



COASTAL ALLIANCE

1650 XIMENO AVE
SUITE 120
LONG BEACH, CA 90804
BUS (562) 370-1000
FAX (562) 597-2968
www.CBCoastalAlliance.com

City Planning Commission
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802

Re: Appeal to the City Planning
Commission from Zoning
Administrator
Address: 5701 Seaside Walk
Long Beach, CA 90803

To whom it may concern:

My name is Moe Shahbani. I am a Realtor and my clients include James and Tenny Poole. The Pooles and I both live on the Long Beach Peninsula. I have listed and sold many properties on the Peninsula. I have represented many buyers that have purchased property on the Peninsula. I have been a licensed California Real Estate Broker for 30 years. I am well known in the community for specializing in Peninsula properties and many agents and appraisers reach out to me regarding valuation of properties on the peninsula.

My understanding is that on May 26, 2020 the hearing on a driveway variance was held before Hearing Officer, Alexis Oropeza. The hearing officer denied the requested variance despite no opposition by the public, no opposition by the Peninsula Neighborhood Association and a recommendation for APPROVAL by the Project Planner, Jonathan Iniesta.

The application (No. 2001-18 (LCPD20-005, SV20-001) was, A Local Coastal Development Permit (LCPD20-005) request to rebuild an existing single family dwelling located on the first lot from the water in conjunction with a Standards Variance (SV20-001) request to allow a four foot garage setback. Although twenty feet is specified, virtually no other single family dwelling on the Peninsula meets this standard. This type of variance is a fairly common requirement in order to build on the small but very valuable lots that exist on the Peninsula, especially on the ocean front. In fact, I do not recall any single family residences on the Peninsula that have twenty foot long driveways. Apparently, the hearing officer suggested that second and third floors could be cantilevered over the



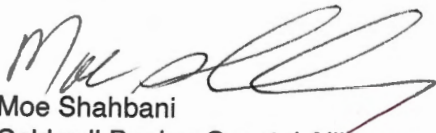
twenty foot garage setback thereby creating a car port, in front of the two car garage.

I write this letter of support of this appeal and urge the City Planning Commission to overrule the denial of the variance by the Zoning Administrator. The Poole's have asked for my professional opinion of the financial impact on the value of the subject property if this appeal is not granted and the suggested "carport" is developed in front of the two car garage instead of a more traditional garage, located closer to the front of the house. It seems obvious that a carport in front of a garage is less aesthetically pleasing and will require constant moving of one vehicle to get another in or out of the garage. The Pooles also expressed their concern over the additional engineering and structural requirements and such costs. I share those concerns.

Regarding the financial issues, the extra sixteen feet of garage setback equates to a loss of approximately 384 square feet ($16 \times 24 = 384$) of useable space. While the completed value of the property should be valued in the \$1000 per square foot range, because the loss is primarily in the garage or workshop/storage area I would value that at \$500 per square foot. The math suggests a financial burden of between \$182,000 and \$200,000. This of course does not include aesthetics, impractical usage issues, nor extra engineering and structural costs.

Please feel free to reach out to me with any questions and concerns.

Sincerely,



Moe Shahbani
Coldwell Banker Coastal Alliance
5521 Seaside Walk
Long Beach, CA 90803
www.Longbeachpeninsularealtor.com
Shahbanimoe@gmail.com
562-547-3324

DRE 01068932



5701 E SEASIDE WALK

DRIVEWAYS at ALL (same size or more) CORNERS LOTS
BOARDWALK SIDE – LONG BEACH PENINSULA

REF #	ADDRESS	DRIVEWAY LENGTH	COMMENTS
1	5503 Seaside Walk	6'-0"	Triplex 5503/5521/5523
2	1 Laguna Place	6'-0"	78' long Prop Line
3	2 Laguna Place	0'	
4	1 Dana Place	4'-0"	
5	5575 Seaside Walk	0'	Triplex 5575/5573/5571
6	5 56 th Place	3'-0"	
7	5601 Seaside Walk	1'-0"	
8	5627 Seaside Walk	0'	Newer Home / 40' longer lot
9	SUBJECT LOT	0'	
10	5721 Seaside Walk	4'-0"	2020 Built – Same Variance Granted
11	5801 Seaside Walk	3'-0"	
12	Seaside Walk	0'	
13	5901 Seaside Walk	5'-0" / 3'-0"	8' door and 16' door
14	5925 Seaside Walk	18'-0"	2- homes on lot – use 1 noncompliant garage
15	2 60 th Place	5'-0"	
16	6025 Seaside Walk	0'	
17	2 61 st Place	1'-0"	
18	6201 Seaside Walk	2'-0"	2012 New Built – Variance approved
19	6229 Seaside Walk	3'-0"	Apartment Building
20	6303 Seaside Walk	5'-0"	
21	3 64 th Place	2'-0"	1995 New Built - Newly Remodel 2020
22	4 64 th Place	3'-0"	
23	6427 Seaside Walk	2'-0"	
24	6501 Seaside Walk	6'-0"	
25	6527 Seaside Walk	5'-6"	
26	6601 Seaside Walk	4'-0"	
27	5 67 th Place	10'-0"	PROBLEM – overhanging car into street
28	6701 Seaside Walk	3'-0"	2014 New Built – Same Variance Granted
29	6735 Seaside Walk	3'-0"	
30	6801 Seaside Walk	0'	
31	5 69 th Place	3'-0"	
32	7 70 th Place	4'-0"	
33	7023 Seaside Walk	3'-9"	2010 New Built – Same Variance Granted

6-26-2020

Planning Commission:

Re: Appeal of Zoning Administration
Denial of Standards Variance: Case# 2001-
18(LCDP20-005-SV20-001)
5701 Seaside Walk (District 9)
Hearing Officer: Alexis Oropeza
Project Planner: Jonathan Iniesta

My Name is James H. Poole, my wife Tenny Poole and I live at 5524 E. Ocean Blvd., Long Beach, CA 90803. My cell phone number is 714-280-3838, should you wish to contact me to discuss this appeal. Also, my email address is: jhppoole1@gmail.com

My wife and I are the owners of the property which is the subject of this appeal, 5701 Seaside Walk, Long Beach (which is located four blocks from our current address). We have owned a town house on the Peninsula for nine years which became our permanent residence two years ago when we sold our house in North Tustin, in Orange County. We acquired the subject property approximately six years ago which we plan to develop as our new primary residence.

I am writing this declaration because I have been told that I will be limited in available time at the hearing on appeal and because of our experience through the teleconference at the two zoning hearings (after initial consideration at the first hearing the hearing officer continued the first hearing for reasons that are unclear). Both teleconferences were fraught with technical difficulties and proved to be a very unsatisfactory experience. Much information was either misunderstood or not communicated due to the technical difficulties.

I am a Superior Court Judge (Retired) and am currently sitting on assignment of the Chief Justice in Orange County. I mention this for 2 reasons:

1. So that it is clear, I am a civil servant and since my wife and I are NOT independently wealthy, we cannot simply "throw money at a problem" consequently our budget and delays are problematic.
2. My training and experience also causes me to want to address such hearing in a legalistic format. I apologize in advance, hopefully you will understand.

This variance process has delayed our project for FIVE (5) months. Our first hearing was delayed from February and continued. Our hearing in March was commenced then continued by the hearing office so we suffered another delay and then this appeal. Hopefully this appeal will correct the mistakes and decision, to wit: overturn the denial of a Standards Variance. It has been very frustrating because the variance we seek is CONSISTANT with virtually all similar properties located on the Peninsula. The Peninsula Neighborhood Association was consulted and OUR REQUEST for a 4-foot garage setback WAS NOT OPPOSED. There was NO PUBLIC

OPPOSITION to our request and the project planner, Jonathan Iniesta RECOMMENDED
APPROVAL!

This request is our only variance request and it is the only option we have that will allow us to securely garage our three cars. If this variance is not granted, we will be reduced to a 360 - 420 square foot garage, approximately 50% of the Standard allowed (see LMMC 21.31.245(A)2). Further, we had envisioned a 150 square foot area, adjacent to the three (3) car garage as an "attached...accessary building" to be used as a workshop and for storage (see LBMC 21.31.....245 C-1, 2 and 3). Without this requested variance, we will also suffer the loss of this workshop – storage area. There will be negative financial impacts as well, these are addressed in the letter from realtor Moe Shahbani.

THIS STANDARDS VARIACE SHOULD BE APPROVED!

Long Beach, CA Municipal Code

21.25.301 – Purpose

The City recognizes that certain properties, due to their unique size, shape, location or other physical condition, cannot be developed in strict accord with the regulations of this Title. Therefore, this Division establishes guidelines and procedures for the granting of relief from certain provisions in specific situations.

(Ord. C-6533 Sec. 1 (part). 1988)

The subject property is burdened by virtually all of the four factors addressed in the above cited provisions, SIZE, SHAPE, LOCATION AND OTHER PHYSICAL CONDTIONS.

This variance is proper based upon the pronouncement stated above: "The city recognizes that certain properties... cannot be developed in strict accord with the regulations...Therefore, ...establishes guidelines and procedures for the granting of relief in specific situations "(full quote stated above).

THIS STANDARDS VARIANCE RELIEF IS APPLICABLE AND THE STATED EXCEPTIONS DO NOT APPLY

21.25.303 – Applicability!

- A. A variance shall grant relief from specific development standards of the Zoning Regulations and shall be known as a standards variance.

- B. The standards variance procedure shall not apply to situations where the use is not permitted in a zone or the proposed residential density exceeds the maximum residential density permitted in a zone for any given lot size.

(Ord. C-6895 section 5, 1991; Ord C-6533 section 1 (part). 1988)

Relief, known as a Standards variance shall be granted (see above) except where the use is not permitted in a zone or proposed residential density exceeds...(see 21.25.303B, above). Neither of the exceptions apply to the subject property. 5701 Seaside Walk is now a single-family residence in R-2-1 Zone. The new proposed project is the same.

21.25.306– Required findings.

The following findings must be analyzed, made and adopted before any action is taken to approve or deny the subject standards variance and must be incorporated into the record of proceeding relating to such approval or denial:

- A. The site or the improvements on the site are physically unique when compared to other sites in the same zone:
- B. The unique situation causes the applicant to experience hardship that deprives the applicant of substantial right to use the property as other properties in the same zone are used and will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purpose of the zoning regulations:
- C. The variance will not cause substantial adverse effects upon the community; and
- D. In the Coastal Zone, the variance will carry out the local coastal program and will not interfere with physical, visual and psychological aspects of access to or along the coast.

(Ord. C-7032 section 9, 1992: Ord. C-6533 section 1 (part), 1988)

A. UNIQUELY SMALL & IMPACTED BY EASEMENT

The subject property is a uniquely small corner lot on the Peninsula. While all lots on the Peninsula are small, typically they are 30 feet by 80 feet (interior lots) or 40 feet by 80 feet (corner lots). However, due to physical conditions and location, the subject corner lot measures only 40 feet by approximately 75 feet, which is substandard for a corner lot, by approximately 200 Square Feet (5 feet by 40 feet). In addition, the subject lot is one, of approximately 4 Seaside Walk corner lots, that are subject to an easement. 5701 Seaside Walk is subject to a 9 foot by 40-foot easement for ingress and egress to access the inboard, interior lot (next door). This easement further reduces the available square footage by an additional 360 Square feet (9' X 40' = 360 sq. ft). Thus, while most corner lots along the boardwalk (Seaside Walk) are 3200 square feet (40' by 80') the subject property is only 2640 square feet of buildable land $3200 - 200 = 3000 - 360 = 2640$). These measurements are approximate and not precise. Of note here is the fact



1
5503 Seaside Walk
(6' driveway)



2
1 Laguna Walk
(6' driveway)



3
2 Laguna Walk
(0' driveway)



9' EASEMENT

3
2 Laguna Walk
(0' driveway)



4
1 Dana Place
(4' driveway)



5

5575/73/71 Seaside Walk
(0' driveway)



6
5 56th Place
(3'-0" driveway)



9' EASEMENT

7

5601 Seaside Walk
(1'-0" driveway)



8
5627 Seaside Walk
(0' driveway)



9 - SUBJECT LOT
5701 Seaside Walk
(0' driveway)



9' EASEMENT

9 - SUBJECT LOT
5701 Seaside Walk
(0' driveway)



10

**5721 Seaside Walk
(4'-0" driveway)**



11
5801 Seaside Walk
(3'-0" driveway)



11

5801 Seaside Walk
(3'-0" driveway)



12
5827 Seaside Walk
(0' driveway)



13

**5901 Seaside Walk
(5'-0" & 3'-0" driveways)**

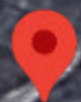


Note:

This lot has 2 homes
They only have one
garage for both
(see next picture)

14

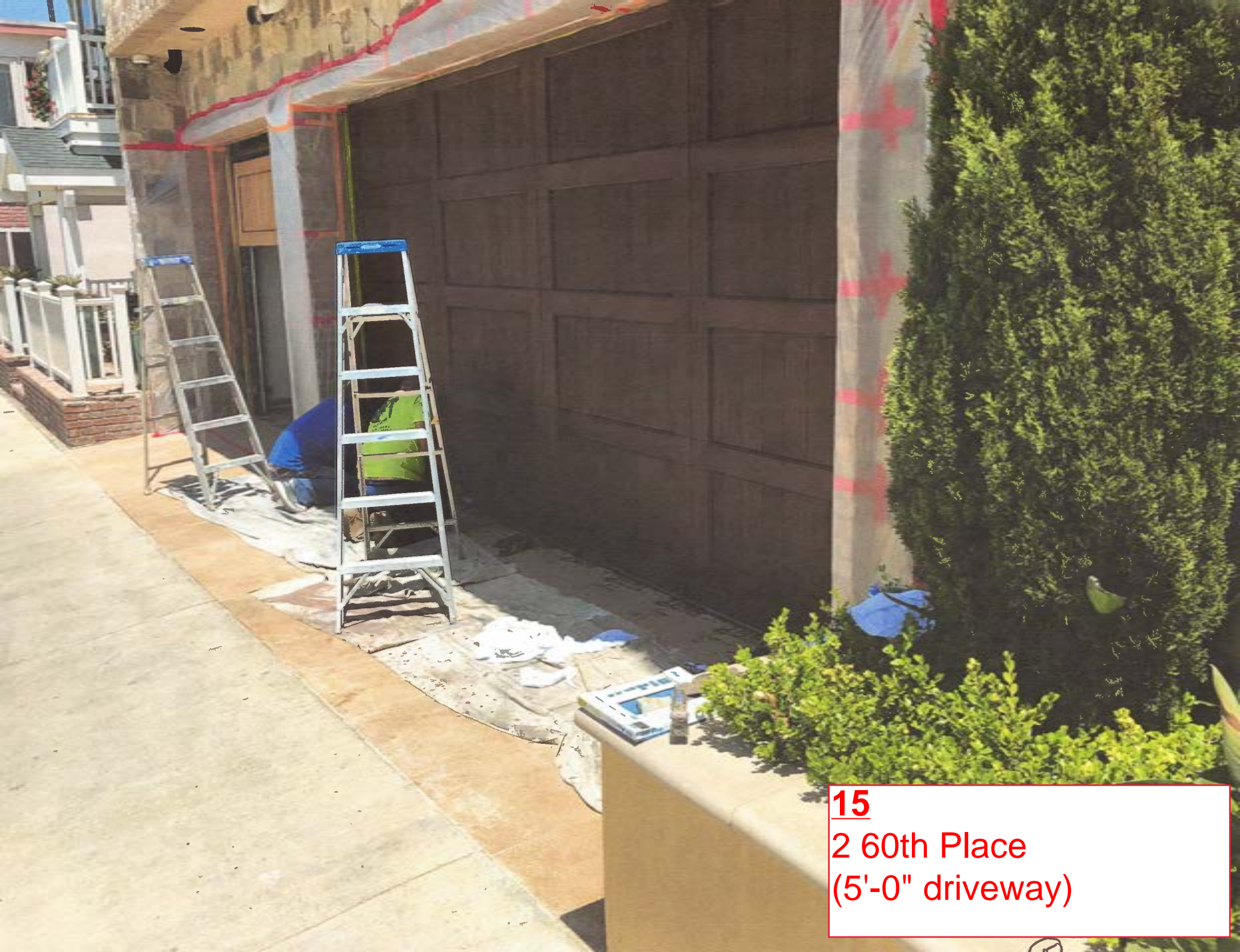
5925 "B" Seaside Walk
(18'-0" driveway)



5925 East Seaside Walk

14

5925 "B" Seaside Walk
(18'-0" driveway)



15
2 60th Place
(5'-0" driveway)



16
6025 Seaside Walk
(0' driveway)



17
2 61st Place
(1'-0" driveway)



9' EASEMENT

17
2 61st Place
(1'-0" driveway)



18

6201 Seaside Walk
(2'-0" driveway)



19

6229 Seaside Walk
(3'-0" driveway)



20
6303 Seaside Walk
(5'-0" driveway)



21

3 64th Place
(2'-0" driveway)



21
3 64th Place
(2'-0" driveway)



22

**4 64th Place
(3'-0" driveway)**



23
6427 Seaside Walk
(3'-0" driveway)




9' EASEMENT

24

6501 Seaside Walk
(6'-0" driveway)



25
6527 Seaside Walk
(5'-6" driveway)

A photograph of a two-story house with a light-colored stucco exterior and a dark red roof. The house features a large white garage door on the ground floor and a balcony with a white lattice railing on the second floor. A red arrow points from the word "EASEMENT" to a specific area on the concrete driveway. To the right of the garage door, there is a set of stairs leading to the second floor, a red traffic cone, and some outdoor items like a statue and a trash can. The driveway is made of concrete and is adjacent to a street.

EASEMENT

26
6601 Seaside Walk
(4'-0" driveway)



26
6601 Seaside Walk
(4'-0" driveway)



BIG
PROBLEM
BLOCKING
SIDEWALK

27
5 67th Place
(10'-0" driveway)



BIG
PROBLEM
BLOCKING
SIDEWALK

27
5 67th Place
(10'-0" driveway)



28

6801 Seaside Walk
(4'-0" driveway)



9' EASEMENT

28
6801 Seaside Walk
(4'-0" driveway)



29
6735 Seaside Walk
(3'-0" driveway)



30

**6801 Seaside Walk
(0 driveway)**



31

**5 69th Place
(3'-0" driveway)**



32

**7 70 Place
(4'-0" driveway)**



33

7023 Seaside Walk
(3'-9" driveway)

that the Zoning Commission utilizes two different numbers in specifying the size of the subject property.

In their recommendation for denial to the Planning Commission under the paragraph titled "DISCUSSION" states: "... the subject site at 2962 square feet is above the median lot size of 2408 square feet and an average lot size of 2710 square feet...". However, in the attached exhibit titled "STANDARDS VARIANCE FINDINGS" at section 1., third paragraph, it states: "The lot size in question is 2841 sq. ft., and is above both the average and median lot size." (Emphasis Added) THE DIFFERENCE IS 121 SQUARE FEET. This may seem an insignificant difference but it raises a question of THE VALIDITY OF THEIR ANALYSIS and 121 sq. ft. is 4% of the total lot size. Of greater significance is that neither analysis considered the effect of a 9' X 40' easement totaling 360 square feet. If 360 square feet of non-buildable area is deducted from 2962 square feet, the usable area is only 2602 square feet and if 360 is deducted from 2841 square feet, the useable area is only 2481 square feet. Both of these numbers are still above the 2408 median lot size BUT BOTH ARE NOW BELOW THE 2740 AVERAGE LOT SIZE_ "WITHIN THE PENINSULA NEIGHBORHOOD."

B.(1) LOCATION

Further complicating the garage issue, is the location and the limited access to the street. Unlike corner lots fronting on Ocean Blvd., which have both Ocean Blvd. and a side street for possible garage access; corner lots on the ocean side, front on the boardwalk and have only the side street (57th Place in our case) available for garage access. (The same problem exists on the bay side for lots fronting on Bay Shore Walk.) Further, the street (57th Place) terminates approximately 40 feet short of the boardwalk (there is a city owned grass area approximately 40' long by the street width). Since our lot is 75' deep and the 9' easement cannot be utilized, there is only approximately 26' of street access available for garage access from 57th Place ($75' - 9'(\text{easement}) = 66' - 40'(\text{city owned grass area}) = 26'$). This is the location of the existing two car, tandem garage and it is where the new 3 car garage is proposed (2 cars- side-by-side + one car in tandem). This latter, 3 car design is only possible if the 4-foot setback variance is granted.

B.(2) HARDSHIP

If a 20' garage set back is required, various hardships ensue. This would be true for all lots on the Peninsula but is especially problematic for the subject, substandard sized lot.

- 1) Financial Diminution in value (see letter from realtor Moe Shahbani)
- 2) Reduction in garage size from 700 square feet (authorized standard per LBMC 21.31.245) to only 360 - 420 square feet.
- 3) Loss of 150 square foot workshop – storage area (authorized standard per LBMC 21.31. 245 (C) 1, 2 and 3)
- 4) Security risks to ungaraged vehicles.

- 5) Damage and premature wear to ungaraged vehicles from salt air, wind, sand and possible vandalism.
- 6) Loss of esthetically pleasing access to front entrance (vehicles parked outside in driveway area to left of front entrance to the residence.)

B. (3) DEPRIVES APPLICANT OF SUBSTANTIAL RIGHT TO USE AS OTHER PROPERTIES IN SAME ZONE ARE USED

Before we purchased 5701 Seaside Walk six years ago, we went to the Building Department to inquire of height limitations and garage issues, if any. That is when we learned that the garage size was limited to 700 square feet (LBMC 21.31.245) and an “accessory structure” was permissible up to 150 square feet (LBMC 21.31.245(C) 1, 2 & 3) for the subject property.

When we hired the Design Firm Gulian Design, one of the first requirements we discussed was garage space for 3 cars and storage.

When we measured, to verify what was possible, we measured from the property line because on almost every other property the garage was built on the zero-lot line and the setback for the existing garage at 5701 Seaside Walk was also zero lot line.

Various other new construction projects that we inspected over the last few years have large garages and are constructed using garage setbacks that are less than half of the 20 foot “standard”, and more commonly in the 3 foot to 4-foot range.

If this variance is not approved, we will unfortunately be deprived of the size garage we counted on which is 700 square feet and deprived of a 150 foot workshop and storage space. We will be the only 20’ garage set back on our street (57th Place) and the only 20’ garage set back on Seaside Walk. I believe we would actually be the only 20-foot garage setback for a corner lot on the entire Peninsula.

B.(4) INCONSISTENT APPLICATION OF STANDARDS VARIANCE

My research suggests that the 20’ garage setback “STANDARD” has existed in the LBMC 21.31.245 (A)1 as far back as 1988 (Ordinance C-6533 section 1 (part) 1988). Persons that I have asked have agreed, “it’s been around since day one”. Yet, virtually no 20’ garage setbacks exist on the Peninsula. Thus, this 20’ “Standard” has NOT been enforced in the past 30 years. The standard 20’ setback is so unreasonable and unworkable on the Peninsula that variances apparently have been consistently granted, EXCEPT IN OUR CASE!

B.(5) GRANTING THE REQUESTED STANDARDS VARIANCE (4’ Garage Setback) will Not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with purpose of zoning regulations.

In fact, DENYING THIS STANDARDS VARIANCE will deprive the applicant of the right to use the property as other properties in the same zone are used. For example, on 57th Place, from the Bay across Ocean Boulevard to the Ocean Side of the Peninsula, EVERY property with a garage access to 57th Place is at zero lot line (including the subject property) except for one. That one, the setback is 3 feet. So, IF the variance IS GRANTED the subject property WILL STILL have the greatest garage setback of any property on 57th Place. Further, the findings of the Zoning Commission discusses a MEDIAN LOT SIZE of 2408 sq. ft. and ignores the subject property is burdened by a 9' by 40' easement in determining that the subject site is 2962 sq. ft. or 2841 sq. ft. (see section A on page 4 above, the first full paragraph). In fact, because of the easement, the subject property has 360 sq. ft. less usable (buildable) area, and is in fact 2602 square feet or 2481 square feet of net buildable area. Still above the median 2408 sq. ft, but below the average lot size 2710 sq. feet, based on the zoning commission's draft report. More to the point, the MEDIAN GARAGE SETBACK is 3 feet, the average garage setback is 4 feet, and the mode (most numerous) is 3', for ALL corner lots on Seaside Walk (comparing apples to apples by not addressing interior lots or Bayshore properties).

C. THE VARIANCE WILL NOT CAUSE SUBSTANTIAL ADVERSE EFFECTS ON THE COMMUNITY

In fact, no one from the community has opposed this variance request and the Peninsula Neighborhood Association has not opposed the 4-foot variance. If garage setbacks are deemed a good thing, 5701 Seaside Walk, with a 4' garage setback will have the best setback on 57th Place since all but one are zero lot line and the one existing exception is only a 3' setback.

D. IN THE COASTAL ZONE

5701 Seaside Walk is located in the coastal zone and the variance will not interfere with "physical, visual and psychological aspects of access to or along the coast". In fact, as to one important member of the community, the owner of the property directly behind the subject property, Mr. Howard Hamlin, a 4' garage setback will improve his visual access to or along the coast! The existing property is currently setback 10 inches and increasing to 4 feet will enhance Mr. Hamlin's view. Mr. Hamlin has expressed his appreciation for our taking his view into consideration in designing the proposed project.

-CONCLUSION-

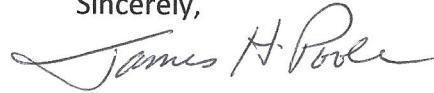
By requesting a variance to a 4' setback we are not asking for anything unique, but are only asking that our property be treated CONSISTENTLY with every other property on 57th Place, CONSISTENTLY with every corner lot on Seaside Walk (the boardwalk) and CONSISTENTLY with virtually every other lot on the Peninsula.

A 20' garage setback standard has not been enforced in the past. My research goes back to "day one" or the 1988 LBMC. There are virtually no 20' garage setbacks on the Peninsula. It's ARBITRARY and CAPRICIOUS to start enforcing a 20' setback now. Our property suffers from significant hardships causing financial detriment, practical detriment and loss of use. The

requested variance (a 4-foot garage setback) should be granted (pursuant to LBMC 21.25.301, 21.25.303 and 21.25.306) in order to provide relief from the burdens relating to our property's size, shape, location and other physical conditions addressed herein.

I would be happy to address any questions at the hearing on this appeal or by phone or email prior to the hearing. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "James H. Poole". The signature is fluid and written in dark ink.

James H. Poole



COASTAL ALLIANCE

1650 XIMENO AVE
SUITE 120
LONG BEACH, CA 90804
BUS (562) 370-1000
FAX (562) 597-2968
www.CBCoastalAlliance.com

City Planning Commission
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802

Re: Appeal to the City Planning
Commission from Zoning
Administrator
Address: 5701 Seaside Walk
Long Beach, CA 90803

To whom it may concern:

My name is Moe Shahbani. I am a Realtor and my clients include James and Tenny Poole. The Pooles and I both live on the Long Beach Peninsula. I have listed and sold many properties on the Peninsula. I have represented many buyers that have purchased property on the Peninsula. I have been a licensed California Real Estate Broker for 30 years. I am well known in the community for specializing in Peninsula properties and many agents and appraisers reach out to me regarding valuation of properties on the peninsula.

My understanding is that on May 26, 2020 the hearing on a driveway variance was held before Hearing Officer, Alexis Oropeza. The hearing officer denied the requested variance despite no opposition by the public, no opposition by the Peninsula Neighborhood Association and a recommendation for APPROVAL by the Project Planner, Jonathan Iniesta.

The application (No. 2001-18 (LCPD20-005, SV20-001) was, A Local Coastal Development Permit (LCPD20-005) request to rebuild an existing single family dwelling located on the first lot from the water in conjunction with a Standards Variance (SV20-001) request to allow a four foot garage setback. Although twenty feet is specified, virtually no other single family dwelling on the Peninsula meets this standard. This type of variance is a fairly common requirement in order to build on the small but very valuable lots that exist on the Peninsula, especially on the ocean front. In fact, I do not recall any single family residences on the Peninsula that have twenty foot long driveways. Apparently, the hearing officer suggested that second and third floors could be cantilevered over the



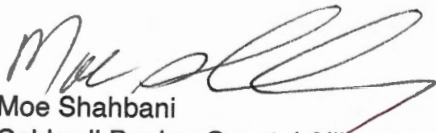
twenty foot garage setback thereby creating a car port, in front of the two car garage.

I write this letter of support of this appeal and urge the City Planning Commission to overrule the denial of the variance by the Zoning Administrator. The Poole's have asked for my professional opinion of the financial impact on the value of the subject property if this appeal is not granted and the suggested "carport" is developed in front of the two car garage instead of a more traditional garage, located closer to the front of the house. It seems obvious that a carport in front of a garage is less aesthetically pleasing and will require constant moving of one vehicle to get another in or out of the garage. The Pooles also expressed their concern over the additional engineering and structural requirements and such costs. I share those concerns.

Regarding the financial issues, the extra sixteen feet of garage setback equates to a loss of approximately 384 square feet ($16 \times 24 = 384$) of useable space. While the completed value of the property should be valued in the \$1000 per square foot range, because the loss is primarily in the garage or workshop/storage area I would value that at \$500 per square foot. The math suggests a financial burden of between \$182,000 and \$200,000. This of course does not include aesthetics, impractical usage issues, nor extra engineering and structural costs.

Please feel free to reach out to me with any questions and concerns.

Sincerely,



Moe Shahbani
Coldwell Banker Coastal Alliance
5521 Seaside Walk
Long Beach, CA 90803
www.Longbeachpeninsularealtor.com
Shahbanimoe@gmail.com
562-547-3324

DRE 01068932

