

From: millenjohn@me.com <millenjohn@me.com>
Sent: Thursday, January 19, 2023 12:32 AM
To: Maryanne Cronin <Maryanne.Cronin@longbeach.gov>; CityClerk <CityClerk@longbeach.gov>
Cc: 'David & Kathy Walker' <walkerdk85@gmail.com>; bafranssen@gmail.com; liquidmen@aol.com
Subject: Question for Jan 24, 2023 5pm 4101 Long Beach Blvd (fire station 9)

-EXTERNAL-

Maryanne,

Questions and comments for the Jan 24th 2023 regarding the ordinance amending and variance required.

On agenda:	1/24/2023	Final action:
Title:	Declare ordinance amending Ordinance No. C-1015 to repeal and remove the five-foot-special setback along the west side of Long Beach Boulevard where it fronts the Fire Station No. 9 project at 4101 Long Beach Boulevard read for the first time and laid over to the next regular meeting of the City Council for final reading; Approve Site Plan Review (SPR21-050) for clearance of an existing 0.4-acre site and construction of a new two-story (12,780 square foot) Fire Station No. 9 with three (3) drive-through apparatus bays located at 4101 Long Beach Boulevard; Approve Standards Variances requests to allow: 1) a driveway on Randolph Place located less than thirty feet (30') from an intersection (SV22-006) and 2) a curb cut greater than the 24-foot maximum on Randolph Place (SV22-007); and Approve a Lot Merger (LMG22-014) to merge three lots into one 16,829-square-foot lot. (District 5)	

Statements Below were extracted from (very large file takes a minute to open)
<http://longbeach.legistar.com/View.ashx?M=F&ID=11577362&GUID=578EA4B9-5310-4B19-891A-62BE455E95F5>

Question 1:

Even with all the merging of lots it requires numerous ordinance and variance changes, and it requires the alley to be the fire station main entrance/driveway, why is this site acceptable?

Comment: After merging 3 lots it is only 0.38 acre and not close the 1 acre lot the city originally pursued. This site requires an unconventional use of the alley as the main driveway entrance to the fire stations. **Where else is this done?**

Summary of a few of ordinance and variation city identified needing to be changed:

1) Make Zone Change (ZCHG21-003) from Community Commercial Automobile-Oriented (CCA) and Single-family Residential, large lot (R-1-L) to Mixed-Use Zone-1 (MU-1);

2) Declare an Ordinance amending Ordinance No. C-1015 to repeal and remove the five-foot-special setback along the west side of Long Beach Boulevard;

3) Approve Standards Variances requests to allow: 1) a driveway on Randolph Place located less than thirty feet (30') from an intersection (SV22-006) and 2) a curb cut greater than the 24-foot maximum on Randolph Place (SV22-007);

Question 2:

How will the existing structure provide privacy nearby properties? Will they have no windows on the second floor or permanent low visibility screens? The proposed fire station is two stories and presently only single story building exist. All five nearby properties (North and West) will no longer have a private back yard and will have potential view inside their homes 24hrs day

Question 3:

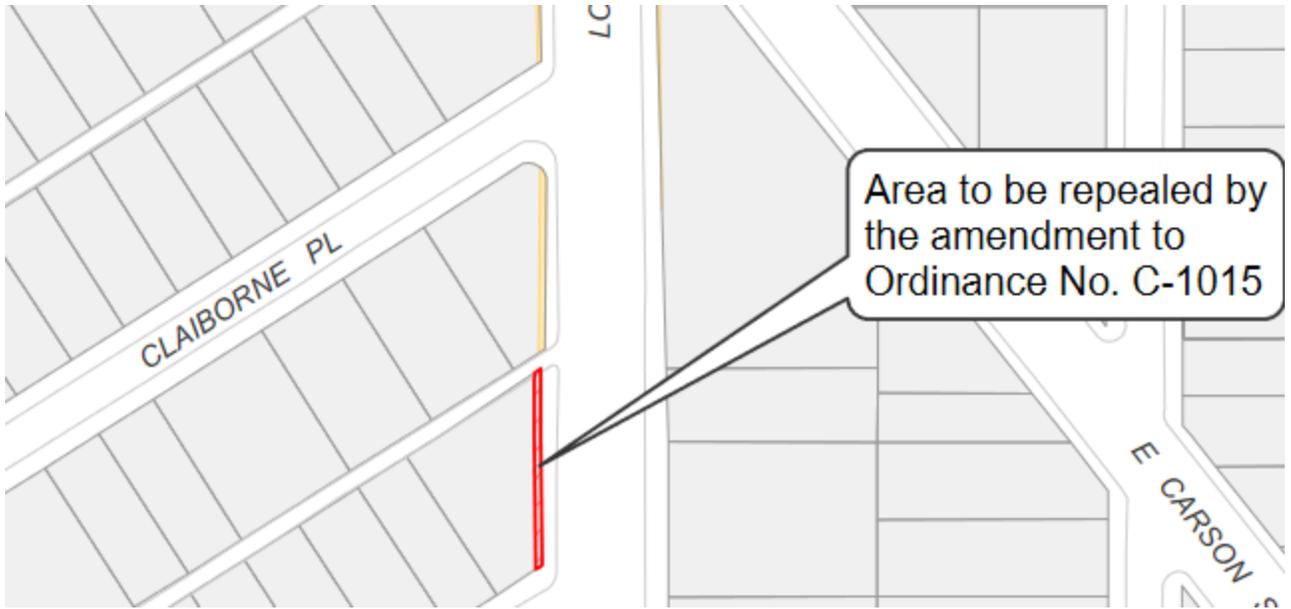
With the alley being the main fire station entrance from long beach Blvd., will the residence be able to exit the alley onto long beach Blvd.?

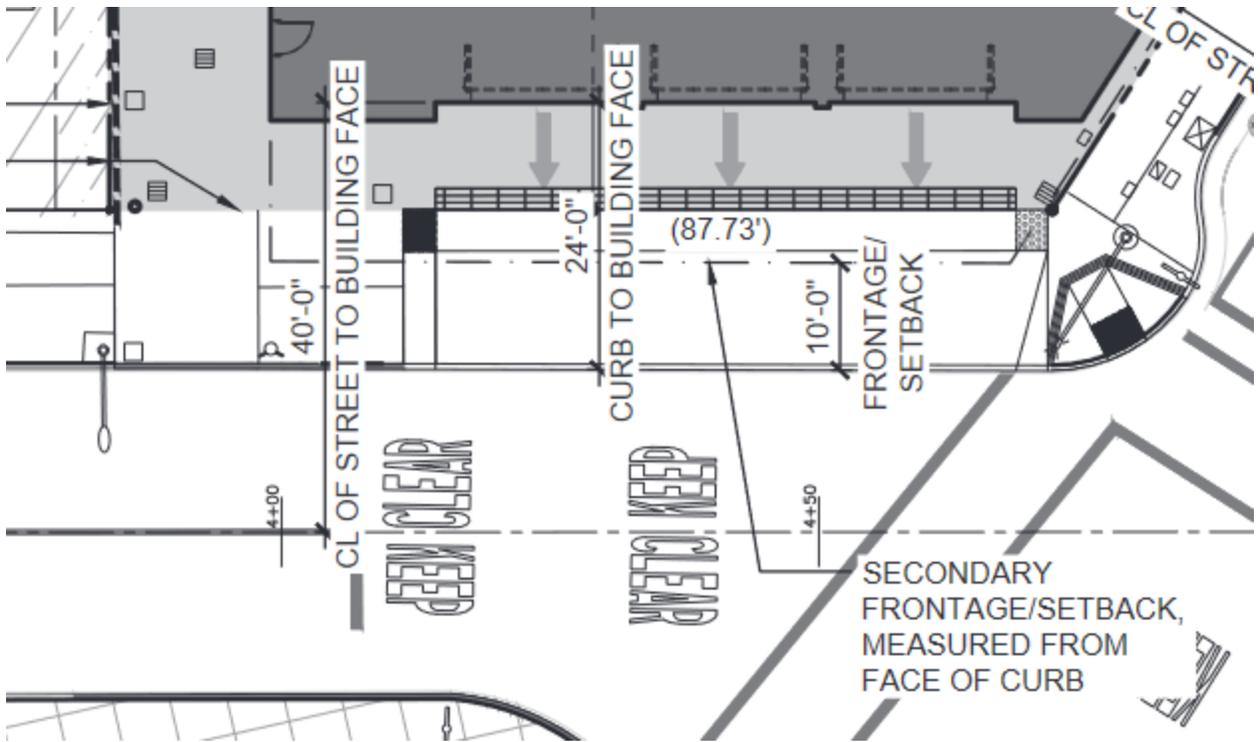
Question 4)

How is the city addressing the reduction/elimination of 13 parking spots from Randolph place (~5 spots) and long beach Blvd (~8 spots)? Similar to what was done when new fire station 12 was built, I expect the new fire station will require red curbs on Long Beach Blvd. and Randolph.

Figures below for reference:







Thanks
John