

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
301 E Ocean Blvd., Suite 300  
Long Beach, CA 90802-4302  
(562) 590-5071



# Th18b

**LCP-5-LOB-21-0089-3-Part B (City of Long Beach, Motel/Hotel  
Conversions & Unpermitted Dwelling Units)**

**MARCH 9, 2023**

## **EXHIBITS**

### **Table of Contents:**

- Exhibit 1 – City of Long Beach City Council Resolution No. RES-20-0121 and Ordinance No. ORD-20-0041 adopting Interim Motel/Hotel Conversions
  
- Exhibit 2 – City of Long Beach City Council Resolution No. RES-21-0004 and Ordinance No. ORD-21-0002 adopting Unpermitted Dwelling Unit Amnesty Program

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 West Ocean Boulevard, 9th Floor  
Long Beach, CA 90802

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RESOLUTION NO. RES-20-0121

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 September 15, 2020, 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; 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 certification; 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 Title 21. 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 and the California Coastal Act.

NOW, THEREFORE, the City Council of the City of Long Beach resolves as  
follows:

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 West Ocean Boulevard, 9th Floor  
Long Beach, CA 90802

1                   Section 1.    The amendment to the Long Beach Zoning Regulations of the  
2 City of Long Beach adopted on October 6, 2020, by Ordinance No.  
3 ORD-20-0041, a copy of which is attached to and incorporated in this  
4 resolution as Exhibit "A", is hereby submitted to the California Coastal Commission for its  
5 earliest review as to that part of the ordinance that directly affects land use matters in that  
6 portion of the California Coastal Zone within the City of Long Beach.

7                   Section 2.    The Director of Development Services of the City of Long  
8 Beach is hereby authorized to and shall submit a certified copy of this resolution, together  
9 with appropriate supporting materials, to the California Coastal Commission with a  
10 request for its earliest action, as an amendment to the Local Coastal program that will  
11 take effect automatically upon Coastal Commission approval pursuant to the Public  
12 Resources Code or as an amendment that will require formal City Council adoption after  
13 Coastal Commission approval.

14                   Section 3.    This resolution shall take effect immediately upon its adoption  
15 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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I certify that this resolution was adopted by the City Council of the City of Long Beach at its meeting of September 15, 2020, by the following vote:

Ayes: Councilmembers: Zendejas, Pearce, Price,  
Supernaw, Mungo, Andrews,  
Uranga, Austin, Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: None.

Recusal(s): Councilmembers: None.

*M. De La Hoya*  
City Clerk

*M. De La Hoya*  
CERTIFIED AS A TRUE AND CORRECT COPY  
CITY CLERK OF THE CITY OF LONG BEACH

BY: TA  
DATE: 11/17/2021

OFFICE OF THE CITY ATTORNEY  
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ORDINANCE NO. ORD-20-0041

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING THE LONG BEACH  
MUNICIPAL CODE BY ADDING CHAPTER 21.65,  
RELATING TO INTERIM MOTEL/HOTEL CONVERSIONS

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

Section 1. The Long Beach Municipal Code is amended by adding  
Chapter 21.65 to read as follows:

CHAPTER 21.65

INTERIM MOTEL/HOTEL CONVERSIONS

21.65.010 Purpose.

This Chapter establishes a process by which existing transient residential structures, such as motels and hotels in the City of Long Beach can be converted on a temporary basis to supportive or transitional housing for persons experiencing homelessness or those at risk of homelessness. Under this Chapter, the structure may return to its previous use, or any use consistent with the underlying zoning, upon termination of the supportive or transitional housing use.

21.65.020 Definitions.

In addition to the definitions set forth in Chapter 21.15, the following definitions shall apply to this Chapter 21.65:

A. "Interim Motel/Hotel Housing Project" is defined as the physical re-purposing or adaptive reuse of an existing transient residential

1 structure, such as a Motel, Hotel, Apartment Hotel, Transient Occupancy  
2 Residential Structure, or Hostel, for use as Supportive Housing or  
3 Transitional Housing for persons experiencing homelessness or those at  
4 risk of homelessness.

5 B. "Interim Motel/Hotel Conversion Permit" is a permit issued by  
6 the Department of Development Services Planning Bureau, upon  
7 satisfaction of the requirements of this Section, to an eligible applicant to  
8 allow the temporary conversion of an existing transient residential structure,  
9 such as a Motel, Hotel, Apartment Hotel, Transient Occupancy Residential  
10 Structure, or Hostel, for use as Supportive Housing or Transitional Housing  
11 for persons experiencing homelessness or those at risk of homelessness.

12 C. "Local Agency" is defined as an agency that funds and/or  
13 operates subsidized Supportive Housing and/or Transitional Housing for  
14 persons experiencing homelessness or at risk of homelessness and/or  
15 provides on-site supportive social services such as intensive case  
16 management, employment services, benefits advocacy, and other services  
17 or service referrals necessary to obtain and maintain housing.

18  
19 21.65.030 Qualification.

20 All Dwelling Units and Guest Rooms in the structure must be used  
21 for Supportive Housing or Transitional Housing or a combination of both.  
22 The Interim Motel/Hotel Housing Project shall not result in the expansion  
23 of more than ten (10) percent of the existing building floor area; nor shall  
24 the combined number of Dwelling Units or Guest Rooms increase from the  
25 number existing on site prior to the date of the Interim Motel/Hotel Housing  
26 Project application. Any Floor Area used for onsite Supportive Services  
27 shall be considered accessory to the residential use.  
28

1           21.65.040   Application and Approval.

2           A.     The Department of Development Services in coordination  
3           with the Department of Health and Human Services shall review all Interim  
4           Motel/Hotel Housing Projects for zoning compliance as described in  
5           Section 21.65.060, and adherence to the performance standards in  
6           Section 21.65.070. The Interim Motel/Hotel Housing Project shall be  
7           approved if the application requirements, zoning compliance and  
8           performance standards of this Chapter are met through the approval  
9           process, including but not limited to, payment of all applicable fees. Interim  
10          Motel/Hotel Housing Projects shall not be considered a change of use  
11          under Title 21 of the Long Beach Municipal Code, nor an increase in  
12          density or other change which requires any corresponding discretionary  
13          action.

14          B.     Prior to issuance of an Interim Motel/Hotel Conversion  
15          Permit, the applicant shall provide a copy of an executed agreement  
16          between the Local Agency and the Interim Motel/Hotel Housing Project  
17          applicant setting forth the terms for the provision of the of onsite  
18          Supportive Housing or Transitional Housing, or a combination of both, and  
19          the provision of on-site social services; proof that the applicant has  
20          received funding from a Local Agency; and proof that the Supportive  
21          Housing or Transitional Housing agreement is in effect.

22  
23          21.65.050   Termination of Supportive Housing or Transitional Housing  
24          Agreement .

25          Upon any termination of the Supportive Housing or Transitional  
26          Housing agreement, the Interim Motel/Hotel Housing Project applicant  
27          shall be required, within ninety (90) days, to notify the Department of  
28          Development Services and to complete one of the following:

1           A.     Submit an application to the Department of Development  
2 Services to return to the original use existing on the Interim Motel/Hotel  
3 Housing Project application, or to any use permitted by the current zoning  
4 regulations; or

5           B.     Provide a copy of a new executed agreement to the  
6 Department of Development Services , in accordance with the  
7 requirements in Section 21.54.040, to begin a new agreement term for the  
8 provision of Supportive or Transitional Housing.

9  
10       21.65.060   Compliance with applicable standards and zoning code  
11 requirements.

12           A.     Interim Motel/Hotel Housing Projects shall not be subject to  
13 any otherwise applicable zoning ordinance, specific plan, or other overlay  
14 district regulations, including, but not limited to, the following:

15               1.     Minimum Area per Dwelling Unit or Guest Room. A  
16 structure that is occupied with a use classified as a Motel, Hotel,  
17 Apartment Hotel, Transient Occupancy Residential Structure, or Hostel,  
18 regardless of any nonconforming status as to the area and density  
19 regulations of the underlying zone, may be used for an Interim Motel/Hotel  
20 Housing Project, provided that the conversion does not create any  
21 additional total combined number of Dwelling Units or Guest Rooms.

22               2.     Off-Street Automobile Parking. Interim Motel/Hotel  
23 Housing Projects shall be exempt from the requirements of LBMC  
24 Chapter 21.41 during the Supportive Housing or Transitional Housing  
25 agreement, however, the Interim Motel/Hotel Housing Project shall  
26 maintain and not reduce the number of onsite parking spaces existing on  
27 the date of the Interim Motel/Hotel Housing Project application.

28               3.     Use. Notwithstanding the use provisions of the



1 underlying zone, an Interim Motel/Hotel Housing Project shall be  
2 permitted.

3 4. Change of Use. Section 21.27.070 shall not apply to  
4 Interim Motel/Hotel Housing Projects.

5 5. Change of Occupancy. To the extent that an Interim  
6 Motel/Hotel Housing Project is considered a change of occupancy, the  
7 change in occupancy shall be construed to be an occupancy group that is  
8 less hazardous than the original use, and building code compliance shall  
9 be limited to the requirements of Section 18.49.030, as determined by the  
10 Building Official.

11 6. Notwithstanding any exemptions from building and  
12 zoning requirements detailed in this Section, an Interim Motel/Hotel  
13 Housing Project shall comply with minimum applicable health and safety  
14 requirements established in Title 18, as determined by the Building  
15 Official.

16 B. Minor Interior Alterations for Cooking Facilities. Approved  
17 Interim Motel/Hotel Housing Project applicants may make minor interior  
18 alterations adding cooking facilities, including a sink, a refrigerator not  
19 exceeding ten (10) cubic feet, counter space not exceeding ten (10)  
20 square feet, and a hotplate, microwave, or other cooking facilities to Guest  
21 Rooms. In the event a structure is returned to the motel or hotel use, in  
22 accordance with Section 21.65.040, the motel or hotel may maintain any  
23 Guest Rooms with added cooking facilities.

24 C. Preservation of Nonconforming Rights. Upon termination of  
25 the Supportive Housing or Transitional Housing use, any structure that is  
26 nonconforming as to area or use regulations, or any other zoning code  
27 requirements, may return to the use and condition as it existed on the date  
28 of the Interim Motel Housing Project application, notwithstanding any

1 physical alterations to the subject property. Any Floor Area used for  
2 Supportive Services may be returned to use as Guest Rooms or Dwelling  
3 Units, or may be converted to accessory amenity spaces, so long as the  
4 total number of Dwelling Units or Guest Rooms do not exceed the number  
5 existing at the time of the application for the Interim Motel Housing Project.

6  
7 21.65.070 Performance standards.

8 The Interim Motel/Hotel Housing Project shall meet the following  
9 performance standards:

10 A. Public Outreach Requirement. At the time of Interim  
11 Motel/Hotel Conversion Permit application, and prior to the issuance of  
12 any permits for an Interim Motel/Hotel Housing Project, the operator and/or  
13 Local Agency shall conduct outreach to the surrounding community, to the  
14 satisfaction of the Director of Development Services. Public Outreach may  
15 include, but is not limited to, mailed notification, or the convening of a  
16 public meeting or other similar public forum for the purpose of seeking  
17 input from the surrounding community. The applicant shall provide copies  
18 of mailed notices, meeting flyers and/or meeting summaries or notes, or  
19 other relevant documentation to the satisfaction of the Director of  
20 Development Services as evidence that this requirement has been fulfilled.

21 B. Supportive Service Area. A minimum area of office space  
22 shall be provided within an Interim Motel/Hotel Housing Project for the  
23 provision of on-site Supportive Services, including case management.

24 C. Lighting. Security night lighting shall be shielded so that the  
25 light source cannot be seen from adjacent residential properties.

26 D. Security Lighting. Security lighting with illumination of not  
27 less than 0.2 foot-candles (2.15 lx) shall be provided in parking areas,  
28 alleys and any unenclosed spaces under or within the first floor of the

1 building(s).

2 E. Recycling and Trash Facilities. Any recycling or trash  
3 facilities shall be secured and completely enclosed by a solid wall or fence  
4 not less than six (6) feet in height.

5 F. Historic Buildings. An Interim Motel/Hotel Housing Project  
6 shall not involve alteration of an historic character defining feature  
7 identified in a nomination or a survey for any project affecting a property  
8 listed in or formally determined eligible for a national, state, or local historic  
9 register, individually or as a contributor to a historic district, unless the  
10 Director of Development Services determines the proposed alteration will  
11 not adversely impact the property's historic eligibility.

12  
13 21.65.080 Alternative Compliance.

14 If compliance with the Performance Standards is not met, the  
15 applicant may apply for approval of alternative compliance measures. The  
16 requirements in Sections 21.65.030 and 21.65.040 must be met in order to  
17 qualify for an alternative compliance review. In approving the alternative  
18 compliance application, the Director of Development Services shall find  
19 that the Interim Motel/Hotel Housing Project substantially meets the  
20 purposes of the Performance Standards, including that it provides an  
21 appropriate level of Supportive Services that is accessible to the residents  
22 of the Supportive Housing or Transitional Housing.

23  
24 Section 2. The City Clerk shall certify to the passage of this ordinance by  
25 the City Council and cause it to be posted in three (3) conspicuous places in the City of  
26 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the  
27 Mayor.

28 I hereby certify that the foregoing ordinance was adopted by the City

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 W. Ocean Boulevard, 9th Floor  
Long Beach, CA 90802

1 Council of the City of Long Beach at its meeting of October 6, 2020, by the  
2 following vote:

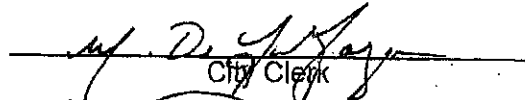
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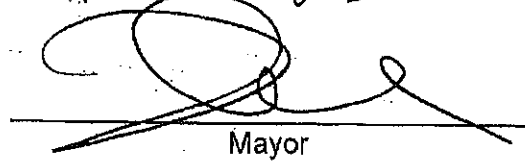
Ayes: Councilmembers: Zendejas, Price, Supernaw,  
Mungo, Uranga, Austin,  
Richardson, Andrews.

Noes: Councilmembers: None.

Absent: Councilmembers: Pearce.

Recusal(s): Councilmembers: None.

  
City Clerk

  
Mayor

Approved: Oct. 8/2020  
(Date)

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RESOLUTION NO. RES-21-0004

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 ITS REVIEW,  
APPROVAL AND CERTIFICATION

WHEREAS, on January 5, 2021, 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; 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 certification; 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 Title 21. 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 and the California Coastal Act.

NOW, THEREFORE, the City Council of the City of Long Beach resolves as

<b>Exhibit 2</b>	
Page 1 of 8	
	California Coastal Commission

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 West Ocean Boulevard, 9th Floor  
Long Beach, CA 90802

1 follows:

2           Section 1.    The amendment to the Long Beach Zoning Regulations of the  
3 City of Long Beach adopted on January 12, 2021, by Ordinance No.  
4 ORD-21-0002, a copy of which is attached to and incorporated in this  
5 resolution as Exhibit "A", is hereby submitted to the California Coastal Commission for its  
6 earliest review as to that part of the ordinance that directly affects land use matters in that  
7 portion 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.

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I certify that this resolution was adopted by the City Council of the City of Long Beach at its meeting of January 5, 2021, by the following vote:

Ayes: Councilmembers: Zendejas, Allen, Price, Supernaw,  
Mungo, Saro, Uranga, Austin,  
Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: None.

Recusal(s): Councilmembers: None.

*M. De J. Hays*  
City Clerk

*M. De J. Hays*  
CERTIFIED AS A TRUE AND CORRECT COPY  
CITY CLERK OF THE CITY OF LONG BEACH  
BY: TA  
DATE: 11/17/2021

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 West Ocean Boulevard, 9th Floor  
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AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING THE LONG BEACH  
MUNICIPAL CODE BY ADDING CHAPTER 21.66 RELATING  
TO AN UNPERMITTED DWELLING UNIT AMNESTY  
PROGRAM

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

Section 1. The Long Beach Municipal Code is amended by adding  
Chapter 21.66 to read as follows:

Chapter 21.66

Unpermitted Dwelling Unit Amnesty Program

21.66.010 Purpose.

To develop a dwelling unit amnesty program to preserve existing dwellings, bring them into compliance with applicable Building Code standards, and maintain them as income restricted affordable units in accordance with recommendation 2e of the "Everyone Home Long Beach" plan "to expand the number of rent-stabilized units," and Policy 1.1 of the 2017 report prepared by the Mayor's Affordable and Workforce Housing Study Group and adopted by City Council "to encourage the preservation of existing housing stock, consistent with the City's adopted Housing Element." This Section is not intended for housing units that are eligible for legalization as accessory dwelling units through the Accessory Dwelling Unit (ADU) process.

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21.66.020 Compliance with applicable development standards and Zoning Code requirements.

A. Existing dwelling units that do not have a certificate of occupancy at the time of application that are located in otherwise legally permitted structures, which shall be referred to in this section as "unpermitted dwelling units," shall not be subject to any otherwise applicable zoning ordinance, specific plan, or other overlay district regulations, including, but not limited to, the following:

1. Minimum Lot Area per Dwelling Unit or Guest Room.

The units shall not be subject to any density limitations imposed by the underlying zoning.

2. Off-Street Automobile Parking. The units shall not be

subject to any applicable off-street automobile parking requirements. The existing number of parking spaces existing on the site as of the date of the application shall be maintained and shall not be reduced.

3. Minimum Yard and Setback Requirements. The units

shall not be subject to any yard or setback requirements imposed by the underlying zoning.

4. Any Other Development Standards. The units shall not

be subject to any other provision of the underlying zoning or applicable development standards that would preclude the preservation of the dwelling unit.

21.66.030 Building Code Compliance.

Notwithstanding any exemptions to zoning requirements detailed in this Section, the units shall comply with minimum applicable health and safety requirements established in Title 18, as determined by the Building Official.

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21.66.040 Eligibility.

Existing dwelling units eligible for the informal dwelling unit amnesty program:

A. May be located in any zone, except for the IG and IP Industrial Zones;

B. Shall have been occupied, as a residence, for more than thirty (30) continuous days prior to December 31, 2016, which occupancy shall be demonstrated by the Applicant with proof satisfactory to the Director of Development Services, or designee.

21.66.050 Affordability Covenant.

A. Applicants shall be required to record a covenant on the property that requires the unit to be retained as an income-restricted unit for a period of 10 years at an income level that is the lower of: 1) the existing tenant's income level or 2) a moderate-income household, as determined by Area Median Income (AMI) limits established by the Department of Housing and Urban Development (HUD).

B. The affordability period shall be deferred if the unit is occupied by a tenant with an existing lease who does not meet the subject income restriction. The affordability period shall begin when a tenant meeting the above income restriction occupies the unit.

C. The units shall be subject to the annual covenant monitoring fee.

21.66.060 Review Process.

Site Plan Review shall be required pursuant to Chapter 21.25 of the Municipal Code. Existing dwelling units that are eligible for the informal dwelling unit amnesty program and are located in the Coastal Zone shall be

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1 required to obtain a Local Coastal Development Permit pursuant to LBMC  
2 21.25.903; however, a public hearing for the Local Coastal Development  
3 Permit shall not be required.

4  
5 21.66.070 Appeals.

6 Only applicants may appeal Site Plan Review determinations to the  
7 Planning Commission.

8  
9 Section 2. The City Clerk shall certify to the passage of this ordinance by  
10 the City Council and cause it to be posted in three (3) conspicuous places in the City of  
11 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the  
12 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 January 12, 2021, by the following vote:

Ayes: Councilmembers: Zendejas, Allen, Price,  
Supernaw, Mungo, Saro,  
Uranga, Austin, Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: None.

Recusal(s): Councilmembers: None.

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 W. Ocean Boulevard, 9th Floor  
Long Beach, CA 90802

*M. De J. Ayala*  
City Clerk

Approved: 1/14/21  
(Date)

*[Signature]*  
Mayor