



City Council

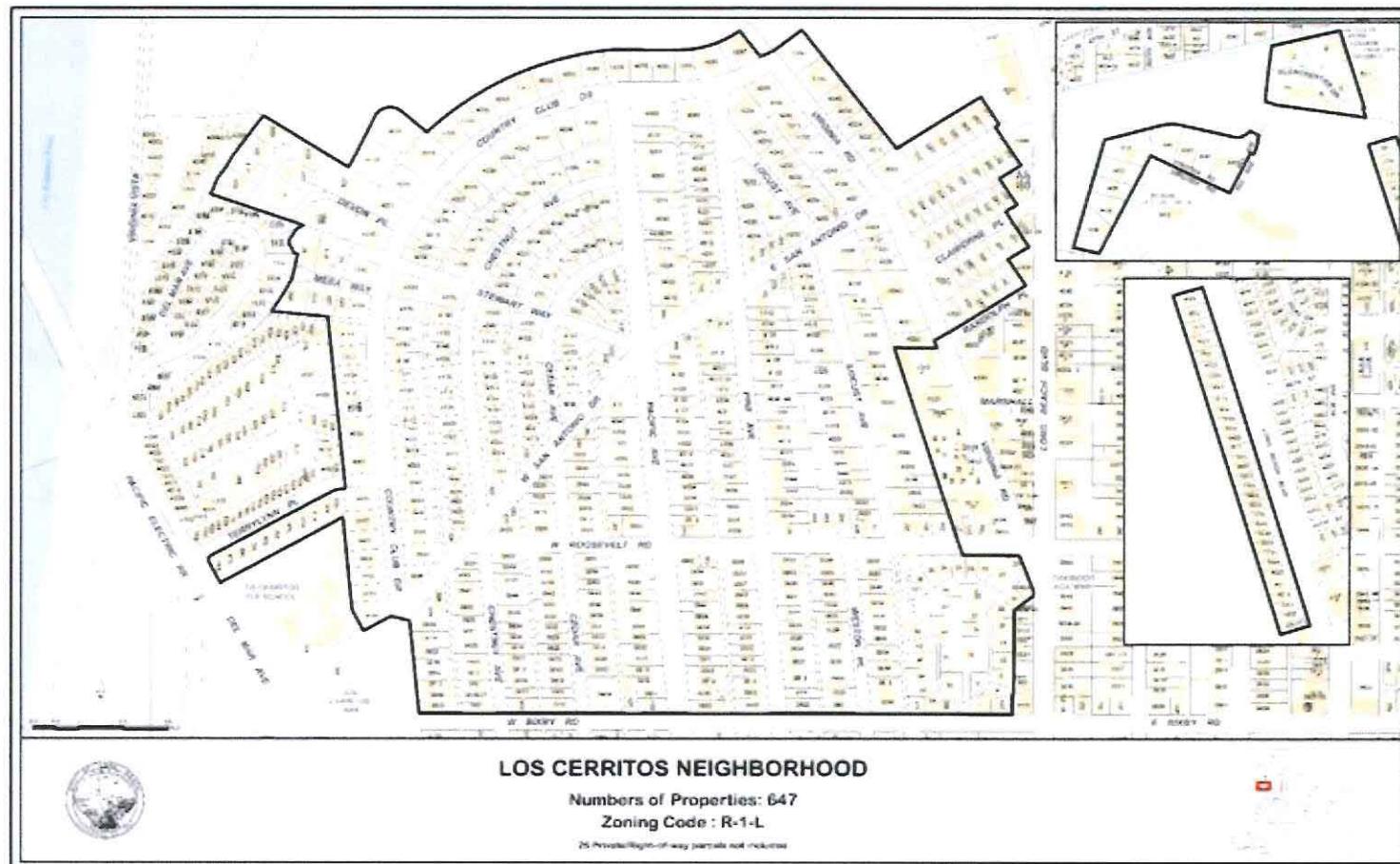
March 21, 2017

Zoning (Title 21) Code Amendment

R-1-L Zone: Los Cerritos / Virginia Country Club

Application No. 1602-50

R-1-L Zoning District



R-1-L Zoning District

- Municipal Code Section 21.31.020

“The R-1-L District is a single-family residential district with large lots. This District recognizes the need for an open, uncrowded living environment within metropolitan centers.”

- General Plan Land Use Element Neighborhood Plan: Los Cerritos

“The Virginia Country Club area is predominantly developed with large, estate-like single-family homes... homes are of eclectic European and American architectural styles... housing is in good to excellent condition.”



Development Moratorium

September 2015:

City Council adoption of an emergency ordinance initiating a one-year development moratorium in response to concerns voiced by neighborhood residents about the ability of the current R-1-L development standards to maintain the neighborhood's existing development character.

Moratorium limited new residential structures and residential additions to 1,500 square feet in size.

August 2016:

City Council extends the moratorium through March 2017 to give additional time for continued community engagement and analysis of potential R-1-L amendment recommendations.

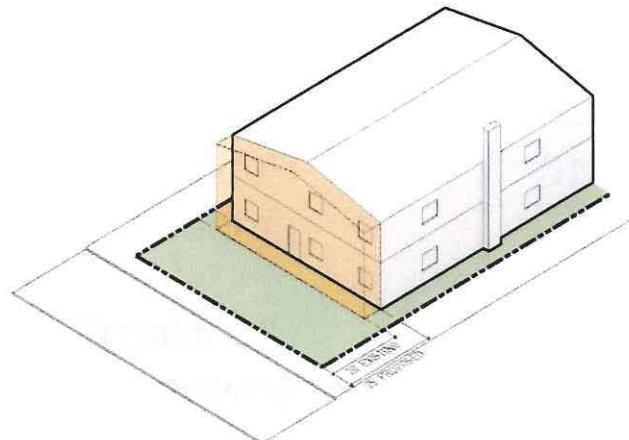
Community Outreach

- October 2015 - April 2016: Meetings between staff and members of the Committee for Preservation of the Los Cerritos Neighborhood community group.
- September 28, 2016: Publicly noticed community meeting #1 – Staff listening session.
- November 9, 2016: Publicly noticed community meeting #2 – Presentation of proposed code amendments.
- December 1, 2016: Planning Commission study session – Discussion of proposed amendments.
- February 2, 2017: Planning Commission public hearing (testimony received; item continued).
- February 16, 2017: Planning Commission public hearing (testimony received; recommendation motion passes).

Proposed Amendment: Front Yard Setback

Current minimum
front yard setback: 20 feet

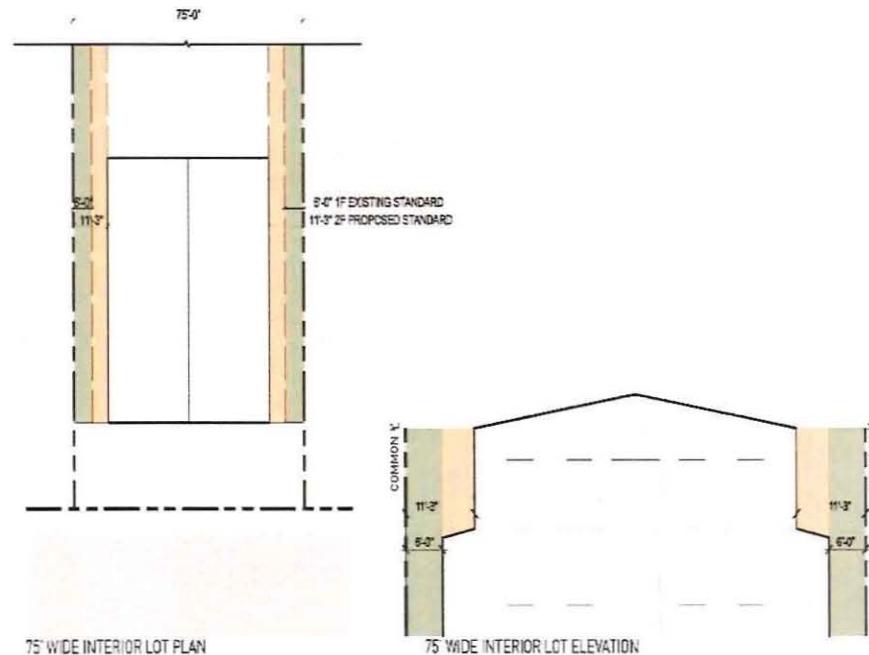
Proposed minimum
front yard setback: 25 feet



Proposed Amendment: Second Story Side Setback

Current minimum
second story side setback:
6 feet

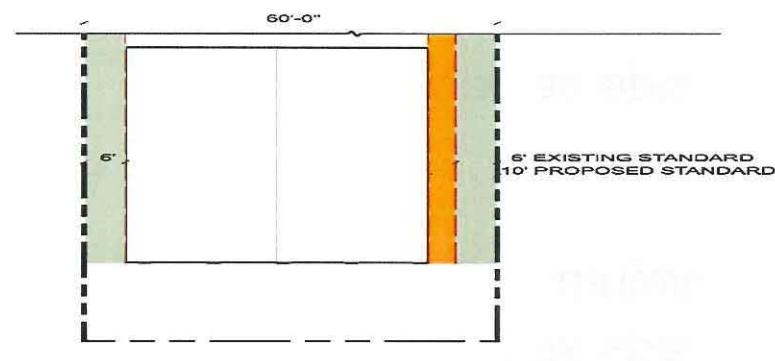
Proposed minimum
second story side setback:
6 feet for lots 60 feet or less in
width; 15% of lot area or 10 feet,
whichever is greater, for lots
greater than 60 feet in width



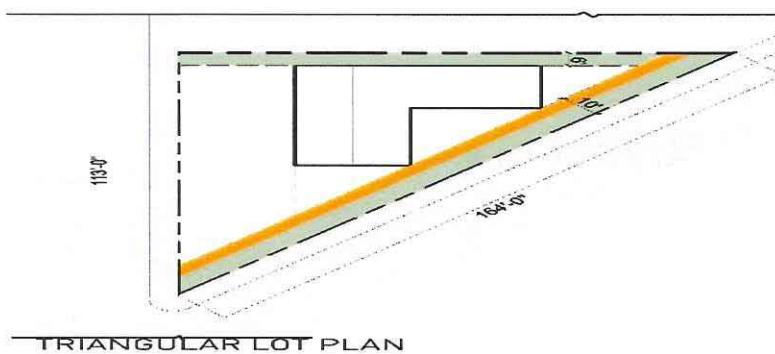
Proposed Amendment: Corner Lot Side Setback

Current minimum corner lot street side setback:
6 feet

Proposed minimum corner lot street side setback:
10 feet



60' WIDE STREET SIDE LOT PLAN



Proposed Amendment: Floor Area Ratio, Lots 0 – 15,000 Square Feet

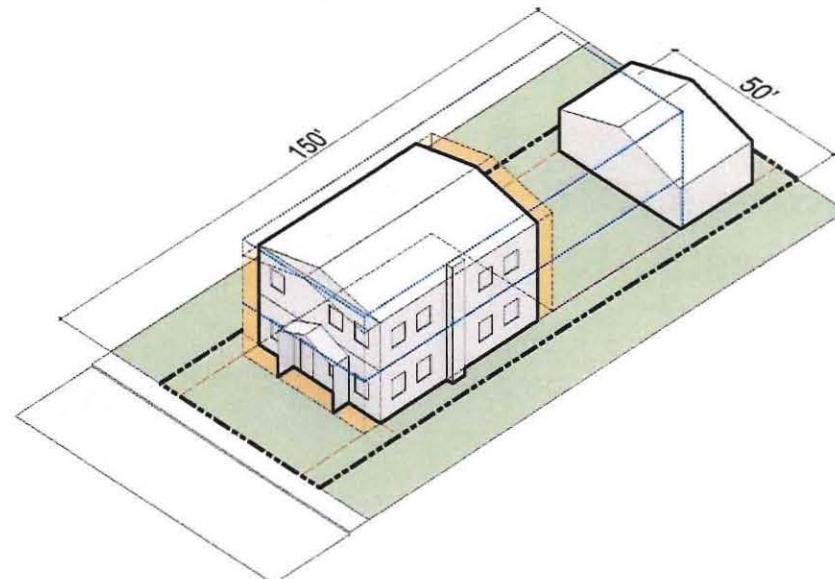
Properties in this range: 553

Current maximum FAR: .60

Proposed maximum FAR: .50

Current average FAR: .30

Current highest FAR: .71



Proposed Amendment: Floor Area Ratio, Lots 15,000+ Square Feet

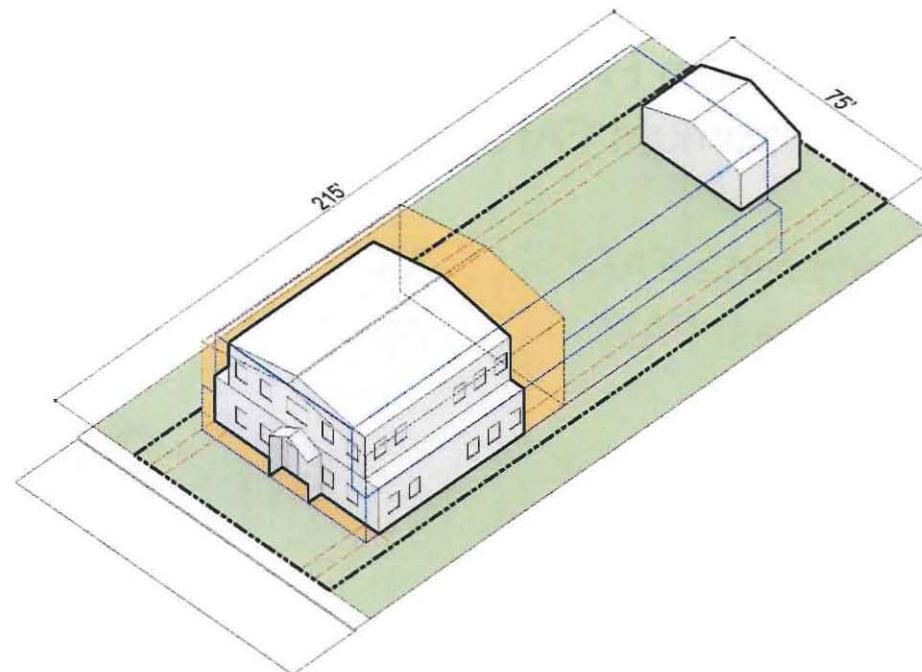
Properties in this range: 94

Current maximum FAR: .60

Proposed maximum FAR: .40

Current average FAR: .22

Current highest FAR: .43



Proposed Amendment: Lot Mergers / Consolidations

Current minimum lot size:

12,000 square feet

Current maximum lot size:

No limit

Proposed maximum lot size:

20,000 square feet

Proposed lot merger maximum:

2 lots

Existing lot size breakdown

Lots 0 – 15,000 square feet: 553

Lots 15,001 – 20,000 square feet: 50

Lots 20,001+ square feet: 44

Proposed Amendment: Single-Family Home Design Standards

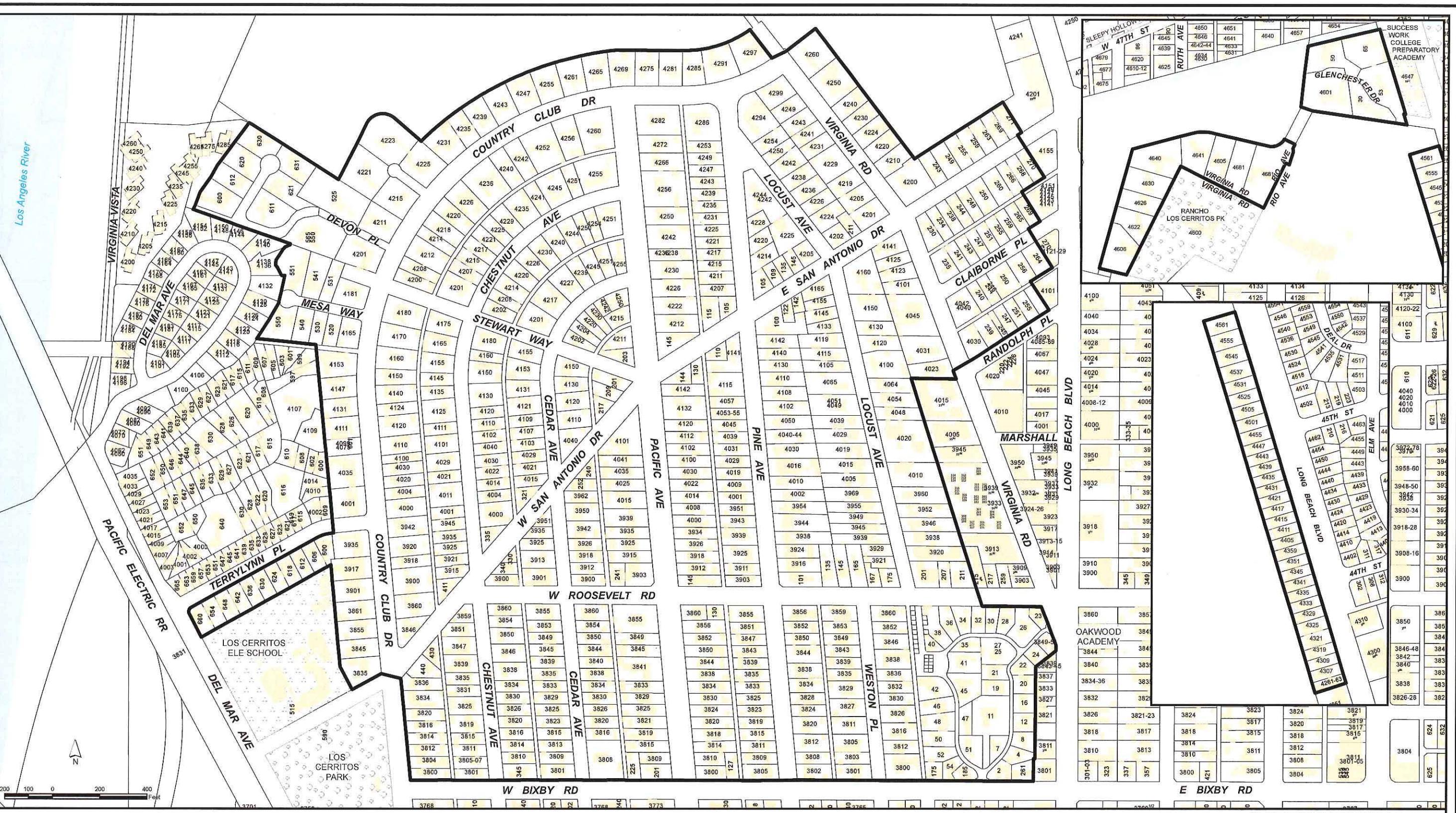
New single-family dwellings and single-family dwelling rebuild projects in the R-1-L zone that exceed five-thousand (5,000) square feet in total size or are within ten percent (10%) of the property's maximum FAR shall comply with the following requirements:

- Four-sided architecture with consistent detail and design treatment on all building facades;
- All dwellings shall provide an inset/offset on walls twenty-five feet (25') or greater in length. Wall insets/offsets shall be at least two feet (2') deep and have a span of at least ten feet (10') and extend from grade to eave;
- Primary facades shall be street facing and entrances shall be obvious and visible. The height of porches or covered entryway features shall not exceed fifteen feet (15'); and
- Second story windows facing an interior side property line shall not be located directly in line with second story bedroom windows of a neighboring structure.

Recommendation

Receive supporting documentation into the record, conclude the public hearing, and accept Categorical Exemption CE-16-340; and,

Declare the Ordinance amending Table 31-2A, Residential Development Standards, and Section 21.31.255 of Title 21 (Zoning) of the Long Beach Municipal Code, relating to development and design standards applicable to properties in the R-1-L zoning district, read the first time and laid over to the next regular meeting of the City Council for final reading.

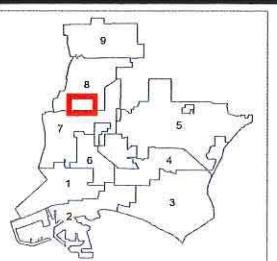


LOS CERRITOS NEIGHBORHOOD

Numbers of Properties: 647

Zoning Code : R-1-L

25 Private/Right-of-way parcels not included



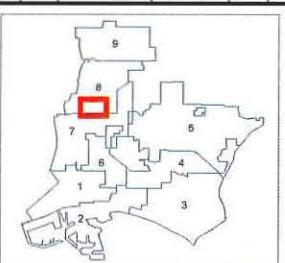


LOS CERRITOS NEIGHBORHOOD: Numbers of Dwelling Units

Numbers of Properties: 647

- | | | |
|-----------------|---------------|--------------|
| 0 (4 parcels) | 2 (8 parcels) | 6 (1 parcel) |
| 1 (632 parcels) | 3 (2 parcels) | |

25 Private/Right-of-way parcels not included





LOS CERRITOS NEIGHBORHOOD

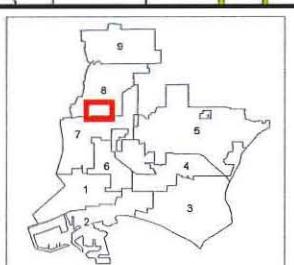
Special Setback Areas

Numbers of Properties: 647

Zoning Code : R-1-L

Special Setback Areas (ft)

25 Private/Right-of-way parcels not included





LOS CERRITOS NEIGHBORHOOD: Home Age

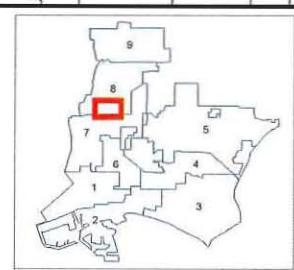
Numbers of Properties: 647

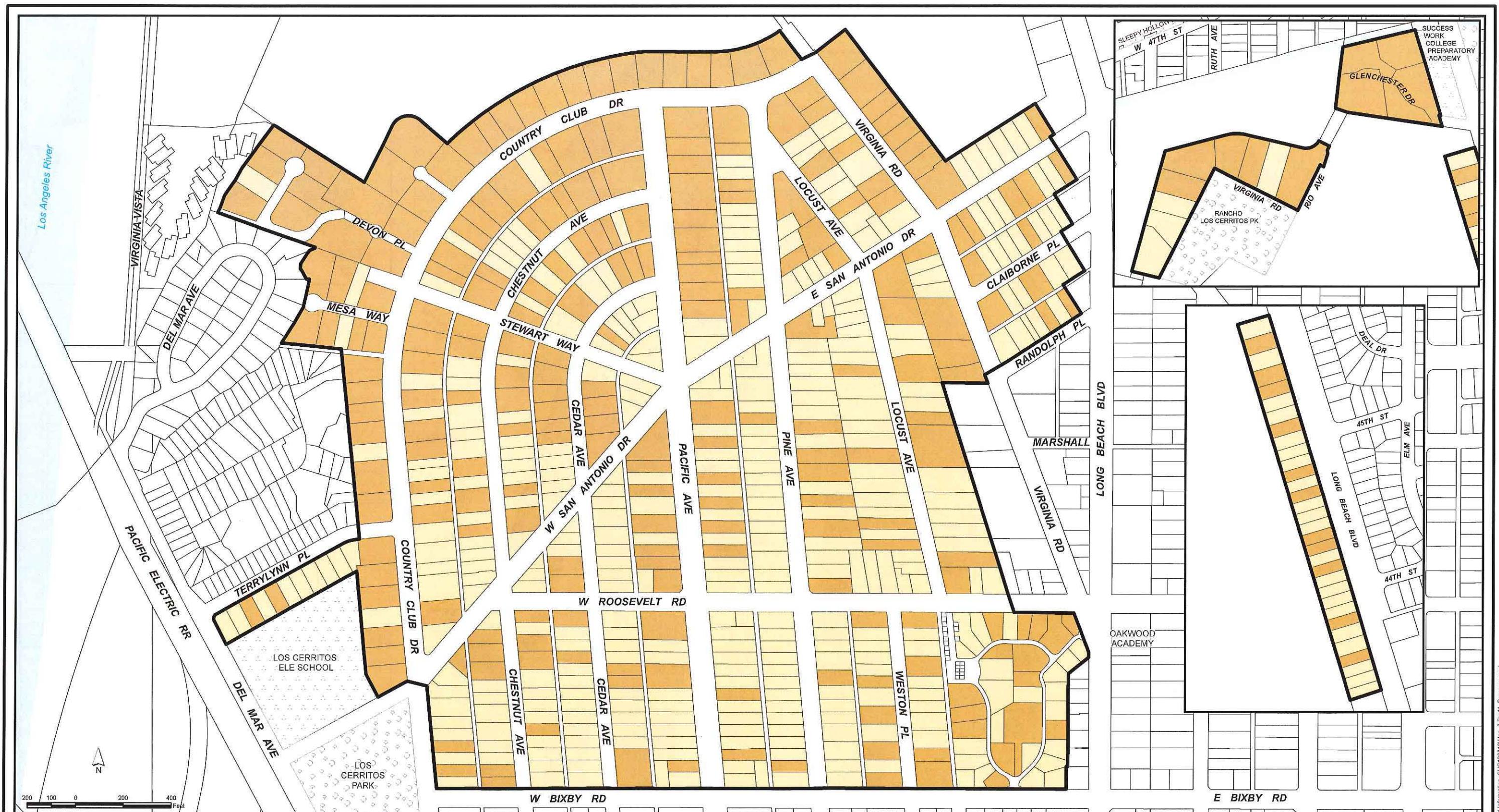
Median Home Age: 1941

Home Built in 1941 or Prior

Home Built After 1941

25 Private/Right-of-way parcels not included





LOS CERRITOS NEIGHBORHOOD: Home Size

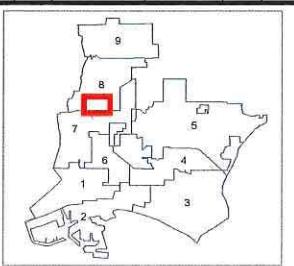
Numbers of Properties: 647

Average Home Size: 2,822 sq ft

Average or Below (383 parcels)

Above Average (264 parcels)

25 Private/Right-of-way parcels not included





LOS CERRITOS NEIGHBORHOOD: Lot Size

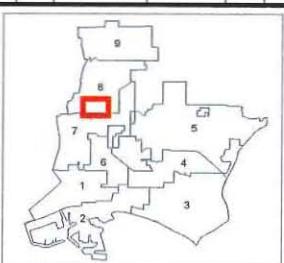
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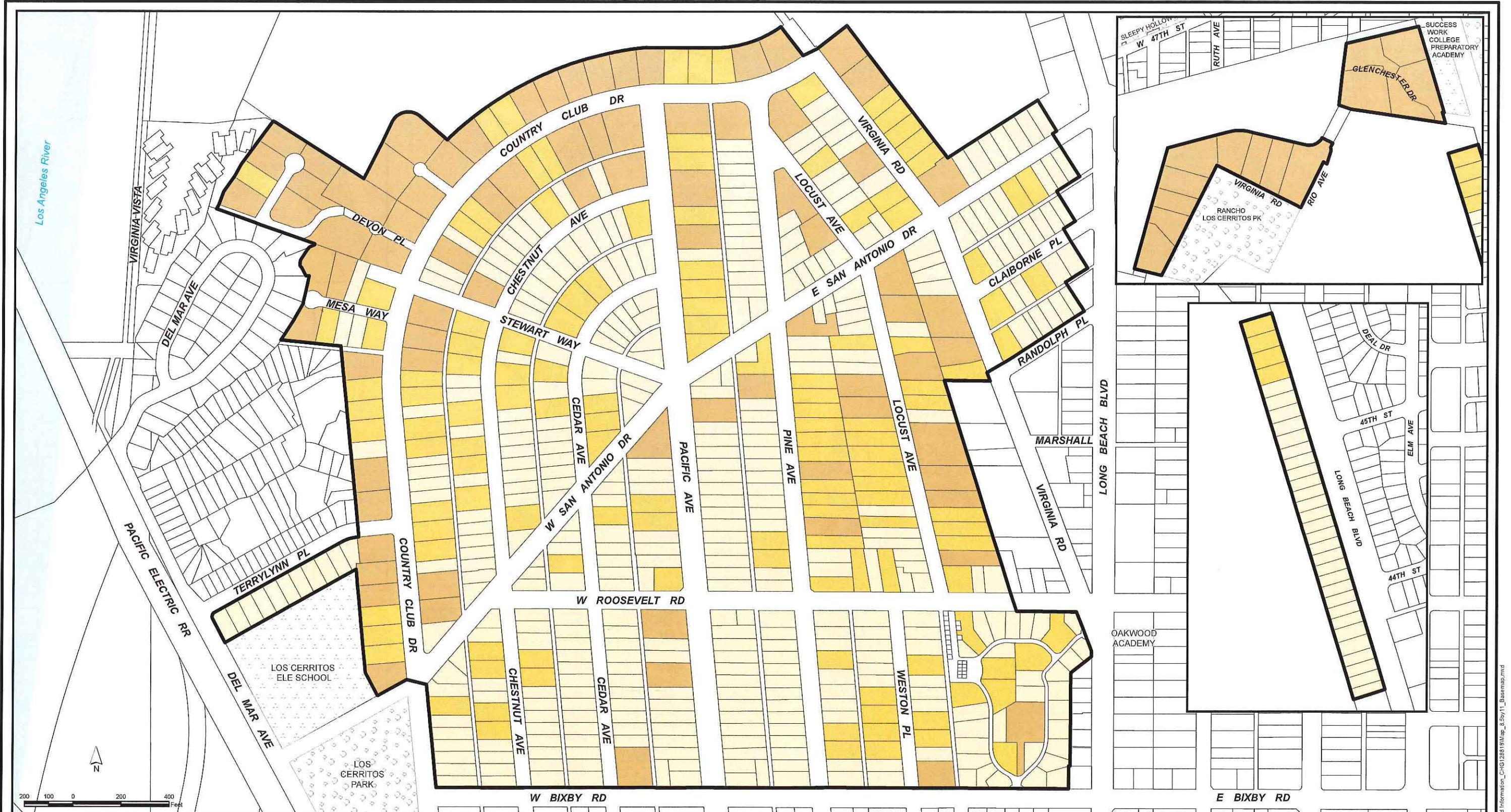
Average Lot Size: 10,748 sq ft

Average or Below (417 parcels)

Above Average (230 parcels)

25 Private/Right-of-way parcels not included





LOS CERRITOS NEIGHBORHOOD: Lot Size

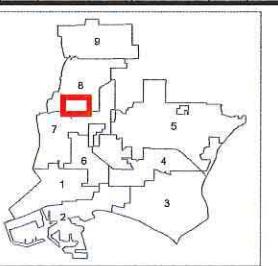


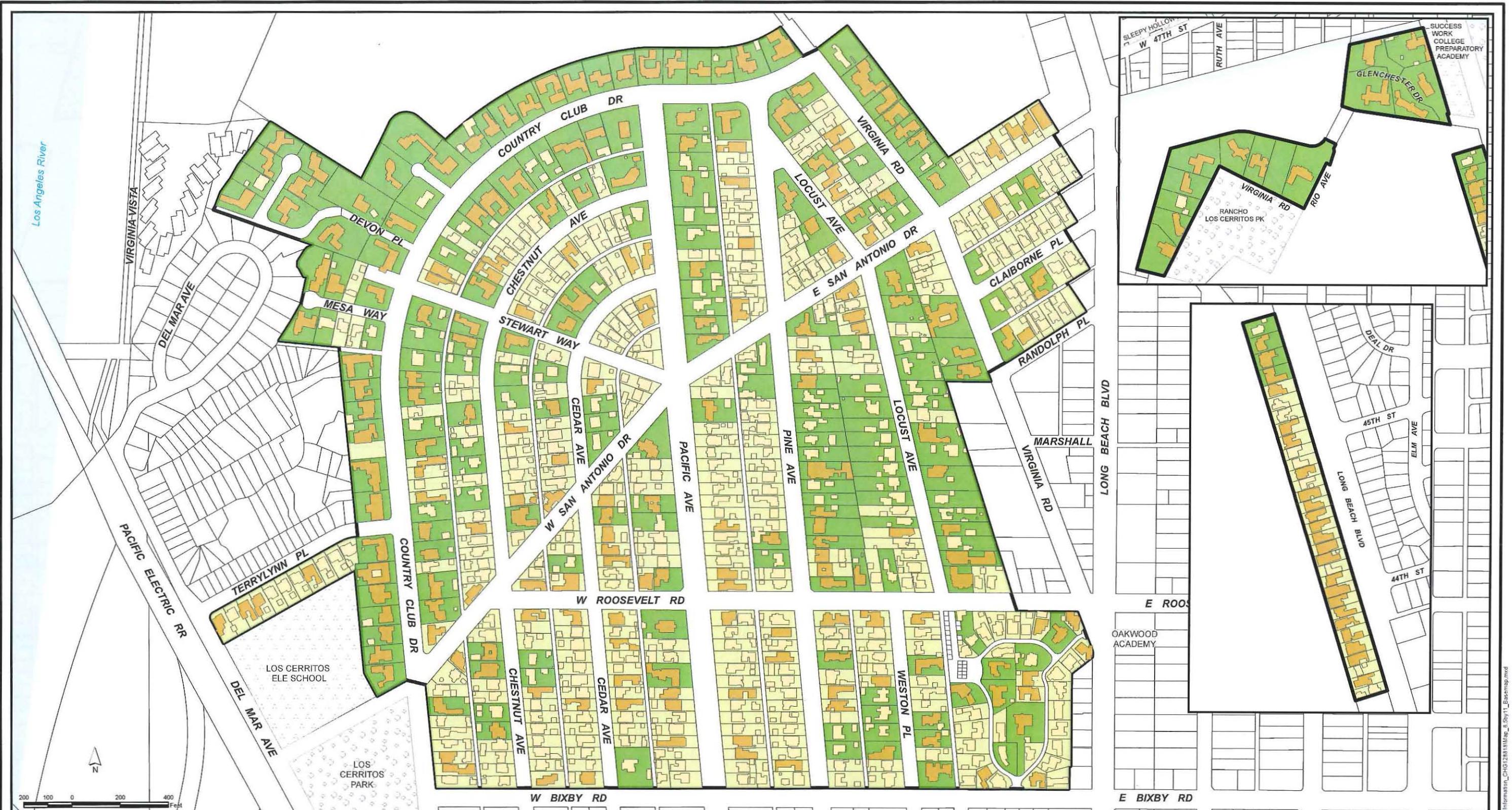
Numbers of Properties: 647

Average Lot Size: 10,748 sq ft

- Lots < 10,000 sq ft (417 parcels)
- Lots 10,000 - 15,000 sq ft (136 parcels)
- Lots > 15,000 (94 parcels)

25 Private/Right-of-way parcels not included





LOS CERRITOS NEIGHBORHOOD: Lot Size & Home Size

Numbers of Properties: 647

Average Lot Size: 10,748 sq ft	Average Home Size: 2,822 sq ft
Average or Below (417 parcels)	Average or Below (383 parcels)
Above Average (230 parcels)	Above Average (264 parcels)

25 Private/Right-of-way parcels not included

