

ORDINANCE NO. ORD-07-0049

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH RELATING TO THE TEMPORARY LIMITATION OF CERTAIN CONSTRUCTION AND DEVELOPMENT ACTIVITIES IN THE LOS CERRITOS AREA OF THE CITY IN ORDER TO FOSTER AND PROMOTE NEIGHBORHOOD CHARACTER STABILIZATION IN SAID AREA; DECLARING THE URGENCY THEREOF; AND DECLARING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY

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

Section 1. Purpose and Findings. At the direction of the City Council, the Department of Planning and Building and the Planning Commission will undertake or are currently studying potential amendments to the Zoning or Building Codes of the City of Long Beach relating to neighborhood character stabilization in order to respond to the issue of "mansionization" that has reported to be occurring in the Los Cerritos area of the City. The City's Housing and Neighborhoods Committee, concerned citizens and other individuals, have expressed that changes to existing zoning or building regulations are desired in order to curtail "mansionization" and otherwise stabilize existing neighborhoods as well as certain structures with historical or architectural significance in the City, and that continued construction and or remodeling in said area during the pendency of said studies may defeat the effectiveness of regulations ultimately adopted as a result of the current study and review. The City Council specifically finds that the existing zoning and building regulations of the City permit one or more uses, development standards, or construction activities which are, or may be, in conflict with the zoning and building

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1 regulations that are or will be studied by the Department of Planning and Building and the
2 Planning Commission pursuant to the City Council's direction.

3 Section 2. Estimated Time for Completion of Study. It is estimated that
4 the study or studies undertaken in connection with the adoption of this interim ordinance
5 shall take approximately one year to complete.

6 Section 3. Prohibition on Activities in the Los Cerritos Area. During the
7 term of the one year interim period, no application for a building permit, construction
8 permit, or variance, of any kind, shall be approved, nor shall any such permit be issued,
9 for any construction activity that would result in the following activities in the Los Cerritos
10 area (as shown on the map attached as Exhibit "A"):

11 For corner lots, the construction of any fence (including the
12 replacement of a non-conforming fence) within the front-yard setback, or
13 within a 6'0" exterior side-yard setback area which exceeds the height of
14 three (3) feet. The area between the exterior property line and the fence
15 shall be landscaped.

16 Section 4. Exceptions. The prohibitions contained in this ordinance does
17 not apply where an application for said development or construction was on file, and
18 deemed complete by the Department of Planning and Building on or before September
19 18, 2007.

20 Section 5. Declaration of Urgency. This ordinance is an emergency
21 measure, and it is urgently required for the reason that, pending completion of the
22 necessary planning study, and a determination relative to the potential need to amend
23 the Code, it is necessary to limit construction or development of in order to avoid the
24 adverse impacts associated with said construction that might be inconsistent with the
25 pending revisions to the zoning or building regulations of the City being considered during
26 the interim period.

27 Section 6. This ordinance is an emergency ordinance duly adopted by
28 the City Council by a vote of five of its members and shall take effect immediately. The

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1 City Clerk shall certify to a separate roll call and vote on the question of the emergency of
2 this ordinance and to its passage by the vote of five members of the City Council of the
3 City of Long Beach, and cause the same to be posted in three conspicuous places in the
4 City of Long Beach.

5 This ordinance shall also be adopted by the City Council as a regular
6 ordinance, to the end that in the event of any defect or invalidity in connection with the
7 adoption of this ordinance as an emergency ordinance, the same shall, nevertheless, be
8 and become effective on the thirty-first day after it is approved by the Mayor. The City
9 Clerk shall certify to the passage of this ordinance by the City Council of the City of Long
10 Beach and shall cause the same to be posted in three conspicuous places in the City of
11 Long Beach.

12 I hereby certify that on a separate roll call and vote which was taken by the
13 City Council of the City of Long Beach upon the question of emergency of this ordinance
14 at its meeting of October 16, 2007, the ordinance was declared to be an
15 emergency by the following vote:

16 Ayes: Councilmembers: B. Lowenthal, S. Lowenthal, DeLong,
17 O'Donnell, Schipske, Andrews,
18 Reyes Uranga, Gabelich, Lerch.

19 Noes: Councilmembers: None.

20
21 Absent: Councilmembers: None.
22 _____

23 I further certify that thereafter, at the same meeting, upon a roll call and
24 vote on adoption of the ordinance, it was adopted by the City Council of the City of Long

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1 Beach by the following vote:

2 Ayes: Councilmembers: B. Lowenthal, S. Lowenthal, DeLong,
3 O'Donnell, Schipske, Andrews,
4 Reyes Uranga, Gabelich, Lerch.

5 Noes: Councilmembers: None.
6 _____

7 Absent: Councilmembers: None.
8 _____

9
10 I further certify that the foregoing ordinance was thereafter adopted on final
11 reading by the City Council of the City of Long Beach at its meeting of _____,
12 2007, by the following vote:

13 Ayes: Councilmembers: _____
14 _____
15 _____

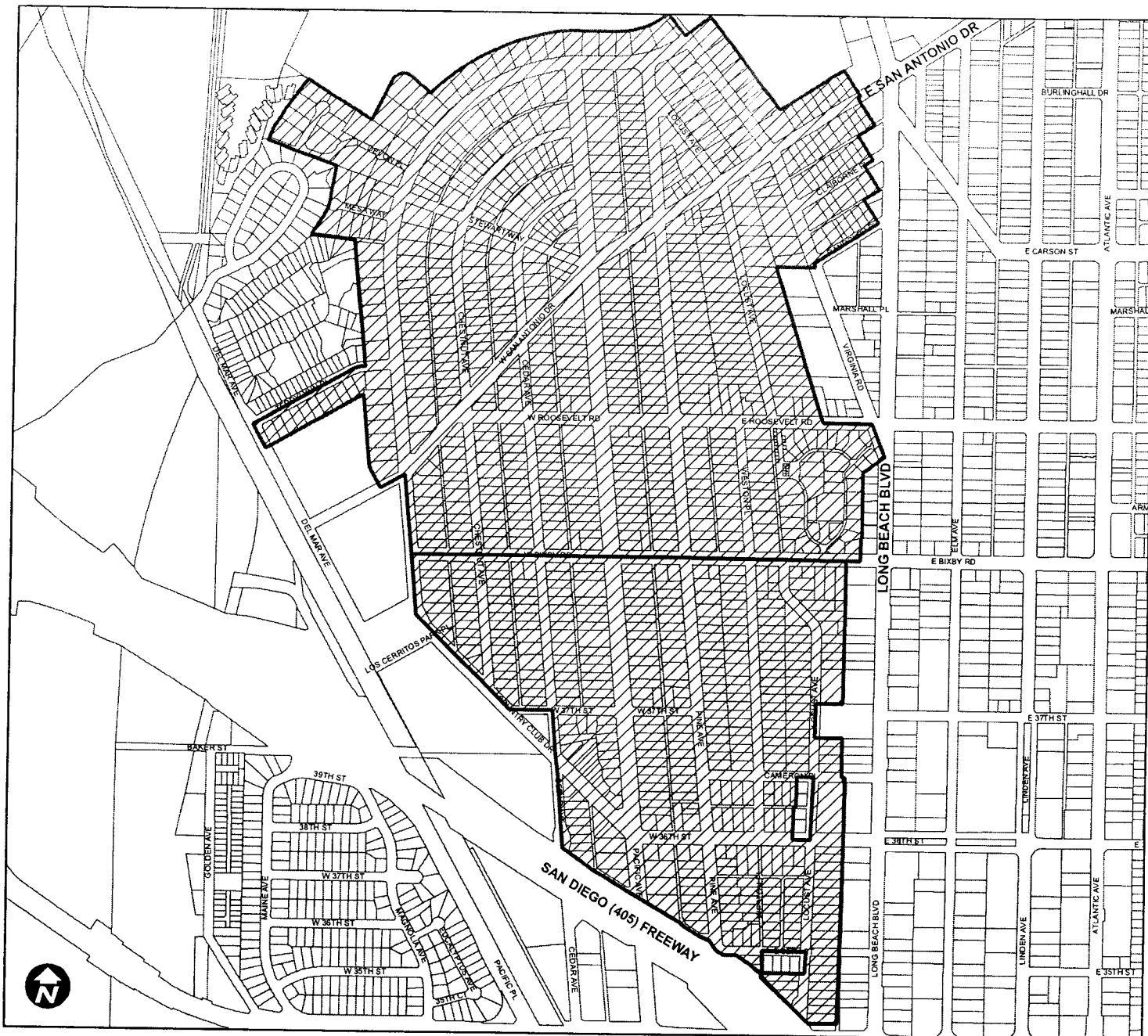
16 Noes: Councilmembers: _____
17 _____

18 Absent: Councilmembers: _____
19 _____

20
21
22 _____ Clerk

23
24 Approved: _____
25 (Date) Mayor

26
27
28 HAM:kjm:fl 10/9/07



Los Cerritos Neighborhood