

ORDINANCE NO. ORD-07-0048

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 RANCHO ESTATES 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 Rancho Estates 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 areas 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

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

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

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

12 A. Construction of second stories. This prohibition shall include:  
13 new construction of a two-story home, second-story additions to existing  
14 two-story homes, and second-story additions to existing one-story homes.

15 B. The demolition of any residential structure located within the  
16 Rancho Estates area. For the purpose of this subsection, the term  
17 "demolition" shall be defined as follows: (1) Removal of more than thirty  
18 percent (30%) of exterior walls in whole or in part. (2) Replacement of  
19 windows or doors where the frame remains intact shall count as removal of  
20 an exterior wall. (3) Removal of exterior surface finishes such as wood  
21 siding or stucco shall count as removal of an exterior wall.

22 Section 4. Exceptions. The prohibitions contained in this ordinance does  
23 not apply where an application for said development or construction was on file, and  
24 deemed complete by the Department of Planning and Building on or before September  
25 18, 2007.

26 Section 5. Declaration of Urgency. This ordinance is an emergency  
27 measure, and it is urgently required for the reason that, pending completion of the  
28 necessary planning study, and a determination relative to the potential need to amend

1 the Code, it is necessary to limit construction or development of in order to avoid the  
2 adverse impacts associated with said construction that might be inconsistent with the  
3 pending revisions to the zoning or building regulations of the City being considered during  
4 the interim period.

5 Section 6. This ordinance is an emergency ordinance duly adopted by  
6 the City Council by a vote of five of its members and shall take effect immediately. The  
7 City Clerk shall certify to a separate roll call and vote on the question of the emergency of  
8 this ordinance and to its passage by the vote of five members of the City Council of the  
9 City of Long Beach, and cause the same to be posted in three conspicuous places in the  
10 City of Long Beach.

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

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

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

25 Noes: Councilmembers: None.

26  
27 Absent: Councilmembers: None.

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1 I further certify that thereafter, at the same meeting, upon a roll call and  
2 vote on adoption of the ordinance, it was adopted by the City Council of the City of Long  
3 Beach by the following vote:

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

7 Noes: Councilmembers: None.  
8 \_\_\_\_\_

9 Absent: Councilmembers: None.  
10 \_\_\_\_\_

11  
12 I further certify that the foregoing ordinance was thereafter adopted on final  
13 reading by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_,  
14 2007, by the following vote:

15 Ayes: Councilmembers: \_\_\_\_\_  
16 \_\_\_\_\_  
17 \_\_\_\_\_

18 Noes: Councilmembers: \_\_\_\_\_  
19 \_\_\_\_\_

20 Absent: Councilmembers: \_\_\_\_\_  
21 \_\_\_\_\_

22  
23  
24 \_\_\_\_\_ Clerk

25  
26 Approved: \_\_\_\_\_  
27 (Date) Mayor

28 HAM:kjm:fl 10/9/07

EXHIBIT "A"



Rancho Estates Neighborhood