

Mark Hungerford

From: Kevin S. Kayse <KKayse@GekkoEng.com>
Sent: Sunday, March 19, 2017 8:35 PM
To: Mark Hungerford
Cc: Linda Tatum; Council District 8; Jonathan Kraus
Subject: Los Cerritos Standards Opposition Flyer Attached
Attachments: Los Cerritos Do Nothing Approach Flyer.pdf

Hi Mark,

I have attached a flyer that was circulated in the neighborhood today that you should be aware of. It is quite misleading and inflammatory in nature. Someone is trying to undermine the great work you have accomplished over the last couple of years at the last moment. Hopefully it will help you tailor your presentation this Tuesday evening.

You should know that myself along with the Preserve Los Cerritos group, and the Los Cerritos Neighborhood Association, all feel that the work you have undertaken has been professional, unbiased, and ultimately good for our neighborhood. Perhaps we got the ball rolling, but the Planning Staff took charge, investigated the standards, toured the neighborhood, held community outreach meetings, and formulated changes that will most certainly help preserve the character of this wonderful neighborhood.

We thank you for that, and will support you on Tuesday. Al Austin has said all along that he would support the professionals (that's you ☺), so you can count on him Tuesday as well.

Thanks for all you have done.

Kevin Kayse



ATTENTION HOME OWNERS:

CITY HALL IS TRYING TO TAKE YOUR PROPERTY!!!

On Tuesday, March 21, 2017, at 5:00 p.m., at Long Beach City Hall, the City Council will consider a Zoning Code Amendment for District R-1-L, which is the Los Cerritos/Virginia Country Club neighborhood: the area of homes from Bixby Road to Virginia Country Club, Long Beach Boulevard to Del Mar Avenue. The neighborhoods known as Crown Pointe, Del Mar and Virginia Villas are not part of this District and therefore unaffected.

The notice for the meeting at City Hall is on the backside of this letter. Please take the time to review the notice for yourselves. The zoning code amendment includes the following:

- Increase front yard setback to 25 feet. Current requirement-20 feet.
- Increase minimum street side yard setback to 10 feet. Current requirement-6 feet.
- Increase minimum second story setback to 15% of lot width, but not less than 10 feet for lots wider than 60 feet. Current requirement-6 feet.
- Reduce the maximum floor area ratio (FAR) for lots 10,000 to 15,000 sq. ft. to 50%. Current FAR is 60%. *See them*
- Reduce the maximum floor area ratio (FAR) for lots greater than 15,000 sq. ft. to 40%. Current FAR is 60%.
- ~~Lots 10,000 sq. ft. remain at maximum floor area ratio (FAR) of 60%. Current FAR is 60%.~~
- Limit lot mergers to no more than 2 lots. Current requirement-none.
- Limit 2 lot mergers to no more than 20,000 sq. ft. total lot size. Current requirement-none.

This zoning code amendment will impact all homes. However, it will have a greater impact on homes with unusual lots, particularly those on San Antonio Drive. It can and will limit additions and remodels on single story homes, in some instances, preventing you from adding no more than a structure resembling a "lifeguard station". There are *94* homeowners that will be unable to build on *50%* of their property. **The City is trying to significantly limit your property rights!**

This neighborhood is not a planned development, but a long-established area with unique architectural styles, shapes, and sizes. This proposal turns City Hall into a design planner, not you or your architect.

DON'T LET CITY HALL TAKE YOUR PROPERTY RIGHTS. If you want to preserve your property rights, you are encouraged to send your opposition to Councilman Al Austin at district8@longbeach.gov. Better yet, go to the City Council meeting on March 21st and show your opposition.

CONCERNED NEIGHBORS OF LOS CERRITOS/VIRGINIA COUNTRY CLUB