

Microenterprise Home Kitchen Operation (MEHKO) Ordinance (Citywide)

City Council Meeting – March 10, 2026

MEHKO Ordinance Proposal

- Preparation of Ordinances to allow MEHKOs as allowed home occupations.
  - Changes to Title 5 – Regulation of Businesses, Trades and Professions
  - Changes to Title 21 – Zoning Regulations
    - On December 18, 2025, the Planning Commission recommended to forward Zoning Code Amendment and Local Coastal Program Amendment to City Council for MEHKO provisions in Title 21 of the Long Beach Municipal Code (LBMC).
    - LBMC Title 5 amendments were not under Planning Commission's purview.

Proposed Title 21 Amendments

- Add MEHKO definition and refine existing definitions.
- Add MEHKOs as allowed home occupation.
- Clarify home occupation requirements to align with standard MEHKO operations.



Zoning Code Amendment Findings and Local Coastal Program Amendment

Zoning Code Amendment Findings

- The proposed amendment would support the local economy, increase food accessibility, provide flexibility in dining options, and enable community building.
- The addition of MEHKOs as a home occupation will provide the opportunity for entrepreneurs to start small food-based businesses without the need for substantial investment in commercial tenant spaces or other large-scale investments.
- The operating requirements for MEHKOs provide checks and balances to ensure these operations remain as small-scale businesses.

Local Coastal Program Amendment (LCPA)

- With any changes to the IP (Title 21 of the LBMC) of the Local Coastal Program, a LCPA is required to ensure the proposed regulations are consistent with the Coastal Act.
- The proposed changes to the zoning regulations would be to establish a new definition and refine existing definitions as they relate to MEHKOs and update the allowed home occupations.
- MEHKOs would be incidental to existing residential dwelling units and there would be no change to the development intensity in residential zones, including those within the Coastal Zone.

Public Noticing and Comments

Public Noticing

- Published an advertisement in the Long Beach Press-Telegram on February 18, 2026, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations.
- Posted in at least three public places within the boundaries of the City.
- Provided to stakeholders and other interested parties.
- Posted at City Hall and City libraries.
- Posted on the Community Development Department's website and distributed through the City's LinkLB notification system.
- Mailed, together with all proposed changes, additions, modifications or deletions to all City libraries and to anyone requesting such notice.

Public Comments

- Staff has not received any additional comments in response to noticing.

Environmental Review

- The proposed zoning code amendment has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3)(Common Sense Exemption) (SE-25-142).
- There would be no physical development as a result of the proposed zoning code amendment.
- As indicated in State law, a MEHKO shall be a permitted use of residential property and the use of a residence for the purposes of a MEHKO shall not constitute a change of occupancy for purposes of the State Housing Law or for purposes of local building and fire codes.
- Therefore, per Section 15061 of the State CEQA Guidelines, it can be seen with certainty that the subject modifications to the LBMC would not have the potential for having a significant effect upon the environment, and therefore, the activity is exempt from CEQA.

Recommendation

Recommendation to receive the supporting documentation into the record, conclude the public hearing, review and determine that the proposed Zoning Code Amendment and Local Coastal Program Amendment are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Exemption) of the State CEQA Guidelines, as it will not result directly or indirectly in significant environmental impacts (SE-25-142);

Declare an Ordinance approving a Zoning Code Amendment (ZCA25-001), and adopt the proposed findings related thereto, to amend Long Beach Municipal Code (LBMC) Chapters 21.15 and 21.51 of Title 21 (Zoning) to introduce and establish new regulations for Microenterprise Home Kitchen Operations (MEHKOs) to support proposed changes to Title 5 (Regulation of Businesses, Trades and Professions), read the first time and laid over to the next regular meeting of the City Council for final reading; and,

Adopt a Resolution supporting a Local Coastal Program Amendment (LCPA25-001) to implement the establishment of new regulations for MEHKOs in Title 21 (Zoning) to implement proposed changes of Title 5 of the LBMC and authorizing the City Manager, or designee, to submit LCPA25-001, and associated materials and findings, related to changes to Title 21 of the LBMC to the California Coastal Commission for its review and certification in compliance with the Certified Local Coastal Program. (Citywide)

Thank you

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