

**NOTICE OF INTENT TO ADOPT A
NEGATIVE DECLARATION**
for the Omnibus Zoning Code Amendments Project

This serves as the City of Long Beach’s (City) Notice of Intent to adopt an Initial Study/ Negative Declaration for the Long Beach Omnibus Zoning Code Amendments Project – September 2019, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: Omnibus Zoning Code Amendments Project – September 2019

Project Location: Citywide, City of Long Beach, CA

Lead Agency: Planning Bureau, Development Services, City of Long Beach, 411 W. Ocean Boulevard, 3rd Floor, Long Beach, California 90802

Project Description: The proposed Zoning Code Amendments – September 2019 (Project) would consist of changes categorized henceforth in this document by ‘land use’, ‘development standards’, and ‘administrative procedures’, collectively referred to as the “Project.” The specific extent of the changes to Title 21 of the Long Beach Municipal Code (Zoning Ordinance) are described as follows:

- 1) Land Use: Define and provide regulations for the following uses currently undefined in the Zoning Code:
 - a. Indoor and outdoor amusement/entertainment facilities, including escape rooms and similar uses;
 - b. Tutoring centers;
 - c. Animal-related uses including ancillary animal adoption and boarding related uses;
- 2) Development Standards: Make the following changes to existing development standards:
 - a. Eliminate required distance between structures on a single property within residential zoning districts;
 - b. Exempt non-conforming historic landmarks and contributing buildings, structures, and lots located in historic landmark districts from complying with parking requirements for expansions or interior alterations to residential uses to create additional bedrooms;
 - c. Update the Gross Floor Area (GFA) definition to include on-grade, semi-subterranean, and subterranean garages, as well as lofts, basements, and finished or habitable attics as part of GFA; update the definitions and code sections for lot coverage and floor area ratio to clarify that garage area up to 700 square feet for a single-family dwelling and all garage area for multi-family dwellings and non-residential buildings are exempt from lot coverage and Floor Area Ratio (FAR) calculations; lastly, exempt underground parking from complying with building setback requirements.
 - d. Update fence regulations in flood zones to measure from the top of the flood plain and clarify standards for corner cutoffs;
 - e. Provide exceptions to height limits for rooftop solar collectors in commercial, industrial, and institutional zoning districts;
- 3) Administrative Procedures: Make the following change to existing noticing requirements:
 - a. Update noticing requirements to exempt hearing items continued to a date certain from re-noticing.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt a Negative Declaration for the above-cited project. The Negative Declaration is based on the finding that the Project will not have significant adverse impacts to the environment. The reasons to support such a finding are documented by an Initial Study prepared by the City. Copies of the Initial Study, the proposed Negative Declaration, and supporting materials are available for public review at the following locations:

- City of Long Beach, Development Services Department, 411 W. Ocean Boulevard, 3rd Floor, Long Beach, California 90802; (*We've moved. Please note our new address*)
- Michelle Obama Neighborhood Library, 5870 Atlantic Avenue, Long Beach, California 90805; and
- City of Long Beach website at:
http://www.lbds.info/planning/environmental_planning/environmental_reports.asp

For questions regarding the Negative Declaration, contact:

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ADDRESS: City of Long Beach

Development Services Department
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802

*Public Review Period: **Begins – August 2, 2019***

Ends – September 2, 2019

In accordance with the CEQA Guidelines, any comments concerning the findings of the proposed Negative Declaration must be submitted in writing and **received by the City no later than 4:30 p.m. on the closing date of the public review period as cited above**, in order to be considered prior to the City's final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this public review period. Please submit your written comments to Cynthia de la Torre, City of Long Beach, Development Services Department, 411 W. Ocean Boulevard, 3rd Floor Long Beach, California 90802.