

Anti-Mansionization/Moratorium Petition | 2015

We, the undersigned residents of Los Cerritos, are concerned about the increasing trend towards 'mansionization' in our neighborhood, which is defined as: the practice of building homes much larger in comparison to the surrounding dwellings thereby changing the character of the neighborhood. This concern has become urgent as several extremely large properties have become vacant recently, as well as the fact that the improving real estate market means many more properties have come onto the market with greater possibility for lot combinations in our area.

To be clear; we are NOT asking to impose any design/aesthetic limitations on what our neighbors can build. This movement is ONLY directed toward preserving the character and scale of our neighborhood.

Current Long Beach development standards do not prevent the construction of mega-mansions. Our neighborhood is predominantly zoned "R-1-L", which means it is zoned for 1 single family home set on a large lot. The only effective current regulation against overbuilding is the floor area ratio (FAR) restriction which would permit up to 60% of the square footage of a lot to be taken up with square footage of a house. Because we have such large lots in our neighborhood, and many lots have/can be combined to build monster houses, there is no effective prohibition against this under our current zoning codes. For example, if two 20,000 square foot lots were combined, the person owning those lots could tear down the existing houses and build 1 mega-mansion of 24,000 square feet, not including accessory structures like garages or pool houses.

We believe that allowing further mansionization will have some, or even all, of the following negative impacts on our neighborhood:

- Destroy the open space character of our neighborhood, where generous lots and setbacks promote trees, air and privacy;
- Reduce the property values of other homes in the neighborhood;
- Potential lost real estate sales;
- Infringe privacy;

- Cut off sunlight to adjacent homes/yards;
- Interfere with the operation of expensive rooftop solar investments;
- Lengthy construction activity disruption; and
- Loss of trees.

For this reason, we support an immediate moratorium on the approval of further mansions in our R-1-L zoning area while the City studies this issue. However, any proposed addition or remodel totaling 1,500 square feet of living space or less would continue to be approved under current building standards.

We would like the City to consider adopting some or all of the following additional building standards for the R-1-L zone to prevent mansionization:



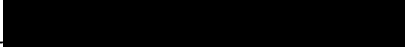

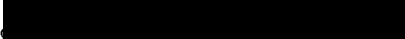

- Outright restriction of livable square footage to 6,000 square feet;
- Reducing the floor area ratio for any lot over 10,000 square feet. For example, a lot of 10,001 up to 12,000 square feet could only have a floor area ratio of 50%; 12,001-14,000 square feet could have a floor area ratio of 40%, and anything greater than 14,000 feet could only have a floor are ratio of 30%;
- Increased front and/or side yard setbacks for any house exceeding 4500 square feet;
- Change side setback requirements for corner lots so sides facing streets require at least a 15' setback.
- Require additional offstreet parking for over four bedrooms;
- Limit overall number of kitchens and bedrooms;
- Further second story setbacks for any house exceeding 4,500 square feet;
- Outside limit on construction activities to 24 months;
- Setback requirements to consider the plane of sunlight for the adjacent homes so new building activities would not cut off sunlight for adjacent neighbors; and
- Parking restrictions for construction personnel.

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We support the moratorium and limits on mansionization:

<u>Name</u>	<u>Signature</u>	<u>Address</u>
Martina Slege		
Troy Slege		
Kevin Poi		

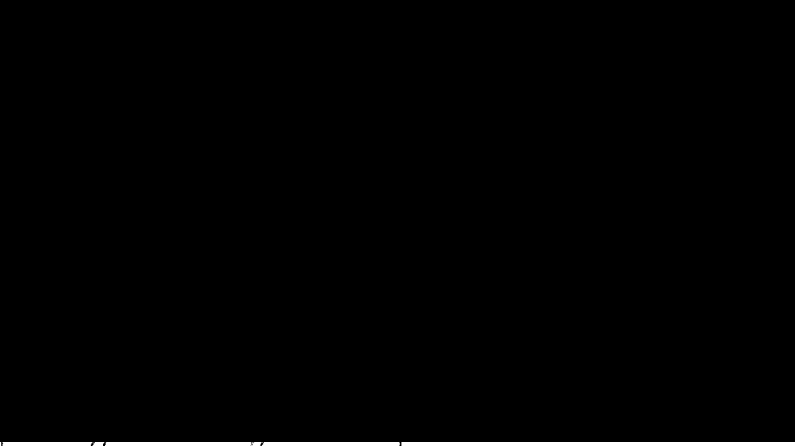
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Name	Signature	Address
Mike Matola		
Mike Nagotte		
monica left		
Kelli Johnson		
Carina Cristiano		
Inge Cristiano		
SANDRA STOLPE		
SUSAN Horek		
Cynthia Horek		
Lisa Rosenthal		
Angelina Beck's		
Nurhale Becken		
Barbara Strong		
Blair Cohn		
Alisa Cohn		
Michael Vozzella		
Terry Smiley		
ELIZABETH VOZZELLA		
Kay Mannig		
ROBERT GILL		
John H		
Stan Wilkins		
Russ Dismukes		
Regina Bekhin		
Sa Chery TSEIKU		
INNA TSEIKU		
Joyce SHIRATO		
MARTIN DELL		
CRAIG ELZINGA		
Lestie Elzinga		
Glenn Elzinga		
Anne Lorenzana		
Lee LORENZANO		
Patrick Overturf		

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Name	Signature	Address
JAN HOWER		
JOE HOWER		
Jeff Jensen		
Bill Snow		
Jason Reynolds		
Diane Olson		
Luis Rodriguez		
Julie Maas		
Stephen Maas		
Tom Rulla		
Kathleen Rulla		
Janet Cree		
Colleen Triesch		
Matt Odette		
Berry Rubin		
MICHAEL JENSEN		
NANCY KOEHRING		
MAY A. BROWN		
Bobb Brown		
Katie Brown		
KC Velazquez		
John Wedell		
Charm Jensen		
Rosita Torres		
Mini Torres		
Marcos Torres		
Gillian Klaker		
PHIL KLINGER		
Jenny Patterson		
Jeffrey [unclear]		

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<u>Name</u>	<u>Signature</u>	<u>Address</u>
<u>Name</u>	<u>Signature</u>	<u>Address</u>
Lindsey Larenzana		
Dean Norman		
Chris Norman		
Leon Hillenstedt		
Steven Moxness		
MARK LICCIENFELD		
Shelley Garcia		
KENNETH MITCHELL		
MICHAEL KOPFENICK		
MARY ANN KOPERNIK		

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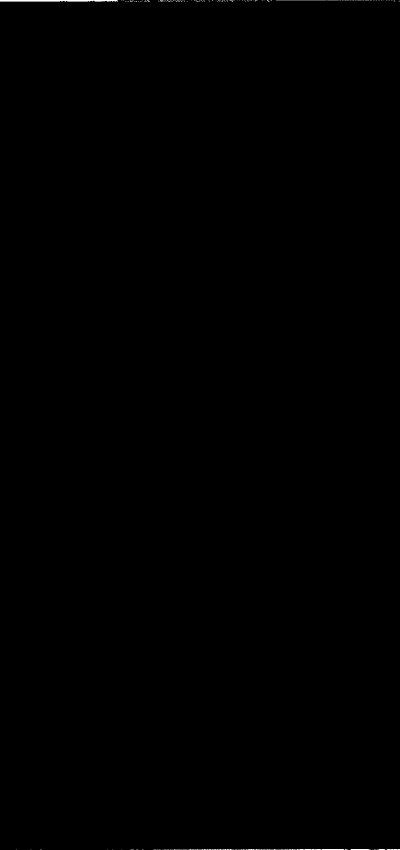
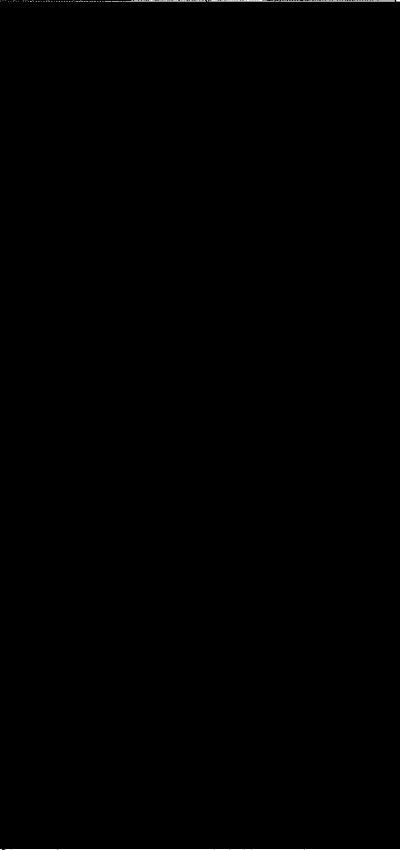
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- Setback requirements to consider the plane of sunlight for the adjacent homes so new building activities would not cut off sunlight for adjacent neighbors; and
- Parking restrictions for construction personnel.

We support the moratorium and limits on mansionization:

Name	Signature	Address
OZZIE HYDE		
STEVE HYDE		
Mam Beth Hyde		
John Percoco		
Bernardo Rodriques		
Michael Fiedler		
Portia Fiedler		

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Name	Signature	Address		
Elias Kotto				
Amy Valenzuela				
David L. Koegel				
James Koegel				
Nancy Fox				
Barney Lindbergh				
PATRICIA WALKER				
Wette Solomon				
Kathleen Steuensen				
Robert Linde				
Alex Sussman				
Lisa Chapman				
Chloe Melis				
CHRIS RICE				
Jon Meyer				
George Bustame				

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Name	Signature	Address
Kimberly Greene		
Marilyn Torcha		
Patricia S. Harper		



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We support the moratorium and limits on mansionization:

Name	Signature	Address
John Harlan II		
Diane Smith		
John Forsyth		

We support the moratorium and limits on mansionization:

Name	Signature	Address
KEN ZION		
CHRISTINE ZION		
Josephine Curran		
WILLIAM MORRIS		
Marie F. Warkus		
Carol J. Callin		
CATHERINE HOEANSON		
Julia Mendell		
JOHN MENDELL		
DAVID YANUS		
Amber Ketchum		
Carter Ketchum		
marisol gold		
Jeff Gold		
Maria Raltega		
Stephen Hensley		
Connie Rubsam		
CHIP RUBSAMEN		
JANIE G. TURNER		
CHRIS A. TURNER		
Jeanne Vitale		
Michael Vitale		
CLAIRE BOTHWELL		
BRUCE BOTHWELL		
WILL BOTHWELL		
KATRINA BOTHWELL		
JILLIAN BOTHWELL		
KARIN KIM		
SHAD GRADES		
DARREN AVONIA		
Aleksandra WIRGA		
Elena Chase		
Barbara Conrad		

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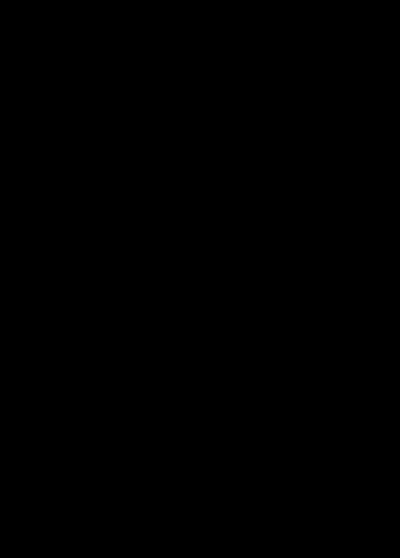
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Name	Signature	Address
Rachel Hively		
JEFF KELLOSO		
Rayne Reker		
Paul Williams		
Garik W. KERN		
BETTE BLOCH		
Caryl Thomason		
Peter LaBarbera		
Rosemary Ashley		
Monreen Ahlby		
Brett Hawkins		
Denise Paige		
Kevin Kayse		
Sandra Kayse		
WIDWID		
Craig Stone		
DAN SANDERS		
Mark Annunzio		
HEATHER TWEDDLE		
Chase Tweddle		
Norm Tappan		
Gary Tjorn		
Rich Case		
GARY GISEL		
ROBERT PEYER		

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We support the moratorium and limits on mansionization:

Name	Signature	Address
Karen Miller		
Lynn Gordon		
Lorena Chandler		
Susan Burch		
DENIS LOMBARDI		
HILLARY MORIMOTO		
DEBRA MORIMOTO		
DEVON TRUNNELLE		
Gary O'Hoyt		
DAVID RUTTER		
Tiffany Jarvis		
William Cannon		

