

From: rick gaylord <RICK.MCG@VERIZON.NET>
Subject: **Neighborhood Character Stabilization**
Date: October 9, 2007 2:06:57 PM PDT
To: Honorable Mayor and City Council
Cc: Mark Hungerford <charles_hungerford@longbeach.gov>

Mayor Foster and Members of the City Council

My name is Frederick "Rick" Gaylord
I live at 32 Dana Place on the Long Beach Peninsula
I have been a Long Beach resident for over 25 years
I am a licensed Architect and have been in the practice for over 40 years

I am here to support a majority of the Planning Staff's report and the efforts by the City of Long Beach to Stabilization the character of our Neighborhoods.

I am also here to ask for the immediate adoption of the minute order requesting the City Attorney to prepare an interim ordinance to undertake a formal study of the existing zoning regulations, or development standards and request that during the period between the adoption of the minute order and a new ordinance that NO permits be issued for major remodels on the Peninsula.

As noted in the July 17th memo the Peninsula is one of the "Neighborhoods that is MOST AFFECTED by major remodels over \$150,000". However, the October 9th Recommendation letter from the City Planning Department states that over 80 people attended the August 15th Belmont Shore meeting and that the "Residents of the Peninsula stated that they are generally satisfied with the current zoning standards".

In all due respect, I would like to point out that, based upon the sign in sheet, only 14 of those present live on the Peninsula, so drawing the conclusion that the residents of the Peninsula are generally satisfied with the zoning standards is misleading.

My parents first came to Alamitos Bay on the Red Car, now my family lives on the Peninsula with a view of Alamitos Bay on one side and the Pacific Ocean on the other. The attraction was the Character of the Neighborhood, the Boardwalk, the sea breeze, the sound of the ocean, the clean air and the friendly quiet established neighborhood of the Peninsula.

Now we are faced with an onslaught of opportunist builders buying older houses to tear down and build to the maximum for the purpose of flipping the house for the greatest dollar without any regard for the Character of the Neighborhood let alone the immediate neighbors. Action needs to be implemented now to prevent these massive monuments from destroying our Neighborhoods.

I am specifically requesting that the Peninsula be included in the minute order, the new ordinance, and that NO permits be issued for any major remodels during the adoption process.

The reason for this very specific request is the proposed major remodel at 30 Dana Place.

This remodel is opposed by over 60 Peninsula Residents, as evidenced by the signatures on the attached petition. Time was the only limiting factor in not obtaining more opponents to this design. Of those individuals I was able to contact only 3 did not support the petition.

The design was prepared to avoid any zoning variances and consequently avoided any planning review or neighborhood input. In addition, an expedited approval was requested to reduce the chance of the neighborhood becoming aware of the submittal. The design concerns are:

1. The existing home is more than 45 years old.
2. The permit application under stated the extent of the remodel. It is a major remodel affecting all three floors and not just the addition of a third floor.
3. The design is a 35 foot high stucco box with no fenestration, detailing or architectural features.
4. The design is out of character with the other homes on the Peninsula.
5. The builder is not a Peninsula resident and is only building to flip the property.
6. No attempt has been made to blend the design with the surrounding homes.
7. The third floor is not stepped back nor does it average the setback of the adjacent homes.
8. The excessively high parapet will block the sun from adjacent solar panels.
9. Attempts to coordinate the design with the adjacent homes has been rebuffed by the builder.
10. The requirement for the finish floor to be above the mean high tide causes the house to be 3 feet higher than the adjacent home which was built following the old standard therefore blocking all views of the Pacific Ocean.

Suggestions have been made to soften the impact of this design on the neighborhood, however, since no Zoning Hearing was required, there has been no authority to require consideration of these minor design modifications. I as an Architect, know that the cost to implement these changes is insignificant, no structural is involved, and the time to incorporate them should not delay the construction sequence.

On the other hand, if the design as proposed is allowed to proceed, an ugly monument to in action will be created for all to see for many, many years.

We, appreciate your consideration, and hope you will find it in the best interest of the City of Long Beach to take action NOW to Stabilize the Character of the Peninsula Neighborhood, by adopting the minute order and INCLUDE the Peninsula and or 30 Dana Place in the order and suspend the issuance of Building Permits until the new ordinance is adopted.

Thank you again for your dedication to the City of Long Beach

Frederick "Rick" Gaylord

September 1, 2007

Long Beach City Council

Dear Council Members

We, the undersigned, request that the the City Council immediately require the proposed project at 30 Dana Place to be included in the Neighborhood Character Stabilization evaluation and be required to receive approval from the Long Beach Planning Department, and the local neighbors for compatibility with the character of the neighborhood before construction is allowed to proceed.

Name:	Address:
Lynn J. Willhite	33 Dana Pl.
Peter Brown	29 Dana Pl.
Edwin Snickeroff	45 Dana Pl.
Jim Denson	45 Dana Pl.
Linda Senawast	5577 E Ocean Blvd RENTER
James R. Kell	5583 E. Ocean Blvd.
Clark J. Farkus	35 56TH PL
Don Crew	5580 Bay Shore Walk
Jeanette Bell	5562 Bay Shore Walk
Jill Hogenson	5563 Seaside Wk LB
Pats Hyense	5563 Seaside Walk
Wylene Owen	5577 East Ocean Blvd. LB 5579 OWNER
Jack Miller	5574 East Ocean Blvd
Matt Lyden	1 Dana Place
John A. ...	1 Laguna Place, Long Beach CA 90803
Joe ...	25 DANA PLACE
Stephen Blackburn	18-56th Place LB CA
Thomas McCloskey	61-60th Place Long Beach Ca 90803
Diane Marshall	16-56th Place LB 90803
Christie Peck	5801 E Seaside Wk LB 90803

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Name:	Address:
Joselyn [unclear]	5574 BAYSPRING WALK
[unclear]	" " "
Randy Beck	35-59th Pl.
Jamy Thelley	6236 E. PCH, LB. 90803
Dave & Carol Crawford	5600 E Ocean Blvd 90803
Julie Hamlin	14-57th Place LB 90803
[unclear]	28 57th Pt. Long Beach 90803
Carlos Collins	5725 E Ocean Blvd
[unclear]	47 58th Pl, Long Beach 90803
Laura Mancini	43 58th Pl. LB 90803
Bonnie Asher	38-58th Pl. " "
[unclear]	40-57th PLACE, Long Beach, CA 90803
Carmel [unclear]	5601 E Ocean Blvd
[unclear]	51 58th PLACE
[unclear]	58th Place 44th
Stephanie Hoffer	58th Place 37 1/2 A
John Barnett	28 58th Pl LB CA 90803
Ruth March	44 60th Pl LB CA
Michael Colinas	44 60th Pl LB CA 90803
Tom [unclear]	60 60th Pl Long Beach, Ca 90803

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Name:	Address:
Jennifer Cury Scott Jennifer Scott	# 60-60 th Pl Long Beach, Ca 90803
Sally Nichols	41 60 th Pl Long Beach CA 90803
Sally Nichols	6903 Seaside Walk Long Beach CA 90803
Richard B. Elmore	6899 SEASIDE WALK L.B. CA. 90803
Dell E. [Signature]	6811 OCEAN BLVD. LB CA 90803
Mick [Signature]	6820 E Ocean Blvd. LB CA 90803
Bob [Signature]	15-68 th Place LB 90803
Sally Nichols	47-65th Pl 90803
W. Nicolai	5503 Seaside LB 90803
Maudie Nicolai	5503 Seaside Walk 90803
Virginia Seo	45 67th Place LB 90803
M. Wilson F. Stansbury	5720 Bayshore Walk, 90803
D. Hittley	169 Granada 90803
Paul [Signature]	5577 Seaside Wk LB 90803
Peggy [Signature]	6025 E. Ocean Blvd. LB 90803
Peggy G. Roberts	48-61 st Place, LB 90803
Lazaro [Signature]	14-61 st PLACE L.B 90803
Brett [Signature]	5909 59 th PLACE LB 90803
AMALIE FIGST	5907 59 th PLACE LB 90803
Kelli [Signature]	32 Dana Place LB 90803

