “single room occupancy” and add new definitions for “supportive housing,” “target population,” and “transitional housing” to the City’s zoning code, which is its implementing ordinance.

Local Coastal Program Amendment Request No. 1-15, submitted with City Council Resolution No. RES-15-0069, and contained in City Council Ordinance No. ORD-15-0015, affects only the implementing ordinances portion of the certified LCP and does not propose any rezoning or land use changes. The Long Beach Planning Commission held a public hearing for the zoning code changes on April 2, 2015. The Long Beach City Council held a public hearing for the zoning code changes and the LCP amendment on June 9, 2015 and passed City Council Resolution No. RES-15-0069 authorizing City staff to submit the LCP amendment to the Coastal Commission. After laying over the zoning code ordinance to the next regular meeting of the City Council for final reading, as is City procedure, the City Council adopted Ordinance No. ORD-15-0015 on June 16, 2015.

Analysis

The Executive Director has determined that City of Long Beach LCP Amendment No. 1-15 is a minor LCP amendment. The LCP amendment has been determined to be a “minor” LCP amendment because the proposed amended and new definitions to the City’s zoning code are consistent with the certified Land Use Plan (LUP), would make the City’s development regulations more specific, and would not change the kind, location, intensity or density of any uses. The amended and new definitions are based on a directive from the California Department of Housing and Community Development and will enable the City to comply with State law. The proposed changes to the implementing ordinances are attached as Exhibit 2 (Ordinance No. ORD-15-0015).

City of Long Beach
LCP Amendment No. 1-15 (Minor)
Page 2 of 2

Procedures

Pursuant to Section 30514(c) of the Coastal Act and Section 13554(a) of the California Code of Regulations, the Executive Director has determined that the proposed LCP amendment is "minor" in nature. Section 13554(a) of the California Code of Regulations defines a minor LCP amendment as changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and are consistent with the certified LUP.

The proposed LCP amendment will become effective after report to the Commission of any written objections received within ten working days of the mailing of notice unless one-third of the appointed members of the Commission request that the LCP amendment be processed and heard as a "major" LCP amendment pursuant to Section 13555 of the California Code of Regulations.



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South Coast Region

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RESOLUTION NO. RES-15-0069

CALIFORNIA
COASTAL COMMISSION

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 June 16, 2015, 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 Transitional and Supportive Housing; 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, related to Transitional and Supportive
Housing. 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

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1 follows:

2 Section 1. The amendment to the Long Beach Zoning Regulations of the
3 City of Long Beach adopted on June 16, 2015, by Ordinance No.
4 ORD-15-0015, 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 June 9, 2015, by the following vote:

19 Ayes: Councilmembers: Gonzalez, Lowenthal, Price, Supernaw,
20 Mungo, Andrews, Uranga, Austin,
21 Richardson.

22 Noes: Councilmembers: None.

23 Absent: Councilmembers: None.

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26 **CERTIFIED AS A TRUE AND CORRECT COPY**
Poonam Davis

27 **CITY CLERK OF THE CITY OF LONG BEACH**
BY: K. Moore
DATE: 6/25/15

Poonam Davis
City Clerk



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ORDINANCE NO. ORD-15-0015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING SECTION 21.15.1010; AND BY ADDING SECTIONS 21.15.2667, 21.15.2985, 21.15.2987, AND 21.15.3095, RELATING TO TRANSITIONAL AND SUPPORTIVE HOUSING

The City Council of the City of Long Beach ordains as follows:

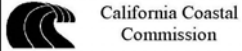
Section 1. Section 21.15.1010 of the Long Beach Municipal Code is amended to read as follows:

21.15.1010 Family

"Family" means two or more persons that occupy a dwelling unit and live together as a single housekeeping unit. A family has established ties and familiarity with each other; jointly uses common areas, interacts with each other, shares meals, household activities and chores, expenses and responsibilities. Membership in a family is fairly stable as opposed to transient. Family members have some control over who becomes a member of the family, and the residential activities of the family are conducted on a non-profit basis. Typically each member of a family has access to all parts of the dwelling unit and the members of the family have close social, economic, and psychological commitments to one another.

Exhibit A

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1 Section 2. Section 21.15.2667 is added to the Long Beach Municipal
2 Code to read as follows:

3 21.15.2667 Single Room Occupancy (SRO)

4 "Single Room Occupancy" (SRO) facility means any building
5 intended to be designed or be used, or which are used, rented, or hired
6 out, to be occupied, or which are occupied, for sleeping purposes by a
7 maximum of two persons per unit, which is also the primary residence of
8 those residents. The individual units shall be prohibited from containing
9 cooking facilities and/or sanitary facilities but shall contain a sink and a
10 bed. The SRO shall have on-site management. For purposes of this
11 definition, a Single Room Occupancy facility does not include residential
12 care homes, senior housing projects, rooming and board houses, hotels
13 and motels, bed and breakfast lodging, vacation rentals, extended care
14 facilities or hospitals. For classification purposes, a Single Room
15 Occupancy facility shall be considered a Special Group Residence.

17 Section 3. Section 21.15.2985 is added to the Long Beach Municipal
18 Code to read as follows:

19 21.15.2985 Supportive housing

20 "Supportive housing" means housing with no limit on length of stay,
21 that is occupied by the target population, and that is linked to an onsite or
22 offsite service that assists the supportive housing resident in retaining the
23 housing, improving his or her health status, and maximizing his or her
24 ability to live and, when possible, work in the community.

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Section 4. Section 21.15.2987 is added to the Long Beach Municipal Code to read as follows:

21.15.2987 Target population

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Section 5. Section 21.15.3095 is added to the Long Beach Municipal Code to read as follows:

21.15.3095 Transitional Housing

“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance.

Section 6. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) 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 June 16, 2015, by the following vote:

Ayes: Councilmembers: Gonzalez, Lowenthal, Price, Supernaw, Andrews, Uranga, Austin.

Noes: Councilmembers: None.

Absent: Councilmembers: Mungo, Richardson.

Rebecca Davis
City Clerk

Approved: 6/25/15
(Date)

[Signature]
Mayor

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