

## NOTICE OF PUBLIC HEARING

Application Number: 1905-15 (ZCA19-003)  
Application Date: 2/25/2019  
Project Location: Citywide, Long Beach, CA  
Project Applicant: City of Long Beach, Long Beach Development Services  
Approval(s) Requested: Zoning Code Amendment

### Proposed Project:

The proposed Omnibus Zoning Code Amendments (ZCA19-003) consist of changes to Title 21 of the Long Beach Municipal Code (Zoning Ordinance) as follows: (1) *Land use* – define and provide regulations for escape rooms, tutoring centers, and animal-related uses; (2) *Development standards* – eliminate required distance between structures on a single property in residential zoning districts; exempt non-conforming historic properties from parking requirements for residential expansions or additional bedrooms; update the Gross Floor Area (GFA) definition, clarify that certain garage areas are excluded from lot coverage and Floor Area Ratio (FAR) calculations, and exempt underground parking from building setback requirements; measure fence height from top of flood plain in flood zones; clarify corner cutoff regulations; and exempt height limits for rooftop solar; (3) *Administrative procedures* – exempt hearing items continued to a specific meeting date from re-noticing; and

### Environmental Review:

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, a Negative Declaration (ND) has been prepared for the project and finds that the project would not have any potential significant adverse environmental impacts. The ND (06-20) was circulated for a 30-day public review period between August 2, 2019 and September 2, 2019. The Initial Study and the Negative Declaration are on file and are available by visiting the City's Environmental Reports page at <http://www.longbeach.gov/lbds/planning/environmental/reports/>, as well as at the following locations: City of Long Beach, Development Services Department, 411 W. Ocean Boulevard, 3<sup>rd</sup> Floor, Long Beach, CA 90802; Michelle Obama Neighborhood Library, 5870 Atlantic Avenue, Long Beach, CA 90805; and Mark Twain Neighborhood Library, 1401 E. Anaheim Street, Long Beach, CA 90813.

This Zoning Code Amendment affects the implementing plan of the Local Coastal Program, and is subject to certification by the California Coastal Commission.

The City Council will hear this item at the meeting detailed below:

Meeting Date: October 22, 2019  
Meeting Time: 5:00 PM  
Meeting Place: Civic Chambers, 411 West Ocean Boulevard, Long Beach, CA

For more information or to submit written testimony, contact Jennifer Ly, Planner, at [Jennifer.Ly@longbeach.gov](mailto:Jennifer.Ly@longbeach.gov) or (562) 570-6368.

*The City Council will consider all oral and written testimony for and against the proposed project at the public hearing. Written comments and materials must be received by 5:00 p.m. on the day of the hearing.*

A staff report will be available for public review on or about October 16, 2019. This report may be viewed on the City website at [www.longbeach.gov](http://www.longbeach.gov).

If you challenge this action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or issues raised via written correspondence delivered to the City prior to the public hearing.

MONIQUE DE LA GARZA  
City Clerk

Dated: October 2, 2019  
Prepared by: Jennifer Ly

City Clerk  
Plaza Level City Hall  
411 W. Ocean Blvd., First Floor  
Long Beach, CA 90802  
Application No. 1905-15 (ZCA19-003) – October 22, 2019