

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 R-1-L ZONE IN THE
LOS CERRITOS AND VIRGINIA COUNTRY CLUB AREAS
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 Development Services 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 R-1-L (Single-Family Residential, Large Lot) zones in the Los Cerritos and Virginia Country Club areas of the City of Long Beach. The City Council, concerned citizens, and other interested individuals, have expressed that changes to the existing zoning or building regulations are desired in order to curtail "mansionization" and otherwise stabilize existing neighborhoods, and that continued construction and or remodeling in said R-1-L zone during the pendency of said studies may defeat the effectiveness of zoning or building 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,

1 development standards, or construction activities which are, or may be, in conflict with the
2 zoning and building regulations that are or will be studied by the Department of
3 Development Services and the Planning Commission pursuant to the City Council's
4 direction.

5 Section 2. Estimated Time for Completion of Study. It is estimated that
6 the study or studies undertaken in connection with the adoption of this interim ordinance
7 shall take the various involved Departments and the Planning Commission approximately
8 one (1) year to complete. For the purposes of this ordinance, this interim moratorium
9 study period shall expire no later than September 1, 2016, or at such time as the City
10 Council does adopt appropriate zoning regulations or development standards related to all
11 or some of the below mentioned construction activities in the R-1-L zone, whichever is
12 sooner.

13 Section 3. Prohibition on activities in the R-1-L zones in the Los
14 Cerritos and Virginia Country Club areas of the City. During the term of the one (1) year
15 interim (moratorium) period, no application for a building permit, construction permit, or
16 variance, of any kind, shall be approved, nor shall any such permit be issued, for any
17 construction activity that would result in the following activities in the R-1-L zone:

18 A. Construction of any new residential structure that exceeds
19 fifteen hundred (1,500) square feet. In calculating the 1,500 square foot
20 limit, all accessory buildings, including garages shall be included in the
21 calculation.

22 B. Construction of any addition to any existing residential
23 structure that exceeds fifteen hundred (1,500) square feet. In calculating the
24 1,500 square foot limit, all accessory buildings, including garages shall be
25 included in the calculation.

26 Section 4. Exceptions. The prohibitions contained in this ordinance do not
27 apply where an application for said development or construction was on file, and deemed
28 complete by the Department of Development Services prior to September 8, 2015,

1 provided that any application: (1) does not include any request for a lot merger; (2) does
2 not exceed a floor to area ratio (FAR) of thirty-five percent (35%); and (3) does not require
3 any standards variance for new construction.

4 Section 5. Declaration of Urgency. This ordinance is an emergency
5 measure, and it is urgently required for the reason that, pending completion of the
6 necessary planning study, and a determination relative to the potential need to amend the
7 City's Zoning Code or regulations, it is necessary to limit construction or development in
8 order to avoid the adverse impacts associated with said construction that might be
9 inconsistent with the pending revisions to the zoning or building regulations of the City
10 being considered during the interim moratorium period.

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

17 Section 7. This ordinance shall also be adopted by the City Council as a
18 regular ordinance, to the end that in the event of any defect or invalidity in connection with
19 the adoption of this ordinance as an emergency ordinance, the same shall, nevertheless,
20 be and become effective on the thirty-first (31st) day after it is approved by the Mayor.
21 The City Clerk shall certify to the passage of this ordinance by the City Council of the City
22 of Long Beach and shall cause the same to be posted in three (3) conspicuous places in
23 the City of Long Beach.

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I hereby certify that on a separate roll call and vote which was taken by the City Council of the City of Long Beach upon the question of emergency of this ordinance at its meeting of September 8, 2015, the ordinance was declared to be an emergency by the following vote:

Ayes: Councilmembers: Gonzalez, Lowenthal, Price,
Supernaw, Mungo, Andrews, Austin,
Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: Uranga.

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

Ayes: Councilmembers: Gonzalez, Lowenthal, Price,
Supernaw, Mungo, Andrews, Austin,
Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: Uranga.

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I further certify that the foregoing ordinance was thereafter adopted on final reading by the City Council of the City of Long Beach at its meeting of September 15, 2015, by the following vote:

Ayes: Councilmembers: Gonzalez, Lowenthal, Price,
Supernaw, Mungo, Andrews, Uranga,
Austin, Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: None.

Marisa de la Lanza
Clerk

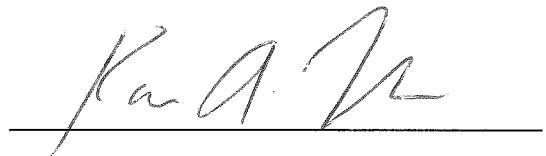
Approved: 9/15/15
(Date)

[Signature]
Mayor

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA) ss
COUNTY OF LOS ANGELES)
CITY OF LONG BEACH)

Karen Moore being duly sworn says: That I am employed in the Department of the City Clerk of the City of Long Beach; that on the 15th day of September, 2015, I posted three true and correct copies of Emergency Ordinance No. ORD-15-0024 in three conspicuous places in the City of Long Beach, to wit: One of said copies in the entrance lobby of City Hall in front of the Information Desk; one of said copies in the Main Library; and one of said copies on the front counter of the City Clerk Department.



Subscribed and sworn to before me
this 15th day of September, 2015.

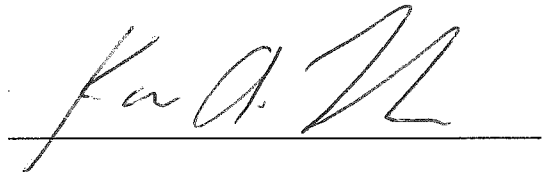


CITY CLERK

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA) ss
COUNTY OF LOS ANGELES)
CITY OF LONG BEACH)

Karen Moore being duly sworn says: That I am employed in the Department of the City Clerk of the City of Long Beach; that on the 16th day of September, 2015, I posted three true and correct copies of Ordinance No. ORD-15-0024 in three conspicuous places in the City of Long Beach, to wit: One of said copies in the entrance lobby of City Hall in front of the Information Desk; one of said copies in the Main Library; and one of said copies on the front counter of the City Clerk Department.



Subscribed and sworn to before me
this 16th day of September, 2015.



CITY CLERK