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ORDINANCE NO. ORD-07-0019

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3   AN ORDINANCE OF THE CITY COUNCIL OF THE

4   CITY OF LONG BEACH AMENDING THE LONG BEACH

5   MUNICIPAL CODE BY AMENDING SECTION 21.31.205 BY

6   AMENDING TABLES 31-1, 31-2A, AND 31-2B; BY ADDING

7   ARTICLE 3 TO CHAPTER 20.34, BY ADDING SUBSECTION

8   S TO 21.31.020, AND BY ADDING SECTION 21.52.244, ALL

9   RELATED TO MOBILEHOME ZONING

10

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

12

13   Section 1.   Section 21.31.205 of the Long Beach Municipal Code is

14   amended by amending Table 31-1 to read as follows:

Table 31-1
Uses in Residential Zones

Residential Zone District Land Use	R-4-M
Single Family Detached	N
Single Family Attached	N
Duplex	N
Three-Family Dwelling	N
Four-Family Dwelling	N
Multi-Family Dwelling	N
Townhouse	N
Modular or Manufactured Housing Unit Placed on a Permanent Foundation	Y
Mobilehome Park (as to unsold spaces)	Y
Subdivision of Existing Mobilehome Park (See Section 21.52.244)	C
Secondary Housing Units	N
Special Group Residence	N
Commercial Uses	
Bed & Breakfast Inns	N
Office Commercial	N
Residential Historic Landmark Buildings	N
Restaurant	N

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Retail Commercial	N
Carnival, et al	N
Cellular and Personal Communication Services	N
Church	N
Common Recreational Facilities	Y
Construction Trailer	N
Courtesy Parking for Nonresidential Use	N
Child Day Care Home Small or Large Facility	N
Day Care Center (15 or more persons)	N
Detached Accessory Room	Y
Electrical Distribution Station	N
Group Home (1-6 persons)	N
Home Occupation	Y
Interim Parks	
a. Community Gardens	N
b. Passive Parks	N
c. Playgrounds	Y
d. Recreational Parks	N
Private School (elementary)	N
Recreational Vehicle Parking	Y*
Room Rentals	Y
Sandwiched Lot Development	N
Storage of Chattel	A
Trailer or Dwelling Unit Used as Sales Office	T
Vehicle Parking and Storage	A

Section 2.   Section 21.31.205 of the Long Beach Municipal Code is amended by adding District R-4-M to Table 31-2A to read as follows:

Table 31-2A
Residential Development Standards

District	Units Per Lot	Lot Area Per Unit	Minimum Lot Area (sq. feet)	Minimum Lot Width	Front Setback	Side Setback	Rear Setback	Maximum Height	Maximum Lot Coverage	Min Open Space	Floor Area Ratio
R-4-M	1	3,100 sq. ft	3,100 sq.ft	32 feet	0 feet	5 feet	3 feet	20 feet	75%	10%	N/A

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1   Section 3.   Section 21.31.205 of the Long Beach Municipal Code is

2   amended by adding District R-4-M to Table 31-2B to read as follows:

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4   Table 31-2B
     Residential Densities for Multi-family Districts

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District	Site Area (sq. feet)	Site Width	Permitted Density Sq. Ft. of Site Area Per Unit
R-4-M	3,100 sq. feet min.	32 feet min.	1 unit per lot

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9   Section 4.   The Long Beach Municipal Code is amended by adding

10   Article 3 to Section 20.34 to read as follows:

11   Article 3

12   Subdivision of an Existing Mobilehome Park to Create

13   Individual Ownership Lots

14

15   20.34.080   Right of first refusal.

16   Upon the subdivision of the existing mobilehome park, any park

17   resident who had established residency in the mobilehome park as of the

18   date of the issuance of a subdivision public report from the Department of

19   Real Estate shall have a right of first refusal to purchase the lot upon

20   which his/her mobilehome is located for a period of twelve (12) months

21   from the date of issuance of the subdivision public report. The price to be

22   paid by such existing resident for the lot under his/her mobilehome shall

23   be the initial offering price for that lot during the twelve (12) month right of

24   first refusal period.

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26   20.34.090   Lifetime leases.

27   Lifetime leases for the occupied lots shall be offered to mobilehome

28   owners who elect neither to purchase their site nor to relocate. The right to

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1 enter into a lifetime lease shall expire no earlier than the period of twelve

2 (12) months from the date of issuance of the subdivision public report

3 issued by the Department of Real Estate. All lifetime leases shall include

4 the following conditions:

5   A.   Mobilehome owners shall have the option of canceling the lease at

6 any time upon 30 days written notice to the mobilehome park owners.

7   B.   Mobilehome owners cannot be evicted except pursuant to Article 6 of

8 the State Mobilehome Residency Law, Civil Code section 798.55 et seq.;

9   C.   Terms and conditions of the lifetime lot lease shall be the same as

10 those contained in the current lease or rental agreement for the mobilehome

11 space.

12   D.   To avoid economic displacement of all non-purchasing residents,

13 any rent increases shall comply with Section 66427.5(f) of the California

14 Government Code.

15

16 20.34.100   Compliance with state law.

17   The subdivider of the mobilehome park shall comply with all applicable

18 state and local laws in effect at the time of the subdivision and shall have

19 given all required notices to the existing and incoming park residents during

20 the subdivision process.

21

22 20.34.110   Infrastructure facilities survey required.

23   Prior to approval of the Final Map, the applicant and/or successors

24 shall provide the City and all purchasers a copy of an infrastructure

25 facilities survey to be conducted by a qualified firm approved by the

26 Department of Planning and Building. The survey shall indicate the life

27 expectancy of the infrastructure (including, but not limited to, sewer, water,

28 gas, electric, streets and common areas) and shall indicate existing

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1   deficiencies. If the life expectancy of the infrastructure is less than 10

2   years, the subdivider and/or successors shall identify an adequate funding

3   source to replace the infrastructure in a timely manner to the satisfaction

4   of the Director of Planning and Building. If the survey identifies

5   deficiencies, the applicant and/or successors shall repair the deficiencies

6   to comply with applicable health and safety requirements.

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8   Section 5.   The Long Beach Municipal Code is amended by adding

9   Subsection S to 21.31.020 to read as follows:

10   S.   The R-4-M District is a moderate density subdivided

11   mobilehome park development district. The district recognizes the wishes

12   of mobilehome owners in rental mobilehome parks to be given the

13   opportunity to own the space on which their mobilehome is located. Such

14   subdivisions of mobilehome parks to resident ownership is encouraged by

15   the State of California as an appropriate method of preserving low income

16   housing stock.

17

18   Section 6.   The Long Beach Municipal Code is amended by adding

19   Section 21.52.244 to read as follows:

20   21.52.244   Subdivision of existing mobilehome park.

21   The following special conditions shall apply to subdivision of an

22   existing mobilehome park:

23   A.   The mobilehome park shall contain a minimum community

24   area open space of two hundred (200) square feet per lot.

25   B.   The mobilehome park shall have a minimum density of nine

26   (9) units per acre.

27   C.   The mobilehome park shall contain a minimum of one (1)

28   guest parking space for each fifteen (15) lots.

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1   D.   The mobilehome park shall contain a minimum of one

2 hundred (100) square feet of recreational vehicle storage per lot.

3   E.   The mobilehome park shall have a minimum project setback

4 of twenty (20) feet from any public street

5   F.   RV storage and vehicle parking and storage shall be

6 reserved for use by the owners/tenants of the mobilehome park.

7

8   Section 7.   The City Clerk shall certify to the passage of this ordinance by

9 the City Council and cause it to be posted in three conspicuous places in the City of Long

10 Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

11   I hereby certify that the foregoing ordinance was adopted by the City

12 Council of the City of Long Beach at its meeting of _____May 15_____, 2007, by

13 the following vote:

14

15   Ayes: Councilmembers: B. Lowenthal, S. Lowenthal,

16   DeLong, Schipske, Gabelich,

17   Lerch.

18

19   Noes: Councilmembers: None.

20

21   Absent: Councilmembers: O'Donnell, Reyes Uranga.

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25   _____
    City Clerk

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27 Approved: 5/18/07   _____
    Mayor

28 MJM:kjm 4/23/07 #07-01634

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