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ORDINANCE NO. ORD-20-0041

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING THE LONG BEACH  
MUNICIPAL CODE BY ADDING CHAPTER 21.65,  
RELATING TO INTERIM MOTEL/HOTEL CONVERSIONS

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

Section 1. The Long Beach Municipal Code is amended by adding  
Chapter 21.65 to read as follows:

CHAPTER 21.65

INTERIM MOTEL/HOTEL CONVERSIONS

21.65.010 Purpose.

This Chapter establishes a process by which existing transient residential structures, such as motels and hotels in the City of Long Beach can be converted on a temporary basis to supportive or transitional housing for persons experiencing homelessness or those at risk of homelessness. Under this Chapter, the structure may return to its previous use, or any use consistent with the underlying zoning, upon termination of the supportive or transitional housing use.

21.65.020 Definitions.

In addition to the definitions set forth in Chapter 21.15, the following definitions shall apply to this Chapter 21.65:

A. "Interim Motel/Hotel Housing Project" is defined as the physical re-purposing or adaptive reuse of an existing transient residential

1 structure, such as a Motel, Hotel, Apartment Hotel, Transient Occupancy  
2 Residential Structure, or Hostel, for use as Supportive Housing or  
3 Transitional Housing for persons experiencing homelessness or those at  
4 risk of homelessness.

5 B. "Interim Motel/Hotel Conversion Permit" is a permit issued by  
6 the Department of Development Services Planning Bureau, upon  
7 satisfaction of the requirements of this Section, to an eligible applicant to  
8 allow the temporary conversion of an existing transient residential structure,  
9 such as a Motel, Hotel, Apartment Hotel, Transient Occupancy Residential  
10 Structure, or Hostel, for use as Supportive Housing or Transitional Housing  
11 for persons experiencing homelessness or those at risk of homelessness.

12 C. "Local Agency" is defined as an agency that funds and/or  
13 operates subsidized Supportive Housing and/or Transitional Housing for  
14 persons experiencing homelessness or at risk of homelessness and/or  
15 provides on-site supportive social services such as intensive case  
16 management, employment services, benefits advocacy, and other services  
17 or service referrals necessary to obtain and maintain housing.

18  
19 21.65.030 Qualification.

20 All Dwelling Units and Guest Rooms in the structure must be used  
21 for Supportive Housing or Transitional Housing or a combination of both.  
22 The Interim Motel/Hotel Housing Project shall not result in the expansion  
23 of more than ten (10) percent of the existing building floor area; nor shall  
24 the combined number of Dwelling Units or Guest Rooms increase from the  
25 number existing on site prior to the date of the Interim Motel/Hotel Housing  
26 Project application. Any Floor Area used for onsite Supportive Services  
27 shall be considered accessory to the residential use.

28

1           21.65.040   Application and Approval.

2           A.     The Department of Development Services in coordination  
3 with the Department of Health and Human Services shall review all Interim  
4 Motel/Hotel Housing Projects for zoning compliance as described in  
5 Section 21.65.060, and adherence to the performance standards in  
6 Section 21.65.070. The Interim Motel/Hotel Housing Project shall be  
7 approved if the application requirements, zoning compliance and  
8 performance standards of this Chapter are met through the approval  
9 process, including but not limited to, payment of all applicable fees. Interim  
10 Motel/Hotel Housing Projects shall not be considered a change of use  
11 under Title 21 of the Long Beach Municipal Code, nor an increase in  
12 density or other change which requires any corresponding discretionary  
13 action.

14           B.     Prior to issuance of an Interim Motel/Hotel Conversion  
15 Permit, the applicant shall provide a copy of an executed agreement  
16 between the Local Agency and the Interim Motel/Hotel Housing Project  
17 applicant setting forth the terms for the provision of the of onsite  
18 Supportive Housing or Transitional Housing, or a combination of both, and  
19 the provision of on-site social services; proof that the applicant has  
20 received funding from a Local Agency; and proof that the Supportive  
21 Housing or Transitional Housing agreement is in effect.

22  
23           21.65.050   Termination of Supportive Housing or Transitional Housing  
24 Agreement .

25           Upon any termination of the Supportive Housing or Transitional  
26 Housing agreement, the Interim Motel/Hotel Housing Project applicant  
27 shall be required, within ninety (90) days, to notify the Department of  
28 Development Services and to complete one of the following:

1           A.     Submit an application to the Department of Development  
2 Services to return to the original use existing on the Interim Motel/Hotel  
3 Housing Project application, or to any use permitted by the current zoning  
4 regulations; or

5           B.     Provide a copy of a new executed agreement to the  
6 Department of Development Services , in accordance with the  
7 requirements in Section 21.54.040, to begin a new agreement term for the  
8 provision of Supportive or Transitional Housing.

9  
10           21.65.060    Compliance with applicable standards and zoning code  
11 requirements.

12           A.     Interim Motel/Hotel Housing Projects shall not be subject to  
13 any otherwise applicable zoning ordinance, specific plan, or other overlay  
14 district regulations, including, but not limited to, the following:

15                   1.     Minimum Area per Dwelling Unit or Guest Room. A  
16 structure that is occupied with a use classified as a Motel, Hotel,  
17 Apartment Hotel, Transient Occupancy Residential Structure, or Hostel,  
18 regardless of any nonconforming status as to the area and density  
19 regulations of the underlying zone, may be used for an Interim Motel/Hotel  
20 Housing Project, provided that the conversion does not create any  
21 additional total combined number of Dwelling Units or Guest Rooms.

22                   2.     Off-Street Automobile Parking. Interim Motel/Hotel  
23 Housing Projects shall be exempt from the requirements of LBMC  
24 Chapter 21.41 during the Supportive Housing or Transitional Housing  
25 agreement, however, the Interim Motel/Hotel Housing Project shall  
26 maintain and not reduce the number of onsite parking spaces existing on  
27 the date of the Interim Motel/Hotel Housing Project application.

28                   3.     Use. Notwithstanding the use provisions of the

1 underlying zone, an Interim Motel/Hotel Housing Project shall be  
2 permitted.

3 4. Change of Use. Section 21.27.070 shall not apply to  
4 Interim Motel/Hotel Housing Projects.

5 5. Change of Occupancy. To the extent that an Interim  
6 Motel/Hotel Housing Project is considered a change of occupancy, the  
7 change in occupancy shall be construed to be an occupancy group that is  
8 less hazardous than the original use, and building code compliance shall  
9 be limited to the requirements of Section 18.49.030, as determined by the  
10 Building Official.

11 6. Notwithstanding any exemptions from building and  
12 zoning requirements detailed in this Section, an Interim Motel/Hotel  
13 Housing Project shall comply with minimum applicable health and safety  
14 requirements established in Title 18, as determined by the Building  
15 Official.

16 B. Minor Interior Alterations for Cooking Facilities. Approved  
17 Interim Motel/Hotel Housing Project applicants may make minor interior  
18 alterations adding cooking facilities, including a sink, a refrigerator not  
19 exceeding ten (10) cubic feet, counter space not exceeding ten (10)  
20 square feet, and a hotplate, microwave, or other cooking facilities to Guest  
21 Rooms. In the event a structure is returned to the motel or hotel use, in  
22 accordance with Section 21.65.040, the motel or hotel may maintain any  
23 Guest Rooms with added cooking facilities.

24 C. Preservation of Nonconforming Rights. Upon termination of  
25 the Supportive Housing or Transitional Housing use, any structure that is  
26 nonconforming as to area or use regulations, or any other zoning code  
27 requirements, may return to the use and condition as it existed on the date  
28 of the Interim Motel Housing Project application, notwithstanding any

1 physical alterations to the subject property. Any Floor Area used for  
2 Supportive Services may be returned to use as Guest Rooms or Dwelling  
3 Units, or may be converted to accessory amenity spaces, so long as the  
4 total number of Dwelling Units or Guest Rooms do not exceed the number  
5 existing at the time of the application for the Interim Motel Housing Project.  
6

7 21.65.070 Performance standards.

8 The Interim Motel/Hotel Housing Project shall meet the following  
9 performance standards:

10 A. Public Outreach Requirement. At the time of Interim  
11 Motel/Hotel Conversion Permit application, and prior to the issuance of  
12 any permits for an Interim Motel/Hotel Housing Project, the operator and/or  
13 Local Agency shall conduct outreach to the surrounding community, to the  
14 satisfaction of the Director of Development Services. Public Outreach may  
15 include, but is not limited to, mailed notification, or the convening of a  
16 public meeting or other similar public forum for the purpose of seeking  
17 input from the surrounding community. The applicant shall provide copies  
18 of mailed notices, meeting flyers and/or meeting summaries or notes, or  
19 other relevant documentation to the satisfaction of the Director of  
20 Development Services as evidence that this requirement has been fulfilled.

21 B. Supportive Service Area. A minimum area of office space  
22 shall be provided within an Interim Motel/Hotel Housing Project for the  
23 provision of on-site Supportive Services, including case management.

24 C. Lighting. Security night lighting shall be shielded so that the  
25 light source cannot be seen from adjacent residential properties.

26 D. Security Lighting. Security lighting with illumination of not  
27 less than 0.2 foot-candles (2.15 lx) shall be provided in parking areas,  
28 alleys and any unenclosed spaces under or within the first floor of the

1 building(s).

2 E. Recycling and Trash Facilities. Any recycling or trash  
3 facilities shall be secured and completely enclosed by a solid wall or fence  
4 not less than six (6) feet in height.

5 F. Historic Buildings. An Interim Motel/Hotel Housing Project  
6 shall not involve alteration of an historic character defining feature  
7 identified in a nomination or a survey for any project affecting a property  
8 listed in or formally determined eligible for a national, state, or local historic  
9 register, individually or as a contributor to a historic district, unless the  
10 Director of Development Services determines the proposed alteration will  
11 not adversely impact the property's historic eligibility.

12  
13 21.65.080 Alternative Compliance.

14 If compliance with the Performance Standards is not met, the  
15 applicant may apply for approval of alternative compliance measures. The  
16 requirements in Sections 21.65.030 and 21.65.040 must be met in order to  
17 qualify for an alternative compliance review. In approving the alternative  
18 compliance application, the Director of Development Services shall find  
19 that the Interim Motel/Hotel Housing Project substantially meets the  
20 purposes of the Performance Standards, including that it provides an  
21 appropriate level of Supportive Services that is accessible to the residents  
22 of the Supportive Housing or Transitional Housing.

23  
24 Section 2. The City Clerk shall certify to the passage of this ordinance by  
25 the City Council and cause it to be posted in three (3) conspicuous places in the City of  
26 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the  
27 Mayor.

28 I hereby certify that the foregoing ordinance was adopted by the City

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 W. Ocean Boulevard, 9th Floor  
Long Beach, CA 90802

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Council of the City of Long Beach at its meeting of October 6, 2020, by the following vote:

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

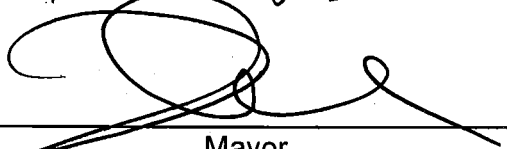
Noes: Councilmembers: None.

Absent: Councilmembers: Pearce.

Recusal(s): Councilmembers: None.

  
City Clerk

Approved: Oct. 8/2020  
(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 8<sup>th</sup> day of October, 2020, I posted three true and correct copies of ORD-20-0041 in three conspicuous places in the City of Long Beach, to wit: One of said copies in the lobby of Civic Chambers; 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 8<sup>th</sup> day of October 2020.

  
\_\_\_\_\_  
CITY CLERK