

1 RESOLUTION NO. RES-07-0056

2  
3 A RESOLUTION OF THE CITY OF LONG BEACH  
4 AUTHORIZING THE DIRECTOR OF PLANNING AND  
5 BUILDING TO SUBMIT AMENDMENTS TO THE LONG  
6 BEACH ZONING REGULATIONS TO THE CALIFORNIA  
7 COASTAL COMMISSION FOR APPROVAL

8  
9 WHEREAS, on May 15, 2007, the City Council of the City of  
10 Long Beach amended certain provisions of the Long Beach Zoning Regulations of the  
11 City of Long Beach related to mobilehome zoning; and

12 WHEREAS, it is the desire of the City Council to submit the above  
13 referenced zoning regulation amendments to the California Coastal Commission for its  
14 review as implementing ordinances of the Long Beach Local Coastal Program (LCP); and

15 WHEREAS, the Planning Commission and City Council gave full  
16 consideration to all facts and the proposals respecting the amendments to the zoning  
17 regulations at a properly noticed and advertised public hearing; and

18 WHEREAS, the City Council approved the proposed changes to the LCP by  
19 adopting the amendments to the zoning regulations. The proposed zoning regulation  
20 amendments are to be carried out in a manner fully consistent with the Coastal Act and  
21 become effective in the Coastal Zone immediately upon Coastal Commission  
22 certification; and

23 WHEREAS, environmental documentation has been prepared, certified,  
24 received and considered as required by law, and the City Council hereby finds that the  
25 proposed amendments will not adversely affect the character, livability or appropriate  
26 development of the surrounding properties and that the amendments are consistent with  
27 the goals, objectives and provisions of the general plan;

28

OFFICE OF THE CITY ATTORNEY  
ROBERT E. SHANNON, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

1                   NOW, THEREFORE, the City Council of the City of Long Beach resolves as  
2 follows:

3                   Section 1. The amendments to the Long Beach Zoning Regulations of the  
4 City of Long Beach adopted on     May 15    , 2007, by Ordinance No.  
5     ORD-07-0019     and by Ordinance No.     ORD-07-0020    , copies of which  
6 are attached to and incorporated in this resolution as Exhibits "A" and "B" and are hereby  
7 submitted to the California Coastal Commission for its earliest review as to those parts of  
8 the ordinances that directly affect land use matters in that portion of the California  
9 Coastal Zone within the City of Long Beach.

10                  Sec. 2. The Director of Planning and Building of the City of Long Beach is  
11 hereby authorized to and shall submit a certified copy of this resolution, together with  
12 appropriate supporting materials, to the California Coastal Commission with a request for  
13 its earliest action, as an amendment to the Local Coastal program that will take effect  
14 automatically upon Commission approval pursuant to the Public Resources Code or as  
15 an amendment that will require formal City Council adoption after Coastal Commission  
16 approval.

17                  Sec. 3. This resolution shall take effect immediately upon its adoption by  
18 the City Council, and the City Clerk shall certify the vote adopting this resolution.

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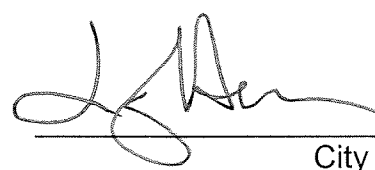
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I certify that this resolution was adopted by the City Council of the City of Long Beach at its meeting of May 8, 2007, by the following vote:

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

Noes: Councilmembers: None.

Absent: Councilmembers: None.

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

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MJM:kjm 5/2/07 #078-01634

ORDINANCE NO. ORD-07-0019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING SECTION 21.31.205 BY AMENDING TABLES 31-1, 31-2A, AND 31-2B; BY ADDING ARTICLE 3 TO CHAPTER 20.34, BY ADDING SUBSECTION S TO 21.31.020, AND BY ADDING SECTION 21.52.244, ALL RELATED TO MOBILEHOME ZONING

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

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

//  
 //

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:

3  
4 Table 31-2B  
Residential Densities for Multi-family Districts

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.

25  
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

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

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.

7  
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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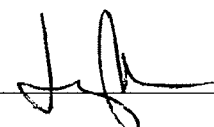
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Approved: 5/18/07

  
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City Clerk

  
\_\_\_\_\_  
Mayor

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

ORDINANCE NO. ORD-07-0020

AN ORDINANCE OF THE CITY COUNCIL OF THE  
AMENDING THE USE DISTRICT MAP OF THE CITY OF  
LONG BEACH AS SAID MAP HAS BEEN ESTABLISHED  
AND AMENDED BY AMENDING PORTIONS OF PART 14  
OF SAID MAP FROM MOBILEHOME PARK (RM) TO  
SUBDIVIDED MOBILEHOME PARK (R-4-M)  
(RZ-0308-05)

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

Section 1. Environmental documentation having been prepared,  
certified, received and considered as required by law, and the City Council hereby finding  
that the proposed change will not adversely affect the character, livability or appropriate  
development of the surrounding area and that the proposed change is consistent with the  
goals, objectives and provisions of the General Plan, the official Use District Map of the  
City of Long Beach, as established and amended, is further amended by amending  
portions of Part 14 of said Map to rezone the subject property from Mobilehome Park  
(RM) to Subdivided Mobilehome Park (R-4-M). That portion of Part 14 of said map that  
is amended by this ordinance is depicted on Exhibit "A" which are attached hereto and by  
this reference made a part of this ordinance and the official Use District Map.

Section 2. All ordinances and parts of ordinances in conflict herewith are  
hereby repealed.

Section 3. The City Clerk shall certify to the passage of this ordinance by  
the City Council and cause it to be posted in three conspicuous places in the City of Long

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2 I hereby certify that the foregoing ordinance was adopted by the City  
3 Council of the City of Long Beach at its meeting of May 15, 2007,  
4 by the following vote:

5  
6 Ayes: Councilmembers: B. Lowenthal, S. Lowenthal,  
7 DeLong, Schipske, Gabelich,  
8 Lerch.

9  
10 Noes: Councilmembers: None.

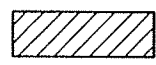
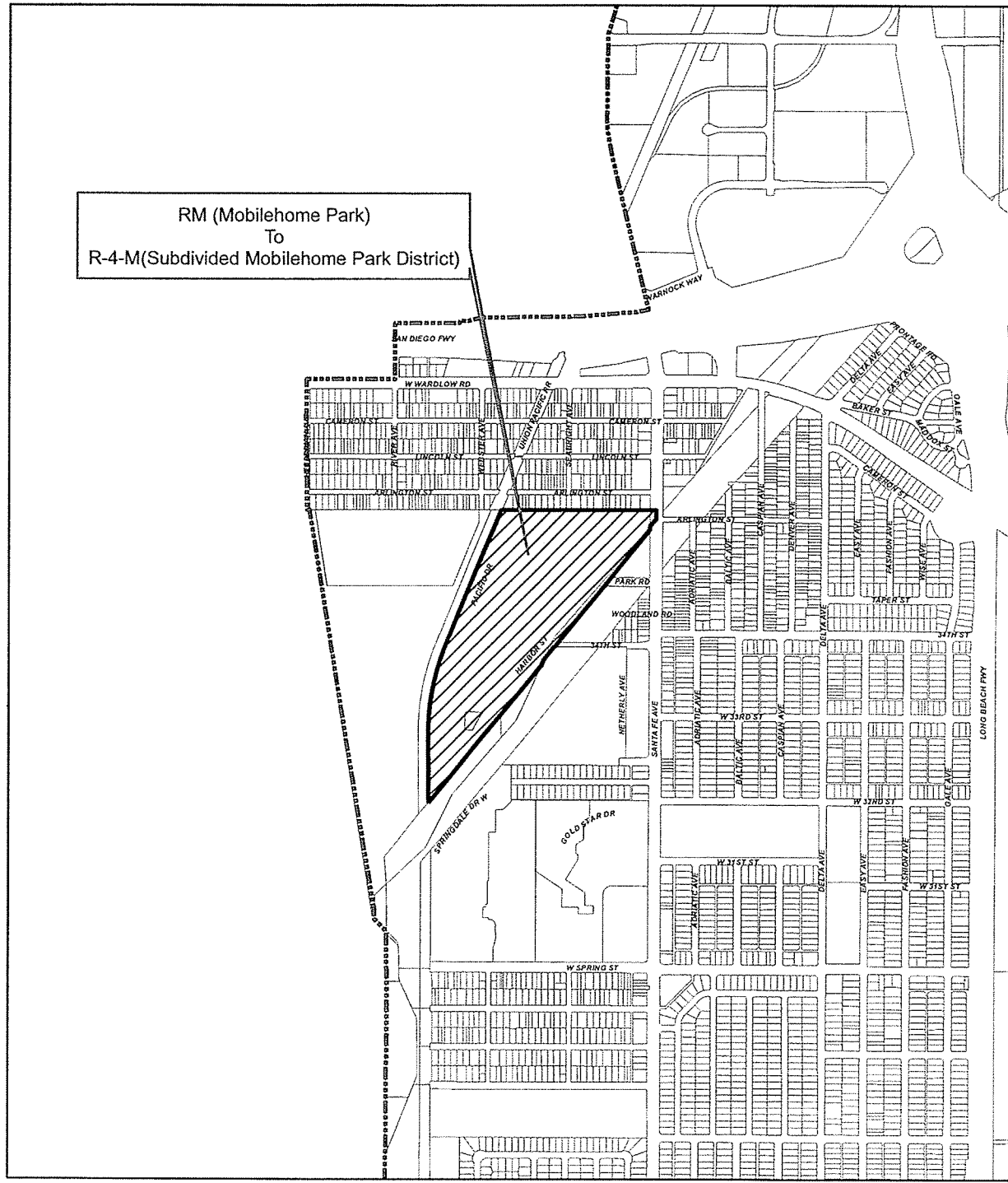
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12 Absent: Councilmembers: O'Donnell, Reyes Uranga.

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17 City Clerk

18 Approved: 5/18/07  
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20 \_\_\_\_\_  
21 Mayor

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

RM (Mobilehome Park)  
To  
R-4-M(Subdivided Mobilehome Park District)



Area to be changed from RM to R-4-M



PROPOSED  
AMENDMENT TO A PORTION OF PART 14  
OF THE USE DISTRICT MAP

Rezoning Case #  
0308-05