

ORDINANCE NO.

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 Tables 31-1, 31-2A, and 31-2B 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
<u>Mobilehome Park (as to unsold spaces)</u>	<u>Y</u>
<u>Subdivision of Existing Mobilehome Park</u> <u>(See Section 21.52.244)</u>	<u>C</u>
Secondary Housing Units	N
Special Group Residence	N
Commercial Uses	
Bed & Breakfast Inns	N
Office Commercial	N
Residential Historic Landmark Buildings	N

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

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Restaurant	N
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
<u>R-4-M</u>	<u>1</u>	<u>3,100 sq. ft</u>	<u>3,100 sq. ft</u>	<u>32 feet</u>	<u>0 feet</u>	<u>5 feet</u>	<u>3 feet</u>	<u>20 feet</u>	<u>75%</u>	<u>10%</u>	<u>N/A</u>

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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:

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

5

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

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7

8
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**
17 **park resident who had established residency in the mobilehome park**
18 **as of the date of the issuance of a subdivision public report from the**
19 **Department of Real Estate shall have a right of first refusal to**
20 **purchase the lot upon which his/her mobilehome is located for a**
21 **period of twelve (12) months from the date of issuance of the**
22 **subdivision public report. The price to be paid by such existing**
23 **resident for the lot under his/her mobilehome shall be the initial**
24 **offering price for that lot during the twelve (12) month right of first**
25 **refusal period.**

26
27 **20.34.090 Lifetime leases.**

28 **Lifetime leases for the occupied lots shall be offered to**

1 mobilehome owners who elect neither to purchase their site nor to
2 relocate. The right to enter into a lifetime lease shall expire no earlier
3 than the period of twelve (12) months from the date of issuance of
4 the subdivision public report issued by the Department of Real
5 Estate. All lifetime leases shall include the following conditions:

6 A. Mobilehome owners shall have the option of canceling the lease
7 at any time upon 30 days written notice to the mobilehome park owners.

8 B. Mobilehome owners cannot be evicted except pursuant to
9 Article 6 of the State Mobilehome Residency Law, Civil Code section 798.55
10 et seq.;

11 C. Terms and conditions of the lifetime lot lease shall be the same
12 as those contained in the current lease or rental agreement for the
13 mobilehome space.

14 D. To avoid economic displacement of all non-purchasing
15 residents, any rent increases shall comply with Section 66427.5(f) of the
16 California Government Code.

17
18 **20.34.100 Compliance with state law.**

19 The subdivider of the mobilehome park shall comply with all
20 applicable state and local laws in effect at the time of the subdivision
21 and shall have given all required notices to the existing and incoming
22 park residents during the subdivision process.

23
24 **20.34.110 Infrastructure facilities survey required.**

25 Prior to approval of the Final Map, the applicant and/or
26 successors shall provide the City and all purchasers a copy of an
27 infrastructure facilities survey to be conducted by a qualified firm
28 approved by the Department of Planning and Building. The survey

1 shall indicate the life expectancy of the infrastructure (including, but
2 not limited to, sewer, water, gas, electric, streets and common areas)
3 and shall indicate existing deficiencies. If the life expectancy of the
4 infrastructure is less than 10 years, the subdivider and/or
5 successors shall identify an adequate funding source to replace the
6 infrastructure in a timely manner to the satisfaction of the Director of
7 Planning and Building. If the survey identifies deficiencies, the
8 applicant and/or successors shall repair the deficiencies to comply
9 with applicable health and safety requirements.

10
11 Section 5. The Long Beach Municipal Code is amended by adding
12 Subsection S to 21.31.020 to read as follows:

13 **S. The R-4-M District is a moderate density subdivided**
14 **mobilehome park development district. The district recognizes the**
15 **wishes of mobilehome owners in rental mobilehome parks to be**
16 **given the opportunity to own the space on which their mobilehome is**
17 **located. Such subdivisions of mobilehome parks to resident**
18 **ownership is encouraged by the State of California as an appropriate**
19 **method of preserving low income housing stock.**

20
21 Section 6. The Long Beach Municipal Code is amended by adding
22 Section 21.52.244 to read as follows:

23 **21.52.244 Subdivision of existing mobilehome park.**

24 **The following special conditions shall apply to subdivision of**
25 **an existing mobilehome park:**

26 **A. The mobilehome park shall contain a minimum**
27 **community area open space of two hundred (200) square feet per lot.**

28 **B. The mobilehome park shall have a minimum density of**

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nine (9) units per acre.

C. The mobilehome park shall contain a minimum of one (1) guest parking space for each fifteen (15) lots.

D. The mobilehome park shall contain a minimum of one hundred (100) square feet of recreational vehicle storage per lot.

E. The mobilehome park shall have a minimum project setback of twenty (20) feet from any public street

F. RV storage and vehicle parking and storage shall be reserved for use by the owners/tenants of the mobilehome park.

Section 7. 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 Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2007, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

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Approved: _____

Mayor

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

OFFICE OF THE CITY ATTORNEY
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333 West Ocean Boulevard, 11th Floor
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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
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Mobilehome Park (as to unsold spaces)	Y
Subdivision of Existing Mobilehome Park (See Section 21.52.244)	C
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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
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Electrical Distribution Station	N
Group Home (1-6 persons)	N
Home Occupation	Y
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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
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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
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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
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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.

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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.

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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.

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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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D. The mobilehome park shall contain a minimum of one hundred (100) square feet of recreational vehicle storage per lot.

E. The mobilehome park shall have a minimum project setback of twenty (20) feet from any public street

F. RV storage and vehicle parking and storage shall be reserved for use by the owners/tenants of the mobilehome park.

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2007, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____

Mayor

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