

ORDINANCE NO. ORD-19-0007

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING THE LONG BEACH
MUNICIPAL CODE BY AMENDING SECTIONS 21.15.750,
21.31.220.B.4, 21.41.232, 21.42.040.B.2, 21.42.050.B.2,
21.42.050.C.1, 21.42.050.C.2, AND BY ADDING SECTIONS
21.27.055 AND 21.42.030.A.12

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

Section 1. Section 21.15.750 of the Long Beach Municipal Code is amended to read as follows:

21.15.750 Demolish.

"Demolish" means to remove or modify more than fifty percent (50%) of the exterior walls of an existing building or structure, as measured by the linear length of the walls or more of one or more major structural components including exterior walls, structural floor systems, roof framing systems, and foundation systems; to remove less than fifty percent (50%) of one or more major structural components where the proposed demolition of the component(s) would result in cumulative demolition meeting or exceeding fifty percent (50%) of the entire structure since January 1, 1977 (based on available City of Long Beach records); or to remove a structure or a portion of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction based on documented construction bid costs and either an appraisal by a profession property appraiser or County assessor data, if it is based on current market values.

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2. A wall is considered to be demolished when any of the following occur above or below grade:

a. Cladding or framing systems are altered in a manner that requires removal and replacement of fifty percent (50%) or more of those cladding or framing systems.

b. Existing support for fifty percent (50%) or more of the wall is temporarily or permanently removed such that any portion of the remaining floors, roof, ceilings, or other building elements supported by the wall cannot remain freestanding without supplemental support.

c. Additional reinforcement is needed for fifty percent (50%) or more of the wall including any remaining portions of the wall and cladding to provide structural support (e.g., addition of beams, joists and/or rafters, etc., whether alone or alongside existing/retained system elements).

3. Roof framing and structural floor systems shall be considered to be demolished when any of the following occur:

a. The roof and/or floor structural framing is altered in a manner that requires removal and replacement of fifty percent (50%) or more of the roof or floor structural framing system elements (e.g. trusses, joists, and rafters).

b. The roof and/or floor structural framing system requires additional reinforcement for fifty percent (50%) or more of the roof and/or floor structural framing including any remaining portions of the roof or floor system to provide structural support (e.g. addition of beams, joists and/or rafters, etc., whether alone or alongside existing/retained system elements).

4. Foundations shall be considered demolished and the entire structure shall be considered demolished when fifty percent (50%)

1 or more of the foundation has been removed or modified as measured by
2 horizontal surface area (slab foundation) or number of piers, posts
3 caissons, and/or grade beams (pier and caissons).

4 5. For structures without walls or roofs, including fences,
5 patios, decks, or similar, "demolish" means to remove fifty percent (50%)
6 or more of the foundation or structural elements.

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8 "Modify" includes removal of both interior and exterior cladding of the wall
9 sections. "Modify" does not include repairs associated with Section
10 21.27.090 – restoration of projects consisting solely of exterior façade
11 remodels with no interior reconfiguration.

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13 Section 2. Section 21.31.220.B.4 of the Long Beach Municipal Code is
14 amended to read as follows:

15 4. Rooftop solar collectors and associated supporting
16 structures may exceed the applicable height limit only if necessary for the
17 sole purpose of solar collection, not otherwise installed on any occupiable
18 areas of the roof, and consistent with the policies of the City of Long
19 Beach Certified Local Coastal Program.

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21 Section 3. Section 21.41.232 of the Long Beach Municipal Code is
22 amended to read as follows:

23 21.41.233 Parking-Electric vehicle space and charging station
24 requirements.

25 Outside the coastal zone, parking shall comply with Chapter 18.47 of
26 the Long Beach Municipal Code with regard to electric vehicle space and
27 charging station requirements. In the coastal zone, for a building containing
28 three or more dwelling units or a hotel that is constructed, demolished or

1 rebuilt a building site, at least twenty-five percent (25%) of the total number
2 of parking spaces, but in no case less than one, shall be EV spaces capable
3 of supporting future EVSE and five percent (5%) of the total number of
4 parking spaces but in no case less than one (1), shall have EV chargers
5 installed. Calculations for the required number of EV spaces shall be
6 rounded up to the nearest whole number.

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8 Section 4. Section 21.42.040.B.2 of the Long Beach Municipal Code is
9 amended to read as follows:

10 2. Exceptions. Street trees shall be spaced a reasonable
11 and safe distance from driveways, light standards, intersections, utility poles
12 and street furniture and shall be located only in the prescribed width of
13 parkway at least thirty inches (30") wide between the sidewalk and curb.
14 An in-lieu fee shall be provided for any tree required in Subsection
15 21.42.050.B.1 that is not allowed by these. Such fee shall be established
16 by the City Council by resolution and shall only be used for planting street
17 trees in other locations that do comply with these standards. Such fee shall
18 be paid to the Director of Public Works, and shall be based on the actual
19 cost to the Department of Public Works to obtain and plant a tree.
20

21 Section 5. Section 21.42.050.C.1 of the Long Beach Municipal Code is
22 amended to read as follows:

23 2. Provision of Landscaping. The area between the
24 sidewalk and the curb and between the sidewalk and the private property
25 line, if any, shall be landscaped primarily with live plant material and
26 maintained in a neat and healthy condition. Nonliving material and
27 decorative elements may be used within the parkway in accordance with
28 the provisions of this Chapter. The owner of private property adjoining the

1 public right-of-way shall be responsible for planting and maintaining such
2 landscaping. Sidewalk width shall be four feet (4') or, if adjoining the curb,
3 five feet (5'), as provided in Chapter 20.36.

4 a. Applicability of additional requirements. At the time of
5 new development involving Site Plan Review from the Planning Bureau or
6 when a complete Landscape Document Package submittal is required, the
7 Planning Bureau may place additional requirements for parkway
8 landscaping beyond the above, e.g., requiring low to very low water usage
9 plant materials, as defined by WUCOLS, over at least ninety percent (90%)
10 of the total landscaped area.

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12 Section 6. Section 21.42.050.C.2 of the Long Beach Municipal Code is
13 amended to read as follows:

14 2. Live Planting Material. Groundcover of not more than
15 eight inches (8") in height, accent plantings or shrubbery not more than
16 thirty-two inches (32") in height and street trees are the only plant materials
17 allowed in the parkway. The planting of low-water demand and drought-
18 tolerant plant materials shall be encouraged by the City of Long Beach.
19 Grass (turf) and other high water use plants, characterized by a WUCOLS
20 plant factor of 0.7 to 1.0, are prohibited in parkways and street medians.
21 Trees shall be allowed in parkways and street medians with preference
22 given to native, low water use trees. All irrigation systems shall limit water
23 use to the maximum extent feasible. Automatic drip irrigation and similar
24 low volume systems are encouraged and, if installed, shall be maintained
25 so as to conserve water, and shall not cause water to runoff into the
26 sidewalk or street or pond within the parkway. Use of reclaimed water for
27 irrigation is encouraged. If permanent irrigation systems using potable
28 water are included in the landscape plan, they shall use water conserving

1 emitters (e.g., microspray) and drip irrigation only. Use of reclaimed water
2 ("gray water" systems) and rainwater catchment systems are encouraged.
3 Weather based irrigation controllers and, where feasible, other water
4 conservation measures shall be required.

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6 Section 7. The Long Beach Municipal Code is amended by adding
7 Section 21.27.055 to read as follows:

8 21.27.055 Modification.

9 If a nonconforming structure is demolished and/or rebuilt, as defined
10 in Sections 21.15.750 and 21.15.2250 of this Title, the structure must be
11 brought into conformity with the provisions of the Zoning Code and certified
12 Local Coastal Program, as appropriate.

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14 Section 8. The Long Beach Municipal Code is amended by adding
15 Section 21.42.030.A.12 to read as follows:

16 12. The use of invasive plant species, such as those listed
17 by the California Invasive Plant Council, shall be prohibited in the Coastal
18 Zone.

19
20 Section 9. The City Clerk shall certify to the passage of this ordinance by
21 the City Council and cause it to be posted in three (3) conspicuous places in the City of
22 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the
23 Mayor.

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

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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 April 23, 2019, by the following vote:

Ayes: Councilmembers: Gonzalez, Supernaw, Mungo,
Uranga, Richardson, Austin.

Noes: Councilmembers: None.

Absent: Councilmembers: Pearce, Price, Andrews.



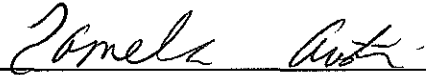
City Clerk

Approved: 4/25/19 _____
(Date) Mayor

AFFIDAVIT OF POSTING

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

Tamela Austin being duly sworn says: That I am employed in the Office of the City Clerk of the City of Long Beach; that on the 24th day of April 2019, I posted three true and correct copies of Ordinance No. ORD-19-0007 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.



Subscribed and sworn to before me
this 24th day of April 2019.



CITY CLERK