

OFFICE OF THE CITY ATTORNEY  
ROBERT E. SHANNON, City Attorney  
411 West Ocean Boulevard, 9th Floor  
Lona Beach, CA 90802-4664

ORDINANCE NO. ORD-21-0020

1  
2  
3 AN ORDINANCE OF THE CITY COUNCIL OF THE  
4 CITY OF LONG BEACH IMPOSING INTERIM  
5 REGULATIONS (MORATORIUM) IN ACCORDANCE WITH  
6 CHAPTER 21.50 OF THE LONG BEACH MUNICIPAL CODE  
7 ON THE ISSUANCE OF BUILDING, CONSTRUCTION,  
8 OCCUPANCY PERMITS, OR OTHER ENTITLEMENTS FOR  
9 NEW STAND-ALONE RESIDENTIAL CONSTRUCTION  
10 ALONG TRANSPORTATION CORRIDORS IN AREAS THAT  
11 ARE DESIGNATED BY THE 2019 GENERAL PLAN LAND  
12 USE ELEMENT UPDATE AS THE NEIGHBORHOOD-  
13 SERVING CORRIDORS OR CENTERS PLACETYPE ON  
14 WILLOW STREET, WEST OF THE I-710 FREEWAY TO THE  
15 CITY TERMINUS; AND SANTA FE AVENUE, BETWEEN  
16 PACIFIC COAST HIGHWAY ON THE SOUTH AND  
17 WARDLOW ROAD ON THE NORTH, IN THE WEST LONG  
18 BEACH AREA OF THE CITY; DECLARING THE URGENCY  
19 THEREOF; AND DECLARING THAT THIS ORDINANCE  
20 SHALL TAKE EFFECT IMMEDIATELY

21  
22 WHEREAS, concerns have been raised over applications for building  
23 permits, construction or occupancy permits, and other entitlements for new residential  
24 construction along certain transportation corridors on Willow Street, west of the I-710  
25 freeway to the City terminus; and Santa Fe Avenue, between Pacific Coast Highway on  
26 the south and Wardlow Road on the north, in the West Long Beach area of the City; and

27 WHEREAS, residents, Councilmembers, and other stakeholders and  
28 individuals have expressed concern that the current Zoning Regulations of the City may

1 not fully address the impacts that residential construction may have on the transportation  
2 corridors described above; and that said current Zoning Regulations are, or may be, in  
3 conflict with the provisions of the newly adopted and amended Land Use (LUE) and  
4 Urban Design Elements (UDE) of the City; and that as a result of said conflict, without the  
5 adoption of interim land use regulations (i.e.; a moratorium), out of character  
6 development could and would be permitted resulting in “stand alone” single-use  
7 residential structures forestalling the ability to create walkable mixed use “neighborhood  
8 serving centers” and corridors as contemplated by the adoption of the current LUE and  
9 UDE Elements of the City’s General Plan; and

10 WHEREAS, the current LUE has designated the corridors of Santa Fe  
11 Avenue between Pacific Coast Highway and Wardlow Road, and Willow Street from the  
12 I-710 to the City terminus, as “neighborhood serving centers” designed to meet resident  
13 and consumers daily needs for goods and services close to residential areas providing  
14 such amenities as restaurants, cafes, retail shops, financial institutions and other daily  
15 conveniences; and

16 WHEREAS, the subject interim regulations (moratorium) will provide the  
17 City and City staff, together with input from the public, an opportunity to determine how  
18 the current Zoning and/or building regulations can best be amended to eliminate, to the  
19 extent reasonably feasible, the conflict between the current regulations and the newly  
20 adopted LUE and UDE; and

21 WHEREAS, maintaining the status quo with respect to residential  
22 construction in the geographic areas described above by assuring that no new  
23 applications for building or construction permits, or other entitlements are accepted, and  
24 no new building or construction permits, or other entitlements are issued, while the City  
25 conducts the necessary study along transportation corridors on Willow Street, west of the  
26 I-710 freeway to the City terminus; and Santa Fe Avenue, between Pacific Coast Highway  
27 on the south and Wardlow Road on the north, is consistent with good planning practice  
28 and is likewise consistent with the goals and objectives of both the LUE and UDE; and

1           WHEREAS, the City's planning staff and the Planning Commission will  
2 undertake the necessary study of residential construction along transportation corridors  
3 described above and will prepare an implementation plan and recommended action for  
4 consideration by the City Council in due course; and

5           WHEREAS, the goal of any new residential construction along the above  
6 described transportation corridors is to develop comprehensive regulations which  
7 recognize and balance the various interests related to residential construction in  
8 commercial zones and transportation corridors in a manner tailored to the City's unique  
9 needs and community vision, and which are supportive of establishing environments that  
10 are more walkable and pedestrian friendly environments and which provide surrounding  
11 residents access to neighborhood-serving commercial uses and other necessary  
12 amenities, and which reflect the land use and zoning policy choices of the City as  
13 reflected in the General Plan; and

14           WHEREAS, until the policy study as described above is undertaken and  
15 completed by City Staff and the Planning Commission and any new regulations are  
16 adopted by the City Council, there is a significant risk that some individuals or entities  
17 may make investments in new residential construction in commercial corridor areas  
18 described above that would soon thereafter be illegal, nonconforming, or subject to an  
19 amortization program; and

20           WHEREAS, the possibility that construction of new stand-alone residential  
21 development along the commercial and transportation corridors described above could or  
22 would be incompatible with the LUE and UDE, and therefore constitute a current and  
23 immediate threat to the public health, safety, or welfare. Approval of building or  
24 construction permits, or other entitlements in the described areas during the interim study  
25 period could result in a threat to public health, safety, and welfare; and

26           WHEREAS, Chapter 21.50 of the Long Beach Municipal Code empowers  
27 the City to enact interim zoning (moratorium) regulations which takes effect immediately  
28 upon a showing of urgency;

1                   WHEREAS, on May 18, 2021, the City Council adopted after a public  
2 hearing and public input, a minute order pursuant to an agenda request which initiated a  
3 moratorium relating to the issuance of building or construction permits, or other  
4 entitlements for new stand-alone residential construction in areas that are designated by  
5 the 2019 General Plan Land Use Element Update as the Neighborhood-Serving  
6 Corridors or Centers PlaceType on the Willow Street and Santa Fe Avenue corridors in  
7 the City, and declared the urgency thereof.

8                   NOW, THEREFORE, the City Council of the City of Long Beach ordains as  
9 follows:

10                   Section 1.    Purpose and Findings.  At the direction of the City Council, the  
11 Development Services Department and the Planning Commission will undertake a policy  
12 study of potential amendments to the Zoning Regulations and Building Codes of the City  
13 of Long Beach ("City") regulating, limiting or prohibiting new residential construction along  
14 commercial and transportation corridors in in areas that are designated by the 2019  
15 General Plan Land Use Element Update as the Neighborhood-Serving Corridors or  
16 Centers PlaceType on Willow Street, west of the I-710 freeway to the City terminus; and  
17 Santa Fe Avenue, between Pacific Coast Highway on the south and Wardlow Road on  
18 the north, in the City of Long Beach.  The City Council specifically finds that the existing  
19 regulations contained in the City's Zoning and/or Building regulations may be in conflict  
20 with the Zoning and Building regulations that are or will be studied by the Development  
21 Services Department and the Planning Commission pursuant to the City Council's  
22 direction.

23                   Section 2.    Estimated Time for Completion of Study.  It is estimated that  
24 the study or studies undertaken in connection with the adoption of this interim ordinance  
25 may take the Development Services Department and the Planning Commission  
26 approximately twelve (12) months to complete.

27                   Section 3.    Prohibition.

28                   Notwithstanding any provision of the Long Beach Municipal Code to the

1 contrary, for a period of twelve (12) months from the effective date of this Ordinance,  
2 which would be June 15, 2022, or until a permanent ordinance becomes effective,  
3 whichever occurs first:

4           A. No application shall be accepted for a building or construction permit,  
5 or other entitlement for new residential stand-alone construction on the transportation  
6 corridors in West Long Beach on Willow Street, west of the I-710 freeway to the City  
7 terminus; and Santa Fe Avenue, between Pacific Coast Highway on the south and  
8 Wardlow Road on the north, in the City of Long Beach.

9           B. No building or construction permit, or other entitlement for new  
10 residential stand-alone construction on the transportation corridors on in West Long Beach  
11 on Willow Street, west of the I-710 freeway to the City terminus; and Santa Fe Avenue,  
12 between Pacific Coast Highway on the south and Wardlow Road on the north, in the City,  
13 shall be issued.

14           Section 4. Exceptions.

15           A. The prohibitions specified in Section 3 of this Ordinance shall not  
16 apply to residential stand-alone construction along transportation corridors in West Long  
17 Beach on Willow Street, west of the I-710 freeway to the City terminus; and Santa Fe  
18 Avenue, between Pacific Coast Highway on the south and Wardlow Road on the north, for  
19 which a permit application is required as follows:

20                   1. In order to comply with an order issued by the Department of  
21 Development Services to repair, remove, demolish or maintain any unsafe or a  
22 substandard condition; or

23                   2. In order to replace or repair damage as a result of fire,  
24 earthquake, or other natural disaster, provided that the replacement or repair is not  
25 prohibited by any other provision of the Long Beach Municipal Code.

26           B. The prohibitions specified in Section 3 of this Ordinance shall not  
27 apply to any building or construction permit or other entitlement issued for new residential  
28 stand-alone construction along the transportation corridors on Willow Street, west of the

1 I-710 freeway to the City terminus; and Santa Fe Avenue, between Pacific Coast Highway  
2 on the south and Wardlow Road on the north, prior to 5:00 p.m. on May 18, 2021.

3 C. The prohibitions specified in Section 3 of this Ordinance shall not  
4 apply to the routine maintenance or repair of existing residential stand-alone construction  
5 on the transportation corridors on Willow Street, west of the I-710 freeway to the City  
6 terminus; and Santa Fe Avenue, between Pacific Coast Highway on the south and  
7 Wardlow Road on the north, provided that the residential construction is not enlarged in  
8 any manner. During the period of this interim ordinance no residential construction along  
9 transportation corridors on Willow Street, west of the I-710 freeway to the City terminus;  
10 and Santa Fe Avenue, between Pacific Coast Highway on the south and Wardlow Road  
11 on the north, shall be removed and replaced for the purposes of modernization, except  
12 pursuant to an order issued by the Department of Development Services.

13 Section 5. Severability. If any provision of this Ordinance is found to be  
14 unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity  
15 shall not affect the remaining provisions of this Ordinance which can be implemented  
16 without the invalid provision, and, to this end, the provisions of this Ordinance are  
17 declared to be severable.

18 Section 6. Applicability of the Zoning Code. The regulations of this  
19 Ordinance are in addition to those set forth in the planning and zoning provisions of  
20 Chapter 21 of the Long Beach Municipal Code, and any other ordinances adopted by the  
21 City Council, and do not contain any rights not otherwise granted under the provisions  
22 and procedures contained in Chapter 21 or any other ordinances.

23 Section 7. Urgency Clause. The City Council finds and declares that this  
24 ordinance is required for the immediate preservation of the public peace, health and  
25 safety for the following reasons. This ordinance is necessary to prevent irreversible  
26 development from occurring pending adoption of a permanent ordinance or regulations  
27 by preventing permits for the construction of new stand-alone residential construction on  
28 Willow Street, west of the I-710 freeway to the City terminus; and Santa Fe Avenue,

1 between Pacific Coast Highway on the south and Wardlow Road on the north, which  
2 would possibly undermine the recommendations for updating the zoning and/or building  
3 regulations regarding new residential stand-alone construction along the commercial and  
4 transportation corridors described above. Therefore, this Ordinance shall become  
5 effective upon adoption pursuant to Long Beach City Charter Sections 211 and 212, and  
6 Chapter 21.50 of the Long Beach Municipal Code.

7           Section 8. The City Council finds and determines that the proposed  
8 interim ordinance is not in conflict with the various provisions of the California Coastal Act  
9 because, among other things, the proposed interim ordinance does not in any way affect  
10 access to or the enjoyment of coastal related activities and the areas in question are not  
11 in the City's coastal zone.

12           Section 9. Declaration of Urgency. This ordinance is an emergency  
13 measure, and it is urgently required for the reason that, pending completion of the  
14 necessary planning policy study, and a determination relative to the potential need to  
15 amend the Zoning or Building regulations of the City, it is necessary to temporarily  
16 prohibit the issuance of construction or building permits or other entitlements related to  
17 new residential stand-alone construction on Willow Street, west of the I-710 freeway to  
18 the City terminus; and Santa Fe Avenue, between Pacific Coast Highway on the south  
19 and Wardlow Road on the north, in order to avoid the adverse impacts that might arise  
20 with the pending revisions to the Zoning or Building regulations of the City being  
21 considered during the interim period.

22           Section 10. This ordinance is an emergency ordinance duly adopted by  
23 the City Council on June 15, 2021, by a vote of at least five (5) of its members and shall  
24 take effect immediately. The City Clerk shall certify to a separate roll call and vote on the  
25 question of the emergency of this ordinance and to its passage by the vote of five  
26 members of the City Council of the City of Long Beach, and cause the same to be posted  
27 in three conspicuous places in the City of Long Beach.

28           Section 11. This ordinance shall also be adopted by the City Council as a

1 regular ordinance, to the end that in the event of any defect or invalidity in connection  
2 with the adoption of this ordinance as an emergency ordinance, the same shall,  
3 nevertheless, be and become effective on the thirty-first day after it is approved by the  
4 Mayor.

5 Section 12. The City Clerk shall certify to the passage of this ordinance by  
6 the City Council of the City of Long Beach and shall cause the same to be posted in three  
7 (3) conspicuous places in the City of Long Beach.

8 I hereby certify that on a separate roll call and vote which was taken by the  
9 City Council of the City of Long Beach upon the question of emergency of this ordinance  
10 at its meeting of June 15, 2021, the ordinance was declared to be an emergency by the  
11 following vote:

12	Ayes:	Councilmembers:	<u>Zendejas, Allen, Price, Supernaw,</u>
13			<u>Mungo, Saro, Uranga, Austin,</u>
14			<u>Richardson.</u>
15	Noes:	Councilmembers:	<u>None.</u>
16			<u></u>
17	Absent:	Councilmembers:	<u>None.</u>
18			<u></u>
19	Recusal(s):	Councilmembers:	<u>None.</u>
20			<u></u>
21			
22			

23 I further certify that on June 15, 2021, upon a roll call and vote on first  
24 reading of the ordinance, it was adopted by the City Council of the City of Long Beach by  
25 the following vote:

26	Ayes:	Councilmembers:	<u>Zendejas, Allen, Price, Supernaw,</u>
27			<u>Mungo, Saro, Uranga, Austin,</u>
28			<u>Richardson.</u>





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 17<sup>th</sup> day of June, 2021, I posted three true and correct copies of Emergency Ordinance No. ORD-21-0020 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.

*Tamela Austin*

Subscribed and sworn to before me  
This 17<sup>th</sup> day of June 2021.

*[Signature]*  
CITY CLERK

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 7<sup>th</sup> day of July, 2021, I posted three true and correct copies of Final Ordinance No. ORD-21-0020 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.

Tamela Austin

Subscribed and sworn to before me  
This 7<sup>th</sup> day of July 2021.

M. De J. J.  
CITY CLERK