

**Red text** indicates new text; ~~strikethrough red text~~ indicates text to be deleted

### **Proposed changes to Chapter 21.21 Administrative Procedures**

21.21.501 - Authorization and jurisdiction.

A. Authorization. Any aggrieved person may appeal a decision on any project that required a public hearing. Pursuant to Section 21.15.120, an Aggrieved person is any person who testified personally or through a representative at a public hearing; who informed the staff of the Department of Development Services in writing prior to hearing of an interest in the subject of a hearing.

C. Except as specified by this Code, decisions that are recommendations to the Planning Commission or the City Council are not subject to appeal.

21.21.504 - Time for conducting hearing of appeals.

C. The Director of Development Services may provide an extension of the appeal period up to ninety days.

21.25.101 - Zone changes and zoning regulation amendments

~~C. Frequency of Amendment. The Zoning Regulations may be amended three (3) times per year and may be amended more frequently with the consent of the City Council as expressed by a vote of two-thirds (2/3) of the members voting thereon. More than one (1) revision, or the revision of more than one (1) chapter, division, subdivision or Section of this Title, may be considered as a part of each such amendment.~~

### **Proposed changes to Chapter 21.15 Definitions**

21.15.3060 - Townhouse.

"Townhouse" means a dwelling unit with one (1) or two (2) common walls, and which has direct exterior access, private yards and no common floors or ceilings with other units including residential projects with two or more side-by-side unit.

### **Proposed changes to Chapter 21.31 – Residential Districts**

21.31.225 - Lot coverage.

Lot coverage shall conform to the standards specified in Table 31-2. The actual garage area up to four hundred (400) square feet per unit, and up to ~~six~~ seven

hundred (~~6~~700) square feet for a single-family dwelling, shall be exempt from lot coverage.

21.31.235 - Floor area ratio.

C. Garages. The actual garage up to four hundred (400) square feet per unit and up to ~~six~~ seven hundred (~~6~~700) square feet for a single-family dwelling shall be excluded from the calculation of floor area. Floor area above the garage is not excluded.

21.31.255 - Design, treatment and finish.

F. Roof Material. No single-family dwelling shall have ~~metallic or metallic-looking~~ roofing materials ~~with a reflective surface that produces glare~~.

G. Siding. No single-family dwelling shall have ~~metallic or metallic-looking~~ siding ~~with a reflective surface that produces glare~~.

~~I. Side-By-Side Residential Units. Two-on-a-lot projects where the units are arranged side-by-side (see Section 21.15.2488) shall not be permitted in the R-2-N zone unless approved by the Planning Commission through site plan review.~~

21.31.265 - Mechanical equipment ~~screening~~ ~~screening on rooftops~~.

~~Except as otherwise specified by this Code or any applicable PD or Specific Plan, all exterior mechanical equipment on rooftops, except solar collectors, shall be screened by visually solid screening devices at least as high as the equipment as follows to improve aesthetic qualities and to prevent unauthorized access into a building. Equipment to be screened includes, but is not limited to, air conditioning and refrigeration equipment, duct work, heating, plumbing lines, , and utility meters and telecommunications equipment pursuant to the requirements of Chapter 21.56. Additional standards shall apply as follows to improve aesthetic qualities and to prevent unauthorized access into a building.~~

C. Materials and Design. ~~Screening materials shall, at a minimum, have evenly distributed openings or perforations not exceeding 50 percent of surface area. All screening devices shall be of a material requiring minimal maintenance. Wood generally shall not be used. All screening devices shall be well integrated into the design of the building through such items as parapet walls, false roofs or equipment rooms. Louvered designs are acceptable if consistent with building design style.~~

**Proposed changes to Chapter 21.32 – Commercial Districts**

<b>Use District Symbol</b>	<b>Use Classification</b>	<b>Chapter</b>
<del>CO</del>	<del>Office Commercial</del>	<del><u>21.32</u></del>
<del>CH</del>	<del>Highway Commercial</del>	<del><u>21.32</u></del>
<del>CT</del>	<del>Tourist and Entertainment Commercial</del>	<del><u>21.32</u></del>

**21.32.275 - Undergrounding of utilities**

A. All projects considered new development or rebuilds shall provide for the ability to connect the building to any future undergrounding of utilities that may occur in the block. Such provisions shall include a vacant duct to the appropriate feed point on the public right-of-way for the underground connection.

B. The utility company's design of the electric system, including locations and aesthetic treatment, shall be in accordance with the regulations of the Public Utilities Commission of the State of California.

C. All projects considered new development or rebuilds shall underground all overhead utility service to the site. In lieu of such undergrounding, the project developer may pay an in-lieu fee to the Department of Public Works for use in undergrounding within the applicable district. Such districts shall be established within one (1) year of the effective date of this Section and separate funds established for each district. The in-lieu fee shall be established based on the average per-foot cost of undergrounding established by the City Engineer and applied to the linear footage of the project site.

**Proposed changes to Chapter 21.32 – Off-Street Parking and Loading Requirements**

**21.41.253 - Parking areas—Curb cuts**

A curb cut clearance shall be obtained from the Public Works Department and shall be submitted with an application for a building permit. For any nonresidential use with more than a fifty (50) foot (50) frontage on a street, no curb cut shall be permitted within thirty-five feet (35') of an intersection. All unused curb cuts shall be replaced with a full height curb and gutter. For purposes of this section, “unused curb cut” shall mean any curb cut not used to access required parking that has been approved by the City. The Zoning Administrator may determine when an unused curb cut may remain when justified by existing conditions on the site, including but not limited to:

- A. Properties in Historic Districts
- B. Properties in Parking-Impacted Areas
- C. Properties with permitted Accessory Dwelling Units
- D. Properties with non-conforming uses

### **Proposed changes to Chapter 21.32 – Conditional Uses**

21.52.263 - ~~Private~~ Elementary and secondary schools.

The following conditions shall apply to private elementary and secondary schools:

A. Such facilities shall be located on a ~~major, secondary, or minor highway~~ Neighborhood Connector or Local Street as defined by the City of Long Beach Mobility Element;

B. Such facilities shall conform to the development standards of the district in which they are located including parking;

C. In a residential zone, the site shall be limited to forty thousand (40,000) square feet in size; and

D. An applicant seeking to convert an existing commercial building into school shall file a request with the Building Bureau for a special code compliance inspection. The report shall address all building code issues related to establishing a school in a commercial building. The report must be received by the Planning Bureau before an application for conditional use permit is considered complete.

E. The Zoning Administrator may approve an exception to the locational requirements in sub-section A based on the following findings:

- a. The total number of students, staff and visitors on the site at any one time shall not exceed 100, and;
- b. The applicant has submitted a plan for accommodating all pick-up and drop-off activity on the site; OR
- c. The applicant has established other trip reduction measures to ensure that the total number of daily trips to and from the site will not exceed the number of trips the Mobility Element has established for the street classification applicable to the site.