ORDINANCE NO. ORD-17-0031


WHEREAS, the City Council of the City of Long Beach seeks to implement Senate Bill 1069 (SB 1069) (Chapter 720, Statutes 2016) and Assembly Bill 2299 (AB 2299) (Chapter 735, Statutes 2016) through the adoption of regulations concerning accessory dwelling units in residential zones; and

WHEREAS, accessory dwelling units are commonly referred to as "second units," and are additional living quarters on single-family lots that are independent of the primary dwelling unit. They are also known as accessory apartments, accessory dwellings, mother-in-law units, or granny flats. They may be either attached or detached to the primary dwelling unit, and they typically provide complete independent living facilities, including facilities for living, sleeping, eating, cooking, and sanitation; and

WHEREAS, the State Legislature adopted SB 1069 and AB 2299 in order to eliminate barriers to accessory dwelling unit construction that the Legislature has determined is a common-sense, cost-effective approach to accommodate future growth and to encourage infill development in developed neighborhoods; and

WHEREAS, Section 65582.1 of the California Government Code provides...
that accessory dwelling units are one of the reforms and incentives adopted to facilitate
and expedite the construction of affordable housing; and

WHEREAS, Section 65882.150(a) of the California Government Code
provides that accessory dwelling units are a valuable form of housing; that they may
provide housing for family members, students, the elderly, in-home health care providers,
the disabled, and others at below market prices within existing neighborhoods; that they
may add income and an increased sense of security to homeowners; that they will
provide additional rental housing stock; that they offer lower cost housing to meet the
needs of existing and future residents within existing neighborhoods, while respecting
architectural character; and that they are an essential component of California’s housing
supply; and

WHEREAS, Section 65852.2(a)(4) of the California Government Code
provides that any local ordinance that is inconsistent with Section 65852.2 shall be null
and void and state law shall apply unless or until the local agency adopts an ordinance
consistent with this law; and

WHEREAS, on June 1, 2017, and July 6, 2017, the Planning Commission
held duly noticed public hearings on the proposed ordinance before making a final
recommendation to the City Council; and

WHEREAS, the proposed ordinance is consistent with the applicable
policies of the Long Beach General Plan and Housing Element; and

WHEREAS, it has been determined that the proposed ordinance regulating
accessory dwelling units is exempt from the requirements of the California Environmental
Quality Act (CEQA), pursuant to CEQA Guidelines Section 15282(h) which exempts the
adoption of an ordinance regarding second units in a single-family or multifamily
residential zone;

WHEREAS, Section 65852.2(a)(1)A of the California Government Code
provides that a local agency may designate certain areas within the jurisdiction of the
local agency where accessory dwelling units may be permitted; and that the designation
of said areas may be based on criteria that may include, but are not limited to, the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety;

WHEREAS, the City of Long Beach is an older urban coastal city consisting of approximately fifty-two (52) square miles with a residential population of approximately 470,000 individuals which do not include the numerous individuals who work, recreate or visit Long Beach on a daily basis;

WHEREAS, the residential population and visitor density of the City, particularly in its coastal and downtown core areas, significantly impacts traffic circulation and parking availability on the City’s existing street network and off-street parking facilities;

WHEREAS, historically as an older city, certain neighborhoods and areas of Long Beach do not have sufficient on or off-street space to accommodate the parking of motor vehicles by residents, businesses, or visitors;

WHEREAS, since at least 1986, the City has recognized that the parking of vehicles on certain narrow streets in densely populated areas of the City created a detrimental condition affecting the health, safety and welfare of the community and served to impede and obstruct the free flow of traffic, thus requiring parking restrictions in those areas;

WHEREAS, in 1988, the City Council of the City of Long Beach adopted a resolution (C-24607) designating the boundaries of parking-impacted areas of the City and recognizing that in said areas the inadequacy of public and private vehicle parking spaces "is particularly acute;"

WHEREAS, in October 2013, the City adopted the Mobility Element of the City’s General Plan and recognized that vehicle parking in certain parking impacted areas of the City "has a profound impact not only on those drivers searching for spots, but on a wide range of areas critical to [the] City: the design of the built environment, the cost of development, housing affordability, the flow of traffic, and the community’s overall quality..."
of life;"

WHEREAS, due to the relatively high density of housing in certain areas of the City and the profound and acute lack of existing parking in these areas, the City Council finds that it is appropriate to require that at least one additional on-site parking space be provided in designated parking impacted areas when a property owner desires to add an Accessory Dwelling Unit to the site as set forth and described in this ordinance in order to promote and facilitate public safety, traffic flow, and the public health, safety and general welfare of those residing, working or recreating in the City.

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

Section 1. Section 21.15.050 of the Long Beach Municipal Code is amended to read as follows:

21.15.050 Accessory building, accessory structure.

"Accessory building or structure" means a detached or attached building or structure, the use of which is subordinate and customarily incidental to that of the main building or structure, or to the main use of the land. An accessory building or structure must be located on the same lot as the main building or structure.

Section 2. Section 21.15.063 of the Long Beach Municipal Code is amended to read as follows:

21.15.063 Accessory use, residential.

"Accessory residential use" means a residential use that is customarily incidental and/or necessarily related to a principal nonresidential use of land, building, or structure. An accessory residential use is located on the same lot as the principal nonresidential building or use and is dependent upon the principal nonresidential use for the majority of its use or activity. The occupant of an accessory residential use is employed in or routinely
Section 3. Section 21.15.930 of the Long Beach Municipal Code is amended to read as follows:

21.15.930 Dwelling, one-family. See “single-family dwelling.”

Section 4. Section 21.15.1720 of the Long Beach Municipal Code is amended to read as follows:

21.15.1720 Manufactured housing.

"Manufactured housing" means a structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width, or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under California Health and Safety Code, Division 13, Part 2. "Manufactured home" includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, et seq.).
Section 5. Section 21.15.1770 of the Long Beach Municipal Code is amended to read as follows:

21.16.1770 Mobile home. See "Manufactured housing."

Section 6. Section 21.15.2400 of the Long Beach Municipal is amended to read as follows:

21.15.2400 Secondary housing unit. See "Accessory dwelling unit."

Section 7. Section 21.15.2410 of the Long Beach Municipal is amended to read as follows:

21.15.2410 Single-family dwelling.

A single-family dwelling is a residential unit designed and intended for occupancy by one (1) family. A single-family dwelling contains one (1) kitchen for central preparation of meals. This definition includes manufactured housing (when placed on a foundation for permanent residency) and group homes. A single-family dwelling may be attached or detached, as follows:

A. Detached. "Detached single-family dwelling" means one (1) dwelling unit located on a single lot with yard areas that separate that dwelling from other dwellings.

B. Attached. "Attached single-family dwelling" means one (1) dwelling unit on a single lot with one (1) side wall in common with a dwelling on an adjoining lot.

Section 8. 21.31.360.B of the Long Beach Municipal Code is amended to read as follows:

B. Accessory Dwelling Units. Accessory dwelling units shall be prohibited in a PUD.
Section 9. Table 31-1 in Chapter 21.31 is amended to read as shown on Exhibit "A" attached hereto and made a part hereof word for word.

Section 10. 21.51.110.A of the Long Beach Municipal Code is amended to read as follows:

A. Additional Dwelling Units.

Any use which increases the number of dwelling units in any building or on any lot beyond that permitted in the district, except for accessory dwelling units as described in Section 21.51.276.

Section 11. Section 21.51.275 of the Long Beach Municipal Code is amended by adding an expiration clause at the beginning to read as follows:

21.51.275 Secondary housing units ("granny flats").

This Section will remain in effect in the Coastal Zone until such time as new Section 21.51.276 is approved and certified by the California Coastal Commission as an amendment to the Local Coastal Program (LCP). Upon certification, Section 21.51.275 will no longer be in force and effect.

Section 12. Section 21.15.045 is added to the Long Beach Municipal Code to read as follows:

21.15.045 Accessory dwelling unit.

"Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. An accessory dwelling unit is an accessory use and not a principal use of land. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation, and shall be located on the same lot as the single-family dwelling to which it is subordinate (the primary
dwellings), and shall have a separate exterior entrance. An accessory
dwelling unit also includes the following:

A. An efficiency unit, as defined in Section 17958.1 of the California
Health and Safety Code.

B. A manufactured home, as defined in Section 18007 of the
California Health and Safety Code.

Section 13. Section 21.15.447 is added to the Long Beach Municipal
Code to read as follows:

21.15.447 Carport.

“Carport” means a permanent roofed structure over a driveway, built
for the purpose of sheltering an automobile. A carport is supported by
attachment to a building and/or freestanding posts, and is open on all sides
that are not attached to a building. A carport may have a solid or trellised
roof. “Carport” does not include “porte cochere,” or any temporary or non-
permanent structure.

Section 14. Section 21.15.915 is added to the Long Beach Municipal
Code to read as follows:

21.15.915 Dwelling unit, accessory. See “Accessory dwelling unit.”

Section 15. Section 21.15.935 is added to the Long Beach Municipal
Code to read as follows:

21.15.935 Dwelling, primary.

“Primary dwelling” means a single-family dwelling that is not an
accessory dwelling unit. A primary dwelling is a principal use of land.
Section 16. Section 21.15.2165 is added to the Long Beach Municipal Code to read as follows:

21.15.2165 Primary dwelling. See “Dwelling, primary.”

Section 17. Subsection C.5 is added to Section 21.25.903 of the Long Beach Municipal Code to read as follows:

5. Creation or expansion of an accessory dwelling unit in conformance with the requirements of Section 21.51.276 (Accessory dwelling units).

Section 18. Subsection A.3 is added to Section 21.41.233 of the Long Beach Municipal Code to read as follows:

3. For the provision of required parking for an accessory dwelling unit, and for required replacement of parking for the primary dwelling when a garage is converted or existing parking spaces are otherwise eliminated to create an accessory dwelling unit.

Section 19. Subsection C is added to Section 21.41.233 of the Long Beach Municipal Code to read as follows:

C. For tandem parking allowed in Subsection 21.41.233.A.3 for an accessory dwelling unit, up to three (3) spaces may be in tandem.

Section 20. Section 21.51.276 is added to the Long Beach Municipal Code is amended to read as follows:

21.51.276 Accessory Dwelling Units.

An accessory dwelling unit ("ADU") is an allowed accessory use on a lot having only one detached single family dwelling (a "primary dwelling") and no other principal uses, or principal buildings or structures. An accessory
dwelling unit shall have the provisions described in the definition of ADU (Section 21.15.045 – Accessory Dwelling Unit). Permits for ADUs shall be considered ministerially, without discretionary review or a hearing, and the Director of Development Services shall approve or deny an application for an ADU within 120 days after receiving said application. ADUs are subject to the following regulations:

A. Locations Allowed and Prohibited. Accessory dwelling units shall be allowed in the following locations, except that ADUs shall be prohibited unless fully conforming to the requirements of this Section:

1. The zoning districts in Table 31-1 where indicated as an allowable accessory use;

2. A Planned Development District (PD) or Specific Plan (SP), or subarea thereof, that allows residential use at single-family density, subject to the additional restrictions provided in this Section. The Zoning Administrator is authorized to determine if a PD or SP, or subarea thereof, allows for development of an ADU.

B. Categories of Accessory Dwelling Units. The City hereby provides for the permitting of two categories of accessory dwelling units, as follows:

1. Limited ADU. A Limited ADU is located in one of the zoning districts in Table 31-1 in which a Limited ADU is indicated as an allowable accessory use, or is located in a Planned Development District (PD) or Specific Plan (SP), or subarea thereof, that allows single-family but not multi-family residential use. A Limited ADU is created solely from the existing floor area of the primary dwelling or an accessory structure. No addition of floor area or expansion of building footprint is allowed when creating a Limited ADU. A Limited ADU is exempt from certain development standards, as provided by this Section; however, any future addition of floor
area to a Limited ADU shall require compliance with the provisions of this
Section for a Conforming ADU.

2. Conforming ADU. A Conforming ADU is located in one
of the zoning districts in Table 31-1 in which a Conforming ADU is indicated
as an allowable accessory use, or is located in a Planned Development
District (PD) or Specific Plan (SP), or subarea thereof, that allows single-
family residential use.

a. A Conforming ADU meets one of the following
conditions:

i. Construction of new floor area is proposed
to create or expand the ADU; or

ii. The lot is located in a permitted residential
zoning district other than a single-family residential
district, whether or not construction of new floor area is
proposed.

b. For a lot where an additional principal dwelling is
allowed, a Conforming ADU is not permitted, except that a
Conforming ADU may be created through conversion of the floor area
of an existing attached or detached accessory structure, which may
not be expanded, and such a Conforming ADU may not be created or
converted from new or existing floor area of the primary dwelling.

C. Density. Accessory dwelling units developed pursuant to the
requirements of this Section shall not be considered to cause the lot upon
which the ADU is located to exceed the allowable density permitted for the
lot. For lots not located in a single-family residential zoning district, addition
of another principal dwelling unit to a lot is not permitted as long as an ADU
is present.

D. Development Standards. An accessory dwelling unit shall
conform to all development standards of the zone in which the property is located, including but not limited to, parking, height limits, setbacks, projections, lot coverage, landscape, open space, and floor area ratio (FAR), except as specifically provided by this Section, and shall be subject to the following standards, and the provisions of Tables 51.276-1 and 51.276-2:

1. Nonconforming Setbacks. An ADU may be located within an existing, permitted structure with non-conforming setbacks, provided that any new construction of floor area complies with the applicable setback standards. Conversion of an existing detached accessory structure with non-conforming setbacks may include a second floor, provided that any new construction complies with the applicable setback standards.

2. Relationship to Other Accessory structures. The gross floor area of an ADU shall not be counted toward the allowable size of accessory structures specified in Section 21.31.245.

3. Architecture, Design, and Site Planning. An ADU shall be subject to the following criteria for architecture, design, and site planning compatibility:

   a. Exterior modifications to a primary dwelling or accessory building, as well as the construction of a new attached ADU, shall be architecturally compatible with the primary dwelling, including the use of complimentary color palettes, exterior finishes, roof pitch, and other design standards as set forth in Chapter 21.31.

   b. Any garage door(s) shall be removed from a garage or other accessory structure that is converted to an ADU, and the opening shall be treated and finished to match the building per Subsection 21.51.276.D.3.a.

   c. Any window, door, or deck of a second story ADU shall utilize techniques to lessen views onto adjacent residential lots to
preserve a reasonable level of privacy of adjacent residents. These
techniques may include facing a unit entrance away from an interior property
line, use of obscured glazing, window placement above eye level, or
screening between properties.

d. Where a driveway abuts an ADU, a landscape
area with a depth between eighteen (18) to thirty-six (36) inches shall be
provided for the entire width of the driveway, provided that:
i. The landscape area does not reduce the
driveway length below the minimum required in this Section when it serves
as the required parking; and

ii. Existing pedestrian paths and entrances to
the ADU and primary dwelling are not negatively impacted, or can feasibly
be relocated.
Table 51.276-1
Accessory Dwelling Unit Development Standards

<table>
<thead>
<tr>
<th>Setbacks (a)</th>
<th>Limited ADU</th>
<th>Conforming ADU</th>
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</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>N/A</td>
<td>Same as zoning district.</td>
</tr>
<tr>
<td>Side Yard</td>
<td>N/A</td>
<td>Same as zoning district, or 5 ft., whichever is less.</td>
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<tr>
<td>Rear Yard (b)</td>
<td>Attached ADU</td>
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<td></td>
<td>Detached ADU</td>
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<th>Building Height</th>
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<td>Height Limit</td>
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<th>Lot Standards</th>
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<tbody>
<tr>
<td>Number of ADUs Allowed</td>
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<tr>
<td>Minimum Lot Size</td>
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<tr>
<td>Minimum Lot Width</td>
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<tr>
<td>Maximum Lot Coverage</td>
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<tr>
<td>Floor Area Ratio (FAR)</td>
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<td>Minimum Usable Open Space</td>
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<table>
<thead>
<tr>
<th>Unit Size Requirements</th>
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<tr>
<td>Maximum Unit Size</td>
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<tr>
<td>Minimum Unit Size (k)</td>
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<td>0 bedrooms</td>
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<td>1 bedroom</td>
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<td>2 bedrooms</td>
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<table>
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<th>Other Standards</th>
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<tbody>
<tr>
<td>Distance between a detached ADU and principal structure</td>
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</table>

Abbreviations
- ft. = feet
- sq. ft. = square feet
- N/A = not applicable
- GFA = Gross Floor Area, as defined in Section 21.15.1070
Notes

(a) See Section 21.51.276.D.1 for existing legal nonconforming setbacks.

(b) The rear setback shall be measured to the centerline of the abutting alley, where such exists.

(c) For reverse corner lots, the rear yard setback shall be the same as the side yard setback.

(d) For sites in PD-11 (Rancho Estates Planned Development District), height is limited to 13 ft., 1 story.

(e) For a lot where an additional principal dwelling unit is allowed, a Conforming ADU is not permitted, except as provided in Section 21.51.276.B.2.b.

(f) The accessory dwelling unit’s gross floor area shall be calculated in accordance with Section 21.15.1070, and shall be counted toward lot coverage and floor area ratio, and against usable open space.

(g) Percent of lot area per ADU, to be provided as private or common open space. Usable open space standards of Section 21.31.230 shall apply.

(h) The open space required for the ADU is in addition to the open space required by Table 31-2A for the primary dwelling.

(i) For a Conforming ADU, if the existing usable open space provided for the primary dwelling is nonconforming, additional usable open space shall be provided for the primary dwelling to conform with the open space requirements of Section 21.31.230 and Table 31-2A.

(j) For a site with a primary dwelling of less than 1,280 sq. ft., an ADU up to 640 sq. ft. is permitted.

(k) The minimum unit size requirements do not establish any exceptions to the maximum unit size allowed.

4. Parking Required. Off-street parking for an accessory dwelling unit and the primary dwelling shall be provided as required in Table
51.276-2. Replacement parking for the primary dwelling is required when any on-site parking spaces (or the structures housing them) are demolished, altered, converted, or otherwise eliminated in conjunction with creation or expansion of an ADU. The following requirements shall apply to lots where an ADU is created or expanded:

a. Replacement parking spaces for the primary dwelling shall be provided off-street and shall comply with the requirements of Chapter 21.41 (Off-Street Parking and Loading) including, but not limited to size, parking access, improvements, turning radius, and allowed vehicle parking areas, except as otherwise provided by this Section.

b. Parking spaces for an ADU, and replacement parking spaces for the primary dwelling, may be provided within an enclosed garage, a carport, or in an open configuration.

c. Use of a tandem parking configuration is allowed. No more than three (3) vehicles may be parked in tandem.

d. Parking spaces for an ADU and replacement parking spaces shall be located in the areas on a lot allowed by Section 21.41.281 (Vehicle parking in residential setbacks) and shown in Figure 41-3.

e. A separate driveway for the ADU, or its replacement parking, is prohibited along the street frontage of the site. This prohibition does not include a driveway or parking area having access only from an alley.

f. If an automobile parking lift is used, it shall be located within a fully-enclosed garage, which shall comply with all zoning development standards of the applicable zoning district for a garage.

g. Garages for a single-family residence and an ADU shall not exceed a total of nine hundred (900) square feet in size.
Table 51.276-2
Required Parking for Limited and Conforming Accessory Dwelling Units and Primary Dwellings

<table>
<thead>
<tr>
<th>Location</th>
<th>Parking spaces required</th>
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<tr>
<td>Coastal Zone and/or Parking Impacted Area (b)</td>
<td>ADU (^{(a)}) 1</td>
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<tr>
<td>Other permitted areas</td>
<td>Primary dwelling Same as existing number of spaces</td>
</tr>
</tbody>
</table>

Notes

(a) The parking required for an ADU is in addition to that required for the primary dwelling.

(b) The boundaries of the Parking Impacted Area for purposes of this Section shall be taken from Map 17 of the Mobility Element of the General Plan, as adopted by the City Council on October 15, 2013, or as may be subsequently amended.

E. Other Provisions.

1. Owner Occupants, Sales, Rentals, and Covenants. The following requirements shall apply to all accessory dwelling units:

   a. The owner of the property shall reside either in the primary dwelling or the accessory dwelling unit, unless both the primary dwelling unit and the accessory dwelling unit are rented to the same tenant and such tenant is prohibited in writing by lease or other written instrument from subleasing or otherwise renting the primary dwelling unit or ADU to any other person or entity.

   b. The accessory dwelling unit shall not be sold separately from the primary dwelling.

   c. All required on-site parking for the property shall remain available for the residents of the primary dwelling and accessory dwelling unit, and shall not be allocated to or used by any other person or entity.
entity, as required by Section 21.41.209.

d. The accessory dwelling unit or the primary
dwelling may be rented. All rentals shall be for terms of longer than thirty (30)
days.

e. The accessory dwelling unit shall be removed at
the expense of the property owner upon violation of Section 21.51.276, or
upon cessation of the primary land use as a single-family dwelling, including,
but not limited to, addition of another principal dwelling unit.

f. Prior to the issuance of a building permit for the
ADU, the owner/applicant shall record a deed restriction in a form approved
by the City that restricts the size and attributes of the ADU consistent with
this Section, and requires the above restrictions.

2. Construction of ADU with New or Rebuilt Primary
Dwelling. Construction of an ADU in conjunction with construction of a new
primary dwelling (including situations in which the primary dwelling is
demolished or rebuilt as defined in this Title) is permitted, subject to the
applicable provisions of this Section and all other applicable laws, codes,
and regulations. When the primary dwelling is demolished or rebuilt, any
nonconformities in any existing accessory structures shall be corrected prior
to the creation of an ADU on the property.

3. Rebuilding of Existing Accessory Structure for
Conversion. An existing garage or other accessory structure that is
converted to an ADU, or above which a new ADU is constructed, may be
rebuilt as necessary to comply with building, fire, and other life safety codes
without loss of rights to nonconforming setbacks.

4. Conversion of Nonconforming Second Dwelling Unit to
ADU. A nonconforming dwelling unit on a property with no more than two
existing dwelling units may be converted to a Conforming ADU, subject to
the provisions of this Section and the following:

a. The converted unit may be exempt from the maximum ADU size limits, provided that:
   i. The unit to be converted to an ADU has a floor area less than the other dwelling unit, which shall become the primary dwelling; and
   ii. The unit to be converted to an ADU is not larger than 1,200 sq. ft.

b. The property shall be located in a single-family zoning district, or shall be located in an R-2, R-3, or R-4 zoning district and shall have insufficient lot size for more than one dwelling to be permitted per Tables 31-2A or 31-2B; and

c. Any existing parking (whether garage, carport, or open) for both units shall be retained, and may be rebuilt and reconfigured as necessary to comply with building code, and may be modified to be made more conforming to the requirements of the Zoning Regulations.

5. Nonconformity with Loss of Primary Dwelling. In the event that the primary dwelling is destroyed, abandoned, demolished, or otherwise lost, the accessory dwelling unit shall become a nonconforming use, subject to the provisions of Chapter 21.27 (Nonconformities), and shall not be expanded. This nonconformity may be remedied by the re-establishment of a primary dwelling on the property; or by conversion of the ADU to a primary dwelling, subject to all applicable codes, laws, and regulations for a primary dwelling.

6. Unpermitted Structures. Any structure that is described by Section 21.27.030 shall not be converted or otherwise used in the creation or expansion of an accessory dwelling unit if it cannot first be brought into legal conforming status under the provisions of this Title.
F. Severability Clause. If any provision, clause or section of this Ordinance or the application thereof to any person or circumstance is held to be unconstitutional or to be otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect any other provision, clause, or section, or application, and to this end the provisions, clauses and sections of this Ordinance are declared to be severable.

Section 21. 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.
I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of December 19, 2017, by the following vote:

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

Noes: Councilmembers: None.

Absent: Councilmembers: None.

Approved: 12/21/17 (Date)

City Clerk

Mayor
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<th>Residential Zone District Land Use</th>
<th>R-1-S</th>
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<th>R-1-L</th>
<th>R-1-N</th>
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A17-00242

EXHIBIT "A"
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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.

Notes:

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

EXHIBIT “A”
AFFIDAVIT OF POSTING

STATE OF CALIFORNIA   ) ss
COUNTY OF LOS ANGELES  )
CITY OF LONG BEACH     )

Karen Moore being duly sworn says: That I am employed in the Office of the City Clerk of the City of Long Beach; that on the 20th day of December 2017, I posted three true and correct copies of Ordinance No. ORD-17-0031 in three conspicuous places in the City of Long Beach, to wit: One of said copies in the entrance lobby of City Hall in front of the Information Desk; one of said copies in the Main Library; and one of said copies on the front counter of the Office of the City Clerk.

[Signature]

Subscribed and sworn to before me
This 20th day of December, 2017.

[Signature]