

Certificate of Appropriateness Hearing on 1/14

timothy noggle

to:

lynette.ferenczy@longbeach.gov

01/02/2013 10:18 AM

Please respond to timothy noggle

Show Details

## Exhibit G

Hello Lynette,

I am writing to let you know that I am opposed to the removal of the historic residence at 304 Obispo Avenue to accommodate a 12 space parking lot for the proposed housing project at 3215 East 3rd Street. I am the property owner at 328 and 330 Obispo Avenue and I strongly object to the removal of this historic home as well as the 25 unit Senior Housing Project. This historic home adds great charm to the neighborhood, which already has too many non contributing buildings. Additionally the 300 block of Obispo Avenue cannot support the traffic and parking concerns that would be generated from a 25 unit Senior Housing Project.

Due to work I am unable to attend the Cultural Heritage Commission meeting on January 14th, I would appreciate my objection to the project being noted.

Please feel free to contact me if you have any questions.

Sincerely,

Timothy Noggle

(614) 325-0746

COMMISSIONERS

x x x

Please Read

I only have 3 mins.

to persuade you

ON

March 11<sup>th</sup>.

Thank you.

## BLUFF HEIGHTS HISTORIC LANDMARK DISTRICT

In 2004, the Long Beach City Council, by Ordinance No. C-7931, designated the Bluff Heights Historic Landmark District. (Copy attached.) Subject properties are located therein.

The rationale for such historic district designation included:

- It possesses a significant character, interest and value attributable to the development, heritage and cultural characteristics of the city,....
- It portrays the environment of an era of history characterized by a distinctive architectural style.... The predominant style being California bungalow.
- It is part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural or architectural motif.
- With a large number of the original homes still intact, it retains the scale, character and streetscape ambiance of an old Long Beach neighborhood.

The ordinance incorporated the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines... to be used as the standards for the Cultural Heritage Commission in making decisions regarding Certificates of Appropriateness. Those Standards apply to the demolition of the historic structure as developer seeks herein.

## HISTORIC PRESERVATION ELEMENT, 2030 GENERAL PLAN

Another step forward in the development of Long Beach's historic preservation efforts was the 2010 adoption of the Historic Preservation Element of the General Plan. The General Plan is required by state law; the historic preservation element is not. Obviously such efforts have been deemed important to the City and its residents. The Element resulted from the extended and cooperative efforts of the City and many others. One of the key topics identified in the planning process was how to effectively protect historical resources from demolition.

In its summary of preservation issues identified by the community in the search for the Element, the issue listed first and foremost was inadequate enforcement of existing regulations that caused a loss of the City's "historic fabric."

Adding value to existing neighborhoods is a stated goal of the Element. "...restoring neighborhoods is the center of community life, the most important step that Long Beach can take to build a positive future." The Element indicates that one of the City's greatest strengths is its rich collection of neighborhoods.

## DEMOLITION OF A HOME IS THE WRONG ANSWER

- Long Beach's historic preservation laws are explicit regarding the importance of maintaining the character, the fiber of its historic neighborhoods.
- The house at 304 Obispo has been identified as a contributing structure in Bluff Heights Historic Landmark District and is protected from the proposed demolition.
- Placing a parking lot in the residential neighborhood devalues the neighborhood's aesthetics; its unique architectural character;
- A historic neighborhood must not be penalized to advance a profit-making enterprise in one of its historic structures.

\*\*\*\*\*

It was a beautiful day in the neighborhood. Then I opened my mail. A cloud hovered over the neighborhood and remains to this day.

On November 30, 2012, I received notice of a public hearing regarding the proposed senior housing project in the church across the street from my home. My spirits were lifted to think that something would be done with the old but stately building, a neighborhood icon. My spirits were soon dampened as I read of the plan to remove the house at 304 Obispo, a small and charming home, to provide parking for the project. How could that be? Destroying a home for a parking lot on this quiet, residential street? It is as incomprehensible to me now as it was then.

This has been my introduction to Long Beach historic preservation. It has been a crash course of learning about city planning; NOPs: EIRs; city, state, and federal historical preservation documents; conferring with professionals and others who have been there and done that; and, most importantly, meeting many neighbors and learning their viewpoints, pro and con, about this issue.

Attached hereto are copies of the comments I presented at the Planning Commission on December 12, 2012, and at the City Council appeals hearing on January 22, 2013. They are attached in case they were not provided in your pre-meeting packets.

This goal applies to retaining the fabric, the motif of an existing neighborhood as well as re-building a declining neighborhood.

The Element and its vision provides the means to accomplish historic preservation goals along with policies and implementation measures. Goal 2 and its Policies and Implementation Measures is directly on target as to the questions raised in this project as is Goal 5. Copies of them are attached.

#### SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES...

**SITE** is the specific location of the building or buildings being preserved. **SETTING** is the larger area or environment in which a historic property is located, including an urban area. The relationship of buildings to each other, setbacks, fence patterns, views, driveways, walkways and street trees together create the character of a neighborhood.

The Guidelines divide activities related to historical preservation as to Recommended and Not Recommended. Some work may represent greater degrees of intervention and should be considered only after other possible solutions were addressed.

For purposes of brevity, this writer has combined information listed under rehabilitation, preservation, restoration, etc. in a simple, condensed manner, as they were deemed to apply to the subject housing project and proposed demolition of the home at 304 Obispo for a parking lot.

#### RECOMMENDED

- Goal of preservation is to retain historic form of buildings and their sites as they have evolved.
- Retention of historic relationship between buildings and the landscape.
- Design new site parking when required by the new use so that it is unobtrusive and assures preservation of historic relationships; minimizing effect on historic character of the setting.
- "Shared" parking should also be planned so that several businesses can utilize one parking area as opposed to introducing random, multiple lots.

## NOT RECOMMENDED

- Removing or relocating buildings or landscape features, thus destroying the historic relationship between buildings and their landscape.
- Altering relationships within the setting by inappropriately locating new streets or parking.
- Introducing new construction into historic districts that is visually incompatible or that destroys historic relationship within the setting.

## A CITIZEN'S GUIDE TO PROTECTING HISTORIC PLACES LOCAL PRESERVATION ORDINANCES SMART GROWTH TOOLS FOR MAIN STREET

Issued by the National Trust for Historic Preservation in 2002, this publication provides many interesting ideas applicable to the thorny problems encountered in this project.

- Big cities and small towns alike have found local preservation ordinances to be effective tools in protecting historical places from undesirable fates such as demolition for surface parking lots.
- While restrictions in preservation ordinances are imposed primarily to protect a community's heritage, they often protect homes and businesses against the devaluing effects of unsightly or inappropriate development on nearby properties.
- Nothing destroys a historic area faster than subservience to the automobile.
- The value of a historic structure is greatly diminished if it is surrounded by ugly, incompatible development. The structure's setting should be protected by such development if at all possible.
- To protect historical structures from being demolished for surface parking lots, municipalities have developed mechanisms to avoid or limit such projects.

## DISCUSSION

The Cultural Heritage Commission must look at the Obispo block's history as well as its current configuration. For almost 100 years, it has been a residential street with the church as a "gateway" to the 300 block. The present residential mix of single family residences and small apartment buildings identifies the historic nature of the area. Replacing the home at 304 Obispo with a parking lot would be a dramatic departure under the Secretary of the Interior's Standards.

Who will benefit from the church project and the related parking lot?

- the senior residents of the facility;
- the developer/owner of the profit-making business;
- society as the plan will provide needed housing;
- owner of the house who has entered into an agreement with the developer;
- Long Beach, California, and USA with receipt of taxes (income, property, sales) generated by the business use of the properties and by the occupants as consumers.

Who will be harmed if the project goes forward?

- the Obispo Ave. neighborhood with loss of one of its California bungalows and the gross imposition of a parking lot in a residential neighborhood;
- Bluff Heights Historic Landmark District; loss of a contributing historic structure, part of the community's fabric;
- Long Beach - loss of a house in its housing stock and a historic structure;
- Taxing agencies - loss of various tax revenues from the homeowner and the residents in the house;

The parking lot proposal is unfortunate especially as it comes forward in conjunction with an adaptive reuse project. One is highly desirable and one is not. Recycling the church is a good idea; destroying the house is antiethical to the "why" of having a historic district. The stock of old, California bungalows, a sterling feature in this Historic District, is static.

Such changes as sought herein are not governed by likes or dislikes, including the writer's personal opinion that she does not want to look at a parking lot from her

front porch, or whether it's economically expedient for the developer but rather by the laws calling for preservation of the neighborhood character. This includes the writer's personal opinion that she does not want to look at a parking lot from her front porch. Obispo is a middle-class, working-class neighborhood. To say that it is not important and that a home here can be replaced by a parking lot diminishes the importance of our streetscape, our community.

It is not a neighborhood improvement to destroy a historically designated home in order to build a parking lot which will support the proposed use of the church building. The business, vitality and success of the low-income, senior housing project, which may be too ambitious for this structure and site, should not rest on bending our historical preservation rules. Such success should be a result of the creative and willing minds of applicant's planners, consultants, advisers; solving the parking problem without destroying the house

If the demolition is deemed appropriate and goes forward, what does that step portend for historical preservation in Long Beach? It will set a dangerous precedent for all residential neighborhoods, historic or not. The community should not have to solve applicant's parking problem. Neither should the community be penalized in order that a profit-making business, no matter how noble, can go forward.

A key point in the Secretary of Interior's Standards is the premise that each property is recognized as a physical record of its time, place, and use. Nothing more clearly evokes the time and place of this neighborhood than the California bungalow. This neighborhood is also enhanced by the presence of a very attractive, old Spanish style 4-unit apartment building. The Alford House, on the list of Long Beach historic buildings, is here, too. You will find pictures of some of the Obispo bungalows, the apartment building, and the Alford House attached.

The Cultural Heritage Commission now has the opportunity to support what the community has clearly said it values. Both the church and the house are valuable assets of this historic district. Because the developer wants to demolish the house does not make the house less historically valuable. It is not the role of the city staff or appointed commissioners to make this troublesome venture and investment more palatable. Need the City and neighborhoods sacrifice some of its heritage in order to make this business plan profitable? There must be a reasonable alternative to destroying the house and installing a parking lot. To demolish the house is an irreversible act.

Do we allow a "rent" in the District's "historic fabric" by demolishing the at 304 Obispo? Or do we strengthen the fabric of our City and its neighborhoods by resolving the parking issue without demolishing the house? Do we have degrees of importance of what is deemed to be historic and useful? Many appear to have the view that we must sacrifice the house to save the church. Not so. It is our responsibility, our obligation to save both.



The City's residents need greater, continuing, and dedicated support of the goal of historic preservation from its elected and appointed representatives and their staffs. We have allowed too much of our past to be neglected and destroyed. We must not yield to business proposals that appear to solve a problem - the vacant church - by creating another problem - destroying a home and putting a parking lot in the midst of an established, residential neighborhood.

If we are going to have a historic preservation ethic, we must be true to it. If we want to enjoy our past, we must actively and faithfully preserve it.

The Obispo/church neighborhood is a stable, old, residential neighborhood; a mix of single-family homes and small apartment buildings. It is not marginal, a scene of blight or "fixer-upper" houses. Successful adaptive re-use of the church would add value to the area; demolishing a home for a parking lot would devalue the neighborhood.

#### SUMMMARY

The project planned for the use of the church building may fill a societal need and would be using a fine, old structure.

Demolition of the house at 304 Obispo and installing a parking lot is not appropriate. Such action is not and cannot be supported by applying the controlling laws and regulations.

An entire historic neighborhood must not be penalized to advance a cause related to one of the structures there, regardless of how worthy the cause may be.

The Cultural Heritage Commission must not issue the Certificate of Appropriateness sought herein inasmuch as demolishing the house and installing a parking lot is not appropriate nor legal.

If procedure permits, require the developer to resolve the parking issue without demolishing 304 Obispo or any contributing structure in this historic district. If that resolution results in putting the parking in the basement of the church or under the basement, developer should be given extra leeway in evaluating any subsequent changes required to the church's south exterior, facing 3rd St., where the parking entrance should be located.

Glenda Gabel  
305 Obispo Ave.  
Long Beach

SAFRAN SENIOR HOUSING PROJECT

LONG BEACH

PLANNING COMMISSION

HEARING

*December*  
~~JANUARY~~ 20, 2012

COMMENTS

BY

GLEND A GABEL

My name is Glenda Gabel. I live at 305 Obispo Ave., directly across from the church building and 304 Obispo, the properties that are the subject low income senior housing project and the related single family residence.

I have lived in Long Beach for 52 years. My husband and I bought our home at 305 Obispo in 1968. We lived there a few years with our 2 daughters. He died unexpectedly in 1971. Three years later the girls and I moved to a larger home; I retained ownership of the Obispo house. After I retired, I returned to 305 where I have lived for 10 years. A small, one-story, California-style bungalow, it is a perfect home for me.

When we bought 305 we chose a home we could afford and in a neighborhood where we wanted to live and raise our family. Our daughters attended Mann School across the street, where I was secretary for 4 years. In the time of Release Time Education, our daughters attended sessions at the Baptist Church, the subject property. There is a picture of my home along with an area map in my hand-out provided to you.

I am providing this background to illustrate that I have been a member off this community for many years and have an interest in it as well as an interest in my home.

The 300 block of Obispo, in addition to the church, is a residential mix of single-family residences and small apartment buildings. See picture in my handout. The church dates from the 1920s; my home was built in 1920 as was the house to my immediate

south, which faces Third Street. I believe one house on the block is on the city's register of historic buildings. When this area was developed, transportation was a mix of horse and buggies, the Red Car lines, and cars. Who could have foretold the area's future of dense population, dense building, and that cars would be the primary mode and transportation? Fast forward to 2012 and the proposal before you.

Was there adequate and appropriate notice of this project given to the interested parties, especially affected property owners? It appears that a Notice of Preparation of EIR was mailed September 3, to "interested agencies and parties," setting into motion a period for public comment. Said public comment period ended October 3. I did not receive that Notice, therefore I did not have an opportunity to research and prepare a comment at that time. Those who did respond were not the parties faced with the prospect of having a parking lot built in their residential neighborhood.

Applicant's application was filed October 12. Hearing was set for December 21, tonight. The Notice of Hearing was mailed November 29. I received my Notice the next day. Why was there a 47 day delay in mailing of the Notice?

When I visited the City Planning Dept. on Tues., Dec. 4, 4 days after receiving the Notice, I was advised of a Planning Commission Study Session of subject application scheduled 2 days later Thurs., Dec. 6. It was a public session; I could attend but that there would be no public comment at that time; it was a study session only. Therefore, I did not plan any comments for Dec. 6 Study session although some public comments

were received at that time. As far as I know, there was no written Notice of this Planning Commission Study Session.

We come to the basic discussion of my position as to this project. I have no objection to the applicant's desire to develop the church property as low income, senior housing. It is an admirable goal to recycle an old structure to meet an immediate societal need.

The "elephant in the room," to me, is the question of providing parking for occupants of the proposed facility.

Any one interested in buying the vacant church property would have known by visual inspection and document research that

- there was no off-street parking,
- street parking is a problem in this area, which is primarily residential,
- the City is aware of the parking constraints here as this area has been designated a Parking Impact District since 1989, and
- there is a Code minimum requirement of off-street parking spaces for a specific number of housing units to be constructed.

Applicant plans to meet the off-street parking requirement by removing - either by relocating or demolishing - an existing home.

Did applicant consider other options to meet the parking needs?

- Install parking on the basement level of the church building?
- Underground - below the basement level - parking with an entrance/exit on  
-Third St?
- Did they explore the possibility of resident/permit parking in the parking lots of  
-the small "mall" and/or medical building at 3rd and Redondo, 2 blocks east of the project? The previous occupant used sandwich board signs to tell guests of such parking.
- Did they approach the school district with a proposal to have resident/permit parking in the school's parking lot and/or the surfaced playground area on weeknights. and weekends? I have been told this is not a valid suggestion. In this time of dire financial problems, for the schools as with all such governmental bodies that rely on public taxes for support, was such a solution considered? Nothing ventured, nothing gained.
- If there is to be a parking lot, at the 304 site, why not develop the surface as a landscaped garden, green area for the residents and have parking under the garden? Then the developer could have the Code required number of parking spaces and not require a parking space requirement waiver.

As to the parking lot, if it were to exist, I am concerned with the additional 24/7 Obispo Ave. traffic and support for 25 additional housing units. As opposed to a single-family residence with off-street parking, the noise of vehicular traffic in and out of a parking lot and the sliding of the proposed metal gate would be a significant increase. Evening

and night time light generated by the entering and existing vehicular traffic and the required lighting in the lot could have additional impact on the neighborhood.

These are some of the impacts on the neighborhood that the residents never envisioned or bargained for when they chose to live in a residential area.

In my brief, cursory review of applicant's Initial Study and the EIR and what I have learned since November 30, the present system for analyzing and considering projects such as herein, the focus is on the impact on the ENVIRONMENT. As a long-time resident in Long Beach, I appreciate the efforts made to protect, nourish, and cherish what we have and the attempts to assure a better place to live.

But, what, or who, explores the negative ECONOMIC impact of such projects?

If this project should go forward, will it set a precedent for the future? That is, the elimination of existing housing stock, as here, a charming, well-landscaped house that is an asset to the streetscape, to advance a profit-making enterprise, even if that project has an admirable, societal goal?

This is not a redevelopment area, as we once knew them, and we are not dealing with "blight." We are dealing with an old, architecturally significant building with, among other features, stained-glass windows and an old pipe organ that, if restored, will be a community treasure.

We are also dealing with privately owned residential property, many of them attractive single-family residences , that compose a pleasant, attractive neighborhood. If I wanted to see a parking lot from my front porch, I would move and buy or rent housing across from an existing parking lot.

I am aware of the burden on our government bodies and decision makers to plan for the future in this and similar projects. Some projects should be stopped, some sent back to the drawing board, or, if approved, assure adequate projection for the environment and economic interest of the neighborhoods. We, the residents of Long Beach, look to our appointed and elected leaders for proper guidance in these matters. Weaving our yesterday, today, and tomorrow is never an easy job for anyone, individually or collectively. I look to you and others to protect my interests and those of the neighborhood as well as those of the applicant herein and the proposed beneficiaries of the project.

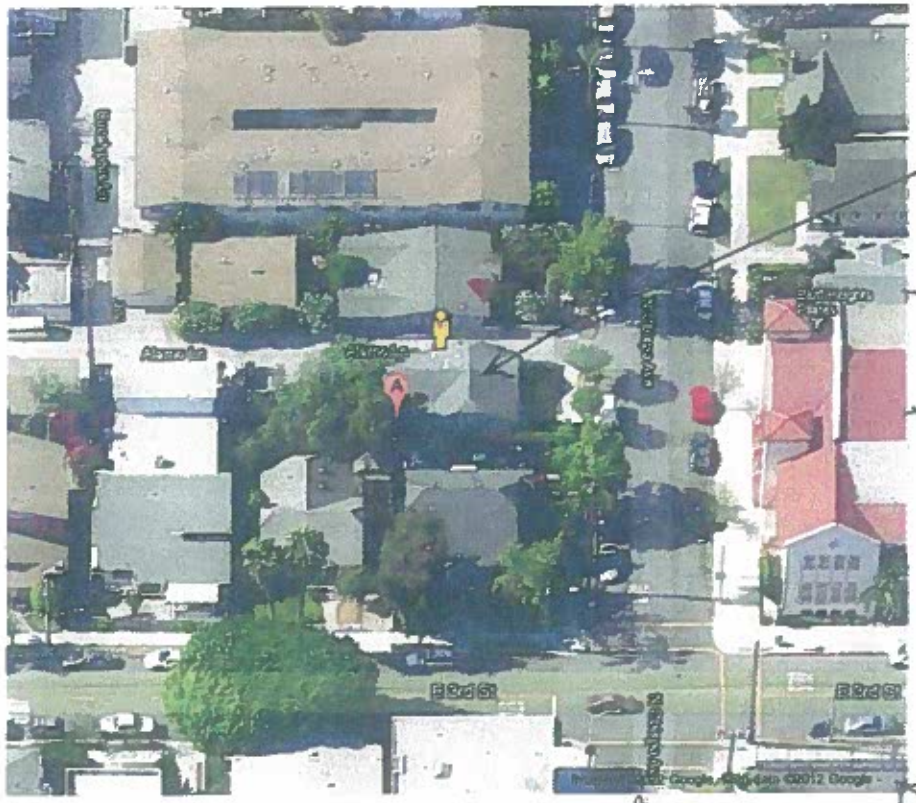
If there are questions, I will do my best to answer them.

Thank you.



To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



305 Obispo

304 Obispo

Church

3rd St

Mann School

Obispo Ave.



**305 OBISPO AVE.**



**311 OBISPO AVE.**



304 OBISPO AVE.

12/12

Safran Senior Housing Project  
City Council Comments  
January 22, 2013  
Glenda Gabel

My name is Glenda Gabel. I live at 305 Obispo Ave., directly across the street, 60', from the proposed project. I have lived in Long Beach since 1960. I have been an owner of this home since 1968 and lived there in the late '60s and early '70s. When I retired 10 years ago, I returned to this home. Therefore I have an interest in what happens in Long Beach, in my neighborhood, as well as my home.

The neighborhood is well-established, middle-class, with single-family residences and small apartment buildings. Horace Mann School is across 3<sup>rd</sup> St. from the church. The homes and buildings are well maintained and nicely landscaped. It is not a blighted, marginal area of dilapidation or fixer-uppers. I have provided you with pictures of my home at 305 Obispo, along with pictures of 311 Obispo, which is located just north of my home, plus a panoramic view from my front porch. These are in the materials I provided at the Planning Commission hearing and I understand they were placed in your information packets for tonight.

BASIS FOR APPEAL

The primary basis for my appeal of the Planning Commission's certification of the Environmental Impact Report, EIR, are found in the following major areas.

- The California Environment Quality Act, CEQA, which controls EIRs, mandates that public participation and adequate public notice be given. That mandate was not met.
- Issues raised at the Planning Commission public comments period were not adequately addressed in the EIR.
- No parking study.
- Little or no discussion of traffic problems on Obispo Ave.
- Demolition of the house at 304 Obispo Ave.

## NOTICE

CEQA requires public participation. The California Supreme Court has said that the public holds a "privileged position" in the CEQA process, based, in part, on our notions of democratic decision-making.

My Time Line illustrates my experience with the notice and response process thus far. There is a copy of the time line in your packet with the materials I deposited at City Hall on Jan. 14<sup>th</sup>.

(Time Line Discussion)

How can one respond during the public comment period if one is not aware of it? If one is a party that must be legally mailed Notice of the Planning Commission Hearing to certify the EIR, which appears a "done deal" when received, why is one not a party to whom notice must be mailed of the preparation of the EIR? This procedure indicates that the preparation of the EIR is of less importance to the public than the certification or approval of it? The notice procedure followed here limited public participation early in the planning process

## PARKING

Parking problems in our neighborhood preceded the initiation of this project. Everyone knows it. It is the "elephant in the room" that was ignored in this process.

As of a few years ago, I understand CEQA no longer required a Planning Element/Study in an EIR. However, a lead agency, herein the city of Long Beach, can require such a study. I maintain that a Parking study should have been a main part of this EIR.

Why?

1. The project area is in a Parking Impact District, PID, established by the City Council in 1989.
2. On May 4, 2008, in a memo To The Mayor and City Council, Council Members Bonnie Lowenthal, Suja Lowenthal, and Patrick McDonnell advised that "Parking Impacted Districts are areas of the City where at least 75% of the on-street parking spaces are occupied at night."
3. City Code now requires off-street parking for housing developments – new and in change of use, as here.
4. This project area is densely populated. Visual inspection and attempts to find parking, especially on weeknights and weekends, will verify that there is a severe parking problem.
5. The EIR maintains there is adequate on-street parking available to meet the needs that will result from building this project.

There are 24 planned resident units and a manager's unit for a total of 25 units. If there were 2 occupants per unit, there may be 50 new residents on the street. If 1/2 of the occupants have vehicles, there may be a need for 25 parking spaces. There are 12 proposed spaces planned for the project parking lot, leaving 13 to seek on-street parking. This analysis does not include parking for any visitors, employees of the project (janitors, caregivers, housekeepers, etc.); shuttles or other vehicles providing resident trips for medical or health care, grocery shopping, entertainment, etc.

If the project results in the elimination of some 3<sup>rd</sup> St. parking spaces to provide a loading zone, as has been suggested, there will be a reduction in the number of street parking spaces available for anyone to use.

As proposed, this project now requires the following parking waivers from the City:

- open parking spaces, instead of enclosed;
- lot side and rear yard setbacks of less than 5';
- more than 50% compact size parking spaces;
- reduced turning radius of less than 24' for standard size parking stall;

(what is the turning radius for a compact space, which will be 50+% of the 12 spaces);

-one-way driveway for 2-way traffic instead of 2-way driveway.

Is this project even eligible for waivers of any parking requirements?

With or without the proposed parking lot, can the neighborhood absorb the additional parking needs of this project? I maintain that it cannot and the planned project must provide for 100% of off-street parking required.

## TRAFFIC

I maintain that the traffic study in the EIR was incomplete. I am not an engineer and do not understand the many graphs and report analysis. It appears that the EIR reports approximately 500 vehicles/day pass the church building on 3rd St. The project may add 91 trips/day; therefore, according to the EIR, there may be 600 vehicles/day on Third St

The report is very limited in its analysis of Obispo Ave. traffic. Obispo is the site of the proposed parking lot, not 3<sup>rd</sup> St. How many of the daily trips generated by the project will originate on Obispo Ave., where the parking lot, is, opposed to 3rd St., where the trips will be generated by vehicles parked on the street? When exiting the Obispo lot, how many vehicles will not even use Third St?

I draw your attention to my hand drawn map of the Obispo Ave., area of the church. Not only was there limited discussion of traffic on Obispo Ave., the report failed to consider the impact of Alamo Lane traffic on the area's traffic.

(Discuss map.)

The EIR's traffic analysis is woefully lacking. It must be rejected as being inadequate for purposes intended in this matter.



## AESTHETICS

When is historic not historic? When is it appropriate to demolish a contributor to the Historic District classification to support a profit-making enterprise related to another contributor? Here we are dealing with 2 contributors to the historic district. The proposed project requires demolition of a single-family residence to be replaced by a parking lot for residents of senior housing in the remodeled church.

The Secretary of the Interior's Study and Guidelines established standards for the treatment of historic properties. The City Council relied on these Guidelines when it established the Bluff Heights Historic Landmark District In July 2004. The Guidelines provide that destruction of the relationship between buildings and landscape features within the setting, which includes a neighborhood, by acts, such as constructing inappropriately located new PARKING - IS NOT RECOMMENDED. These standards also recommend against altering the features of a setting – a neighborhood – which are important in defining historic character. If the City Council thought the home at 304 Obispo was important in establishing the District's character in 2004, why is it less important 9 years later?

I maintain that demolition of the home, and construction of a parking lot on the site is an extreme and tragic alteration of this thriving middle-class neighborhood. The City Council Resolution that established the Bluff Heights Historic District said the area had a significant character, interest, and value and that such should be preserved according to a specific motif. That "motif" for this neighborhood does not include a parking lot.

If this home, which is nicely landscaped, pleasingly painted and maintained, is demolished, the EIR proposes mitigation of the impact ,in the following manner: Photographs of the house along with any written materials available, regarding the history of the house, will be assembled in a file and deposited with the City. At that time the City will issue a demolition permit. The neighbors will sadly watch as the wrecking ball destroys the house and the debris is hauled away to a landfill.

Why destroy a perfectly fine home for 6 people to provide for a parking lot for possibly 48 or more persons – all in an area not zoned for that many people in that building? What will we then have? We will have a parking lot amidst a stable, residential neighborhood and a Mitigation Packet filed at City Hall.

## SUMMARY

(You're glad to hear that word, I'm sure.)

Appellant maintains:

- The EIR is incomplete, inadequate;
- Notice to the public was inadequate and does not meet CEQA standards;
- There should have been a Parking element/study, which the City had the obligation to require;
- There was an inadequate study of Obispo Ave., traffic;
- Demolition of the 304 Obispo house is inconsistent with previously stated objectives;
- Demolition of the home at 304 Obispo will set a dangerous precedent for historic district housing and residential neighborhoods throughout the City.

Your certification of the EIR will say that you find it complies with CEQA standards. After your considered and independent review of all the reports and comments before you, it is appropriate to conclude that the EIR should not be certified.

You, as the decision-makers, are entrusted with the responsibility of reconciling the lofty goals of the Resolution establishing the Bluff Heights Historic District with the reality of what is happening in our neighborhood, especially the attempt to destroy a home to make way for a parking lot. My job is to bring the issues and omissions of the EIR to light; your job is the nitty-gritty job of balancing the written word with what are we going to do?

This is a most basic neighborhood level test of democratic (with a small "d",) ideals. We look to you to hear and respect our views, as residents, taxpayers, and electors, as against those of another with, perhaps, a stronger voice.

I urge you to grant my appeal and reject the EIR as presented herein.

I'd like to express my appreciation to the members of City Staff and Safran for their professionalism and courtesy in answering my many inquiries.

I reserve some of my unlimited time to respond to questions or issues raised by speakers to follow.

I am open to any questions that you may have.

Thank you.

↑ N

304  
OBISPO  
AVE

↔ DRIVE-  
WAY  
(PARKING)

CHURCH

OBISPO  
AVE.

↔

311  
OBISPO  
AVE.

313  
OBISPO  
AVE.

ALAMO LANE ↔

305 OBISPO  
AVE

EUCALYPTUS  
LANE

↔

WINNIPEG PLACE

↑

1 Heights area as an Historic Landmark District:

2 1. It possesses a significant character, interest and value attributable to  
3 the development, heritage and cultural characteristics of the City, the Southern  
4 California region, or the State of California.

5 The district is a section of the Alamitos Beach Townsite which was  
6 originally planned by John W. Bixby in 1886 and annexed to Long Beach in 1905. the  
7 character of the district retains the building types and architectural styles that were part  
8 of the early history of Long Beach. The land was then subdivided into the Tichenor Tract,  
9 Cedar Rapids Tract, Graves Tract, Alamitos Tract, and Ocean Villa Tract. There was a  
10 substantial growth of structures in 1914.

11 2. It portrays the environment in an era of history characterized by a  
12 distinctive architectural style.

13 The predominant architectural style of homes in this area is the Craftsman  
14 Bungalow style. More than 50% of the existing contributing homes today are Craftsman  
15 Bungalows. The earliest type of architecture in the area is Victorian, exemplifying the  
16 first homes built in the neighborhood. There are also a number of Prairie,  
17 Mediterranean and Spanish Colonial Revival homes in the district, as well as a few  
18 Tudor Revival and Neo-Traditional homes.

19 3. It is part of or related to a distinctive area and should be developed or  
20 preserved according to a specific historical, cultural or architectural motif.

21 As a portion of the original Alamitos Beach Townsite, the Bluff Heights  
22 community dates back to the early years of the twentieth century. It was a part of the  
23 original development that was incorporated into the City of Long Beach in 1905. With a  
24 large number of the original homes still intact, it retains the scale, character and  
25 streetscape ambience of an old Long Beach neighborhood.

26 C. General Guidelines and Standards for Any Changes.

27 The *Secretary of the Interior's Standards for Rehabilitation and*  
28 *Guidelines for Rehabilitating Historic Buildings*, as amended, as well as

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ORDINANCE NO. C-7937

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AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH DESIGNATING THE BLUFF  
HEIGHTS HISTORIC LANDMARK DISTRICT

The City Council of the City of Long Beach ordains as follows:

Section 1. Designation of an Historic Landmark District. Pursuant to the provisions of Section 2.63.010, et seq., of the Long Beach Municipal Code and with the recommendation of the Planning Commission, the City Council of the City of Long Beach hereby designates the area known as Bluff Heights as an historic landmark district:

BLUFF HEIGHTS HISTORIC LANDMARK DISTRICT

A. Location, Description and Characteristics.

The Bluff Heights Historic Landmark District is a residential area that includes homes generally situated between Broadway, Junipero Avenue, Fourth Street and Redondo Avenue. Said boundaries of the Bluff Heights Historic Landmark District are more particularly set forth in red on the map which is attached hereto and incorporated herein by this reference as Exhibit "A".

The Bluff Heights Historic Landmark District is a residential neighborhood that represents an early housing subdivision dating from 1905. The period of significance is between 1905-1950.

B. Rationale for Historic Landmark District Designation. In accordance with the provisions of Section 2.63.050 of the Long Beach Municipal Code, the City Council finds that the following reasons exist relative to the designation of the Bluff

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the *Procedures for Administering the Certificate of Appropriateness* found in Section 2.63.070 of the Long Beach Municipal Code are incorporated herein by this reference. The guidelines are to be used as standards for the Cultural Heritage Commission in making decisions about Certificates of Appropriateness as required by Chapter 2.63 of the Long Beach Municipal Code. The guidelines are an aid to property owners and others formulating plans for new construction, for rehabilitation or alteration of an existing structure, and for site development. The goal of the Certificate of Appropriateness review is to retain and preserve all original architectural materials and design features; to encourage rehabilitation which restores original historic fabric rather than remodels; and to ensure architectural compatibility between new and old. The guidelines pertain to all buildings regardless of occupancy or construction type, sizes and materials, and pertain to construction on the exterior of existing buildings as well as to new, attached or adjacent construction, and shall include the following additional guidelines:

D. Standards and Guidelines.

1. Existing Structures.

Demolitions, alterations, additions and all environmental changes shall be regulated by the provisions of Chapter 2.63 of the Long Beach Municipal Code and in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties.*

Changes requiring a Certificate of Appropriateness from the Cultural Heritage Commission are as follows:

- (a) Alterations to roof; change in roof materials or shape.
- (b) Additions.
- (c) Window alterations or replacement.
- (d) Changes to porch and door.

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(e) Changes to exterior materials or colors.

(f) Alteration of driveways.

(g) Alteration or addition of fences or patio walls.

2. The following guidelines shall be standards to guide property owners, architects, contractors and the Cultural Heritage Commission in reviewing proposed changes:

(a) Additions shall not detract from the scale and character of the existing streetscape;

(b) Alterations of windows and doors are acceptable when the replacement windows and doors are consistent with the original architectural style and proportions of the house;

(c) Important architectural features that are original construction shall not be removed or obscured. These include: rooflines, entry porches, picture windows on the facade, overall composition and massing, exterior cladding in original finishes; wood or stucco, terra cotta tile roofing or roof caps. For minor alterations in the rear of the house that are not visible from the public right-of-way, more flexible standards are permitted;

3. New Construction.

If construction of new homes or garages shall be warranted due to catastrophic loss or severity of deterioration, the design intention shall be to recreate the architectural character of the original home and garage in design, materials, composition, massing, proportion and placement of windows and doors, roofline, and scale. While an exact replication is not required, the overall architectural character of the original structure should be maintained.

4. General Rules.

(a) Maintenance and repair that do not involve removal or alteration of original materials or architectural features are exempt from

7

1 review under this ordinance and do not require a Certificate of  
2 Appropriateness.

3 (b) All applicable building, and safety and health codes shall be  
4 observed.

5 (c) Properties shall be properly maintained so as to avoid  
6 deterioration, visual blight and physical conditions conducive to health and  
7 safety code violations.

8  
9 Sec. 2. The City Clerk shall certify to the passage of this ordinance by the  
10 City Council of the City of Long Beach and cause the same to be posted in three  
11 conspicuous places in the City of Long Beach, and it shall take effect on the 31st day  
12 after it is approved by the Mayor.

13 I hereby certify that the foregoing ordinance was adopted by the City Council of  
14 the City of Long Beach at its meeting of July 13, 2004, by the following vote:

15 Ayes: Councilmembers: Lowenthal, Baker, Colonna, Kell,  
16 Richardson, Reyes Uranga, Webb,  
17 Lerch.

18 Noes: Councilmembers: None.

19  
20 Absent: Councilmembers: Carroll.

21  
22 CERTIFIED AS A TRUE AND CORRECT COPY

23 Larry G. Hermon  
CITY CLERK OF THE CITY OF LONG BEACH  
24 Larry G. Hermon  
DATE: JUL 16 2004

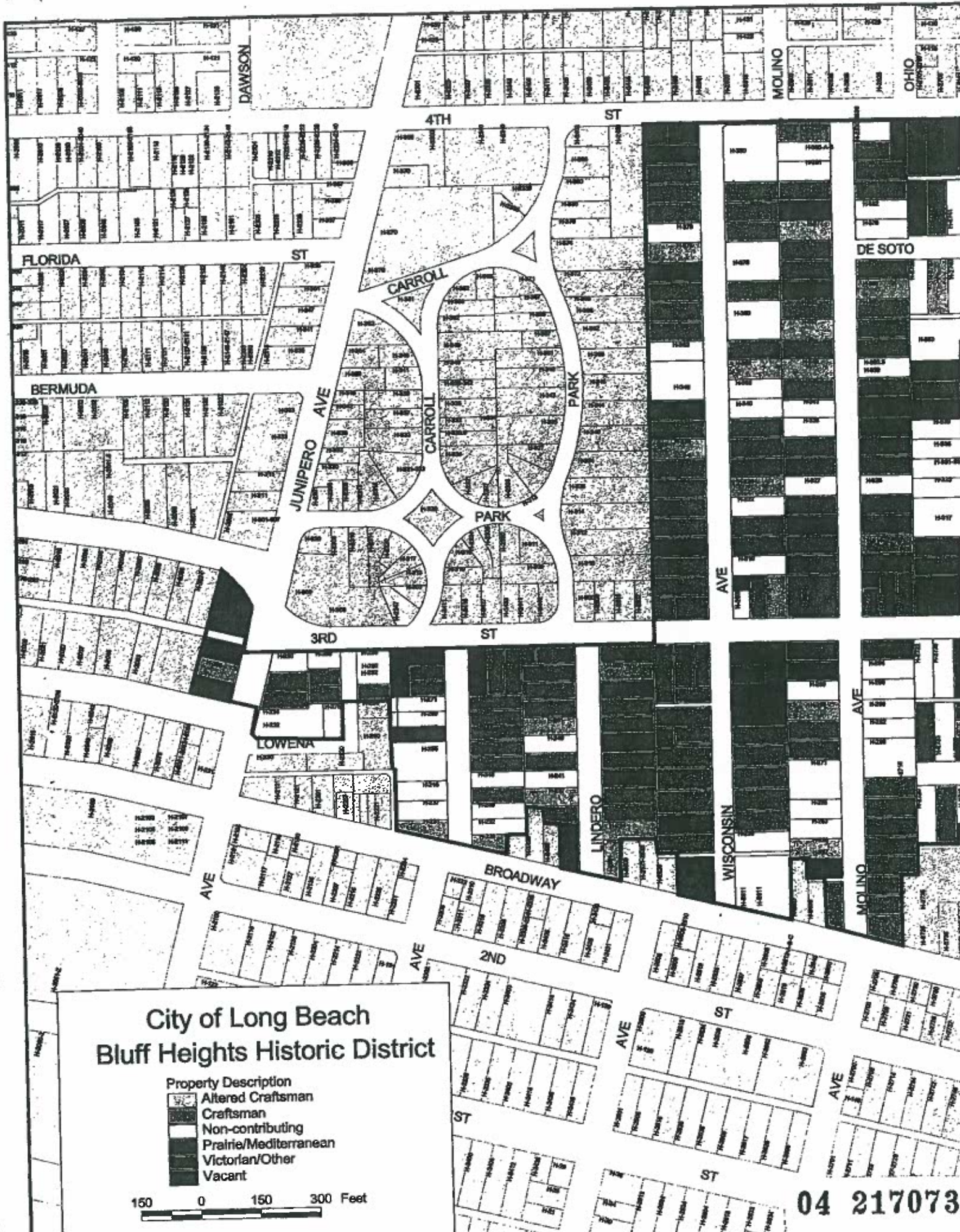
Larry G. Hermon  
City Clerk

25  
26 Approved: 7-15-04  
(Date)

Henry O'Neil  
Mayor

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200





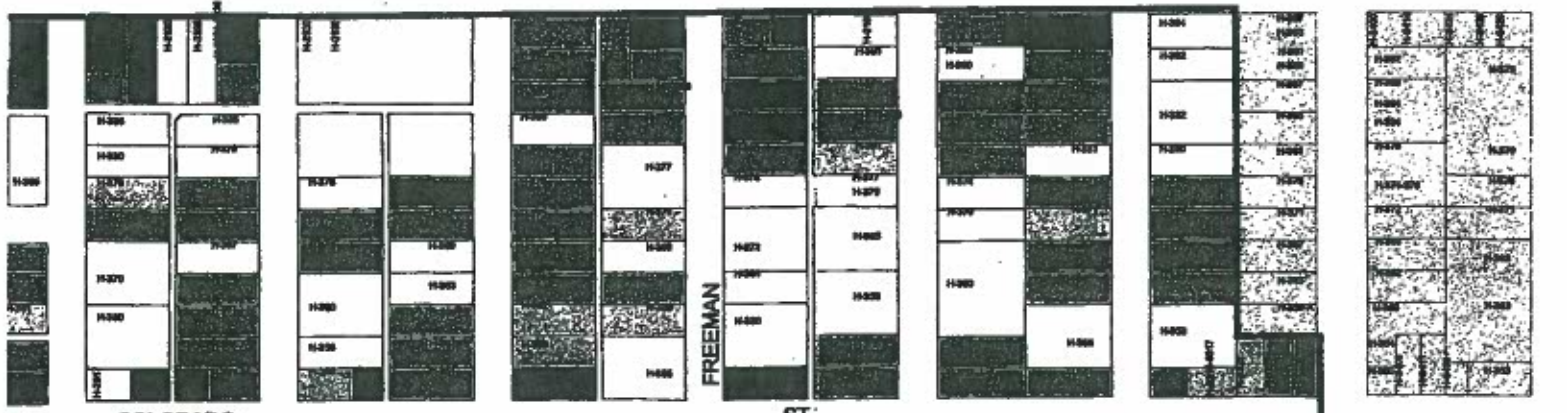
## City of Long Beach Bluff Heights Historic District

- Property Description
- Altered Craftsman
  - Craftsman
  - Non-contributing
  - Prairie/Mediterranean
  - Victorian/Other
  - Vacant

150 0 150 300 Feet

04 217073

04 2170739

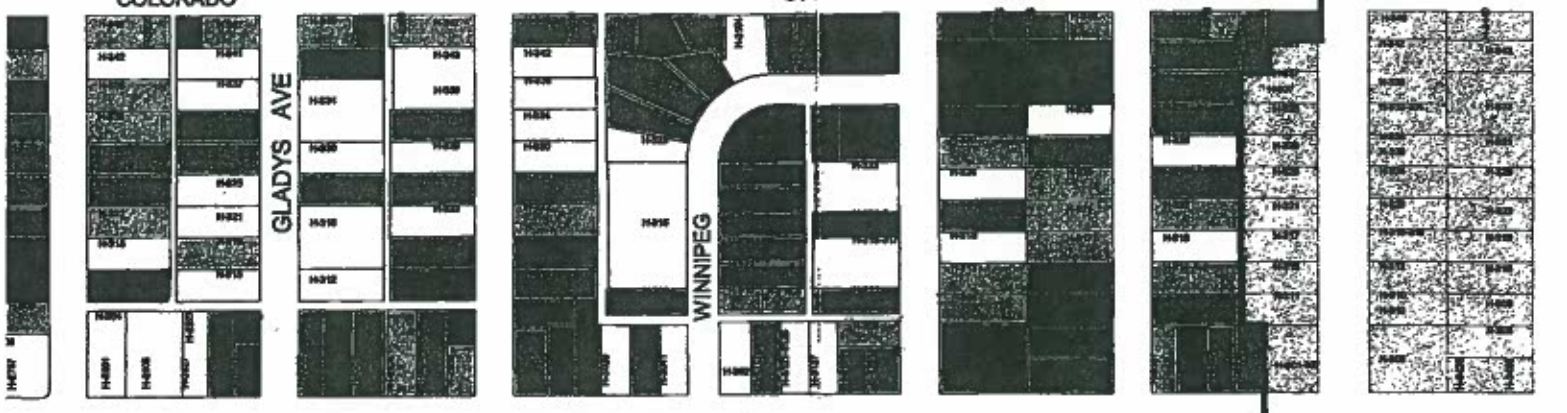


COLORADO

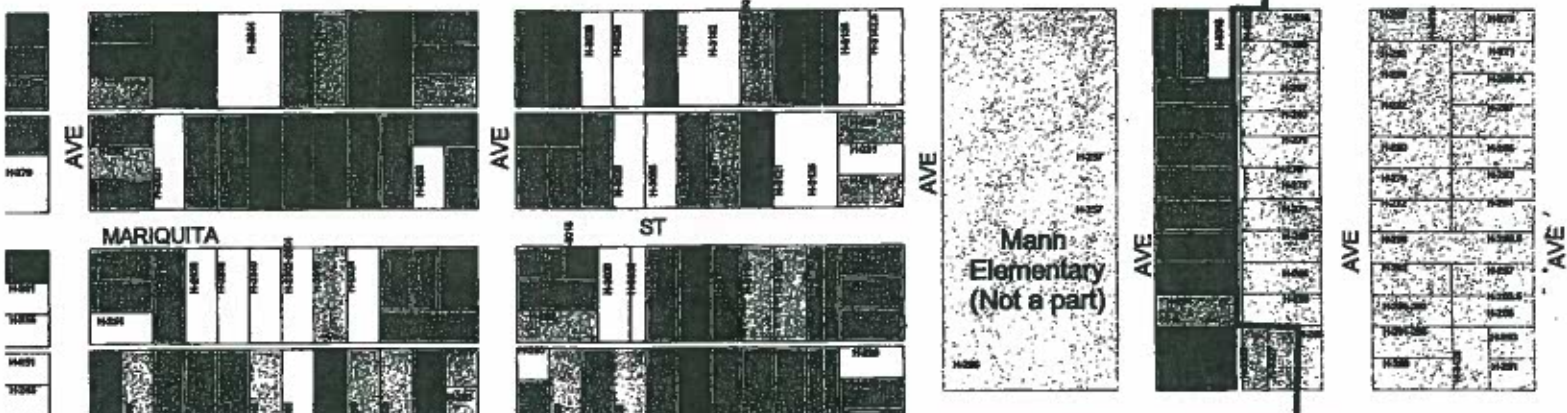
ST

GLADYS AVE

WINNIPEG



WINNIPEG



MARIQUITA

ST

Mann Elementary (Not a part)



VISTA

ST

ORIZABA

OBISPO

CORONADO



BROADWAY

REDONDO

NEWPORT

# Historical Preservation Element

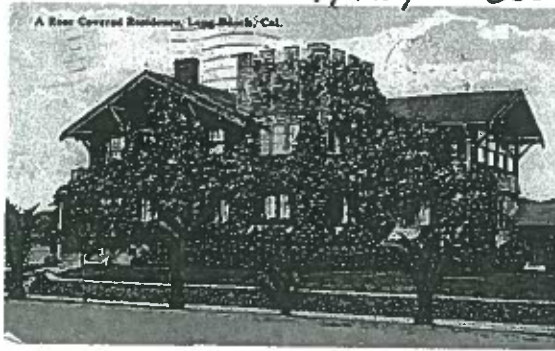


Figure 18: Long Beach Historic Postcard, Rose Covered Residence. Source: Historic Resources Group.

**GOAL 2: Protect historic resources from demolition and inappropriate alterations through the use of the City's regulatory framework, technical assistance, and incentives.**

Federal, state, and local regulations that protect historic and cultural resources are based on identification and designation. The City of Long Beach has adopted regulations to protect resources which enable the City to comply with state and federal law. Critical to the success of these regulations will be educating City staff in all relevant departments, and working effectively with Commission members to ensure that rules and policies are being consistently administered.

## **POLICIES:**

P.2.1 The City shall discourage the demolition and inappropriate alteration of historic buildings.

P.2.2 The City shall encourage and allow for adaptive reuse of historic buildings.

P.2.3 The City shall continue to use the *Secretary of the Interior's Standards* as guidelines for appropriate rehabilitation projects, adaptive reuse, or additions to historic structures.

P.2.4 The City shall ensure compliance of all historic preservation, redevelopment, and new construction projects with the California Environmental Quality Act (CEQA), and Section 106 of the National Historic Preservation Act.

P.2.5 The City shall enforce historic preservation codes and regulations.

P.2.6 The City shall implement and promote incentives for historic preservation.

P.2.7 The City shall encourage and support public, quasi-public, and private entities in local preservation efforts, including the designation of historic resources and the preservation of designated resources.

## IMPLEMENTATION MEASURES:

- I.M.2.1 The City will continue to discourage the demolition or inappropriate alteration of historic resources through the implementation of the provisions of the City Charter and Municipal Code pertaining to the City's Historic Preservation Program and Cultural Heritage Commission. ✓
  - I.M.2.2 The City will ensure compliance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act, and will continue to consult with the appropriate organizations and individuals to minimize potential impacts to historic, cultural, and archaeological resources. ✓
  - I.M.2.3 The City will follow design guidelines for historic districts based on the Secretary of the Interior's Standards for Rehabilitation. ✓
  - I.M.2.4 The City will use the administrative citation program for code enforcement citywide, including for properties in historic districts, in order to ensure better and timelier compliance with City regulations for the upkeep of historic buildings and sites. ✓
  - I.M.2.5 The City will reestablish the Mills Act program for owners of designated historic properties and will implement a program to inspect and monitor existing Mills Act properties and to review new applications to ensure that proposed projects meet the Secretary of the Interior's Standards for Rehabilitation. ✓
  - I.M.2.6 The City will accept preservation easements on historic buildings as a financial incentive for rehabilitation projects. ✓
  - I.M.2.7 The City will promote the Federal Rehabilitation Investment Tax Credit program, and will encourage the use of the Low Income Housing Tax Credit program in conjunction with the Federal Historic Preservation Tax Incentive program (also known as the Rehabilitation Investment Tax Credit) for the rehabilitation and reuse of historic properties. ✓
-



Figure 21: Long Beach Historic Postcard, Myers Residence. Source: Historic Resources Group.

**GOAL 5: Integrate historic preservation policies into City's community development, economic development, and sustainable-city strategies.**


Commercial redevelopment, new housing construction, tourism promotion, and business improvement strategies should consistently be integrated with historic preservation considerations in order to facilitate a cohesive and holistic approach to land use planning for an economically prosperous, socially equitable, and environmentally sustainable community. Protecting and preserving historic resources encourages community pride, stimulates investment, maintains quality of life and neighborhood character, and is a sustainable practice.

**POLICIES:**

- P.5.1 The City of Long Beach shall use the City Charter, General Plan, and Municipal Code to integrate historic preservation policies into the City's community development, economic development, and sustainable-city strategies.
- P.5.2 The City shall consider historic preservation as a basis for neighborhood improvement and community development.
- P.5.3 The City shall consider historic preservation goals and policies when making community and economic development decisions and determining sustainable-city strategies.
- P.5.4 The City shall consult the State Office of Historic Preservation's *Main Street Principles* when undertaking the rehabilitation and/or redevelopment of historic commercial corridors.
- P.5.5 Prior to any City-owned property with historic designation potential being sold, traded, altered, or demolished, the City shall evaluate its potential to serve as a catalyst for neighborhood economic development or to otherwise fulfill a community development role.

- P.5.6 The City shall encourage creative and adaptive reuse of historic buildings as a sustainable practice, as well as an opportunity to further cultural tourism, and the economic or community development objectives of the surrounding community.
- P.5.7 The City shall promote historic preservation as a sustainable land use practice.

**IMPLEMENTATION MEASURES:**

- I.M.5.1 The City will continue to use the General Plan (especially this Historic Preservation Element), City Charter, and Municipal Code to integrate historic preservation goals and policies into the City's community development, economic development, and sustainable-city strategies.
- I.M.5.2 The City will ensure that design review procedures are coordinated between all relevant City departments and Commissions in order to effectively protect historic properties and architectural features that have historic significance.
- I.M.5.3 The City will identify projects which could use Community Development Block Grant (CDBG) funds, HUD grants, the Home Improvement and Commercial Improvement Rebate Programs, the Low-income Homeowner Residential Rehabilitation Loan Program and the Neighborhood Partners Program for rehabilitation of historic properties.
- I.M.5.4 The City will amend the Municipal Code to ensure that prior to any City or Redevelopment Agency-owned property with historic designation potential being sold, traded, altered, or demolished, the City will evaluate the potential of such property to serve as a catalyst for neighborhood economic development or otherwise fulfill a community development role.
- I.M.5.5 The City will encourage historic preservation through adopted provisions for reduced parking and adaptive reuse of historically significant properties, and will uphold such provisions in future updates to the Municipal Code. 
- I.M.5.6 The City will develop sustainable guidelines for historic buildings, based on adopted green building standards and water-saving requirements in the Municipal Code, and will continue to consider sustainability issues in future updates to the Municipal Code.

- I.M.5.7 As a sustainable practice, the City will encourage repair rather than replacement of historic materials in accordance with the Secretary of the Interior's Standards for Rehabilitation.
- I.M.5.8 As a sustainable practice, the City will encourage salvaging architectural features for reuse prior to the demolition or rehabilitation of a building.
- I.M.5.9 To facilitate the reuse of salvaged architectural features the City will seek to create a non-profit architectural storage and sales facility.
- I.M.5.10 The City will encourage the use of compatible sustainable energy systems in historic buildings and water-saving landscapes on historic sites.
- I.M.5.11 The City will encourage developers of historic properties to apply for LEED certification consistent with guidelines for historic properties.



Address Alamo Lane / Obispo Avenue

Address is approximate



House Scheduled for Demolition - 304 Obispo Ave.





To see all the details that are visible on the screen, use the "Print" link next to the map.



305 Obispo Ave



© CRMILS

320 Obispo Ave.



To see all the details that are visible on the screen, use the "Print" link next to the map.



321 Obispo Ave.  
Apartment Bldg.

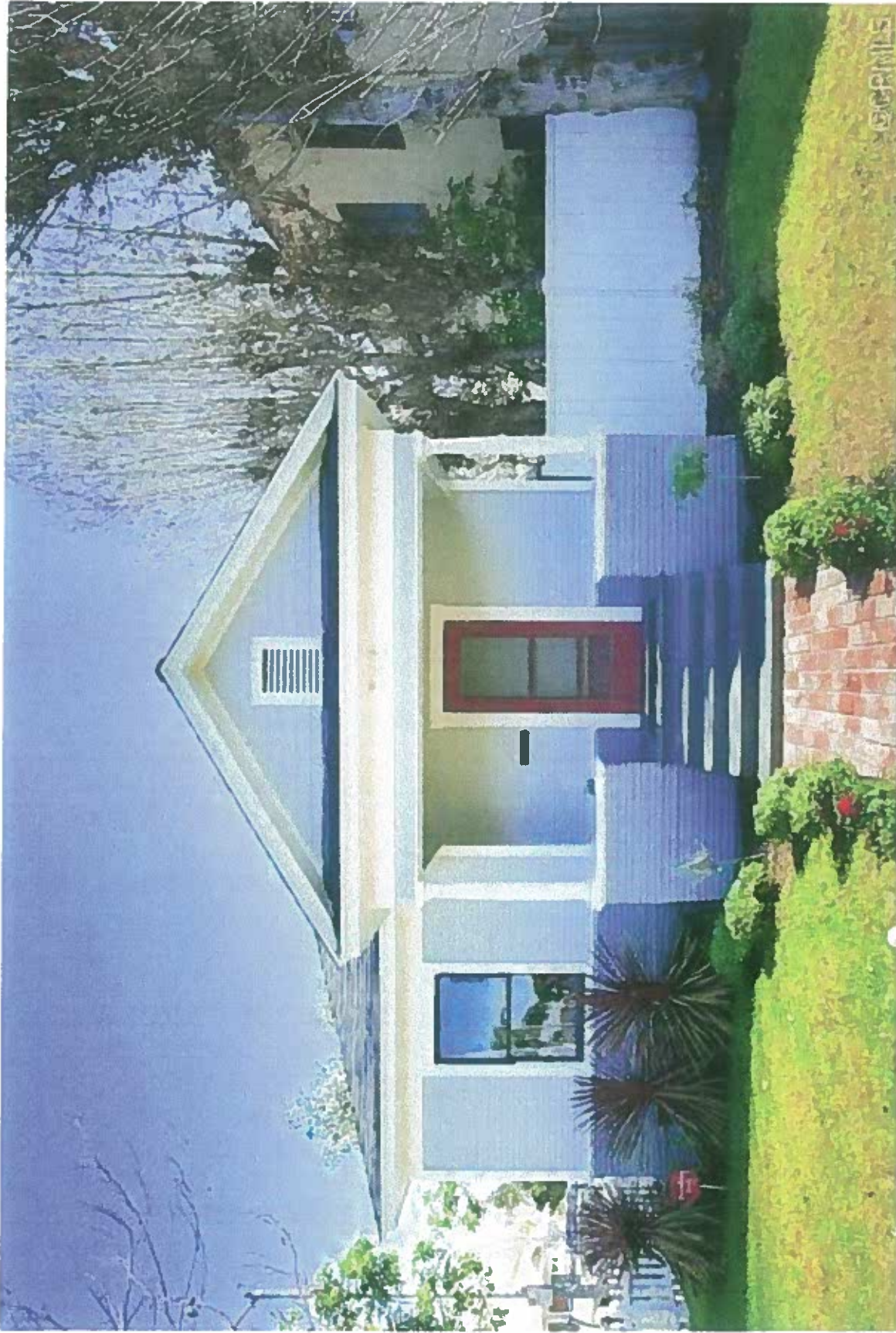


Address 333 Obispo Avenue

Address is approximate



Alford House  
533 Obispo Ave.



346 Obispo Ave



2013