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**Sent:** Thursday, January 19, 2023 12:32 AM  
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**Subject:** Question for Jan 24, 2023 5pm 4101 Long Beach Blvd (fire station 9 )

**-EXTERNAL-**

Maryanne,

Questions and comments for the Jan 24<sup>th</sup> 2023 regarding the ordinance amending and variance required.

**On agenda:** 1/24/2023

**Final action:**

**Title:**

Declare ordinance amending Ordinance No. C-1015 to repeal and remove the five-foot-special setback along the west side of Long Beach Boulevard where it fronts the Fire Station No. 9 project at 4101 Long Beach Boulevard read for the first time and laid over to the next regular meeting of the City Council for final reading; Approve Site Plan Review (SPR21-050) for clearance of an existing 0.4-acre site and construction of a new two-story (12,780 square foot) Fire Station No. 9 with three (3) drive-through apparatus bays located at 4101 Long Beach Boulevard; Approve Standards Variances requests to allow: 1) a driveway on Randolph Place located less than thirty feet (30') from an intersection (SV22-006) and 2) a curb cut greater than the 24-foot maximum on Randolph Place (SV22-007); and Approve a Lot Merger (LMG22-014) to merge three lots into one 16,829-square-foot lot. (District 5)

Statements Below were extracted from (very large file takes a minute to open)

<http://longbeach.legistar.com/View.ashx?M=F&ID=11577362&GUID=578EA4B9-5310-4B19-891A-62BE455E95F5>

**Question 1:**

**Even with all the merging of lots it requires numerous ordinance and variance changes, and it requires the alley to be the fire station main entrance/driveway, why is this site acceptable?**

Comment: After merging 3 lots it is only 0.38 acre and not close the 1 acre lot the city originally pursued. This site requires an unconventional use of the alley as the main driveway entrance to the fire stations. **Where else is this done?**

Summary of a few of ordinance and variation city identified needing to be changed:

1) Make Zone Change (ZCHG21-003) from Community Commercial Automobile-Oriented (CCA) and Single-family Residential, large lot (R-1-L) to Mixed-Use Zone-1 (MU-1);

2) Declare an Ordinance amending Ordinance No. C-1015 to repeal and remove the five-foot-special setback along the west side of Long Beach Boulevard;

3) Approve Standards Variances requests to allow: 1) a driveway on Randolph Place located less than thirty feet (30') from an intersection (SV22-006) and 2) a curb cut greater than the 24-foot maximum on Randolph Place (SV22-007);

**Question 2:**

**How will the existing structure provide privacy nearby properties? Will they have no windows on the second floor or permanent low visibility screens?** The proposed fire station is two stories and presently only single story building exist. All five nearby properties (North and West) will no longer have a private back yard and will have potential view inside their homes 24hrs day

**Question 3:**

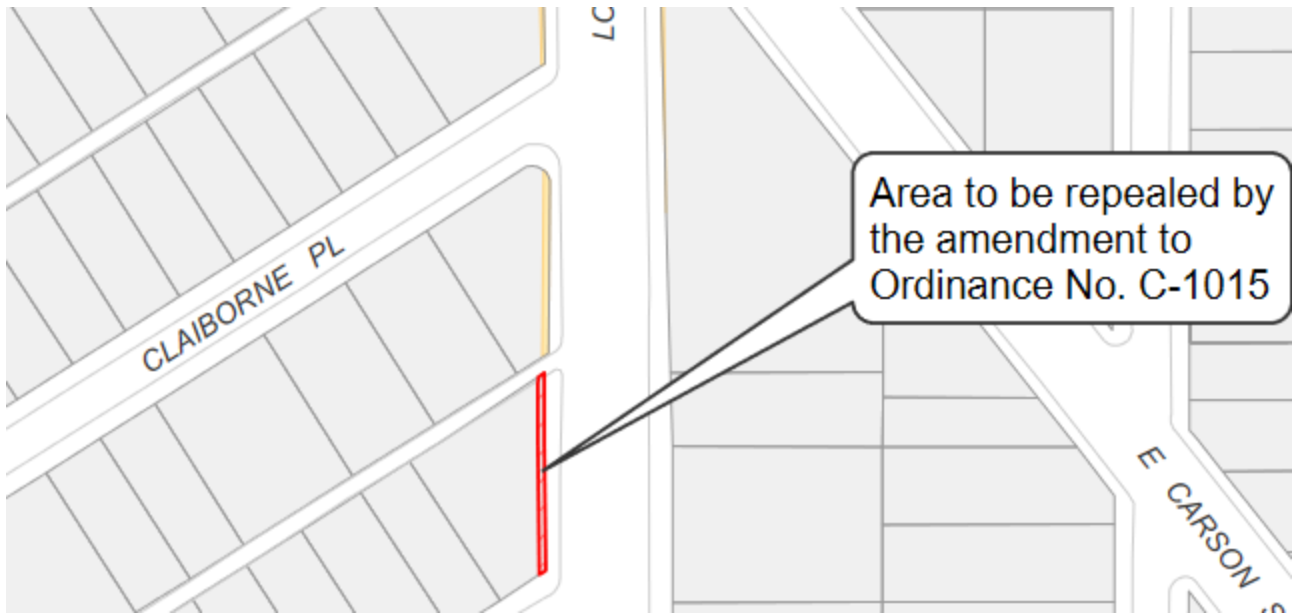
**With the alley being the main fire station entrance from long beach Blvd., will the residence be able to exit the alley onto long beach Blvd.?**

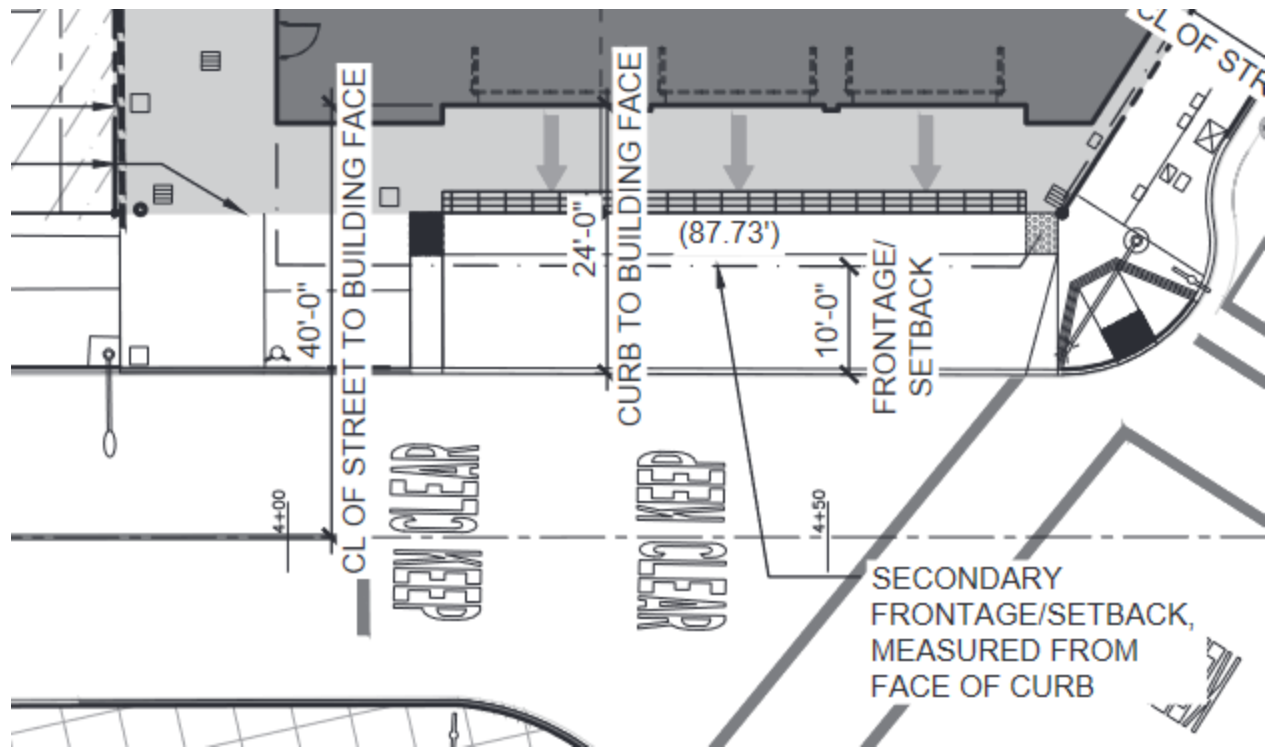
**Question 4)**

**How is the city addressing the reduction/elimination of 13 parking spots from Randolph place (~5 spots) and long beach Blvd (~8 spots)?** Similar to what was done when new fire station 12 was built, I expect the new fire station will require red curbs on Long Beach Blvd. and Randolph.

Figures below for reference:







Thanks  
John