

Stoni:

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The first part of my comments are a direct quote from the book, Long Beach, The City and Its People, by Bill Hillburg, page 150

“(quote) Bixby Knolls: The Jotham Bixby Co. began subdividing this portion of its Rancho Los Cerritos land in 1937. More than 1,000 custom homes were eventually built in the Bixby Knolls, Bixby Manor and Bixby Terrace tracts. The company also organized the Cerritos Park Association to enforce appearance codes and other deed restrictions. The CPA continues to exist and membership is mandatory for all Bixby Knolls residents”(end quote) To clarify the CPA is still referenced in the deed to the homes in basically Bixby Terrace (including Bixby Manor) and Bixby Knolls. Therefore even though dues are no longer imposed and most of the building restrictions are now enforced by the City itself, the CPA still exists.

Historically the CPA has all been in one council district –until 10 years ago. A portion of the CPA is 7th which is east of Orange, S of Carson, N of Bixby and W of Cherry, the balance is in the 8th. I am proposing that the portion currently in 8th Dist. be incorporated into the 7th district. Efficiency dictates geographic cohesion is critical to ensure that the needs of constituents are addressed.

The CC&R's for the CPA outline the lots and tracts which were incorporated into the CPA. A copy can be provided upon request. Councilman James Johnson has a copy also.

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