ORDINANCE NO. ORD-09-0018

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING AND RESTATING
THE RANCHO ESTATES PLANNED DEVELOPMENT
DISTRICT (PD-11)

WHEREAS, the Rancho Estates Planned Development District (PD-11) was previously amended by Ordinance No. C-5861 on July 13, 1982;

WHEREAS, on October 16, 2007, the City Council of the City of Long Beach adopted Ordinance No. ORD-07-0048, instituting a one (1) year moratorium from October 16, 2007 to October 16, 2008, to prohibit the construction of second story additions and the demolition of any residential structures in the Rancho Estates Planned Development District (PD-11);

WHEREAS, on November 18, 2008, the City Council adopted Ordinance No. ORD-08-0031, which extended the moratorium for an additional six (6) month period from October 16, 2008 to April 14, 2009, to provide additional time for the Planning Commission and other interested parties to evaluate the Rancho Estates Area and prepare proposed amendments to PD-11; and

WHEREAS, staff worked with the Rancho Estates residents through community meetings and by use of a survey. Based on the survey results and neighborhood input, staff proposes an amendment to the Rancho Estates Planned Development District (PD-11) to prohibit construction of second story additions and the demolition of any residential structure. In addition, the development district map is being amended to eliminate from PD-11 certain streets and portions of streets that contain homes that were not designed by Cliff May and to further eliminate the existing three subarea designations within the PD.

WHEREAS, the City Council desires to promote Neighborhood Character
Stabilization in the Rancho Estates Planned Development District (PD-11) by prohibiting
construction of second story additions and the demolition of any existing residential
building or structure within said area, and by amending the development district map in
order to eliminate certain streets or portions of streets from the PD that do not contain
Cliff May designed homes.

NOW, THEREFORE, the City Council of the City of Long Beach ordains as
follows:

Section 1. The Rancho Estates Planned Development District (PD-11) of
the Long Beach Municipal is amended and restated in its entirety to read as follows:

A. INTENT.

This planned development district is established to preserve and
enhance the unique character of the Rancho Estates Area. The district is
characterized by single-family dwellings, the majority of which are one (1) story in
height and are situated in the rear portion of the lot. Each dwelling has a strong
indoor-outdoor relationship and is dependent upon use of the front yard area for
private open space. The demolition of any existing residential building or structure
as the term “demolish” is defined in the Long Beach Municipal Code Section
21.15.750 is prohibited.

B. USE REGULATIONS.

Permitted uses are as specified in the R-1-N district of the Zoning
Regulations.

C. SPECIAL DEVELOPMENT REQUIREMENTS

For purposes of establishing these special development restrictions,
the planned development district consists of the area shown on the attached map
(Exhibit A).

Permitted use standards for these areas are the R-1-N standards of the
Zoning Regulations with the exception of building height and stories:

Building Height: Thirteen feet (13’) one (1)-story
Standards:

Front yard setbacks: The following front yard setbacks shall apply:

<table>
<thead>
<tr>
<th>Street</th>
<th>Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lees</td>
<td>Fence 5'0&quot; setback, Building 10'0&quot; setback</td>
</tr>
<tr>
<td>Kallin</td>
<td>Fence 6'0&quot; setback, Building 10'0&quot; setback</td>
</tr>
<tr>
<td>Roxanne</td>
<td>Fence 5'0&quot; setback, Building 10'0&quot; setback</td>
</tr>
<tr>
<td>Karen</td>
<td>Fence 5'0&quot; setback, Building 10'0&quot; setback</td>
</tr>
<tr>
<td>Volk</td>
<td>Fence 3'0&quot; setback, Building 3'0&quot; setback</td>
</tr>
<tr>
<td>Shipway</td>
<td>Fence 5'0&quot; setback, Building 20'0&quot; setback</td>
</tr>
<tr>
<td>Pattiz</td>
<td>Fence 10'0&quot; setback, Building 20'0&quot; setback</td>
</tr>
<tr>
<td>Stevely</td>
<td>Fence 5'0&quot; setback, Building 10'0&quot; setback</td>
</tr>
<tr>
<td>Rosebay</td>
<td>Fence 5'0&quot; setback, Building 20'0&quot; setback</td>
</tr>
<tr>
<td>Mezzanine</td>
<td>Fence 5'0&quot; setback, Building 10'0&quot; setback</td>
</tr>
<tr>
<td>Metz</td>
<td>Fence 5'0&quot; setback, Building 10'0&quot; setback</td>
</tr>
<tr>
<td>Lanai</td>
<td>Fence 5'0&quot; setback, Building 10'0&quot; setback</td>
</tr>
<tr>
<td>Killdee</td>
<td>Fence 2'0&quot; setback, Building 5'0&quot; setback</td>
</tr>
<tr>
<td>Premium</td>
<td>Fence 10'0&quot; setback, Building 10'0&quot; setback</td>
</tr>
<tr>
<td>Studebaker</td>
<td>Fence 6'0&quot; setback, Building 20'0&quot; setback</td>
</tr>
</tbody>
</table>

Garages shall be setback twenty (20) feet from the property line but may conform to the front yard setbacks for buildings if the following requirements are met.

1. An automatic garage door opener is provided; and
2. Fences over three (3) feet in height which are adjacent to the garage must have a five-foot-by-five-foot (5’x5’) corner cut off for visibility; or

3. The garage is situated with the garage door facing perpendicular to the property line.

Side yards: Four (4) feet.

Rear yards: Five (5) feet.

All other standards shall be as specified in the R-1-N district of the Zoning Regulations except building heights/stories and front yard fence and building setbacks as listed.

Section 2. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) 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 July 21, 2009, by the following votes:


Noes: Councilmembers: None.

Absent: Councilmembers: DeLong, Reyes Uranga.

Approved: 7/22/09

City Clerk

Mayor
Rancho Estates
Planned Development District (PD-11)

Rezoning Case No. 0904-02

Map 1 of 1
Per Ordinance ORD-09-0018
Passed July 21, 2009
Map updated 10/31/12