

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

H-2

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

July 14, 2009

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documents into the record, conclude the public hearing, and declare the Ordinance amending the Rancho Estates Planned Development District (PD-11) read for the first time and laid over to the next regular meeting of the Council for final reading; and

Declare the Ordinance amending a portion of the use district map from the Rancho Estates Planned Development District (PD-11) to Single Family Residential (R-1-N) read for the first time and laid over to the next regular meeting of the Council for final reading. (District 5)

DISCUSSION

On October 16, 2007, in response to community concerns over neighborhood character stabilization, the Long Beach City Council adopted a one-year moratorium ordinance in the Rancho Estates Planned Development District (PD-11) (Exhibit A - Map). The moratorium prohibits the demolition and/or construction of second story additions in an effort to save homes designed by architect Cliff May. It was extended on November 18, 2008, to provide additional time for staff to work with the community.

After a series of community meetings and the distribution of a survey, staff drafted the following proposed amendments to PD-11 (Exhibit B - Proposed Amendments):

- Limit of one-story and maximum height of 13'
- No demolition of residential structures
- Modification to the PD-11 boundaries to focus on Cliff May designed homes
- Elimination of subareas

Approximately 90 people attended a community meeting on March 18, 2009 to review the proposed changes and the majority was in favor of the recommendations.

Planning Commission recommended City Council adopt the proposed changes to PD-11 at its meeting May 7, 2009 (Exhibit C - Planning Commission Staff Report).

HONORABLE MAYOR AND CITY COUNCIL

July 14, 2009

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This letter was reviewed by Assistant City Attorney Michael J. Mais on June 4, 2009 and by Performance Management Bureau Manager David Wodynski on June 29, 2009.

TIMING CONSIDERATIONS

The Planning Commission hearing date was May 7, 2009. The Municipal Code requires a City Council hearing within 60 days of positive action by the Planning Commission.

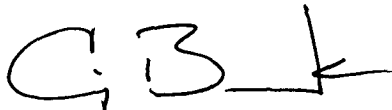
FISCAL IMPACT

There is no fiscal impact associated with the requested action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,




CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

CB:DB:LF

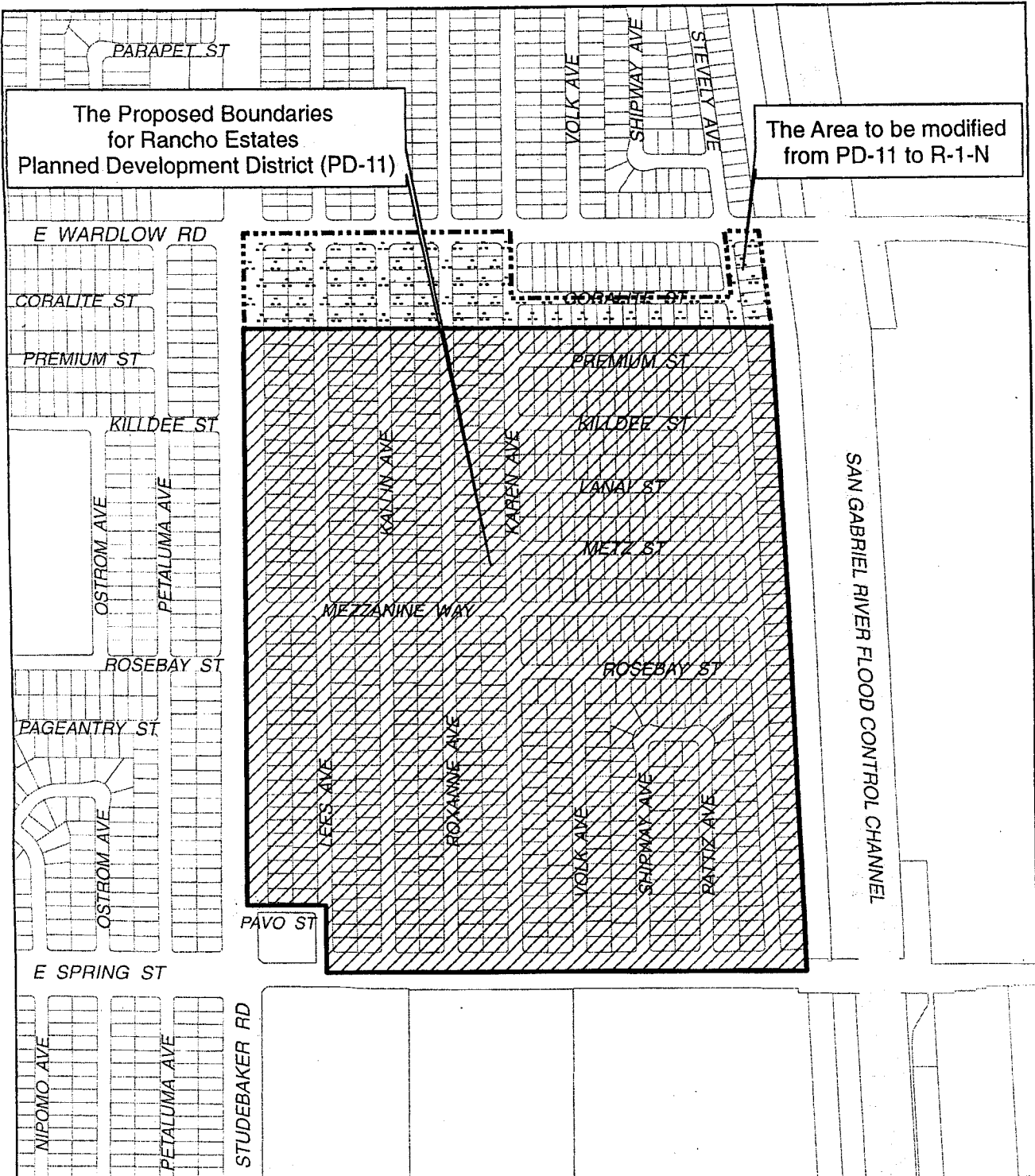
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Attachments: Exhibit A - Map
Exhibit B - PD-11 (Redline)
Exhibit C - Planning Commission Staff Report (Attachments available on-line)
City Council Ordinances

APPROVED:

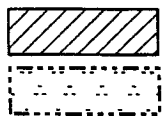


PATRICK H. WEST
CITY MANAGER



The Proposed Boundaries
for Rancho Estates
Planned Development District (PD-11)

The Area to be modified
from PD-11 to R-1-N



The boundaries of the area for the modified PD-11
Area to be modified from PD-11 to R-1-N



**PROPOSED
AMENDMENT TO A PORTION OF PART 19
OF THE USE DISTRICT MAP**

Rezoning Case #
0904-02

THE RANCHO ESTATES PLANNED DEVELOPMENT DISTRICT

(Proposed Amendments - May 7, 2009 Planning Commission)

I. INTENT

This planned development district is established to preserve and enhance the unique character of the Rancho Area. The district is characterized by single-family dwellings, the majority of which are one story in height and are situated in the rear portion of the lot. Each dwelling has a strong indoor-outdoor relationship and is dependent upon use of the front yard area for private open space. *The demolition of any residential structure as defined in the Long Beach Municipal Code Section 21.15.750 is prohibited.*

II. USE REGULATIONS

Permitted uses are as specified in the R-1-N district of the Zoning Regulations.

III. SPECIAL DEVELOPMENT REQUIREMENTS

For purposes of establishing these special development restrictions, ~~the subject site is divided into three subareas: the planned development district consists of the area shown on the attached map (Exhibit A).~~

~~Subarea 1: The area bounded by Studebaker on the west, Pavo Street on the south, Wardlow Road on the north and the rear property line of lots fronting on Studebaker on the east.~~

~~Subarea 2: Bounded by Coralite on the north, the rear property line of lots fronting on Coralite on the south, Karen on the west and Stevely on the east.~~

~~Subarea 3. The area bounded by Spring on the south, Lees and the rear property line of lots fronting on Studebaker on the west, Wardlow and the rear property line of lots fronting on Coralite on the north and the City of Los Angeles Department of Water and Power right-of-way on the east.~~

1. ~~Subareas 1 and 2.~~ Permitted use standards for these area are the R-1-N standards of the Zoning Regulations. *with the exception of building height and stories.*
 - *Building Height: 13'/one-story*
2. ~~Subarea 3.~~ Permitted use: Single-family development as specified in the R-1-N district of the Zoning Regulations.

Standards: Front yard setbacks: The following front yard setbacks shall apply: *Table 1*

Street		Setbacks
Lees	Fence	5'0" setback
	Building	10'0" setback
Kallin	Fence	6'0" setback
	Building	10'0" setback
Roxanne	Fence	5'0" setback
	Building	10'0" setback
Karen	Fence	5'0" setback
	Building	10'0" setback
Volk	Fence	3'0" setback
	Building	3'0" setback
Shipway	Fence	5'0" setback
	Building	20'0" setback
Pattiz	Fence	10'0" setback
	Building	20'0" setback
Stevely	Fence	5'0" setback
	Building	10'0" setback
Rosebay	Fence	5'0" setback
	Building	20'0" setback
Mezzanine	Fence	5'0" setback
	Building	10'0" setback
Metz	Fence	5'0" setback
	Building	10'0" setback
Lanai	Fence	5'0" setback
	Building	10'0" setback
Killdee	Fence	2'0" setback
	Building	5'0" setback
Premium	Fence	10'0" setback
	Building	10'0" setback
<i>Studebaker</i>	<i>Fence</i>	<i>6'0" setback</i>
	<i>Building</i>	<i>20'0" setback</i>

Garages shall be setback 20 feet from the property line but may conform to the front yard setbacks for buildings if the following requirements are met.

- A. An automatic garage door opener is provided; and
- B. Fences over three feet in height which are adjacent to the garage must have a five-foot-by-five-foot corner cut off for visibility; or
- C. The garage is situated with the garage door facing perpendicular to the property line.

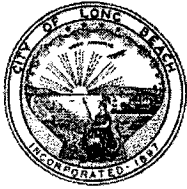
Sideyards: Four (4) feet.

Rearyards: Five (5) feet.

All other standards shall be as specified in the R-1-N district of the Zoning Regulations *except building height and front yard fence setbacks as listed.*

The Planning Bureau provides this information for reference and the convenience to the public. The adopted ordinance, together with any amendment thereto, is in the possession of the City Clerk and should be reviewed and considered prior to making any land use decision. Information contained herein is subject to change without notice as a result of updates, corrections or amendments.

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CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Boulevard

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

May 7, 2009

CHAIR AND PLANNING COMMISSIONERSCity of Long Beach
California**RECOMMENDATION:**

Recommend that the City Council amend the Rancho Estates Planned Development District (PD-11) and modify the district boundaries (District 5).

APPLICANT:City of Long Beach
Department of Development Services
333 West Ocean Blvd., 4th Floor
Long Beach, CA 90802
(Application No. 0904-02 and CE 09-022)**DISCUSSION**

The issue of neighborhood character stabilization was first brought before City Council on June 5, 2007 and was referred to the Housing and Neighborhoods Committee of the City Council. This Committee considered the item on July 17, 2007 and recommended that City Council limit development rights in a few neighborhoods throughout the City including Rancho Estates (Exhibit A - Location Map). A community meeting was held on August 6, 2007 to hear concerns relating to the remodeling of existing homes in the neighborhood. The majority of those attending the meeting felt that standards to stabilize and preserve the character of the neighborhood, particularly the mid-century design of Cliff May homes, were needed.

On October 16, 2007, the Long Beach City Council adopted a one-year ordinance to prohibit the construction of second story additions and the demolition of any residential structures in the Rancho Estates Planned Development District (PD-11). On November 18, 2008, the moratorium was extended to provide additional time to prepare proposed amendments.

Working with the Rancho Estates residents through community meetings and a survey, staff has drafted a proposed amendment to the Rancho Estates Planned Development District (Exhibit B - Red-lined draft of PD-11) to prohibit construction of second story additions and the demolition of any residential structure. In addition, the planned development district map is being modified to eliminate areas that contain homes that are

not Cliff May designed and to eliminate the three subareas within PD-11. The proposed amendments were presented at a community meeting on March 18, 2009, held at the El Dorado Park Senior Center. Approximately 90 people attended the meeting and the majority was in favor of a restriction to limit building height to one-story and 13 feet and prohibit demolitions.

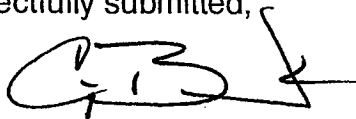
PUBLIC HEARING NOTICE

A Notice of Public Hearing was published in the April 23, 2009 edition of the Long Beach Press-Telegram as required by the Municipal Code. Notices of public hearing were also mailed to all property owners and tenants within the Rancho Estates district boundaries. Five letters have been received in response to the notice with two in favor of the proposed amendments, two against, and one allowing second stories with design review and allowing the demolition of two-story homes (Exhibit - C).

ENVIRONMENTAL REVIEW

Pursuant to sections 15061(b)(3) and 15308 of the California Environmental Quality Act, the ordinance amendments proposed are found to be categorically exempt in that the proposed changes do not impact development (Exhibit D - CE 09-022).

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

CB:DB:lf

Attachments Exhibit A - Location Map
Exhibit B - Redlined draft of PD-11 with revised map
Exhibit C - Letters in opposition/support, community meeting & survey results
Exhibit D -Categorical Exemption CE 09-022

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE USE DISTRICT MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS BEEN ESTABLISHED AND AMENDED BY AMENDING PORTIONS OF PART 19 OF SAID MAP FROM RANCHO ESTATES PLANNED DEVELOPMENT DISTRICT (PD-11) TO SINGLE FAMILY RESIDENTIAL (R-1-N)

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

Section 1. Environmental documentation having been prepared, certified, received and considered as required by law, and the City Council hereby finding that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding area and that the proposed change is consistent with the goals, objectives and provisions of the General Plan, the official Use District Map of the City of Long Beach, as established and amended, is further amended by amending portions of Part 19 of said Map to rezone the subject property from Rancho Estates Planned Development District (PD-11) to (Single Family Residential) R-1-N. Those portions of Part 19 of said map that are amended by this ordinance are depicted on Exhibit "A" which is attached hereto and by this reference made a part of this ordinance and the official Use District Map.

Section 2. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 3. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2009, by the following vote:

Ayes: Councilmembers: _____

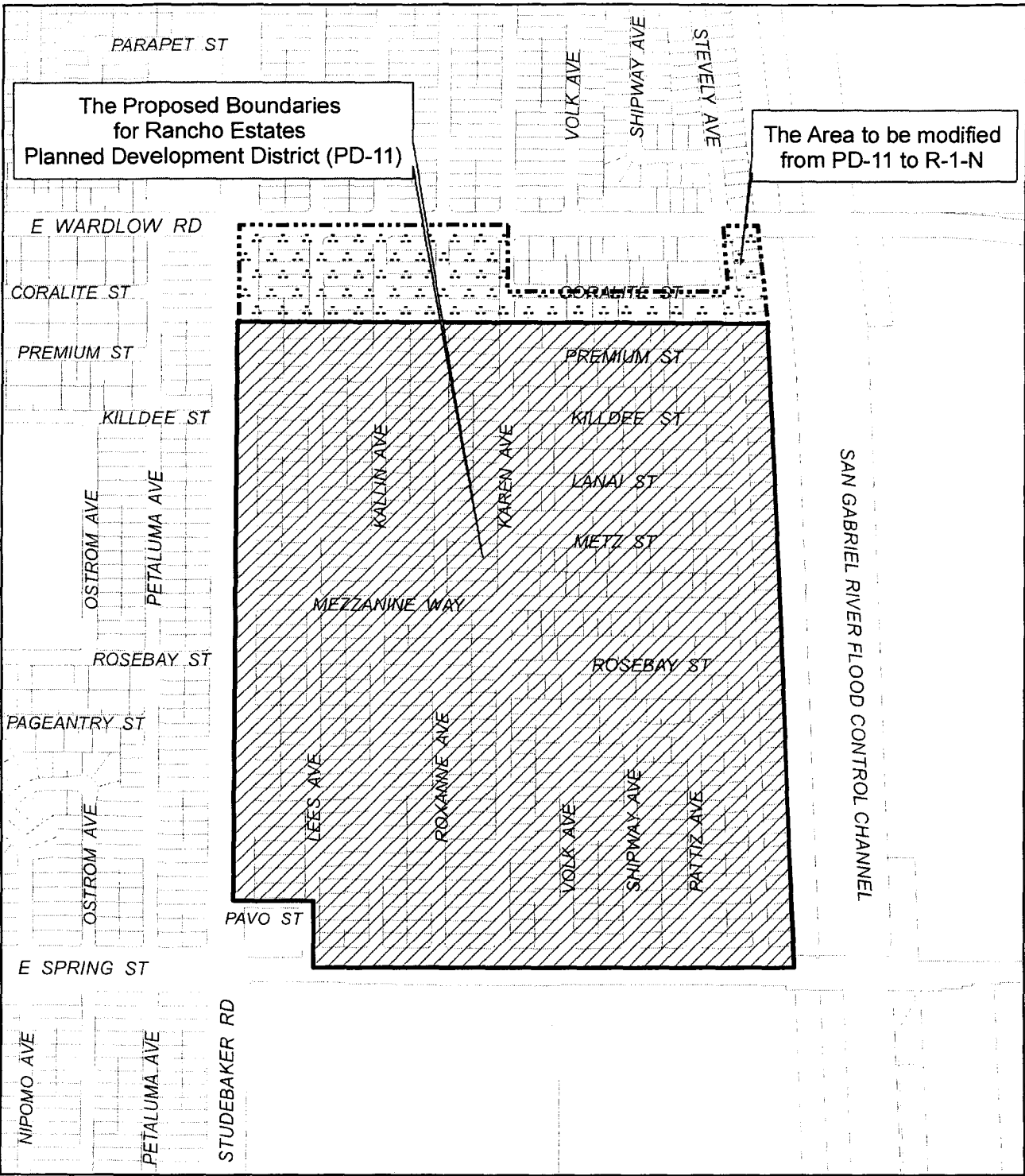
Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____

Mayor



The boundaries of the area for the modified PD-11

Area to be modified from PD-11 to R-1-N



**PROPOSED
AMENDMENT TO A PORTION OF PART 19
OF THE USE DISTRICT MAP**

Rezoning Case #
0904-02