



CITY OF LONG BEACH

R-29

Department of Planning and Building

333 W. Ocean Boulevard - Long Beach, CA 90802 - (562) 570-6321 - FAX (562) 570-6068

October 9, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Review and consider information related to the recommendations by the Housing and Neighborhoods Committee in relation to Neighborhood Character Stabilization and mansionization recommendations; and

Adopt a minute order requesting the City Attorney, in cooperation with the Department of Planning and Building, to prepare an interim zoning ordinance pursuant to chapter 21.50 of the Long Beach Municipal Code (LBMC), for notice and placement on the City Council agenda for hearing at its third meeting following the adoption of the minute order; further request the Department of Planning and Building and the Planning Commission to undertake a formal study of the existing zoning regulations, zoning uses, or developmental standards as are more fully described in the text of this Council letter; and request that during the period between the adoption of the subject minute order, and the adoption or rejection of an ordinance prepared pursuant to the terms of this Council letter and action, that no permit or other entitlement for use of any kind be issued for any project or proposed use, inconsistent or in conflict with the initiated action. (District 3)

DISCUSSION

This item is in response to the action taken by the Housing and Neighborhoods Committee related to Neighborhood Character Stabilization and the demolition of structures greater than 45 years or older.

A Neighborhood Character Stabilization Plan is a strategy to respond to the issue known as "Mansionization". This term is used to characterize new homes or additions that are larger in size and out of character with the existing houses in a neighborhood.

On July 17, 2007, the Housing and Neighborhoods Committee reviewed options presented by staff (Attachment A) and received testimony by a number of residents. After considering this information, the Housing and Neighborhoods Committee recommended that the City Council enact interim regulations on the size and character of homes and demolitions in specific neighborhoods. On September 18, 2007, the City Council enacted interim regulations for the Rancho Estates neighborhood, and the Los Cerritos Neighborhood. The current item deals with the adoption of interim regulations for the Belmont Heights neighborhood and the Belmont Shore neighborhood as discussed in this report.

If the City Council approves the Committee's recommendation for interim restrictions, the City Attorney will draft an interim ordinance that would temporarily alter development standards to control the size of new homes or additions, as well as limit demolitions in Belmont Heights. The intent of the interim ordinance would be to prevent development that could affect the character of the neighborhood until a full study and a permanent ordinance can be developed.

Interim Ordinances

The recommendations listed in the following sections of the report deal with interim ordinances. The LBMC (21.50.040) allows for interim ordinances to be enacted for up to one year to avoid development that would negate the impact of planning or zoning studies, or rezoning or regulation amendments relating to such studies, being considered or undertaken at the time of initiation of the interim ordinance. The LBMC allows for an interim ordinance for the purpose of prohibiting or restricting certain land uses or the application of certain developmental standards and entitlements pending the completion of planning or zoning studies, rezonings or amendments to the zoning regulations. The specifics of an interim ordinance can include a limited number of regulatory mechanisms.

The City Council must make findings (LBMC 21.50.020) in order for an interim ordinance to be enacted. Staff feels that the necessary findings can be made, as the interim ordinances that are proposed would allow time for the completion of planning and zoning studies that could affect changes to the zoning regulations. The interim ordinance regulations are intended to prevent further development that may be inconsistent with the results of the proposed planning studies.

LBMC Section 21.50.020 states that the interim ordinance will take effect on the date that the minute order is adopted by the City Council, and that no application shall be accepted and no permits issued pursuant to the interim regulations. However, staff recommends that any plan check application submitted to the City prior to the City Council action on any of the recommended interim ordinances should be exempt from the interim regulations. In addition, the Belmont Heights Community Association has requested a delay in the effective date of the interim standard; the effective date would be October 23, 2007.

IMPACTED NEIGHBORHOODS

The Housing and Neighborhoods Committee specifically identified Belmont Heights as an area where the interim zoning measures should apply. In addition, the Housing and Neighborhoods Committee requested that staff meet with Belmont Shore and Peninsula neighborhoods to discuss mansionization and recommend appropriate interim measures to address development issues identified by the community.

Since July 17, 2007, staff has met with the leadership of the Belmont Heights Community Association and hosted a publicly noticed community meeting with Belmont Shore and Peninsula neighborhoods. A total of 6,236 public notices have been mailed to all property owners within these areas. At the Belmont Shore and Peninsula meeting, comment cards were distributed and the address for an on-line survey was provided. In addition, a power-point presentation tailored to the neighborhood was presented.

The following sections outline the major issues raised at the public meeting and discussions with the leadership of the Belmont Heights Community Association, and possible solutions.

BELMONT HEIGHTS (See Attachment B)

The Belmont Heights Community Association (BHCA) met with City staff and the community on several occasions to discuss Neighborhood Character Stabilization and Mansionization. The BHCA held several meetings with the community to discuss the issues related to these subjects, such as demolition of older homes and significant remodels. One of these community meetings was noticed by the BHCA with direct mail to each property owner in the neighborhood. In discussions with staff, BHCA leadership requested that design guidelines for new construction or additions be developed for the area. The Housing and Neighborhoods Committee requested that an interim ordinance be enacted limiting demolitions and major remodels while a more in-depth process occurs to develop permanent standards. Based on the nature of the neighborhood issues, and after consultation with BHCA, staff recommends the following:

Interim Ordinance – Demolitions and Large Remodels

In order to limit projects that are out of character, and provide the City time to study the impacts projects have on neighborhood character, the Housing and Neighborhoods Committee recommends an interim ordinance that reduces existing development standards. The following are the recommended elements of an interim ordinance.

- Demolitions of existing homes should be limited and are subject to Site Plan Review.
- The current definition of “demolition” should be changed to ensure that more of the home will remain in place during a remodel. This will help to preserve the character of the home and neighborhood.
- Projects that include demolition of an existing structure, or an addition greater than 800 square feet, will be subject to a staff issued site plan review permit.
- No demolition of an existing home may occur until a building permit is issued for the replacement project.

In consideration of any hardship this interim ordinance may cause to residents that have been developing plans for remodeling their homes, but have not yet submitted the plans to the Planning and Building Department, staff recommends that a process be established to provide relief from the interim ordinance. Applicants that wish to remodel and/or demolish and rebuild their homes may apply for Site Plan Review. Site Plan Review is a process that is currently established (LBMC 21.25.501) and conducted by the Director of Planning and Building. Site Plan Review ensures that new projects are compatible with existing neighborhoods in terms of scale, style and construction materials.

The fee for Site Plan Review is \$4,822 plus \$3.00 for each 100 square feet of new construction. The determination and conditions of a Site Plan Review is appealable for consideration to the Planning Commission. An appeal to the Planning Commission involves an additional cost of \$ 2,960.00.

The BHCA also requested that if the City Council decides to approve an interim ordinance for Belmont Heights on October 9, 2007, that it not be effective until October 23, 2007. This means that the Department of Planning and Building will accept all complete applications for single-family home remodels and any demolition associated with those plans, until close of business on October 23, 2007. These applications will be subject to current development standards and not subject to the interim ordinance regulations.

Long-Term Actions

During the interim period, staff will study current development standards, related to additions and new homes. If there is a consensus, staff will develop permanent standards and continue to work with the neighborhood to create design guidelines. The recommendations would then be forwarded to the Planning Commission and the City Council for consideration of permanent changes to the zoning regulations.

BELMONT SHORE AND THE PENINSULA (See Attachments C and D)

The community meeting was held on August 15, 2007, at Lowell Elementary School, with approximately 80 people in attendance from the Belmont Shore and Peninsula neighborhoods. Many of the people voiced concern regarding the issuance of standards variances. Some thought that these approvals were not necessarily negative and that the existing zoning standards and requirements caused the need for the variances.

Residents from Belmont Shore expressed concern about recent remodels with three stories of living space within the allowable height limit. Presently, the standards do not limit the number of stories that can fit within the building envelope. Residents of the Peninsula stated that they are generally satisfied with the current zoning standards with the exception of projections into the front yard setback. Because of the small lot sizes, the current front yard setback is only 3 feet. The Zoning Ordinance allows front porches and other types of extensions to be 6 inches from the front property line in this zoning district.

Another issue raised was the location of property lines. With the small-sized lots in the Belmont Shore and Peninsula areas, the precise location of property lines can be important with regards to determining building setbacks and the location of fences and walls. Research of surrounding cities shows that some cities require property line surveys for all projects, while most have the ability to request a survey of the property, especially for projects with minimal setbacks from the property line. When surveys are required, the property owner pays for a licensed surveyor to prepare the property line survey. The City of Long Beach currently requests builders to provide a survey on a case-by-case basis when there is a dispute or question about the property line location. Staff recommends the development of an administrative policy requiring surveys for parcels in Belmont Shore and the Peninsula.

Since this meeting took place, 59 comment cards and on-line surveys have been received for the Belmont Shore area. Seven of the responses noted that the granting of variances is a problem. Twenty-four thought that mansionization was an issue in Belmont Shore, while sixteen did not. Attendees at the community meeting had mixed response to mansionization issues.

Twenty-eight comment cards and on-line surveys have been received for the Peninsula area. In the open-ended responses, only four indicated that mansions was a problem. The rest did not feel mansions was a problem, but were concerned with the granting of standards variances.

In regards to the concern about granting of standards variances, when a variance is requested, it is analyzed on a case-by-case basis. The decision of whether to grant the variance is only made in these cases where a valid hardship or extreme uniqueness exists and where the neighborhood will not experience an impact. Staff will emphasize these requirements with all applications. Based on the feedback from residents, staff recommends:

Interim Ordinance – Two Stories in Belmont Shore

- A short-term solution for Belmont Shore would be to maintain the current height limits and allow only two stories of living space (prohibiting third stories).

Interim Ordinance - Peninsula

- No interim ordinance is recommended.

Long-Term Actions

In both Belmont Shore and the Peninsula, staff can evaluate the current zoning standards and make recommendations regarding changes to the Zoning Ordinance that will reduce the number of variances requested. The allowable Floor Area Ratio (FAR) will be studied to determine if the size of the home allowed pursuant to the current FAR, can be constructed without a variance. Also, staff will analyze the appropriateness of a decreased vehicle turning-radius for homes that are located on an alley.

In Belmont Shore an adjustment to the height calculations as they relate to roof decks and shade covers on the roof deck should be studied.

In The Peninsula the appropriateness of architectural projections, such as a front porch, should be studied in the long-term with community participation as a primary component.

REVIEW OF DEMOLITION PERMITS

On September 18, 2007, the City Council discussed the issue of discretionary review of demolition permits for structures over 45 years of age. Based on issues raised at this meeting, staff has provided additional information for City Council consideration.

Currently, demolition permits are issued administratively, except in those cases where the demolition is associated with a larger project or in an historic district. Administrative permits are approved if basic requirements are met. In order to allow review of demolition permits to determine if a structure is an historic resource, demolition permits would have to become discretionary. Discretionary demolition permits can be denied if a building is found to be an historic resource.

Discretionary review of demolition permits could require an applicant to follow one of the three options presented below:

First Option – Consultant Preparation of a Historic Assessment Survey

1. Applicants would provide an historic assessment survey of their property. An historic assessment survey is a document prepared by a qualified historic preservation consultant that evaluates the historic significance of the affected property. Survey costs range from \$1,200 to \$3,000, and take approximately four (4) weeks to complete. Historic Preservation staff would review the assessments.
2. If the property is not an historic resource, the demolition permit may be issued.
3. If the property is shown to have historic merit, the California Environmental Quality Act (CEQA) will be triggered. Depending on the historic merit of the property, either a Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR) will be required to proceed with demolition.
 - a. An MND takes approximately 11 weeks to prepare and certify. In this case, the Cultural Heritage Commission will determine whether or not to certify the document as complete, pursuant to CEQA guidelines. The cost to the applicant for this is \$7,348.24.
 - b. An EIR takes approximately 6-9 months to prepare and certify. In this case, the Cultural Heritage Commission will determine whether or not to certify the document as complete, pursuant to CEQA guidelines. The cost to the applicant for an EIR in this case, is up to \$100,000.00. The decision of whether to certify the EIR and adopt a Statement of Overriding Consideration would belong to the hearing body.

Second Option – Initial Determination by the Historic Preservation Officer

1. Applicant provides application materials and photographs of the property to the Historic Preservation Officer (HPO).
2. The HPO makes a preliminary determination regarding historic merit. If the property does not have merit, the demolition permit is issued. If the property does have historic merit, the HPO sends the case to the Cultural Heritage Commission (CHC) for further analysis. If the CHC finds no historic merit, the demolition permit is issued. If the CHC finds the property is historic, CEQA is triggered. This process will take approximately 60 days.
3. If the property is shown to have historic merit, the California Environment Quality Act (CEQA) will be triggered. Depending on the historic merit of the property, either a Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR) will be required to proceed with demolition.

- a. An MND takes approximately 15 weeks; the Historic Assessment Survey is done as part of the MND. In this case the Cultural Heritage Commission will determine whether or not to certify the document as complete, pursuant to CEQA guidelines. The cost to the applicant for this is \$7,348.24.
- b. An EIR takes approximately 6-9 months to prepare and certify. In this case the Cultural Heritage Commission will determine whether or not to certify the document as complete, pursuant to CEQA guidelines. The cost to the applicant for an EIR in this case, is up to \$100,000.00. The decision of whether to certify the EIR and adopt a Statement of Overriding Consideration would belong to the hearing body.

Third Option – Initial Determination by the Cultural Heritage Commission

1. Applicant provides application materials and photographs of the property to the Historic Preservation Officer (HPO).
2. The HPO does a preliminary analysis on all submittals, prepares a staff report and recommendation and sends all demolition requests to CHC for determination. This process will take approximately 60 days.
3. If the CHC finds that the property is not historic, the demolition permit is issued. If the CHC finds the property does have historic merit, CEQA is triggered.
4. If the property is shown to have historic merit, the California Environment Quality Act (CEQA) will be triggered. Depending on the historic merit of the property, either a Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR) will be required to proceed with demolition.
 - a. An MND takes approximately 15 weeks; the Historic Assessment Survey is done as part of the MND. In this case, the Cultural Heritage Commission will determine whether or not to certify the document as complete, pursuant to CEQA guidelines. The cost to the applicant for this is \$7,348.24.
 - b. An EIR takes approximately 6-9 months to prepare and certify. In this case, the Cultural Heritage Commission will determine whether or not to certify the document as complete, pursuant to CEQA guidelines. The cost to the applicant for an EIR in this case is up to \$100,000.00. The decision of whether to certify the EIR and adopt a Statement of Overriding Consideration would belong to the hearing body.

Staff does not support discretionary review of demolitions citywide due to staffing and workload impacts. Under any of the three scenarios provided, approximately two new staff positions would be necessary. In the long-term, the Historic Preservation Element of the General Plan that is currently being processed will develop strategies for addressing this issue, such as providing a Citywide Historic Resources Assessment Survey, which will identify potentially eligible properties for Federal, State, or Local landmark designation.

This report was reviewed by Assistant City Attorney Michael J. Mais on October 1, 2007, and by Budget and Performance Management Bureau Manager David Wodynski on October 1, 2007.

TIMING CONSIDERATIONS

None.

FISCAL IMPACT

Costs of Recommended Actions

The preparation of interim ordinances and long-term ordinance changes can be met with existing staff, however, response times for other current activities may experience diminishment. Should the City Council choose to require discretionary review of all demolition permits for structures that are 45 years or older, two additional staff members would be required. Also, the applicants could experience extensive delays and increased costs if their request is subject to CEQA.

STAFF RECOMMENDATIONS

Staff is recommending that interim ordinances be enacted which would place certain restrictions (see below) in place while long-term changes are considered. These interim restrictions would apply to any project in Belmont Shore that has not filed for a permit or plan check prior to October 9, 2007. At the request of the BHCA, Belmont Heights projects would be subject to new standards on October 24, 2007.

BELMONT HEIGHTS

Request that the City Attorney prepare an interim ordinance as follows:

- Demolitions of existing homes should be limited and are subject to Site Plan Review.
- The current definition of "demolition" should be changed to ensure that more of the home will remain in place during a remodel.
- Projects that include demolition of an existing structure, or an addition greater than 800 square feet, will be subject to a staff issued site plan review permit.
- No demolition of an existing home may occur until a building permit is issued for the replacement project.

Direct the Planning Commission to study and make recommendations to the City Council on the following:

- The development standards for new construction and remodels in the Belmont Heights area.
- The creation of design guidelines, with community involvement.

BELMONT SHORE AND THE PENINSULA

Request that the City Attorney prepare an interim ordinance for Belmont Shore as follows:

- In Belmont Shore, limit new construction to two stories of living space (prohibiting third stories).

Direct the Planning Commission to study and make recommendations to the City Council on the following:

- In both Belmont Shore and the Peninsula, evaluate the current zoning standards and make recommendations regarding changes to the Zoning Ordinance that will reduce the number of variances requested. Also analyze the appropriateness of a decreased vehicle turning-radius for homes that are located on an alley.
- In Belmont Shore study a possible adjustment to the height calculations as they relate to roof decks and shade covers on the roof deck should be studied.
- In The Peninsula the appropriateness of architectural projections, such as a front porch, should be evaluated with community participation as a primary component.

Respectfully submitted,



SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:AR:SM

Attachments:

- A. July 17, 2007 Memorandum to Housing and Neighborhoods Committee
- B. Belmont Heights Neighborhood Map
- C. Belmont Shore Neighborhood Map
- D. Peninsula Neighborhood Map

APPROVED:



PATRICK H. WEST
CITY MANAGER



ATTACHMENT A

Date: July 17, 2007
To: Housing and Neighborhood Committee
From:  Suzanne Frick, Director, Planning and Building Department
Subject: Neighborhood Character Stabilization Plan and Demolition of Structures 45 Years or Older

This memorandum is in response to a City Council action taken to refer "Neighborhood Character Stabilization" to the Housing and Neighborhoods Committee for review. The City Council requested that "Neighborhood Character Stabilization" should be considered concurrently with the demolition of structures over 45 years of age. As part of the review, staff was to present options for the committee's consideration. This report provides background on the issues, a survey of construction activity, and options for consideration.

Background

A Neighborhood Character Stabilization Plan is a strategy to respond to the issue known as "Mansionization". This term is used to characterize new structures or additions that are larger in size and out of character with the existing houses in a neighborhood. Many of the concerns about this subject involve remodels that are larger in overall size, and resemble large box structures, hence making them out of character with the style and feel of the rest of the neighborhood. These houses may appear as if they loom over their neighbors and take away from the privacy and separation between homes that currently exist.

In Long Beach, these types of issues, size and character, are regulated by zoning standards. Typical zoning standards regulate building height limits, placement of the house back from the street, and adjacent properties, the maximum amount of the lot that can be covered by the home, and the maximum square footage of a house (FAR).

FAR is the development rule that determines the maximum building size allowed on the lot. The maximum building size varies depending on the size of the lot. For example, the FAR calculation for a 3,000 square foot house located on a 6,000 square foot lot, would be .50 (3,000 floor area /6,000 lot area=.50).

Standards vary across zoning districts, however, the most prevalent residential zone in the City, R-1-N (Single Family Residential, standard lot), allows a maximum .60 FAR. Using the example above the maximum size of a house in the R-1-N would be 3,600 square feet.

Due to the increase in building activity throughout the City, there has been a significant increase in the number of requests for demolitions. This has created situations where demolition permits have been issued for structures that potentially have historic significance. New homes built as a result of the demolition of an existing smaller home are part of a phenomenon called "tear

downs". The demolition of houses that are more than 45 years old may contribute to the loss of character in a neighborhood due to the loss of relatively modest sized homes (around 1500 square feet) and the construction of new larger homes, which could be twice the size.

Approach by Other Cities

Mansionization is not unique to Long Beach. This issue has been studied locally and nationally in many cities. Staff researched single-family residential regulations from a number of local cities. Planning staff in Beverly Hills utilizes design and style guidelines to determine whether a hearing is required in addition to a maximum FAR. Pasadena uses FAR limitations and required step-backs through an encroachment plane. Rancho Palos Verdes uses maximum lot coverage regulations in addition to Planning Commission review of all second story projects. Redondo Beach implements administrative design review, appealable to Planning Commission, as well as a recommended FAR of .65 which can be increased to .80 with bonus elements. Manhattan Beach does not utilize design review, but regulates mass and bulk through variable FAR based on lot size. Among larger cities, San Jose allows a maximum of .45 FAR by right, but uses staff and Zoning Administrative review for projects that propose higher FARs.

City of Los Angeles Neighborhood Character Stabilization

The City of Los Angeles is in the process of developing new standards to address the Mansionization issue. In early 2005, the Los Angeles Department of City Planning (DCP) began work on a Baseline Mansionization Ordinance. The intent of this ordinance was to develop a citywide proposal that would address over-sized single-family dwellings.

Temporary measures, in the form of geographically specific mansionization Interim Control Ordinances (ICO), have been passed. Interim Control Ordinances temporarily prohibit the issuance of building and demolition permits for the construction, demolition, addition or alteration of any building or structure located within a defined geographic boundary for one year. The purpose of the neighborhood specific ICO's is to protect the neighborhood character and preserve the neighborhood's potential historic resources including buildings, landscaping, and natural features until studies on a Historic Preservation Overlay Zone and down zoning can be completed and the proper regulatory controls instituted.

The City of Los Angeles generally has more liberal residential zoning regulations than the City of Long Beach. For example, the maximum allowable FAR for the typical R1 single-family residential zone in Los Angeles is approximately 1.6, compared to .60 in Long Beach. Los Angeles uses a different definition of "lot area", however, for comparison sake, using the 6,000 square foot lot example, Long Beach would allow a maximum size home of 3,600 square feet, while the current Los Angeles regulation would allow a maximum size home of

approximately 9,600 square feet. As a part of the Baseline Mansionization Ordinance Los Angeles has proposed to lower the maximum FAR in R1 zones to .40-.45 depending on the size of the lot (.45 for lots <7500 square feet, .40 for lots >7500 square feet).

The Los Angeles Planning Commission approved the Baseline Mansionization Ordinance on Thursday, June 28th, which decreased overall FAR requirements, provided incentives to limit in size and encourages second story modulation, and made provisions for increased FAR on lots that are less than 5,000 square feet. This item must still be heard by the Los Angeles City Council.

Recent Trends in Long Beach

Major remodeling and demolition activity has increased in the last several years. Much of this activity has taken place in the R-1-N zone, single-family neighborhoods. To understand the pattern and nature of demolitions and large remodels in Long Beach a two-part methodology was used.

1. The first task was to determine where in the City this type of development is taking place. A map was produced showing single-family home demolitions and major remodels (over \$150,000. value), for the last 4 years (see Attachment A).

While demolitions and major remodels have occurred all over the City, there are several neighborhoods that are experiencing more of this activity than others. Based on the clustering of activity indicated on the attached map, the following neighborhoods are most affected: Belmont Heights, Belmont Shore, the Peninsula, Naples, Alamitos Heights, the Rancho Estates, Los Altos, Lakewood Village, and Los Cerritos.

2. The second task was to decide if the development occurring in these neighborhoods is out of character with the neighborhood. Because character and scale are the primary elements of mansionization, these terms must first be defined.
 - The term character refers to the architectural style and building materials existing throughout the neighborhood. This term is more qualitative than quantitative.
 - Scale refers to the size, height, and volume or mass of a structure. Zoning standards typically establish the scale of a building through development standards such as height, setbacks, floor area, and lot coverage. Scale is more quantitative than qualitative.

Staff photographed a sampling of new construction and remodels that have occurred over the last four years (see Attachment B). Several of the neighborhoods mentioned above, Belmont Shore, the Peninsula, Naples, Lakewood Village, Los Altos, and Alamitos Heights have experienced

July 17, 2007

Page 4

demolitions and associated remodels, however, in these areas the houses appear to blend in well with the existing neighborhood. As noted in the photographs, many of the remodels use materials that are prevalent in the neighborhood, and included other physical features, such as stepped back second stories and window patterns that are in keeping with the neighborhood.

The Ranchos Estates and Los Cerritos have also experienced large remodels and demolitions. Most of these projects have been done in keeping with the character of the neighborhood. However, if the pace of construction activity increases, the character of the area may change. At this time these two areas appear stable and no new development standards are proposed. Staff will continue to monitor future development activity in these areas and remain in communication with the neighborhood associations to identify issues. If necessary, staff will return to the committee if problems occur.

In Belmont Heights it was more common for the remodels to be much larger than existing houses in the neighborhood and therefore appear out of character. The remodels have used materials inconsistent with the area, introduced new roof types and second stories that are out of scale with the neighborhood.

The zoning ordinance sets forth the permitted development standards for a neighborhood. When new houses or significant remodels appear out of character and scale, it is an indication the development standards for the area need to be revised. In Long Beach, the development standards for single-family development are fairly uniform. This explains why in some neighborhoods new construction fits in while in other areas it appears incompatible. Tailoring development standards to a neighborhood area will address the disparity.

Options for Addressing Mansionization and Demolition

The preferred approach to modifying development standards is to conduct comprehensive outreach and input from the residents and design community. This type of process can take over a year to complete. Recognizing that neighborhood character may further erode during this time, short-term solutions are available while the longer-term process is underway. The following options assume a two-part solution, the adoption of short-term controls and initiation of a more in depth process to develop permanent standards. An interim ordinance could be in effect for up to two years while the permanent standards are being developed.

Should the Committee find that existing zoning standards result in incompatible development in some neighborhoods, there are several options available to address the issue.

1. Interim Options

- a. Moratorium on all new single-family homes, additions, and demolitions – A full moratorium would prevent all additions, new

homes, and single-family demolitions. This is a substantial limitation to the development rights of private property owners.

- b. Reduction of current development rights – A less severe restriction would be to modify the present development standards such as increasing setbacks and step-backs, reducing FAR, increasing lot coverage and altering the definition of a demolition.
 - c. Require discretionary review of remodels, demolitions, and new single-family homes – Discretionary review is a time intensive process that would require staff and/or a board or commission to evaluate proposed projects against criteria to be determined. To adequately provide this review, additional staffing would be required. For demolitions of buildings over 45 years of age, review could require the preparation of a historic assessment survey, either by the applicant or staff, as well as reviewing whether demolition of the structure would diminish the character of the neighborhood. This option would result in additional time and cost for single-family construction.
2. Under a medium term scenario, zoning and demolition standards would remain as they are until new standards are adopted. Following a study of the issue and public outreach, including stakeholder focus groups, amendments to the zoning ordinance and the historic preservation ordinance could be considered by the Planning Commission and recommended to the City Council. Fully developed amendments could include a wider variety of regulatory mechanisms. This option would take one to two years to complete.
 3. A third option includes incorporating neighborhood character stabilization strategies and assessment of demolitions into the update of the General Plan, Long Beach 2030. The anticipated timeline for the adoption of the 2030 Plan is 18-24 months. With the Long Beach 2030 option, neighborhood character stabilization strategies could be fully integrating into the resulting in revisions to the zoning code. The demolition of structures greater than 45 years in age would be addressed through the Historic Preservation Element of the General Plan, which may include a citywide survey to assess structures for historic significance.

Conclusion

While many neighborhoods in Long Beach are experiencing increased construction activity, it appears Belmont Heights is experiencing incompatible development. Of the options presented, staff is in favor of modifying the existing development standards on an interim basis for Belmont Heights, while a more comprehensive process is undertaken to develop permanent standards.



July 17, 2007
Page 6

Attachment A – Map
Attachment B – Photographs

SF:AR:SM

City of Long Beach Major Remodels and New Construction in R-1 and R-2 Zones 2004-2007

	Permits Issued by Year			
	2004	2005	2006	2007
• Building Permit Valuation \$150,000+	112	127	164	71
* Demolition Permit Issued	34	68	94	23

-  Historic District
-  Neighborhood Focus Areas

Lakewood Village Focus Area Characteristics

of Single-Family Properties: 1,816
% of Res Prop. Single-Family: 90%
Median FAR: 0.22
Median House Size (SF): 1,678
Median Lot Size (SF): 7,818
Avg. Year Built: 1945

Los Cerritos Focus Area Characteristics

of Single-Family Properties: 1,047
% of Res Prop. Single-Family: 79%
Median FAR: 0.26
Median House Size (SF): 2,262
Median Lot Size (SF): 7,635
Avg. Year Built: 1949

Los Altos/Park Estates Focus Area Characteristics

of Single-Family Properties: 4,314
% of Res Prop. Single-Family: 97%
Median FAR: 0.23
Median House Size (SF): 1,530
Median Lot Size (SF): 6,355
Avg. Year Built: 1952

The Ranchos Focus Area Characteristics

of Single-Family Properties: 828
% of Res Prop. Single-Family: 100%
Median FAR: 0.24
Median House Size (SF): 1,383
Median Lot Size (SF): 5,458
Avg. Year Built: 1954

Alamitos Heights Focus Area Characteristics

of Single-Family Properties: 699
% of Res Prop. Single-Family: 96%
Median FAR: 0.32
Median House Size (SF): 2,000
Median Lot Size (SF): 6,450
Avg. Year Built: 1952

Naples Focus Area Characteristics

of Single-Family Properties: 1,192
% of Res Prop. Single-Family: 86%
Median FAR: 0.66
Median House Size (SF): 1,964
Median Lot Size (SF): 3,034
Avg. Year Built: 1950

Peninsula Focus Area Characteristics

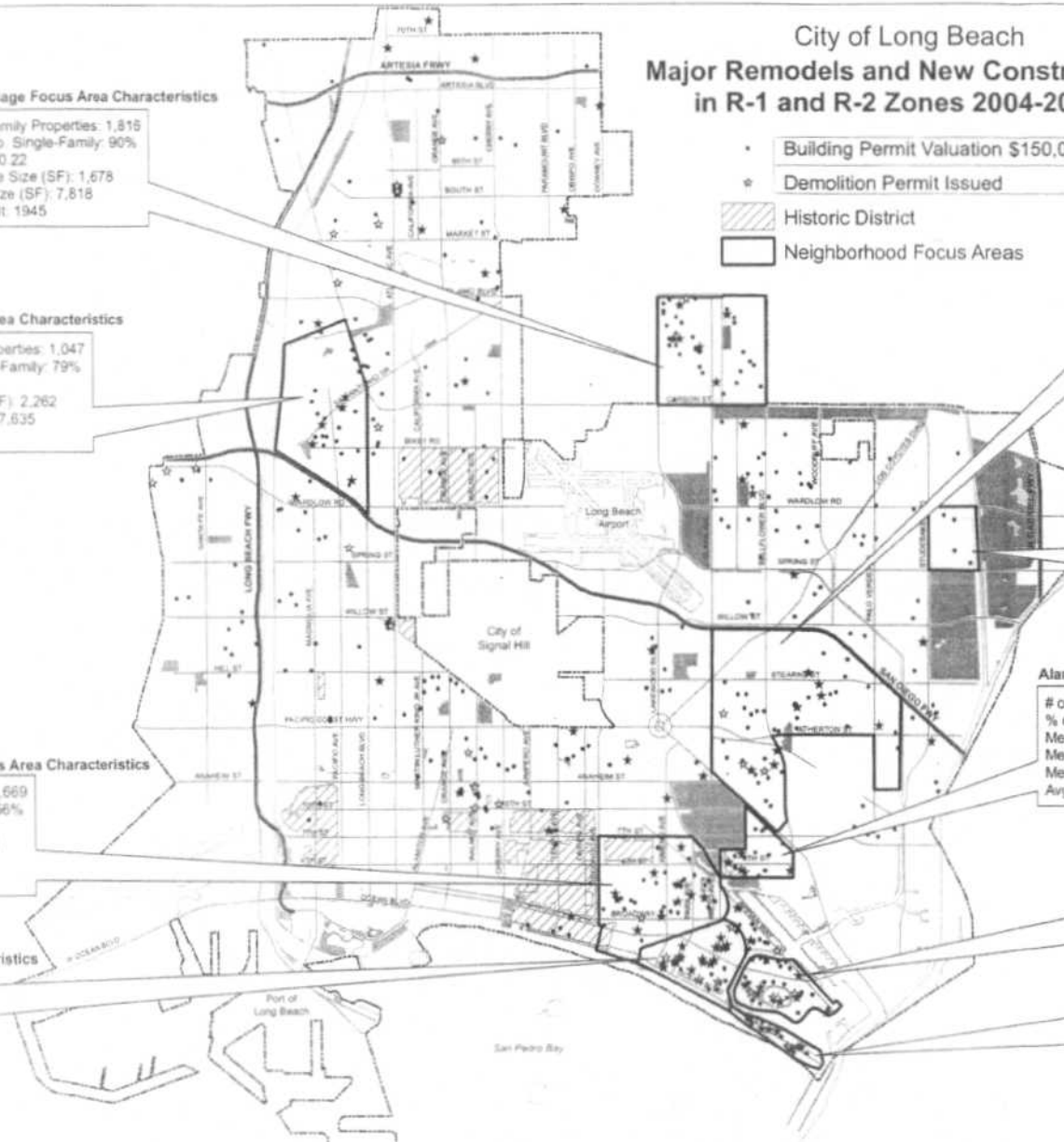
of Single-Family Properties: 224
% of Res Prop. Single-Family: 48%
Median FAR: 0.79
Median House Size (SF): 2,106
Median Lot Size (SF): 2,404
Avg. Year Built: 1948

Greater Belmont Heights Focus Area Characteristics

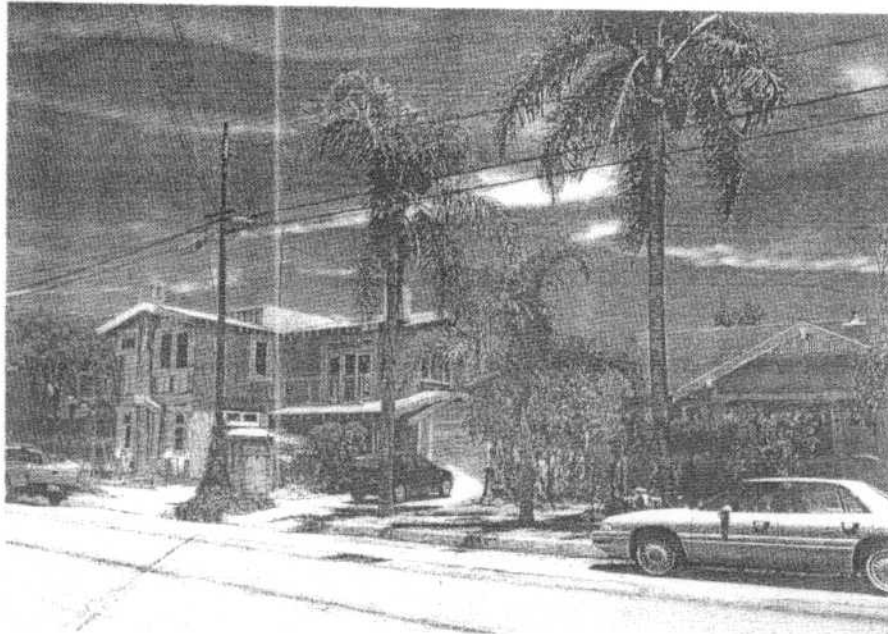
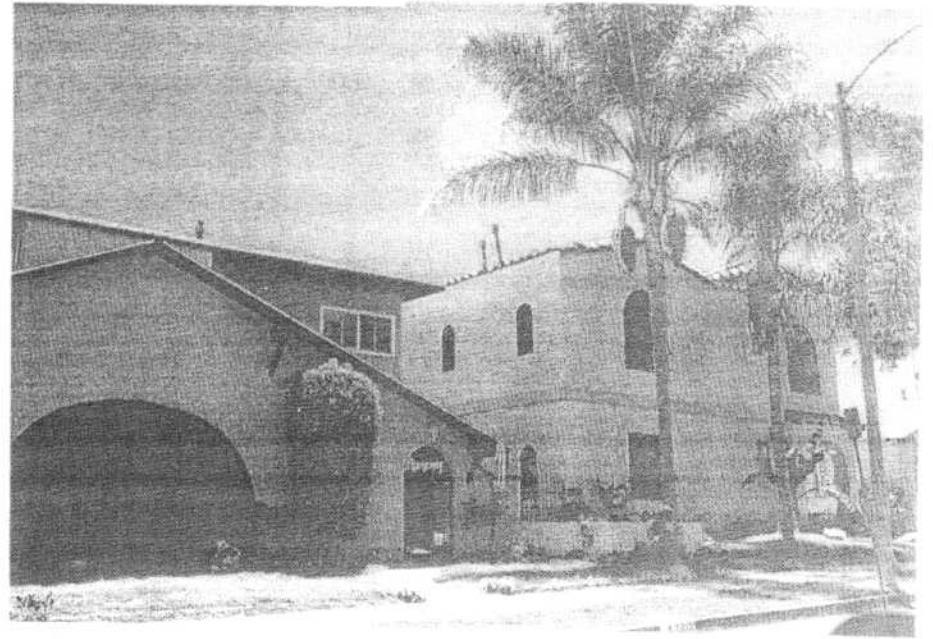
of Single-Family Properties: 1,669
% of Res Prop. Single-Family: 56%
Median FAR: 0.31
Median House Size (SF): 1,516
Median Lot Size (SF): 5,578
Avg. Year Built: 1928

Belmont Shore Focus Area Characteristics

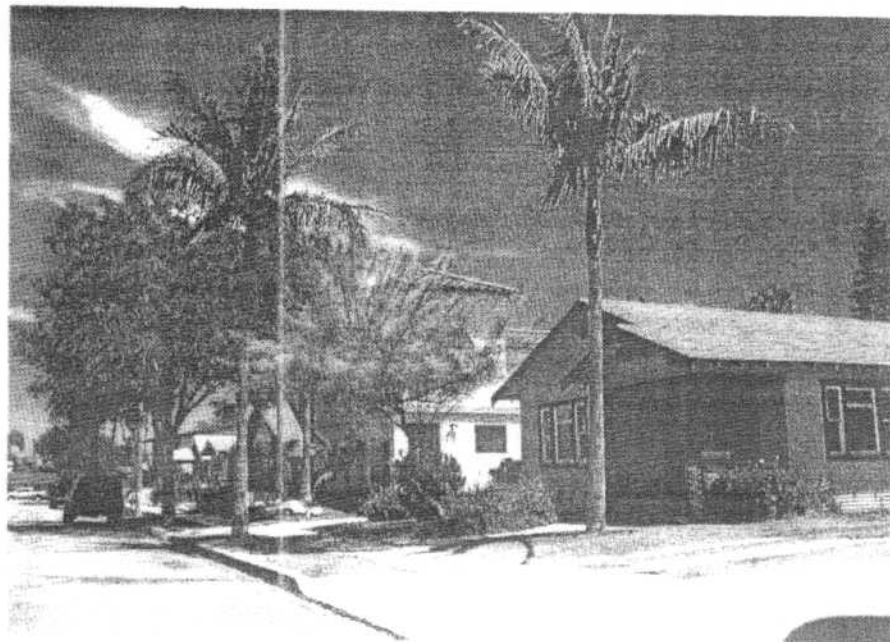
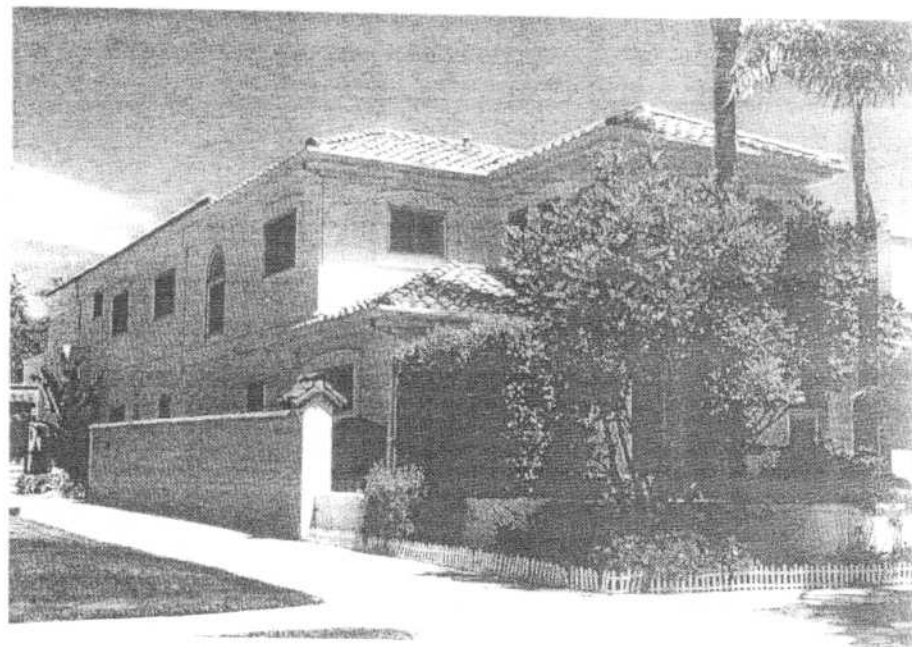
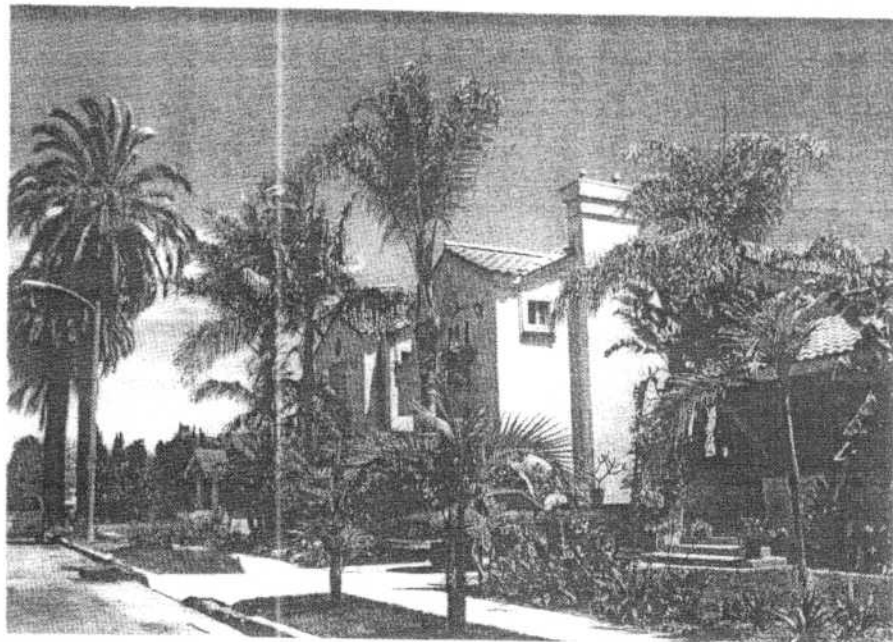
of Single-Family Properties: 1,087
% of Res Prop. Single-Family: 54%
Median FAR: 0.45
Median House Size (SF): 1,292
Median Lot Size (SF): 2,669
Avg. Year Built: 1932



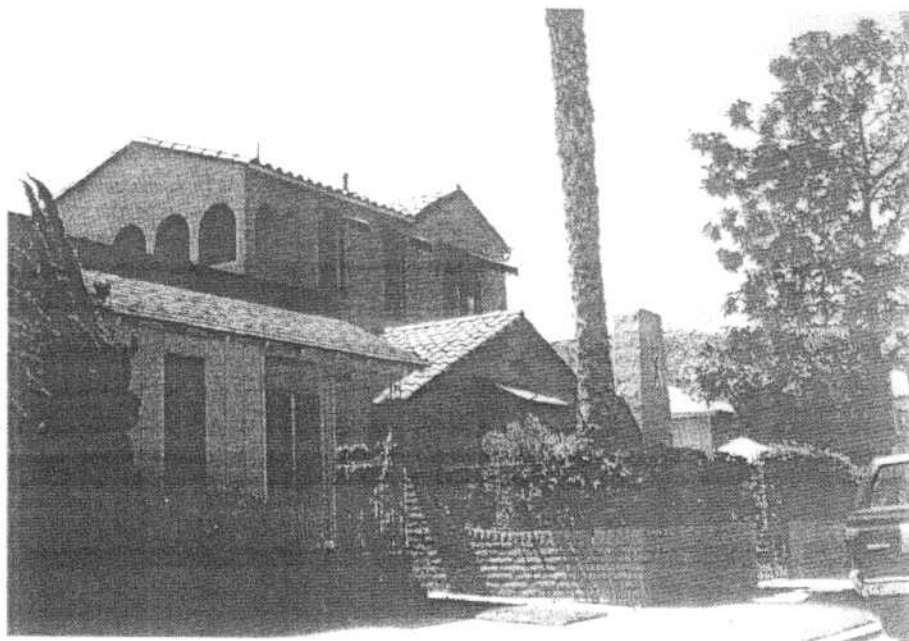
BELMONT HEIGHTS



BELMONT HEIGHTS



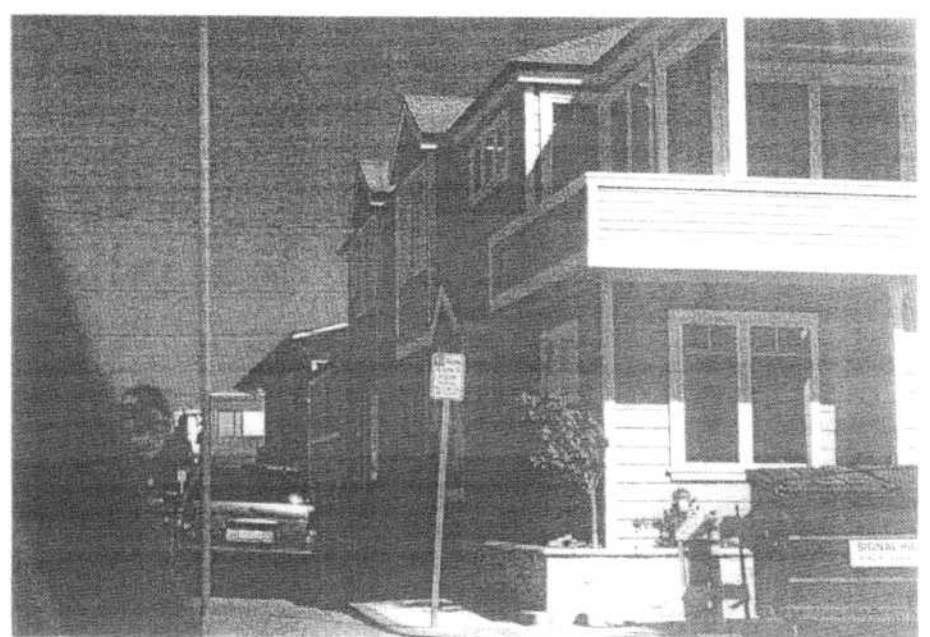
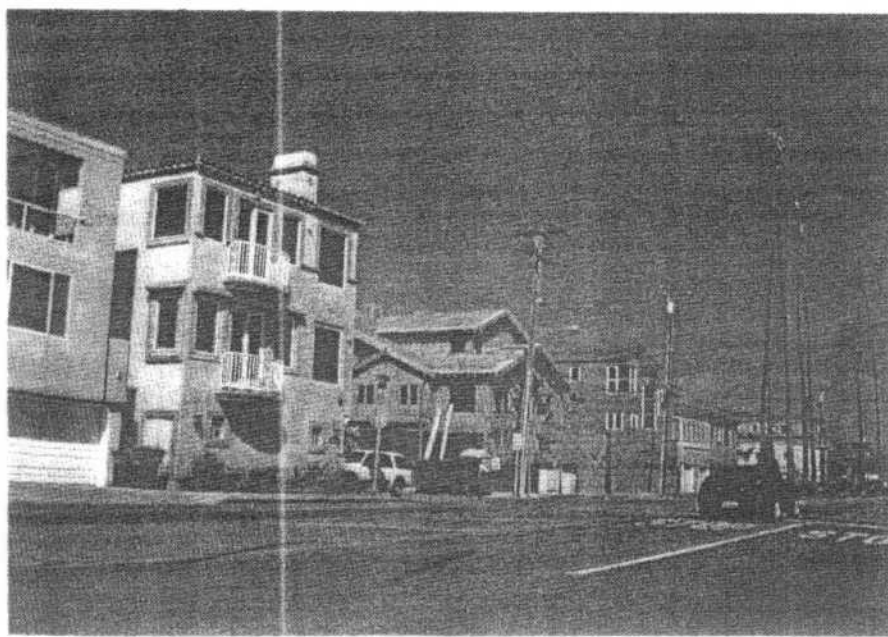
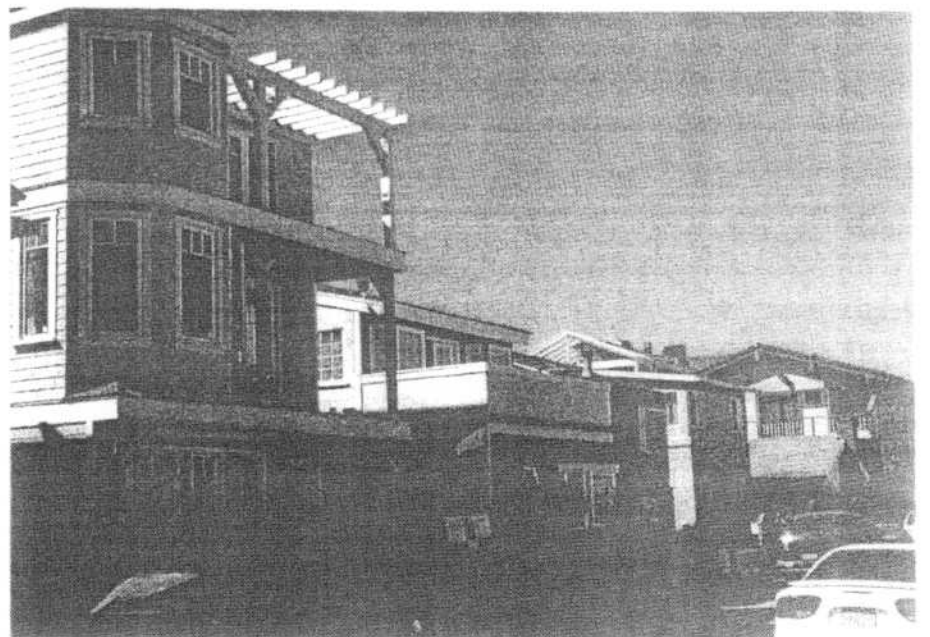
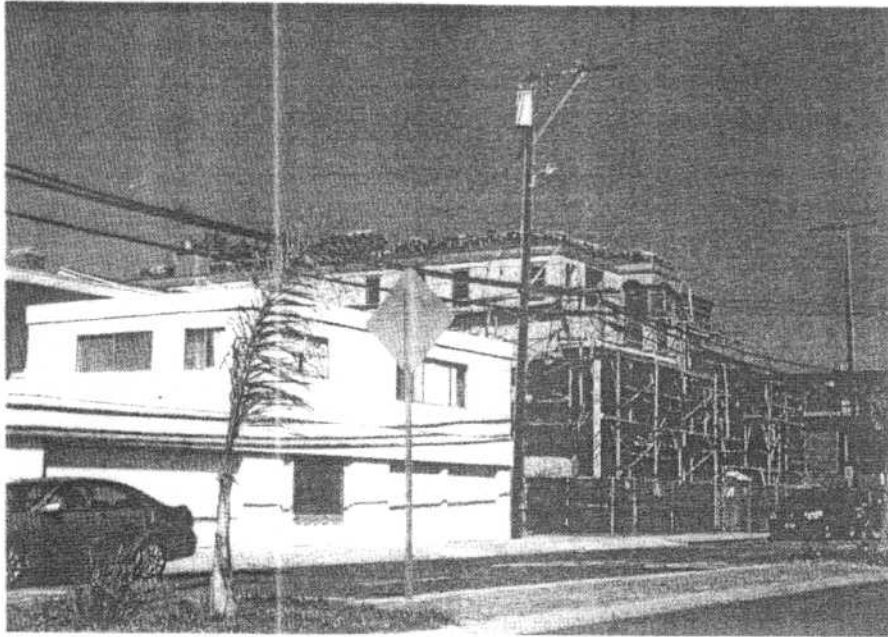
BELMONT SHORE



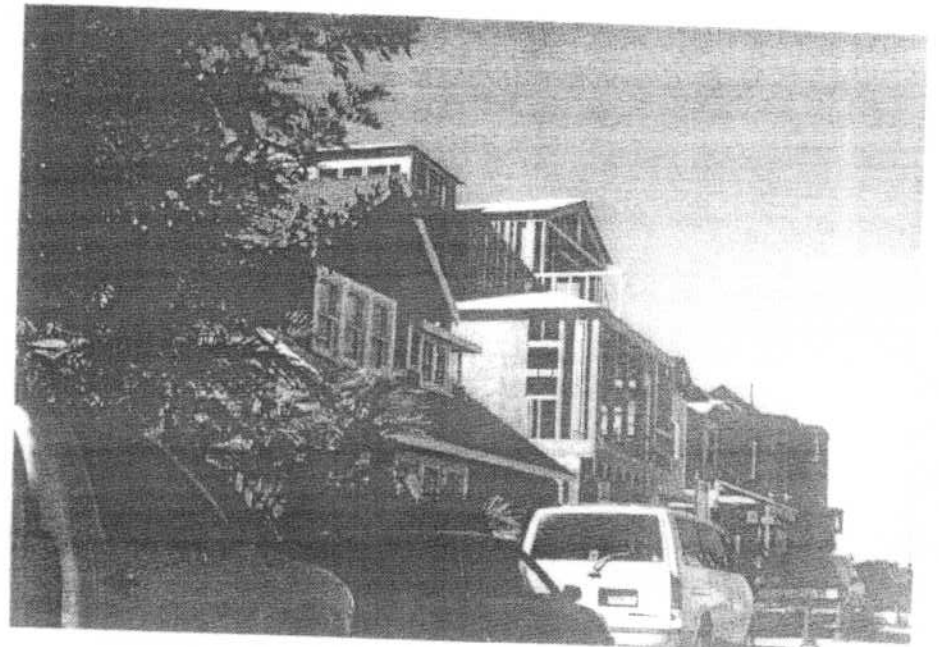
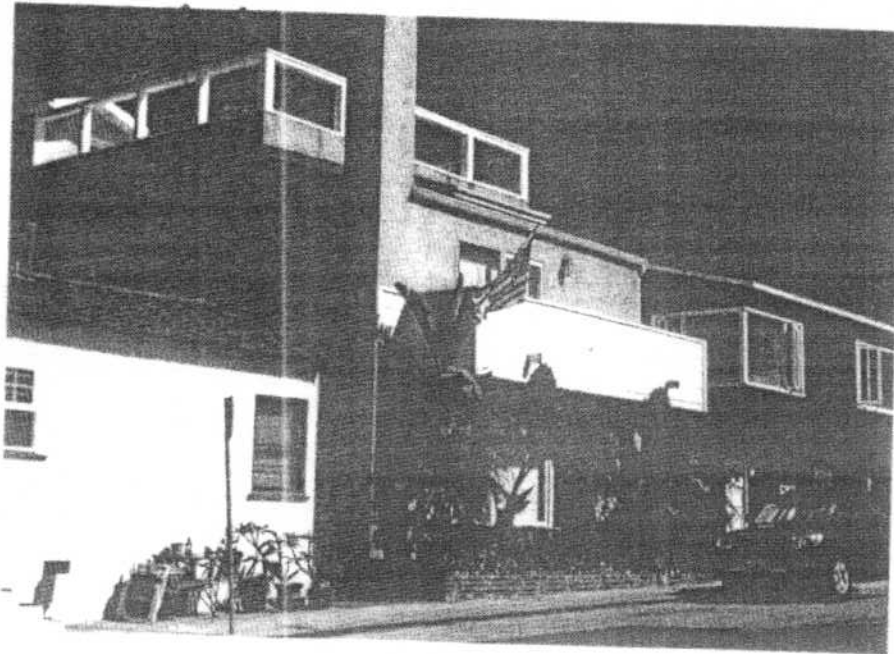
BELMONT SHORE



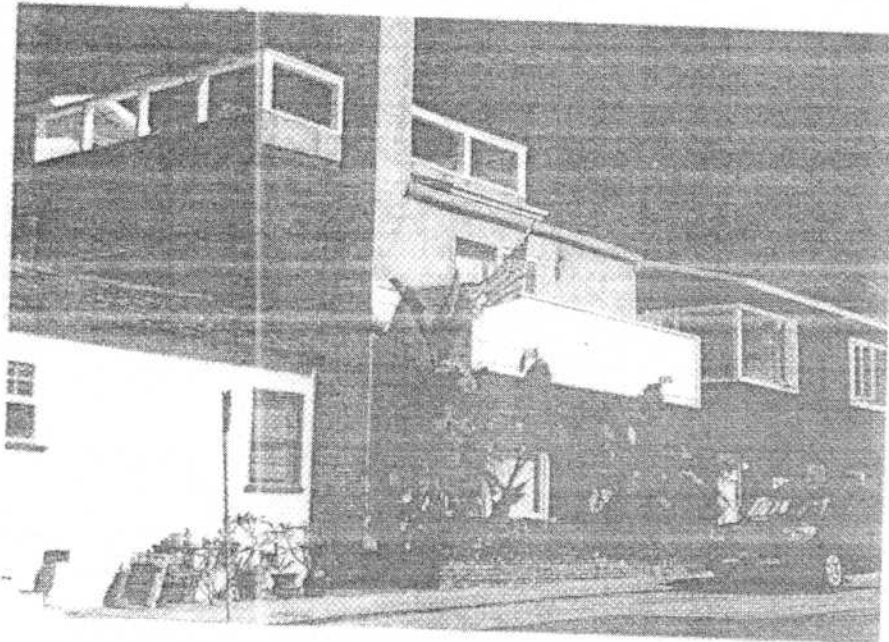
THE PENINSULA



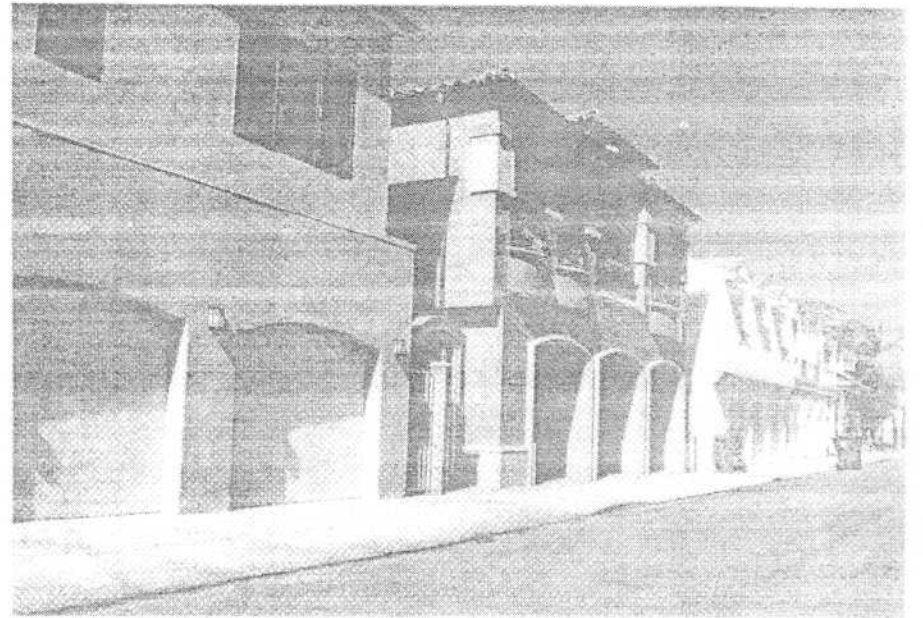
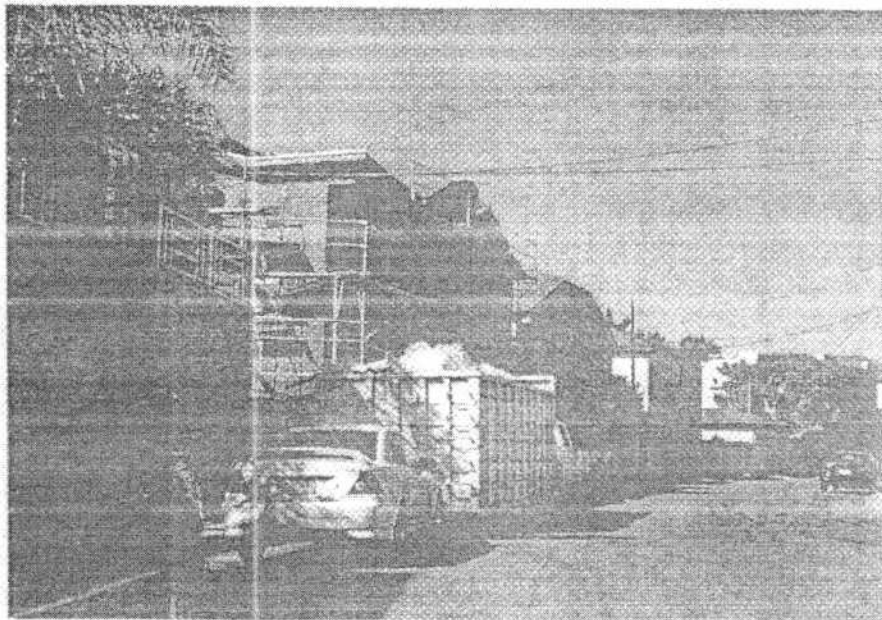
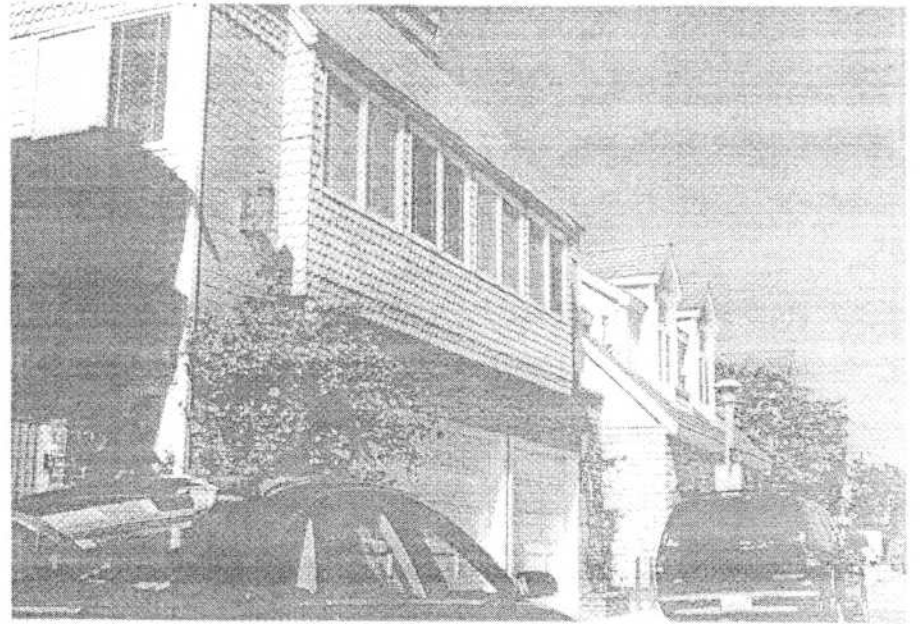
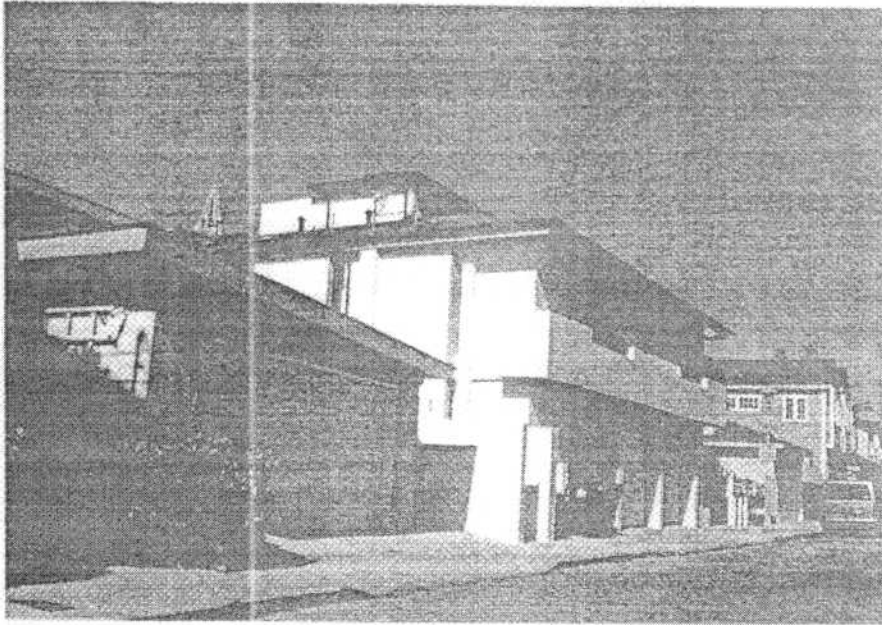
THE PENINSULA



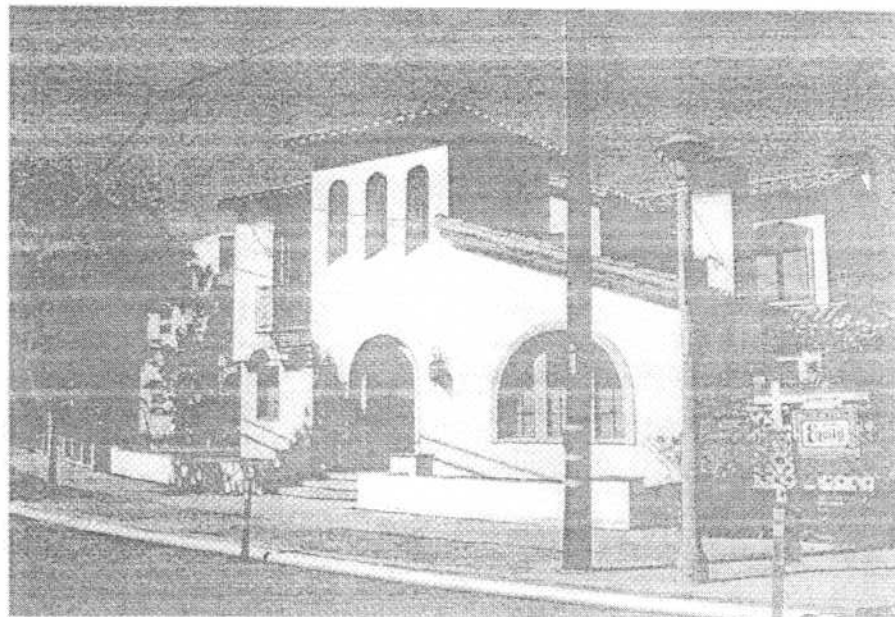
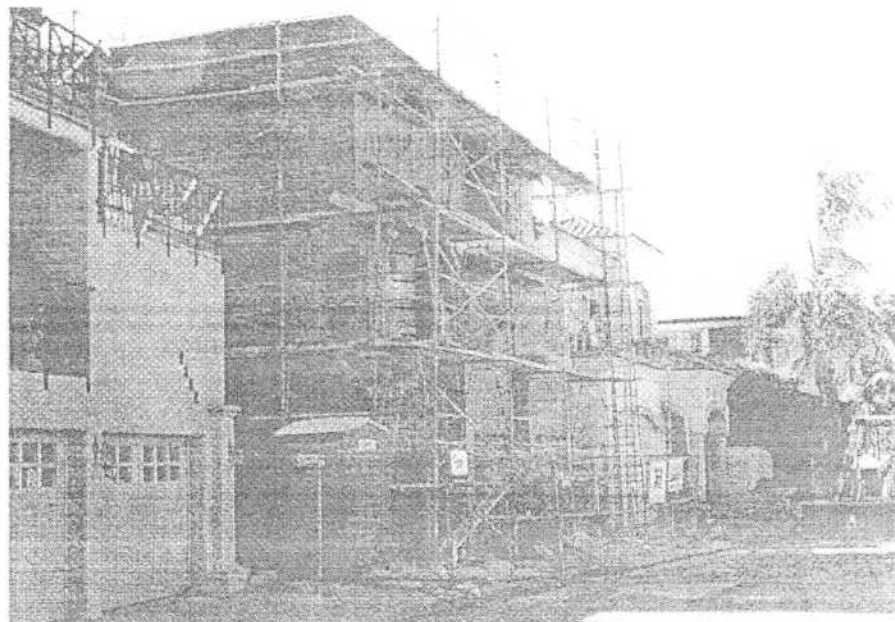
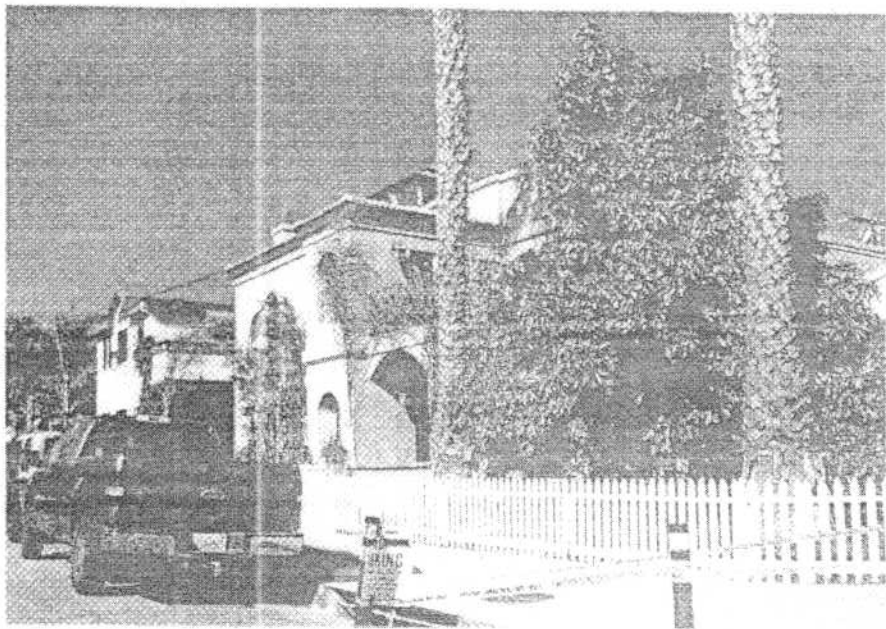
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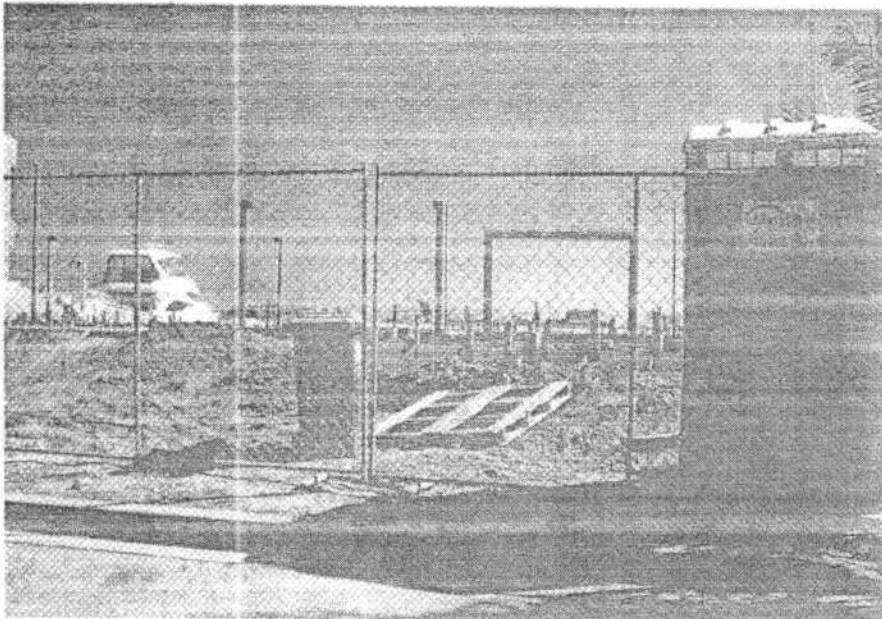
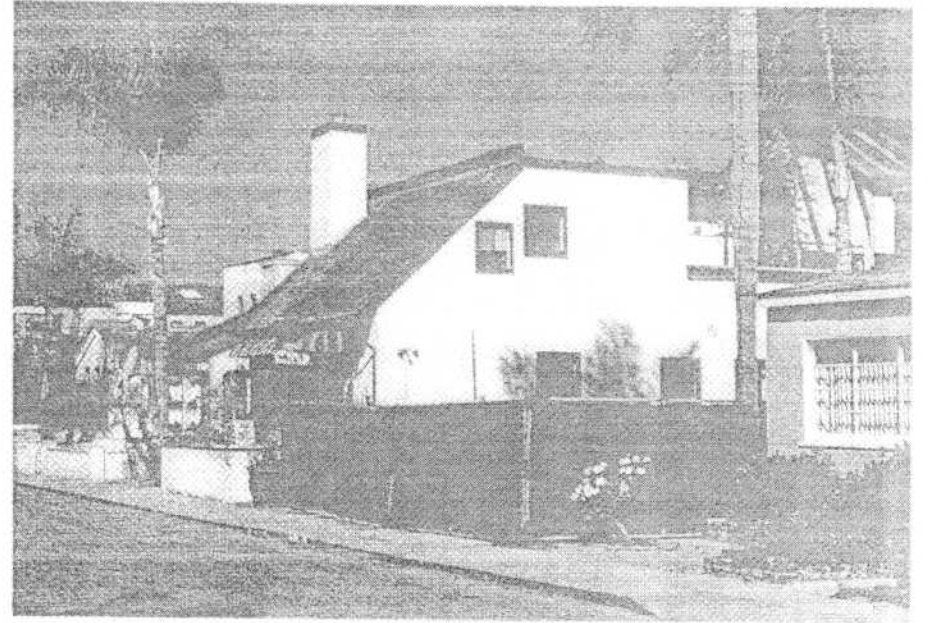
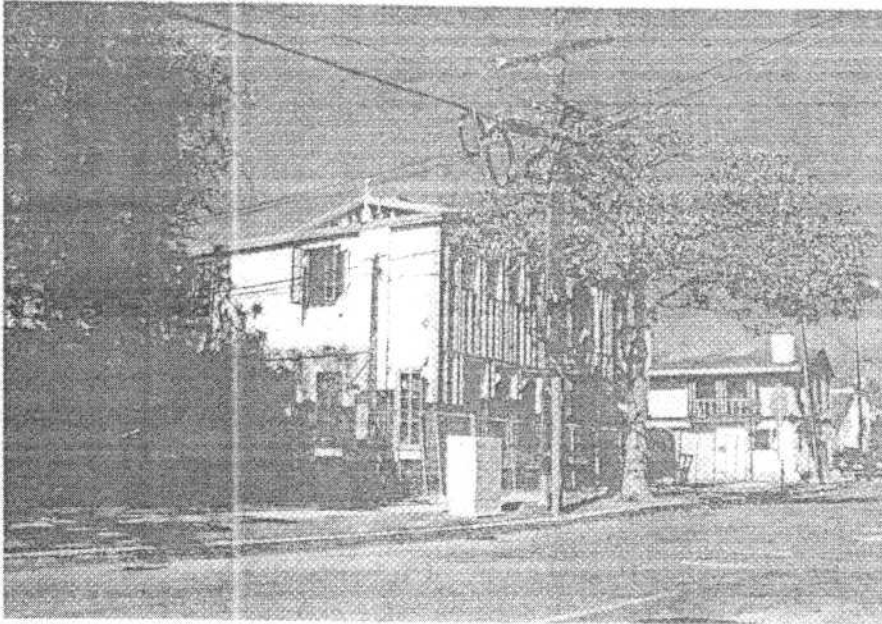
NAPLES



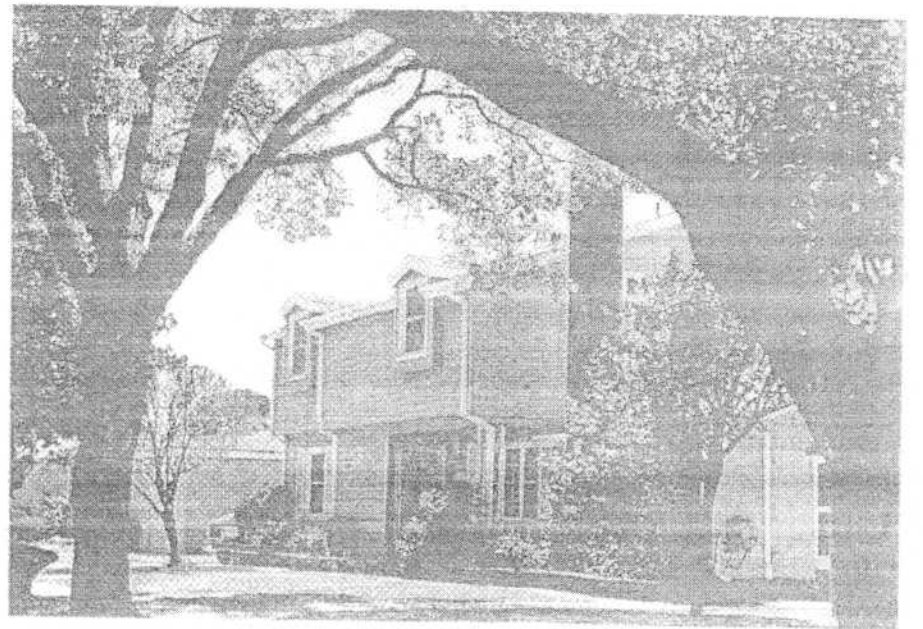
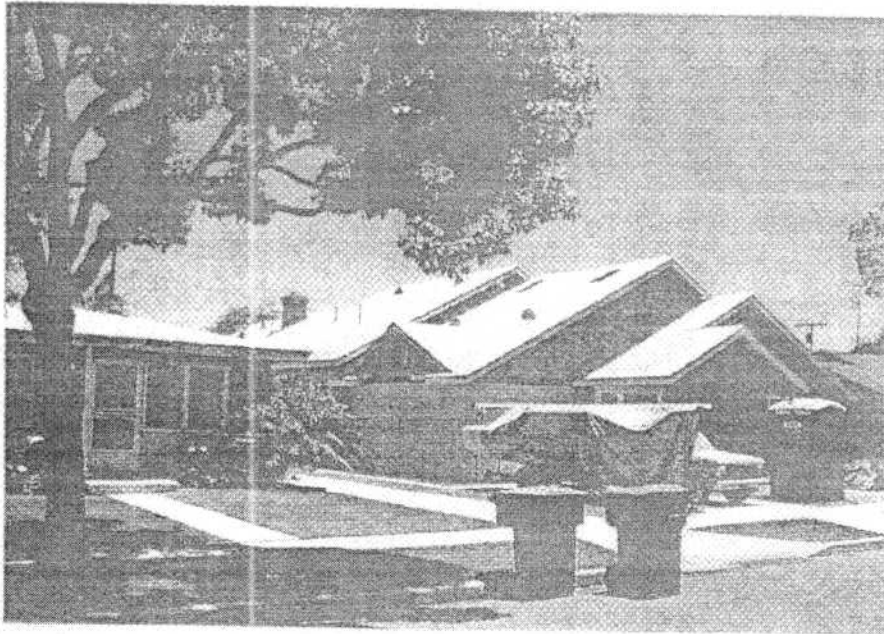
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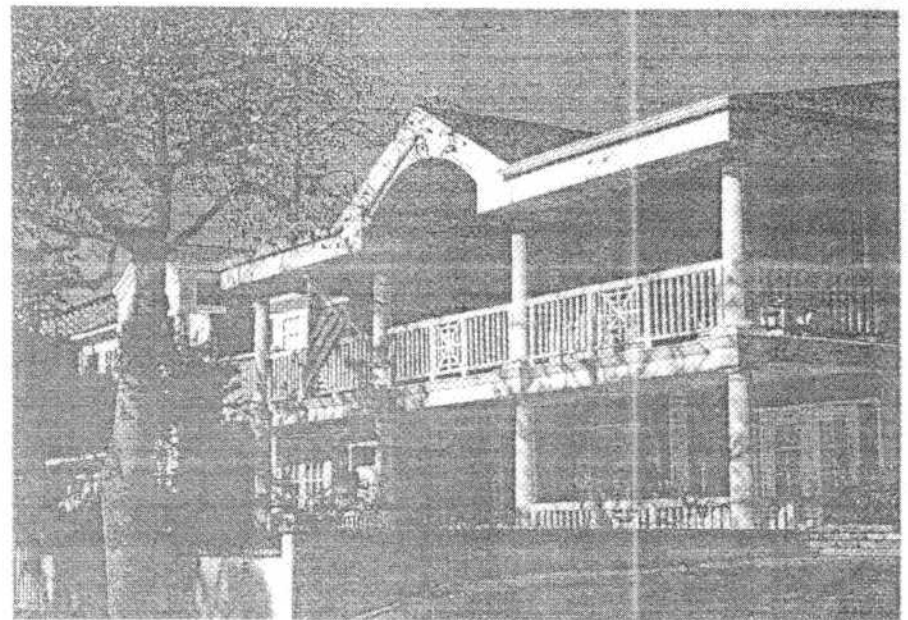
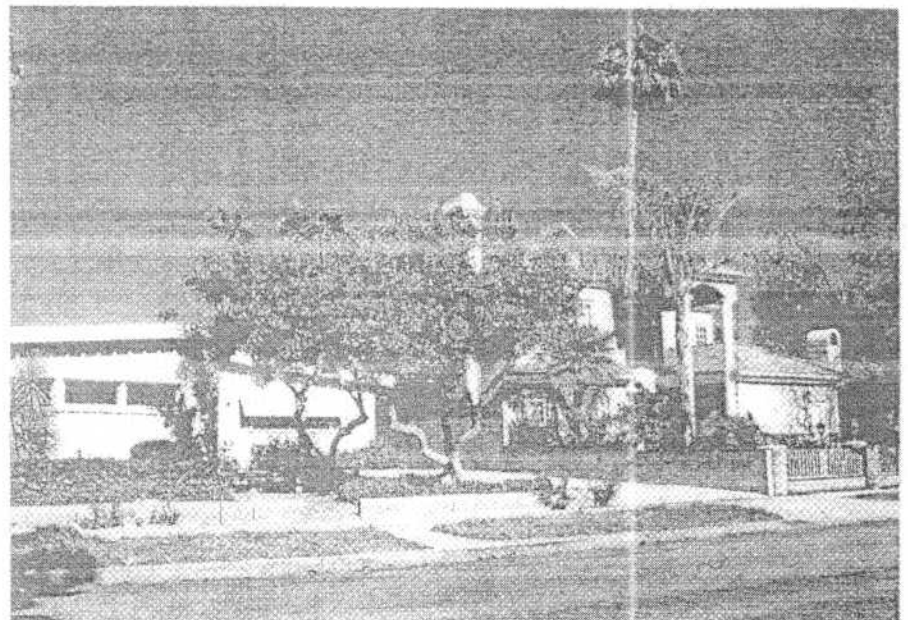
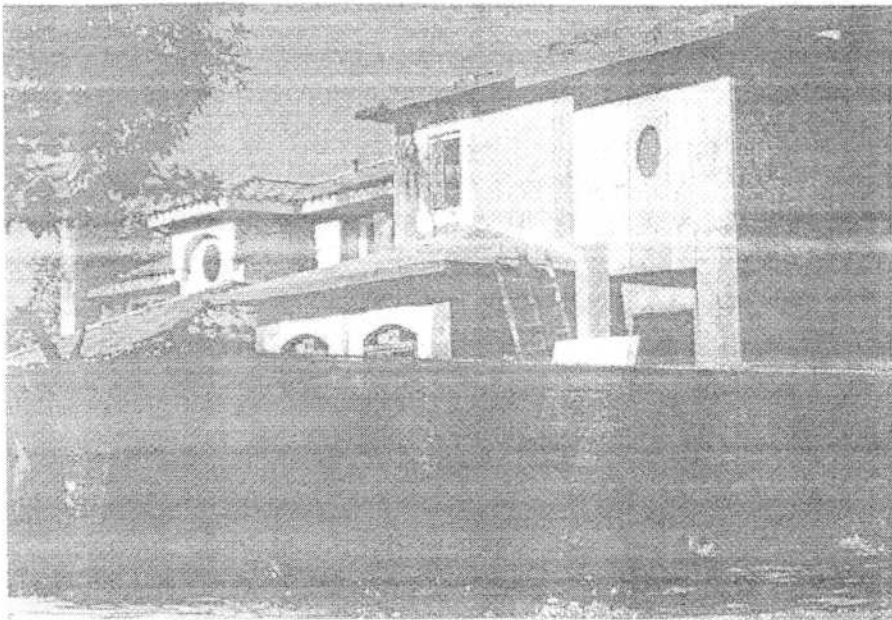
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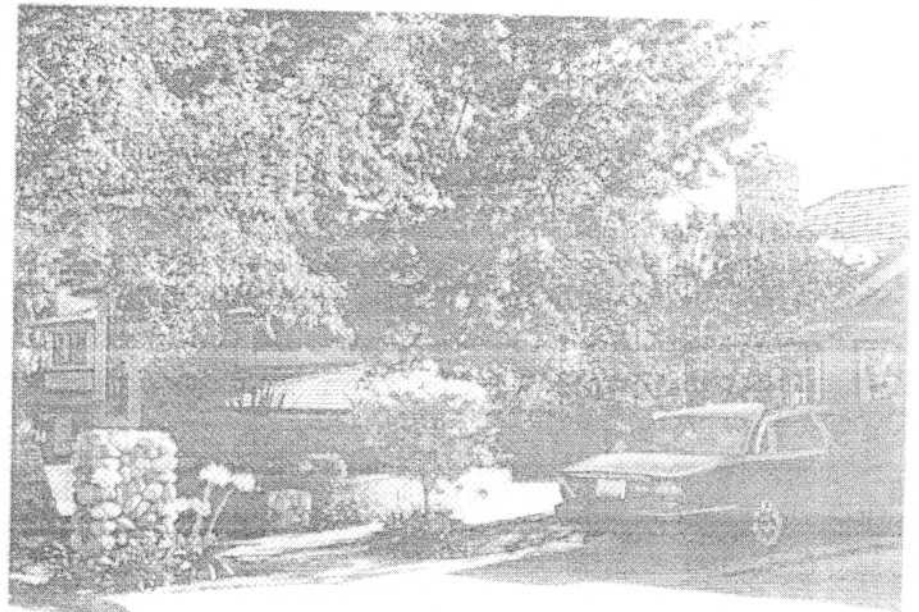
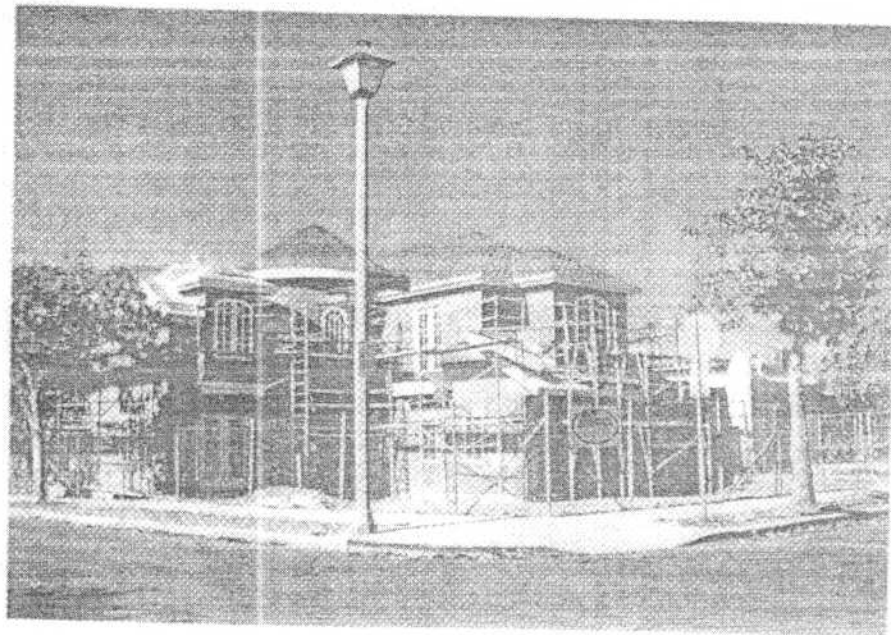
LOS ALTOS



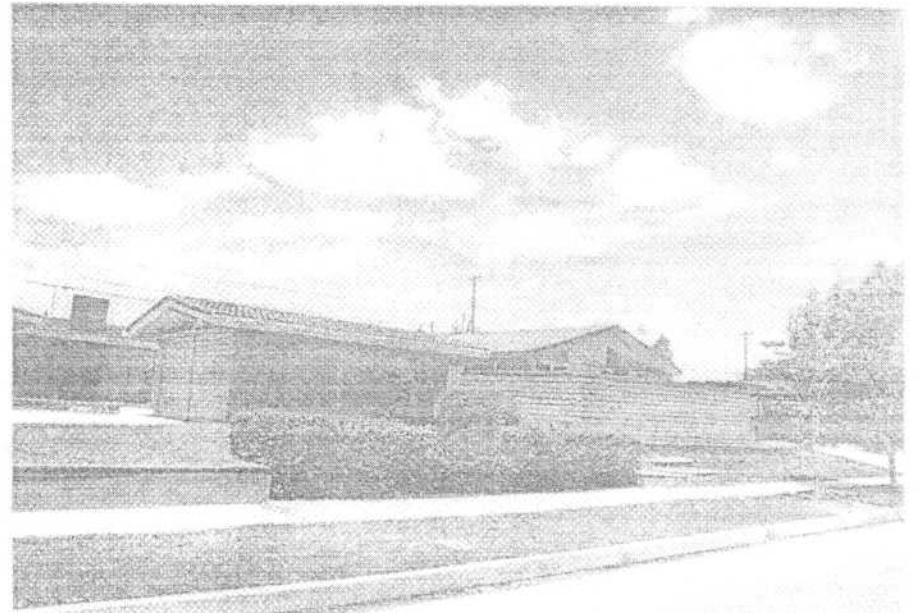
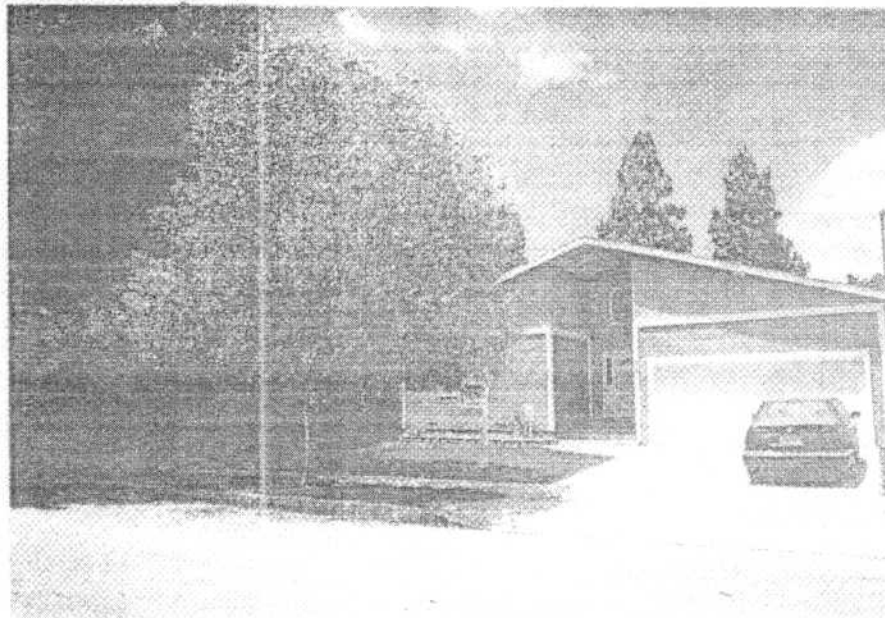
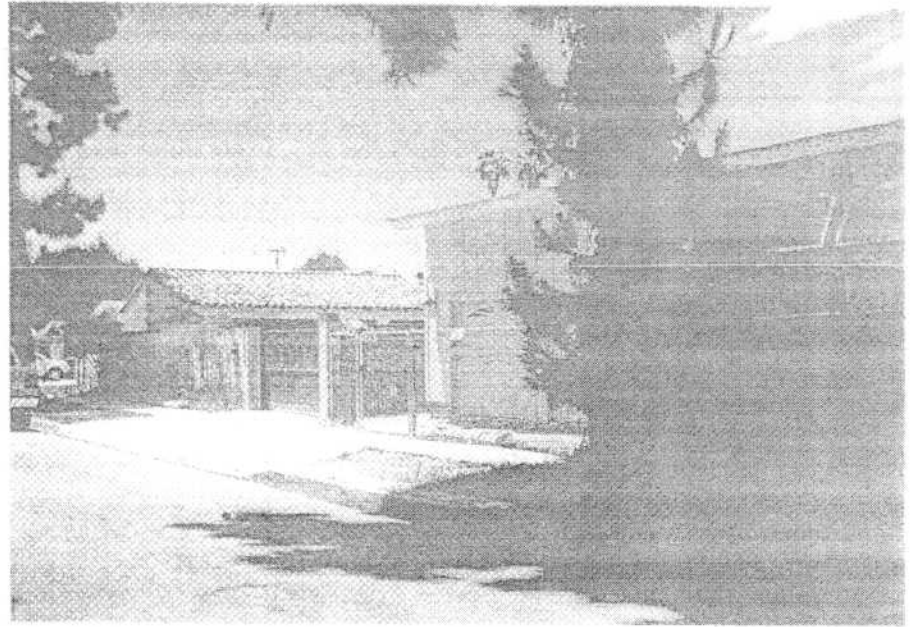
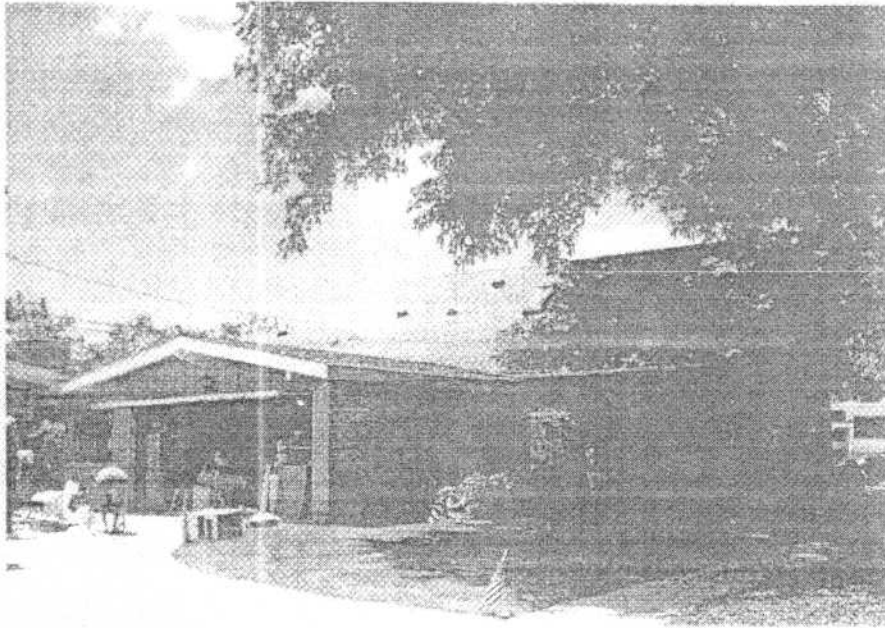
ALAMITOS HEIGHTS



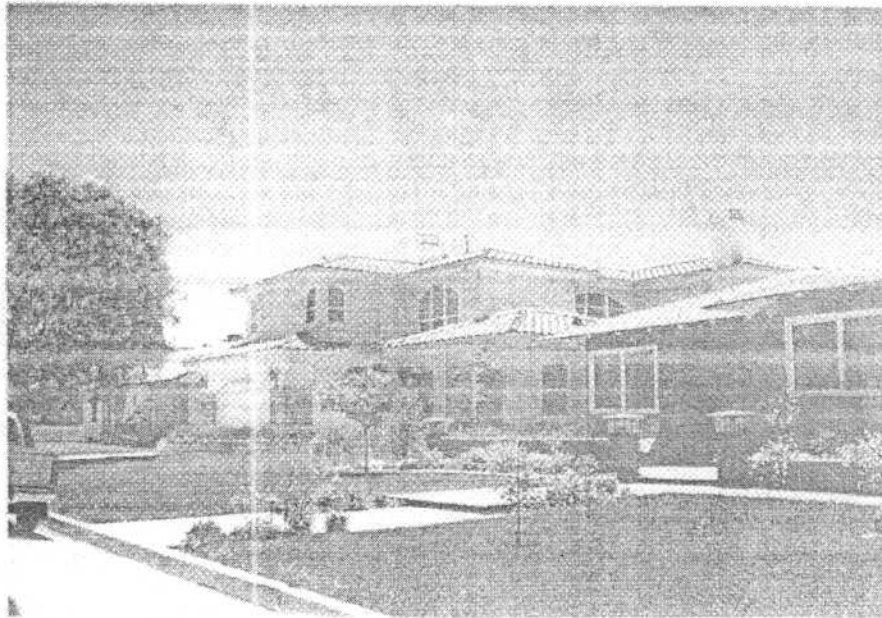
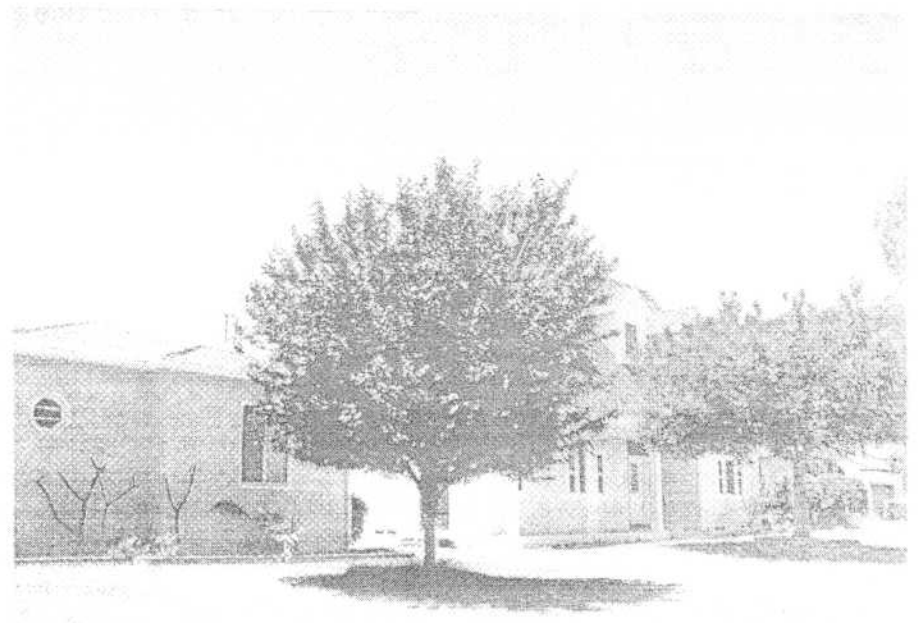
ALAMITOS HEIGHTS



RANCHOS ESTATES



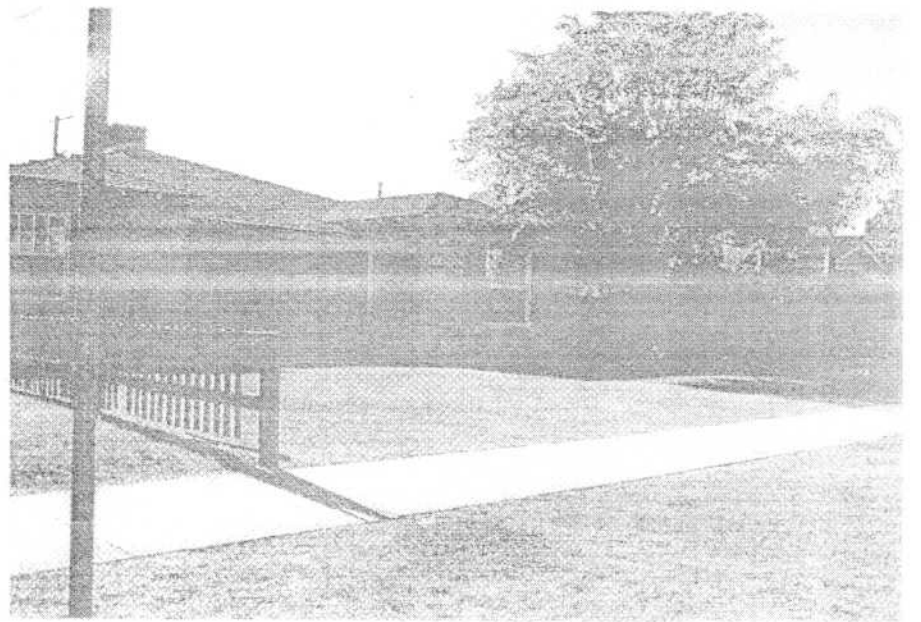
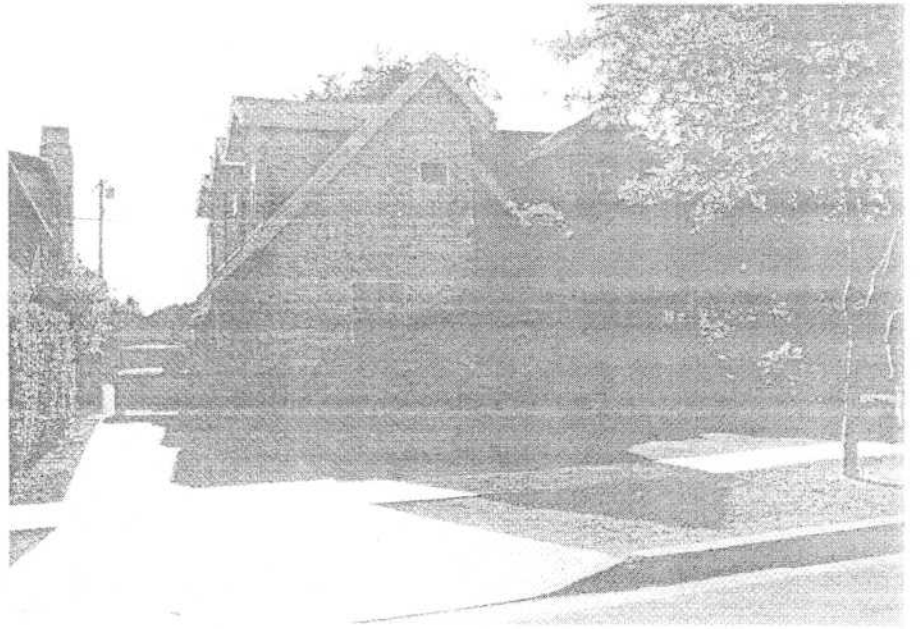
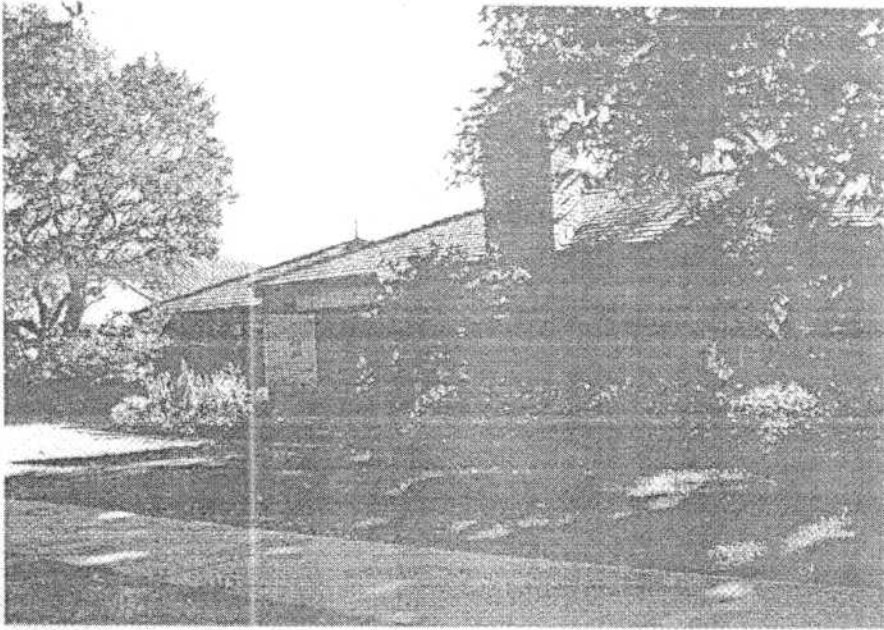
LAKWOOD VILLAGE



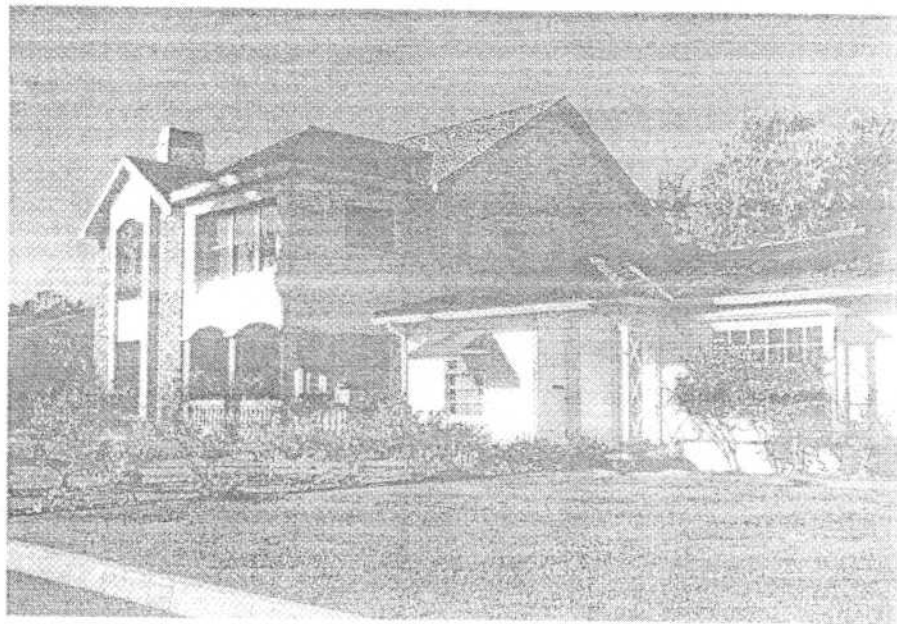
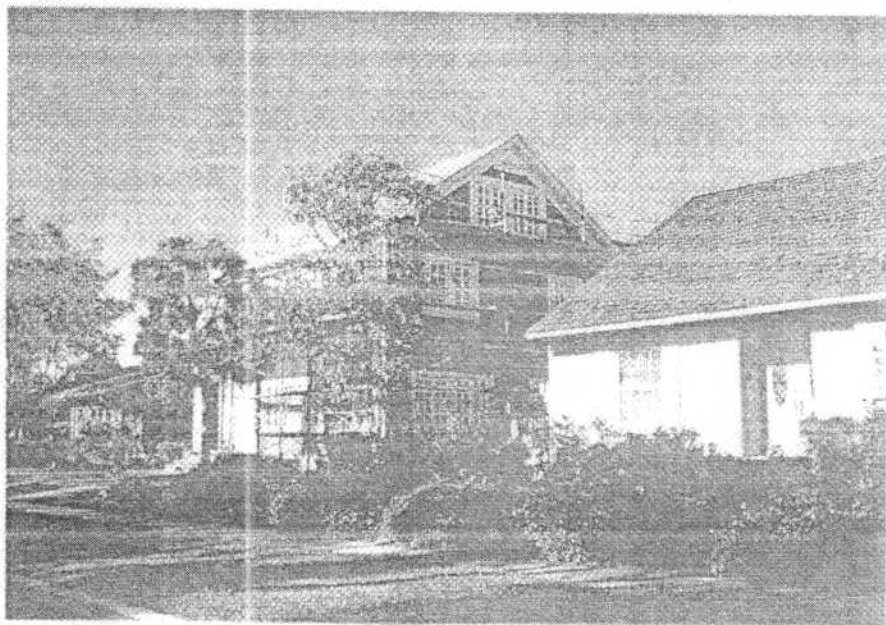
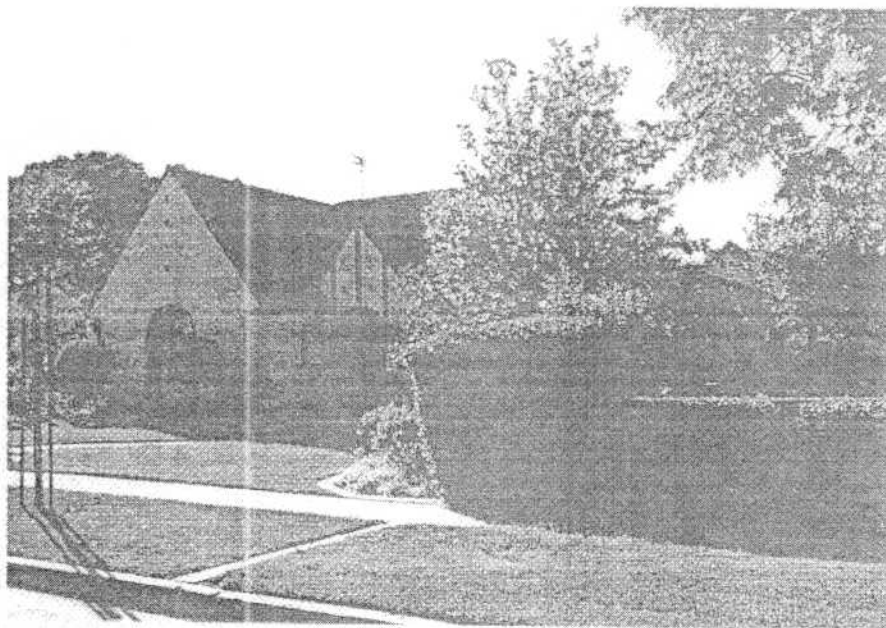
LAKWOOD VILLAGE



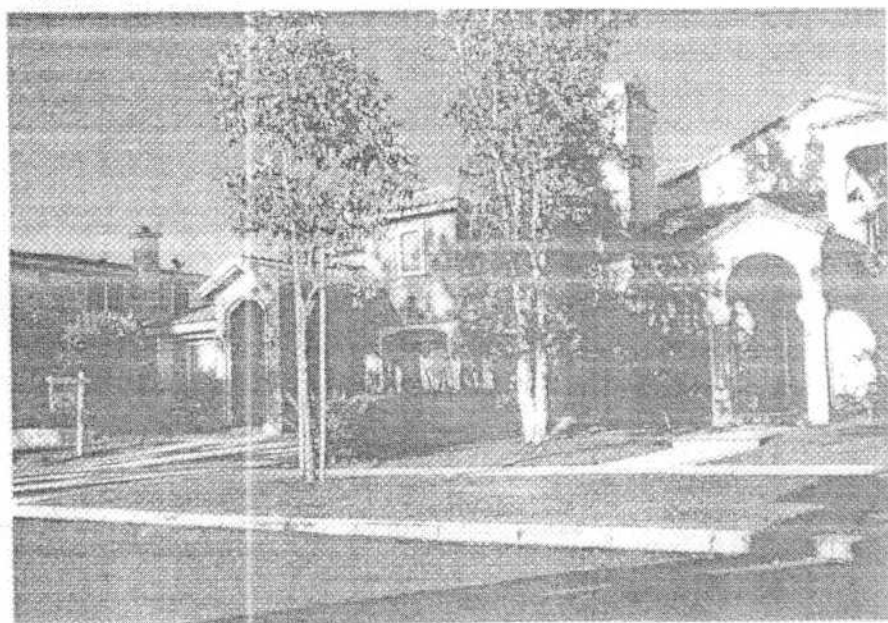
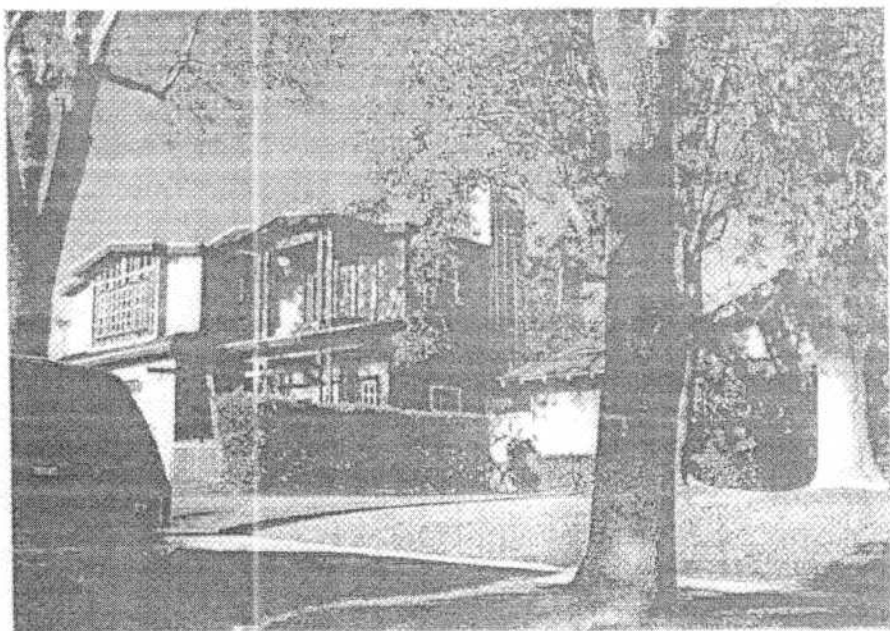
LOS CERRITOS



LOS CERRITOS



LOS CERRITOS



Belmont Heights Neighborhood



ATTACHMENT B



Belmont Shore Neighborhood

ATTACHMENT C



Peninsula Neighborhood

ATTACHMENT D

correctors on 08/28

From: rick gaylord <rick.mcg@verizon.net>
Subject: **Neighborhood Character Stabilization and 30 Dana Place**
Date: September 11, 2007 1:11:50 PM PDT
To: Long Beach City Council

Mayor Foster and Members of the City Council

As you consider the issue of Stabilizing the Character of the Long Beach Peninsula Neighborhood please include the immediate need to modify the proposed design for 30 Dana Place to initiate the Stabilization process.

The overbuilding and disregard for the unique character of the Peninsula has already begun, so it is imperative that steps be immediately taken to place some controls on any project that has not yet started construction.

The proposed design for 30 Dana Place is a 35 foot high flat sided stucco box as shown on the attached drawings.

Minor modifications to make the design more compatible with the character of the Peninsula are possible:

1. The 3 foot 6 inch high parapet which is proposed to be all around the flat roof could easily be stepped down to 6 inches in the front and back portions of the roof. There is no need for a continuous high parapet.
2. The third floor, on the street frontage could also easily be stepped back 10 feet from the property line. The first floor is setback 18 inches from the property line, and the second floor is also 18 inches with a stepped back 7 foot 6 inch covered balcony.

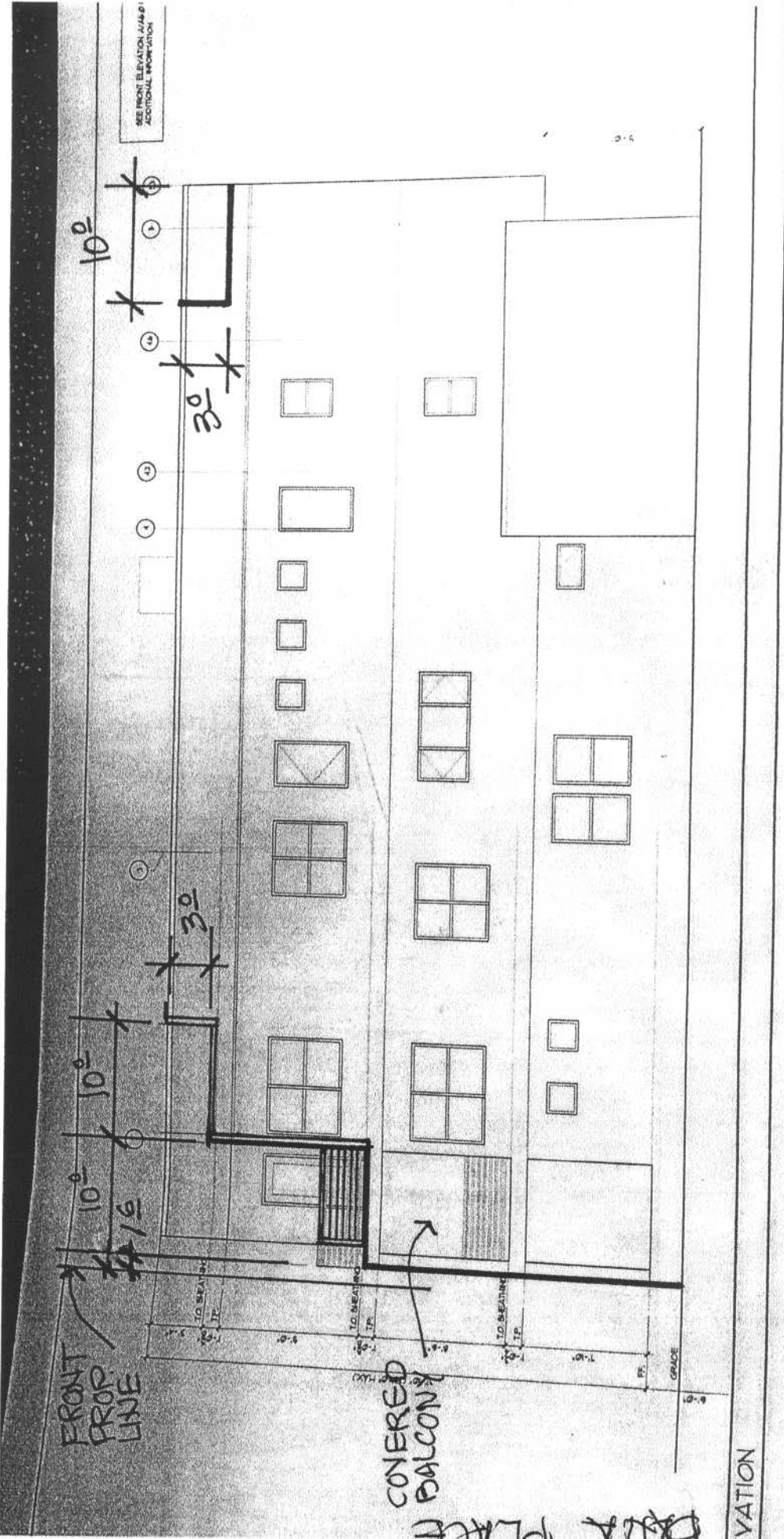
These two suggestions could substantial reduce the massive look of the design from the street, the changes to the construction documents would be minor and not impact the interior layout and would not delay construction.

Considering the side elevations of the design, recessed portions of some walls could also be incorporated which would reduce the "tunnel" effect with the adjacent homes. Recessing walls 12 to 18 inches would relieve the flat wall appearance.

These suggestions are noted on the attached drawings.

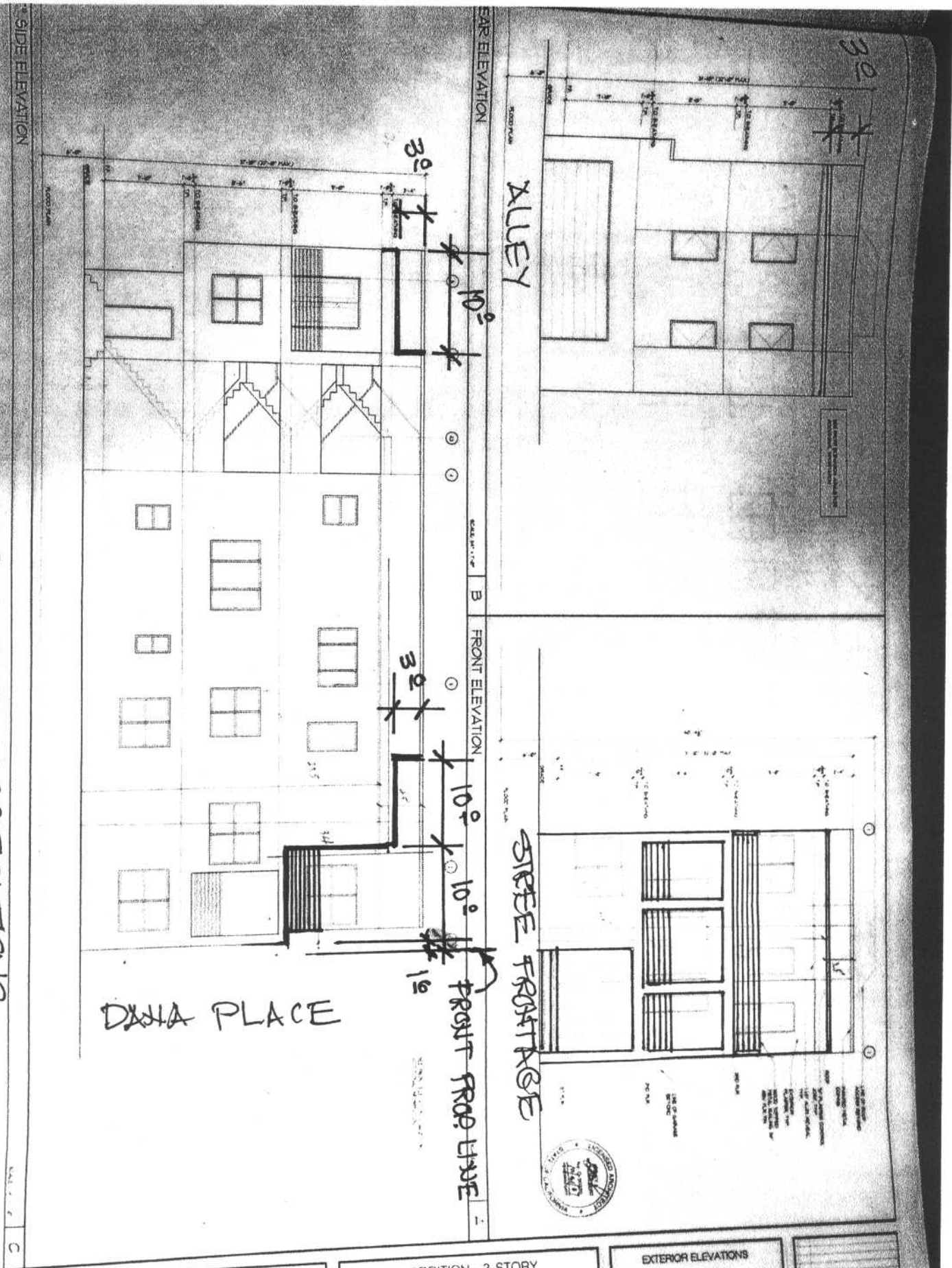
Thank you for your consideration.

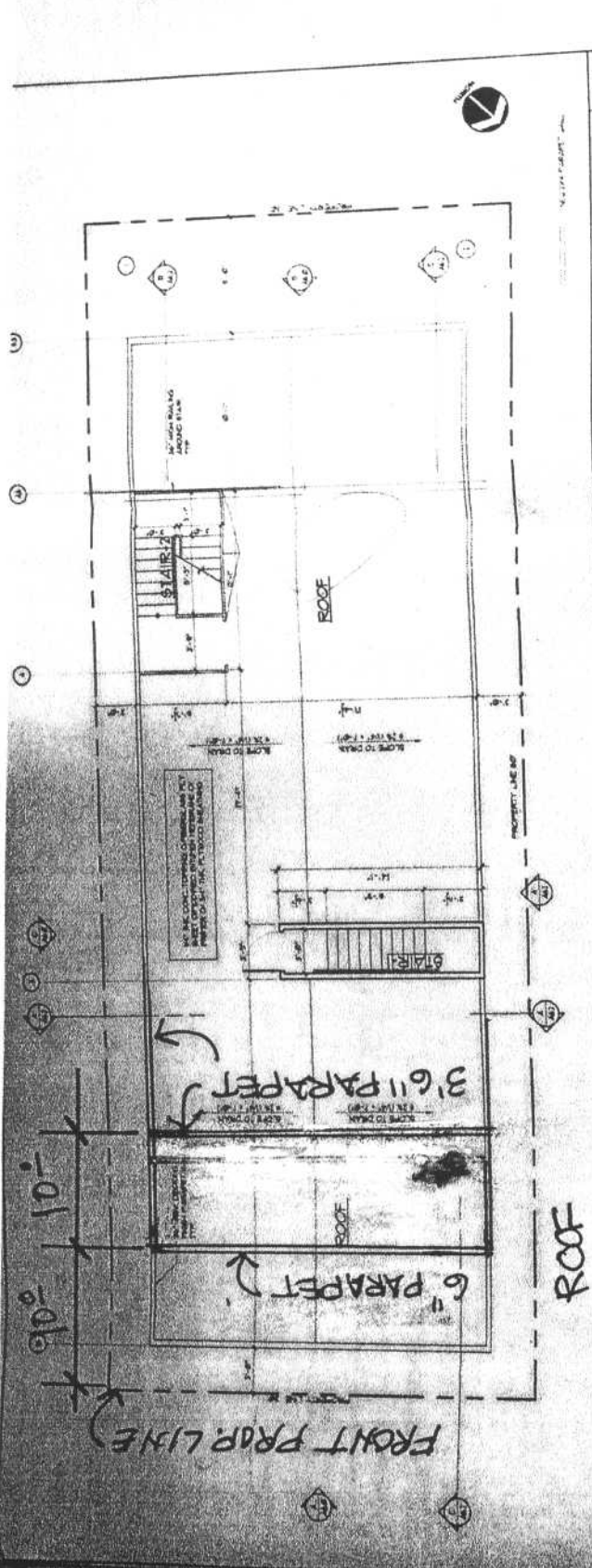
A petition is being circulated regarding this proposed design and so far 100% of the neighbors contacted have signed the petition asking you, the City Council, to immediately include the compatibility of this design in the Stabilization Study before construction proceeds. The completed petition will be presented to you at the meeting on the 18th.



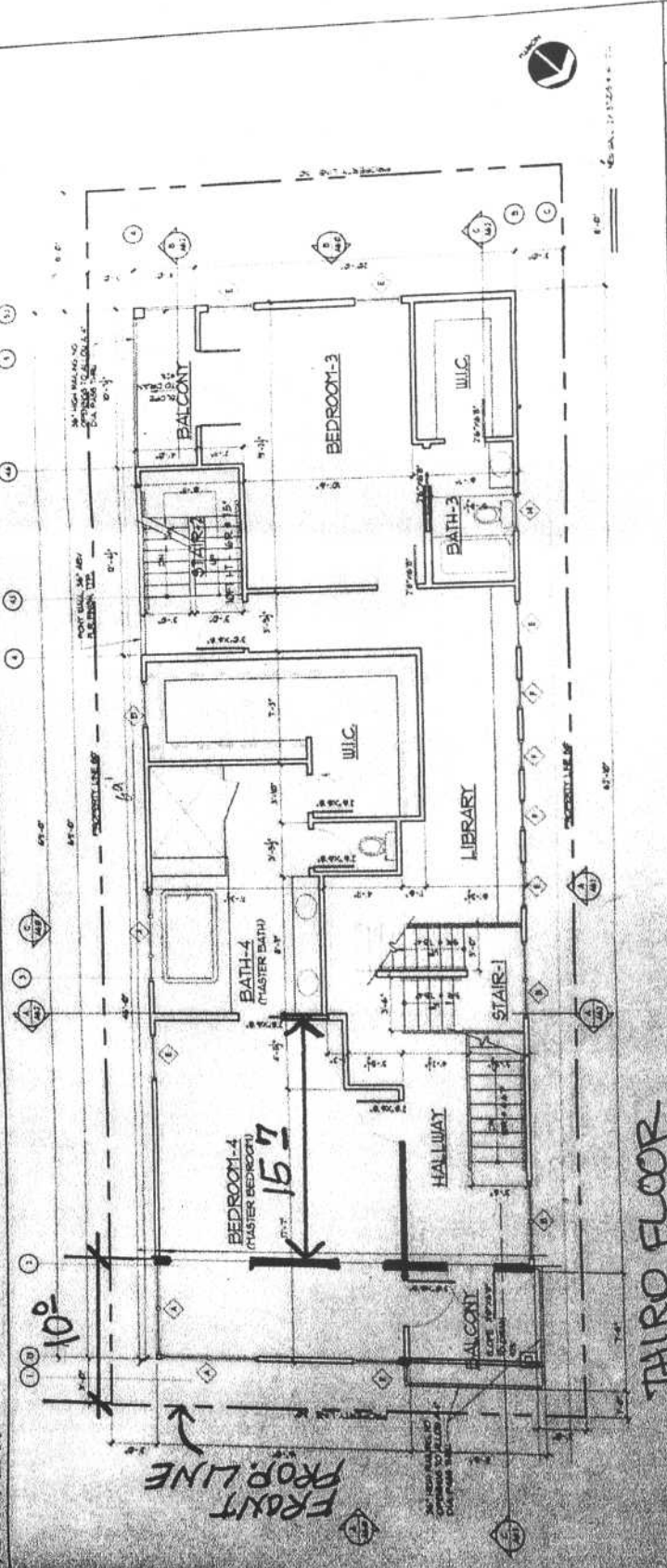
PROPOSED DESIGN MODIFICATIONS

PROPOSED DESIGN MODIFICATIONS





ROOF PLAN



THIRD FLOOR PLAN

DANA PLACE

PROPOSED DESIGN MODIFICATIONS

SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

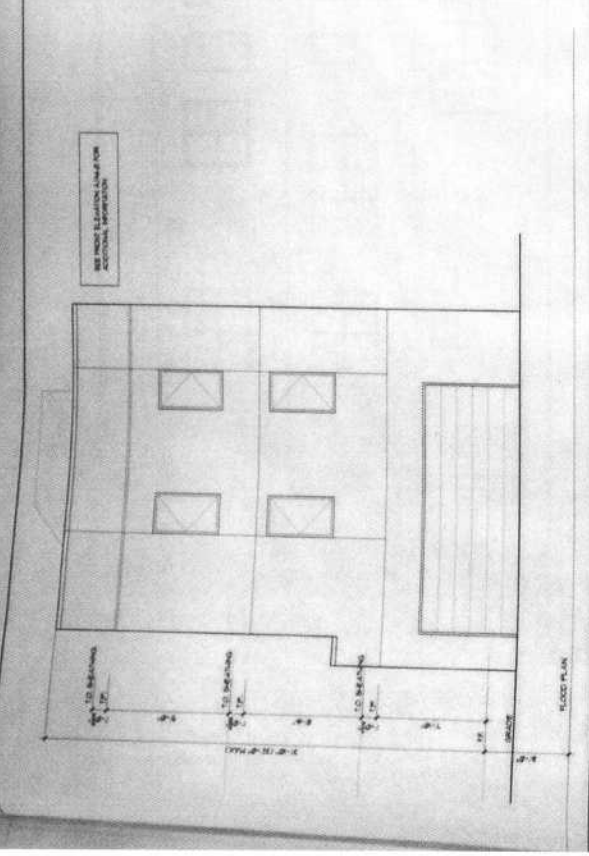
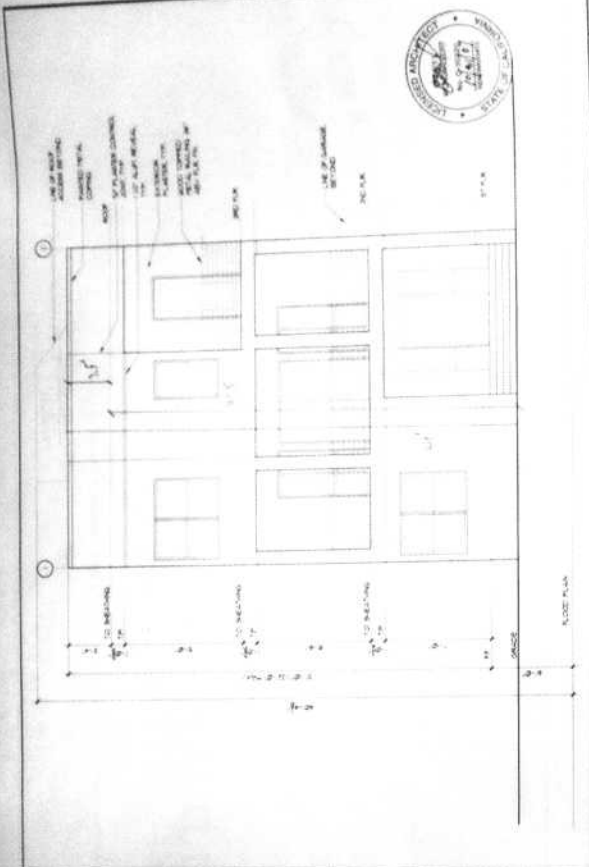


EXTERIOR ELEVATIONS

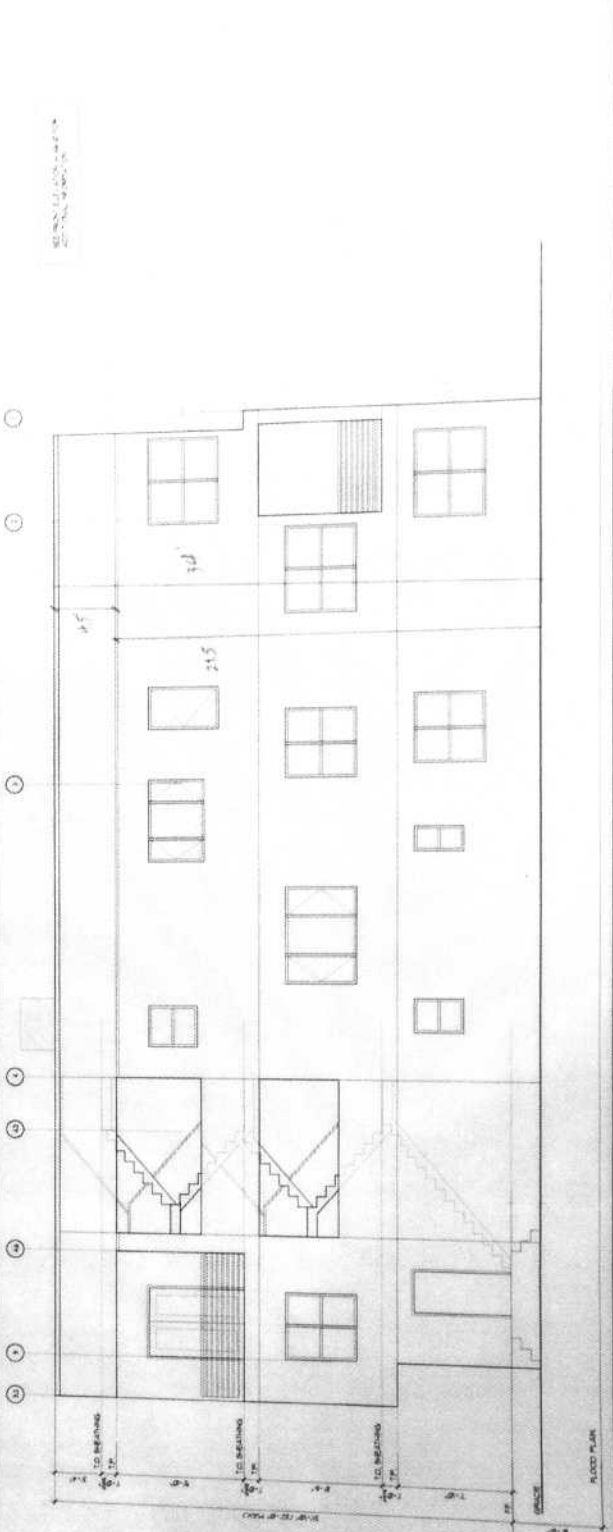
ADDITION - 3-STORY
SINGLE FAMILY DWELLING
18 DASH PLACE, LONG BEACH, CA 90801

DM
DENARO CONSTRUCTION
11111 W. 111th St.
Long Beach, CA 90804
Tel: (562) 591-1111
Fax: (562) 591-1112

A6.0
DATE: 08/17/17
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO: 17-009
SHEET NO: A6.0
SCALE: 1/8" = 1'-0"

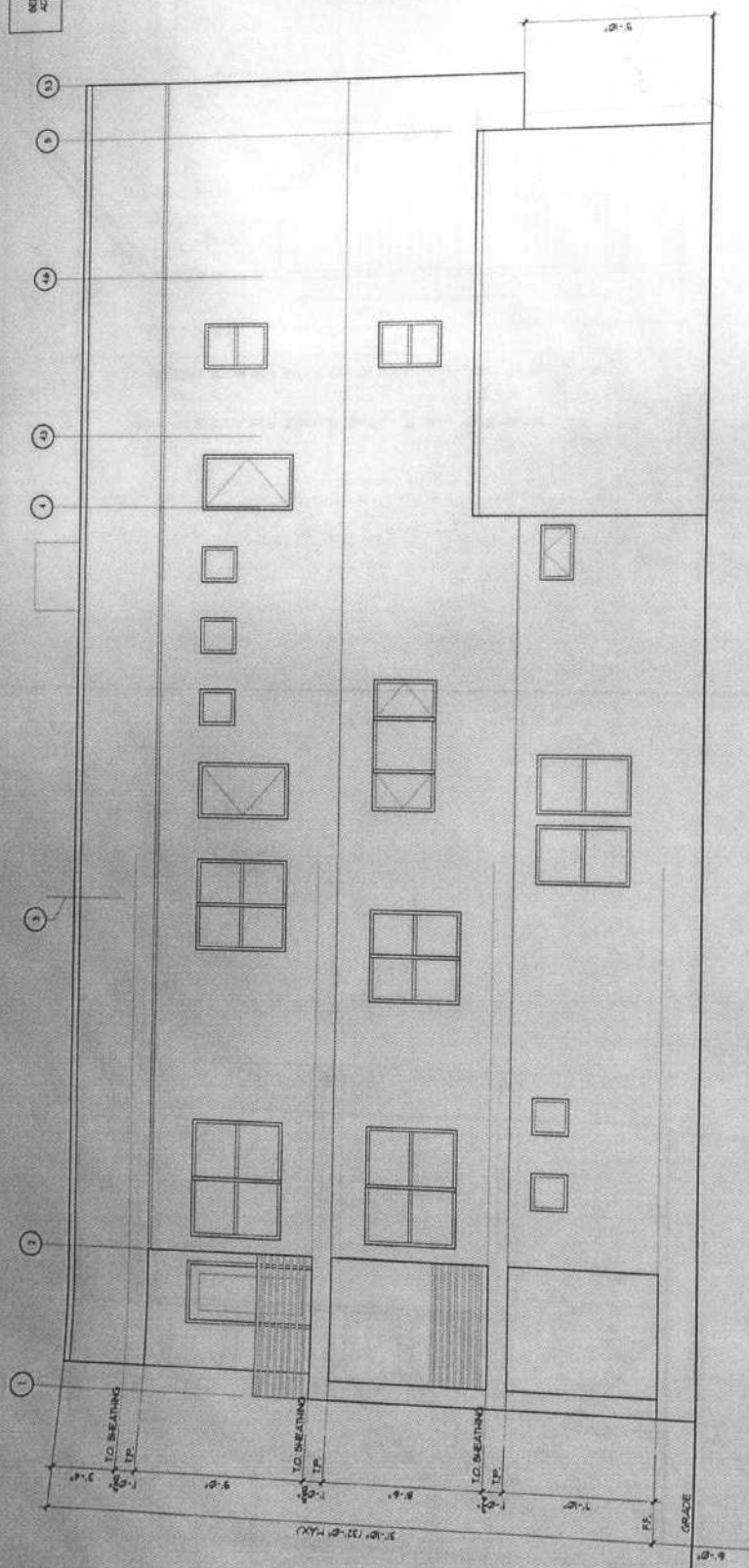


REAR ELEVATION SCALE: 1/8" = 1'-0" B FRONT ELEVATION SCALE: 1/8" = 1'-0" 4



1" SIDE ELEVATION SCALE: 1/8" = 1'-0" C

SEE FRONT ELEVATION A1/A2 FOR
ADDITIONAL INFORMATION



ELEVATION

VENTILATION NOTES

- ATTIC AND BASE FLOOR VENTILATION NOTES:
- THE NET FREE VENTILATING AREA SHALL BE LESS THAN 1/60 OF THE AREA OF THE SP. VENTILATED.
 - OPENINGS FOR VENTILATION SHALL BE OF STEEL OR ALUMINUM VENTILATING MATERIAL WITH AN OPENING OF 24 INCH IN DIAMETER.

WINDOW SCHEDULE

WINDOWS TO HAVE U-FACTOR OF 0.30 MAXIMUM

- A 6'-0" x 4'-0" 2-SIDE SH
- B 4'-0" x 4'-0" 2-SIDE SH
- C 4'-0" x 4'-0" 3-SIDE SH
- D 4'-0" x 4'-0" 3-SIDE SH TYPED
- E 4'-0" x 4'-0" 3-SIDE SH
- F 2'-0" x 4'-0" CABINET
- G 2'-0" x 3'-0" CABINET
- H 1'-0" x 1'-0" FR
- I 1'-0" x 3'-0" SH OREGONAL TYP
- J 2'-0" x 3'-0" SH
- K 2'-0" x 3'-0" SH OREGONAL TYP
- L 4'-0" x 3'-0" CORNER OF GL
- M 6'-0" x 3'-0" CORNER OF GL
- N 6'-0" x 4'-0" CORNER OF GL
- O 3'-0" x 3'-0" CORNER OF GL
- P 3'-0" x 3'-0" VENT WIND

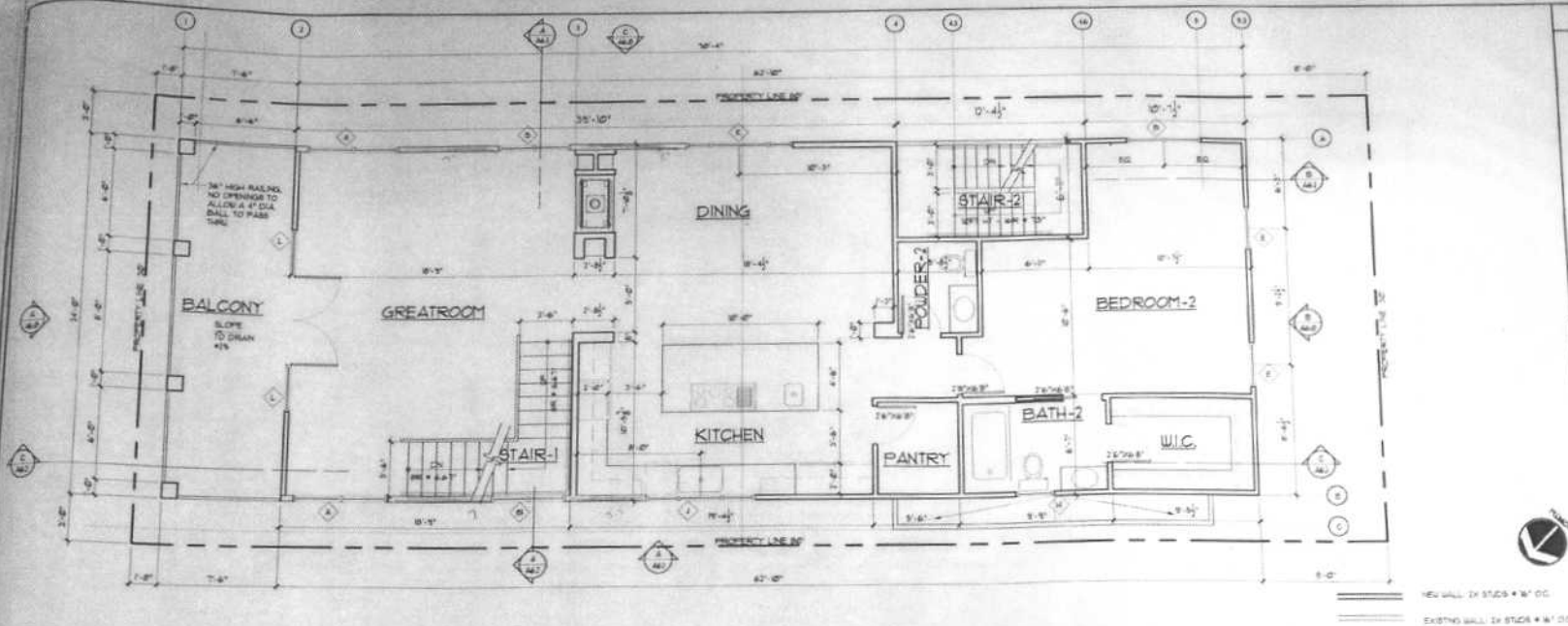
NOTES:
 1. SEE ELEVATIONS FOR HEIGHT
 2. FOR ROUND OPENING SIZE AS FOR 2'-0" x 4'-0" WINDOW

FIRE RATINGS FOR OCCUPANCY GROUP: OCCUPANCIES THE FIRE RATING SHALL BE AS INDICATED IN THE TABLES UNLESS OTHERWISE NOTED. GARAGE FLOOR SHALL BE CONSTRUCTED OF STEEL, W/ MIN. 3/4" THK. CONCRETE SLAB. SEE SHEET 11-1.

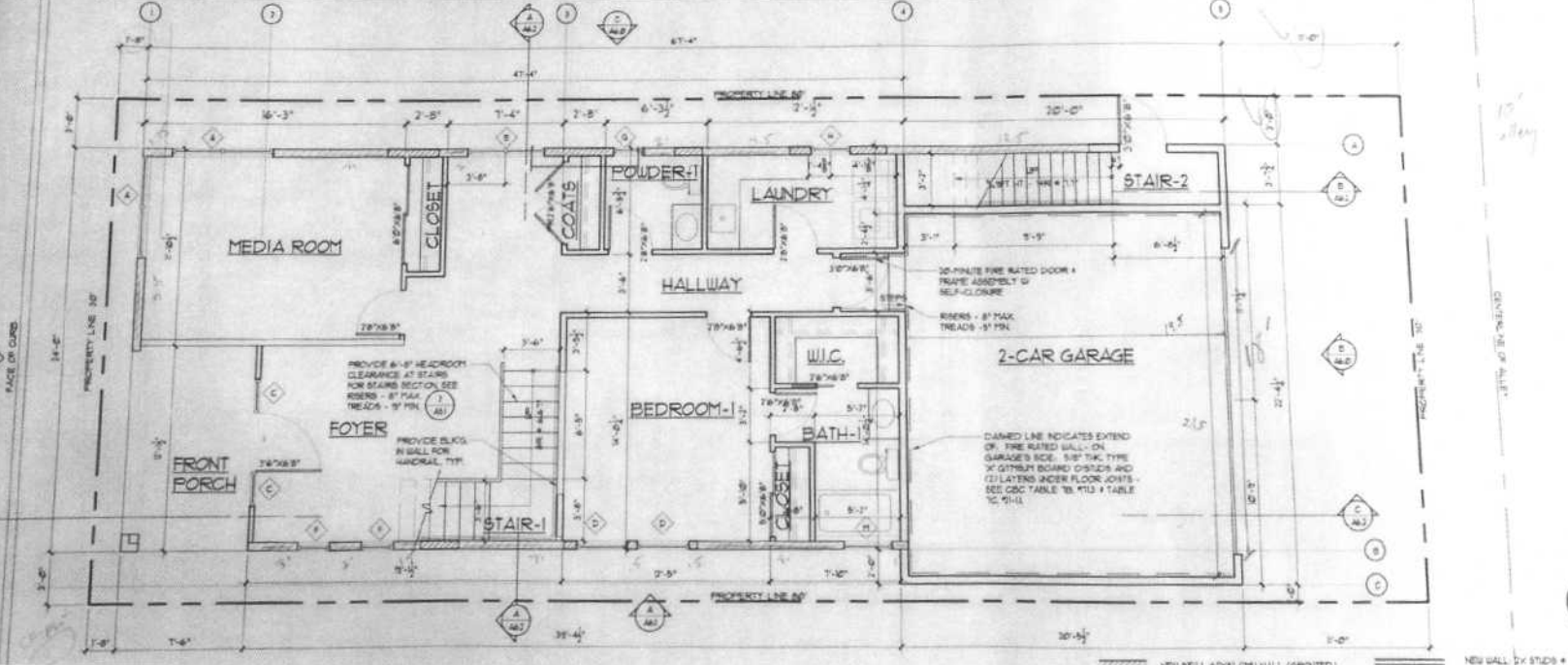
CBC TABLE 703.1.1.2. PER CBC SECTION 703.1.1.2. (1) 1/4" WOOD STUDS @ 16" O.C. VERTICALLY OR HORIZONTALLY ON END JOINTS.

CBC TABLE 703.1.1.2. (2) 1/4" WOOD STUDS @ 16" O.C. ON END JOINTS ON THE EXTERIOR. REQUIRED FOR INTERIOR FINISHES.

CBC TABLE 703.1.1.2. (3) CEILING CONSTRUCTION BASE LAYER 5/8" TYP JOINT OR TRUS 24" O.C. FACE LAYER APPLIED AT RIGHT AN.



2ND FLOOR PLAN



NEW WALL 2X STUDS + 1/2" OC
 EXISTING WALL 2X STUDS + 1/2" OC

SCALE 1/4" = 1'-0"

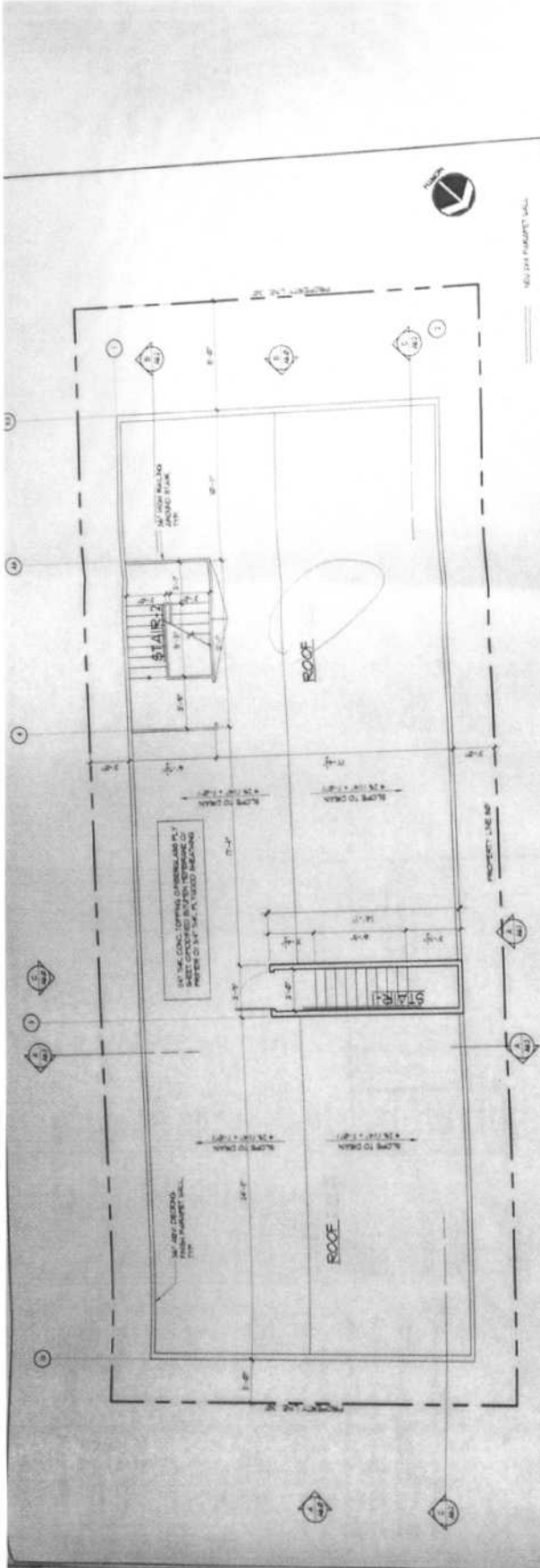
NEW 6" W/ 1/2" CMU WALL (GRAVITY)
 EXISTING 6" W/ 1/2" CMU WALL (GRAVITY)

NEW WALL 2X STUDS + 1/2" OC
 EXISTING WALL 2X STUDS + 1/2" OC

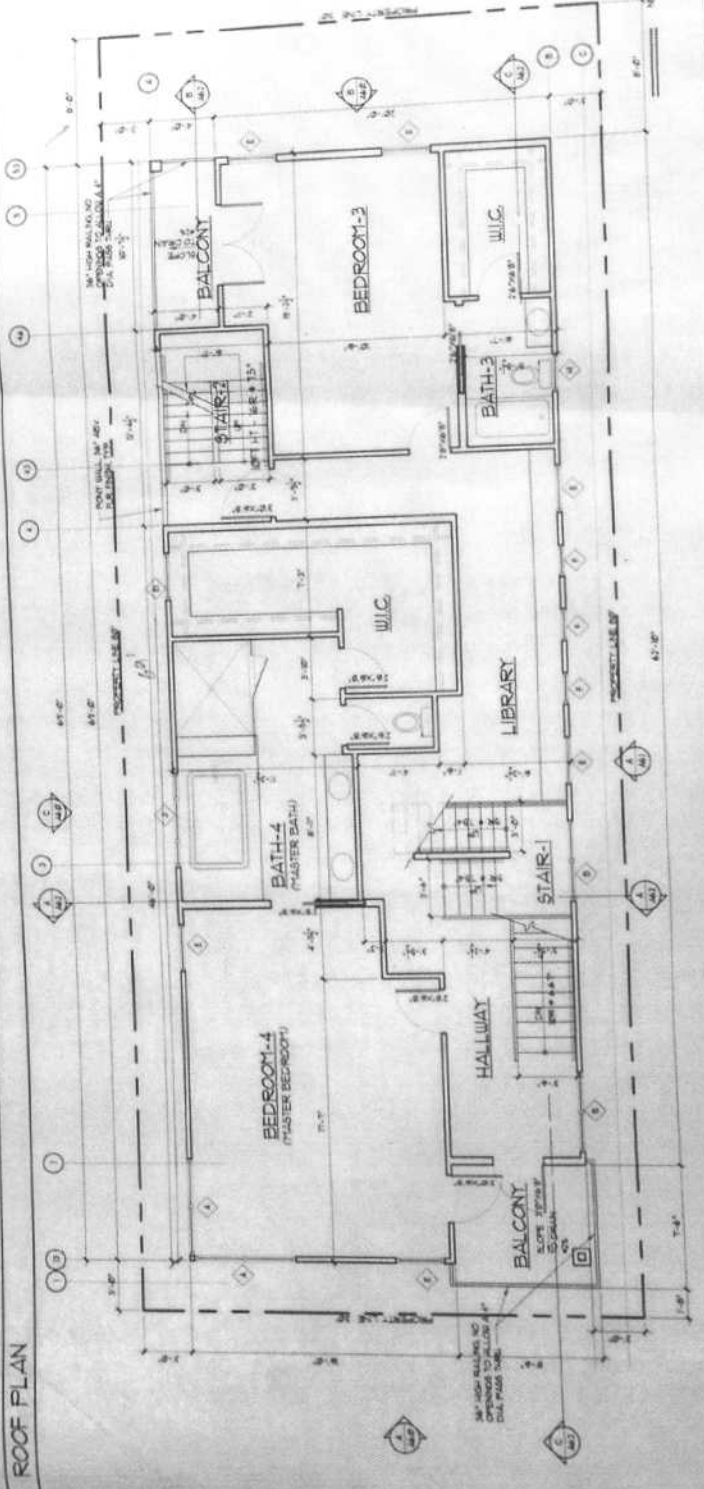


B





NO 2x4 PARAPET WALL
SCALE 1/4" = 1'-0"



ROOF PLAN

3RD FLOOR PLAN

SCALE 1/4" = 1'-0"

From: rick gaylord <rick.mcg@verizon.net>
Subject: **Community Character Stabilization**
Date: September 2, 2007 5:43:17 PM PDT
To: Long Beach City Council

Members of the Long Beach City Council

Regarding Community Character Stabilization and 30 Dana Place on the Long Beach Peninsula

The proposed design for 30 Dana place is an excellent example to refer to in regards to Stabilizing the Character of the Long Beach Peninsula.

This design, as shown on the attached drawings clearly shows a lack of regard for the surrounding homes, a disregard for the integrity and character of the community. The design is an overbuilt massive 35 foot high plain stucco box devoid of any fenestration. It would more appropriately be an office building or an economy apartment building.

Specifically, this design, as well as other already overbuilt projects, effect the environment of the surrounding homes. The extreme mass of the building blocks the sun, and in this case existing solar panels. The properties to the North will lose a significant amount of sun, and again in this case will effectively block a 12 x 20 foot skylight that has provided sufficient heat for the home since it was built in 1980. Furthermore, the 3 foot six inch high parapet completely blocks all view of the Pacific Ocean and is unnecessary with a flat roof design. If any roof deck is planned, although nothing is currently show, it surely would not need to cover the whole roof.

This proposed design undermines the City's goal of Stabilizing the Character of the local communities. As you consider implementing a temporary moratorium to study the establishment of local community guidelines we are asking that this project be specifically included in the moratorium since construction has not yet started.

if this design is allowed to proceed without some modifications, it will become an eyesore on the Peninsula for many many years and a testament to the City's lack of resolve to halt the deterioration of our neighborhoods. Other Southern California Cities have taken action to halt the Mansionazation phenomenon, now it is time Long Beach does the same.

This project is designed to the limit of the existing Zoning codes so the Planning department can only process the plans accordingly. Only the you, the City Council has the authority, power and opportunity to take steps that will result in a positive impact and begin to stabilize the character of our communities.

We implore you to take immediate action since this is a build for profit "flip" project that is being pushed through the permit process to beat the stabilization wave.

Thank you for your time and consideration and for your initiating the Character Stabilization Studies

and for your concern for the quality of life in Long Beach.

Note a majority of the Peninsula Residents responding to the survey "What positions should ABBPG take on behalf of the Community" said yes to "actively oppose building variances in addition to those involving height and parking and setbacks"

Frederick "Rick" Gaylord
32 Dana Place
A Long Beach resident since 1981

PRESSTELEGRAM.COM

Are our houses getting too big?

By Samantha Gonzaga

Staff writer

LONG BEACH — As homes in the Los Cerritos neighborhood continue to grow, the issue of "mansionization" is making some question whether the city's development standards need to be changed.

"There is a concern within the community that there is an over-development that changes the character of the neighborhood," said Suzanne Frick, the city's director of Planning and Building.

Frick, along with 8th District Councilwoman Rae Gabelich, on Thursday listened to 75 Los Cerritos area residents air concerns about mansionization of homes in their neighborhoods and the variances — requested deviations from city zoning requirements — that make them possible.

A growing trend in Southland cities, mansionization involves the reconstruction or remodeling of homes into large structures that swallow the lot on which they stand. In the last five years, Long Beach has seen 26 such remodels and five demolitions, said Steve Gerhardt, a community planner for the Los Cerritos area, which is near Los Cerritos Park and the San Diego (405) Freeway.

Current standards state the second story cannot exceed 20 feet; homes may cover 40 to 50 percent of the lot; and maximum floor plans must stick to a .60 ratio. For example, a home on a 7,500-square-foot lot would measure 4,500 square feet.

Residents' feedback on the issue will be included in a report the Housing and Neighborhood Committee will present to the City Council tentatively scheduled for Aug. 21, Frick said.

Meeting topics ranged from the approval of variances to residents' desire, examining development standards on fence heights and crumbling sidewalks in neighborhoods approaching 100 years old.

Gabelich, whose district represents Los Cerritos, answered criticisms about property taxes that don't pay for infrastructure improvements by reminding residents of the city's tenuous budget.

"This city is operating on bare bones," she said. "And that goes from public safety to Public Works."

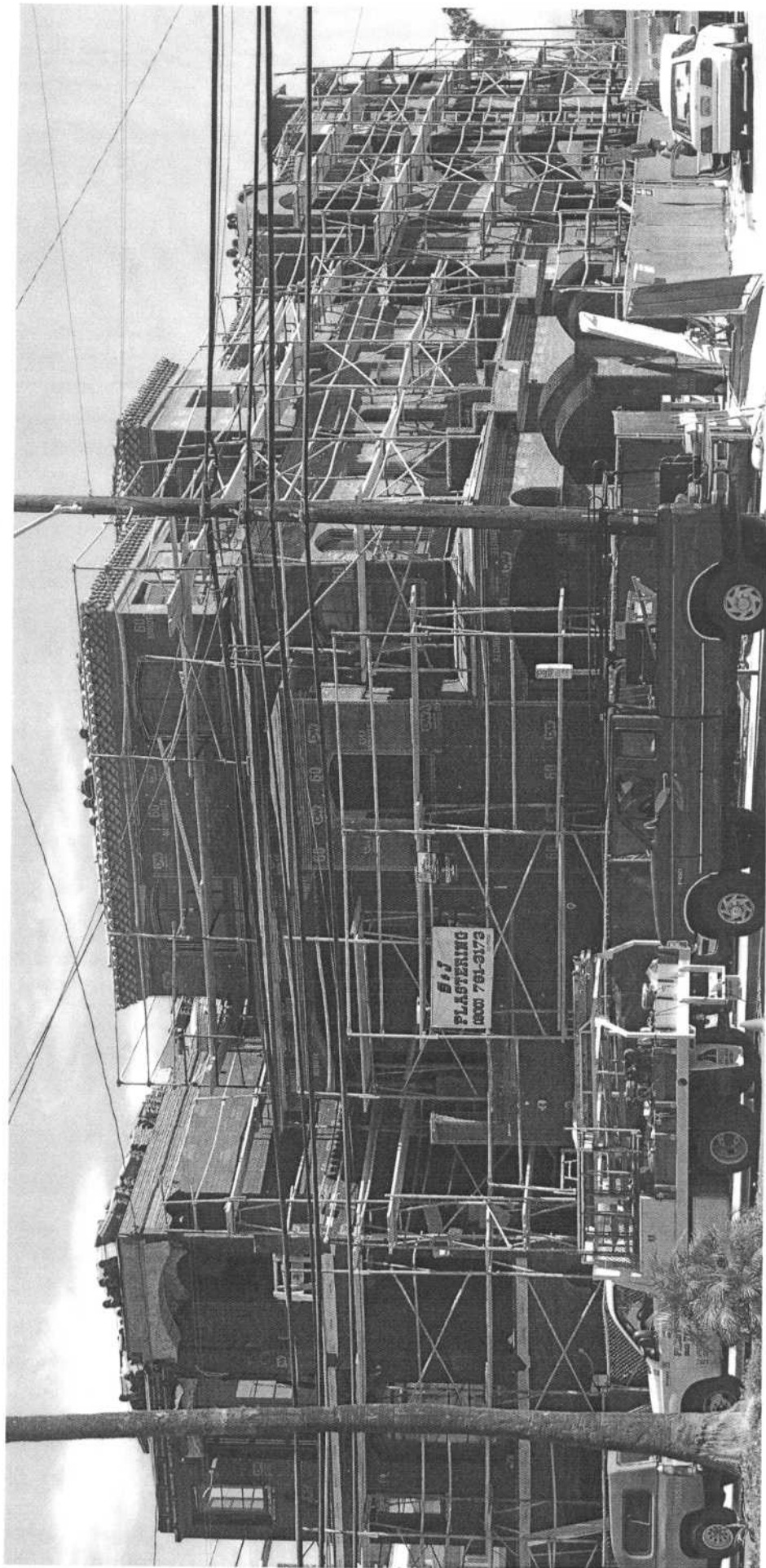
Residents also appeared split on whether design guidelines and an architectural advisory committee should be established in neighborhoods.

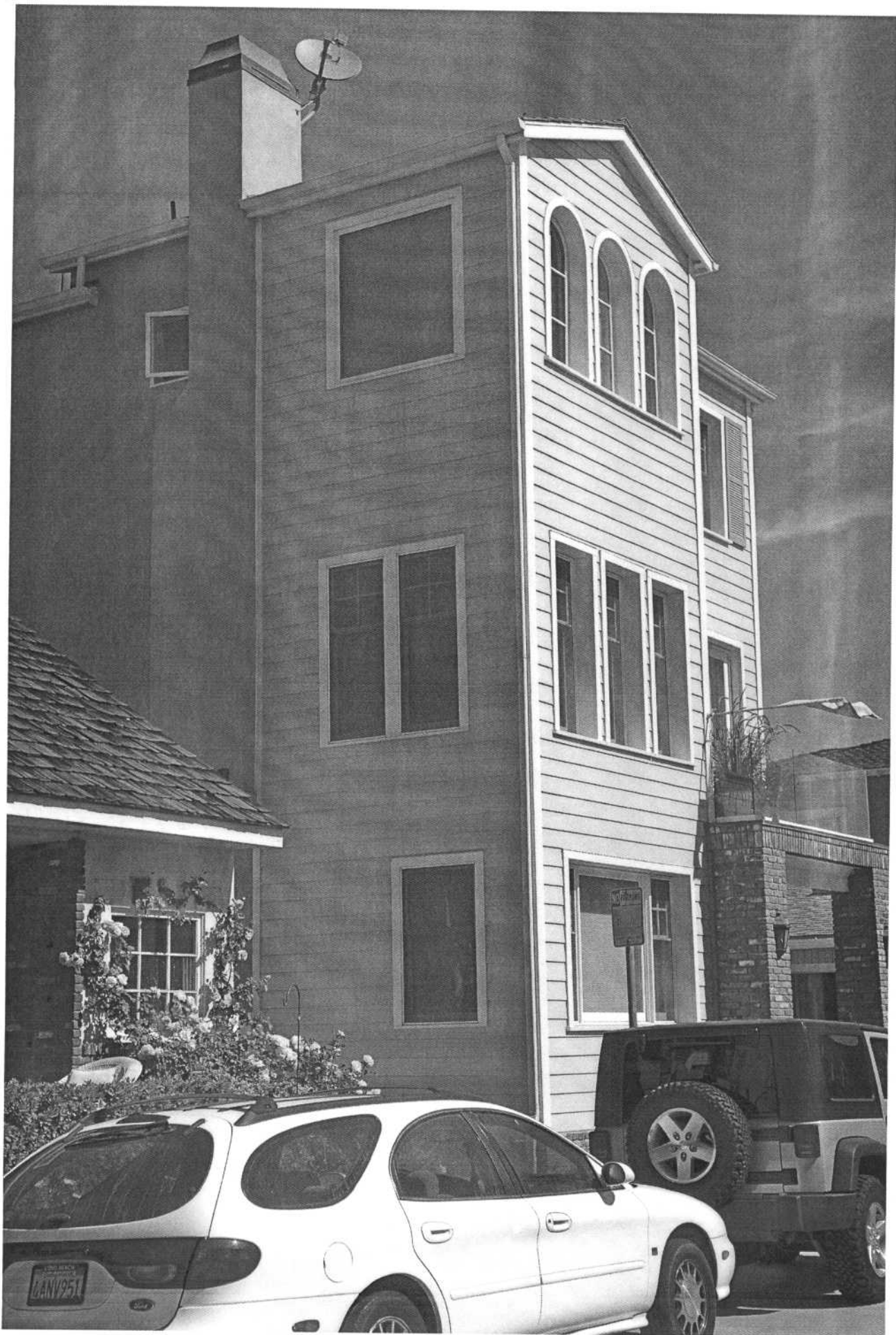
Sue Baden, a nine-year Los Cerritos resident, said exerting control over the look and design of homes is a slippery slope, particularly if a neighborhood's homes are a mix of Craftsman, Spanish and turn-of-the century.

Overall, Baden said, meetings such as this are helpful.

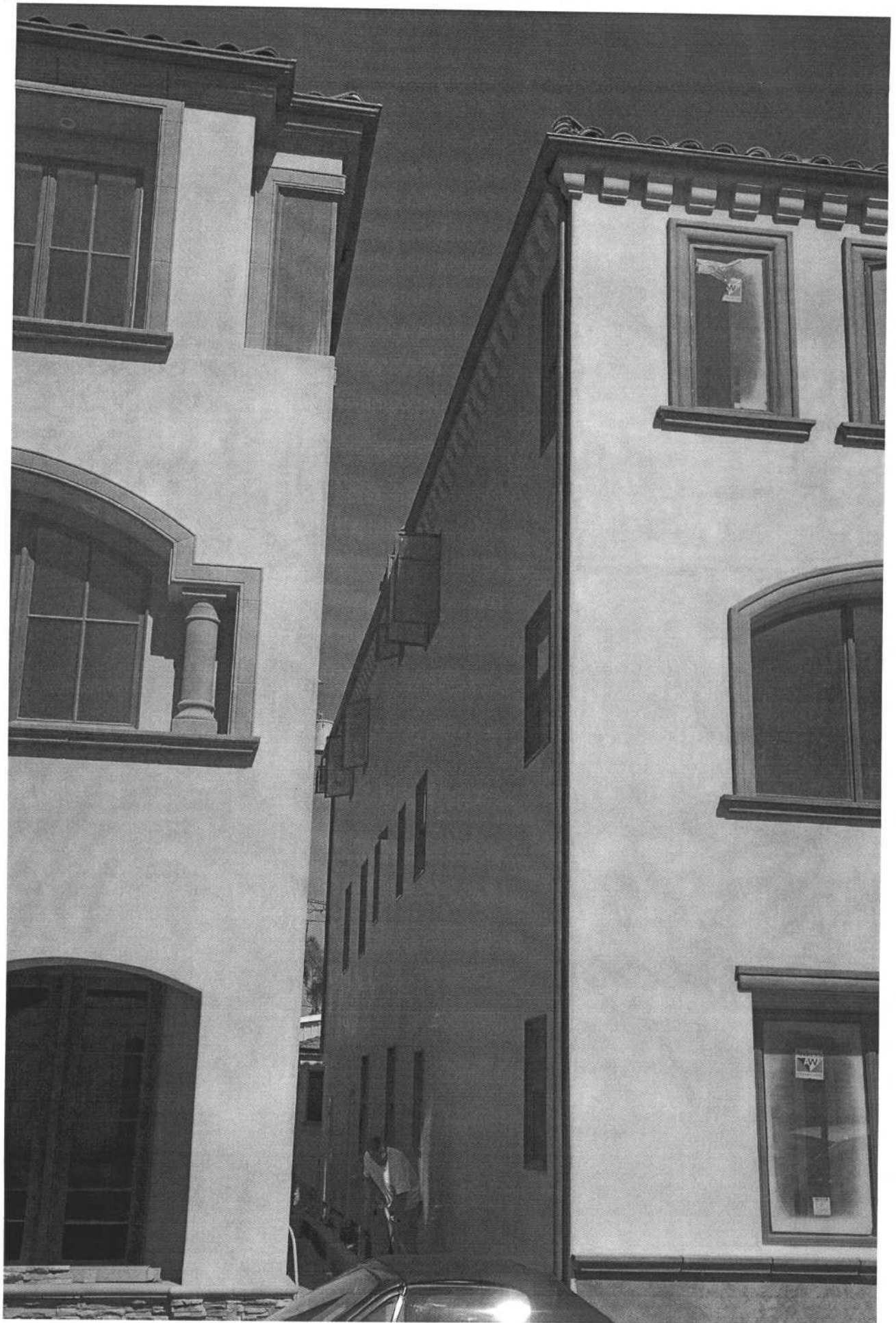
"It's great, and the more we discuss things, whether or not we agree, it draws the neighborhood together," she said.

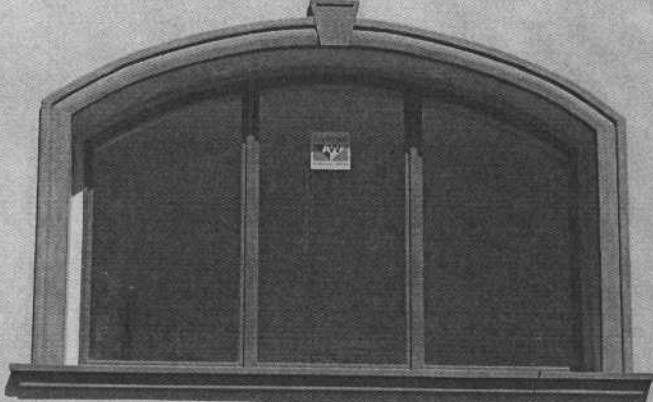
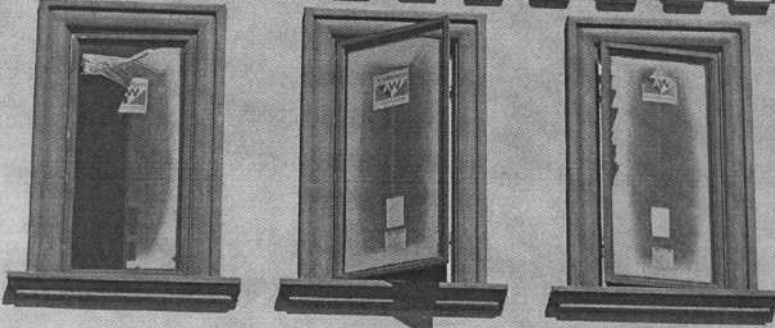
To respond to the department's survey, log on to <http://longbeach.gov/plan/ncs>.











NO PARKING
10:30 AM TO
1:30 AM
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UNIVERSITY OF CALIFORNIA

RAM 1500

On The Water

(Continued from Page 8B)

tational Series consists of eight one-day sailboat races that run from March through November. This series is unique on San Pedro Bay as it is run jointly and severally by three of the less-well-known yacht clubs in our area: Little Ships Fleet Yacht Club, Navy Yacht Club of Long Beach and Shoreline Yacht Club. Each club takes it upon itself to host two or three events through the year. SYC collects and publishes the results on its Web site.

The event this weekend is the Independence Race, hosted by LSFLB. The series is for boats that race under the Performance Handicap Racing Fleet (PHRF) handicap system owned by yacht-club members. Individual races, however, often invite one-design boats and non-yacht-club members. At the end of the year, there is a set of overall trophies awarded.

Power Squadron Series

Another series is run by what may seem to be an unlikely organization — the United States Power Squadron. Founded in the early days of recreational boating, the USPS is a private, nonprofit, non-governmental and non-military organization dedicated to making boating safer and more enjoyable by teaching classes in seamanship, navigation and related subjects. As the name suggests, most USPS members are power-boaters

But there are lots of sailboat owners in the Power Squadron, too, so District 13, the local geographic arm of the organization, runs eight races on San Pedro Bay during the year, hosted by six of the Squadrons that are the grass-roots-level groups. This weekend, the fifth race will be hosted by our own Alamitos Squadron on Saturday, July 21. Like the Long Beach Harbor Invitational Series, it is raced by PHRF boats, but only those owned by USPS members.

Details on the Long Beach Harbor Invitational Series is best found on the Shoreline Yacht Club site, www.shorelineyachtclub.com. Click on the Racing link and then on the link for NOR's and Results. Information on the USPS District 13 Sail Races can be found at the USPS District 13 Web site, www.usps.org/localusps/d13/index.html.

Sports Wrap

(Continued from Page 6B)

2. If you want to compete, expect to face some former college tennis players and other people who know how to handle a racket.

Play begins at 10 a.m. both weekend days, with the Men's and Women's Pro finals taking place Sunday at 3 p.m. and 4 p.m., respectively. There also will be an area set up for people who just want to try the sport.

Players wishing to compete or people looking for information should log-on to www.beachtenisusa.net.

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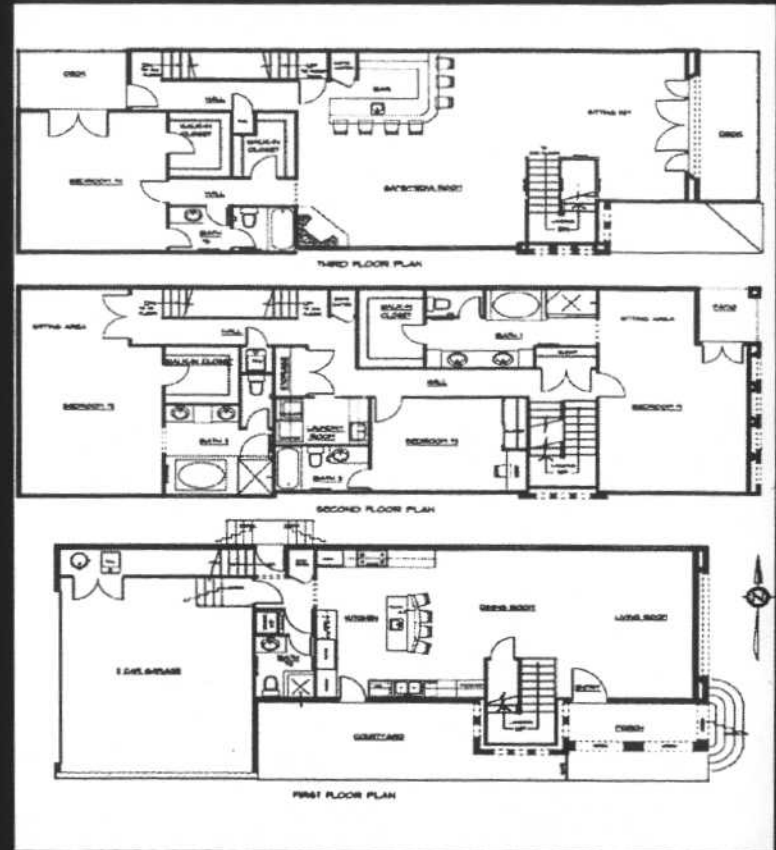
www.LifeOnThePeninsula.com

info@lifeonthepeninsula.com

949.677.3294

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Pricing is anticipated to start in the mid \$2 Millions



4,051 s.f. (approx.)
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 Dining Room

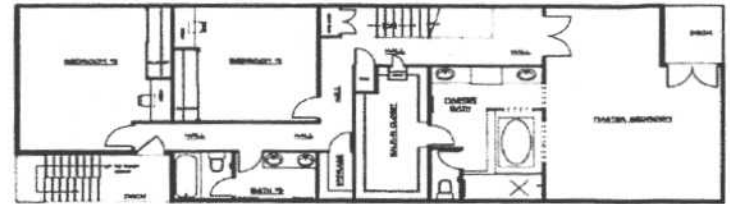
Spectacular Bay & Ocean views
 2 Master Suites
 Gourmet kitchen with Island
 Private 1st Floor Courtyard
 Open 1st Floor Plan
 3rd Floor Entertainment Area

Media Room with Fireplace
 Inside Laundry Room
 Dumb Waiter to all levels
 Balconies on 2nd & 3rd Floors
 Rooftop Deck

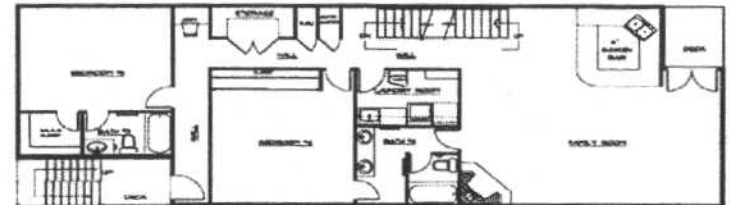
66th Place Capital Partners, LLC reserves the right to change elevations, specifications, materials and prices without notice. All square footages are approximate. See New Homes Counselor for details. Window locations, ceiling heights, patios and room dimensions may vary per elevation.

Beach Retreat by the Bay

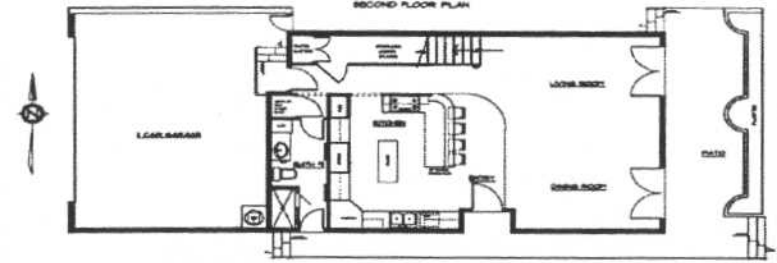
Pricing is anticipated to start in the mid \$2 Millions



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

4,030 s.f. (approx.)
 5 Bedrooms
 4.75 Baths
 Three Story
 Living Room
 Dining Room

Spectacular Bay & Ocean views
 Luxury Master Suite
 Gourmet kitchen with Island
 1st Floor Outdoor Patio
 Open 1st Floor Plan
 2nd Floor Entertainment Area

Media Room with Fireplace
 Inside Laundry Room
 Dumb Waiter to all levels
 Balconies on 2nd & 3rd Floors
 Rooftop Deck

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House Heights At Issue

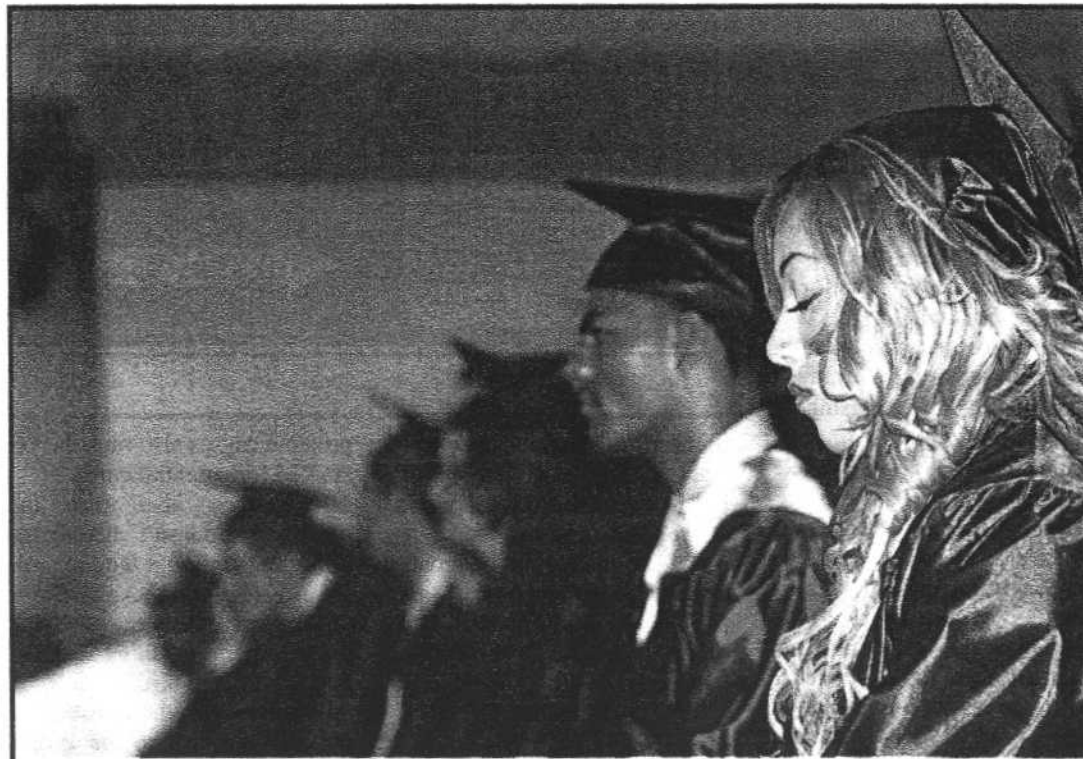
By Kurt Helin
Editor

Buildings are going up in Belmont Shore and Belmont Heights — and up, and up.

That has led some residents to start fighting what they see as the loss of character in their neighborhoods, seeking ways to slow the trend they call “mansionization.”

“It is really a concern in Belmont Heights, the Peninsula, Belmont Shore and all across the city,” said Third District Councilman Gary DeLong. “It’s not to protect just historic

(Continued on Page 41A)



MOMENT OF REFLECTION. Graduates pause for a moment of prayer during the St. Anthony High School graduation ceremony Saturday.
—Gazette photo by William Johnson

REBUILD PLAN TLC Team Focuses On Tot Lot

By Kelly Garrison
Features Editor

They call themselves the Tot Lot Committee — TLC.

Their mission: Extreme Playground Makeover.

This neighborhood task force has rallied to revamp Livingston Park Tot Lot, a popular playground in Belmont Shore that they say needs a fresh look and new equipment. TLC is small group so far, but it has big dreams for \$300,000 in renovations.

“I think we can expand what we have and make it nicer,” said Capt. Mike DuRee of the Long Beach Fire Department, heading the committee.



CONTROVERSY. Construction at 181 La Verne Ave. is stopped as a fight about its height continues. —Photo by Kurt Helin

Homes

(Continued from Page 1A)

homes rather to protect the character of neighborhoods.”

This week, DeLong (along with Seventh District Councilwoman Tonia Reyes Uranga) asked for a new “Neighborhood Character Stabilization” plan to slow this trend. In the end the council asked for something similar from its Housing and Neighborhoods committee to come back to the council in 45 days.

In the short term, some residents are fighting this battle in the trenches, trying to stop spe-

cific projects that exceed building codes or ask for a variance to the code.

Members of the Belmont Heights Neighborhood Association told the council that right now a dozen or more homes in that neighborhood are in danger of being torn down and replaced with much larger structures.

A specific example is in Belmont Shore. Today (Thursday) the Planning Commission will rule on one Belmont Shore home in the middle of a rebuild at 181 La Verne Ave. Construction was halted at the site when residents brought to the city’s attention the home height ex-

ceeded building codes.

Those residents oppose allowing the builder to finish a home, even though the owner apologized and said he did not knowingly violate city codes. Planning Department staff is suggesting that since it is a violation well off the street, a vari-

ance should be granted.

It is the granting of these variances too regularly that worries neighborhood activists.

“I think there needs to be consistency with the building codes,” said Nancy Buchanan, one of the appellants before the Planning commission today and

the former president of the Belmont Shore Residents Association. “Variances are supposed to be for hardship cases, not just because someone asks for one.”

“I agree with the community’s point of view that variances need to be eliminated or greatly

(Continued on Page 42A)

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Homes

(Continued from Page 41A)

reduced," DeLong said. "We need to protect the character of our neighborhoods."

Buchanan points to what is happening on La Verne Avenue as an example of a Shore trend.

First, a rebuilt home that exceeded city height and roof limits was built at 104 Nieto Ave., she said, a case where the building went up and the variance came after work was done.

A similar scenario is what has happened at 181 La Verne Ave., the house before the Planning Commission today. Work is well along at the home, which includes a nearly built but illegal third-story "attic space" next to the rooftop deck.

There are a lot of cases of builders finding it easier to get forgiveness afterward than permission before, just about everyone agreed. Buchanan points to another builder looking to construct a new Shore

home who recently requested a variance for a code-violating third-story addition — the plan was rejected by city staff.

Planning and Building staff said they are already taking steps to ensure that this type of overbuilding does not happen in the Shore and Heights any more.

In a note to the Planning Commission, staff said it is going to increase training for inspectors looking at homes in the Shore, Heights and other areas to make sure they know the numerous and varied codes; making sure a licensed surveyor signs off on the building heights, make sure both the Planning and Building bureaus check off on a plan before a building permit is issued, and other steps.

One thing the Neighborhood Character Stabilization plan also will consider is what to do with buildings that "max out" code, going as high and wide as is legally allowed. While those homes may fit within city code, they often do not fit within the character of the neighborhood.

One thing Buchanan said she would like to see is "story poles." Those are wood poles or two-by-fours put up weeks before any approvals are given or permits are issued, showing neighbors the height and massing of a building prior to its construction. These are common sights in cities up and down the coast, from Laguna Beach through Manhattan Beach, but are not required in Long Beach.



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August 15, 2007

Mansionization of Long Beach, Gaining Momentum

The mansionizations of Long Beach is gathering more and more momentum. After seeing an article on the LA Times not too long ago and finding out that city was also growing concerned, we have have read in the local publication about this phenomena.

Mansionization or the Mc Mansion effect is described as the replacement of old traditional bungalows and building huge in an otherwise quaint neighborhood.

It's a tough one to call. As a lover of traditional architecture and especially Spanish Colonial Revival, it is sad to see these beautiful little gems torn down. As an owner, I would also prize space. However, as an owner, would I want to shove a big house and cast shadows on my new neighbors? And even then, my hard bought lot is my own. It is freedom of choice versus mutual respect. But where is the fine line?

In the case of flipper investors, the verdict is slightly different. It's pretty unanimous that they will not live there, so tearing down homes and upsetting neighbors is the least of their worries. However, if you are going to buy one of these homes, make sure you talk to the neighbors and get a feel for the community.

The Press Telegram wrote about it not too long ago [here](#). As with anything in life, nothing rests, everything changes. Should the zoning laws also change? Should the laws take into account how big homes should be? Should we

preserve our heritage and architectural patrimony? Where do we stand on these issues?

The city is asking for feedback on the issue to be included in a report the Housing and Neighborhood Committee will present to the City Council scheduled for Aug. 21, according to Suzanne Frick, the city's director of Planning and Building. Current rules and regulations allow for a point .6 proportion of a home to its lot, second stories cannot be higher than 20 foot, and homes may not cover more than 40 to 50% of the lot. Obviously, many homes do and that is what has many residents concerned. Once the homes have been built and the variances not been fully given, who will ask to tear down a multi-thousand dollar home?

It's a tough call but something will have to be done if we want to keep the quaint feel of our city. Oh, and [here is survey](#) from the city.

Posted by Nick Zart on August 15, 2007 at 04:13 AM in [Long Beach Events](#), [Real Estate Local](#), [Schools and Neighborhoods](#) | [Permalink](#) | [Comments \(0\)](#) | [TrackBack \(0\)](#)

Technorati Tags: [community feel](#), [Long Beach](#), [mansionization](#), [variances and standards](#)

http://nickzart.typepad.com/blog/long_beach_events/index.html

July 12, 2007

Long Beach, Belmont Heights Community Association

I went to the meeting last night and again, I am amazed to see how people still gather together to defend what they believe in.

This is a lively group. We talked about the all-so-famous Mansionizations of the Heights. For those of you who are not aware, Long Beach is paying the ransom of success. With prices that never appreciated as much as neighboring cities, many investors and well to do home owners bought old bungalows, only to tear them down and replace them with bigger homes. Many neighbors are up in arms and

http://nickzart.typepad.com/blog/long_beach_events/index.html

Page 15 of 48

Life in Long Beach California: Long Beach Events

09/02/2007 05:28 PM

wonder how much these homes take away the spirit of the Heights.

We also learned that it is a city wide concern now, as other council members have said. We talked about the need for a new president. Another point brought up is that Gery De Long checks the BHCA site often, I link to below.

I found out that the peninsula is eroding even with the Breaker. That was interesting because everyone seems to think otherwise. A major opposition to tearing down the breaker is that it would sink a few homes on the peninsula. Apparently not, but I will look more into that in the future.

Here is a [link](#) if you wish to find out more from this neighborhood.

Posted by Nick Zart on July 12, 2007 at 08:28 AM in [Long Beach Events](#) | [Permalink](#) | [Comments \(0\)](#) | [TrackBack \(0\)](#)
[Technorati Tags: Belmont Heights Community Association, Long Beach](#)



CHARLOTTE LAWS - DREAM AND ACHIEVE TOGETHER



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New BLOG



Charlotte Laws
Member of the
Greater Valley Glen
Council
14320 Ventura Blvd.,
Suite 408
Sherman Oaks, CA
91423
Tel. 818.781.5280
Fax. 818.985.1690
drlaws@adelphia.net



Los Angeles Mansionization Proposal

By Charlotte Laws

Some residents of Southern California hope to establish moratoriums and anti-mansionization ordinances. Many want these rules to be based on aesthetic values and specific to a limited geographical location. Dr. Laws disagrees with this approach. To get a full sense of her perspective, read her article *Much Ado About McMansions* in the L.A. Daily News on Sunday, August 14, 2005.

Following are her recommendations regarding the mansionization of Los Angeles. This proposal--which many call a "compromise"--is based solely on objective (rather than subjective) factors.

1. Three-story homes should not be allowed due to the daylight and privacy deprivation for adjacent homes except in areas that already have a preponderance of three story dwellings (to be determined by the L.A. Planning Commission with input from the City Councilmember and the Neighborhood Council of the area).
2. There should be no size restrictions for one-story homes. There is no negative impact for nearby homeowners when a one-story home encompasses a large portion of a lot.
3. When a two-story house is constructed, its total square footage, including garage, should not be more than 60 percent of the lot size unless the second-story home owner complies with at least a 10 foot set-back from the side (adjoining) property lines for all second-story additions which exceed the 60 percent limit. Permission from the adjoining homes (at the side yards) is grounds for a variance. This is to assist the neighboring homes with access to daylight and privacy.

What do these numbers mean? A two-story home on a 50 x 120 lot (6000 square foot lot) including garage could be no more than 3600 square feet unless the owner/builder provides all second story additions in excess of this 60 percent with at least a 10 foot setback from the side (adjoining) property lines.

If the first floor (including garage) totals 1800 square feet and the second story totals 1800 square feet (thus equaling the 60 percent amount), any further second-story additions would be placed ten feet from the side (adjoining) property lines.

Much of the concern residents have is over the prospect that contractors may eventually build to the maximum allowed by law. This is rarely done, but anti-mansionization advocates want to make sure rules are established so that this issue will not arise in the future. If a homeowner or developer honors the ten foot side setbacks (as advocated in this proposal) and still wishes to eliminate most of his backyard (as long as he is in accordance with building requirements), then he should have this right. Neighbors will not be severely impacted because much of their privacy and daylight will be retained.

4. If one (or more) second-story window(s) is added on the side(s) that adjoin other residential properties (where the side yards are located), the neighbor with the second-story window must give a \$1500 fee per window to each impacted neighbor. The money could be put towards the cost of privacy plants and watering (or spent as the impacted neighbor wishes). The privacy fee would be transferred to the neighbor by the Department of Building and Safety when the permits are obtained.

The owner/builder should also be encouraged (or mandated) to add privacy plants on the side of the fence in which the new additions are being built.

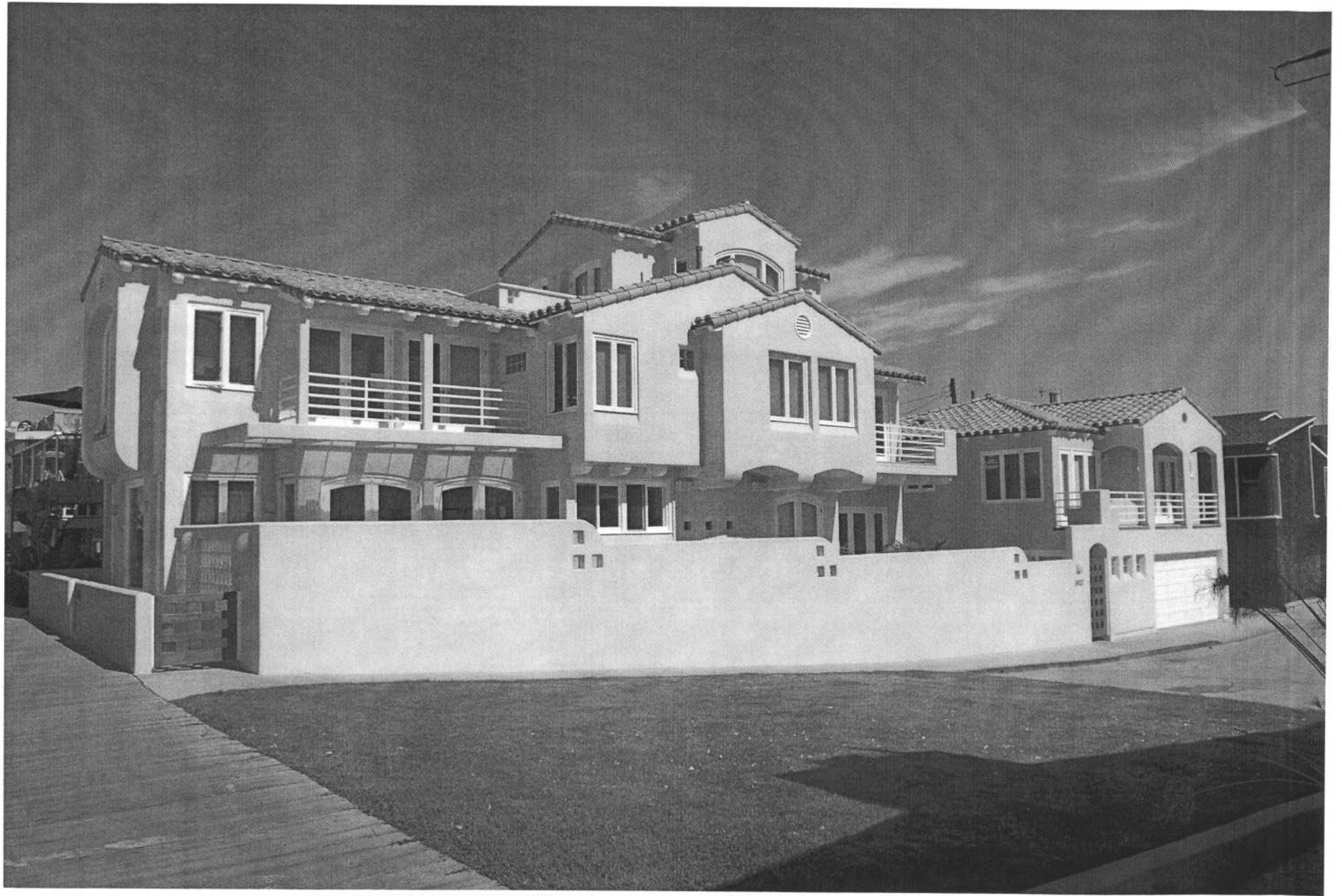
5. Developers and homeowners who wish to build or add a second story to their single family residences should be encouraged to present their pre-construction ideas to local councils. This opens the dialogue and lets stakeholders know they have an input on the direction of their community.



Complicated "Death of Common Sense" rules should be avoided. This proposal is meant to be easy for plan checkers, contractors and homeowners to understand and apply citywide.

These rules may seem lax to those who fight so hard for neighborhood "integrity" and "character," yet stringent to libertarians and builders who feel they should not be restricted in any way. Mansionization is likely to be a long-term trend, so we had better prepare ourselves for it.

Please email any questions or suggestions to our office at drlaws@adelphia.net Or post them on [Charlotte's Blog](#).





1) Governmental restrictions on what owners can do on their own property can have severe economic and social hardship.

- a) Property value – Property values in the Belmont Heights are mostly based upon the value of the land. The basics in economics 101 have shown that property that has restrictions is worth far less than property without such restrictions.
 - i) The actual structure value of the homes that are in scope (older smaller homes) is very low. Currently the structure value of most small homes (<1100 sqft) is between \$50,000 and \$100,000. The balance of the property value is in the land. Restricting what owners can do with this land, particularly if you have a smaller, older home, will have detrimental impacts upon the values of such homes.
 - ii) A normal 1000SQFT home in the heights may have up to a \$200k decline on property values if the structure can not be expanded. Simple as this – people buy property in this area for the land value. Restricting the use of the land devalues the property.
 - iii) The net result will be an increase in property values for structures over 1500 and a large decline in property values for homes less than 1100 square feet. This will create tension between neighbors as property values move in opposite directions.
- b) Social Impact – There are numerous reasons why property owners are “stuck” in their current homes. From interest rates, to property tax rates and the inability to afford a larger home sometimes force families to remodel and expand their homes to accommodate their needs (growing family, need for more room etc...). Residents that have economic restrictions on their capability to move into a larger home in the area are now stuck with a property that will immediately decline in value, during one of the worst housing surpluses in decades. The restriction in the expanding their home puts undue hardship on an already difficult situation. By doing this you may force residents to pack up, take a huge loss in property and move to a sub-optimal home.

2) The neighborhood is un-represented

- 1) 25 people that show up for a meeting should not have any impact upon the 50,000 residents in the area.

3) Why is the preservation society making all houses in scope?

- a) By simply making a blanket statement about all houses having some sort of significant historical value is negligent.
 - i) Neighborhoods within Belmont Heights are different....
 - (1) Currently, the house I reside in is a sears box house, built in 1922.
 - (2) This is the most basic home with 920 square feet, 2 small closets, a 4X 6 bathroom and 2 bedrooms less than 100 SQFT each. I dare to say that 100% of the historical preservation society would like to trade spaces with me for a year and then decide whether I need more space or not.

- (3) I live on an alley and a busy street. I am surrounded by commercial R-2 and R-8. I am **not touching** a single family home property line.
- (4) I live next to a head shop, a sex shop, and across the street from a liquor store. I just had to shut down a medical marijuana dispensary 15 feet from my kitchen. I don't think they are interested in my block, or they would have voiced opinions about the sex, head and marijuana shops next door.
- (5) Why is the group targeting homes that have no historical value or the neighborhood is already well below any standards the group is trying to achieve.

4) *These houses aren't built to last....*

- a) Outside of the quality of the lumber used, the house is not built well. The electrical is old knob and tube, the structure is faltering, the fireplace has been covered since 1929. There is no insulation, old plumbing, old windows, and floors with no sub-flooring. These houses may have incurred earthquake damage, foundation movement, wet rot, mold, asbestos, lead paint, and termites over the 85 year history.
- b) The costs of retrofitting and re-shoring these houses to make even minor changes is cost prohibitive and not worth the investing in.
- c) Any restriction in land use should be accompanied by the city compensating property owners for incurring the costs of their restrictions.

5) *Some proposals are unreasonable*

- 1) Changing the lot to structure ratio to 40% does not make sense.
 - a) This limits the size of a home in the shore (2250 SQFT lot) to 900 SQFT.
That is unreasonable.
- 2) Limiting where the structure can be built in relation to the sidewalk should be a case by case basis

6) *Who will pay for the costs to "restore" old damaged structures?*

- a) No preservation society members are willing to foot the bills for bringing such structures up to code, however they want these homes to be named historic without any investigation as to the feasibility of the restoration to the home necessary to make it a safe, comfortable and livable.
 - i) Some basic additional costs when restoring versus rebuilding
 - (1) Shoring a house is \$25k
 - (2) Asbestos removal is \$5-10k
 - (3) Lead Paint abatement \$5k
 - (4) Repairing termite damage \$5k
 - (5) Electrical Upgrades \$10k
 - (6) Plumbing upgrades \$10k
 - ii) Basically there are about \$50k in extra costs in the restoration process on old homes. There is no increase in property value when addressing such issue.

7) *What are the alternatives to restricting property owners from remodeling/rebuilding? Where are the win-win's?*

- a) There are a variety of methods that create win-win situations for property owners, the preservation society and the neighborhood.
- b) First, ***figure out what the true issue is*** and then determine the best plan that leaves all parties better off.
 - i) Restrict Spec Homes: many of the less favorable tear downs have been spec homes
 - (1) Have a 2 year waiting period for new owners before they can tear down.
 - (a) Maybe a 1 year or a 5 year waiting period is appropriate, but the theory is still the same.
 - ii) Increase the number of historic homes.
 - (1) This is a true win-win. Property owners willing to have their homes deemed historic should increase the property value of their home and surrounding homes. This classification is a true win-win for willing property owners and their neighbors. Everyone likes a historic home next door, although all property owners may not want the restrictions and responsibility of owning a historic home.
 - iii) Mansionization:
 - (1) To address structures too big for the neighborhood, Long beach already has a 60% land to structure ratio in place. This restriction is limiting enough.
 - iv) Unfavorable design
 - (1) One of the less subjective methods may be to have a community review team and involve more neighbors in the building plan review process.

R. Bradbury Clark
6712 Bayshore Walk
Long Beach, CA 90803

September 21, 2007

Department of Planning and Building
Community Planning, 5th Floor
PB 3202 - MH
333 West Ocean Boulevard
Long Beach, CA 90802

Re: City Council Meeting October 9 to Discuss Potential Amendments
to Zoning in Belmont Heights, Belmont Shore and the Peninsula

Ladies and Gentlemen:

This relates to the above meeting to discuss potential amendments to the Residential Development Standards of the Zoning Ordinance for the areas of Belmont Heights, Belmont Shore and the Peninsula, to be held October 9, 2007.

As the owner of the property at 6712 Bayshore Walk, I have noticed and been disturbed by the tendency for mansionization redevelopments on the Peninsula. More and more of the charming older buildings are being demolished and replaced by giant boxes which, I have surmised, fully occupy the entire permitted volume for development (length x width x height) on the particular lots being redeveloped. This type of development may be within the current permitted standards of the current Zoning Ordinance but, except possibly to the developer or the occupants, generally are eyesores and visually pollute a world-class area.

I believe and would recommend that the City Council certainly should not expand or loosen any of the current limitations on building on the Peninsula. Rather, if practicable, the Council should rein them in and limit total square or cubic footage of buildings on the Peninsula to some overall proportion of lot size, for example, two to two-and-a-half times the footprint of a building that meets all required setbacks on a particular lot. I also would suggest that the Council require minimum setbacks on all dimensions of every lot, not allow any construction out to the lot line on any part of a particular lot and refuse variances except in extreme cases where safety may dictate.

I appreciate your consideration of this letter and the suggestions.

Sincerely yours,


R. Bradbury Clark

RBC:bas

LA1:1146045.1



"Mark Chalfin"
<mchalfin@reverseinvestments.com>

10/03/2007 10:51 AM

To: <Charles_Hungerford@longbeach.gov>
cc: <bhca@mybelmonthheights.org>
Subject: Belmont Heights Residents re Mansionization

As a homeowner in Belmont Heights I am deeply concerned with the attempt of the Belmont Heights Community Association, whose voice represents a vast minority of homeowners in the area, to place unnecessary government controls over the real property rights of individuals.

First of all the measures proposed are reactionary in nature. Private market forces already at work in the real estate financing industry which will result in greatly reducing the number of tear-downs over the next several years.

Additionally, the measures proposed will effectively reduce private investment in the neighborhoods and ultimately deteriorate property values. The new homes being built are not "Out of Scale for the Neighborhood". In fact they are largely well-conceived homes that fit modern standards found in affluent neighborhoods thorough-out the region. They are certainly more appealing than the numerous un-kept homes with substantial deferred maintenance found throughout the neighborhood.

The subjective nature of the design review process will not serve to improve the character of the neighborhood. It will, however, result in further planning confusion and red-tape which will ultimately reverse the direction of property values, create less private investment and reduce the character of the neighborhoods. I will further review these measures as they relate to an unfair taking of my personal property rights.

Mark Chalfin
281 Park Ave.



Joseph Roise
<mjroise@sbcglobal.net>

10/03/2007 09:28 AM

To: Charles_Hungerford@Longbeach.gov
cc:
Subject: zoning ordinance - belmont shore

Dear Mr. Hungerford,

I have owned a home in Belmont Shore since 1961 but live near San Francisco at the present time.

The home has been a rental for several years, and we keep the property well maintained. A daughter lives in So. California, and we also check on the property when we are in So. Cal.

We are strongly against allowing new construction or additions to exceed 2 stories.

We also support a turning radius from the alley into the garage. Our property was restored to the original configuration adhering to this turning radius from the alley.

Joe Roise, Owner
Property Address -- 130 La Verne Ave.



"Liebrecht, Irene R"
<irene.r.liebrecht@boeing.com>

10/02/2007 02:33 PM

To: <Charles_Hungerford@longbeach.gov>
cc: "Jackie Caplan Wiggins" <Jackie.Wiggins@friedas.com>, <neeley@att.net>, <tammiecrain@charter.net>, <district3@longbeach.gov>, <mayor@longbeach.gov>, "Blanchard, Cayce" <Cayce.Blanchard@meus.mea.com>, <dwigg@worldnet.att.net>, "Justine Friend (E-mail)" <justinefriend@hotmail.com>, <krzycats@earthlink.net>, "Laurann Wakefield" <LWakefield@lbusd.k12.ca.us>, <vandusen@earthlink.net>

Subject: RE: Mansionization Interim Ordinance for the Heights

Mr. Hungerford,

I just received this detailed information regarding the upcoming recommendations to be provided at the October 9 City Council meeting. This is to inform you that I am NOT in favor of all these recommendations. While I applaud the BHCA and NPC for trying to protect the neighborhood's interests, I am not in favor of the methodology. I can live with some of the recommendations that the city might want to employ in the interim, but, not the review of plans by the BHCA, or even the NPC. This recommendation **smacks** of "Association oversight". I choose to live in this neighborhood because I do not wish to live in a "managed" community where I have to raise my hand and ask my neighbors' permission everytime I want to do something with my own property. I have not sanctioned any of my authority or voice to the BHCA by voting in any of the representatives, nor those of the NPC (I don't even know them, for that matter.) I do not pay a dues or fee for their oversight, nor do I want to in the future. It is none of the BHCA's or NPC's business what anyone's plans look like; the City Planning Commission's responsibility is already there to make sure plans are to code, and to enforce that code.

The argument for these recommendations is that they are 'interim', but, it is not a-typical for 'interim' to become permanent in the long haul. And where does it go from there? What's next? Approving the color of my house? How many cars I can own? Stucco only? NO!

The city has a process for planning approval and it needs to be enforced - by the city. That's what I pay taxes for.

Respectfully,

Irene R. Liebrecht
600 Block of Roycroft Ave.

From: Jackie Caplan Wiggins [mailto:Jackie.Wiggins@friedas.com]
Sent: Tuesday, October 02, 2007 10:07 AM
Subject: Mansionization Interim Ordinance for the Heights

-----Original Message-----

From: Tammie Crain [mailto:tammiecrain@charter.net]

Sent: Tuesday, October 02, 2007 9:39 AM

To: Blooskyz2002; Barbara A Pollack; Christine Tucker; Doug Wiggins; Elizabeth Leff E-mail); Jackie Wiggins; Jason Patterson; kim archer; kirsten.larsen; kvictor; mikeemurphy; Zenobia Ryken

Subject: Fwd: Mansionization Interim Ordinance for the Heights

I thought I would forward this to those of you who live close by. You may have already received it.

FYI,
Tammie

From: neeley@att.net (Maureen Neeley)
Subject: Mansionization Interim Ordinance for the Heights
Date: Mon, 01 Oct 2007 19:59:00 +0000

Hello Neighbors,

I know many of you have been following the issue of mansionization in Belmont Heights and have been asking what the BHCA has recommended.

Despite many false starts with the City Planning Staff, we think the community association has come up with a set of recommendations that will provide for an additional level of review for larger remodels and demolitions, while allowing for smaller construction (800' sq. or less) to go forward without any restrictions.

Our main goal was to find that middle ground which allows for normal growth to existing homes (say, a couple of bedroom and a bath, a mother-in-law, or an extended kitchen/family room) to accommodate growing families, but still allow the city to take a second look at major remodels and demolitions which might be out of character for the existing neighborhood.

The following letter will be sent out via the Belmont Heights website (as a "blast"), but some of you may not be on it, so I'm giving you an advance copy. Attached for you is a kind of Q & A which describes the plans in more depth. Remember, this will be an Interim Ordinance - in place for one year - while the community and the City figure out what they want on a more permanent basis.

Thanks to all of you who have given me input - we tried to incorporate as much as we could. If you support this, we need emails sent to the address below (Mark Hungerford). We also need bodies at the city council meeting. Let me know if you can make it - October 9th at 5pm at City Hall.

Maureen

IMPORTANT INFORMATION FOR ALL BELMONT HEIGHTS RESIDENTS

As most of you know, significant concern was expressed by residents of Belmont Heights regarding "mansionization" of the Heights at a meeting of the Belmont Heights Community Association (BHCA) held last February. At that meeting, a subcommittee of the BHCA was tasked with finding ways to address the issue.

After months of assessing what various cities were doing to reduce mansionization, meeting with city staff, homeowners, architects, builders, and real estate professionals, the subcommittee (the Neighborhood Preservation Committee or NPC) has formulated a plan that we feel does not excessively limit homeowners who want to make changes to their home.

To that end, the NPC has recommended to city staff the following changes be put into place for the next year as a temporary solution while the NPC and Belmont Heights residents determine a permanent solution that will maintain the beauty and character of the Heights:

1. To qualify as a remodel, a homeowner may demolish no more than 30% of the existing structure.
2. Additions or new construction exceeding 800' sq. must be submitted for a staff site plan review through the City of Long Beach Planning Bureau. Current zoning limitations will remain in place. Site plan review outcomes may be appealed to the Planning Commission.
3. Demolition requests must be accompanied by building plans.
4. Site plans submitted to staff must include a written project description that includes the proposed design's concepts and materials, and photographs or graphs that depict the relationship of the home to the character of the neighborhood.
5. Timely notice shall be sent to the BHCA for all site plans submitted to staff. Comments provided to city staff by BHCA shall be considered but are not binding.

Accommodation will be made for projects that are either "in the pipeline" or for which significant monies have been spent for plans/drawings etc.

The BHCA and NPC feels that these temporary measures provide an environment that allows the community to study options for future growth in Belmont Heights without compromising the unique character of the community.

For an explanation of these changes see "Interim Ordinance Q & A" on the Belmont Heights Community Association website www.mybelmontheights.org. Minutes of the NPC process are available for review here as well. You can also contact the NPC through the website.

These recommendations will be going to council vote on October 9th. The BHCA asks that you show your support of these temporary measures by emailing our district planner, Mark Hungerford at Charles_Hungerford@longbeach.gov and coming to the council meeting.

(NPC members: Marc Coleman and Maureen Neeley, Co Chairs, Mike Stewart, Marky Morel, Grace Parris, Jerry Olivera, Bette McKinney, Craig Starnes, Paul Murnane, Dianne Sundstrom, Jonathon Glasgow, Elizabeth Lambe, Maureen Hay, Alan Pullman, Susan Bach-Bradley, and Mark Huffman)

--
Maureen Neeley, MLIS
HouStories - Discover the History
of Your Home
247 Termino Ave.
Long Beach CA 90803
562.438.4687

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Sept 29 2007

Dept. of Planning and Building;

Regarding limiting new construction or additions to 2-stories in Belmont Shore (prohibiting 3rd stories), I fully support this new zoning/construction standard.

I also support the Neighborhood Character Stabilization and 30 Dana plan submitted by Rick Staylord.

Sincerely,

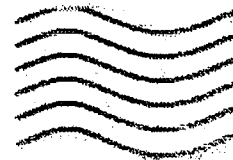
Pete Brown
29 Dana Pl
Long Beach, Ca 90803

c.c. ~~Frank Colson~~ Gary DeLong

PETE F. BROWN 2322-00-6-75
29 DANA PL.
LONG BEACH, CA 90803

SANTA ANA CA 927

29 SEP 2007 PM 9 T



Dept of Planning + Building
attn. Mark Hengerford
333 W. Ocean Blvd.
Community Planning 5th fl.
Long Beach, Ca

90802+4681

90802





"Laurann Wakefield"
<lwakefield@lbusd.k12
.ca.us>

To: <Charles_Hungerford@longbeach.gov>
cc: <tomirez7@aol.com>
Subject: Belmont Heights "Mansionization"

10/02/2007 12:00 PM

Dear Mr. Hungerford,

Re: the current concern of some Belmont Heights homeowners that the area is becoming too "Mansionized", I would like to present an opposing viewpoint: I have been a renter at 622 Roycroft Ave, for 23 years this month and have finally, by a lot of hard work and savings, my husband and I are at the brink of buying the house. It has had no structural improvements (except for a new roof) since its construction in 1950. After buying the home, we plan to add a second story, which would exceed 800 square feet. If the proposed new regulations pass, the resulting fees and red tape would seriously impair the addition, or maybe even forbid it altogether.

I don't see why our neighbors, many of whom are actually owners of one of these "McMansions" are now opposing our turn to improve our homes. The 600 block of Roycroft has some large duplexes, some large single family homes and many smaller nondescript homes, one of which is ours (or will be) What is the harm in people improving their homes? Would property values on my block be better if the houses stay small? Do other people in the neighborhood have the right to say what an owner can do with his own property, if we stay within the existing laws? Can a person who has already renovated his home tell his neighbors that we cannot have the same opportunity?

And finally, I do not see in their proposal the one issue that would prevent mansionization: not allowing lot owners to split the lot and build two houses on the same lot.

Thank you for reading my email.
Laurann W. Ramirez
660 Roycroft Ave.
Long Beach



"Laura Lindgren"
<LindgrenL@hbdlawyers.com>

10/01/2007 11:47 AM

To: "Gary DeLong" <GDeLong@rtpgroup.com>, <Charles_Hungerford@longbeach.gov>
cc:
Subject: Opposition to Belmont Heights zoning proposals

<<Doc4.pdf>> Attached is a letter setting out my opposition to the proposed zoning modifications in the Belmont Heights, which will harm rather than preserve the beauty and integrity of the neighborhood. I believe these views are shared by many of the residents, and ask that the attached be considered at the upcoming City Council meeting.

Laura Lindgren
275 Park Ave

HENNIGAN, BENNETT & DORMAN LLP
865 South Figueroa Street
Suite 2900
Los Angeles, California 90017
Telephone: (213) 694-1200
Facsimile: (213) 694-1234

This e-mail was sent by a law firm and may contain information that is privileged or confidential. If you are not the intended recipient, please delete the e-mail and any attachments and notify us immediately. Thank you.



Doc4.pdf

I am a resident of Belmont Heights, and I am writing to express my strong opposition to the so-called "mansionization" proposals.

I live in a beautiful 1932 Spanish style home, and I value the beautiful historic homes in this neighborhood. That is why I moved to this area, and I think it is very important that the residents maintain the nature and historic beauty of the neighborhood. The two proposals will do nothing to maintain the neighborhood, and will in fact be detrimental to its preservation.

Most of the people who buy homes here do so because they value the integrity of the area. Almost all of the remodels in this area are in keeping with the historic nature of the area, and often replace or rebuild homes of little historic value or that are in bad condition. The new homes that I have seen in this neighborhood are not too large or too significantly larger than the neighboring houses, and they do not detract from the neighborhood at all. The only remodels that are harmful are those that look like suburban tract homes. Your proposals do nothing to prevent this type of remodel, and since most people who buy here do so because they appreciate older homes, this is a small per cent of the remodels.

Both of your proposals will significantly harm the neighborhood. The proposal that upper stories be smaller than lower stories is ludicrous. My original home has an upper floor that slightly overhangs the lower floor, and most of the original homes have upper floors the size of the lower floors. This proposal will result in homes that do not preserve the historical looks of the homes at all, and will result in the worst kind of remodel: the type where the original house remains in front, and a two story addition which has no architectural connection to the main house is simply added on to the back.

The prohibition on demolishing homes is equally unsound. There are a number of homes in this area with no historical or architectural value at all, and the neighborhood benefits when such homes are removed or replaced with remodeled homes that fit into this historic neighborhood. A blanket prohibition on such replacement makes no sense.

In short, the "proposals" address a problem that does not exist. The remodels in this area are not oversized and do not reflect "mansionization." The problem of remodels that do not maintain historic integrity is best addressed by historic designation and the resulting architectural review.

I have been a member of the Belmont Heights Homeowners' Association, and if they are supporting these proposals, then I do not believe the organization speaks for the bulk of the residents. The proposals should not be approved and, by copy of this message to my councilman Mr. DeLong, I request that he oppose this on behalf of the residents.

Very truly yours,

Laura Lindgren

275 Park Ave.

Long Beach, CA. 90803



"Timothy Babiak"
<timvm@verizon.net>
10/02/2007 05:47 AM

To: <Charles_Hungerford@longbeach.gov>
cc:
Subject: McMansions

BHCA has made recommendations which we would like to see implemented to stop the destruction of the vintage fabric which creates our special neighborhood.

In addition, I recommend that lot coverage rules be reviewed so that roof top decks, and balconies are not considered "open space".

Thank you for your help in this matter.

Linda Babiak
312 Eliot Lane



"Tara Cooper"
<tara@cooperzone.net
>

To: <Charles_Hungerford@longbeach.gov>
cc:
Subject: Mansionization Proposal

10/01/2007 08:13 PM

Dear Mr Hungerford

I am writing to express my support for the measures proposed by the BHCA regarding the home remodeling ordinances. As a Belmont Heights resident who appreciates the charming feel of our neighborhood, I support reasonable measures to prevent a radical transformation of the area. Unfortunately for my family, these measure will come too late to prevent the monstrosity of a home which is going in immediately behind us (we're on Colorado, near Roswell, this grotesque home is on Massachusetts, just a few inches from our property line). I am glad to see that there is a movement to discourage this sort of oppressive building in the future, and I do feel that the proposed ordinance allows enough growth to satisfy someone desiring a reasonable remodel.

I hope to be at the meeting on October 9th, so I will see you there.

Sincerely,

Tara Cooper



Robert Biro
<Robert.Biro@fox.com>
>

To: <Charles_Hungerford@longbeach.gov>
cc:
Subject: Belmont Heights Mansionization

10/01/2007 04:11 PM

Dear Mr. Hungerford, I am a resident of 258 Miramar Avenue and fully support the restrictions regarding construction of these oversized homes. Unfortunately my work schedule prevents me from attending the meetings and I just wanted to make you aware of my support.



"Mark Clayton"
<m.clayton@worldnet.
att.net>

10/01/2007 04:07 PM

To: <Charles_Hungerford@longbeach.gov>
cc:
Subject: Belmont Heights construction

Dear Mark,

I am in full support of the temporary restrictions on residential construction proposed by the Neighborhood Preservation Committee of the Belmont Heights Community Association, and I hope that you will be supporting them as well. Thank you.

With Best Regards,

Mark Clayton
214 Roycroft Avenue
Long Beach, CA



"Sarah Arnold"
<sarah@sarah-arnold.
com>

10/01/2007 04:03 PM

To: "Mark Hungerford" <Charles_Hungerford@longbeach.gov>
cc: "Maureen Neeley" <neeley@att.net>, "Craig Arnold"
<carno@computer.org>
Subject: mansionization

Mr. Hungerford, this e-mail is to let you know that we strongly support the mansionization ordinance for Belmont Heights and hope that it will be implemented as it is written, Craig and Sarah Arnold, 261 Newport Ave, Long Beach, CA 90803 (562)439-7962



"Nancy Epstein"
<nancy@perfectwallcolor.com>

To: <charles_hungerford@longbeach.gov>
cc:
Subject: zoning ordinance in Belmont Heights

10/01/2007 01:12 PM

I live in Belmont Heights and got a notice about this meeting on October 9. I may not be able to attend, but would like to know more about the amendment and how I can make my views on it known.

Thank You,

Nancy Epstein
297 Granada Ave.
Long Beach



Kimbolion@aol.com

09/30/2007 05:34 PM

To: Julie_Maleki@longbeach.gov
cc: Charles_Hungerford@longbeach.gov
Subject: Mansionization

Please strongly support the following.

The Neighborhood Preservation Committee, of Belmont Heights Community Association, has worked very diligently to come up with suggestions for a one year construction moratorium in Belmont Heights.

Basically the recommendations are:

1 Additions or new construction exceeding 800 sq ft of new floor are shall require Staff Site Plan Review.

2 Demolition permits shall not be granted without concurrent submittal and approval of proposed new building plans.

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Terentius2@aol.com

09/28/2007 09:55 AM

To: Julie_Maleki@longbeach.gov, Charles_Hungerford@longbeach.gov
CC:
Subject: mansionization

Councilperson deLong and Planner Hungerford:

Please stop the mansionization that is occurring in Belmont Heights. Mansionization is destroying the very quality of Belmont Heights that makes the Heights so unique.

Thank you,
Terrance Miller

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TERRYBETTE@aol.com
m
09/28/2007 09:34 AM

To: Julie_Maleki@longbeach.gov, Charles_Hungerford@longbeach.gov
CC:
Subject: Belmont Heights

Hi,

I hope you both try to preserve the character of this neighborhood by reducing, but hopefully, stopping the overbuilding (mansionization) of our neighborhood. Please support the Neighborhood Preservation Committee's proposals.

Bette McKinney

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MarcALaw@aol.com

09/24/2007 10:42 AM

To: jeff@jeannettearchitects.com, neeley@att.net,
jon@interstices-lb.com, ejlambe@earthlink.net,
TERRYBETTE@aol.com, markymorel@yahoo.com,
PaulM@bpfunding.com, grace@parrishomes.net,
Craig.Starnes@verizon.net, dianne.sundstrom@att.net,
Apullman@studio-111.com, rpsmgh@charter.net,
susan@bachbradley.com, stewart@mediadoneright.com,
MHRM60@Yahoo.com, ardeaux1@yahoo.com,
jeromeo@hotmail.com
cc: Charles_Hungerford@longbeach.gov, pandahenry@charter.net,
roberta@jeannettearchitects.com, Lynette_Ferenczy@longbeach.gov,
Jayme_Mekis@longbeach.gov
Subject: Re: Mansionization Considerations

While I understand the position of professionals and their clients who may be affected by the proposed changes, let's not lose sight of what drove us to this point. Most homeowners in the Heights are fed up with the overbuilding that destroys the very features of the neighborhoods which make the community unique and which builders, developers and realtors market.

The bottom line is the community wants relief now from mansionization. No one is proposing a moratorium on all building so I'm not sure where you're getting that.

The Neighborhood Preservation Committee of BHCA has been looking at this issue for several months and supports an Interim Control Ordinance. We remain open to exploring what exactly it should contain so as not to stop building that isn't part of the problem. But we are committed to sending to the Council an immediate effective plan for the short term while we have an expanded discussion during the year with all affected parties about the longer term changes.

I don't agree that a "delicate approach on a case-by-case basis" is what we need right now. Who's going to pay for that? Who's going to do it? While we want to be intelligent and thoughtful always about putting limits into place, they are only temporary and, because of staff time and expense considerations, they need to be as self-explanatory and self-executing as possible.

I also don't agree that the "root of the concern" is the "look and feel" of the home from the street. It's more than that. You need to talk not just to the people who have remodeled or want to build but to their neighbors--sunshine blocked from their yards, loss of privacy, open space, drainage and a variety of other issues.

Marc Coleman

Co-chair, Neighborhood Preservation Committee

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"Ginger Conwell"
<gconwell@hotmail.co
m>

09/21/2007 11:53 AM

To: charles_hungerford@longbeach.gov
CC:
Subject: Belmont Heights Zoning Ordinances

Mr. Hungerford,

I am opposed to any limitation or restrictions on the building zoning ordinance. I am an owner in Belmont Heights and am proud to beautify my community.

My opinion is that any building in the neighborhood improves the neighborhood. Although our neighborhood is really charming, there are many houses that need to be upgraded because they are obsolete for our times.

I am wondering about the motives of the people behind this proposition. Are they owners or are they just upset about one particular incident that happened to them personally? I think we should keep in mind the big picture which is this beautiful neighborhood becoming more and more beautiful and increasing the property values.

Sincerely,

Virginia Conwell

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<http://clk.atdmt.com/MRT/go/aub0930003811mrt/direct/01/>



"Jeff - Jeannette |
architects"
<jeff@jeannettearchite
cts.com>

09/20/2007 09:46 PM
Please respond to jeff

To: "Maureen Neeley" <neeleym@att.net>, "Jonathon Glasgow"
<jon@interstices-lb.com>, "Elizabeth Lambe"
<ejlambe@earthlink.net>, "Bette McKinney"
<TERRYBETTE@aol.com>, "Marky Morel"
<markymorel@yahoo.com>, "Paul Murname"
<PaulM@bpfunding.com>, "Grace Parris" <grace@parrishomes.net>,
"Craig Starnes" <Craig.Starnes@verizon.net>, "Dianne Sundstrom"
<dianne.sundstrom@att.net>, "Alan Pullman"
<Apullman@studio-111.com>, "Maureen Hay"
<rpsmg@charter.net>, "Marc Coleman" <MarcALaw@aol.com>,
"Susan Bach-Bradley" <susan@bachbradley.com>, "Mike Stewart"
<stewart@mediadoneright.com>, "Mark Huffman"
<MHRM60@Yahoo.com>, "Ardis Kennedy" <ardeaux1@yahoo.com>,
"Jerry Olivera" <jeromeo@hotmail.com>
cc: "Mark Hungerford" <Charles_Hungerford@longbeach.gov>, "Pat
Henry" <pandahenry@charter.net>,
<roberta@jeannettearchitects.com>, "Lynette Ferenczy"
<Lynette_Ferenczy@longbeach.gov>,
<Jayme_Mekis@longbeach.gov>

Subject: Mansionization Considerations

Hi Maureen,

Thank you for the update and the link for the staff report below.

I will be attending the meeting as scheduled below and thank you for the invitation.

I understand the frustration of additions to homes that are not in character with the existing; however, I wonder if a moratorium approach is necessary.

I would very much like to chat with you on it in more detail. I would be interested in assisting with the setup of an "emergency design review board" of some sort and offer my involvement for such a position in order to put a review process in gear. By halting demolition & construction it may rob the city of much needed income from building plan check / permit fees, cripple the construction and design industry in an already poor market, and severely degrade home values as no one will be interested in buying, let alone rebuilding, remodeling, or renovating their own homes in Long Beach due to such a moratorium. I believe we need to take a more swift but delicate approach on a case by case basis and allow those home owners and architects who wish to design their addition or new home in character, to do so. This approach will be more widely accepted, I'm sure. As a licensed architect, I do a great deal of residential design all over Long Beach and have listened to more homeowners, contractors and other design professionals than even I would have imagined, voice their concerns in opposition of a moratorium for the reasons mentioned above and many others. Since the notice for the council meeting came out, I've been contacted by almost 10 potential clients in the area. I have a feeling this is in direct relationship to the fear that homeowners will not be able to remodel their homes. I feel there needs to be a more clear definition to the term "Mansionization" before we begin curbing construction in our City. The root of the concern is more of a "look and feel" a home demonstrates from the street. The current City codes for our zones have been in effect for a very long time and I feel are still well founded; reducing the square footage of homes isn't necessarily a good direction as it will reduce home values across the board. The "second story setback" from the street is an issue I have raised in the past for just good overall design and I practice that design philosophy on every project. A temporary adjustment in the design / zoning codes could be a good short term solution and I would be happy to provide any feedback possible. I've been involved with re-writing zoning codes of other Cities including Seal Beach and can assist with Long Beach as well.

Roberta and I moved to Long Beach in 1996 because we liked the diversity of homes which make up the neighborhoods of Belmont Heights, Belmont Shore, Naples and surrounding areas. We left the tracts of Orange County in search of different design styles from home to home and found that here.

I know we're not alone and only hope we can come to a good solution to the concerns of the neighborhood.

Thanks very much for involving Roberta and I with this very important issue. I hope we can assist with direction and look forward to being a part of the solution. Let me know your thoughts

All my best, Jeff Jeannette

jeannette | architects

jeannettearchitects.com 562.987.9139

From: Maureen Neeley [mailto:neeley@att.net]

Sent: Tuesday, September 18, 2007 3:50 PM

To: jeff@jeannettearchitects.com; Jonathon Glasgow; Elizabeth Lambe; Bette McKinney; Marky Morel; Paul Murname; Grace Parris; Craig Starnes; Dianne Sundstrom; Alan Pullman; Maureen Hay; Marc Coleman; Susan Bach-Bradley; Mike Stewart; Mark Huffman; Ardis Kennedy; Jerry Olivera

Subject: Meeting set with staff

Hi all,
Just a quick update.

We still don't have a staff report for the Heights, although you can see the staff report for tonight's agenda item on the Rancho Estates and Los Cerritos at <http://www.longbeach.gov/plan/ncs>. If anyone can still attend tonight's council meeting, it would be good to show our support.

We have set a date to meet with Planning (Angela Reynolds), Gary DeLong and our committee. It will be **Monday, Sept. 24th at 1:30** in the councilman's office on the 14th floor. If you can make it please let me know. I have asked Angela and Mark Hungerford for a copy of the staff recommendations prior to this meeting so we can review and offer our thoughts on Monday. Will pass it on as soon as I receive.

Until next time,
Maureen

--

Maureen Neeley, MLIS
HouStories - Discover the History
of Your Home
247 Termino Ave.
Long Beach CA 90803

To: Mark Hungerford; Department of Planning and Building
From: Eddie Alldredge & Madonna Cavagnaro
Date: September 18, 2007
Re: Proposed changes to building guidelines and permits in Belmont Heights

We were planning to go to the September 18th meeting but when it was changed to October 9th we are unable to participate. So here are our thoughts on the matter.

We have been residents and homeowners in Belmont Heights since 1986 and enjoy the charm and uniqueness this neighborhood offers. It was 1989 when we first noticed some extra large houses going up that were not keeping with the character of the neighborhood. Whether the investment per square foot is high or low does not matter when old homes are destroyed or taken down to the studs for the purpose of building on every square inch. Parkway strips become the new lawns. Three flowers serve as a flowerbed. Some of these homes look so out of place in terms of footprint and architecture that they are perceived as condominium complexes or boarding homes of some type. We believe something has to be done immediately.

"The Belmont Heights Community Association has advocated for changes to stop mansionization, which means demolition/construction and/or major remodels of older homes, which are incompatible with the size and character of the neighborhood. City Council has considered this issue and based upon testimony from members of the community is proposing short and long term measures for consideration." They are include below in **bold** along with our comments in *Italics*:

- 1) **1 year prohibition of demolishing single family residences over 45 years old.** *If you take a house down to the studs is that demolishing? Can this prohibition be 6 or 8 months so as not to be too onerous on families that have projects underway?*
- 2) **Temporarily decreasing the amount of square feet allowed for new construction and additions in Belmont Heights to allow further study.** *Absolutely must agree based on the results all around us. There are many houses built so close to the property lines that they look ridiculous and do not fit the neighborhood character.*
- 3) **Require second stories to 'step-back' from the ground floor.** *Absolutely agree.*
- 4) **Working with the community to set design guidelines and determine effective measures to preserve and promote the neighborhood character.** *This is reasonable as long as it does not turn into a bureaucratic mess that oversteps into too many areas requiring approval on things such as paint colors and what shrubs one can plant. We do not want to turn into some oversize gateless neighborhood.*

Thank you for taking the time to consider our thoughts on the matter.



"Karen Hudson"
**<HudsonSells@Earthli
nk.net>**

09/18/2007 11:45 AM
Please respond to
HudsonSells

To: <Charles_Hungerford@longbeach.gov>
cc:
Subject: mationization in the Heights

September 18, 2007

Dear City of Long Beach,

Please do not change the ordinances in Belmont Heights. When new construction and remodels happen in an area it's a good thing. The houses that have been demolished were old and obsolete. I fear that if you lower the ability to build, that building will stop and prices of the neighborhood will decrease even more.

I own a 500 sq. ft. house currently on Prospect Ave that I intend to build on. It was built in 1922. It has one bedroom. If you change the standard what will I do with this property? I won't be able to sell it because no one can build and I can't keep it because it makes no sense as a rental. This is exactly the situation that you will be facing if you change anything. I plan to build a beautiful craftsman home. Could you and your family live in a one bedroom house? Few can.

Please do not make a blanket moratorium on houses that are built before 1945 and limit square footage. Take each property on an individual basis if need be. Generalizations never are fair. Please think of the future of the area and do not succumb to a few people who have no business being upset with change.

Karen Hudson
562.618.9941



"BOB LUSKIN"
<flybob@verizon.net>
09/18/2007 11:39 AM

To: <Charles_Hungerford@longbeach.gov>
cc:
Subject: Rezoning in the 3rd district

Mark, A moratorium on replacing homes over 45 year old is not beneficial to the neighborhoods. Many of these old homes built in the 20's and 30's were not built to last 100 years. They were inexpensively built to serve a need at the time. Today executive families would like to live in this upscale area but they can't live in a 2 bedroom 1 bath home. Young families need 3 and 4 bedrooms today with at least 2+ baths. If we don't let the neighborhoods progress with current times, they will deteriorate. Please help save our neighborhoods and allow them to meet the needs of today's families. Bob Luskin 225 Belmont Ave. L.B.



"Larry Hanson"
<larry@hanson.org>

09/17/2007 03:10 PM
Please respond to larry

To: <charles_hungerford@longbeach.gov>
cc:
Subject: Possible Zoning Change Meetings

We have recently received two notices of meetings re possible zoning changes in Belmont Hts, etc. One was for Sept 18. Is this one still scheduled? We're interested in meeting with other neighbors who would like to keep our neighborhoods with their same character, and are willing to help. Can you tell us more about what's going on.

Larry

Larry Hanson

562-301-5075 Cell

815-642-1063 Fax



"Liz & Sam Salzberg"
<lizsam246@verizon.net>

09/17/2007 01:54 PM

To: "Charles Hungerford" <Charles_Hungerford@longbeach.gov>
cc:
Subject: Response from property owner at 246 Bennett Avenue, Long Beach, CA. 90803

In response to your Notice of Rescheduled City Council Meeting regarding the October 9, 2007 meeting, I wish to oppose the mansionization of the Belmont Heights area. I feel it is not in keeping with the community as I have known it for some time. I am sorry I can not come to the meeting but wish to express my views per your telephone call to me on Monday, September 17th.

Sincerely,

Elizabeth Ann Salzberg, Trustee



"Gary Larson"
<g.larsson@cox.net>
09/17/2007 11:15 AM

To: <Charles_Hungerford@longbeach.gov>
cc:
Subject: Notice To Discuss Potential Amentdments to the Zoning...

Hello,

We are a property owner at 54 62nd Place in Long Beach.

We got two notices on meeting to discuss the zoning for the Peninsula but I am a bit confused as to what is being proposed and by whom. Can you give me more back ground on this.

Also, I am not even sure of the current zoning to our property. One of my neighbors, a couple of years ago, had indicated that there had been a down zoning of our location and that our current lots where not even conforming any longer because they did not meet the min. sq. ft. requirements.

We currently have a 16 units building with one commercial unit on 4 lots. Also you can view the property on line at our website if you wish, at www.RentBeach.net .

Any information or back ground you can supply would be off great help,

Thank You,

Gary Larson

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"bev kelly, ph.d."
<bev@bevkellyphd.co
m>

To: Charles_Hungerford@longbeach.gov
cc:
Subject: meeting/9/18

09/16/2007 01:19 PM

Dear Charles Hungerford:

Thank you for keeping me informed about the zoning/construction standards. I am unable to attend the meeting 9/18. My client schedule conflicts again with the time of your meeting. However, I appreciate your informing me so I am able to give my input.

As I mentioned in my previous email, it is vital that we continue an alliance so we can maintain the standard of uniqueness in our neighborhoods, not only in Belmont Shore and the Peninsula, but in Belmont Park and Belmont Heights, as well. It is disconcerting to see homes being built with the "mansionization" that, from my perspective, is misplaced.

By working together with integrity and logic, we can keep uniqueness and still allow for progress.

Are you involved with the homeowners who are in opposition to the proposed development of a Home Depot on Studebaker, and the development of a hotel/mall at PCH and 2nd Street?

I believe that all of these concerns are linked to how we will all be impacted; and I think it is important that we all work together to prevent unnecessary development that does not take into consideration the great extent in which this area will be impacted.

Thank you for your concerns and I trust by all of us working together, we will preserve our unique and special area.

I appreciate your keeping me informed.

Best,

Bev Kelly, Ph.D.



"Flor Boelzle"
<fboelzle@hotmail.co
m>

09/15/2007 02:23 PM

To: Charles_Hungerford@longbeach.gov
cc:
Subject: "Mansionization".

Dear sirs:

I am sorry that I can't attend the meeting at City Council next Tuesday Sept. 18th., at 5 p.m., due to a class to attend. This is in regard to "Mansionization" of Belmont Heights. I am absolutely against this issue, please count my vote against it immediately. Flor Boelzle, at 243 Bennett Avenue, Long Beach, Ca. 90803.

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September 14, 2007

Long Beach City Council
333 W. Ocean Blvd
Long Beach, Ca 90802

Re: September 18th Council Meeting: 07-1099, Mansionization

Dear Councilperson,

I would like to offer my comments on the upcoming Council Agenda item dealing with "Mansionization" in the Belmont Heights neighborhood of Long Beach.

First, let me say that as the former President of the Belmont Shore Improvement Association, I actively participated in the development of the current zoning standards covering all of Long Beach. Prior to adoption of the current standards, Long Beach had a patchwork of zoning regulations with no uniformity in intent or interpretation. These new standards which are currently in place have provided a uniform basis for building in Long Beach. I would urge the Council to ensure that whatever action is taken, it does not reintroduce a patchwork approach to our building standards.

Secondly, I would like to address the Mansionization issue. While I am not a proponent of "lot line to lot line" monolithic structures, I am keenly aware that many of the homes in our city do not meet the needs of today's lifestyles. I believe that recycling some of these older and smaller homes is a necessary part of maintaining a healthy community. This health is reflected not only in the property values we enjoy but in the attraction of new families who will want to move to our area.

Urban renewal is the life's blood of any mature community. I would ask that you carefully consider the potential impact of the proposed zoning changes on both property values and the desirability of our neighborhoods. I would also suggest that many of the issues being raised by the community with respect to building size and height are aggravated by a lenient variance process and lax enforcement of the existing zoning code.

As I am scheduled for oral surgery on the day of the Council Meeting, I will not be able to comment in person. However, I trust my lack of attendance will not be taken as a lack of interest in this important issue.

Thank you,

Bruce Peterson
217 Bennett Ave.
Long Beach, Ca. 90803



Peggy McCabe
<peggy.mccabe@designory.com>

To: <Charles_Hungerford@LongBeach.gov>
cc:
Subject: Zoning Changes

09/12/2007 02:32 PM

The purpose of this email is to let you know that as a resident of Belmont Heights, I am in support of the proposed zoning changes. I can be contacted at (562) 624-0215 or (562) 673-9523.

Thank you.

Peggy L. McCabe
4616 E. 6th Street
Long Beach, CA. 90814



rick gaylord
<rick.mcg@verizon.net
>

To: Scott_Mangum@LongBeach.gov
cc: charles_hungerford@longbeach.gov
Subject: 30 Dana Place and Neighborhood Character Stabilization

09/12/2007 12:14 PM

Scott Mangum

I just delivered a package of information regarding a request for some minor design modifications to the proposed design for 30 Dana Place to Mark Hungerford.

The plans technically meet the zoning requirements, but the design will be a sore thumb if allowed to be built as designed. The builder has demonstrated no concern for the neighborhood and is trying to expedite the building permit to beat any Character Stabilization restrictions.

The City Council has an opportunity to begin making a positive impact on stabilizing the character of the Peninsula by including 30 Dana Place in any studies and or requiring the suggested modifications be made to the proposed design during the Council meeting on the 18th.

100% of the individuals I have contacted in the neighborhood agree and support this request.

The Council is the only body that can make this happen so including this request in your staff report would be greatly appreciated by all of the petition signers.

Additionally I just found out that the Mayor and Councilman DeLong will be out of town for the meeting on the 18th so including this recommendation in your staff report becomes now much more important.

Thank you for your consideration.

Frederick "Rick" Gaylord
A Long Beach resident since 1981



LaVonna Hasz
<lhasz@charter.net>
09/12/2007 11:57 AM

To: charles_hungerford@longbeach.gov
cc:
Subject: Zoning and Construction for Belmont Shore

I regret that I will not be able to attend the meeting on September 18 concerning zoning and construction issues.

However, I would like to say I am 100% in favor of limiting new construction to 2 stories. In addition, this kind of restriction must also state a reasonable bench for starting the first floor lest we end up with 2 stories on stilts.

On the issue of the turning radius, after walking the alleys around where I live, I conclude there is no standard being followed. Some garages are setback 8 feet, some 4 or 5 feet, and some angled so that one corner of the garage is at the alley. There is no uniformity. The required turning radius will depend on what you are trying to garage. A Suburban takes a much bigger radius than a Mini-Cooper. Some reasonable compromise needs to be made. My personal opinion is that if one must follow an 8 foot setback, that is needlessly restrictive and results, at least for me, in unusable space and prevents me from being able to have and use a larger garage. I also feel that the present zoning that allows garages to be built clear to the property line on the side has some real disadvantages and hazards. A garage next to me is built within 6 inches of my property line. The owner could not even stucco the building without taking down my fence. Rain also would not drain to the alley between the houses and in fact, as a compromise I took down my fence and allowed a drainage channel to be installed. This is also a hazard when two such garages are erected in the sense that in the event of earthquake or fire a route of escape could be cut off for occupants of both houses.

On the issue of the current zoning standards causing applications for variances, I think property owners have nothing to lose to ask for the moon as existing standards are not being enforced. If you look at the McMansion at 166 Nieto you will notice it is way taller than the two story duplexes it flanks. In spite of complaints it was judged to somehow meet zoning standards. Directly across the street there is a 4 foot wrought iron fence which I phoned and complained about before the cement footing was even dry. In fact, I phoned the city again the next day and a week later. I was assured an inspector would be sent out. Apparently his tape measure is a foot short as the 4 foot fence still stands on a street where 3 feet is the maximum allowed in the front.

A well publicized list of zoning requirements that are consistently enforced would certainly go a long way to clarify and eliminate some of these requests for variances.

Good luck.



"michael d. martinez"
<mikeandmaria@charter.net>

09/12/2007 10:26 AM

To: <Charles_Hungerford@longbeach.gov>
cc:
Subject: Mansionization in Belmont Heights

I just wanted express that I am in favor of people having the right to build on their property as they see fit. However, if it infringes on the rights and security of others, then I am for stopping this kind of development. In addition, I do not support limits on building that are attempts to perserve the character of a neighborhood.

Thanks for your time, Mike Martinez



"Rick Spencer"
<rpspencer@charter.net>

To: <Charles_Hungerford@LongBeach.gov>
cc:
Subject: Zoning Changes

09/11/2007 11:07 PM
Please respond to
rpspencer

I am writing in support of zoning changes in Long Beach. Our city needs these changes to maintain the unique neighborhoods that are quickly being torn down.

Rick Spencer
360 Mira Mar Avenue
Long Beach, 90814



"melanie and ernie w"
<mwallner@charter.net
>

To: <Charles_Hungerford@longbeach.gov>
cc:
Subject: zoning/construction standards: Belmont Shore "mansionization"

09/11/2007 10:22 PM

Dear Mr. Hungerford,

Although we will be unable to attend the Tuesday, Sept. 18th zoning ordinance meeting, as Belmont Shore residents we would like to voice our support for an ordinance limiting home construction/addition heights, and limiting variances that allow huge, "mansion" type homes in Belmont Shore and Naples. We have watched too many of our streets completely change in their character to the detriment of the neighborhoods.

Thank you for your consideration of our input.

Melanie and Ernie Wallner

Dear Mark,

I received the letter on Friday in reference to the relief for Mansionization in Belmont Heights. I do have some question and thank you in advance for the response.

- 1.) What are the notification requirement to the residents in reference to this change?
- 2.) The letter states that the Neighborhoods Committee of the City Council considered this issue. Who is the Neighborhood Community and how do I contact them?
- 3.) The forth bullet in the letter states- Working with the community to set design guidelines and determine effective measures to preserve and promote the neighborhood character? What does this involve? The statement is broad and unclear.
- 4.) When were the residents of the community asked to give testimony and by what method?
- 5.) What is the cost to the residents?
- 6.) Is the size and set-back of a remodeled home and/or new construction determined by the Planning and Building department?
- 7.) Why was this section of Belmont Heights singled out for "Relief form Mansionization?" I understood that this was a city wide issue.
- 8.) Who were the members of the community that gave testimony and by what method were they asked to do so?
- 9.) Who determines neighborhood character?

Stopping mansionization on the surface sounds like it might be a good thing. If this the objective then this problem should be changed city wide not just in a select part of our city.

Our city claims diversity. Diversity requires flexibility and individuality. That diversity includes choice of design and color of the homes that we live in.

Janet Lee

Belmont Heights Home Owner

562-438-6447

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janet lee
<janetklee77@yahoo.com>

09/11/2007 09:58 PM

To: Charles_Hungerford@longbeach.gov
cc:
Subject: Re: Relief form mansionization

Hi Mark,

Thank you for your response to my email.

In response to Item #5 of my questions you have asked me to be more specific.

There are always additional cost to residents and the city when you add additional layers of guidelines for improvements, remodels, and new construction. Keeping it simple some examples are: 1.) The cost for additional employees to approve the design guidelines set. 2.) Additional fees for the approval process. 3.) Additional cost to the homeowner to meet the requirements. This is just to name a few; I'm sure there are additional hard cost to both the homeowner and the city. There would also be hidden costs to the homeowner. Value and desirability, and the ability to sell a property changes when more constraints are put on a property. Another hidden cost would be down time during construction because of additional requirements.

I do have some additional questions. 1.) How many people are in the BHCA? 2.) Did they survey the community to get a general consensus of what the community wants? 2.) Who is to determine the design guidelines? 3.) Why do they need control over the design guidelines? 4.) Are there currently setback and square footage requirements? 5.) Who is to determine neighborhood character? What are the effect on the community when there is a moratorium on building?

Thank you again for your time and your quick response. It was also a pleasure to meet you last week at the WESCA meeting.

Best Regards,
Janet Lee

Charles_Hungerford@longbeach.gov wrote:

Hi Janet,

Thank you for the email.

1.) What are the notification requirement to the residents in reference to this change?

Notices for the 18th Council hearing were sent out to all property owners in the potentially affected areas of Belmont Heights, Belmont Shore, the Peninsula, the Ranchos, and Los Cerritos neighborhoods.

2.) The letter states that the Neighborhoods Committee of the City Council considered this issue. Who is the Neighborhood Community and how do I contact them?

The Housing and Neighborhoods Subcommittee consists of Vice Mayor Bonnie Lowenthal (Chair), Rae Gabelich, and Val Lerch. Their contact info can be obtained by clicking on the appropriate links found on this page: <http://www.longbeach.gov/council/default.asp>

3.)The forth bullet in the letter states- Working with the community to set design guidelines and determine effective measures to preserve and promote the neighborhood character? What does this involve? The statement is broad and unclear.

These measures will be specified at a later date. Staff and the Planning Commission will meet at some point to determine the method of community outreach/input. More of a long-term goal to be discussed.

4.) When were the residents of the community asked to give testimony and by what method? Community input has been received in a number of ways: an issue-specific website w/ survey (<http://www.longbeach.gov/plan/ncs/>), comment cards, community forums (3), public comment to City Council (June 5th), Housing and Neighborhoods Subcommittee (July 17th), and the hearing on the 18th. Feedback has come in a variety of forms: phone calls, emails, letters, meetings. A copy of all the emails and letters that I've received regarding this issue will be sent to the City Clerk's office next week, where they will then be forwarded on to each councilmember.

5.) What is the cost to the residents?

I'm not sure what you're referring to here. Could you be more specific?

6.) Is the size and set-back of a remodeled home and/or new construction determined by the Planning and Building department?

Yes. At the request of the Housing and Neighborhoods Subcommittee, Staff has drafted interim development standards for the Belmont Heights neighborhood.

7.) Why was this section of Belmont Heights singled out for "Relief from Mansionization?" I understood that this was a city wide issue.

The movement was started by the BHCA, and based on Staff research the Housing and Neighborhoods Subcommittee wished to include other neighborhoods experiencing similar development patterns.

8.) Who were the members of the community that gave testimony and by what method were they asked to do so?

The minutes for the public hearings held to date can be found here:

<http://clblegistar.longbeach.gov/calendar/#current>

Written testimony was received via email and letters.

9.) Who determines neighborhood character?

It is the belief of the BHCA that "neighborhood character" is being negatively affected by recent demolitions and significant remodels. To better understand what the BHCA was referring to, Staff researched the number of demolition and "substantial remodel" (construction permits with a valuation of over \$150k) permits issued.

Regards,
Mark Hungerford
Community Planner - Southeast Area
City of Long Beach
(562) 570-6439

janet lee <janetlee77@yahoo.com>

09/06/2007 12:14 PM

To: charles_hungerford@longbeach.gov

cc:

Subject: Relief from mansionization



rick gaylord
<rick.mcg@verizon.net
>

To:
cc: charles_hungerford@longbeach.gov
Subject: Neighborhood Character Stabilization and 30 Dana Place

09/11/2007 03:24 PM

Mayor Foster and Members of the City Council

As you consider the issue of Stabilizing the Character of the Long Beach Peninsula Neighborhood please include the immediate need to modify the proposed design for 30 Dana Place to initiate the Stabilization process.

The overbuilding and disregard for the unique character of the Peninsula has already begun, so it is imperative that steps be immediately taken to place some controls on any project that has not yet started construction.

The proposed design for 30 Dana Place is a 35 foot high flat sided stucco box as shown on the attached drawings.

Minor modifications to make the design more compatible with the character of the Peninsula are possible:

1. The 3 foot 6 inch high parapet which is proposed to be all around the flat roof could easily be stepped down to 6 inches in the front and back portions of the roof. There is no need for a continuous high parapet.
2. The third floor, on the street frontage could also easily be stepped back 10 feet from the property line. The first floor is setback 18 inches from the property line, and the second floor is also 18 inches with a stepped back 7 foot 6 inch covered balcony.

These two suggestions could substantial reduce the massive look of the design from the street, the changes to the construction documents would be minor and not impact the interior layout and would not delay construction.

Considering the side elevations of the design, recessed portions of some walls could also be incorporated which would reduce the "tunnel" effect with the adjacent homes. Recessing walls 12 to 18 inches would relieve the flat wall appearance.

These suggestions are noted on the attached drawings.

Thank you for your consideration.

A petition is being circulated regarding this proposed design and so far 100% of the neighbors contacted have signed the petition asking you, the City Council, to immediately include the compatibility of this design in the Stabilization Study before construction proceeds. The completed petition will be presented to you at the meeting on the 18th.



"Jan Barcus"
<jan.barcus@gmail.com>
m>

09/11/2007 08:07 AM

To: Charles_Hungerford@longbeach.gov
cc:
Subject: "Mansionization" in Belmont Heights

Regarding the Notice of City Council Meeting To Discuss Relief From "Mansionization" in Belmont Heights on Tuesday, September 18th.

I support your efforts to restrict the size of home remodels in the Heights area. I will be out of town and unable to attend the meeting on this issue.

I own and live in a one story home in Belmont Heights near 4th and Ximeno. My street, Vermont, has a mix of one and two story homes on various size lots.

The house next door to my own is prime for "tear down" when the elderly gentleman sells or dies. When that happens I am very concerned that the lot will be overbuilt. I am especially concerned about the lack of privacy if a large two story home overlooking my home and backyard is built.

While I respect the rights of future owners to rebuild on the lot, I would hope that there would be restrictions on the size of home. I also would hope for some input into the home design to protect the privacy of my home and yard.

Jan Barcus



Adam Sacuy
<asacuy@yahoo.com>
09/11/2007 07:20 AM

To: Charles_Hungerford@longbeach.gov
cc:
Subject: Mansionization???

9/11/07

To: Mark Hungerford

I have talked to several people regarding this "Mansionization" issue. It is funny how nobody is sure of what it is and more importantly why it is proposed. I can only assume it is to appease the Belmont Height Community Association. The definition as given in the mailer is very open ended. So if you please what is it and why? Thanks Adam Sacuy

my cell # 562 397-9893 fax# 562 439-4323 or email

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lbjohnpatrick@netscap
e.net

09/10/2007 01:41 PM

To: CHARLES_HUNGERFORD@LONGBEACH.GOV
CC:
Subject: HEIGHTS MORITORIUM ?

MARK, PLEASE CONTACT ME AND BE ABLE TO TELL ME ABOUT THE STATUS
OF A MORITORIUM ON BUILDIING IN THE BELMONT HEIGHTS. BONNIES
OFFICE TELLS ME THEY DONT KNOW ANYTHING? JONDA C/O LERCHS
OFFICE REFERED ME TO FRICKS OFFICE. THEY DONT ANSWER AS YET.
HELP ME PLEASE.

I FOUND OUT ITS ALREADY FOR THE 18TH AGENDA.....
JOHN PATRICK McNAUGHTON
CELL 562 310 6965
OR FAX # 597 8759

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Jane Mattson
<jmattson33@yahoo.com>

09/10/2007 10:56 AM

To: Charles_Hungerford@LongBeach.gov
cc:
Subject: mansionization

Dear Charles,

Thanks for you efforts in attempting to limit these hideous houses. Just want to let you know you have our full support.

Jane Mattson and Jim McDonough
4450 E. Barker Way
Long Beach, CA 90814

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<http://travel.yahoo.com/>



"Maureene Hay"
<rpsmgh@charter.net>

09/09/2007 11:19 PM
Please respond to
rpsmgh

To: <charles_hungerford@longbeach.gov>
cc:
Subject: Support of the zoning changes in Belmont Heights

I would like to let you know that I am in favor of the proposed zoning changes for Belmont Heights in particular but for Long Beach as a whole.

Maureene Hay
360 Mira Mar Ave.
Long Beach, CA 90814



Ellen Halloran
<ellen@her-works.com
>

To: charles_hungerford@longbeach.gov
cc:
Subject: mansionization

09/08/2007 07:25 PM

Mr. Hungerford,

I received the flyer about the meeting on the 18th, unfortunately I will not be able to attend, but the flyer did give your email address for input.

My wife and I have been residents of Long Beach since 1975 and have been living in Belmont Heights since 1988. We have seen recent changes in construction in the area that are, to say the least, disturbing. While I do not agree with a person's desire to build the largest house they can on their property, at least I understand it . . . sort of. What I do not understand is the apparent willingness on the part of the city to rubber stamp any set of plans and to grant variances. Does the city do a site visit to assess whether a proposed construction is in keeping with the buildings in the neighborhood? If such a visit is done, it must be of the most cursory nature. Is there any mechanism for residents of the area to make comments when there is a code or zoning variance requested? There are some monstrosities on Appian Way and I am fearful that Belmont Heights will also go the way of these behemoths. Part of the attraction of Belmont Heights, at least for me, is the eclectic mix of homes; homes with actual front and back yards. These new buildings (I am reluctant to use the term house and refuse to call them homes) are often built to the property lines, with little or no set backs, that impinge upon the space of the neighbors. And, judging by the proliferation of these structures, it is apparently easy to get the city to approve the designs.

Having read the proposed measures I believe they are a good start and I hope the final product has some real teeth. Please feel free to use my rant as you see fit. If there is a way for me to get to the meeting I will be there.

Thank you,

Mark Halloran
316 Grand Ave.
Long Beach, CA 90814



<louisequestdance@verizon.net>

09/08/2007 09:33 AM

To: charles_hungerford@longbeach.gov
cc:
Subject: belmont shore zoning

Dear Mr. Hungerford,

Thank you for the letter: "Notice of City Council Meeting to discuss potential amendment to the zoning ordinance in your neighborhood."

I must admit I do not understand the zoning in the Belmont Shore neighborhood, but I do have an opinion, albeit a very conservative one. I believe that re-models or new construction should be the same dimensions as the home/duplex/apartment building that is torn down. I have been a homeowner for 28 years in the neighborhood. I would never consider changing the structure of my duplex in a manner that would disrupt my neighbor's view or disturb their quality of life. The eruption of "McMansions" in Belmont Shore and the Peninsula area is an unnecessary ostentatious display. These "re-muddles" not "re-models" have disturbed the character of the neighborhood. I think a home can be updated and maintained without changing the original dimensions. Thank you for taking the time to read this.

Kind regards,
Louise Guest



"Lloyd Livingstone"
<geezertoo@verizon.net>

09/07/2007 05:40 PM

To: <Charles_Hungerford@longbeach.gov>
CC:
Subject: Belmont Heights Mansionization

Thank you so much for your participation in these important measures. I want you to know that I support any effort to deal with mansionization. Alas, I cannot attend the meeting as I am disabled and house bound.

My thoughts will be with you and all who are opposing the implementation of this dire predicament.

Lloyd Livingstone
333 Newport Ave #303
Long Beach 90814



Robert Bienenfeld
<robertbienenfeld@ya
hoo.com>

09/06/2007 09:19 PM

To: Charles_Hungerford@longbeach.gov, mayor@longbeach.gov,
District3@LongBeach.gov, District1@LongBeach.gov,
District2@LongBeach.gov, District4@LongBeach.gov,
District5@LongBeach.gov, District6@LongBeach.gov
cc: Joseph_Toney@longbeach.gov
Subject: Masionization

All:

My wife and I have been members of the 3rd District, and the Belmont Heights community for more than a dozen years. We recently joined the Belmont Heights Community Association (BHCA), but do NOT support their proposal to "stop mansionization." The BHCA has overstated the problem and risks putting our property values in jeopardy by their proposed actions.

I recently sat through a slide show of their examples of the problems caused by mansionization. However, they failed to present before and after photos. Many times the remodeled residences are significant improvements over the previous structures. In some cases, their photos of the "mansion" problems were misleading - photos taken before final architectural details and landscaping were completed. Aside from these anecdotes, the BHCA has not provided evidence (property values, or other quality of life indicators) indicating that the construction they are proposing to prohibit are actually bad for us.

I am greatly disturbed by the members of the BHCA. Many members are not homeowners, so their interests in our community are not the same as homeowners. I heard one gentleman speak with dismay about the "beautiful home" he could see outside his kitchen window that "one day, vanished." What gives these people the right to control what they do not own?

Over the years, the character, quality and class of the overall Belmont Heights community has improved - with the current laws and zoning in place. What evidence (facts, property values, or other quality of life indicators) do they have that prove their point?

I respectfully urge the city council to REJECT the proposal to stop mansionization in Belmont Heights. The city council should feel free to study and analyze the issue all they want, however, any action temporary halt based upon BHCA's request makes no rational sense.

Regards,

Robert Bienenfeld
243 Roycroft Ave.
Long Beach, CA 90803
BHCA Member

562-439-6042



buzzbake@aol.com

09/06/2007 05:19 PM

To: Charles_Hungerford@longbeach.gov, BuzzBake@aol.com

cc:

Subject: The Belmont Heights Community Association

Mark, Charles Hungerford,

I am responding to your memo regarding the 'Relief from Mansionization' in Belmont Heights. I own a house on Mira Mar in the Belmont Heights area. I am against all of the measures being considered at this point in time. I will not be able to attend the meeting on Tuesday, Sept. 18, so I wish that you consider my input via this media.

If you wish to provide me with any feedback, you can do so via my email address. It is buzzbake@aol.com.

Thanks for your considerations.

Sincerely, J. M. Buzz Delano Jr.

Email and AIM finally together. You've gotta check out free [AOL Mail!](#)



Sandee Paige
<spaige@charter.net>

09/06/2007 02:04 PM

To: charles_hungerford@longbeach.gov
CC:
Subject: 'Mansionization' of Belmont Heights

I am a resident of Belmont Heights (276 St. Joseph Ave) and I have some questions regarding the subject issue:

1. Can you tell me which projects have caused the proposed measures.
2. I would like to submit comments, but will be unable to attend the meeting. Are comments submitted via email included in the process?

Thanks



janet lee
<janetlee77@yahoo.com>

09/06/2007 12:14 PM

To: charles_hungerford@longbeach.gov
cc:
Subject: Relief form mansionization

Dear Mark,

I received the letter on Friday in reference to the relief for Mansionization in Belmont Heights. I do have some question and thank you in advance for the response.

- 1.) What are the notification requirement to the residents in reference to this change?
- 2.) The letter states that the Neighborhoods Committee of the City Council considered this issue. Who is the Neighborhood Community and how do I contact them?
- 3.) The forth bullet in the letter states- Working with the community to set design guidelines and determine effective measures to preserve and promote the neighborhood character? What does this involve? The statement is broad and unclear.
- 4.) When were the residents of the community asked to give testimony and by what method?
- 5.) What is the cost to the residents?
- 6.) Is the size and set-back of a remodeled home and/or new construction determined by the Planning and Building department?
- 7.) Why was this section of Belmont Heights singled out for "Relief form Mansionization?" I understood that this was a city wide issue.
- 8.) Who were the members of the community that gave testimony and by what method were they asked to do so?
- 9.) Who determines neighborhood character?

Stopping mansionization on the surface sounds like it might be a good thing. If this the objective then this problem should be changed city wide not just in a select part of our city.

Our city claims diversity. Diversity requires flexibility and individuality. That diversity includes choice of design and color of the homes that we live in.

Janet Lee

Belmont Heights Home Owner

562-438-6447

Sick sense of humor? Visit Yahoo! TV's [Comedy with an Edge](#) to see what's on, when.



Tmcsusan@aol.com

09/06/2007 10:19 AM

To: charles_hungerford@longbeach.gov

cc:

Subject: zoning ordinance amendment

Dear Sir

Unfortunately, I will be out of town and unable to attend the neighborhood meeting on September 18, 2007.

I would like it to be known that I am GREATLY in favor of limiting the height of any new construction or additions in the Belmont Shore area to a maximum of 2-stories.

Also, if I can believe what I have read in the letters to the Editor of the Grunion Gazette; it DOES appear that the applications for variances are being granted much too freely. I would approve of initiating a standard policy for review of any variance....the granting of a variance should be extremely RARE...not the norm!

Thank you for taking my view into consideration.

Sincerely

M Susan Nichols
42 St Joseph Ave
Long Beach, Ca 90803
562-434-4359

Get a sneak peek of the all-new AOL.com.



john_vertrees@147cov
ina.com

09/06/2007 09:42 AM

To: Charles_Hungerford@longbeach.gov
cc:
Subject: Potential restrictions on Belmont Shore/Peninsula

Dear Mr. Hungerford,

Thank you for this opportunity to provide feedback regarding potential restrictions on Belmont Shore/Peninsula. I am a 10 year + owner in Belmont Shore and a 40 year resident of Long Beach. I strongly feel that the current development standards in the Belmont Shore/Peninsula area are adequate and sufficient for the specific requirements of keeping size and character proportionate for a residential area. There are many other important challenges before the city council such as crime prevention and law enforcement that needs their attention. The current development restrictions should not be altered.

Thank you again,

Sincerely,

John B. Vertrees
147 Covina Ave #C
Long Beach California 90803
562-438-8451



"CHARLES
DOMINESEY"
<yabass@hotmail.com
>

To: Charles_Hungerford@longbeach.gov
cc:
Subject: attempt to change zoning

09/06/2007 02:54 AM

Charles, I just read my mail and i could not believe my eyes. I was at that meeting on August 15th also but i don't recall moving ahead to down zone the shore. Apparently someone is pushing this movement I think it is totally unjustified. Can you please tell me the history on what started this and how it has impacted the area in such a negative way. This is the second time in recent memory that this has come up and we can not see the justification for it. I have owned and lived in the shore since 1971 and find it puzzling that this being pushed thru like this.

respectfully

Charles Dominesey



"BARBARA
WELLINGTON"
<bswellington@msn.c
om>

To: Charles_Hungerford@longbeach.gov
cc:
Subject: Belmont Heights "Mansionization"

09/05/2007 02:37 PM

This is in response to the community meeting notice to discuss "relief from mansionization" in Belmont Heights.

I have owned and lived in my Belmont Heights home for the past 14 years. In that time, I have seen many positive changes in the neighborhood which includes the so-called "mansionization." The homes that were either torn down and rebuilt with new, larger homes or were remodeled have not detracted from the Belmont Heights neighborhood.

The group bringing these proposed limitations to the City Council needs to find something better to do with their time than prohibiting homeowners from improving their property and limiting the ability to gain as much real estate appreciation as possible, especially as we move into a much softer real estate market.

Here's an example of how the proposed restrictions would negatively impact property owners and property values:

A house on my street has fallen into disrepair because the elderly owner has not cared for it. The owner is now in the hospital and may not return home.

Under these new measures, if the property is sold, this house (over 45 years old) could not be torn down for a year and then would be severely restricted on what could replace it. It's bad enough that we have to see it in its present condition every day, but it would fall further into disrepair while waiting to be torn down. This will affect property value of the houses around it.

If the Belmont Heights Community Association has a burning need to set some guidelines, I'd suggest that paint colors, such as those on the house at the corner of Broadway and Bennett (turquoise and purple) and on Third Street near Termino (billous blue), be restricted to more sedate hues.

If property owners follow current building ordinances and obtain the proper permits and inspections, I don't see why that isn't enough. I do not support the proposed measures against "mansionization", either short-term or long-term, mentioned in the notice I received.

Thank you,
Barbara S. Wellington
4450 E. Vermont St.
Long Beach, CA 90814



leh90814@aol.com
09/05/2007 09:52 AM

To: charles_hungerford@longbeach.gov
cc:
Subject: mansionization in Belmont Heights

Why not let people do what they want with their OWN homes. They still need approval from city planner. IF they seem to be outlandish plans they will be turned down, or they will need to get a variance with approval from the neighborhood. The city is too much involved in people's lives. Fix the infrastructure, get better parking in BShore, don't make it so hard for new businesses. Don't you have more important things to do.

Email and AIM finally together. You've gotta check out free [AOL Mail!](#)



"Marilyn Nomura"
<mnomura@earthlink.net>

09/05/2007 11:59 AM

To: <charles_hungerford@longbeach.gov>
cc:
Subject: mailing address

Dear Mr. Hungerford:

I just left a message for Mark at 562-570-6439, but I was cut off. In short, we are against mansionization and feel that such endeavors have destroyed neighborhoods like Manhattan Beach and Hermosa Beach. We would like to send our input in writing. Could you please e-mail us back or call at 310-201-5030 with a postal mailing address? Thank you.

Sincerely,
Michael Shen for
Marilyn Nomura, Adjuster
9952 Santa Monica Blvd., 1st. Fl.
Beverly Hills, CA 90212
Phone: (310) 201-5030
Fax: (310) 201-5060
Email: mnomura@earthlink.net

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"rick blankenship"
<rickjoeb@gmail.com>

09/05/2007 12:00 PM

To: charles_hungerford@longbeach.gov, "Belmont Shore"
<belmontshore@surfy.net>

cc:

Subject: Council meeting to discuss potential amendment to the zoning ordinance in my neighborhood - Tuesday, September 18th, @ 5:00pm

Mark and/or Charles,

Thank you for sending information related to the upcoming City Council meeting to discuss an amendment to the zoning ordinances in Belmont Shore and the Peninsula.

I was unable to attend the meeting where concerns/issues were raised. Is possible to add a topic of discussion?

My neighbors and I have been concerned about the growing number of walls built right on the curb along Division in Belmont Shore. There are well over 20 properties that have constructed either a wall or fence that butts up directly against the street curb.

The Vehicle Code of the State of California (22502) requires that vehicles park within 18" of curbside. These walls/fences directly on the curb make it very difficult to park and exit your vehicle safely, without any property damage to yourself or to your car. Drivers are parking at a slight angle in order to avoid these hazards (some are 6' plus stucco walls, i.e. the wall near the corner of Nieto Ave and Division on the south side of 2nd street). This makes for a dangerous parking angle to an already narrow street.

I have already contact the City regarding this issue and was told that there is an existing zoning ordinance that prohibits construction within the required 5' set-back from the curb. To their knowledge, these fences and walls constructed on curbside do not exist in the City of Long Beach.

How come the City is not enforcing the already existing zoning ordinances?

I would love to see this on the agenda so it does not have to be re-addressed at a later date. My neighbors and I were considering signing petitions to put the City on official notice. We consider this a safety issue.

Regards,

Rick Blankenship
562.221.5949



"mardella"
<mardella@pplinvestor
s.com>

To: <charles_hungerford@longbeach.gov>
cc:
Subject: Notice re Belmont Heights

09/04/2007 08:13 PM
Please respond to
"mardella"

Charles Hungerford,

We are deeply concerned that a small vocal group of citizens can propose such a moratorium on upgrading the housing stock of East Belmont Heights. Why is this concern over historic values of 1000 sq ft, homes built in the 30's, 40's etc so important to the neighborhood when there are large homes built in the same era in the neighborhood and more large homes would only upgrade the neighborhood, add to the tax income, and add revenue to upgrading and maintaining the infrastructure of Long Beach. The City of Long Beach is in desperate need of revenues to improve the streets and basic infrastructure. Why should these narrow-minded, backward-looking pea brains dictate the revenue base of, not only their neighborhood, but all of Long Beach? We are amazed they could get to first base with this kind of thinking. Do we actually have members on the City Council who are proposing to shut down Long Beach? If there isn't growth deterioration sets in.

Mardella,
Belmont Heights resident



Ms2oot@aol.com
09/04/2007 09:45 PM

To: charles_hungerford@longbeach.gov
CC:
Subject: "Mansionization" in Belmont Heights

This whole discussion is ridiculous. Neighborhoods change, old becomes new, remolded, or goes down hill, nothing stays the same or should. I have lived at 516 Roycroft Ave since 1972 and have added over 1000 sq. ft. and remolded along the way. Why should I retain a tacky two bedroom, one bath house to look like other tacky 2 bedroom houses in the neighborhood? Our neighborhood is changing for the better with more owner occupied properties and new construction.

Limiting sq. footage and modernization promotes slums! Why should everything look like post war tacky?

I vote for progress.
Joan LaRue

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"Laura Kimbrough"
<laurak1@verizon.net>
09/04/2007 07:02 PM

To: <Charles_Hungerford@longbeach.gov>
cc:
Subject: Mansionization

Hi -

I would like to see older neighborhoods, with an established housing style, keep new construction within the general style. That can vary of course. For me, the Naples/Penninsula area has a variety of styles, so unless something is extreme, it would probably go with the flow. But, for areas like Belmont Heights that have a fairly consistent building style, it would be nice to keep that. Nothing extreme, but within reason.

A good example of new house construction that is totally out of place is at 325 Quincy Avenue. This house was built within the last couple of years, and if you drive by to see it, you will certainly see the obvious. We were dumbfounded that someone would put a building style like this in our neighborhood. I've been told the owner is actually an architect. He apparently likes diversity! Ha! Please drive by, or have a constituent do so, as this is a prime example of what many residents dislike.

Sincerely,

^^^^^^^^^^
George & Laura Kimbrough
laurak1@verizon.net



johnagentangel@aol.c
om
09/04/2007 05:44 PM

To: Charles_Hungerford@longbeach.gov.
cc:
Subject: [Suspected Spam T] deprivation of rights

mr. hungerford,

when the bhca called for the down zoning of the heights, i thought that was very uncalled for . when an individual purchases real property with the right to build ONE additional unit, no committee or other person should be allowed to impose thier own selfish desires to change these codes.

now the mansionization issue before us now.who in the blankity -blank do they think they are, to tell me what i can or can't do with my OWN property? (barring obviously illegal or offensive uses) pardon me i believe this is the united states of america. who are they to say what is proper neighborhood character? advocating a freeze on progress is absurd. i would suggest they take a bit of their own advice "step back". if you don't like the area you live in, MOVE. if i sound upset, it is because i am. i am deeply disturbed by the desire to impose unneeded restrictions on property owners. property owners did alot to achivee the american dream of home ownership. they don't need anyone telling what to do with their own home.

sincerely
john angel

Email and AIM finally together. You've gotta check out free [AOL Mai!](#)



rick gaylord
<rick.mcg@verizon.net
>

To: charles_hungerford@longbeach.gov
cc:
Subject: 30 Dana Place and Character Stabilization

09/04/2007 04:50 PM

Mark

FYI Everyone that I have shown the plans to has been very interested in signing a petition asking the City Council to include 30 Dana Place in a Stabilization Study. I will submit the petition this Friday and again with more signatures at the 18th Council meeting.

This design does not belong on the Peninsula!

Rick



"ELLEN KIRK"
<LNANDJIMKIRK@EA
RTHLINK.NET>

09/04/2007 10:18 AM

To: <charles_hungerford@longbeach.gov>
cc:
Subject: Mansionization in Belmont Heights

Dear Mr. Hungerford,

I am writing in regards to the notice of meeting to discuss proposed regulations on home demolition and construction in the Belmont Heights neighborhood of Long Beach. As I will be out of town at the scheduled meeting time, I wish to take this opportunity to express my opinions on this issue and hope you will share them with the Housing and Neighborhoods Committee of the City Council.

In order to give context to my concerns, let me describe briefly to you my business and hobbies. I am an artist who creates portraits of homes on a commission basis. Most of my commissions come from residents and real estate agents in Long Beach. Through my work, I've come to appreciate the quality, variety and charm in the many neighborhoods and individual residences in this town. People love their homes; they invest time and money to mold them to their dreams and maintain them through the wear of time and the elements. The city, even while struggling with notable budget constraints, tries to maintain the public areas around these houses. Together these public and private efforts yield a pleasing result. One way to judge the success of the joint effort is to see the many people who are out walking in our neighborhoods at any given time of the day. I run six days a week and walk my dog every day. There isn't a time I do this when I don't meet others also out walking. So, by profession and preference, much of my day is concerned with the look and feel of our neighborhoods, Belmont and Alamitos Heights in particular.

As to the issue of mansionization, while it is fair to acknowledge the desire, and sometimes need to undertake major construction to an existing home, not everyone who does so takes into consideration interests beyond their own. Their thinking often stops at their property line without any evident concern for their neighbors or awareness of architectural appropriateness. While it may be impossible to regulate a sense of design adequate for understanding architectural integrity (that would be asking for a lot), it is possible to regulate objective considerations of size, location and obstruction while gravely encouraging architectural design appreciation.

My main concern is buildings that are too big for their lots. As an artist, I can't help but think that the home they've poured so much money into is only as beautiful as its setting and these folks don't have a setting they have an edge around a building. The size of the house isn't an issue; it is the size of the house in proportion to the size of their lot. The second of four bullet points on your flyer, "Temporarily decreasing the amount of square feet allowed for new construction and additions..." addresses this issue but I am concerned that it may not address it adequately. Could the suggested correction state a ratio between the footprint of a building and the square footage of the lot on which it sits? That rule would successfully address lots and homes of all sizes.

The flyer's first bullet point, "1-year prohibition of demolition of single-family residences over 45 years old" also leaves me with concerns. The basic principal seems right; slow down the destruction of the homes that are of an age where it is likely that they are architecturally desirable. However, this rule may be subject to many reasonable exceptions. As written, it seems weak and thus weakens the entire intent of the regulation. It should be phrased in a way to more completely consider older homes of poor quality or those in derelict condition.

A point which I did not see on your flyer is the frequency of exemptions granted to individuals allowing them to bypass rules on construction. Oftentimes these exemptions allow for less setback and larger buildings. Since there is a culture of allowing individuals to pay the fee and gain the exemption, perhaps

this needs to be addressed. Maybe the city enjoys receiving the fees and maybe they hear sad stories about how much it would cost the individual to redesign the building to meet the codes. If they enjoy the fees so much, then shame on them for only thinking in the short term. If they give pity to a tale of financial woe, then it bears remembering if a project costs the individual one to two hundred thousand to build, I'll bet paying another five to ten thousand for new plans isn't going to break them. Get tough-enforce the rules fairly.

In your fourth bullet point, you suggest setting design guidelines for construction. This is a good idea, but I think it could go a step further. Could we consider requiring that individuals seeking to renovate their property have the aesthetic guidance necessary to create a building that will look right in the neighborhood? Could we request the participation of a licensed architect on any project of a given complexity to assure that the design meets guidelines? The architects could be limited to those on a list registered with the city who have shown, through review of their work by the city, an understanding of the architecture in our town. This would not guarantee all renovations would have perfect aesthetics, but it would invest the architect with some sense of obligation to the city as well as the client and perhaps embolden them to guide the client to design appropriate choices.

Thank you for bringing this issue to the public and for inviting our participation. We are fortunate enough to live in a town that is a desirable location where people want to build their dream homes. It is our responsibility to recognize their enthusiasm and allow it to flourish for the benefit of the both the individual today and the future of our community.

Ellen Kirk
4825 E. 6th St.
Long Beach, CA 90814

www.HousePortraitByEllen.com
562-708-4508



Richard Hatzer
<dickhatzer@sbcglobe
l.net>

To: charles_hungerford@longbeach.gov
cc:
Subject: meeting of 9.18 re peninsula

09/03/2007 07:58 PM

Dear /Charles/Mark

I am in receipt of your mail flyer. I have property on the peninsula and would appreciate all info as described in your flyer. you can e-mail to above address or fax to 8188817792 or mail to 4126 ellenita ave Tarzana ca. 91356

Thank you

Richard Hatzer

8188811320



Kevin Culhane
<culwon46@yahoo.com>
m>

To: Charles_Hungerford@longbeach.gov
cc:
Subject: Belmont Heights "Mansioniation "

09/03/2007 07:24 PM

To: Mr. Hungerford,

I live at 250 Newport Ave. with my wife. She has lived here 9 years, I 5 years. I don't see a problem with building up ones property. People move here for the good neighborhood, weather and to live closer to work. If people want to upgrade the houses it should be a good thing. It brings up the value of the whole neighborhood. Some of these house around here are unbelievably small. As long as they keep it at 2 stories and not go 3 stories. The second story step-back is also a good idea.

Just down the street from us there was an ugly vacant lot that people would dump trash and paint graffiti on the walls that sat there for the first 4 years I live here. Someone finally built a beautiful house on it. Yes, its a big house, 4000 sq. ft, I believe. And it improved the whole neighborhood.

But Please NO more apartment buildings. Its hard to find parking in are neighborhood with some many apartments not having spaces for their tenants.

Sincerely,
Kevin Culhane

Choose the right car based on your needs. Check out [Yahoo! Autos new Car Finder tool.](#)



rick gaylord
<rick.mcg@verizon.net>

>

09/03/2007 04:13 PM

To: Julie_Maleki@longbeach.gov, Lynette_Ferency@longbeach.gov,
charles_hungerford@longbeach.gov

cc:

Subject: Fwd: Community Character Stabilization

Julie, Lynette and Mark

This is a letter to the City Council that I will be including, along with photos, exterior elevations, floor plans, articles on Mansionization and examples of compatible as well as existing homes that destroy the character of the Peninsula neighborhood.

I will also have a petition said by many Peninsula residents requesting immediate action be taken to prevent this home from being built as designed.

I will deliver copies on Friday, the 7th, 11 days before the Council Meeting on the 18th. How many copies should I submit.

Thank you all for your concern.

Rick Gaylord

Begin forwarded message:

From: rick gaylord <rick.mcg@verizon.net>

Date: September 2, 2007 5:44:01 PM PDT

Cc: ABBPGSurvey@aol.com

Subject: Community Character Stabilization

Members of the Long Beach City Council

Regarding Community Character Stabilization and 30 Dana Place on the Long Beach Peninsula

The proposed design for 30 Dana place is an excellent example to refer to in regards to Stabilizing the Character of the Long Beach Peninsula.

This design, as shown on the attached drawings clearly shows a lack of regard for the surrounding homes, a disregard for the integrity and character of the community. The design is an overbuilt massive 35 foot high plain stucco box devoid of any fenestration. It would more appropriately be an office building or an economy apartment building.

Specifically, this design, as well as other already overbuilt projects, effect the environment of the surrounding homes. The extreme mass of the building blocks the sun, and in this case existing solar panels. The properties to the North will lose a significant amount of sun, and again in this case will effectively block a 12 x 20 foot skylight that has provided sufficient heat for the home since it was built in 1980. Furthermore, the 3

foot six inch high parapet completely blocks all view of the Pacific Ocean and is unnecessary with a flat roof design. If any roof deck is planned, although nothing is currently shown, it surely would not need to cover the whole roof.

This proposed design undermines the City's goal of Stabilizing the Character of the local communities. As you consider implementing a temporary moratorium to study the establishment of local community guidelines we are asking that this project be specifically included in the moratorium since construction has not yet started.

If this design is allowed to proceed without some modifications, it will become an eyesore on the Peninsula for many many years and a testament to the City's lack of resolve to halt the deterioration of our neighborhoods. Other Southern California Cities have taken action to halt the Mansionization phenomenon, now it is time Long Beach does the same.

This project is designed to the limit of the existing Zoning codes so the Planning department can only process the plans accordingly. Only you, the City Council has the authority, power and opportunity to take steps that will result in a positive impact and begin to stabilize the character of our communities.

We implore you to take immediate action since this is a build for profit "flip" project that is being pushed through the permit process to beat the stabilization wave.

Thank you for your time and consideration and for your initiating the Character Stabilization Studies and for your concern for the quality of life in Long Beach.

Note a majority of the Peninsula Residents responding to the survey "What positions should ABBPG take on behalf of the Community" said yes to "actively oppose building variances in addition to those involving height and parking and setbacks"

Frederick "Rick" Gaylord
32 Dana Place
A Long Beach resident since 1981



designingwhims@earthlink.net

09/02/2007 11:52 AM

Please respond to
designingwhims

To: Charles_Hungerford@longbeach.gov
cc:
Subject: Mansionization

Just received the city council meeting info, and we won't be able to attend the meeting, however we are very concerned with what's going on in our neighborhoods. We totally understand wanting to live in the best areas, but I see us losing the charm that originally brought us to live where we do. We have a home in Belmont Heights, but live in Alamitos Heights and are seeing the same thing happening here. I'm all for progress, truly, but I think we're heading in the wrong direction. Old charm and new building/remodeling do not mix very well. I'd like to see both neighborhoods and any neighborhoods with homes built up to the 40's have some preservation.

I think remodeling and updating the interior is another subject; I don't have any issues with that. But I think changing the exterior is something we need to control. We're restoring a home across the street from us on Los Altos, and number 1 importance was to leave the house as it looks, but replace everything inside. It's why we live here.

Larry & Chrysteen Braun
301 Granada Ave and 540 Los Altos Ave
Long Beach
562-430-2969

Nick & Mary Patridis
545 Los Altos Ave and 6700 E. Bayshore Walk



MM3896@aol.com
09/02/2007 11:11 AM

To: MM3896@aol.com, Charles_Hungerford@longbeach.gov,
Mark_Hungerford@longbeach.gov
cc:
Subject: Re: 9/18 Council Discussion (revised)

Mr. Hungerford,

I am a resident of Belmont Heights. I received the flyer notice about the September 18th Council meeting. I have a few questions:

- 1) Is this item going to be an official agenda item? Will the council be taking an action?
- 2) Where can I find the minutes (record) of the discussion that took place at the Housing and Neighborhood Committee? When did it take place? Is that Committee covered by Brown Act requirements? Were the "measures" mentioned in the flyer developed by City Staff after hearing testimony?
- 3) Did the Belmont Heights Community Association submit an official proposal for consideration by the Council? If so, when? Where can I find a copy of that proposal?
- 4) Who is the City staff person currently assigned to handle permit requests that deal with "mansionsization"?
- 5) Is there a City Staff person assigned to handle basic requests to "rule" variances related to the designated neighborhood standards? Such as painting exteriors, fences, etc.?

Thanks for your time. I do plan to attend the Council meeting.

Andrew Munoz
541 Termino Avenue

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"Bob Balk"
<robert.balk@sheppar
dglobal.com>

To:
cc: <charles_hungerford@longbeach.gov>
Subject: Housing and Neighborhoods Committee

09/02/2007 06:01 AM

Dear Mark,

We received your notification in the mail regarding the upcoming town meeting September 18th to discuss the "mansions" or Long Beach. We will unfortunately be out of town but would like to provide our input to the community on this subject. I have a few questions and comments that I will provide to you via email for your consideration and potentially to pose them to the attendees of the meeting.

On the back of the notice there is a map of the Belmont area with some areas highlighted. In particular the area around 4th street is not highlighted. Our home, or lot, is in the unhighlighted area of the map. Does this mean that we would not be subject to the proposed or soon to be proposed zoning restrictions? I would appreciate your clarification.

I have been a resident of Long Beach since 1999. I own 3 properties in Long Beach, two in the Heights and one just outside the Heights on Obispo and 7th which is now the Rose Park area. I have looked at a variety of properties in and around this area, particularly Belmont Heights. I spend a significant amount of time on my bicycle riding around the area and enjoy looking at the homes as it is a hobby for me to invest and restore homes.

In general I find it silly that the Housing and Neighborhoods Committee is finally bothering to make any attempt at zoning anything in Long Beach. If you ride around Long Beach or the Heights area you will find commercial properties, large 40+ until condo and apartment structures, small, ~1000 sq ft, bungalows, and everything in between. The newly remodeled or removed and replaced homes in the area seem to have almost no limit imposed upon them from a height and setback requirement. I am certain there are limitations but either there is a way to apply for a variance, bribe a city official, or find a loophole in the regulations but the new developments are extremely tight to the property lines. This is particularly evident in some of the larger homes they are building along Appian Way in the Belmont Park area. It would be difficult to build a similar home next to one of these newly rebuilt homes as they are so very close to the property line. In fact I know there are strict zoning guidelines controlling height and setbacks for new construction. However these guidelines are being circumvented in some way. I would suggest the Housing and Neighborhoods Committee review the zones and their regulations as defined by the city and determine if there is a problem with the zones as they exist today. My speculation is that they are probably OK. The problem lies in the ability of people to obtain a variance to work beyond the zoning limitations. My suggestion would be for the Housing and Neighborhoods Committee to spend some effort in understanding the variance procedures and looking at recent developments to see if in fact they meet the zoning limitations and/or if they indeed applied for and received a variance.

My current home is on 4629 Barker Way, which is located on a small cul-de-sac off 4th street. There are 6 buildings on the cul-de-sac, mine is the only single family home. My home is 1140 sq ft and two bedrooms with a one car garage. I went to the city to discuss remodeling my home as my wife and I just had triplets last year and we need more room. Because my lot is on a cul-de-sac it is unusual to Long Beach in that it is 100+' wide but only 50+' deep. My lot is zoned R3 but I cannot build more than one unit because the lot is only 5860 sq ft and you need 3000 sq ft for each unit. It doesn't matter that on the cul-de-sac I am the only single family home surrounded by a 3 unit, 3 unit, 4 unit, 5 unit and 6 unit

building all of which have little more square footage than I do. Even if I only want to build a single family home on the lot I am limited to a structure that is only 15' deep due to front and rear setback requirements imposed on lots that are normally 100+' deep. What am I going to do with a 15' deep house? The city also strongly discouraged the idea of building a basement.

So the city's zoning requirements and your proposed de-"mansionization" rules would force me out of my home and probably out of the area. The city will be left with a small, poorly built structure on a broken foundation which does not at all fit in the community in which it sits. It seems to me that the folks from the Housing and Neighborhoods Committee should take a leadership role in determining how the city of Long Beach and specific areas of Long Beach should be developed. People are no longer comfortable in 900 sq ft homes which were originally built as beach cottages. The Housing and Neighborhoods Committee needs to accept that most of these structures are going to go away as people choose to live in Belmont Heights year round and raise families. Families need more space than they did in the past, they also use more power, more water, and need high speed wireless internet everywhere.

So what are potential solutions so I am not just a complainer.

1. Evaluate the use of basements in new construction to gain square footage without imposing on the above ground view of the area. Most of the foundations here are shot. Many new developed homes are forced to leave a wall standing to avoid some zoning issue and therefore they leave some of the foundation. Basements can add square footage and improve the stability of new construction, particularly in the Heights.
2. Evaluate current zoning regulations and compare them with newly constructed homes to determine if homes are exceeding the guidelines through variance or some other means.
3. Evaluate the variance procedures if it is found to be an issue from #2.
4. Require city zoning and planning officials to do a site visit when considering a large remodel/redevelopment to determine if the proposed structure fits the community.
5. Hope for an earthquake so we can start over?

Thank you Mark. I apologize for the sarcasm.

Bob Balk



E 6TH ST

E 5TH ST

E 5TH ST

E 4TH ST

VERMONT ST

VERMONT ST

TRIMBLE ST

COLORADO ST

MASSACHUSETTS ST

MASSACHUSETTS ST

E 3RD ST

E 3RD ST

REDONDO AVE

VISTA ST

VISTA ST

EUCLID AVE

BELMONT AVE

ROSWELL AVE

PROSPECT AVE

QUINCY AVE

PARK AVE

ST. JOSEPH AVE

WAGON AVE

GRANADA AVE

WAGON AVE

LOMA AVE

GRAND AVE

WAGON AVE

VERMONT AVE

BEVEL AVE

VINE AVE

SHAW ST

PARK AVE

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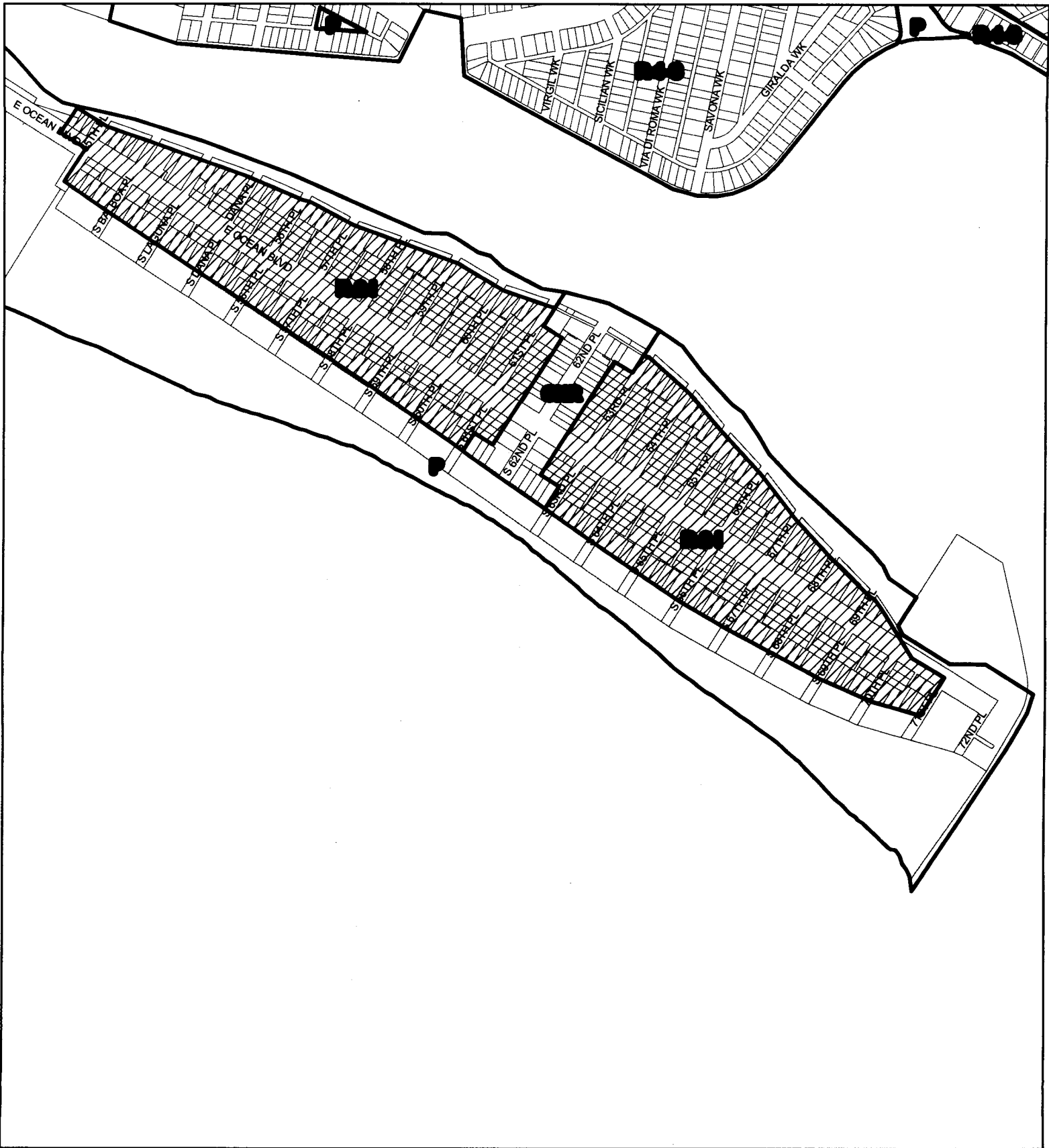
WAGON AVE

VERMONT AVE

TRIMBLE ST

GRANADA AVE







Joseph Bennett
<genuslocii@hotmail.com>

To: <charles_hungerford@longbeach.gov>
cc:
Subject: Belmont Shores / Peninsula Area

08/18/2007 12:37 PM

Dear Mark,

I am a resident of Belmont Shores at 185 Quincy Ave. My background is; I have lived in Southern California (Orange County and Long Beach) for about 10 years. I have a BS in Landscape Architecture from Cal Poly, San Luis Obispo and came down here after college. To cut to the case, I do think the character of the new housing is out of scale and vernacular to the area. I hate the idea of regulating how housing should be designed and what neighbors may or may not do for remodels, but I do think a limit on height and square footage should be considered. What I have seen lately is a move of the new construction -where they buy a smaller house, tear it down and build a monolith- is very similar to Huntington Beach. I moved to Long Beach about 5 years ago and loved it. Love it so much I never will go back to Orange County. I think if new construction is allowed to continue in this vain, it will end up looking like where I left. I also think that new construction should have some landscape requirements. Housing should not be allowed to abut the right of way line or back of sidewalks. These large houses should especially be required to landscape the sides of the houses to soften them and break up the mass of wall that is seen from the sidewalks and streets. I do think the consideration of some new standards should be done QUICKLY. If we wait any longer the charm and interesting mix of housing character will be lost to developers looking to make maximum dollar instead of creating interesting architecture and housing.

Thanks for the time.

Joseph Bennett

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<addleman@charter.net>

08/19/2007 02:19 PM

To: <Charles_Hungerford@longbeach.gov>

cc:

Subject: Restrictions on building

We built our house on the peninsula in 1975. At that time all the lots were restricted by the city and coastal commission to a limit of one and a half times the lot size. Lots in this area are 30x80=2400 ft. That limited me to 3600 sq. feet of flooring including garages. When I got my permits at the hearing I said I was fine with the restriction but was skeptical that down the road they would change the rule. Question: How, why, and who eliminated this rule? Our lots are slowly being turned into new homes that are oversized, too high, ostentatious, and just plain ugly.

Good Luck.

Frank Addleman

Frank Addleman
Professor Emeritus
Nutrition & Fitness
Santa Ana College
562-438-2813
www.frankaddleman.com

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robinsonfamily@linkline.com



Kmbelardes@aol.com

To: Charles_Hungerford@longbeach.gov

08/21/2007 01:19 PM

cc:

Subject: Belmont Shore

Dear Sir, I just returned home from a vacation to find the notice about the community meeting on residential size restrictions for Belmont Shore. Hopefully I am not to late to add a word. I own the duplex at 140 Covina, this property has been in my family since it was built in the mid 1920's. Down thru the years everyone in the family has loved the shore, that has not ever changed. As a child (actually born in Long Beach) I spent alot of time there and not one minute of that time was a negative experience as I look back on it. Long Beach as a whole with The Pacific Coast Club and The Pike was fun but Belmont was always special. As I walk the streets now I am sad to see all the cottages, spanish influence homes and wonderful front yard patios being replaced by houses that not only cover the entire lot but rise 3 stories in the air. Not to mention that the rebuilds and remodels that are being approved don't seem to have to conform to an architectual style that lends itself to the feel of old Belmont Shore.

I don't have a problem with people having the right to upgrade their property, something I may consider doing myself, however I would have hoped that the wonderful ambiance of old Belmont had been retained. I understand wanting to replace the old structures with a more modern dwelling or business that is just human nature but over the years it is too bad that no one in the building departments seemed to be watching and or caring what went up and I now fear it is like locking the barn but the horse is not only already out he is dead. I sure hope I am wrong and anything no matter how small or late that can be done is better than nothing. I am older and I do realize that to the younger people who are coming to Belmont I am a dinosaur, but I feel it falls on us to keep a magical little space magical so that when they become dinosaures they will see the value of what we did and say thanks. Then they will do the same for the next generation of residents of BELMONT SHORE.

Thank you for your time and effort.

Karen Belardes (My great aunt Rose Marsh was the original owner)

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ChorbaD@aol.com
08/16/2007 01:01 PM

To: charles_hungerford@longbeach.gov
cc:
Subject: Belmont Shore/Penisula Meeting Aug 15,2007 at Lowell

I attended the meeting last night about the development in Belmont Shore and the Peninsula. I originally went to complain about the homes being built by contractors who tear down a 2-BD stucco and replace it with something that covers every inch of ground. There is not a tree or a blade of grass left. The houses are all essentially identical. They have the minimum required setback in the front, the maximum allowable height and rooftop access.

I own a home at 246 Covina, and within the last few years there have been at least five tear downs of this nature in the 200 block. I envision the street looking like Baltimore where there are blocks and blocks of row houses on end. The only difference is that there is a 3-foot separation between them.

I realize that nothing can be done to prevent this from happening. However, I think the building codes should be relaxed for those owning the 25-foot lots so that home owners are encouraged to modify the existing housing rather than discouraged by being confronted with dimensions that are almost impossible to meet. The worst is the garage requirement. My house has a single car unattached garage, and a yard that is cemented with a gate allowing entry for the parking of a good-sized vehicle. For example, when I have had work done around the house a contractor can park his truck on that lot. But, if I were to attempt to add a second story, there is no way that I could meet the two-car garage requirement with the required dimensions without removing about 5 feet from the end of the house. Similarly, many existing homes on small lots lack the 15 foot frontage.

The building codes should be modified so that it is not necessary for the owners of lots such as mine to have no choice but to sell it to a contractor for a tear down. In summary, the building regulations should take into account the size of the lot if an existing home is being remodeled, rather than a tear down that starts from scratch.

Betty Duckman
76 Argonne Ave
90803
434-1862

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"Barron, Lisa"
<LBarron@uci.edu>
08/15/2007 06:02 PM

To: <charles_hungerford@longbeach.gov>
cc:
Subject: Community Meeting regarding building in the shore and peninsula

Dear Mark Hungerford -

I am not able to make the meeting tonight regarding restrictions on the size and character of single family homes in the shore and peninsula, but I would like to express my concern. Several huge homes have been built by my house recently. My concern about such homes is that they 1) dwarf nearby houses, 2) are cookie cutter in design (e.g. the same design is being used on several different homes), 3) do not have the charm, unique character, and historical meaning of the 1920's homes they are replacing. While I am not a big supporter of onerous regulation, unfettered self-interest and profiteering do not always lead to the best outcome for the community or posterity. Therefore, I support regulation that will prevent widespread demolitions and "cookie cutter" construction. This does not mean that I oppose a homeowners right to remodel his or her home. However, I am especially opposed to developers buying several lots, tearing down existing homes, and building versions of the same house throughout the shore. Part of the shore's beauty and charm is its varied and unique architecture.

Lisa A. Barron, Ph.D.
76 Pomona Avenue
Long Beach, CA 90803
562-930-9146
lbarron@uci.edu



"bev kelly, ph.d."
<bev@bevkellyphd.com>

To: Charles_Hungerford@longbeach.gov
cc:
Subject: meeting/8/15/lowell

08/14/2007 06:05 PM

Hello Charles Hungerford:

Thank you for the notice re the concern of many regarding the necessity of potential restrictions on the size and character of single family homes in the Shore and on the Peninsula.

Many residents have voiced their disapproval of developers not respecting the uniqueness of this area and I would like to see mandates that will prevent further building of homes that are not of the character of this area.

I will not be able to attend in person because of my work schedule and want to assure you that I am definitely in favor of restrictions. Some of the most wonderful areas around the country have taken pride in restoring the historical beauty and uniqueness of their cities/towns, etc. We can do that, as well if we all work together with integrity; and in a sensible and intelligent way.

Thank you.

Bev Kelly, Ph.D.



"JOYCE ZOUBUL"
<jzoubul@msn.com>
08/13/2007 01:43 PM

To: Charles_Hungerford@longbeach.gov
cc:
Subject:

Dear Mr. Hungerford,

Re:new construction in Belmont Shore

The 3 story plus homes interest me since we had such a struggle, in the early seventies, when we built a 2nd story on our home. We had to go through the Costal Commission for approval and there were quite a number of requirements. So many requirements and rules that we nearly gave up. My only problem with the new homes is that the architecture is not in keeping with the Spanish/mission style. There are three very large homes on 1st street between Park and Belmont that look very much alike and do not fit in with the beach style homes. They are also built to cover the entire lot which is more in keeping with all of the apartments that have, unfortunately, been built in the area. There is a home on St. Joseph that has been allowed to be built covering the lot so that the front wall of the home abuts the sidewalk and it is ugly as well. My point is that we must make an effort to stop the architectural eclecticism and make an attempt to maintain the charm of the Belmont Shore area.

sincerely,

Joyce Zoubul



"Melinda Cotton"
<mbcotton@hotmail.com>

08/13/2007 06:12 PM

To: Suzanne_Frick@longbeach.gov, angela_reynolds@longbeach.gov,
greg_carpenter@longbeach.gov, Charles_Hungerford@longbeach.gov
cc:
Subject: FW: Neighborhood Preservation

>From: JayrobA@aol.com
>To: Gary_Delong@longbeach.gov, Anne_Cramer@longbeach.gov
>CC: mbcotton@hotmail.com, MarcALaw@aol.com
>Subject: Neighborhood Preservation
>Date: Mon, 13 Aug 2007 19:36:40 EDT
>
>Councilman Delong,
>
>I am a property owner at 39 Prospect Ave., in Belmont Shore. I have
>become
>aware of the meeting to discuss restrictions on the size and character of
>single family homes in the Belmont Shore and Peninsula areas. While I am
>unable
>to attend this meeting I have great concern for the area and would like to
>pass my concerns along to you.
>The Belmont Heights Community Association have made clear and concise the
>consequences of large home reconstruction to the residents in proximity.
>These
>same consequences are exacerbated by the small lot size in Belmont Shore.
>If you own an original single story home on a lot of 35 x 80 or 45 x 90 and
>your neighbors build very large homes next to yours several things will
>happen
> to your life.
> 1. Your home will have reduced daylight.
> 2. Your neighbors lights will shine down into your house at night.
> 3. You will have less cooling breeze and more need to use air
>conditioning.
> 4. Whatever private area you once enjoyed is gone as you are in the
>view
>of your neighbors second story.
> 5. There will be greater noise as you now live in a canyon between
>two
>houses occupied beside and above you.
> 6. As a result your property values decrease.
>Belmont Shore was designed as a neighborhood of very small beach homes and
>never to accommodate "tract mansions".
>I believe these are compelling reasons to include Belmont Shore in any
>"Mansionization Moratorium" being considered by the Long Beach City
>Council.
>
>Anyone should feel free to include the contents of this E-mail in my
>absence
>at the meeting of 15 August.
>
>Best Regards,
>
>Jim Robinson
>
>39 Prospect Ave,
>Long Beach, 90803
>
>
>
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"Randy Peck"
<randy@thepecks.com
>

08/09/2007 04:18 PM

To: <charles_hungerford@longbeach.gov>
cc: <ruth@thepecks.com>, <christie@thepecks.com>, <karla@thepecks.com>
Subject: Peninsula community character comments

Dear Mr. Hungerford,

My name is Randy Peck and I wanted to pass along some comments regarding the "mansionization" of the peninsula.

I've lived on the peninsula since 1960, and between parents and siblings (who have all lived on the peninsula for over 50 years) we own four residences. I am also a board member of the Alamitos Bay Beach Preservation Group – though I am not writing in that capacity.

I want to impress upon you my very strong feelings that "mansionization" is the wrong term to be using if you wish to discuss negative changes in the character of our neighborhood.

Frankly, some of the most beautiful new homes on the peninsula are 3-stories and over 5K sq ft. There are many ugly homes, as well, but the size of the home is really not a factor in how well it fits in our neighborhood. Many of the larger homes have generous setbacks on the front and sides, so that they don't make you feel as crowded as some of the homes that are actually much smaller.

I think most people would agree that we don't want our neighborhood to start looking like Surfside or Sunset Beach, where every house packs the maximum possible square footage using the minimum possible setbacks – all of those houses look like crackerjack boxes.

We do have some of those houses on the peninsula, but they tend to be on side streets – not on the waterfront. Regardless, the problem seems to be that these houses are built on minimum setbacks, and have huge vertical walls uninterrupted by architectural features. ***That*** is something I'd love to see addressed – but it is not necessarily related to the size of the home.

In fact, a three-story home, or one built on a double lot, can afford to have larger setbacks and more architectural interest. If you are forced to build a two-story home, and have several children, you'll be forced to build a crackerjack box because it may be the only way to provide the necessary square footage for your family.

Above all, apartments tend to be ugly, provide insufficient parking, and generally lack character and, obviously, pride of ownership. There are many apartments on my street (at least 15 units, with only 5 garage spaces,) and very few tenants stay for more than a year. It is certainly an unpopular and politically incorrect idea, but the fact is that fewer apartments would mean more families, more parking, more attractive houses, better neighbors, and a better neighborhood.

I don't know what can be done about any of this, but I hope that you will at least understand that "mansions" are not necessarily a problem, or the target we should be aiming at.

I appreciate your taking my comments under consideration, and welcome any questions or feedback you may have for me.

Sincerely,

Randy Peck



"Anderson Leslie"
<shredles@hotmail.co
m>

To: charles_hungerford@longbeach.gov
cc:
Subject: Size Restrictions

08/10/2007 08:07 AM

I writing to you in opposition to the proposed restrictions on size and character of single family homes in the shore and peninsula areas. I am a 15 year resident of La Verne Ave. I have lived in a four-plex, a duplex, and finally purchased a home in 1999. We recently remodeled our home over the last year in order to meet the needs of our growing family. We made an investment in not only our home, but our community. We were very conscientious in our planning and chose to make sure our home had "curb appeal" and did not completely max out on our property lines. Our home is a "cape cod" style that fits the beach atmosphere. Furthermore, who is to judge what is keeping in character and what is not? Will we start delegating what colors people can paint their homes? How would you define the character of the shore when there are apartment buildings, duplexes, bungalows, and remodeled homes all next to one another? One of the reasons we chose to stay in the shore and remodel rather than move was to not be beholden to homeowner association rules and regulations. It seems to me that the group opposing the "mansionization" in the shore are really against remodeling period. I am afraid this group has already caused a great deal of problems for people, ourselves included, regarding height and rooftop restrictions that have absolutely no affect on their view or their property. Restrictions on the current development standards and/or preventing demolitions will decrease our property values in the shore. Who is going to buy an \$800,000 2 bedroom bungalow in a state of disrepair if they are unable to rebuild it? Both of the properties I rented would be considered "tear downs". They had problems that are "unfixable" like mold in the walls that actually caused my roommates and I to get sick. I am hoping that someday they will rebuild and bring up the quality of the neighborhood rather than drag it down. The fact of the matter is that there are countless homes on the peninsula and in the shore that are run-down and are detrimental to the shore in the long run. I have nothing to gain from this letter as my property values will surely go up even higher if the city puts further restrictions on new building. I believe that we will all suffer in the long-run if these are restricted further than they already are. I hope the voice of a few will not spoil it for all.

Leslie Anderson
104 La Verne Avenue

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"Jennifer Cameron"
<jccameron@charter.net>

To: <Charles_Hungerford@longbeach.gov>
cc:
Subject: Contruction Issues

08/10/2007 09:11 AM

I am very concerned about recent construction which I feel is too large for the property lots. The huge square boxes, spreading from sidewalk to alleys are ugly. Homes build right to the edge of the lots and to the edges of sidewalks, are all variance issues. I can't understand why these are allowed.

Living on the Long Beach peninsula I have seen variances given which have negatively impacted the area. On my block two variances were given, negating proper alley setbacks. One of them makes it extremely difficult for me to have access to my garage. If our neighbor parks his car outside adjacent to his garage I can't get into my garage, period. This happens frequently as he keeps jet skis and sports equipment in his garage, using it for storage rather than parking. I wish something could be done about garages which are used for storage, impacting street parking.

The variances given on height issues show more bad planning and lack of proper supervision. Three story homes on the peninsula lots are unsightly when they build "boxes", but the "4th" floor sundecks are terrible. I'm assuming the majority violate code but they continue to sprout up.

The public is too busy to attend many meetings. Existing codes should be adhered to, to protect those that don't want to alienate new neighbors by protesting variances. (Our concern about antagonizing our new neighbors stopped us from fighting the set back ordinance variance they got, and now we suffer...) I don't think any variances should be given.

I support size restrictions all over Long Beach. I also wish they would stop giving any variances and allow proper set backs from the front, sides and back of homes.

Thanks you,

Jennifer Cameron



"Mike Skjonsby"
<mskjonsby@charter.net>

To: <Charles_Hungerford@longbeach.gov>
cc:
Subject: community meeting

08/10/2007 07:33 PM

Hello Mr. Hungerford-

My husband and I received the notice from the community planning dept. We are leaving tomorrow morning for a family vacation for a week- we will not be able to attend the meeting on 08/15. However, we are very interested in participating in any further discussion, completing surveys, reading/reviewing any minutes and information from the upcoming meeting. I will complete the survey that is noted at the bottom of the page. If there is anything more we can do to participate in the process, please contact me via email. Thank you so much for your time.

Jeanine Skjonsby.



ValueMike@aol.com
08/12/2007 08:15 AM

To: Charles_Hungerford@longbeach.gov
CC:
Subject: Potential Restrictions on Single Family Homes in Belmont Shore

Mr. Hungerford,

My wife and I appreciate the outreach to us a property owners in Belmont Shore. We just completed the survey form and sent it.

Thank you for your efforts to reach out, and we greatly appreciate receiving the flyer.

Sincerely,

Mike Morrison
15330 Old Redmond Road
Redmond, WA 98052

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WNico@aol.com

08/12/2007 04:51 PM

To: Charles_Hungerford@longbeach.gov
cc:
Subject: Peninsula Homes

Dear Mr. Hungerford,

It is my opinion that the new construction on the peninsula and in the shore is appropriate and proper. The demolition has to a large degree been to sub-standard and older dwellings. In a number of instances it has reduced density in moving from multiple housing to single family. Generally the new buildings are excellent additions to the neighborhood. An example is the current project on the Northeast corner of 55th Place and Ocean Blvd.

If you wish to improve the character of the area, enforce the garage regulations. It seems as if a great number of them are being used for storage completely. This would get more cars off of the street and be a great help with our parking.

Thank you for considering these thoughts.

Bill Nicolai
5503 Seaside Walk
(562) 433.8519

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