



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES PLANNING BUREAU
411 West Ocean Blvd., 3rd Floor Long Beach, CA 90802 (562) 570.6194

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Application Number: 1905-15 (ZCA19-003) Application Filed on: 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 – September 2019 (Project) consists of changes to Title 21 of the Long Beach Municipal Code (Zoning Ordinance) 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; and 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. (Citywide)

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, 3rd Floor, Long Beach, CA 90802 (*we've moved. Please note our new address*); 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 Zone Code Amendment affects the implementing plan of the Local Coastal Program and is subject to certification by the California Coastal Commission

The Planning Commission will hear this item at the meeting detailed below:

Meeting Date: September 5, 2019
Meeting Time: 5:00 PM
Meeting Place: 1st Floor City Council Chamber, City Hall
411 West Ocean Boulevard, Long Beach, CA

For more information, contact Jennifer Ly, Project Planner, at Jennifer.Ly@longbeach.gov or (562) 570-6368.

This is your opportunity to voice your opinion regarding the proposed permit. To establish "AGGRIEVED" status (leading to a right to appeal) you must present oral or written testimony at this hearing; otherwise, you may not appeal this project. For information on presenting written testimony, please see reverse side.

Hearing/Meeting Procedures: Project Planner will present the project. After taking public oral or written testimony in support and opposition, a decision may be rendered.

"If you challenge the 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 Planning Commission at or prior to the public hearing."

AGGRIEVED APPEAL: APPEALS INFORMATION IS CONTAINED ON THE REVERSE SIDE OF THIS FORM.

District: Citywide

To view and download the meeting agenda: <http://www.lbds.info/>

PROCEDURES FOR PRESENTING WRITTEN TESTIMONY TO THE PLANNING COMMISSION

In order to have written material included in the Planning Commissioners' mailed Agenda Packet, twelve (12) copies of the material must be delivered to Development Services, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners' Agenda folder. Material presented to the Commission at the Hearing will be part of the record.

APPEALS TO THE COASTAL COMMISSION

All actions on local coastal development permits seaward of the appealable area boundary may be appealed by any aggrieved person to the Coastal Commission according to the procedures of the Coastal Commission, provided that all local appeals have been exhausted and no fee was charged the appellant for such appeal, by filing such appeal at the Coastal Commission offices, 301 E. Ocean Blvd. Suite 300, Long Beach, CA 90802.

LONG BEACH DEVELOPMENT SERVICES
411 W. Ocean Blvd., Third Floor
Long Beach, CA 90802

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OFFICIAL PUBLIC NOTICE

APPEALS TO THE CITY COUNCIL

- A. Any aggrieved person may appeal a decision on a project that required a public hearing.
- B. An appeal must be filed within ten (10) calendar days after decision.
- C. An appeal shall be filed with Long Beach Development Services on a form provided by that Department.
- D. A public hearing on an appeal shall be held within sixty (60) calendar days after Long Beach Development Services receives a completed appeal form or after the City Clerk receives the appeal from the Long Beach Development Services.
- E. A notice of the public hearing on the appeal shall be mailed by Long Beach Development Services to the applicant, all persons entitled to mailed notice, and any known aggrieved person not less than fourteen (14) calendar days prior to the hearing.
- F. The City Council shall have jurisdiction on appeals from the Planning Commission.
- G. Except for appeals to the Coastal Commission for projects located seaward of the appealable area boundary and appeals to the City Council of local coastal development permits on developments regulated under the City's Oil Code, there shall be no further appeals after a decision on an appeal.
- H. You are hereby provided notice that the time within which judicial review of the herein reported decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure.