

# 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

Page 2

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.

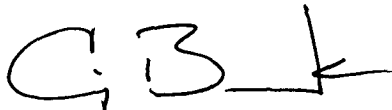
FISCAL IMPACT

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

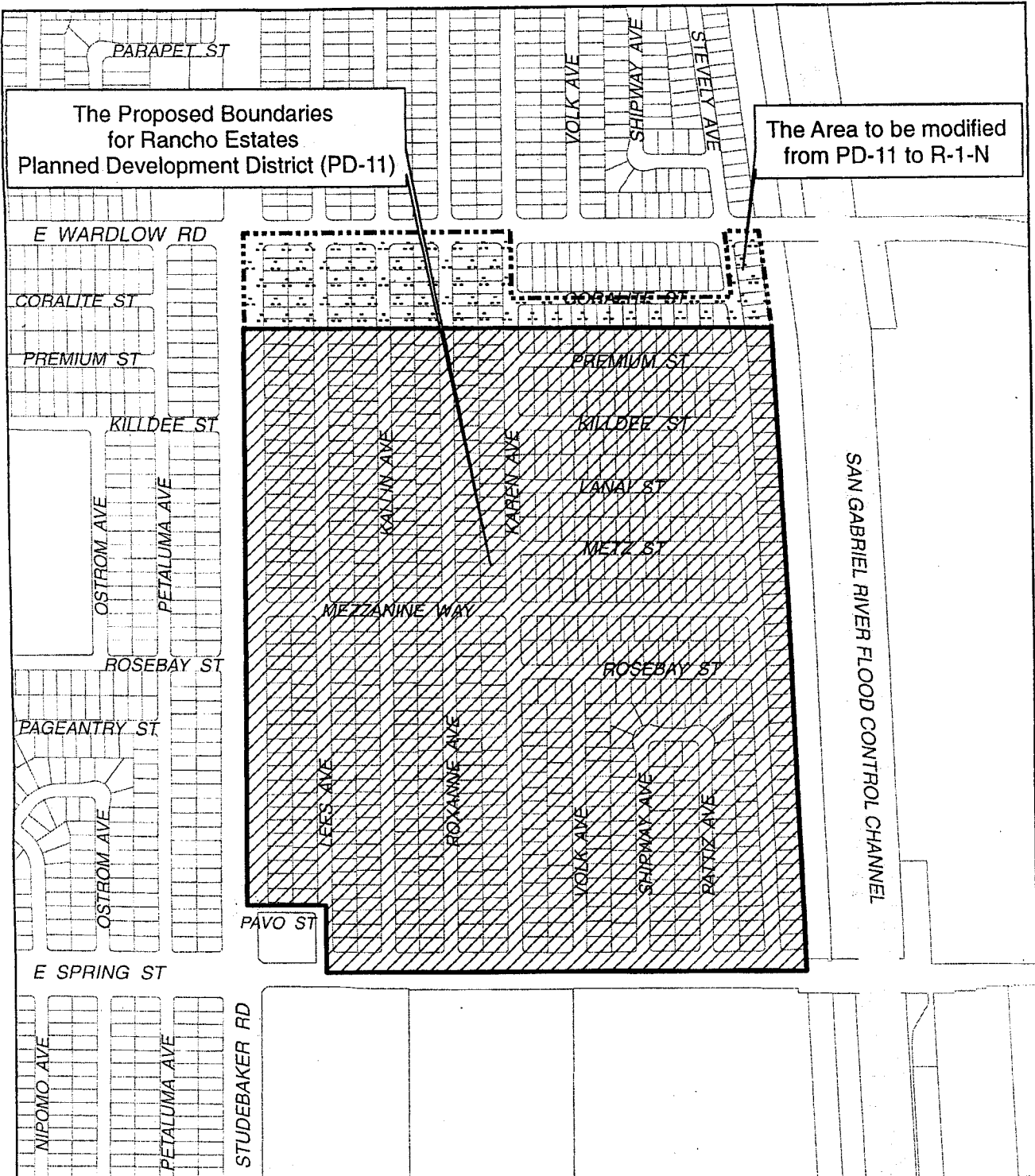
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Attachments:      Exhibit A - Map  
                         Exhibit B - PD-11 (Redline)  
                         Exhibit C - Planning Commission Staff Report (Attachments available on-line)  
                         City Council Ordinances

APPROVED:

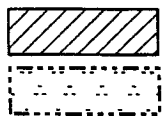


PATRICK H. WEST  
CITY MANAGER



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.

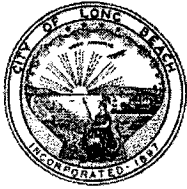
Sideyards: Four (4) feet.

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 COMMISSIONERS**City 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.

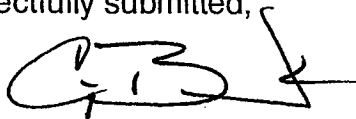
### **PUBLIC HEARING NOTICE**

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,

A handwritten signature in black ink, appearing to read 'C. Beck', with a long horizontal stroke extending to the right.

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

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING AND RESTATING  
THE RANCHO ESTATES PLANNED DEVELOPMENT  
DISTRICT (PD-11)

WHEREAS, the Rancho Estates Planned Development District (PD-11)  
was previously amended by Ordinance No. C-5861 on July 13, 1982;

WHEREAS, on October 16, 2007, the City Council of the City of Long  
Beach adopted Ordinance No. ORD-07-0048, instituting a one (1) year moratorium from  
October 16, 2007 to October 16, 2008, to prohibit the construction of second story  
additions and the demolition of any residential structures in the Rancho Estates Planned  
Development District (PD-11);

WHEREAS, on November 18, 2008, the City Council adopted Ordinance  
No. ORD-08-0031, which extended the moratorium for an additional six (6) month period  
from October 16, 2008 to April 14, 2009, to provide additional time for the Planning  
Commission and other interested parties to evaluate the Rancho Estates Area and  
prepare proposed amendments to PD-11; and

WHEREAS, staff worked with the Rancho Estates residents through  
community meetings and by use of a survey. Based on the survey results and  
neighborhood input, staff proposes an amendment to the Rancho Estates Planned  
Development District (PD-11) to prohibit construction of second story additions and the  
demolition of any residential structure. In addition, the development district map is being  
amended to eliminate from PD-11 certain streets and portions of streets that contain  
homes that were not designed by Cliff May and to further eliminate the existing three  
subarea designations within the PD.

WHEREAS, the City Council desires to promote Neighborhood Character

1 Stabilization in the Rancho Estates Planned Development District (PD-11) by prohibiting  
2 construction of second story additions and the demolition of any existing residential  
3 building or structure within said area, and by amending the development district map in  
4 order to eliminate certain streets or portions of streets from the PD that do not contain  
5 Cliff May designed homes.

6 NOW, THEREFORE, the City Council of the City of Long Beach ordains as  
7 follows:

8 Section 1. The Rancho Estates Planned Development District (PD-11) of  
9 the Long Beach Municipal is amended and restated in its entirety to read as follows:

10 A. INTENT.

11 This planned development district is established to preserve and  
12 enhance the unique character of the Rancho Estates Area. The district is  
13 characterized by single-family dwellings, the majority of which are one (1) story in  
14 height and are situated in the rear portion of the lot. Each dwelling has a strong  
15 indoor-outdoor relationship and is dependent upon use of the front yard area for  
16 private open space. The demolition of any existing residential building or structure  
17 as the term "demolish" is defined in the Long Beach Municipal Code Section  
18 21.15.750 is prohibited.

19 B. USE REGULATIONS.

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

22 C. SPECIAL DEVELOPMENT REQUIREMENTS

23 For purposes of establishing these special development restrictions,  
24 the planned development district consists of the area shown on the attached map  
25 (Exhibit A).

26 Permitted use standards for these areas are the R-1-N standards of the  
27 Zoning Regulations with the exception of building height and stories:

28 Building Height: Thirteen feet (13') one (1)-story

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
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Roxanne	Fence	5'0" setback
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Karen	Fence	5'0" setback
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Garages shall be setback twenty (20) feet from the property line but may conform to the front yard setbacks for buildings if the following requirements are met.

1. An automatic garage door opener is provided; and

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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- 2. Fences over three (3) feet in height which are adjacent to the garage must have a five-foot-by-five-foot (5'x5') corner cut off for visibility; or
- 3. The garage is situated with the garage door facing perpendicular to the property line.

Side yards: Four (4) feet.

Rear yards: Five (5) feet.

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

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

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 votes:

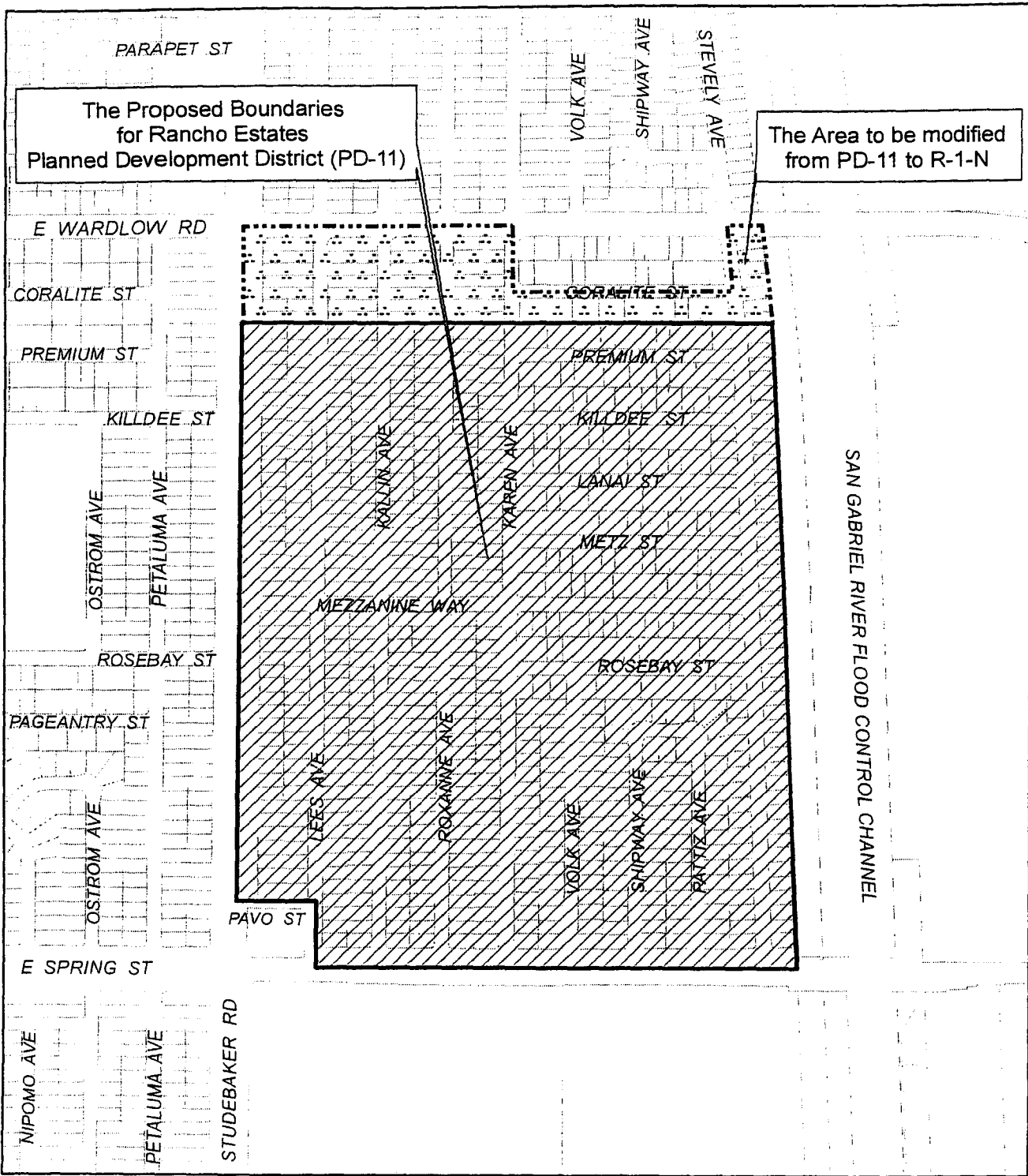
Ayes: Councilmembers: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_  
\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor



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

The 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

EXHIBIT "A"