



# CITY OF LONG BEACH

# H-1

DEPARTMENT OF PLANNING & BUILDING

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

ZONING DIVISION

February 3, 2005

CHAIRMAN AND PLANNING COMMISSIONERS  
City of Long Beach  
California

SUBJECT: Request for Approval of Tentative Parcel Map No. 62368 for the Purpose of Dividing One Lot Into Two Lots for Residential Development (District 7)

LOCATION: 3829 Maine Avenue

APPLICANT: Ruben Padilla  
c/o Baldemar Caraveo  
2161 S. Eastern Avenue  
Commerce, CA 90040

### RECOMMENDATION

Planning Commission deny the request for a Tentative Parcel Map.

### REASONS FOR RECOMMENDATION

1. The proposed subdivision pattern is inconsistent with the development pattern of the neighborhood and will create an isolated parcel.
2. Due to the unique lot shape it is likely that the newly created parcel will require the approval of a Standards Variance for development.
3. The proposed lot and new residence will currently be the only developed parcel that will front onto Baker Street.
4. Approval of this subdivision will create a hardship on the two neighboring properties to the east by requiring these lots to comply with the provisions for through lots, which require a larger setback for new construction off Baker Street.

### BACKGROUND

The subject site is a 13,700 square foot through lot developed with a one-story single-family home and a detached two-car garage. The applicant is proposing to divide the existing lot, which has street frontage on both Maine Avenue and Baker Street, approximately in half to create two independent lots. The existing home and garage

that front on Maine Avenue will become one lot and the northern portion of the lot will become a second lot that will front onto Baker Street.

The subject site is located south of Baker Street between Golden Avenue and Ambeco Road approximately 100' south of the Pacific Avenue exit ramp for the 405 Freeway. The properties north of Baker Street and the area west of Golden Avenue are currently undeveloped vacant land. There are no other developed properties that front onto Baker Street. The development to the west consists of a Single Family Residential District (R-1-S) with small lots of approximately 3,300 square feet that front on an interior road with the rear yards facing Baker Street.

The City reviewed a Conceptual Site Plan Review in 2001 for a 519,135 square foot Self Storage/RV parking facility for the property west of Golden Avenue and north of Baker Street slightly west of the subject site. At this time no permits have been issued for this development. The property directly to the north is zoned R-1-N; however, due to the lot size and shape it is likely that if this property were developed an interior or private street would be created and the homes would be oriented toward this street and not Baker Street.

Existing improvements consist of a one-story single family home and a detached two-car garage with an attached storage area. The site has a zoning designation of R-1-N (Single Family Residential). The property is also considered a through lot. A through lot is defined as a lot having frontage on two parallel or approximately parallel streets. For purposes of determining the front yard for through lots if adjoining lots face opposite street frontages then the through lot shall be considered to have two front yards, and the front yards shall have the same required front yard setback as the adjacent zone district. If all the lots in a block are through lots and front in the same direction, then only one front yard shall be required, and the front yard shall be the one from which primary pedestrian access is taken along the entire block. In this case, all pedestrian access is taken from Maine Avenue therefore Maine Avenue is considered the front yard.

The applicant is requesting approval of a Tentative Parcel Map to order to allow a single lot to be divided into two lots. The existing home will front on Maine Avenue and the new lot will front on Baker Street.

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

	<b>ZONING</b>	<b>GENERAL PLAN</b>	<b>LAND USE</b>
<b>SITE</b>	R-1-N	LUD #1 Single Family	Residential
<b>NORTH</b>	R-1-N	LUD #1 Single Family	Vacant
<b>SOUTH</b>	R-1-N	LUD # 1 Single Family	Residential
<b>EAST</b>	R-1-N	LUD # 1 Single Family	Residential
<b>WEST</b>	R-1-S	LUD # 1 Single Family	Residential

### **PROJECT DESCRIPTION**

This project involves the division of one lot into two lots for the purpose of individual sale and development. If the map is approved, a new home could be built on the newly created north lot.

### **CURRENT ACTION REQUESTED**

The current action requested is the approval of a Tentative Parcel Map for the purpose of creating two parcels, which can be sold individually. Such requests may be granted only when the proposed request is consistent with the requirements of the Subdivision Regulations.

### **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 General Plan states "a proposed subdivision is 'consistent' when the proposed use and density of development are within the guidelines set forth herein for that property".

The General Plan Use Designation (LUD) for the subject site is LUD No. 1 – Single Family. This section of the General Plan states that this designation is a policy response to the majority public preference for single family neighborhoods and that homes in this area are primarily owner-occupied and are therefore self maintained through the self-interest of occupants. The division of a 13,700 square foot lot will create a 6,820 square foot lot with 46' of street frontage on Maine Avenue and a 6,879 square foot lot with 113' of street frontage on Baker Street. Although the street frontage on Maine is 4' short of current code requirements, this exists as a legal nonconforming situation. Otherwise, the proposed subdivision complies with the code requirement for street frontage of 50' and site area of 6,000 square feet in the R-1-N zone. Although the proposed subdivision complies with the technical requirements for lot size and street frontage, the goals of the Housing Element are also to contribute to increased homeownership and neighborhood stability. The proposed subdivision design will create a lot that is isolated from all other lots in the immediate area, is not visible from the front yard of any other residence and is accessible only from Baker Street. General public safety and neighborhood aesthetics may be comprised if the subdivision request is approved.

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

The site is improved with a one-story single-family home and detached two-car garage with storage built in 1944. The proposed subdivision density is consistent with the General Plan designation for Single Family of one dwelling unit per lot. The subdivision standards also require compliance with the design standards listed in the Chapter 20.36.020 of the Long Beach Municipal Code. These standards address density and design, which includes lot width and area, lot lines, frontage, and drainage. Staff believes that the proposed subdivision design is inconsistent with the development pattern of the neighborhood by creating a lot that fronts onto Baker Street and which is isolated from the existing neighborhood.

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

The site is currently developed with a single family home. The proposed east/west division of the lot would create two lots. Staff finds that the site is not physically suitable for this type of development due to the orientation of the proposed site which will front on Baker Street, the unique shape of the lot with six sides, the likelihood that approval of a Standards Variance will be necessary to develop the property due to the unique lot dimensions, that the proposed subdivision is inconsistent with the surrounding residential development pattern of the neighborhood, and that this lot will be isolated from all other properties thereby creating a lot that may be more susceptible to crime due to the lack of visibility that normal neighborhoods have as home usually front or face each other.

Additionally, approval of this request for a subdivision will create a hardship for the two lots to the east by increasing the rear yard setback. If all homes have pedestrian access from Maine Avenue, then Maine is considered the front yard and Baker the rear. However, if one of the homes fronts on to Baker Street, then Baker Street would also be considered a front yard and a front yard setback would then be required for both Baker Street and Maine Avenue.

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

The 13,700 square foot lot is proposed to be divided into two lots. Due to the unique orientation of this lot at the curve in the street, this lot is larger than the surrounding lots. The lot to the south is approximately 12,000 square feet and the lot to the east is 7,000 square feet. The subdivision of this lot will create two lots, one that will face to the north on Baker Street. Although the proposal complies with the density requirements of 6,000 square feet of site area per lot, staff does not support the request due to the issues listed in finding C.

- 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 improved with a single-family home and detached two-car garage. If the request for a parcel map is approved, a new single family home could be built on the lot. There are no fish or wildlife habitats that exist on the site therefore no adverse impacts are anticipated as a result of this approval.

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

Although the subdivision is not likely to cause serious public health problems, safety problems may arise due to the isolated nature of the proposed lot. There are no other homes or structures on Baker Street that face the proposed lot.

- 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.**

The tentative parcel map has been reviewed by all concerned City departments and it has been found that the existing design and improvements of the site will not conflict with public access easements. There are no easements required by the public at large for access through, or for the use of the property. If approved, the Public Works Department has numerous off-site improvements required for Baker Street, which currently has no sidewalk, curbs, gutters or street trees.

### **PUBLIC HEARING NOTICE**

49 Notices of Public Hearing were mailed on February 3, 2005, to those property owners within the three hundred (300) foot mailing radius, the Wrigley Association and the elected representative of the 7th 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 15303, Existing Facilities, Class 3, item (a). This section states that the division of single-family residences into common-interest ownership, where no physical changes occur can be considered Categorical Exempt (CE). Therefore, CE 04-216 was prepared for this project.

**IT IS RECOMMENDED THAT THE PLANNING COMMISSION**

Planning Commission deny the request for a Tentative Parcel Map.

Respectfully submitted,

FADY MATTAR,  
DIRECTOR OF PLANNING AND BUILDING

By: 

LYNETTE FERENCZY  
PLANNER

Approved: 

CAROLYNE BIHN  
ZONING ADMINISTRATOR

Attachments

1. Location Map
2. Illustration of Potential Lot Development
3. Plans & Photos

SAN DIEGO FWY

Site

AMBECO RD

BAKER ST

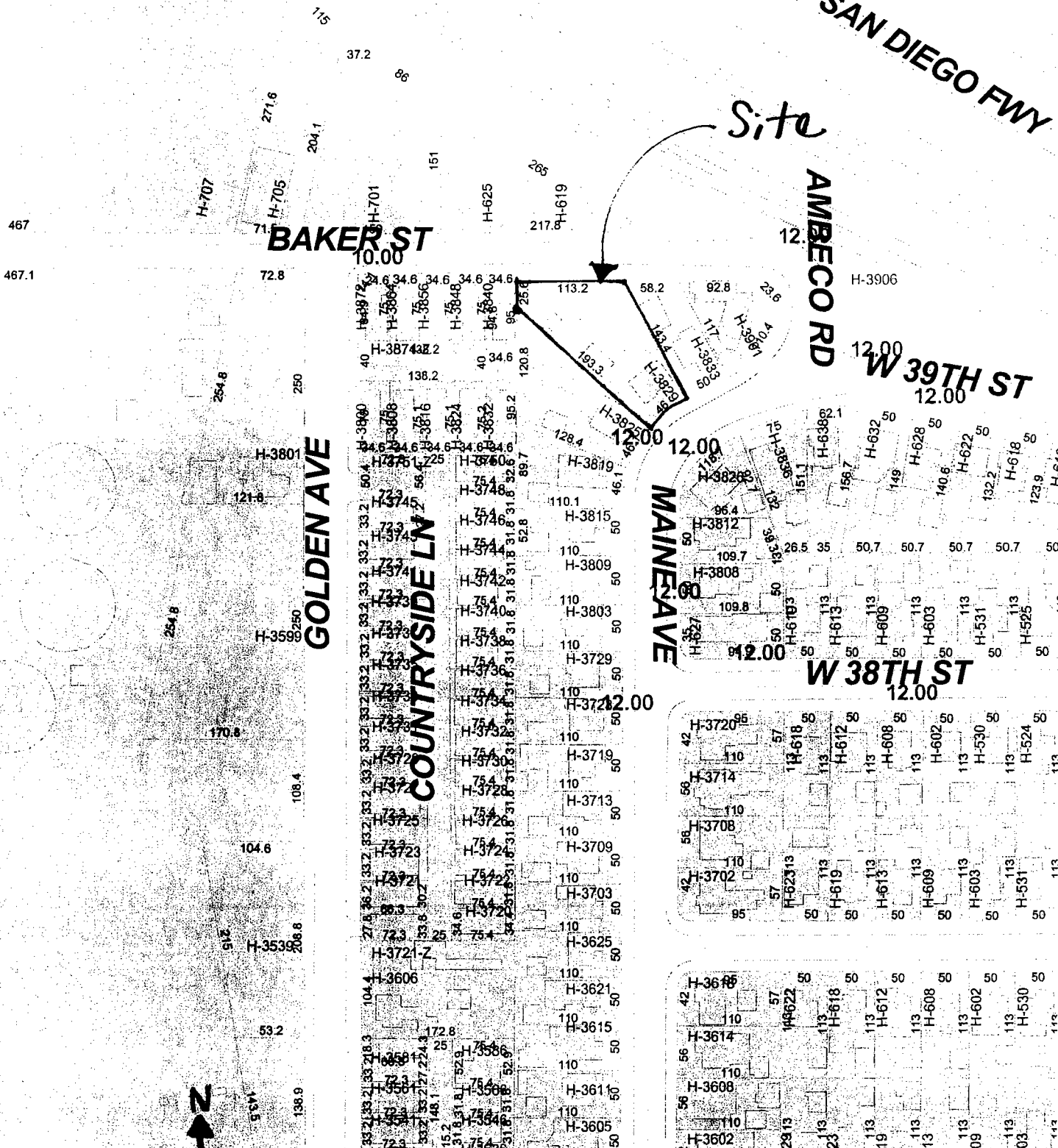
W 39TH ST

GOLDEN AVE

MAINE AVE

W 38TH ST

COUNTRYSIDE LN



265

H-625

217.8 H-619

BAKER ST

12.00

34.6 34.6  
54.8 34.0  
95

25.6

113.2

58.2

92.8

23.9

GOLDEN AV  
45.8 120.8

4' 7"

193.3

143.4  
H-3829  
46.2

50.3  
H-3833  
117

H-3907  
10.4

AMBECO RD

34.6 34.6  
H-3832  
95.2

89.7

128.4

H-3825  
46.2

MAINE AVE

12.00

H-3850  
34.6 34.6

H-3819

118.7  
H-3826  
7.7

H-3836  
75

H-6382  
2.1

H-3748  
75.4 32.6

46.1

110.1

H-3815

96.4  
H-3812

132

151.1

H-3746  
75.4 31.8

50

110

H-3809

50

109.7

39.3

26.5

35

H-3744  
75.4 31.8

52.8

110

H-3803

50

H-3808

50

109.8

93

113

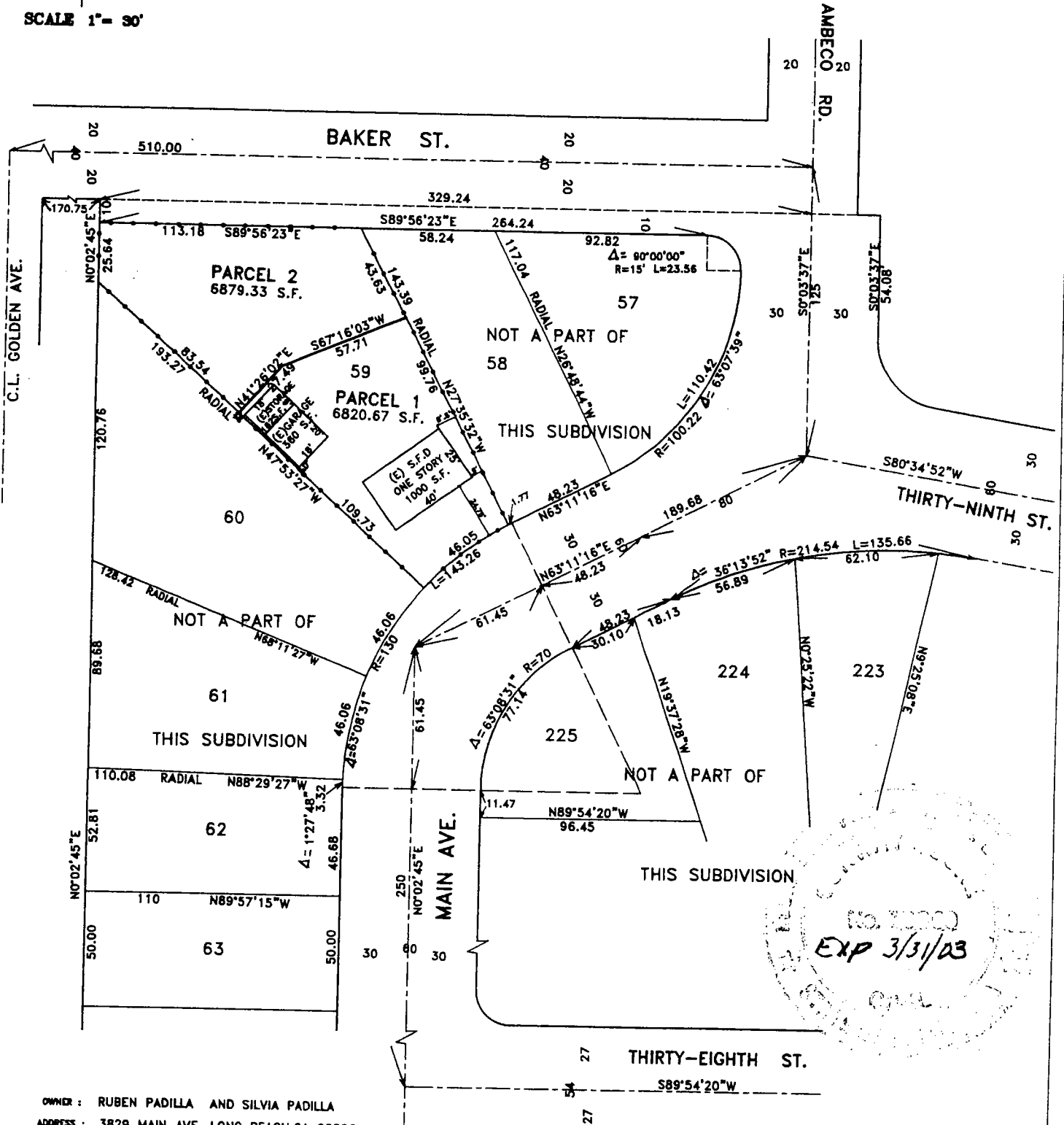
H-3740  
75.4 31.8



# TENTATIVE PARCEL No 62368

IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF LOT 59 OF TRACT No 11854 AS SHOWN ON MAP  
 RECORDER IN BOOK 257, PAGES 9 TO 13, INCLUSIVE OF MAPS IN THE OFFICE  
 OF THE COUNTY RECORDER OF SAID COUNTY.

SCALE 1" = 30'



OWNER : RUBEN PADILLA AND SILVIA PADILLA  
 ADDRESS : 3829 MAIN AVE. LONG BEACH, CA 90806  
 SUBDIVIDER : RUBEN AND SILVIA PADILLA

**BASIS OF BEARINGS:**

THE BEARING N 0° 02' 45" E FOR THE CENTERLINE OF MAIN AVENUE AS SHOWN ON TRACT No. 11854 M.B. 257. PG. 12 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**LEGEND:**

————— INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

PREPARED BY : COOKE & ASSOCIATES  
 2161 S. EASTERN AVE. COMMERCE CA90040  
 PH. (323) 724-8333

ENGINEER OF RECORD : CONWAY COOKE R.C.E. 13860

n

w



e

s

3829 MAINE AVE  
Front house & GARAGE  
View

3976



S



E

W

South West N

From Baker

BACK YARD

South



Existing back yard<sup>north</sup>  
on North side

From The Front house

**CITY PLANNING COMMISSION MINUTES**

**February 3, 2005**

A study session of the City Planning Commission convened Thursday, February 3, 2005, at 12:00 pm in the City Council Meeting Room, 333 W. Ocean Boulevard, to discuss the General Plan update. The regular meeting of the Planning Commission convened at 1:35.

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

**CHAIRMAN:** Morton Stuhlbarg

**STAFF MEMBERS PRESENT:** Carolyn Bihn, Zoning Officer  
Angela Reynolds, Advance Planning Officer  
Lynette Ferenczy, Planner  
Lemuel Hawkins, Planner

**OTHERS PRESENT:** Mike Mais, Assistant City Attorney  
Heidi Eidson, Minutes Clerk

**PLEDGE OF ALLEGIANCE**

Commissioner Winn led the pledge of allegiance.

**MINUTES**

The minutes of December 16, 2004 were approved on a motion by Commissioner Greenberg, seconded by Commissioner Winn and passed 6-0-1, with Commissioner Rouse abstaining.

The minutes of January 6, 2005 were approved on a motion by Commissioner Gentile, seconded by Commissioner Greenberg and passed 4-0-3, with Commissioners Jenkins, Rouse and Winn abstaining.

**SWEARING OF WITNESSES**

**CONSENT CALENDAR**

Commissioner Jenkins moved to accept Items 1A, 1B, 1C and 1D as presented by staff. Commissioner Winn seconded the motion, which passed 7-0.

## REGULAR AGENDA

### 2. Case No. 0412-03, Tentative Parcel Map, CE 04-246

Applicant: Ruben Padilla  
c/o Baldemar Caraveo  
Subject Site: 3829 Maine Avenue (Council District 7)  
Description: Request for approval of Tentative Parcel Map No. 62368 for the purpose of dividing one lot into two lots for residential development.

Lynette Ferenczy presented the staff report recommending denial of the proposed project. Staff found that the project was inconsistent with the development pattern of the neighborhood and that it would create a hardship on the adjoining property to the east.

In response to a query from Commissioner Stuhlberg, Ms. Ferenczy stated that there was another lot to the north that faced onto Baker, but it was currently undeveloped.

In response to a query from Commissioner Sramek regarding the property to the east of the project, Ms. Ferenczy stated that any existing improvements could remain, but any new construction would need to comply with the current zoning and that would require a 20' setback from Baker.

Kelso Lindsey, attorney representing the owners of the lot, stated that the owners had previously been told by planning staff that the lot met the requirements for subdivision and based on that information they purchased the lot.

Mr. Lindsey distributed copies of a City of Long Beach Water Atlas showing that utilities had been set up for two houses fronting Baker on the vacant property across the street from the subject site, where he felt that homes had previously existed.

Richard Gutmann, 602 W. 37<sup>th</sup> Street, member of the Wrigley Heights Committee, stated that he was opposed to the project because he felt that it would change the character of the neighborhood and could be precedent setting.

Mr. Gutmann also remarked that it was his understanding that the vacant property to the north of the subject site had been purchased by the City for the development of a park.

Victor Vitrales, 3404 Maine, stated that he was in favor of the project and would like to see the applicants given the chance to build the houses.

Guillermo Sanchez, 622 W. 39<sup>th</sup> Street, stated that he was in favor of the project because the site was currently being used by people as an area to dump trash and he felt that if a home was there it would clean up the area.

Ray Pok, representing 7<sup>th</sup> District Councilmember Uranga's office, stated that while their office had no position on the matter, the staff report reflected many of the comments their office had received from the community with regards to maintaining the character of the neighborhood.

Mr. Pok also stated that the undeveloped lot to the north of the subject site was currently proposed as self-storage.

Commissioner Sramek stated that he felt that the project would penalize the house to the east by requiring a larger setback for future construction and that he had concerns about the safety hazards of having an isolated house in that location.

Commissioner Sramek made a motion to deny the Tentative Parcel Map No. 62368 and Commissioner Gentile seconded the motion.

Commissioner Winn stated that he did not support the motion and that he would like to know what the adjacent property owner to the east felt about the project and the impacts it would have on them.

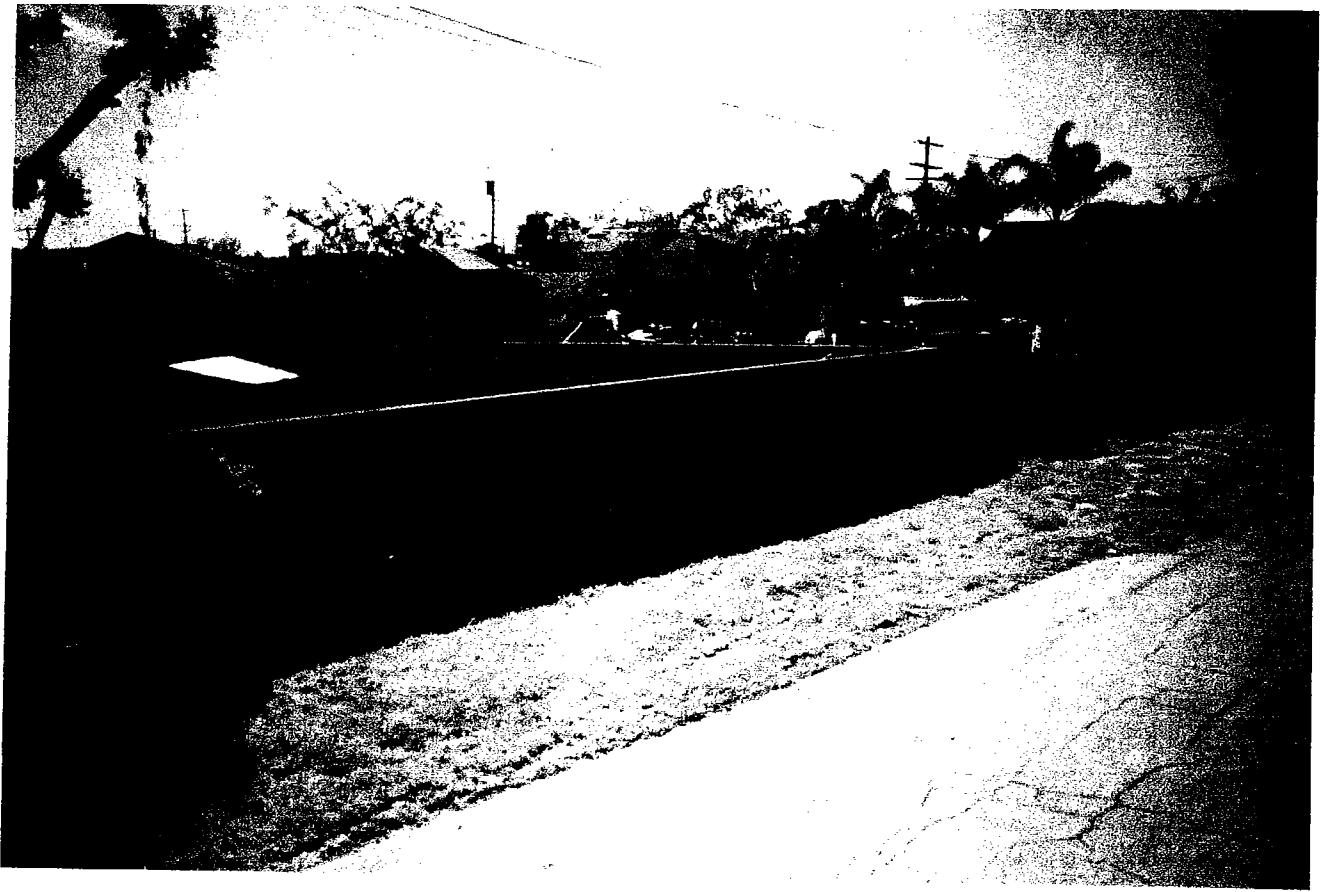
The question was called and the motion passed 4-3 with Commissioners Winn, Jenkins, and Rouse casting dissenting votes.

### 3. Case No. 0412, Classification of Use

Applicant: Clair Milton  
Subject Site: 5000 Lew Davis Street (Council District 5)  
Description: Classification of Use for a proposed motorcycle safety training program to be located at Veteran's Memorial Stadium (Long Beach City College) in the Institutional Zoning District.

Lemuel Hawkins presented the staff report recommending that motorcycle training courses be prohibited in the Institutional Zone, however staff recommended that it be permitted in the Light Industrial, Medium Industrial and General Industrial Zones.

Mr. Hawkins also stated that a number of letters were received in opposition to the program including one from Long Beach City College stating that while they were not opposed to the program, they had concerns about the disruption of the lifestyle of the surrounding neighbors.







**PADILLA**  
**3829 MAINE AVE. LONG BEACH**  
**FEBRUARY 3, 2005 HEARING**

RECOMMENDATION: Planning Commission deny the request for a Tentative Parcel Map.

REASONS:

1. Proposed subdivision is inconsistent with the development pattern of the neighborhood and will create an isolated parcel.
2. Due to the unique lot shape it is likely that the newly created parcel will require the approval of a Standards Variance for development.
3. The proposed lot and new residence will currently be the only developed parcel that will front onto Baker Street.
4. Approval of this subdivision will create a hardship on the two neighboring properties to the east by requiring these lots to comply with the provisions for through lots, which require a larger setback for new construction off Baker Street.

REBUTTAL:

First of all, the proposed subdivision already meets all of the technical standards. It is over 6,000 square feet and has street frontage of 50 feet. Therefore, the key issues seem to be general public safety and neighborhood aesthetics.

1. **Inconsistent.** Currently just a dirt shoulder. There is a sidewalk built by the condominiums next door, but it ends in front of CL's lot. Extremely ugly fence along the street now.  
**A.** Homes will eventually be built across the street and they must face the Baker Street side. It will be entirely consistent with the only possible development plan for the property across the street.
2. **Create isolated parcel.** Not isolated. Literally surrounded by three other houses. Also, the recommendation states that undeveloped residential land across the street on Baker will most likely be oriented away from Baker Street.  
**A.** This is impossible! The land across the street can only be developed facing Baker Street. 1. The other side is a freeway off ramp. It cannot possibly have driveways along that off ramp. 2. It slopes up sharply near the freeway off ramp. The only possible place for a driveway will be along the Baker Street side.
3. **Require approval of Standards Variance.** Why? And even if it does require approval of Standards Variance, is that a good reason to say no? Instead, say conditional approval subject to approval of Standards Variance .
4. **Only developed parcel that will front onto Baker Street.** Not really true. Lot No. 57 (corner lot) faces partially onto Baker Street. Also, undeveloped residential land across the street will have to be developed facing Baker Street.

A. Besides, even if it is the only parcel facing Baker Street, CL wants to live there, and enjoys the idea of peace and quiet.

**5. Create hardship on two neighboring properties to the East.**

- A. No hardship whatsoever. Parcel No 58 has an existing garage back there, already more than 30 feet back from Baker Street.
- B. Parcel No. 57 (corner lot) is not truly a “through lot” and has already been developed appropriately for a crescent-shaped corner lot. There is no rear yard!

**6. REQUIREMENTS:**

- A. **Consistent with applicable general and specific plans.** Where does it say in any general or specific plan that a house cannot front onto Baker Street? It is not inconsistent.
- B. **Physically suitable for the type of development.**
- C. **Physically suitable for the proposed density of development.** It meets these requirements (6,000 sq. ft.).
- D. **Not likely to cause substantial environmental damage and avoid injury to fish/wildlife.** There are no adverse impacts anticipated.
- E. **Not likely to cause serious public health or safety problems.** Safety issue because “no other homes or structures face Baker Street.” Not forever. Land across the street will eventually be developed. Also, condos look down on the property, and the corner house is
- F. **Will not conflict with easements.** There are no conflicts with existing easements.



"layson"  
<ralayson@access4les  
s.net>

To: <lynette\_ferency@longbeach.gov>  
cc:  
Subject: 3829 maine

03/21/2005 10:30 PM

Lynette please don't allow this further mistake to take place in our neighborhood!  
layson @ 3703 Maine ave. thanks for listening.



Tom Jedrzejewicz  
<tomjedrz@gmail.com>  
>

To: lynette\_ferency@longbeach.gov  
cc:  
Subject: 3829 Maine Ave. Appeal

03/25/2005 02:09 PM  
Please respond to Tom  
Jedrzejewicz

Greetings!

I oppose the application for the splitting of the 3829 Maine Avenue lot into two lots. I am a neighbor of that property; my address is listed below.

1. The ever shrinking lot size in the neighborhood is not desirable.
2. A substantial amount of work has been done already, including the building of a wall, and has not been done in a manner considerate of the neighbors or indicative that the structure to be built will be of acceptable quality.
3. Since the work on that property has started there has been an increase in dumping on the Baker "park" property, which is across Baker from where the new lot will open.

Thanks for the consideration.

--

Tom Jedrzejewicz  
3832 Golden Ave, Long Beach, CA 90806  
h 562-424-0630  
tomjedrz@gmail.com



Kathryn Kinstle  
<kkinstle@yahoo.com>

03/24/2005 06:30 PM

To: lynette\_ferency@longbeach.gov  
cc:  
Subject: 3829 Maine--Lot Subdivision

City of Long Beach  
Department of Planning and Building  
Lynette Ferency, Project Planner

Dear Ms. Ferency:

I am writing to express my strong opposition to subdivision of the lot at 3829 Maine Avenue.

I hope you will bring it to the attention of the Councilmembers that the city actually owns the property north of the proposed subdivision in Wrigley Heights. It is my understanding that it was purchased with a grant from the State of California and can only be used for a park.

Still, at the hearing before the Planning Commission, the developer continually told commissioners that other homes would be built fronting on Baker Street. This is simply not true. The land may be zoned R-1-N, but the only way houses will be built there is if the city builds them. (And returns the grant money).

I believe the city will be setting a very bad precedent if it allows this subdivision. We like our neighborhood the way it is. Please don't start "fooling" with it in this manner.

Please include this in the packets that go to the councilmembers. Thank you.

Sincerely,

Kathryn Kinstle  
602 W. 37th St.  
Long Beach, CA 90806

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Do you Yahoo!?  
Make Yahoo! your home page  
<http://www.yahoo.com/r/hs>

PLEASE INCLUDE IN THE COUNCILMEMBERS' PACKETS

Honorable Mayor and Councilmembers:

I am writing to request that you sustain the Planning Commission's denial of an application for a Tentative Parcel Map (No. 62368) to subdivide a single-family lot (R-1-N) at 3829 Maine Avenue into two lots for the building of a second house.

The Wrigley Heights Committee (a group of residents) has worked for many years with city officials in an effort to obtain land near this site for a park. Long Beach was finally able to purchase the three parcels directly across Baker Street from this proposed project with a park grant from the State of California.

I think it would be unconscionable to now allow building of the first (and only) house to front on Baker Street, possibly compromising our efforts for open space. (The owner might well oppose a park directly across the street from the front of his home).

If you allow this subdivision, the entire block on the south side of Baker Street would consist of hundreds of feet of block wall broken only by the front yard of this one house. It would be very unattractive and poor city planning. Also, a two-story house could overlook the back yards of the houses on each side, taking away any privacy.

Maybe worst of all, this would set a precedent for further subdividing of lots in this area. I hope you have seen (or will go see) what happened to Golden Avenue just to the west when Countryside Lane was created. Lots that were far larger than the standard 6,000 sq. ft., were subdivided into R-1-S lots of 2,400 sq. ft, the smallest ever allowed in Long Beach. Now the kids all play in the street.

Contrary to what was stated at the Planning Commission, this is not the only through lot in this neighborhood large enough to subdivide into two 6,000 sq. ft. lots. The homeowner at 3502 Eucalyptus Avenue could ask for a similar subdivision of his 12,420 square-foot lot and create the first home fronting on Pacific Place. And how could you deny him if you grant this Tract Map?

At the east end of my own street, 37th, there is a cul-de-sac that has two through lots to Pacific Place. The lot at 436 W. 37th is 9,860 sq. ft.; the one at 439 W. 37th is 8,380. Together they total 18,240 square feet. If one of these homeowners buys the neighboring house, there would be more than enough land to subdivide and create a standard 6,000 sq. ft. R-1-N lot fronting on Pacific Place.

A similar situation exists with the houses at 3548 and 3552 Eucalyptus Avenue. They are 8,320 sq. ft and 10,300 sq. ft., respectively for a total of 18,620 sq. ft. Again, they are through lots to Pacific Place. Likewise, although getting close to the freeway offramp, 3714 and 3720 Magnolia Ave total 18,360 sq. ft.

My point is that there are numerous lots in Wrigley Heights that exceed the minimum 6,000 sq. ft. And they present are all kinds of opportunities for creative developers to degrade the neighborhood. They've done it in the past. Please don't allow them do it in the future.

Sincerely,

Richard Gutmann  
602 W. 37th Street

Long Beach, CA 90806-1117

(562) 424-0544

Do you Yahoo!?



James Preisach  
<preisach4010@yahoo.  
com>

To: lynette\_ferency@longbeach.gov  
cc:  
Subject: Wrigley Heights subdivision

03/22/2005 03:10 PM

Lynette

I currently reside and own at 3430 Golden Avenue in Wrigley Heights.

I understand that there have been attempts by landowners to subdivide their lots in order to build.

It is encouraging to see the city refusing the request to subdivide and I would like to support the "NO SUBDIVIDE" position.

Leave our neighborhood clean and simple- we still live with the overcrowding of Countryside Lane subdivisions and the no play area for all the kids. ( I have no problem with kids and families but safety becomes a concern when the only area they have to play is in the street.)

Thanks for your time

Jim Preisach  
3430 Golden Ave  
Long Beach, CA 90806

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Do you Yahoo!?  
Make Yahoo! your home page  
<http://www.yahoo.com/r/hs>





Cnjfrogs@aol.com  
02/01/2005 11:34 PM

To: lynette\_ferency@longbeach.gov  
cc:  
Subject: wrigley heights

i live at 609 w. 36th st and i object to the idea of 2 houses on one lot. this is, has always been 'single family' dwellings. we enjoy the fact that it is one house, one family. this is a very special neighborhood and cannot handle more residents than we already have. there are 3 residents in our house, my 87 yr. old mother, myself and my spouse. we all feel the same way. we will vote no on this issue.  
thank you, julie-curtis steele, carole l. steele and juanita curtis



Cnjfrogs@aol.com

03/22/2005 08:08 AM

To: lynette\_ferenczy@longbeach.gov

cc:

Subject: subdivision in wrigley heights

count our family at 609 W. 36th st against the subdivision. we don't need anymore substandard size lots up here. go take a look at countryside lane homes and see where their kids have to play. it's dangerous as it is. this neighborhood has enough fights on it's hands, leave it alone.

julie curtis-steele

carole l. steele

juanita curtis

609 w. 36th st

lb, ca, 90806

562 233-6109



Anita Pettigrew  
<anitapet@yahoo.com  
>

To: lynette\_ferency@longbeach.gov  
cc:  
Subject: Opposed to Subdivision of 3829 Maine

04/04/2005 11:33 AM

City Planner Lynette Ferency:

I want to register my very strong opposition to subdivision of the residential property at 3829 Maine Avenue in Wrigley Heights. Along with other members of the Wrigley Heights Committee, I have worked hard for many years to improve this neighborhood. To allow property owners to now start subdividing their lots sets a very bad precedent and is poor policy. Soon every developer in the area will be coming up with an idea to "cut up" this neighborhood for profit.

I would like to relate a very distressing incident that occurred when this case came before the Planning Commission. A resident noted that we had just celebrated the 60th anniversary of the Wrigley Heights neighborhood with a block party that was widely attended by residents and former residents. He noted how many long-time residents there are, and how we like our neighborhood the way it is and has been for six decades.

One commissioner responded: "Your neighborhood is going to change whether you want it to or not."

Unfortunately, with that kind of attitude from city officials, he is correct. But there is no good reason why it has to change. Why would a city with serious crime and gang problems want to destroy one of its stable neighborhoods?

I would like to ask why the city's Environmental Officer allowed the developer to repeatedly tell the Planning Commissioners that additional houses would be built facing Baker Street, since property nearby is zoned R-1-N? This is not true.

The only property on Baker Street in Wrigley Heights that is zoned R-1-N is currently owned by the City of Long Beach and was purchased for the purpose of creating a park.

Also, contrary to what the developer told the commissioners, this is not the only house in this tract with a lot large enough to be subdivided into two 6,000 square foot lots.

I hope you will deny this appeal. It could be a real neighborhood destroyer.

Sincerely,

Anita Pettigrew  
3619 Magnolia Ave.  
Long Beach, CA 90806



**deborwinst@aol.com**

04/08/2005 07:04 AM

To: Lynette\_Ferenczy@longbeach.gov

cc:

Subject: Subdivision of 3829 Maine

I am a resident in the neighborhood. I am opposed to the subdivision because I don't want a precedence started. I bought my home in the area, 15 years ago, because of the small group of homes.



425601

# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 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 3rd day of Feb 2005  
(x) Planning Commission

APPELLANT: Ruben Padilla

APPLICANT: Ruben Padilla

Project address: 3829 Maine Ave. Long Beach

Permits requested: Request for approval of Tentative Parcel Map #62368

Project description: Dividing One Lot into two lots for residential  
Development (District #7)

Reason for appeal: 4-3 split decision approving planning department  
recommendation to deny request for tentative parcel map

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

Signature of Appellant: [Handwritten Signature]

Print name of Appellant: Ruben Padilla c/o Bergkvist, Bergkvist, & Carter

Mailing Address: 400 Oceangate Suite 800 Long Beach, CA 90802

Phone No. (562) 435-1426

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: SB

Case No. 0412-03

Date: 2/11/05

Filing Fee Required: (x) Yes ( ) No

Application complete: (x) Yes ( ) No

**BERGKVIST**  
**BERGKVIST & CARTER**  
ATTORNEYS AT LAW

400 OCEANGATE, SUITE 800  
LONG BEACH, CALIFORNIA 90802-4307

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March 17, 2005

Lynette Ferenczy  
Dept. of Planning and Building  
City of Long Beach  
333 West Ocean Blvd., 7<sup>th</sup> Floor  
Long Beach, CA 90802  
562.570.6273

Re: 3829 Maine Avenue, Long Beach; Appeal of Planning Commission Decision

Dear Ms. Ferenczy:

This letter is to confirm that my clients, Ruben and Sylvia Padilla, hereby waive their right to an appeal hearing "within 60 days" of the final decision of the Planning Commission. As you and I discussed, you will attempt to confirm for me that the appeal hearing will take place on either April 12, 2005 or April 19, 2005.

Please contact me if you have any questions or comments. I look forward to hearing from you.

Very truly yours,

  
J. KELSO LINDSAY, Esq.

JKL:rc  
cc: Ruben and Sylvia Padilla