

6/29/09

To: Department of Development Services
ATTN: Lynette Ferenczy
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

Re: Amendment To Rancho Estates (PD-11)

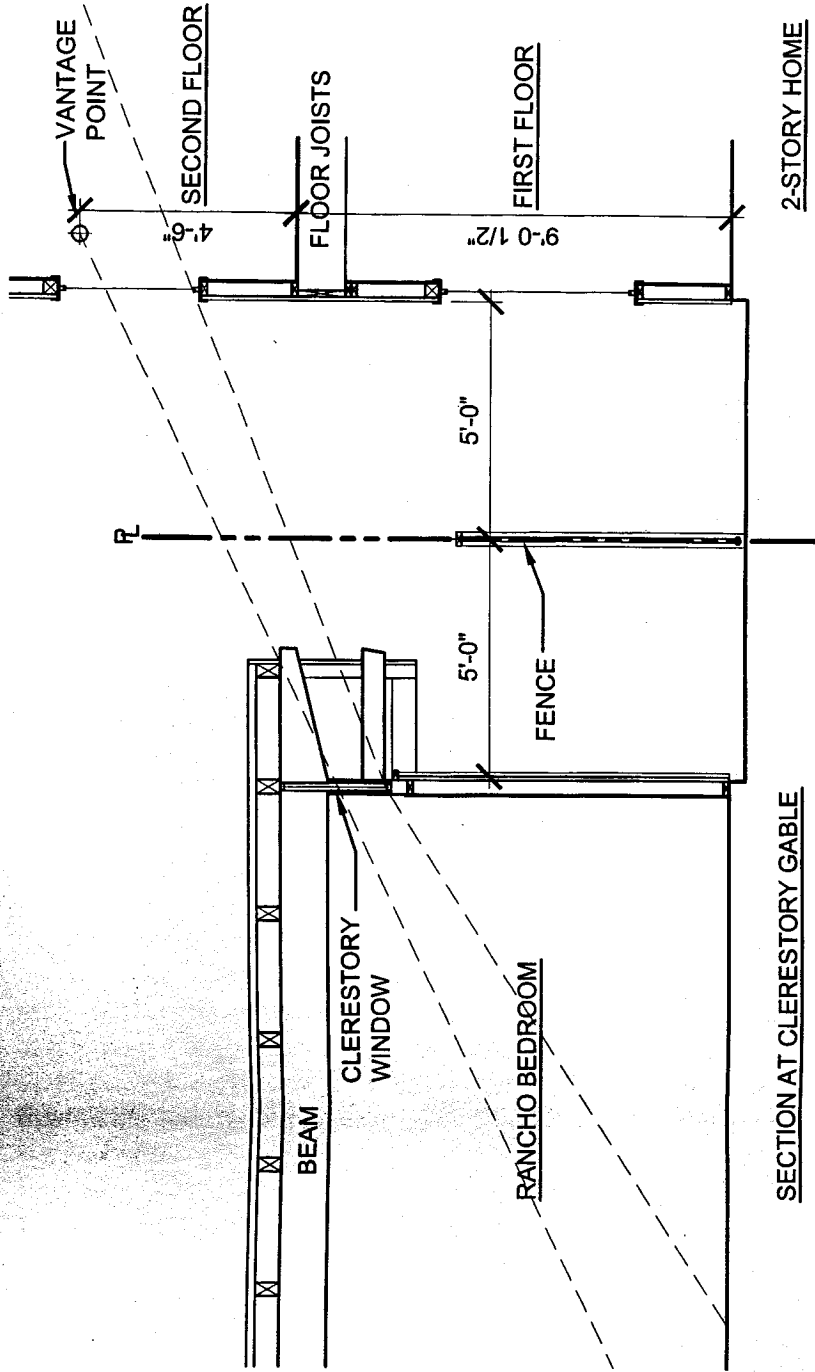
I am writing to support the amendment prohibiting second story additions in the Ranchos. My reasons are as follows:

1. The Rancho neighborhood was master-planned for single story homes. The character of the architecture is defined by single story homes with low-slung roofs and clerestory windows. The two story homes already in the neighborhood have a jarring affect on the continuity of the area. Future second story conditions would only further erode the architectural integrity of this unique neighborhood. It's the largest concentration of Cliff May-designed homes and should be afforded some degree of protection from large, unwieldy second story additions.
2. The designer placed an emphasis on open plans with natural light by providing clerestory windows at the gables. The design philosophy is well documented in many books and articles about Cliff May and his ranch house concept. The height required by a second story has a profound affect on solar access for natural day-lighting. In addition, there are implications in regard to photo voltaic arrays as alternative energy sources become more prevalent.
3. Another design character of the Ranchos is their privacy. Privacy was obviously a major design consideration. Second stories can severely encroach on privacy in these homes. Second stories tend to provide a direct view into the clerestory windows at the gables. These triangular clerestory windows are difficult to screen from second story views and, in fact, were never meant to have window treatments such as blinds or drapes. I've attached a line of site diagram illustrating the problem.

Thanks for considering my support of the amendment to PD-11.

Sincerely,

Terry Todd
Roxanne Ave
Long Beach, CA 90808



01 LINE OF SITE

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



<ksulack@cox.net>

07/07/2009 10:32 PM

To lynette.ferenczy@longbeach.gov

cc

bcc

Subject Rancho Estates

History:

✉ This message has been replied to

Hi Lynette,

Thanks for the update regarding the public hearing and proposed amendment. I own the property at 3041 Lees Ave which was purchased by my husband in the early 50's. He was the original owner and I'm in favor of the amendment. I'm happy to see some of the Cliff May homes being purchased and restored in the Lakewood Rancho Estates. The contemporary design and affordable price of the Californian made them very attractive originally. I visited a neighborhood of homes in San Jose of a similar style designed by Eichler who was another designer of that era that looked to be close to 75% restored. I also read of a neighborhood in Sacramento of 50's era homes being restored. There's definitely an interest in these homes that were considered innovative in their time.

Sincerely,
Kathy Sulack



sandy rose
<leesrose1@hotmail.com>

07/05/2009 09:34 AM

To <lynette.ferenczy@longbeach.gov>
cc
bcc
Subject PD-11

I am in favor of prohibiting second story additions. My neighbor did this completely blocking my view of the sky and the trees...hate it! I hope this passes.

Insert movie times and more without leaving Hotmail®. [See how.](#)