

**MESA ENTERPRISE, INC.**

Costa Mesa CA 92626  
Tel: 562 235-4572

City of Long Beach  
Planning Commission  
411 West Ocean Blvd.  
Long Beach, CA 90802

July 12, 2022

SUBJECT: 5925 East Seaside Walk, Long Beach, California 90803

To Whom It May Concern.

We are a structural engineering design and consulting firm, based in Southern California. We have provided structural engineering services to Gulian Design, Architects for numerous construction projects on the Peninsula, Naples and Belmont Shore areas of Long Beach. We are very familiar with the structural design challenges encountered in these areas, like liquefaction and a more stringent lateral forces (wind and seismic) design requirement.

For the proposed project at 5925 East Seaside Walk, Mr. Gulian presented three schemes for the garage and parking layout:

Scheme 1, (Tandem parking version): This was designed to work with conventional structural elements and a small steel moment frame.

Scheme 2, (side-by-side at a 90 degree from street): This would require us to support the second unit that cantilevers 15' over the driveway. The moment frame that would be much larger and seemed to not fit within the building setbacks. This type of construction would be much more expensive to try and achieve.

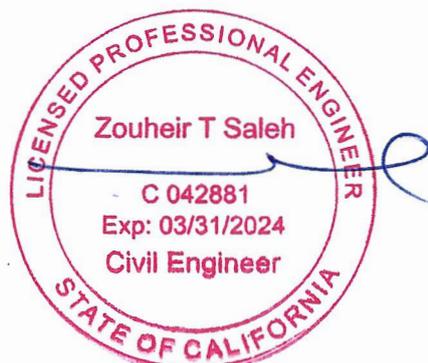
Scheme 3, (side-by-side parallel to the street): Like the tandem, this would be done on a more conventional structural design.

With the restraints presented to us, we feel that the best feasible solution is Scheme 3. Scheme 1 is the least expensive, but we would need to do a more comprehensive cost analysis to give you an accurate price.

Please feel free to contact this office if the commission requires additional information or has any comments.

Cordially,

  
Zouheir Saleh, PE



## Maryanne Cronin

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**From:** Sharon Kemmer [REDACTED]  
**Sent:** Tuesday, July 05, 2022 3:11 PM  
**To:** Heather Flores; Maryanne Cronin  
**Subject:** Re: Notice of Public Hearing: 5925 E Seaside Walk

-EXTERNAL-

Dear City Planners,

I voiced my opposition to variances on this property previously, especially parking and setback variances. I saw my neighbors struggling to find parking this past weekend and now we have another request for parking and setback variances on this property, thereby eliminating parking on 60th Place. Enough.

This property can easily accommodate its required four garages with the existing curb cut and with a 20 foot setback going into the four garages. Their right to eliminate my neighbors' street parking spaces so that they can build over 7,000 ft of living space in a weekend home is unnecessary. I have a similar situation on my lot and am glad to have the setback in front of my 4 garages for additional parking for my and my tenants' guests on parking impacted weekends. This new neighbor who plans to entertain in their huge new home will be glad to have the extra off-street parking for their guests and will be happier being considerate neighbors who do not ask for optional variances ... they have been shown how they can build on their property without variances but still they persist.

The Peninsula Neighborhood Association successfully won an appeal on a previous tandem parking variance only to have the owners and their designer overlook the obvious solutions in favor of again asking for parking and setback variances, this time a larger curb cut, eliminating street parking in a neighborhood and street with numerous apartment buildings that rely on street parking for their residents.

I hope you will respect this neighborhood association's authorized stance on opposing variances on parking, setbacks, and height limitations and hope you will deny these unnecessary variances. There is nothing unique about this property which makes it in need of a variance so as to allow its new owners to enjoy it the same way others enjoy theirs. This being the rationale for the variance process, I request that you, again, turn down these variances. They can use and enjoy their property without the need for variances. When you give extra to one property you needlessly take away from other properties.

Sharon Kemmer and August Cigliano  
[REDACTED]

On Tue, Jul 5, 2022 at 2:15 PM Heather Flores <[Heather.Flores@longbeach.gov](mailto:Heather.Flores@longbeach.gov)> wrote:

Good afternoon,

Attached is the public hearing notice for 5925 E Seaside Walk.

Thank you,

**Heather Flores**

*Secretary*

**Long Beach Development Services**

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