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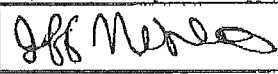

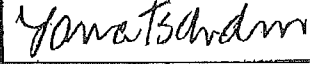

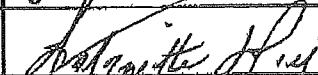
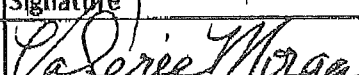




Mr. Mark Hungerford –

Please find attached, in the faxed transmission, copies of signatures from our neighbors supporting the originally approved plans from the City of Long Beach Planning Department for our property at 237 Roycroft Avenue, Long Beach.


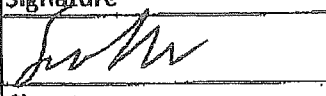
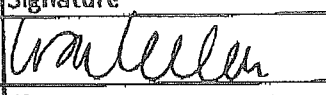
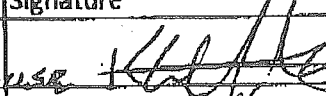
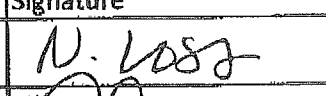

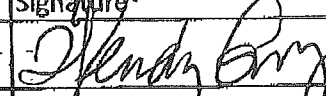

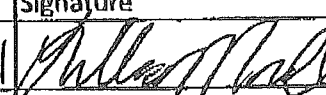
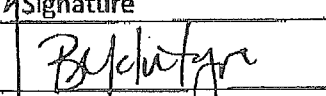
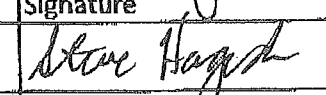


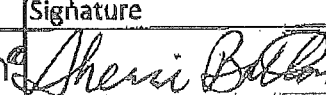
Sam and Dale Ramezani

(562) 889-1173

We, the undersigned residents of Belmont Heights, petition the City of Long Beach to allow the owners at 237 Roycroft Avenue, Long Beach CA. 90803, to rebuild the house previously located at that site in accordance with the the originally approved plans.

1	Name	Signature	Address	Phone
2	Nana Copeland		245 Roycroft	323-251-8687
3	Gr. Gordon Biles		235 Roycroft	439-7730
4	A. A. Helan		241 ROYCROFT	434-9017
5	Jeff Nesmith		233 Roycroft	437-7331
6	Martha Chambers Eldon Chambers		231 Roycroft	982-1215
7	Laura Tschvain		242 Roycroft Ave	434-0053
8	Philip Davidson		227 ROYCROFT AVE	562-243-1978
9	Kathrin Hiel		244 Roycroft Ave	562-433-5072
10	Valerie Morgan		232 Roycroft	562-438-7464
11	Josh Hockerberger		225 Roycroft	562-453-9307
12	J. Swenson		238 Roycroft	455-0295
13	Klaus Sauter		228 Roycroft	562-889-0359
14	SHAWN CURTIS		225 ROYCROFT AVE	562-889-5813

We, the undersigned residents of Belmont Heights, petition the City of Long Beach to allow the owners at 237 Roycroft Avenue, Long Beach CA. 90803, to rebuild the house previously located at that site in accordance with the the originally approved plans.

15	Rick Bolusik		250 Roycroft Ave	562 3700093
	Name	Signature	Address	Phone
16	Sean Fowler		246 Roycroft Ave.	949-633-9576
	Name	Signature	Address	Phone
17	LISA WUCKE		255 Roycroft Ave	301-8501
	Name	Signature	Address	Phone
18	KG WHITEHOUSE		254 Roycroft	562 434-6270
	Name	Signature	Address	Phone
19	Nicole Voss		260 Roycroft	562 754-0129
	Name	Signature	Address	Phone
20	Jim Lane		239 1/2 Roycroft	360 418-3107
	Name	Signature	Address	Phone
21	Wendy Emory		269 Roycroft	434 7815
	Name	Signature	Address	Phone
22	Edwin Miranda		274 Roycroft	3477382020
	Name	Signature	Address	Phone
23	Lillian Morell		310 Roycroft	562 708-3727
	Name	Signature	Address	Phone
24	Budget McIntyre		334 Roycroft	562 433-7565
	Name	Signature	Address	Phone
25	Steve Hagedorn		315 Roycroft Ave	562 433-7329
	Name	Signature	Address	Phone
26	Kyle Vestermant		309 Roycroft Ave	562 434-5985
	Name	Signature	Address	Phone
27	DAVID REE		302 Roycroft	562 291-2646
	Name	Signature	Address	Phone
28	Sherri Bottani		312 Roycroft Ave	5)244-0305
	Name	Signature	Address	Phone

We, the undersigned residents of Belmont Heights, petition the City of Long Beach to allow the owners at 237 Roycroft Avenue , Long Beach CA. 90803, to rebuild the house previously located at that site in accordance with the the originally approved plans.

29	SHARON BURON	<i>Sharon Buron</i>	317 Roycroft Ave	951-833-5524
	Name	Signature	Address	Phone
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	Name	Signature	Address	Phone
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	Name	Signature	Address	Phone

Nov. 20, 2012

To the Long Beach City Council

From Gordon and Lois Biles
235 Roycroft Ave.

I would like to thank the Belmont Heights Association for their work in the community. However, they do NOT speak for the residents of Roycroft Ave. They never asked any of us how we felt about the construction. We have lived next door to the property for 25 years. The original house was old and termite ridden. Therefore, we look forward to the new, beautiful home that is to be built there. That property has always had a home plus a unit over the garage and that never caused a problem and would not be a problem now. We definitely want that house built. Thank you.

Lois Biles
Lois Biles
Gordon Biles
Gordon Biles

11/17/12

Re: 237 Roycroft Ave

To whomever it may concern,

This letter is to express support for the Planning Commission's approval of the variance to rebuild the second and primary home at 237 Roycroft Ave. We feel that the completion of this project is in the neighborhood's best interest with respect to the home values in the area.

The property at 237 Roycroft had 2 homes on the lot since well before the down zoning ordinances and both had been in very poor condition in recent years. The construction and renovations being undertaken by the new homeowner will result in a substantial upgrade to the look and value of this property. In addition, 4 garaged parking spaces have already been renovated in the back which are adequate for both homes.

Sincerely,

Luciano Mor & Maria Capetanakis
Owner/Occupants at 245 Roycroft Ave.

luciano.mor@gmail.com

Belmont Heights Community Association
375 Redondo Avenue #332
Long Beach, CA 90814
www.mybelmonthheights.org

November 14, 2012

Gary DeLong
Councilmember, 3rd District
City of Long Beach
Long Beach, CA

Dear Councilmember DeLong:

The Board of the Belmont Heights Community Association (BHCA) is appealing the Planning Commission decision supporting the staff recommendation at 237 Roycroft Ave.

This property is in an R-1-N (single family residential, standard lot) zone. Until recently there were two homes on the lot, which was a legal, non-conforming use of the property; since these homes were constructed before down-zoning occurred. Once the house was demolished without the review of a building inspector, current building codes must apply for any new construction. In this case, this means there can be no more than one home built on the lot.

We ask that you remember that, in the late 1990s, the BHCA led the efforts to down-zone Belmont Heights. This was a hard-fought and serious exercise in codifying the will of the residents of our neighborhood. We owe it to the health of our neighborhood to uphold this R-1 zoning. Having numerous lots with multiple houses caused parking, open-space, density, and quality of life issues for years. Homeowners now move into our neighborhood precisely because we have worked hard to curtail the R-2 trend.

We are not unsympathetic to the needs of home owners, but we must look at the big picture. Granting variances for homeowners who do not conform to planning requirements rewards those who break the rules. Conversely, those who abide by current building laws are left wondering why they should go to the trouble of complying with regulations. Furthermore, the property owner is not a newcomer to the building code in that he remodeled the back home on the lot. He also owns several other properties in Belmont Heights that have been remodeled.

Frankly, allowing an exception for this project will open the door for more demolitions and rebuilds that can – with owners assuming the blessing of the City - follow. Although the Planning Commission and City Council emphasize that such decisions are not precedent setting, it is difficult for us to see how that is not the case. You will recall that City Council, in October, upheld a variance for a comparable case involving a property at 213 Roswell Avenue. If the variance on Roycroft is granted, we will have two illegal demolitions sanctioned by the City in as many months.

This is in clear violation of the down-zoning ordinance. Allowing the homeowner on Roycroft - who had opportunities to work with city staff on creating a new house in a legal fashion - to flagrantly disregard current zoning is setting a risky precedent. The value of all surrounding property is adversely affected by illegal activity.

Mr. Mayor and Council members, we request that you honor the current code of R-1-N in Belmont Heights and not grant this applicant at 237 Roycroft a variance to erect a second home on the lot.

Thank you for your consideration,

Dianne Sundstrom
President, BHCA

cc: Mayor and Council Members

