



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

H-1

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (562) 570-6194 FAX (562)570-6068

ZONING DIVISION

May 19, 2005

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Request for Approval of a Local Coastal Development Permit and Tentative Parcel Map No. 060441 for the Purpose of Creating a Two-Unit Condominium (Council District 3)

LOCATION: 5357 The Toledo

APPLICANT: Roland Kosser
C/o Jason Wbarra
5828 Naples Plaza
Long Beach, CA 90803

RECOMMENDATION

Approve the Local Coastal Development Permit and Tentative Parcel Map No. 060441, subject to conditions.

REASONS FOR RECOMMENDATION

1. The design and improvements of the proposed subdivision are consistent with the Subdivision and Zoning Regulations, as well as the Housing and Land Use Elements of the General Plan; and
2. The proposed subdivision will provide increased home ownership opportunities within the City.

BACKGROUND

The applicant is requesting approval of a Local Coastal Development Permit and Tentative Parcel Map for the purpose of creating individual units for sale as a condominium for a new duplex. The subject site is a rectangular shaped 5,000 square foot lot with a 15'0" wide alley to the rear. Existing improvements consist of a one-story single family home and garage accessed off the alley. Multifamily residential uses exist on all sides of this site.

The existing improvements will be removed and a new two-story side-by-side duplex constructed in its place. Each two-story condominium unit is approximately 2,500 square feet with four bedrooms, three bathrooms and a roof deck with a jacuzzi and barbeque. A two-car garage will be provided for each unit with access from the alley.

The applicant originally submitted a request for a three-unit condominium with a Standards Variance request for the number of stories, garage setback from the front property line, and screening of garages from the street frontage. This plan had two floors of living area above a six-car garage. The applicant has redesigned the project and reduced the density from three to two dwelling units.

The site is located in the Moderate Density, Multifamily Residential District (R-4-R) with restrictions on building height. The height limit is two stories and 28' with provisions for additional height up to 10' above the building height for rooftop stairs and elevator penthouse enclosures, heating and air conditioning equipment, rooftop safety rails, spas, tubs, barbecues, patio covers and similar rooftop amenities. For a lot size of 5,000 square feet with 50' of street frontage, this zoning designation allows one dwelling unit for every 1,500 square feet of site area. The subject site, a 5,000 square foot lot (50' by 100') would permit a maximum of three (3) dwelling units. The proposed plan for two dwelling units meets the density, parking requirements and development standards of the R-4-R zone.

The architectural style of the homes is contemporary with Spanish elements such as a mission tile roof, stucco finish, exposed rafter tails, and ornamental wrought iron details on the balconies.

The following table provides a summary of the Zoning, General Plan, and land uses surrounding the subject site:

	ZONING	GENERAL PLAN	LAND USE
SITE	R-4-R	LUD #3B - Moderate Density Residential District	Residential
NORTH	R-4-R	LUD #3B - Moderate Density Residential District	Multifamily Residential
SOUTH	R-2-S	LUD # 2 Mixed Style Homes	Multifamily Residential
EAST	R-4-R	LUD #3B - Moderate Density Residential District	Multifamily Residential
WEST	R-4-R	LUD #3B - Moderate Density Residential District	Multifamily Residential

A parking analysis for the project is as follows:

Required Parking	Parking Provided
4	4-car garage

CURRENT ACTION REQUESTED

The current action requested is the approval of a Tentative Parcel Map for the purpose of creating two condominium units. In order to grant approval of the Tentative Map, it must be found that the proposed action is consistent with the requirements of the Subdivision Regulations, and that adequate provisions are made for the long-term maintenance of the structure. The proposed structure will conform to all requirements set forth in the Subdivision Regulations.

The development complies with all applicable development standards of the zone and should this request be approved, additional home ownership opportunities will be provided. Based upon the above analysis, and the attached findings, planning staff concludes the request should be approved.

Such requests may be granted only when favorable findings, as specified in Section 21.12.100 (Subdivision Regulations) are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

TENTATIVE TRACT MAP FINDINGS

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a tentative map if it complies with State and Local regulations. The tentative map can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision Regulations.

A. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The subject site is designated by the General Plan as Land Use District (LUD) No. 3B – Moderate Density Residential District. The stated purpose of LUD No. 3B of the General Plan is to provide apartment and condominium living opportunities in moderate density projects which conform in height and general exterior design to the lower density neighborhoods on which they may border.

Residential densities on lots from 3,201 to 15,000 square feet with 26 to 120' of site width allow one dwelling unit for every 1,500 square feet of site area. This 5,000 square foot lot would permit three dwelling units although the applicant is proposing only two dwelling units. This density complies with the zoning designation and with the intent of the general plan for providing condominium opportunities.

The Housing Element of the General Plan states that one of the City's goals is to provide increased opportunities for home ownership. The Element also addresses the importance of home ownership over absentee ownership, as absentee ownership may result in a decline in both home maintenance and concern for neighborhood character. Approval of the parcel map will allow the individual sale of two condominium units on a single lot.

B. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The design and improvement of the proposed subdivision are consistent with development regulations of the Moderate Density, Multifamily Residential District (R-4-R) and the Land Use Element of the General Plan.

C. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;

Staff considers the site suitable for the development of two residential units. The proposed development complies with the permitted density and development standards of the zone. Access to the site is taken from the alley. A 500 square foot private roof deck provides all open space.

D. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;

The site is physically suitable for the proposed density of development, as the code requires 1,500 square feet of site area per unit, which would allow three residential units on a 5,000 square foot site, and the applicant is proposing two units. Each residential unit will be assigned two garage parking spaces.

E. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;

The site is currently developed with a residence and garage. No mature trees or wildlife exist on the site.

F. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND

No impacts detrimental to the general welfare of the public are foreseen from the approval of a Tentative Parcel Map for the construction of a two story, two-unit condominium.

G. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

All concerned City departments have reviewed the tentative parcel map and it has been found that the existing design and improvements of the site will not conflict with public access easements.

LOCAL COASTAL DEVELOPMENT PERMIT

- 1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING; AND**

A positive finding can be made for this item.

The site is located in the Belmont Heights/Belmont Park (Area C) of the Local Coastal Program. Area C is designated for multifamily housing based on the densities of the R-4-R zone. The 5,000 square foot site is improved with a one story single family home. The R-4-R zone allows a density of one dwelling unit for every 1,500 square feet of site area for a total of three dwelling units and two dwelling units are proposed. The applicant is proposing to demolish the existing home and construct a two-story duplex with a roof deck and four-car garage with alley access. A subdivision map is required to sell each unit individually as a condominium. The development complies with the density, parking and development standards of the R-4-R zone and conforms to the Local Coastal Program.

- 2. THE PROPOSED CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THE SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.**

A positive finding can be made for this item.

Chapter 3 of the Coastal Act deals with the public's right to use of beach and water resources for recreational purposes. The chapter provides the basis for state and local governments to require beach access dedication and to prohibit development, which restricts public access to the beach and/or water resources

The site is located north of the nearest public highway, Ocean Blvd.

Based upon the analyses presented above, positive findings can be made; thus staff is recommending approval of the proposed tentative parcel map, subject to conditions.

PUBLIC HEARING NOTICE

184 Notices of Public Hearing were mailed on May 2, 2005, to those property owners within the three hundred (300) foot mailing radius, tenants within a 100' radius, the Belmont Shore Residence Association, and the elected representative of the 3rd District.

REDEVELOPMENT REVIEW

The project is not located in a Redevelopment Project Area.

ENVIRONMENTAL REVIEW

According to the guidelines to implement the California Environmental Quality Act, the proposed action has been determined to be categorically exempt under Section 15315, Minor Land Divisions. This section allows the division of property into four or fewer parcels in compliance with the General Plan and Zoning regulations. Categorical Exempt (CE 03-170) has been prepared for this project.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Approve the Local Coastal Development Permit and Tentative Parcel Map No. 060441, subject to conditions.

Respectfully submitted,

SUZANNE M FRICK,
DIRECTOR OF PLANNING AND BUILDING

By: 
LYNETTE FERENCZY
PLANNER

Approved: 
CAROLYNE BIHN
ZONING ADMINISTRATOR

Attachments

1. Conditions of Approval
2. Location Maps
3. Plans, Photos

**TENTATIVE PARCEL MAP No. 060441
LOCAL COASTAL DEVELOPMENT PERMIT
CONDITIONS OF APPROVAL**

Case No. 0309-06

Date: May 19, 2005

1. The final map is to be prepared in accordance with the approved tentative map and shall be filed within thirty-six (36) months from the date of approval by the Planning Commission of the tentative map, unless prior to expiration of the thirty-six (36) month period, the Planning Department has received a written request from the subdivider for an extension of time in writing and receives approval by the Zoning Administrator.
2. Unless specifically waived by the Planning Commission, the proposed subdivision shall conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach.
3. The content and form of the final map shall be based upon criteria established by the Director of Public Works. Such plot plan shall be submitted to the satisfaction of the Director of Public Works prior to issuance of the final map.
4. Prior to issuance of the final map, all requirements as specified shall be complied with in full.
5. Prior to approval of the final map by the Director of Public Works, the subdivider shall **deposit sufficient funds** with the City to cover the cost of processing the final map through the Department of Public Works. Furthermore, the subdivider shall pay the associated Planning processing fees of the final map.
6. The subdivider shall be responsible for the maintenance of off-site improvements during construction of the on-site improvements. Any off-site improvements found damaged shall be reconstructed or provided for by the subdivider to the satisfaction of the Director of Public Works. All costs shall be borne by the subdivider.
7. All required utility easements shall be provided for to the satisfaction of the concerned department or agency and shown on the final plot plan.
8. Should any public entity or public utility hold an interest in the subdivision, the subdivider shall obtain utility clearance letters from such agency as required by Section 66436 c (1) of the Subdivision Map Act prior to approval of the final map.
9. All required off-site and on-site street improvements shall be financially provided for to the satisfaction of the Director of Public Works prior to approval of the final map or issuance of a building permit, whichever occurs first.

CHAIRMAN AND PLANNING COMMISSIONERS

CASE NO. 0309-06

May 19, 2005

Page 8

10. The applicant shall provide underground wiring for utility service to the project from the applicable pole and shall provide a vacant duct to the appropriate feed point for connection to future underground service to the satisfaction of the Director of Planning and Building.
11. The subdivider shall provide areas for trash and residential recycling pickup with accessibility to the satisfaction of the Director of Public Works or shall provide for private trash pickup.
12. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance, or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of all applicable impact fees, capacity charges, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
13. The applicant shall submit a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
14. The site development shall conform to plans approved and on file in the Department of Planning and Building.
15. All required grading shall be provided for prior to approval of the map.
16. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other permits from the Building Bureau must be secured.
17. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
18. Prior to City approval of any plans, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Long Beach Police Department for their determination of compliance with Police Department security recommendations. For additional information, contact Mike Weber at (562) 570-5805.
19. The applicant shall comply with the Public Works requirements to the satisfaction of the Public Works Department:
 - The final map shall be based upon criteria established by the Director of Public Works.
 - Prior to approval of the final map, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by Section 66436(c)(1) of the Subdivision Map Act.

- All required facilities required by the Department of Public Works not in place and accepted prior to the approval of the final map must be guaranteed by cash deposit or bond to the satisfaction of the Director of Public Works.
- Easements shall be provided to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency and shown on the map.
- Easements shall be provided to the City of Long Beach for any City facilities including traffic signal controls, signage, required slopes, bus stops, refuse collection access, and any other public necessities, to the satisfaction of the interested Department or agency and shown on the final map.
- Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until after the final map is filed with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map.
- Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within the public right-of-way must be obtained from the Public Work Permit Section of the City of Long Beach Development Services Center, 4th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-7082 or 7084.
- All work within the public right-of-way must be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall have on file with the City Engineer Certification of General Liability insurance and an endorsement evidencing minimum limits of required general liability insurance.
- The Subdivider shall be responsible for the maintenance of off-site improvements during construction of the on-site improvements. Any off-site improvements found damaged shall be reconstructed or provided for by the Subdivider to the satisfaction of the Director of Public Works.
- All unused driveways shall be removed and replaced with full-height curb and gutter to the satisfaction of the Director of Public Works. The size and configuration of all proposed driveways shall be subject to review and approval of the Director of Public Works.
- No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the map.

CHAIRMAN AND PLANNING COMMISSIONERS

CASE NO. 0309-06

May 19, 2005

Page 10

- The Subdivider and successors shall be responsible for the maintenance of the site drainage system, sidewalks, parkways, street trees and other landscaping, including irrigation, within and along the public and private streets and any common areas. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.

- 20. Prior to issuance of a Certificate of Occupancy the applicant shall install landscaping and irrigation in compliance with Chapter 21.42 of the Long Beach Municipal Code. All plants shall be moderate to drought tolerant. Any required landscaping and irrigation system required in connection with this project, shall be privately maintained by the developer and/or successors.

- 21. The applicant shall execute and record covenants, conditions and restrictions (C. C. & R's) against the title of the parcel, which contain the following provisions. Prior to approval of the final map, a copy of the C. C. & R's shall be submitted to the satisfaction of the Director of Planning and Building. These provisions shall also be noted on the final map.
 - a. The subject condominium consists of two (2) residential units.

 - b. A minimum of two (2) parking spaces shall be provided in an enclosed garage and be permanently maintained as parking facilities for each residential unit for a total of four (4) parking spaces. Parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, subleased, sold or given to others not a resident(s) of the condominium unit within the development. These statements shall also be noted on the final map.

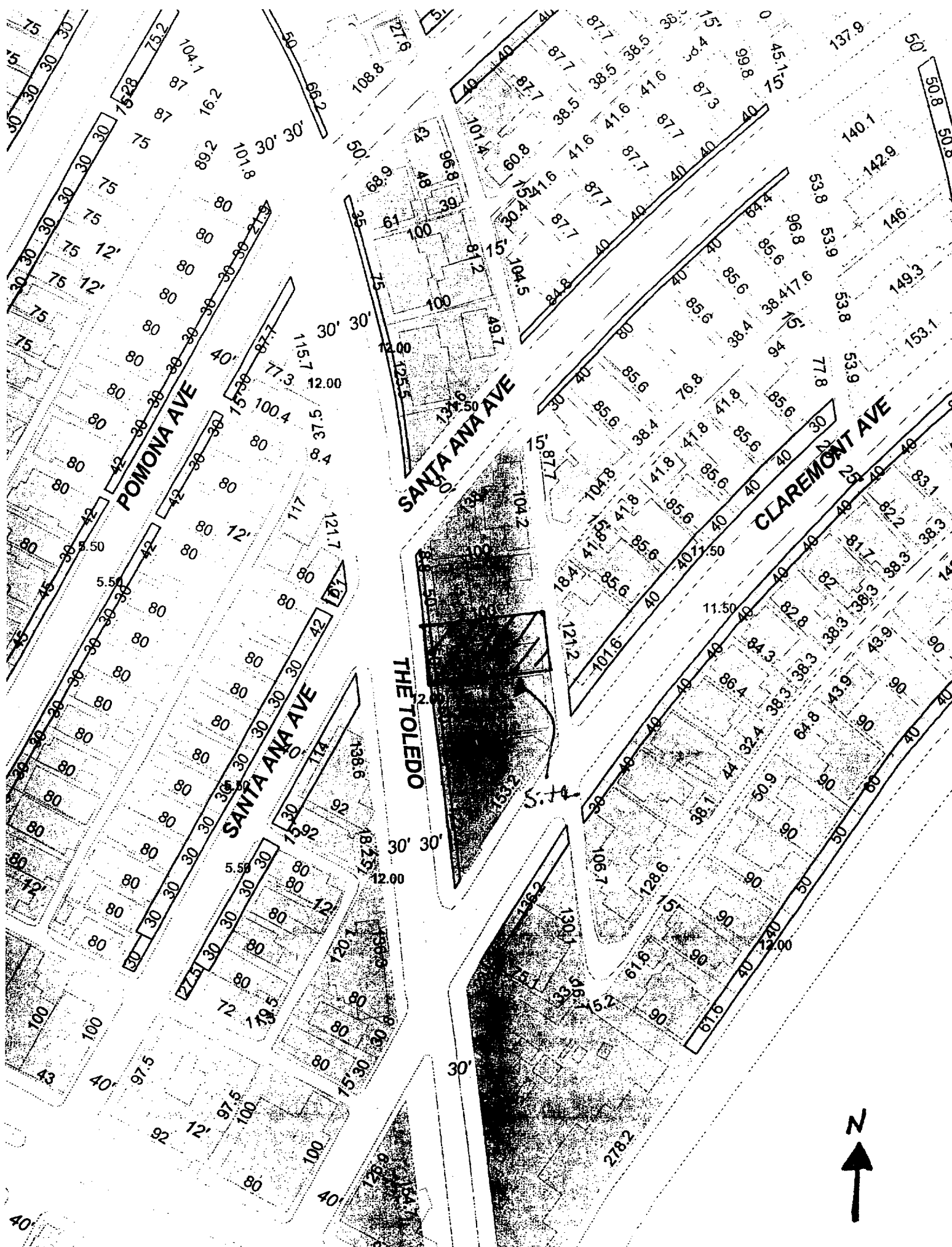
 - c. The common areas and facilities for the condominium shall be clearly described including a parking assignment plan. The ownership of residential units, parking facilities and common areas shall be clearly described.

 - d. The Homeowner's Association shall be responsible for the operation and maintenance of the private sewer connection to the public sewer in the public right-of-way, the site drainage system, the maintenance of the common areas and facilities, parkways and any costs or corrections due to building or property maintenance code enforcement actions. Such responsibilities shall be provided for in the C.C. & R.'s.

 - e. Graffiti removal shall be the responsibility of the Homeowners' Association and shall be removed within 24 hours.

 - f. A clear, detailed and concise written description of the common areas and facilities of the condominium shall be provided. The Homeowners Association shall contain a position, restricted to an occupant with authority, to take all necessary actions to maintain and repair the building.

22. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



1A. Case No. 0412-12, Conceptual Site Plan Review, ND 10-05

Applicant: Boeing c/o Steve Hooper
The Austin Company
Subject Site: 2019 E. Wardlow Road (Council District 5)
Description: Request for approval of a Site Plan Review for the construction of a 15,900 square-foot fitness center.

Certified Negative Declaration 10-05 and approved Site Plan Review, subject to conditions.

1B. Case No. 0503-05, Tentative Subdivision Map, CE 05-40

Applicant: Amer Real Estate & Investments, Inc.
Subject Site: 1035 Myrtle Avenue (Council District 6)
Description: Request for approval of a Tentative Parcel Map for the purpose of creating a four-unit condominium.

Approved Tentative Parcel Map No. 62474, subject to conditions.

1C. Case No. 0503-22, Conditional Use Permit, CE 05-51

Applicant: Tim Maher
Subject Site: 6105 Obispo Avenue (Council District 9)
Description: Request for approval of a Conditional Use Permit to conduct aircraft engine repair and overhaul.

Removed to the Regular Agenda.

1D. Case No. 0309-06, Local Coastal Development Permit, Tentative Parcel Map, CE 03-170

Applicant: Roland Kosser, c/o Jason Wbarra
Subject Site: 5357 The Toledo (Council District 3)
Description: Request for approval of Tentative Parcel Map No. 060441 for the purpose of creating a two-unit condominium.

Approved Tentative Parcel Map No. 060441, subject to conditions.

DRAFT

~~Greg~~
Angelo
~~Jeff~~

DRAFT

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

M A Y 1 9 , 2 0 0 5

A study session reviewing the draft environmental impact report of the Home Depot project was presented on Thursday, May 19, 2005, at 12:00 noon.

The regular meeting of the City Planning Commission reconvened at 1:50pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Morton Stuhlbarg, Matthew Jenkins, Mitch Rouse, Nick Sramek, Charles Greenberg, Charles Winn
Leslie Gentile

ABSENT: EXCUSED: None

CHAIRMAN: Morton Stuhlbarg

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Angela Reynolds, Advance Planning
Jeff Winklepleck, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

Commissioner Gentile led the pledge of allegiance.

M I N U T E S

The minutes of April 21, 2005 were approved on a motion by Commissioner Winn, seconded by Commissioner Sramek, and passed unanimously.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

Commissioner Sramek asked that Item 1C be removed to the Regular Agenda.

Items 1A, 1B and 1D of the consent calendar were approved as presented by staff on a motion by Commissioner Jenkins, seconded by Commissioner Winn, and passed unanimously.

REGULAR AGENDA

1C. Case No. 0503-22, Conditional Use Permit, CE 05-51

Applicant: Tim Maher
Subject Site: 6105 Obispo Avenue (Council District 9)
Description: Request for approval of a Conditional Use Permit to conduct aircraft engine repair and overhaul.

Jeff Winklepleck presented the staff report recommending approval of the request, since the proposed use was compatible with other uses in the zone; because operational conditions of approval relating to noise and hours would ensure that the proposed project would have minimal negative impacts on adjacent land uses--no objections had been received from anyone in the area--and because positive findings could be made to support the permit.

Angela Reynolds noted that staff had added a condition requiring a test of the process and proof of compliance with noise standards before the operation would be allowed.

Commissioner Sramek asked that a condition be added to give neighbors a phone number to call if they had a complaint.

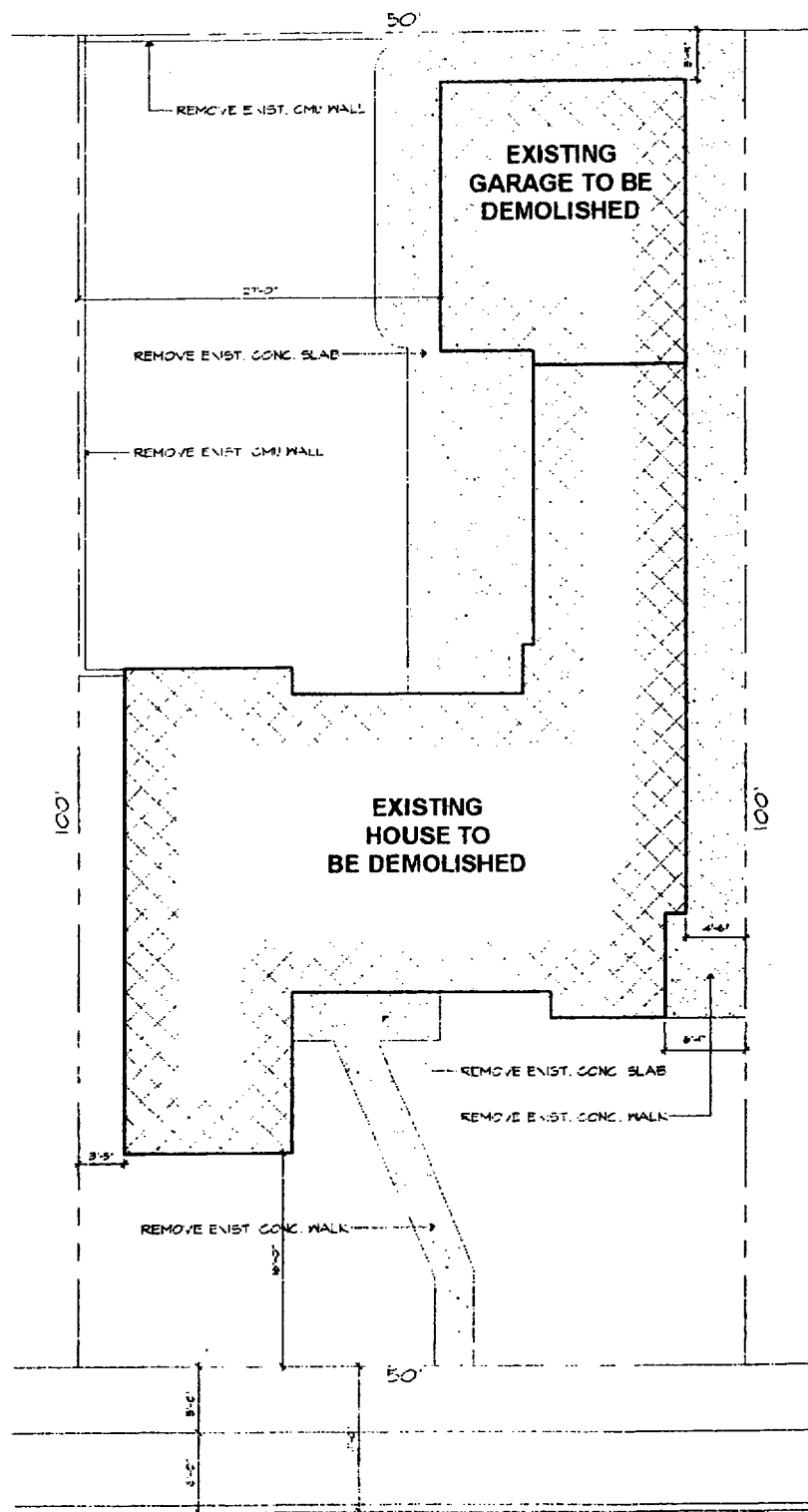
Commissioner Sramek then moved to approve the Conditional Use Permit, subject to the revised conditions. Commissioner Greenberg seconded the motion, which passed unanimously.

CONTINUED ITEMS

2. Certificate of Appropriateness

Applicant: Murchison Consulting for Mrs. Makineni
Appellants: John Romundstad and Elizabeth Kuehne
Subject Site: 2767 E. Ocean Blvd. (Council District 3)
Description: Continued hearing to consider an appeal of the decision of the Cultural Heritage Commission to approve a Certificate of Appropriateness for new construction at 2767 E. Ocean Boulevard.

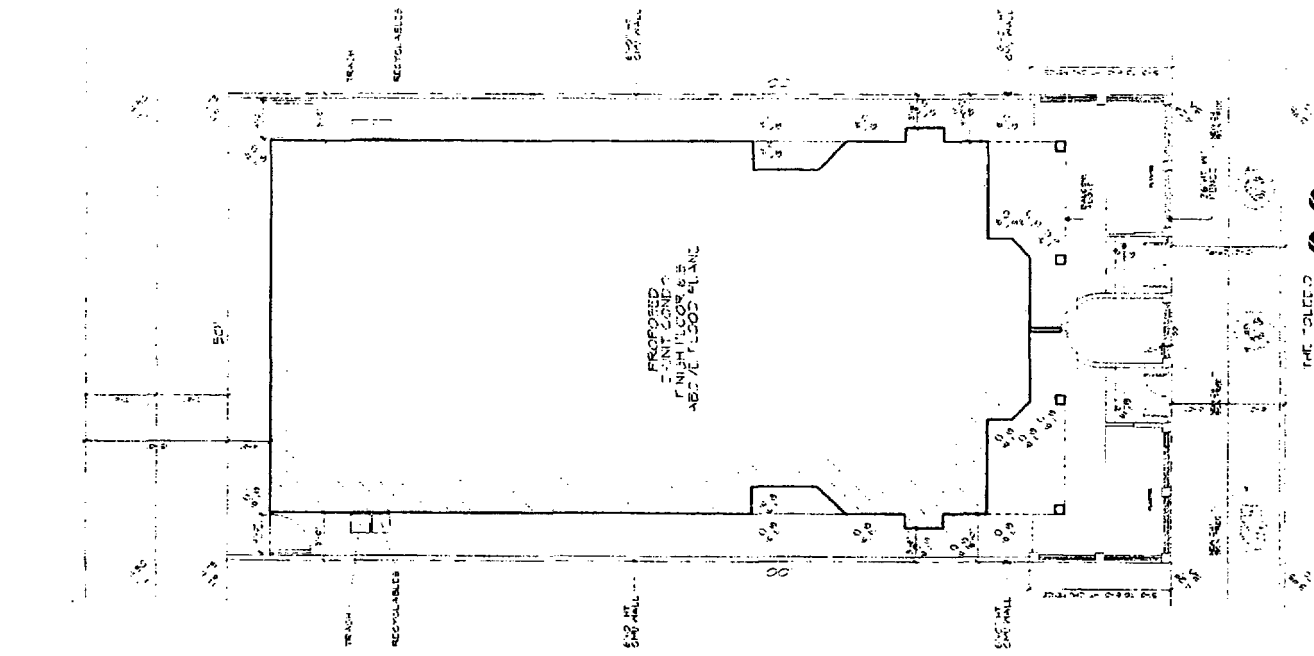
Commissioner Jenkins disclosed he had discussed the matter with both sides. Commissioner Winn disclosed he had received a letter from appellant representative Doug Otto. Commissioner Greenberg disclosed he had received the same document.



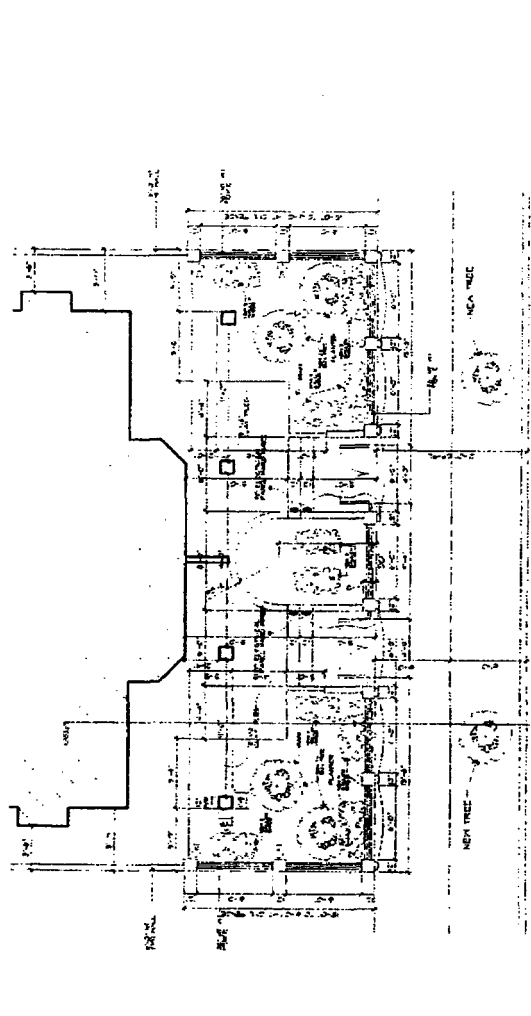
THE TOLEDO

DEMO PLAN
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/15/2017
2	ISSUED FOR CONSTRUCTION	08/15/2017
3	ISSUED FOR RECORD	08/15/2017



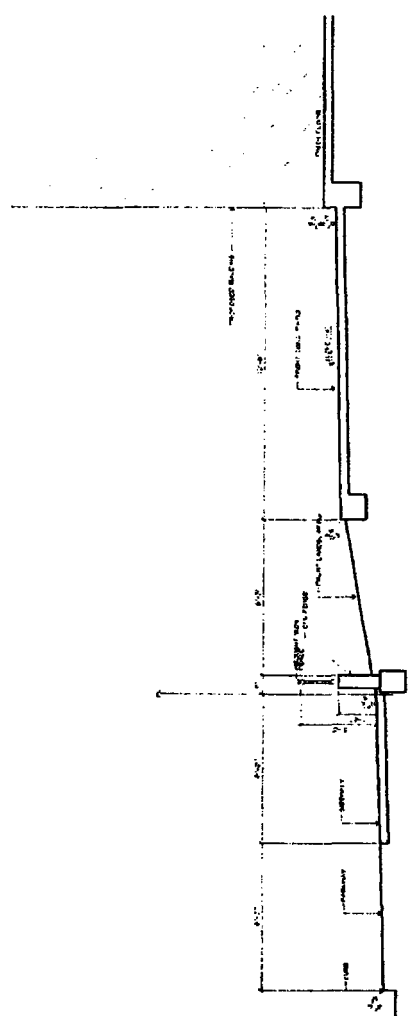
LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



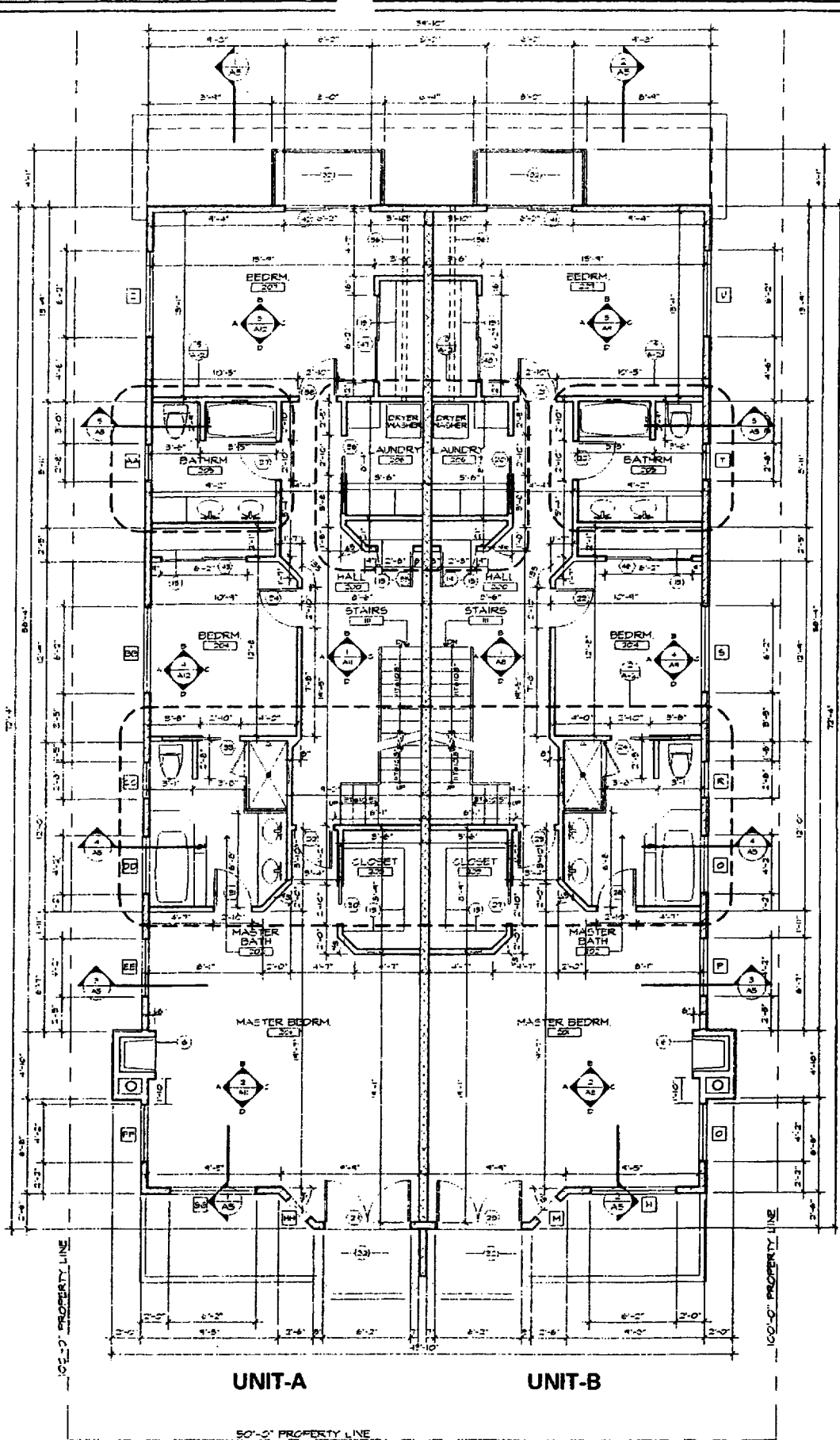
ENLARGED FRONT YARD
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

- 1. 20'x30'x4' REFRIGERATOR
- 2. 20'x30'x4' REFRIGERATOR
- 3. 20'x30'x4' REFRIGERATOR
- 4. 20'x30'x4' REFRIGERATOR
- 5. 20'x30'x4' REFRIGERATOR
- 6. 20'x30'x4' REFRIGERATOR
- 7. 20'x30'x4' REFRIGERATOR
- 8. 20'x30'x4' REFRIGERATOR
- 9. 20'x30'x4' REFRIGERATOR
- 10. 20'x30'x4' REFRIGERATOR
- 11. 20'x30'x4' REFRIGERATOR
- 12. 20'x30'x4' REFRIGERATOR
- 13. 20'x30'x4' REFRIGERATOR
- 14. 20'x30'x4' REFRIGERATOR
- 15. 20'x30'x4' REFRIGERATOR
- 16. 20'x30'x4' REFRIGERATOR
- 17. 20'x30'x4' REFRIGERATOR
- 18. 20'x30'x4' REFRIGERATOR
- 19. 20'x30'x4' REFRIGERATOR
- 20. 20'x30'x4' REFRIGERATOR



SKETCH THREE FRONT
SCALE: 1/8" = 1'-0"



UNIT-A

UNIT-B

2ND FLOOR PLAN
SCALE 1/8" = 1'-0"

(1)

To Greg Burham 562-570-6068

Planning Dept. City of Long Beach

Ref:

Item 1D on the planning commission calendar --5357 The Toledo

Please contact Greg Carpenter to establish my AGGRIEVED status on this request!

This is a single family home that will be torn down and replaced with 2-4 bedroom condo's!!

There are questions regarding-

Green space

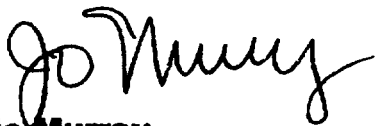
Parking

Set backs

Height

Balancies

The planner has been on vacation and unable to answer our questions.



Jo Murray

5348 The Toledo

Long Beach, CA 90803

562-433-6067

Thanks



#11

**To Long Beach Planning Commission
333 West Ocean
Long Beach, CA 90802**

FAX: 562-570-6068

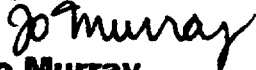
Ref: 5357 The Toledo- Construction of a two-story duplex at the site

Status: Aggrieved

Reasoning: This proposed duplex will impact my quality of life. It will reduce my view of trees on the block. It will limit the breeze as well. There are 4 bedrooms planned in each unit- yet only parking for 2 cars each. There is limited space in the alley- currently trash trucks have difficulty passing. The planned balconies- will either be a source a noise or a storage location and eyesore to the neighborhood.

Also - Planner is on vacation and no one is available to answer questions.

Signed



Jo Murray

5348 The Toledo

Long Beach, CA 90803

To Long Beach Planning Commission
333 West Ocean
Long Beach, CA 90802

FAX: 562-570-6068

Ref: 5357 The Toledo- Construction of a
two-story duplex at the site

Status: Aggrieved

Reasoning: There are 4 bedrooms planned
in each unit. We don't have enough street
parking as it is. I believe this project
should be de-scoped

Alec Murray
Alec Murray
5348 The Toledo
Long Beach, CA 90803

**To Long Beach Planning Commission
333 West Ocean
Long Beach, CA 90802**

FAX: 562-570-6068

**Ref: 5357 The Toledo- Construction of a
two-story duplex at the site**

Status: Aggrieved

**Reasoning: There are 4 bedrooms planned in
each unit. The new set-backs are too
limited. We need more green space!**

David Murray
David Murray
5348 The Toledo
Long Beach, CA 90803

**To Long Beach Planning Commission
333 West Ocean
Long Beach, CA 90802**

FAX: 562-570-6068

**Ref: 5357 The Toledo- Construction of a
two-story duplex at the site**

Status: Aggrieved

**Reasoning: There are 4 bedrooms planned in
each unit. That will cause increased parking
issues and traffic on the street.**

G. Murray Trust
**George Murray Trust
POB 3
Seal Beach, CA 90740
(Owner- 9 units at 5365 The Toledo)**



CITY OF LONG BEACH

Department of Planning and Building

333 WEST OCEAN BOULEVARD ■ LONG BEACH, CALIFORNIA 90802 ■ (562) 570-6194 FAX (562) 570-6068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

() Zoning Administrator on the _____ day of _____ 20____.

(X) Planning Commission May 19, 2005

APPELLANT: Jo Murray

APPLICANT: Roland Kossler c/o Jason Wbarra 5828 Maple Plaza

Project address: 5357 The Toledo Long Beach 90803

Permits requested: Subdivision of Property / Tentative ^{parcel map} 060441

Project description: Tear down existing single family home. Build 2 unit condominium. It is over built for the area - there are 3 bedrooms and limited garage space

Reason for appeal: Concern for greenspace, setbacks - and changing the character of the neighborhood. As it is now trash trucks have trouble in this alley, and parking is impacted.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or (X) Planning Commission and () approve or (X) deny this application.

Signature of Appellant: Jo Murray

Print name of Appellant: Jo Murray

Mailing address: 5348 The Toledo Long Beach 90803

Phone No.: 562 4336067

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter staff: _____ Case No. _____ Date: _____

Filing Fee required: () Yes () No Application complete: () Yes () No