

CALIFORNIA COASTAL COMMISSION

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



Th12c

DATE: September 13, 2016

TO: Commissioners and Interested Persons

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

RE: Minor Amendment Request No. 3-16 (LCP-5-LOB-16-0051-1) to the City of Long Beach LCP, for Commission Action at its November 3, 2016 meeting in Half Moon Bay.

Local Coastal Program Amendment No. 3-16 (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 identify transitional housing and supportive housing as permitted uses in residential zones.

Local Coastal Program Amendment Request No. 3-16 affects only the City's zoning code, which is 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 7, 2016. The Long Beach City Council held a public hearing for the zoning code changes and the LCP amendment on June 14, 2016 and passed City Council Resolution No. RES-16-0048 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-16-0015 on June 21, 2016.

Analysis

The Executive Director has determined that City of Long Beach LCP Amendment No. 3-16 is a minor LCP amendment. The LCP amendment has been determined to be a "minor" LCP amendment because the proposed identified permitted uses (transitional housing and supportive housing) subject to the 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 identified permitted uses 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 City's resolution and proposed changes to the implementing ordinances are attached as Exhibit 1.

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.

When the Executive Director determines that an amendment is minor, that determination must be reported to the Commission. If one-third of the appointed members of the Commission request that it be processed as a major LCP amendment, then the amendment shall be set for a future public hearing; if less than one-third of the appointed members of the Commission object to the minor LCP amendment determination, then the amendment is deemed approved, and it becomes a certified part of the LCP immediately. The Executive Director will report this minor LCP amendment determination, and any comments received on it, to the Coastal Commission at its November 3, 2016 meeting in Half Moon Bay. For any questions or needed additional information regarding the proposed amendment or the process under which it is being certified, please contact Zach Rehm at the South Coast District Office in Long Beach.



RESOLUTION NO. RES-16-0048

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 14, 2016, 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 Table 31-1 of Chapter 21.31 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

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 follows:


2 Section 1. The amendment to the Long Beach Zoning Regulations of the
3 City of Long Beach adopted on June 21, 2016, by Ordinance No.
4 ORD-16-0015, 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 14, 2016, by the following vote:

19
20 Ayes: Councilmembers: Gonzalez, Lowenthal, Price, Supernaw,
21 Mungo, Andrews, Uranga, Austin,
22 Richardson.
23 Noes: Councilmembers: None.
24 _____
25 Absent: Councilmembers: None.
26 _____

27 
28 _____
City Clerk

ORDINANCE NO. ORD-16-0015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING TABLE 31-1 OF CHAPTER 21.31, RELATING TO TRANSITIONAL AND SUPPORTIVE HOUSING

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

Section 1. Table 31-1 of Chapter 21.31 of the Long Beach Municipal Code is amended to read as shown on Exhibit A, which is attached hereto and incorporated herein by this reference.

Section 2. 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.

//
//

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of June 21, 2016, by the following vote:

Ayes: Councilmembers: Gonzalez, Price, Supernaw, Mungo,
Andrews, Austin, Richardson,
Lowenthal.

Noes: Councilmembers: None.

Absent: Councilmembers: Uranga.

Maria del L. Garcia
City Clerk

Approved: 7/1/16
(Date)

[Signature]
Mayor

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

Table 31-1

Uses in Residential Zones

	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H (d)	R-4-U	R-M	R-4-M	RP
Single-family detached	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y
Single-family attached	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Duplex	N	N	N	N	Y(b)	Y(b)	Y	Y	Y	Y(c)	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Three-family dwelling	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y
Four-family dwelling	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	N	N	Y
Multi-family dwelling	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y
Townhouse	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y

EXHIBIT A

facility, communal housing, convalescent hospital) (see Section 21.52.271)	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H (d)	R-4-U	R-M	R-4-M	RP
	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Abbreviations:

Y = Yes (permitted use).

N = Not permitted.

C = Conditional use permit required. Refer to provisions in Chapter 21.52.

A = Accessory use. Permitted subject to provisions contained in Chapter 21.51.

T = Temporary Use. Permitted subject to provisions contained in Chapter 21.53.

AP = Administrative use Permit required. Refer to provisions in Chapter 21.52.

IP = Interim park use permit required. Refer to provisions in Chapter 21.52.

(a) Retail and office commercial uses are subject to the development standards specified in Section 21.45.160.

EXHIBIT A

- (b) Unless the site can provide 4 independently accessible parking spaces, one unit is limited to 450 sq. ft. as a zero bedroom.
- (c) One unit shall not exceed 800 sq. ft. or 12 percent of lot area, whichever is greater. The 800 sq. ft. limit shall apply to the rear unit. If both units exceed 800 sq. ft., the rear unit, or bottom unit in a stacked duplex, shall be considered the legal nonconforming unit.
- (d) For commercial uses permitted in the R-4-H zone see Section 21.45.160.
- (e) This use does not include uses that meet the definition of "Residential care facility" or "Special group residences" as defined in Chapter 21.15.
- (f) Development is subject to the density limits of the zoning district in which it is located.
(ORD-15-0037, § 2(Att. A), 2015; ORD-11-0011, § 1(Exh. A), 2011; ORD-07-0019 § 1, 2007; ORD-06-0058 § 1(Att. 1), 2006; Ord. C-7629 § 3, 1999; Ord. C-7550 § 5, 1998; Ord. C-7399 § 3, 1996; Ord. C-7378 §§ 3, 4, 1995)