

RECEIVED
CITY CLERK
LONG BEACH, CA
Application No. 1207-12
Filed on 7/17/2012
12 NOV 16 AM 9:37

Please see update at end of original letter..

Mr. Mark Hungerford
Department of Development Services

Let me start by saying my wife was a very active member of the Belmont Heights Homeowners Association. During her ten years of tenure, she and other members of the association along with the City Of Long Beach drafted the changes of R-2 into R-1's. That was an effort..

The neighborhood was becoming over-dense with the tear down of "Granny-Shacks" and newer large apartments being built in their place. The front primary house were also being demolished and "Mac-Mansions" in their place.

My understanding at the time (what 15/ 20 years ago?). The change to R-2 to R-1 was to limit the size of the rear Granny-shack and front house to the present size. If one was removed, demolished, or burnt down then only one unit was allowed on the property and the other could not be replaced...This would in time make this Eastside neighborhood more desirable and increase the property values with single dwellings..

The two car garage at 237 Roycroft and it's Granny-Shack apartment has been rebuilt within the past year and it's size increased .. Was this built with the knowledge of the City Planning Department ?

Now the owner is looking to have the front house rebuilt from the ground up with an increase in height after a total demolishing and removing it. Also to legalize the rear unit by asking for two Standards Variances, one for the front and one for the rear.

If the 31.7foot is allowed this would be to the center of the height of the roof..Let's add another 7 foot for chimney plus the roof top patio with it's 3 foot guard rail and the 8 foot patio sun umbrella. Now what we have is a

house with a view of the ocean and the mountains....Topping out for less the 40 feet..

If that is what my interpretation on your Application No.1207-12 is asking...

I know this letter isn't going to change the thoughts of many with the "Let's get more tax base group..

I'm not about to make a dozen copies as I feel one is enough to pass around if someone is truly interested in another's opinion.

If this house is owned by the original owner and not been purchased lately.. No problem rebuild the front and put the rear unit back to what it was with the old standard...

If the property was recently bought, then the new owner knew what the restrictions on a R-1-N was, being informed by the Realtor before the sale. Let him build to the current codes of R-1-N without Variances...

I feel it is wrong and goes against what the local homeowners wanted by changing the R-2's into R-1's.

Yours,

Steve Dul
244 Quincy
Sept 6th 2012

Bye the Bye, on many trips walking the dog through the alleyway; I asked one of the guy's working on the back garage as to;..... If it was legal to increase the back unit? No reply but a caustic glare....

Update November 12th 2012

I attempted to find App no.1207-12 on the City's website by cross referencing any logical sequence... Nothing...Must be in there somewhere...

If I had known the front house was torn down without a permit I would have said;.... NO.....It's zoned R-1 now it's an R-I with one house.

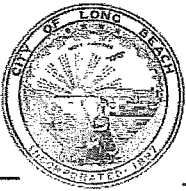
May I suggest that in the "Project Description" a more complete intent of what is asked in the variance, along with a drawing of the project.

Had in the application filed on 7/17/2012 a drawing showing the roof line from ground level (which is 12+ feet above the sidewalk) and had it been revealed that there was an illegal teardown, the volume of responses may have been different...

He/She: "Made their bed, let them lay in it" ..In their one family house...

Yours again...Steve duL...

A handwritten signature in black ink, appearing to read "Steve duL...", with a long vertical line extending downwards from the end of the signature.



CITY OF LONG BEACH

DEPARTMENT OF CITY CLERK

333 West Ocean Boulevard • Long Beach, California 90802 • (562) 570-6101 • FAX (562) 570-6789

NOTICE OF PUBLIC HEARING

**CONSIDER AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE A STANDARDS VARIANCE ALLOWING THE RECONSTRUCTION OF A SECOND HOME, DEMOLISHED WITHOUT A PERMIT, AT 237 ROYCROFT AVENUE IN THE R-1-N ZONING DISTRICT.
(APP. NO. 1207-12)**

This is to inform the general public that the City of Long Beach City Council will consider an appeal of the Planning Commission's decision to approve a Standards Variance allowing the reconstruction of a second home:

Project Description: A Standards Variance request to allow the reconstruction of a second home, demolished without a permit, at 237 Roycroft Avenue in the R-1-N Zoning District.

Project Location: 237 Roycroft Avenue (Council District 3)

Hearing Date: November 20, 2012 at 5:00 PM (City Council Meeting)

Project Appellant: ~~_____~~ Gordana Kajer (Belmont Heights Community Association)

Hearing Location: City Council Chamber
City of Long Beach
333 W. Ocean Boulevard, Long Beach, California

A City Council report will be available for your review on or about November 12, 2012. This report may be viewed on the City website at www.longbeach.gov.

If you have detailed questions about this notice or would like to determine if a hearing date was postponed or continued, please contact Mark Hungerford, Planner at 562-570-6439.

At the above time and place anyone interested will be heard and all written testimony will be considered.

Note: If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or issues raised via written correspondence delivered to the City Clerk Department at or prior to the public hearing.

Larry G. Herrera
City Clerk

Dated: November 2, 2012
Prepared by: Mark Hungerford

2/15 - 9-63
11/62 - 2-63
APPROVED
CITY CLERK