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7-7-09

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July 7, 2009

Gary Frahm, President  
Bixby Hill Community Association  
6481 Bixby Hill Road  
Long Beach, CA 90815

Re: Proposed Amendment of Section 21.21.302 of the Long Beach Municipal Code.

Dear Mr. Frahm:

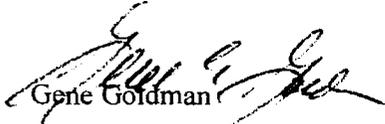
The Bixby Hill common interest development was established in 1966 as a private, gated community, within the city of Long Beach. It is governed by a Declaration of Protective Restrictions, Covenants, Conditions, Reservations, Easements, Liens and Charges. The Declaration established a general plan for the protection, maintenance, improvement and development of all properties located within the project. The residents of Bixby Hill have agreed, as a condition of their residence, to abide by the restrictions and obligations set forth in the Declaration. The Declaration exists as a contract between all of the residents of the community.

As a private community, Bixby Hill's residents are subject to unique obligations and enjoy unique benefits which are not shared by others who reside outside the community. The proposed amendment to Section to 21.21.302 of the Municipal Code of the City of Long Beach is an example of a proposed obligation which does not appear to be applicable to the residents or owners of properties within the Bixby Hill project.

Residential projects located within Bixby Hill, do not involve nor affect residents or property owners whose residences or properties are located outside of the Bixby Hill Community. To require that the residents and property owners outside of the community receive notice of a proposed residential project located within the Bixby Hill community, is neither needed nor appropriate.

Bixby Hill was established and exists as a private gated community within the City of Long Beach. The property development within the community involve private issues which do not involve others outside of the community. These issues are legally and adequately addressed by the governing document the project. This private project should be exempt from the requirements of the proposed amendment.

Very truly yours,



Gene Goldman

GEG/ss