

Public Comments (Calls)

1. Russel Gurston – Opposed
2. Margaret Smith - Opposed

Written comments:

1. Merle Asper – Opposed
2. Rob Bellevue – Opposed
3. Dave Huff – Opposed
4. Sharon Kemmer and August Cigliano – Opposed
5. Frank Colonna – Support
6. Mark Arnold – Support
7. John McFarlane – Support
8. Edward Arnold – Support
9. John Moses – Support

LONG BEACH DEVELOPMENT SERVICES  
411 W. Ocean Blvd., Third Floor  
Long Beach, CA 90802  
February 22, 2022

Alexis Oropeza  
Current Planning Officer  
Regarding Application:  
2108-31 (SV21-004, SV21-006, LCDP21-043)  
5925 E Seaside Walk, Long Beach

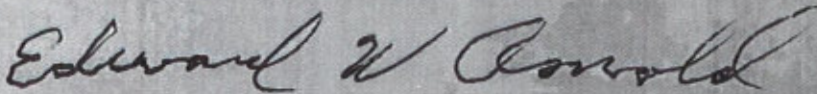
Dear Alexis Oropeza:

My wife and I have lived on the peninsula for I've lived in Long Beach for over 15 years and Belmont Shore for over 50 years. My Son and his family live here on the Peninsula too. We both had new home built and asked for this same variance and were granted due to the corner lot configuration and allowable space requested for a driveway.

The tandem parking, in my opinion, will be a great benefit to street parking on that particular location. If you take more street parking away from the street, it will create more of a parking issue that we deal with every day, especially street sweeping days and heavy holiday impacts.

Please grant this request from our neighbors and

Sincerely,



Edward Arnold

Edward W. Arnold  
25 Laguna Pl.  
Long Beach CA 90803

## Maryanne Cronin

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**From:** Merle Asper <merleasper@gmail.com>  
**Sent:** Wednesday, February 23, 2022 8:00 AM  
**To:** Maryanne Cronin  
**Subject:** Opposition to variance at 5925 E. Sea Side Walk

-EXTERNAL-

Hi Maryanne,

This is Merle Asper, I am a past President of the Peninsula Neighborhood Association and current board member.

I am writing in opposition to the requested code variance regarding tandem parking at [5925 E. Seaside Walk](#). To my knowledge there is nothing unique at this location that would require a variance. Side by side parking is the standard and, in my experience, tandem parking usually (almost always) results in additional vehicles being parked on already heavily impacted streets due to the inconvenience of moving multiple vehicles. I do not believe this location meets the city's criteria for granting such a variance.

Thank you for your attention,  
Merle Asper  
President 2 years PNA  
9 years on Board of Directors  
24 years Long Beach Peninsula Resident  
29 years City of Long Beach Resident

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Merle Asper  
Kelly Spicer's Packaging  
310-766-3135



## Maryanne Cronin

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**From:** Rob Bellevue <rob@granitegroupinc.com>  
**Sent:** Thursday, February 24, 2022 4:42 PM  
**To:** Maryanne Cronin  
**Subject:** 5925 East Sea Side Walk

-EXTERNAL-

Maryanne,

I am writing on behalf of the Peninsula Neighborhood Association. We were formed in the 1960's and have over 400 dues paying members.

For many years we have surveyed ALL residents of the Peninsula to ask what is important to them and what (if any) positions we should take on zoning issues.

In these surveys, over many decades, the residents have been very clear that the vast majority (over 70%) oppose a request for a variance allowing tandem parking instead of side by side parking.

Parking is a very important issue to the residents on the Peninsula.

July 1st 2021, Ed Gullian discussed this request for tandem parking at this location with me.

I told him I thought the neighborhood would oppose a request for tandem parking at this location.

He said he liked the layout better with tandem parking.

So I was under the impression he would not be making this request for tandem parking.

Our neighborhood has a long history opposing requests for tandem parking.

The most recent time was in 2018 when we successfully opposed a request for tandem parking at 5719 East Sea Side Walk.

The owners have since thanked me for opposing the tandem request. Now the house is finished and they have moved in, they feel they have a much better house with side by side instead of tandem parking.

With tandem parking the inside space is almost never used, so 4 tandem parking spaces are really equivalent to 2 parking spaces.

There is room to fit side by side parking on this lot.

The standard lot size on the Peninsula is 30' by 80'.

The lot at 5925 E Sea Side Walk is a larger than standard lot.

There is nothing exceptional or unusual about this oversized corner lot.

It would not cause undo hardship to comply with the parking requirements.

There is no basis to make the findings necessary to grant this variance.

The neighborhood asks that this request for a variance allowing tandem parking be denied.

Can you please send me a copy of the staff report.

I would like to attend the hearing. Will it be in person or is it via the internet only?

Please send me the information on how to attend.

Thank you,

Rob Bellevue

Board member responsible for zoning issues.

For the Peninsula Neighborhood Association.

562-433-6423

Frank Colonna  
6919 E Seaside Walk  
Long Beach, CA 90803

February 22, 2022

Attn: Alexis Oropeza  
Current Planning Officer  
LONG BEACH DEVELOPMENT SERVICES  
411 W. Ocean Blvd., Third Floor  
Long Beach, CA 90802

Regarding Application:  
Variance request for 5925 E Seaside Walk, Long Beach

Dear Ms Oropeza:

For the past 50 years, I've been a resident of the City of Long Beach and elected for the 3<sup>rd</sup> district City Council and served as Vice Mayor

My family home is on the peninsula and have enjoyed all the City of Long Beach has to offer.

I'm very much concerned that the 20-foot driveway rule on the peninsula, especially on street access is still a requirement to this day. This variance request dates to the 1980's. I'm certain there are no 20-foot driveways on the whole peninsula. There should be more flexibility and not this blanket rule on the Long Beach Peninsula

Additional for family's wanting to build their homes, they are required to add more units than intended, as a result, it creates another issue, "Parking". Where do we put all the cars in a parking impacted area? Do we take more street parking to comply to what the Coastal Commission requires?

This property should be granted the requested variance so we can preserve the existing street parking.

Sincerely,



Frank Colonna  
Peninsula resident.

## Maryanne Cronin

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**From:** Dave Huff <dwpdavehuff@gmail.com>  
**Sent:** Tuesday, February 22, 2022 2:27 PM  
**To:** Maryanne Cronin  
**Subject:** Opposition to variance at 5925 E. Sea Side Walk

**-EXTERNAL-**

Hi Maryanne,

This is Dave Huff, I am a resident of The Peninsula and President of the Peninsula Neighborhood Association.

I am writing in opposition to the requested code variance regarding tandem parking at 5925 E. Seaside Walk. To my knowledge there is nothing unique at this location that would require a variance. Side by side parking is the standard and, in my experience, tandem parking usually results in additional vehicles being parked on already heavily impacted streets due to the inconvenience of moving multiple vehicles. I do not believe this location meets the city's criteria for granting such a variance.

Thank you for your attention,  
Dave Huff  
PNA President

## Maryanne Cronin

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**From:** DV - Zoning Administrator  
**Sent:** Monday, February 21, 2022 4:54 PM  
**To:** Alexis Oropeza  
**Cc:** Maryanne Cronin  
**Subject:** FW: 5925 East Seaside Walk (APN: 7245-018-015)

FYI,  
This came to the ZA email yesterday.

Amy

**Amy L. Harbin, AICP**  
*Planner*

**Long Beach Development Services | Planning**  
411 W. Ocean Blvd., 3<sup>rd</sup> Fl. | Long Beach, CA 90802  
Office: 562.570.6872



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**From:** Sharon Kemmer <sharonkemmer@gmail.com>  
**Sent:** Sunday, February 20, 2022 2:33 PM  
**To:** DV - Zoning Administrator <zoning.administrator@longbeach.gov>  
**Subject:** 5925 East Seaside Walk (APN: 7245-018-015)

**-EXTERNAL-**

We are concerned Peninsula residents who may be reached at (562) 434 0078 if you need further information. The criteria for a City Code Building Variance for 5925 E. Seaside Walk is not met; there is nothing unique about this property requiring it to have a parking variance. If you grant it to them, you might as well just eliminate the parking requirements.

We tried to extend our phone message about this but the message service does not allow it, so we will give you the extension here:

While we sympathize with your desire to please and accommodate individual properties, you should not lose sight of the impact giving one property more has on the rest.

(1) We are a parking impacted neighborhood in a public beach community. Many apartment buildings were built before off-street parking was mandatory. So many of our neighbors have to park on the street. They have no choice.

(2) Occasionally we park on the street to allow workmen to park behind our building. We have had people ask us to not park there as someone is coming and needs the space ... We have had people put pallets, cones, or themselves in the street trying to save spaces. When new construction is planned, the least you can do for all these neighbors is to not put more cars on the street. The problem with tandem parking is that you have to move a car to get out. No one requires you to use garage parking, much less inconvenient tandem parking. The property being demolished had tandem parking that was NEVER USED.



(3) Legitimate variances are there for a reason. Some properties have unique situations which require some exception to the rules. This is not the case with 5925. The new owner knew he was buying a duplex; he knew what the parking requirements would be if he chose to build anew... and now he seeks to get around part of this.

(4) Please allow us to give an example of the exception you made for our neighbor at 2 60th Place. The building inspector allowed him to drain the east side of his property onto our property because it would have been "inconvenient for him to have to drain it onto his own". We called to ask why. The owner had promised he would correct this when he remodeled and now he was going back on his promise, with the City's blessing. The inspector said it could only be used to drain rain water from that side of his house. If he used it for other water it "would be a civil matter and I could take it to court". So his caretaker washes down the **whole property** onto its lowest point, the east side, where it drains onto ours -- haircuts, sand, dog waste, party favors, all manner of debris -- onto our property. We pick it up and put it into the can. We have asked him to direct his caretaker to sweep rather than wash. He says, "no problem", but the caretaker continues to wash down onto our property. Since this remodeled 7,000 sq. foot home is an unhosted airbnb with numerous guests, the debris washing onto our property can be significant. Never mind that we are in a drought and no one should be washing down concrete.. We finally reported the water violation; we called the owner once as well. We sweep our property; so does our gardener. We do not expect you to solve this; that ship has sailed. We use it as an example of what we contend: when you give one resident something over and above what the code allows, you take away something from the rest of us. We do not waste our time being angry about the extra sweeping as being angry is like taking poison and expecting your transgressor to die... We did our best to block this; we have moved on like in the Mad Hatter's Tea Party...

However, our parking impacted neighbors do not deserve one more entitled person getting something above and beyond what is in the building code. We have 4 garages and a tandem space in back of our property, so we will not be routinely affected by this variance. However, most of our neighbors will be. We own 4 buildings here in the shore area, and we try to provide off-street parking for our tenants. Often the 1920s garages are too small for 2020s cars, but we prioritize our garages for anyone willing to park a small car in one. We personally traded in our Cadillac for a Prius when we moved in. one less stress in life to be able to park off-street.

We would appreciate it if the City took seriously the parking problems most residents face. It really damages neighborhoods when the City has an opportunity to require the Building Code on garages and does not take it.

Respectfully,  
Sharon Kemmer and August Cigliano  
August Cigliano

LONG BEACH DEVELOPMENT SERVICES

411 W. Ocean Blvd., Third Floor  
Long Beach, CA 90802  
February 22, 2022

Alexis Oropeza  
Current Planning Officer  
Regarding Application:  
2108-31 (SV21-004, SV21-006, LCDP21-043)

5925 E. Seaside Walk, Long Beach

Dear Alexis Oropeza:

We also built our home on the peninsula and had to ask for a variance. This is very common in our neighborhood. We support the 2-variance request.

It's going to be a beautiful addition to the area. Please let me know if I can be of more assistance.

Thank you,

A handwritten signature in black ink, appearing to read "Mark Arnold". The signature is fluid and cursive, with the first name "Mark" and last name "Arnold" clearly distinguishable.

Mark Arnold

Mark.E.Arnold@gmail.com

LONG BEACH DEVELOPMENT SERVICES  
411 W. Ocean Blvd., Third Floor  
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February 22, 2022

Alexis Oropeza  
Current Planning Officer  
Regarding Application:  
2108-31 (SV21-004, SV21-006, LCDP21-043)  
5925 E Seaside Walk, Long Beach

Dear Alexis Oropeza:

My wife and I moved here about 5 years ago. We built our family home on 64<sup>th</sup> Place. I'm a developer from the South Bay, Manhattan beach. So, beach parking is a problem I'm use to. We have an alley access, so this ruling is not an issue with our type of lot because our parking is based on the opposite side of the alley. But, If we were forced to make 2-units and 4-spaces, we would not be able to build our single-family dwelling.

Allowing the 4-foot driveway on a corner lot is a great benefit, in my opinion. Forcing them to make 4-spaces next to one another, is not. But if you have to have 4, the tandem is a great solution.

We support the approval on this case and would be unsupportive in the Long Beach municipality if you deny.

Sincerely,

  
John MacFarlane

**LONG BEACH DEVELOPMENT SERVICES**

**411 W. Ocean Blvd., Third Floor**

**Long Beach, CA 90802**

**February 22, 2022**

**Alexis Oropeza**

**Current Planning Officer**

**Regarding Application:**

**2108-31 (SV21-004, SV21-006, LCDP21-043)**

**5925 E Seaside Walk, Long Beach**

**Dear Alexis Oropeza:**


**We live on the peninsula in one of the oldest homes on the Seaside Walk side. Our address is 5454 Ocean, but the boardwalk does not front our home.**

**We are in full support of both variances. The driveway reduction is a rule that should be changed for our neighborhood and other substandard lots in Long Beach.**

**The tandem parking is a must on that lot due to the only access to the lot if from the street. If all the homes on the peninsula had to make 40-foot curb cuts, we would have nowhere to park on the streets. Its bad enough with the limited parking, but to take 2 more spaces would make matters worse.**

**I'm hoping you see the logic here. Really take the time to see the benefits, that granting this variance, will have. Denying it will adversely affect the entire peninsula parking.**

**Sincerely,**

A handwritten signature in black ink, appearing to read "John Moses", with a stylized flourish at the end.

**John Moses**