



## Legislation Text

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**File #:** 08-1089, **Version:** 2

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Recommendation to declare ordinance amending Ordinance No. ORD-07-0048 relating to the temporary limitation (moratorium) of certain construction and development activities in the Rancho Estates area of the City prohibiting residential construction of second stories and demolition of any residential structure 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, read and adopted as read. (Ordinance No. ORD-08-0031) (District 5)

On October 16, 2007, City Council adopted a one-year moratorium ordinance to prohibit construction of second story additions and the demolition of any residential structures in the Rancho Estates area (Exhibit A) (Ordinance 07-0048). In addition, Council adopted a moratorium to prohibit the construction offences on corner lots within the side-yard setback area in the Los Cerritos area (Exhibit B) (Ordinance 07-0049). Both of these moratoriums expired on October 16, 2008. In order to complete preparation of proposed amendments to the Zoning Regulations and review recommendations with the community, staff is requesting a six-month extension to April 14, 2009.

In the Rancho Estates area, community meetings were held and a survey conducted. Based on the survey results and neighborhood input, staff is in the process of drafting a proposed amendment to Rancho Estates Planned Development Ordinance (PD-11) addressing design guidelines, fence location revisions and standards for additions. The changes will be presented at a community meeting in November. Following community review, the recommendations will be forwarded to Planning Commission and City Council during the first quarter of 2009.

With regard to the Los Cerritos area, staff has had discussions and continues to work with the Los Cerritos Improvement Association regarding Code changes for construction of fences in the street side-yard setback. The proposed recommendation will focus on changes to the location of fences in the street side-yard setback area. It is anticipated this will be ready for Council consideration in March 2009.

This letter was reviewed by Assistant City Attorney Michael Mais on October 21, 2008 and by Budget Management Officer Victoria Bell on October 24, 2008.

City Council action on this matter is requested on November 18 as the Interim Ordinances have lapsed.

There is no fiscal impact associated with this recommendation.

Approve recommendation.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING ORDINANCE NO. ORD-07-0048 RELATING TO THE TEMPORARY LIMITATION OF CERTAIN CONSTRUCTION AND DEVELOPMENT ACTIVITIES IN THE RANCHO ESTATES AREA OF THE**

CITY PROHIBITING RESIDENTIAL CONSTRUCTION OF SECOND STORIES AND DEMOLITION OF ANY RESIDENTIAL STRUCTURE 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

CRAIG BECK  
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

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PATRICK H. WEST  
CITY MANAGER