

Additional Miscellaneous Correspondence
for

Recommendation to receive supporting documentation into the record, conclude the hearing, consider the Belmont Heights Community Association's appeal, and uphold the decision of the Planning Commission to approve a Standards Variance and Local Coastal Development Permit to allow the reconstruction of a second home, demolished without a permit, located at 213 Roswell Avenue within the Single Family Residential zone. (District 3)



Fw: Rebuilding of 213 Roswell
Steve Gerhardt to: Irma Heinrichs

10/18/2012 04:09 PM

Hi Irma,

Please include this comment with the project file.

Earlier this week, I received a copy of a letter from Bruce Peterson, which was given directly to Councilman DeLong's office. Let me know if you need a copy of that as well.

Thanks.

Steve Gerhardt, AICP
Senior Planner

Long Beach Development Services | Planning Bureau
T 562.570.6288
333 West Ocean Blvd., 5th Fl | Long Beach, CA 90802
steve.gerhardt@longbeach.gov | lbs.longbeach.gov

----- Forwarded by Steve Gerhardt/DV/CLB on 10/18/2012 04:08 PM -----

From: Mark Hungerford/DV/CLB
To: Pamela Herrema <pam@triprint.com>
Cc: Steve Gerhardt/DV/CLB@CLB
Date: 10/18/2012 04:06 PM
Subject: Re: Rebuilding of 213 Roswell

Pamela,

Thank you for sharing your thoughts on the 213 Roswell Avenue rebuild proposal. The case planner on the project, Steve Gerhardt, has been cc'd on this email to ensure he receives your testimony. (I am the case planner for a similar request at 237 Roycroft Avenue; that item, also the subject of a BHCA appeal, is headed to City Council on November 20th.)

Best Regards,
Mark Hungerford
Planner III

Long Beach Development Services | Planning Bureau
T 562.570.6439 F 562.570.6068
333 West Ocean Blvd., 5th Fl | Long Beach, CA 90802
mark.hungerford@longbeach.gov | lbs.longbeach.gov

Pamela Herrema Dear Mr. Hungerford, I hope this email finds you... 10/18/2012 03:57:42 PM

From: Pamela Herrema <pam@triprint.com>
To: Mark.Hungerford@longbeach.gov
Cc: Ronald Herrema <ron@triprint.com>, Marilyn Posca <marilyn@tcsdentalinc.com>
Date: 10/18/2012 03:57 PM
Subject: Rebuilding of 213 Roswell

October 15th 2012

City Council Members
City of Long Beach
333 W. Ocean Blvd, 14th Floor
Long Beach, Ca. 90802

Re: Appeal of 213 Roswell, October 23rd

Dear Council Members,

In regard to the Appeal of the Planning Commission decision to grant a variance allowing reconstruction of a legal Non-Conforming Single Family Residence at 213 Roswell, we would like to offer the following observations and a potential win/win solution.

This variance sets a dangerous precedent in the R1 Belmont Heights neighborhood. This is the first of two such residences, granted variances, which are being appealed to the City Council. In both instances, the builders demolished the existing dwellings without permits and immediately began reconstruction. These demolitions cancelled their legal non-conforming status. Allowing this variance to stand will give license to others desiring to rebuild to non-conforming standards.

The Planning Commission decision has been appealed by the Belmont Heights Community Association in an attempt to preserve the R1 zoning regulations. It is supported by close neighbors who just want a house on the lot rather than dirt. It is opposed by more distant neighbors because of the zoning precedent and the parking impact of rebuilding without a garage in a heavily parking impacted area.

The subject property is a corner lot containing two dwellings. It is the only full corner lot at this intersection. The other three corners have been divided into two lots with separate dwellings on the rear portion. This configuration is extremely prevalent in Belmont Heights.

Rather than deny the variance and force the owners to have only one house on the property. Or, uphold the variance and upset the neighborhood who in the late 90s worked to gain a down zoning from R2 to R1, it would seem a compromise might benefit all parties.

We suggest that the owners be permitted to split the lot into two conforming R1S lots. This will allow building a new residence of similar size within the current zoning codes. The community will preserve its R1 zoning. It will not set a precedent that others could follow to work around our zoning rules. It will provide 2 additional off street parking places without impacting current street parking.

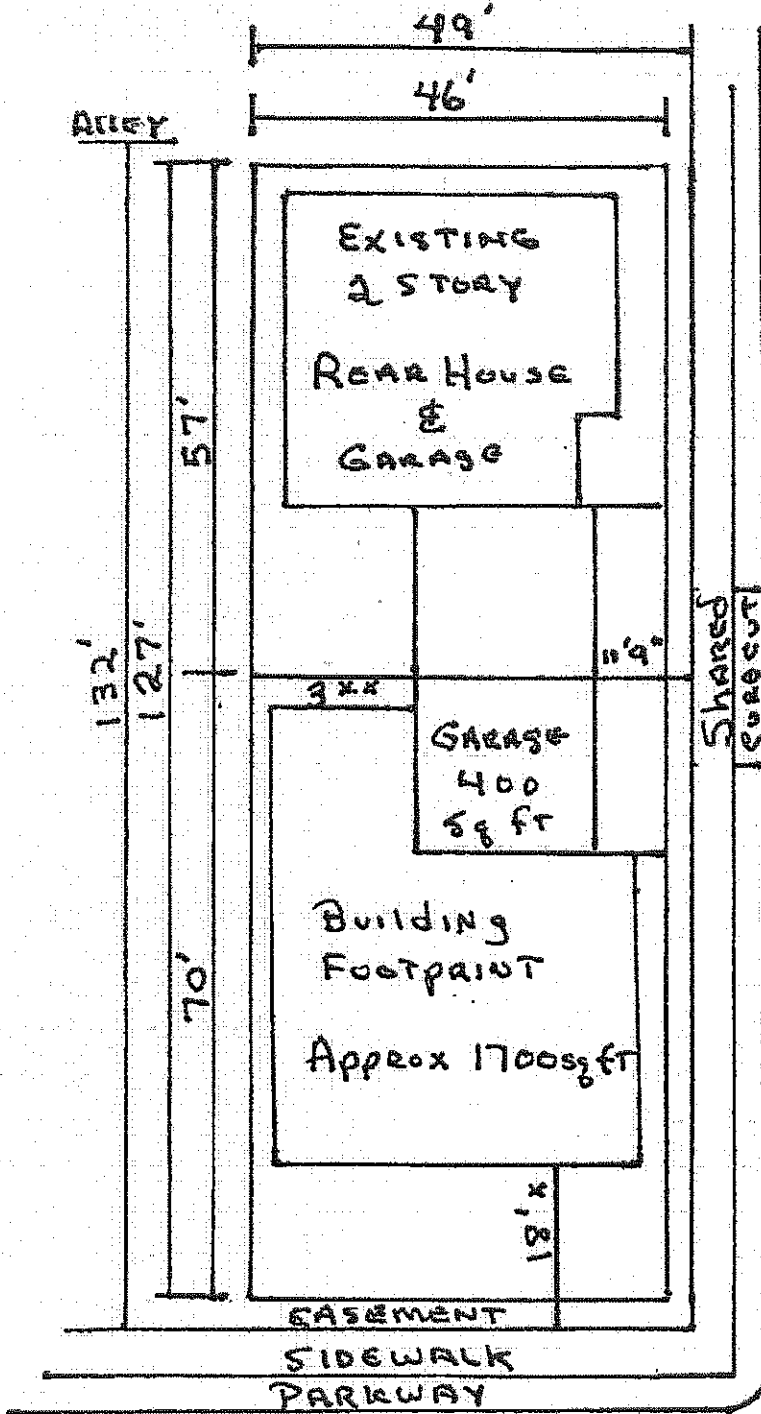
The attached drawing (attachment 1), sketches out how such an arrangement would layout on the subject lot. This arrangement is in perfect harmony with the existing neighborhood which currently has a mix of one and two story residences giving the owners the ability to go up if desired (attachment 2). Most importantly, this can be accomplished without undo financial hardship to the owners.

Respectfully,

Bruce and Jan Peterson
217 Bennett Ave.
562-438-6259

Proposed Rezoning 213 Roswell

BASED ON DRAWING FROM PROJECT #531874 MODIFIED TO CONFORM WITH ASSESSORS LOT MEASUREMENTS



4130 Shaw St.
Proposed Zoning
R15 Lot Size
2622 Sq. Ft.

213 Roswell Ave
Proposed Zoning
R15 Lot Size
3220 Sq. Ft.

SHAW STREET

x FRONT YARD SETBACK FROM SIDEWALK INCREASE FROM 11' TO 18' TO MAINTAIN VISUAL CONTINUITY WITH NEIGHBORS.

xx REAR YARD SETBACK 3' INSTEAD OF 8' TO USE NEWLY POURED FOUNDATION.

ROSWELL AVENUE

1/4" = 5'

ATTACHMENT 1

10/15/12

**Planning Commission Hearing
September 6, 2012
Standards Variance Request #1205-12**

400 Ft. Surrounding Demographics for 213 Roswell Ave.

4300 Broadway 2 Story \$854.9	224 Bennett 1 Story \$690.0	222 Bennett 1 Story 737.7	220 Bennett 2 Story \$905.3	218 Bennett 1 Story Rental \$3,550	216 Bennett 2 Story \$727.6	Shaw Street North ↔
4242 Broadway 1 Story \$687.8		223 Bennett 1 Story \$950.1	221 Bennett 1 Story \$860.8		217 Bennett 1 Story \$885.1	
4214 Broadway 1 Story \$700.6		222 Roswell 1 Story \$878.2	220 Roswell 1 Story \$883.6	218 Roswell 1 Story \$593.2	216 Roswell 2 Story \$880.5	
4124 Broadway 1 Story \$921.8		225 Roswell 1 Story \$875.1	223 Roswell 2 Story \$698.0	221 Roswell 2 Story \$1,128.6	219 Roswell 2 Story 1,146.9	
Belmont Ave Apartments	Belmont Ave Apartments	Belmont Ave Apartments	Belmont Ave Apartments	Belmont Ave. Apartments	Belmont Ave. Apartments	
Shaw Street South ↔	212 Bennett 2 Story \$828.6	210 Bennett 2 Story \$1,060.7	208 Bennett 2 Story \$879.9	206 Bennett 2 Story \$961.6	Condominiums	Condominiums
	213 Bennett 2 Story \$925.9	209 Bennett 2 Story \$951.3	207 Bennett 2 Story Rental \$3,750	205 Bennett 2 Story \$947.2		4235 2 nd Street 2 Story \$1,671.7
	214 Roswell 1 Story \$926.5	212 Roswell 2 Story \$1,450.2	206 Roswell 2 Story \$1,236.6	204 Roswell 2 Story \$963.6	4215 2 nd Street 2 Story \$1,116.2	4205 2 nd Street 2 Story \$958.4
	213 Roswell Subject Property \$882.5	211 Roswell 1 Story \$885.2	209 Roswell 2 Story 4 Plex	207 Roswell 2 Story \$861.7	205 Roswell 1 Story \$697.5	203 Roswell 2 Story \$1,022.0
	Belmont Ave Apartments	Belmont Ave Apartments	Belmont Ave Apartments	Belmont Ave Apartments	Belmont Ave Apartments	Belmont Ave Apartments

Average price of a single family home is \$927,187
Single story homes in surrounding area 16, two story homes 23

Dear Mr. Hungerford,

I hope this email finds you well.

I am writing you on the recommendation of the president of the Belmont Heights association regarding the strong neighborhood position in support of rebuilding 213 Roswell according to the approved plans and the Planning Commission's approval. My husband and I live directly adjacent at 211 Roswell.

I trust you are aware of this issue. As you know the Belmont Heights Community Association has appealed the Planning Commission's approval as there are a few members in the greater community who are taking issue with the rebuilding. As a counter measure, we have been circulating a petition around the neighborhood and to date have over 50 signatures of residents, mostly in the immediate vicinity of the property, who support the rebuilding of 213 Roswell according to the already approved plans. I have faxed this petition to Gary DeLong's office today and expect to have more signatures by the City Council meeting this coming Tuesday, October 23.

Marilyn and Mariano, the owners of the property, are excellent neighbors and community supporters. They have built a beautiful home with appealing landscaping on the other 1/2 of the property that truly enhances the neighborhood. We are confident they will do the same with 213 Roswell. They take great pride in their property and maintain it to the highest standards, thereby enhancing all of our property values. We are truly fortunate to live next to such wonderful and giving people.

It is also important to note that it is Marilyn's sister, Patricia, who lived in the "front" house with her 2 daughters; so more than a rental, this is a family property. She has been displaced while waiting for the rebuild to be complete and greatly looks forward to moving back into her home.

As many as can attend will be at the City Council meeting in support of Marilyn and Mariano on Tuesday. We ask that you join in the support of the neighbors to uphold the Planning Commission's ruling to allow the rebuilding according to the already approved plans.

Thank you for your time and support. Please feel free to call me with any questions or needed information.

Very best regards,

Pamela Herrema
211 Roswell Ave.
Long Beach, CA 90803
(562) 987-0202



Petition Supporting the Rebuilding of the Property at 213 Roswell
Pamela Herrema to: cityclerk

10/18/2012 04:27 PM

Hello Larry,

I hope this email finds you well.

I have been communicating with Gary DeLong's office along with Steve Gerhardt the case Planner for this project.

The neighbors close to 213 Roswell have been circulating a petition in support of rebuilding 213 Roswell per the approved plans and the Planning Commission's approval. I am faxing this petition to your attention so that you have it available for the meeting this coming Tuesday, October 23.

Will you please let me know you have received it?

Thank you in advance for your assistance.

Best regards,

Pamela Herrema
211 Roswell Ave.
Long Beach, CA 90803

ATTN: Larry Herrera, City Clerk 562) 570-6789
For City Council Mtg - Tues. Oct. 23

1/4

We, the undersigned citizens of Belmont Heights, petition the City of Long Beach, to allow the owners at 213 Roswell Ave., Long Beach, CA 90803 to rebuild the house previously located at 213 Roswell Ave. according to the already approved plans.

Name	Address	Phone	Signature
1. Ronald P. Herrera	211 Roswell	(562) 987-0202	[Signature]
2. Pamela Herrera	211 Roswell	(562) 987-0202	[Signature]
3. Marilyn Pasca	213 Roswell Ave	562-842-5009	[Signature]
4. Ron Hint	206 Roswell Ave	562 4335213	[Signature]
5. ERIC MATHERLY	4123 1/2 E 2ND ST	562-743-8884	[Signature]
6. ANTHONY ROSS	4205 E. 2ND ST	(562) 434-7309	[Signature]
7. Gene Rathswohl	210 Roswell Ave	619-647-1041	[Signature]
8. Manuel Soto	209 Roswell Ave.	310) 691-6716	[Signature]
9. Brianna Abel	4123 E 2nd St	562 8109086	[Signature]
10. LESLIE ANN HERBST	219 ROSWELL AVE		[Signature]
11. Jill & Shannon Miller	218 Roswell Ave LB 90803	562-726-5684	[Signature]
12. Eric Lynn Nichols	4124 E. Broadway, Long Beach 90803		[Signature]
13. PAT & JUDY DOYLE	4129 SHAW ST. LB 90803		[Signature]
14. [Faded]	[Faded]	[Faded]	[Faded]
15. [Faded]	[Faded]	[Faded]	[Faded]
16. [Faded]	[Faded]	[Faded]	[Faded]
17. Linda Sayers	204 Roswell Ave LB 90803		[Signature]
18. Helen Erashville	204 Roswell Ave, LB 90803		[Signature]

2/4

We, the undersigned citizens of Belmont Heights, petition the City of Long Beach, to allow the owners at 213 Roswell Ave., Long Beach, CA 90803 to rebuild the house previously located at 213 Roswell Ave. according to the already approved plans.

Name	Address	Phone	Signature
19. Rob Pullin	212 Roswell 40 LB 90803	626-757 -1349	[Signature]
20. Ray Sumner	212 Roswell 90803	562 938 4222	[Signature]
21. Summer Rathswahl	216 Roswell 90803	562 497 0088	[Signature]
22. [Name]	200 Roswell	562 714025	[Signature]
23. Brent Hake	216 Roswell Ave (562)	225-6255	[Signature]
24. Mayela Hake	216 Roswell Ave (562)	235-5835	[Signature]
25. Jeanese Raymond	220 Roswell Ave	337-246-3051	[Signature]
26. Aaron Raymond	220 Roswell Ave	(518) 645- 0858	[Signature]
27. JULIA LUDWIG-BONGARD	222 ROSWELL AVE	(562) 908-8985	[Signature]
28. Livia Householder	4124 E Broadway Ave LB 90803		[Signature]
29. Emily NAKES	225 ROSWELL AVE LONG BEACH	(707) 616 4256	[Signature]
30. ION HERBERT	219 ROSWELL AVE LB.		[Signature]
31. Julie Beeral	4000 E Shaw St Long Beach, CA	562-854 7106	[Signature]
32. DAVID B BEER	4600 E Shaw St	562-856-7106	[Signature]
33. Joseph C. Miller	4222 E. Shaw St	(526) 786-7007	[Signature]
34. Steven R. Miller	4222 E. Shaw St	673 258 4580	[Signature]
35. Judy Hendon	212 Ximeno Ave Long Beach	(501) 409-2708	[Signature]
36. Scott Lewis	220 Roswell LB	562 858 7815	[Signature]


3/4

We, the undersigned citizens of Belmont Heights, petition the City of Long Beach, to allow the owners at 213 Roswell Ave., Long Beach, CA 90803 to rebuild the house previously located at 213 Roswell Ave. according to the already approved plans.

Name	Address	Phone	Signature
37. Julie Mang	220 Roswell Ave. Long Beach, 90803	562-253-7629	
38. MARIANO LUETTERTI	4130 SHAW ST (714)4764755		
39. Heather Campbell		562-733-9702	
40. Zeinab Ayad		562 733 9707	
41. Deborah Thien		562-607-1739	
42. Sandra Hampton	207 Roswell Ave.	562-434-3491	
43. Alex Hampton	207 Roswell Ave.	562-434-3491	
44. PATTY GARCIA	205 ROSWELL AVE	714-757-8749	
45. Suzanne Crawford	205 Roswell Ave	(562)304-8290	
46. Jill Burkholder	203 Roswell Ave	(562)432-9608	
47. Barbara Pollack	203 Roswell Ave.	562-433-9608	
48. Kathy Cone	4130 2nd St., LB 90803	818-535-2718	
49. Kay Christensen	137 Roswell Ave 90803	562 439 9148	
50. Steve Carlson	4215 E. 2nd St, Long Beach, CA 90803		
51. Jesyca Carlson	" " " "		
52. JOE Avellanda	4215 E. 2nd St LB 90803		
53. Kent Busse	205 Bennett LB 90803		

4/4

We, the undersigned citizens of Belmont Heights, petition the City of Long Beach, to allow the owners at 213 Roswell Ave., Long Beach, CA 90803 to rebuild the house previously located at 213 Roswell Ave. according to the already approved plans.

Name	Address	Phone	Signature	
54.	Paula Bossy	205 Bennett	438 2812	
55.	Denise Marinacci	214 Roswell	(310) 963-6895	
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