



# **City Council**

**March 21, 2017**

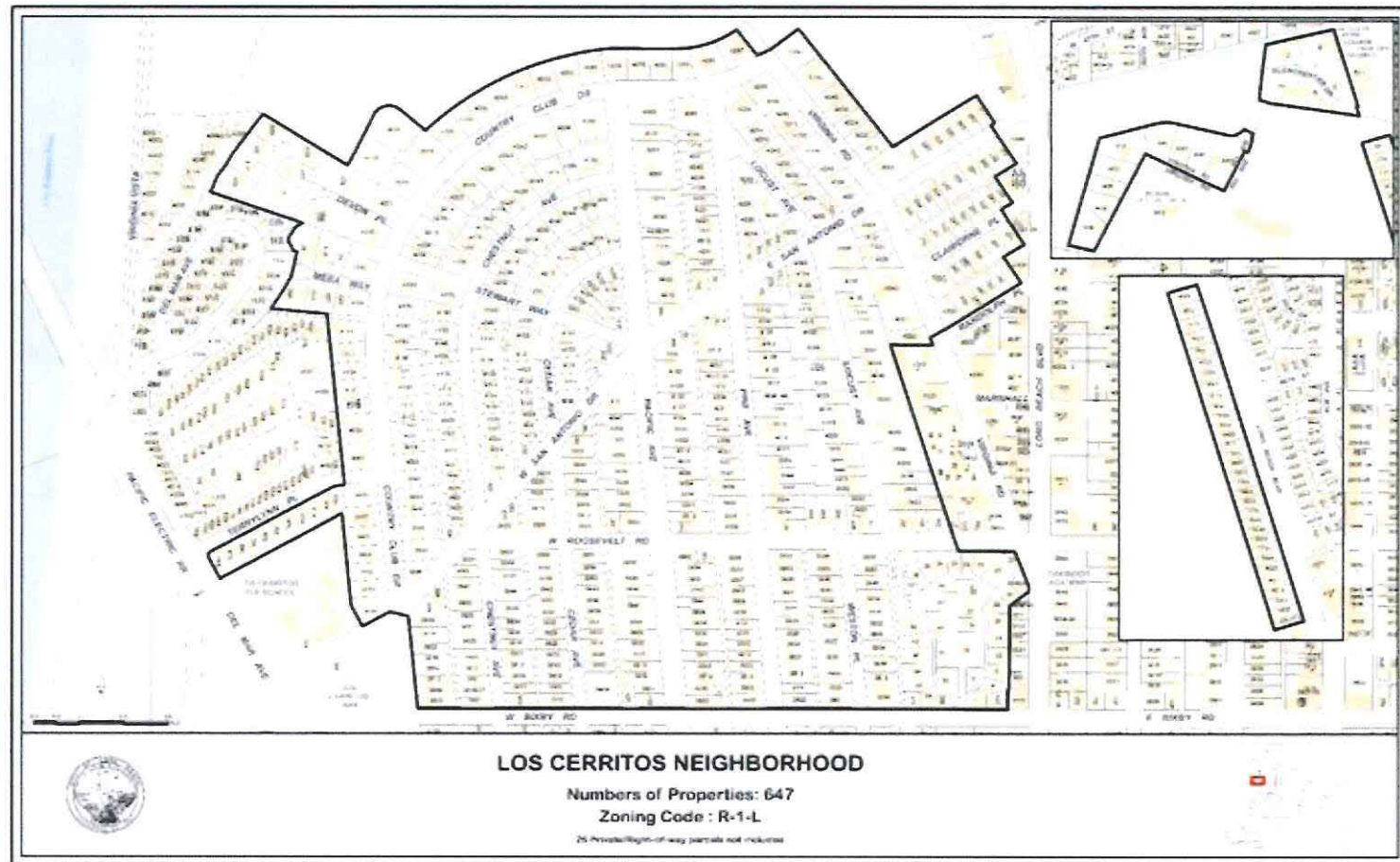
**Zoning (Title 21) Code Amendment**

**R-1-L Zone: Los Cerritos / Virginia Country Club**

**Application No. 1602-50**



# R-1-L Zoning District





## R-1-L Zoning District

- Municipal Code Section 21.31.020

“The R-1-L District is a single-family residential district with large lots. This District recognizes the need for an open, uncrowded living environment within metropolitan centers.”

- General Plan Land Use Element Neighborhood Plan: Los Cerritos

“The Virginia Country Club area is predominantly developed with large, estate-like single-family homes... homes are of eclectic European and American architectural styles... housing is in good to excellent condition.”





## Development Moratorium

September 2015:

City Council adoption of an emergency ordinance initiating a one-year development moratorium in response to concerns voiced by neighborhood residents about the ability of the current R-1-L development standards to maintain the neighborhood's existing development character.

Moratorium limited new residential structures and residential additions to 1,500 square feet in size.

August 2016:

City Council extends the moratorium through March 2017 to give additional time for continued community engagement and analysis of potential R-1-L amendment recommendations.



## Community Outreach

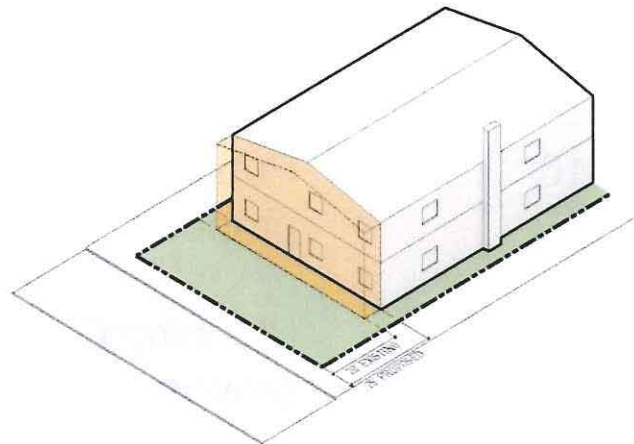
|                            |  |
|----------------------------|--|
| October 2015 - April 2016: | Meetings between staff and members of the Committee for Preservation of the Los Cerritos Neighborhood community group. |
| September 28, 2016:        | Publicly noticed community meeting #1 – Staff listening session.   |
| November 9, 2016:          | Publicly noticed community meeting #2 – Presentation of proposed code amendments.                                      |
| December 1, 2016:          | Planning Commission study session – Discussion of proposed amendments.   |
| February 2, 2017:          | Planning Commission public hearing (testimony received; item continued).   |
| February 16, 2017:         | Planning Commission public hearing (testimony received; recommendation motion passes).                                 |



## Proposed Amendment: Front Yard Setback

Current minimum  
front yard setback: 20 feet

Proposed minimum  
front yard setback: 25 feet

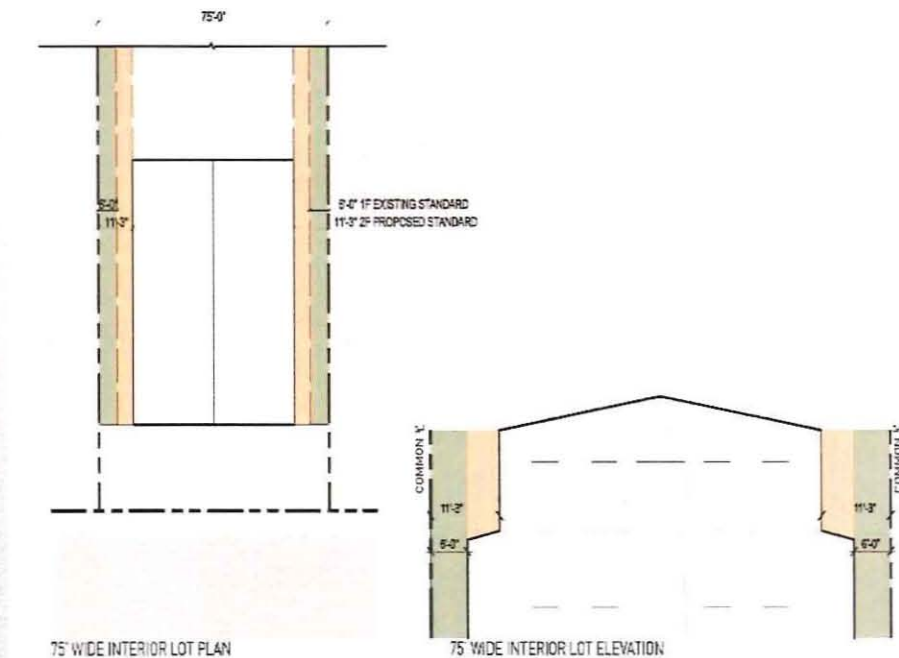




## Proposed Amendment: Second Story Side Setback

Current minimum  
second story side setback:  
6 feet

Proposed minimum  
second story side setback:  
6 feet for lots 60 feet or less in  
width; 15% of lot area or 10 feet,  
whichever is greater, for lots  
greater than 60 feet in width

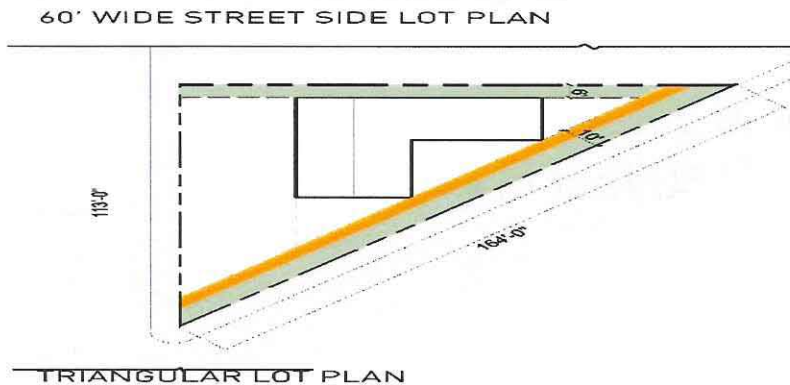
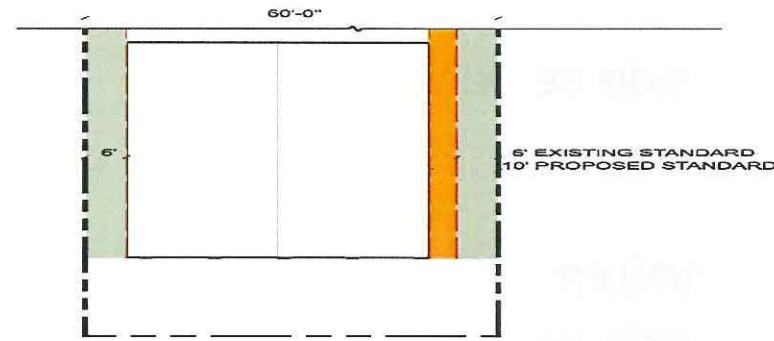




## Proposed Amendment: Corner Lot Side Setback

Current minimum corner lot  
street side setback:  
6 feet

Proposed minimum corner  
lot street side setback:  
10 feet





## Proposed Amendment: Floor Area Ratio, Lots 0 – 15,000 Square Feet

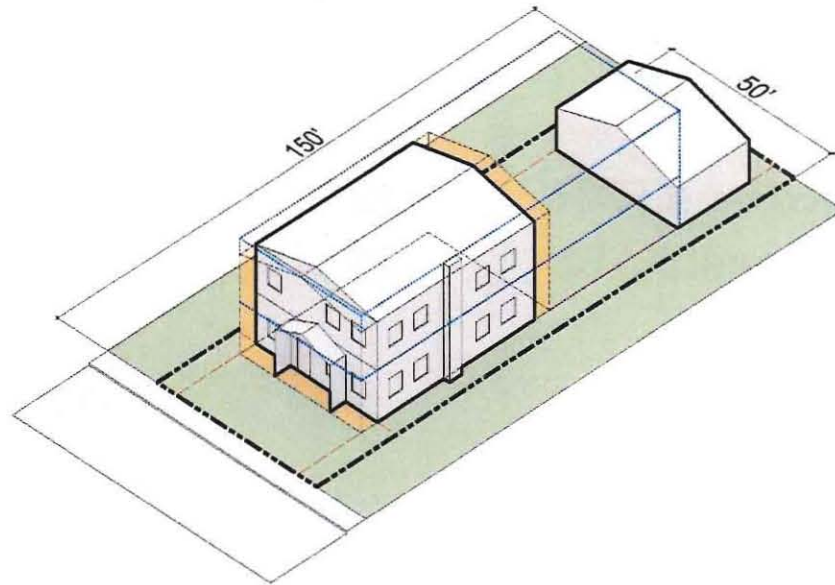
Properties in this range: 553

Current maximum FAR: .60

Proposed maximum FAR: .50

Current average FAR: .30

Current highest FAR: .71



## Proposed Amendment: Floor Area Ratio, Lots 15,000+ Square Feet

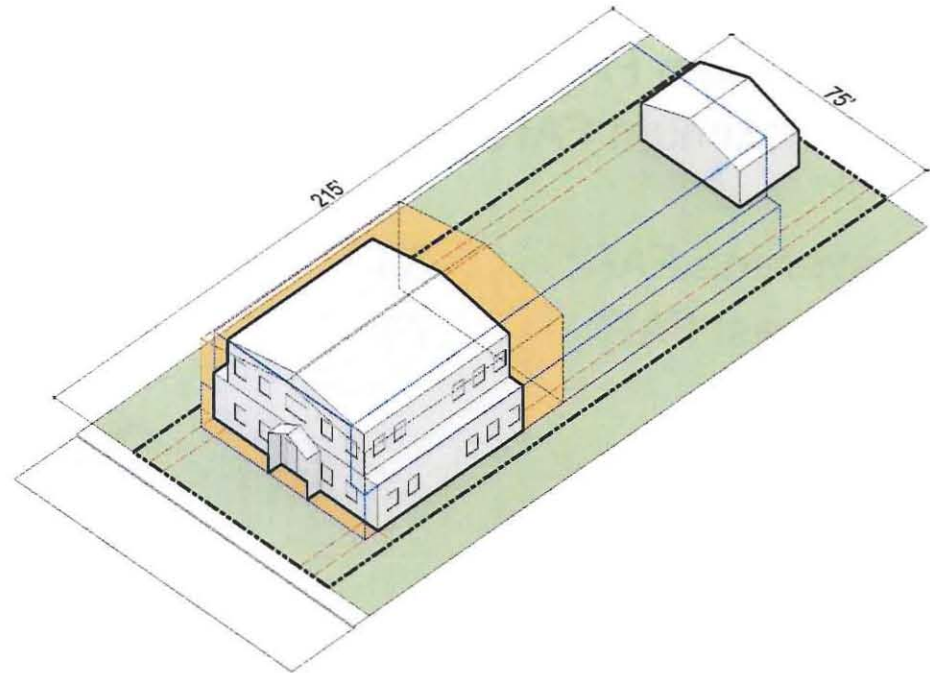
Properties in this range: 94

Current maximum FAR: .60

Proposed maximum FAR: .40

Current average FAR: .22

Current highest FAR: .43



10



## Proposed Amendment: Lot Mergers / Consolidations

|                           |                    |
|---------------------------|--------------------|
| Current minimum lot size: | 12,000 square feet |
| Current maximum lot size: | No limit           |

|                              |                    |
|------------------------------|--------------------|
| Proposed maximum lot size:   | 20,000 square feet |
| Proposed lot merger maximum: | 2 lots             |

### Existing lot size breakdown

|                                   |     |
|-----------------------------------|-----|
| Lots 0 – 15,000 square feet:      | 553 |
| Lots 15,001 – 20,000 square feet: | 50  |
| Lots 20,001+ square feet:         | 44  |

## **Proposed Amendment: Single-Family Home Design Standards**

New single-family dwellings and single-family dwelling rebuild projects in the R-1-L zone that exceed five-thousand (5,000) square feet in total size or are within ten percent (10%) of the property's maximum FAR shall comply with the following requirements:

- Four-sided architecture with consistent detail and design treatment on all building facades;
- All dwellings shall provide an inset/offset on walls twenty-five feet (25') or greater in length. Wall insets/offsets shall be at least two feet (2') deep and have a span of at least ten feet (10') and extend from grade to eave;
- Primary facades shall be street facing and entrances shall be obvious and visible. The height of porches or covered entryway features shall not exceed fifteen feet (15'); and
- Second story windows facing an interior side property line shall not be located directly in line with second story bedroom windows of a neighboring structure.

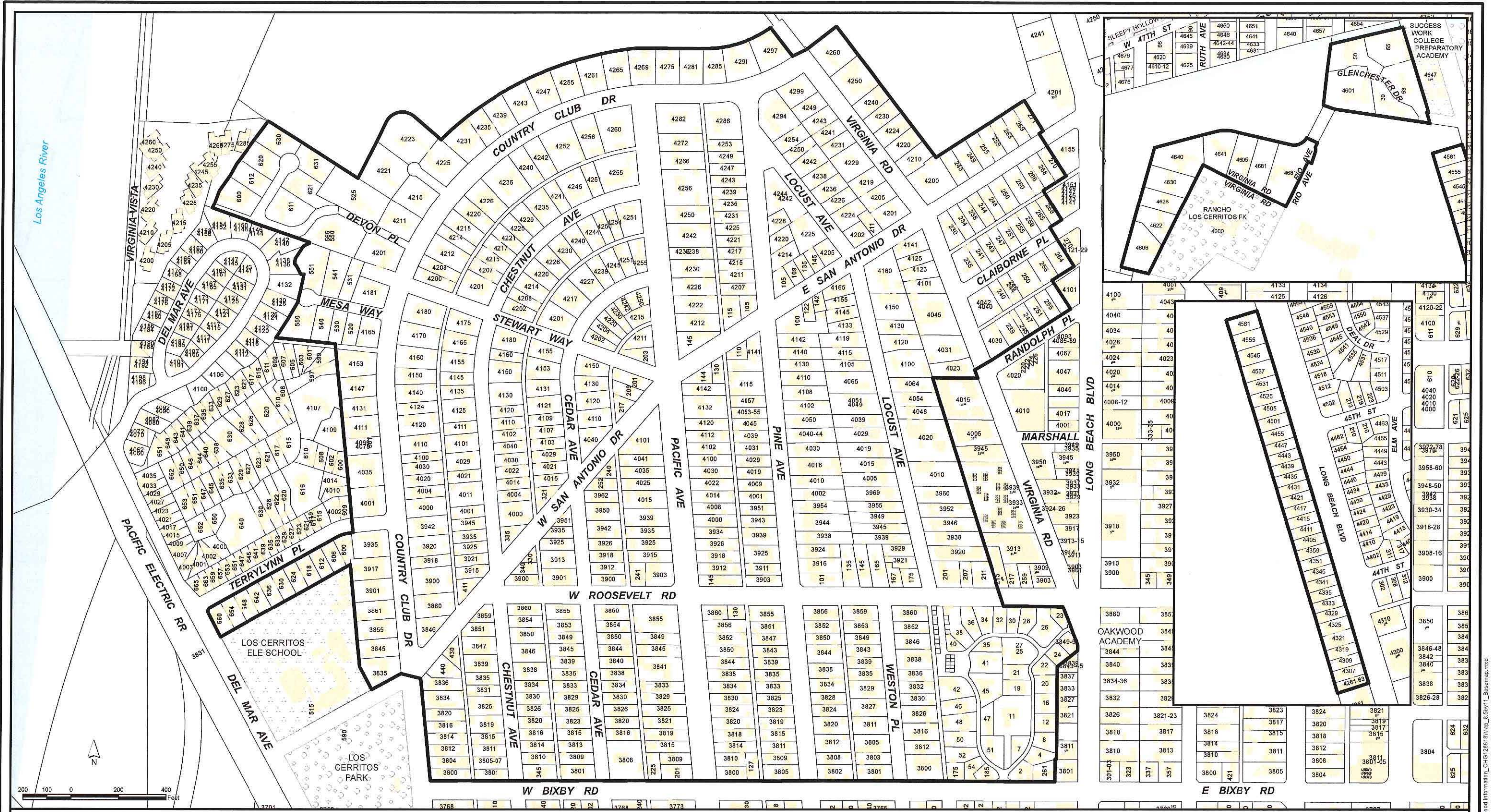


## Recommendation

Receive supporting documentation into the record, conclude the public hearing, and accept Categorical Exemption CE-16-340; and,

Declare the Ordinance amending Table 31-2A, Residential Development Standards, and Section 21.31.255 of Title 21 (Zoning) of the Long Beach Municipal Code, relating to development and design standards applicable to properties in the R-1-L zoning district, read the first time and laid over to the next regular meeting of the City Council for final reading.

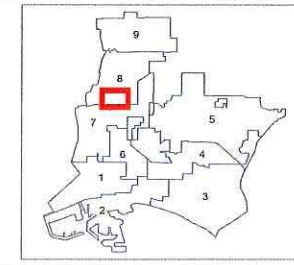




# LOS CERRITOS NEIGHBORHOOD

Numbers of Properties: 647  
Zoning Code : R-1-L

25 Private/Right-of-way parcels not included







## LOS CERRITOS NEIGHBORHOOD: Numbers of Dwelling Units

Numbers of Properties: 647

|                 |               |              |
|-----------------|---------------|--------------|
| 0 (4 parcels)   | 2 (8 parcels) | 6 (1 parcel) |
| 1 (632 parcels) | 3 (2 parcels) |              |

25 Private/Right-of-way parcels not included







# **LOS CERRITOS NEIGHBORHOOD**

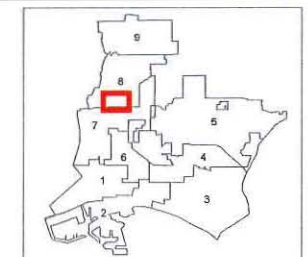
## **Special Setback Areas**

Numbers of Properties: 647

Zoning Code : R-1-L

Special Setback Areas (ft)

25 Private/Right-of-way parcels not included







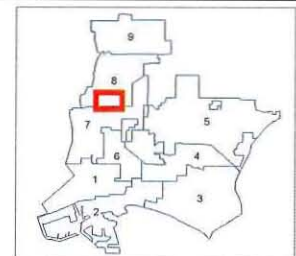
## LOS CERRITOS NEIGHBORHOOD: Home Age

Numbers of Properties: 647

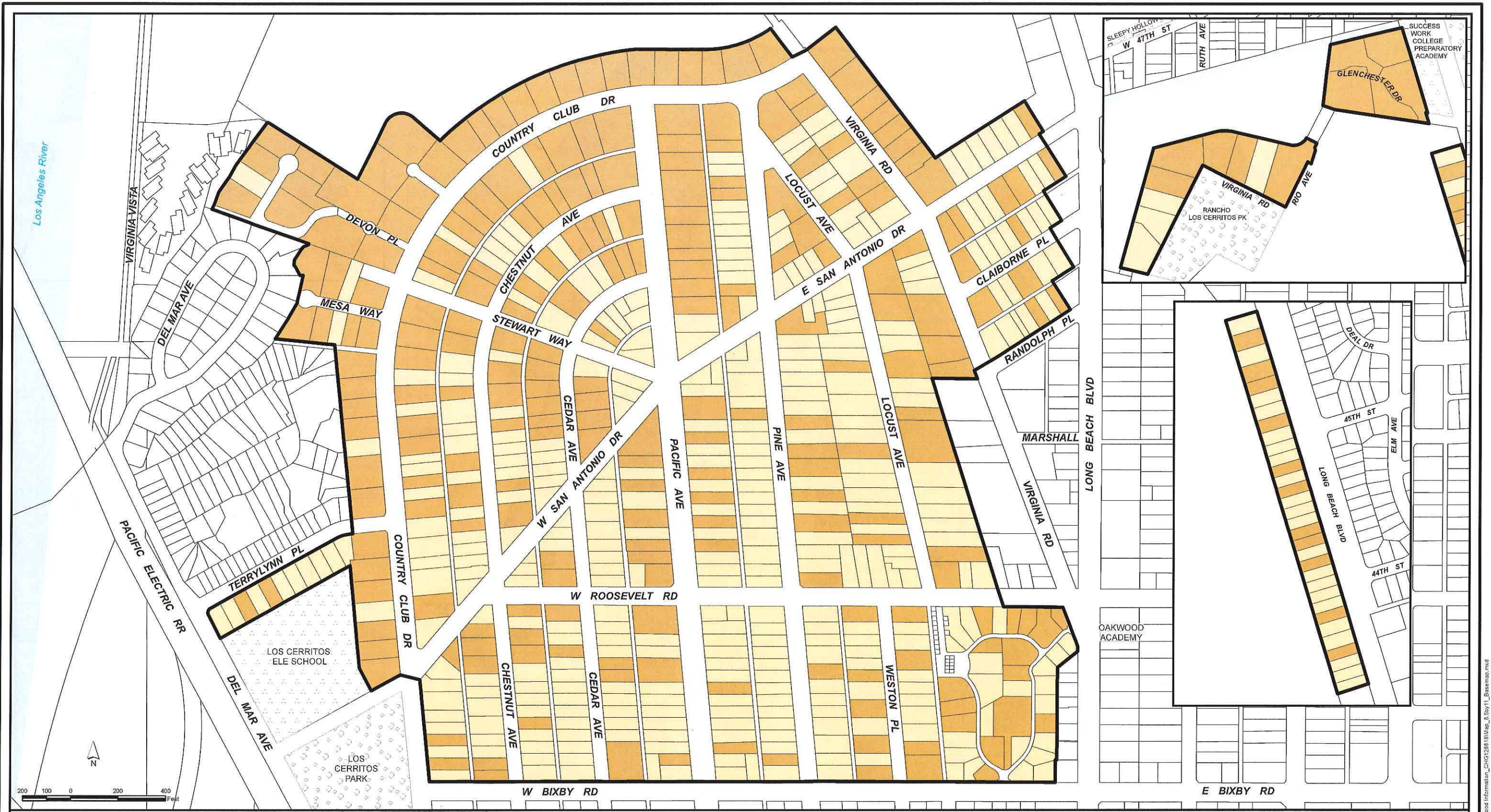
Median Home Age: 1941

- Home Built in 1941 or Prior
- Home Built After 1941

25 Private/Right-of-way parcels not included







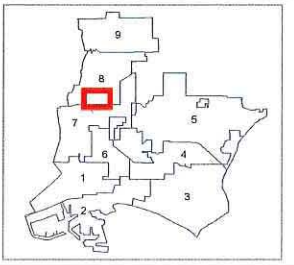
# LOS CERRITOS NEIGHBORHOOD: Home Size

Numbers of Properties: 647

Average Home Size: 2,822 sq ft

- Average or Below (383 parcels)
- Above Average (264 parcels)

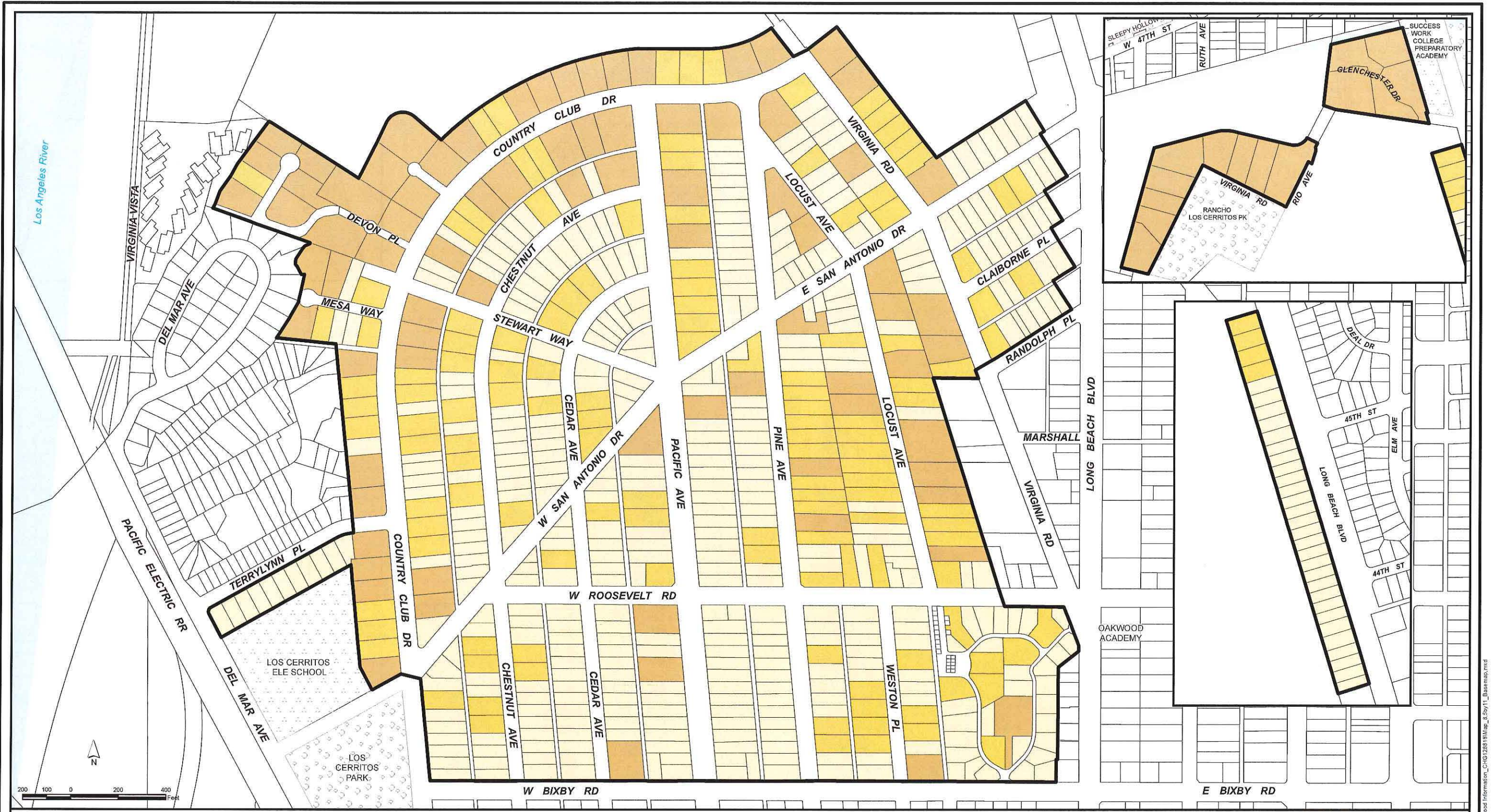
25 Private/Right-of-way parcels not included









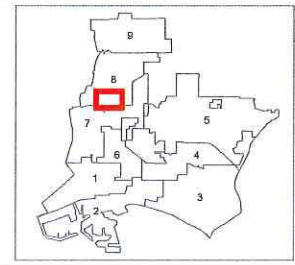


# LOS CERRITOS NEIGHBORHOOD: Lot Size

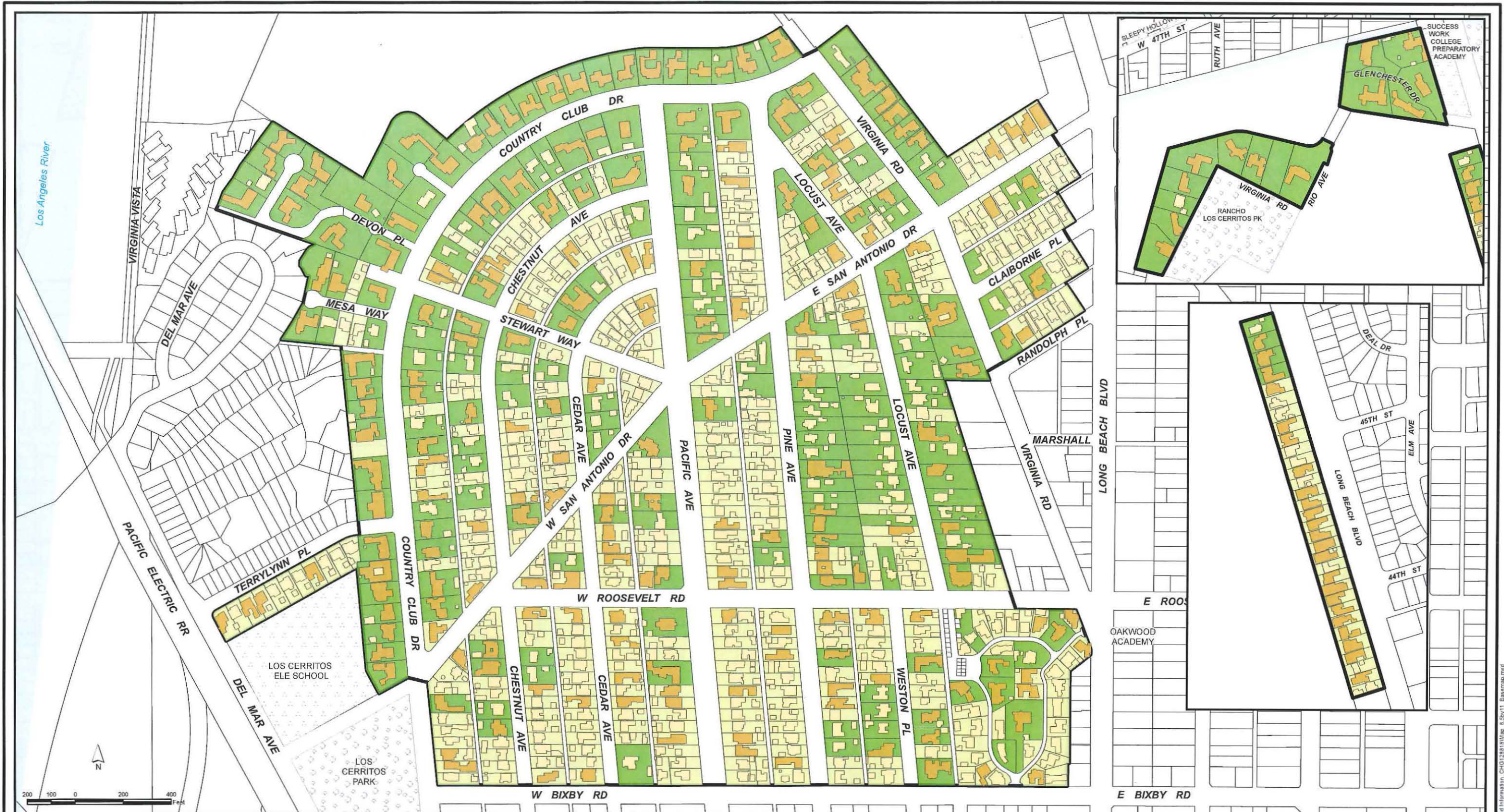
Numbers of Properties: 647  
Average Lot Size: 10,748 sq ft

- Lots < 10,000 sq ft (417 parcels)
- Lots 10,000 - 15,000 sq ft (136 parcels)
- Lots > 15,000 (94 parcels)

25 Private/Right-of-way parcels not included







# LOS CERRITOS NEIGHBORHOOD: Lot Size & Home Size

Numbers of Properties: 647

|                                |                                |                                |                                |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Average Lot Size: 10,748 sq ft |                                | Average Home Size: 2,822 sq ft |                                |
|                                | Average or Below (417 parcels) |                                | Average or Below (383 parcels) |
|                                | Above Average (230 parcels)    |                                | Above Average (264 parcels)    |

25 Private/Right-of-way parcels not included

