

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

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
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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
	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
Studebaker	Fence	6'0" setback
	Building	20'0" setback

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

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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:

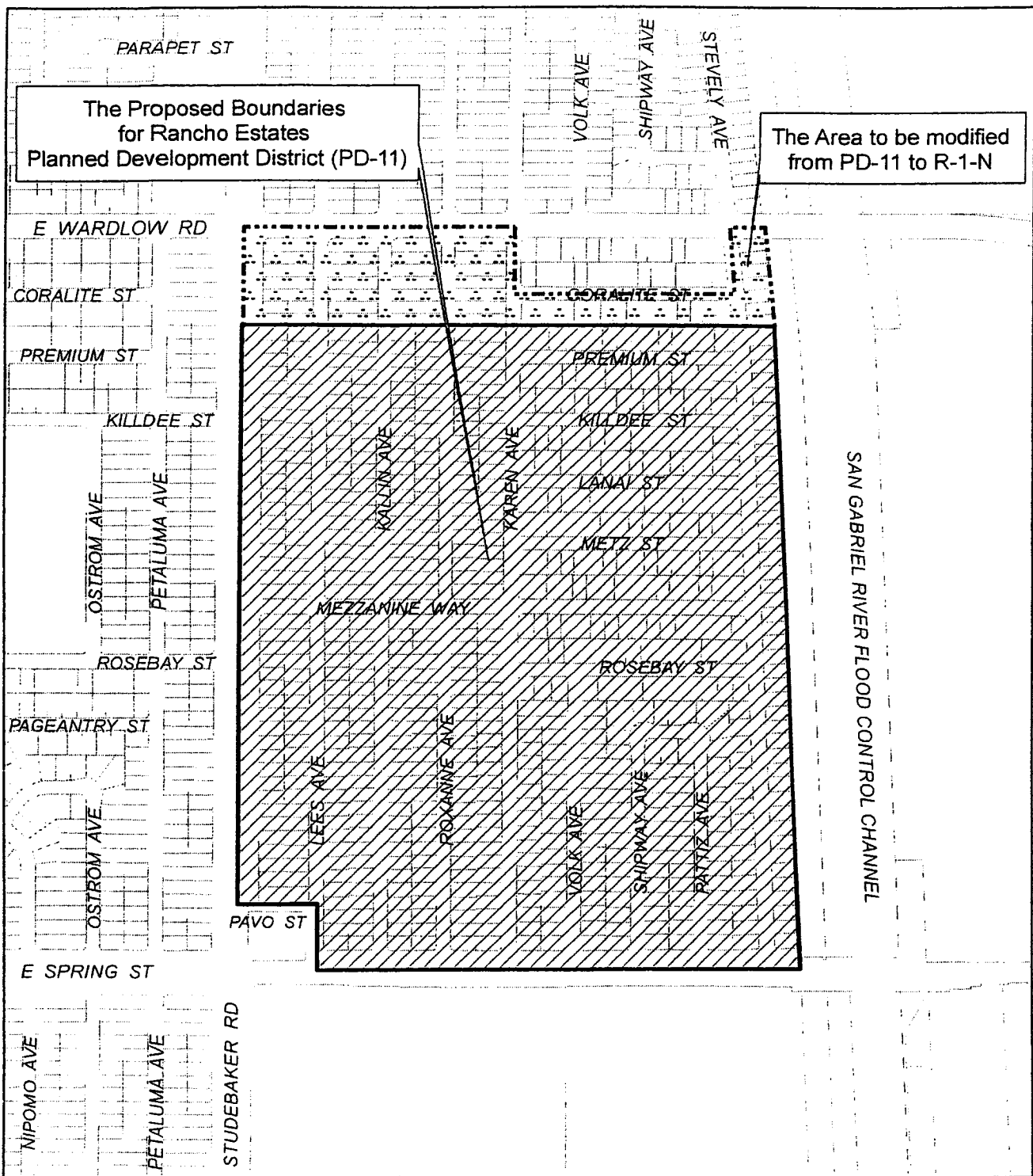
Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

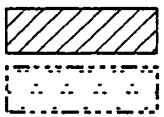
City Clerk

Mayor



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

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



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