

Shirley Perkins

From: Mehigan, John <JohnMehigan@regencycenters.com>
Sent: Tuesday, May 31, 2022 11:07 AM
To: DV - Cultural Heritage
Cc: Maryanne Cronin; Gina Casillas; aaron@aterealestate.com
Subject: 5354 E 2nd Street

-EXTERNAL-

Hello

My name is John Mehigan and I am a resident of the Belmont Shore neighborhood. I live with my wife and three kids on St Joseph Ave. We are frequently on 2nd street to shop and dine. I am very familiar with this location and I'm excited about the proposed new project.

I am in full support of the restoration of the design features. I am happy that the owner is taking such time and care to make it look SO good. The outdoor patio is also a very welcome feature as we all love to eat outdoors. What a great benefit for the community this will be.

Thank you

John Mehigan

Maryanne Cronin

From: Kevin Nasser [REDACTED]
Sent: Monday, May 30, 2022 7:52 PM
To: DV - Cultural Heritage; Maryanne Cronin; Gina Casillas; aaron@aterealestate.com
Subject: Support for COAC2201-05 proposed South of Nick's at 5354 E 2nd Street

-EXTERNAL-

Subject: Support for COAC2201-05 proposed South of Nick's at 5354 E 2nd Street

Dear Cultural Heritage Commission: I live near the proposed historic restoration project for South of Nick's at 5354 E 2nd Street in Belmont Shore. Nick's is a first-class operation and adding a South of Nick's to 2nd Street would be beneficial for our community. I believe the restoration of this historic building to its original use as a restaurant will significantly improve the quality of life and business activity in the area. Bringing back historic features of the building will enhance the look and feel of the community. Also, the addition of outdoor dining is very important in the post-pandemic world, so I am fully supportive of that aspect of the project. Please accept my support and feel free to contact me should you have any questions. Thank you.

Kevin and Jade Nasser
[REDACTED]
[REDACTED]

Sent from my iPhone

From: [Lagos, Michelle](#)
To: [Maryanne Cronin](#); [DV - Cultural Heritage](#)
Cc: [Gina Casillas](#); [Aaron Tofani](#); [cwittlbc@aol.com](#); [kjohnson1040@yahoo.com](#)
Subject: RE: Support for COAC2201-05 - South of Nick's - 5354 E 2nd St., Belmont Shore
Date: Tuesday, May 31, 2022 10:18:55 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

-EXTERNAL-

Hi Maryanne,

Thank you for your response.

My neighbors Chris Witter (who also lives on Claremont Avenue) and Kelly Johnson (who lives on The Toledo) have requested to be added to this email in support of South of Nick's. Both are copied on this email.

Please let us know if you have any questions.

Thank you!

Michelle R. Lagos

From: Maryanne Cronin <Maryanne.Cronin@longbeach.gov>
Sent: Tuesday, May 31, 2022 7:37 AM
To: Lagos, Michelle <mlagos@allenmatkins.com>; DV - Cultural Heritage <cultural.heritage@longbeach.gov>
Cc: Gina Casillas <Gina.Casillas@longbeach.gov>; Aaron Tofani <aaron@aterealestate.com>
Subject: RE: Support for COAC2201-05 - South of Nick's - 5354 E 2nd St., Belmont Shore

Good Morning,

Thank you for your email. Your comments will be included in the record and distributed to the CHC Commissioners.

Thank you,

Maryanne Cronin
Planner

Long Beach Development Services | Planning Bureau
411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802
Office: 562.570.5683 | Fax: 562.570.6068



From: Lagos, Michelle <mlagos@allenmatkins.com>
Sent: Monday, May 30, 2022 10:17 PM
To: DV - Cultural Heritage <cultural.heritage@longbeach.gov>
Cc: Maryanne Cronin <Maryanne.Cronin@longbeach.gov>; Gina Casillas <Gina.Casillas@longbeach.gov>; Aaron Tofani <aaron@aterealestate.com>
Subject: Support for COAC2201-05 - South of Nick's - 5354 E 2nd St., Belmont Shore

-EXTERNAL-

Dear Cultural Heritage Commission:

I am a homeowner on Claremont Avenue in Belmont Shore, just a few hundred feet from the proposed historic restoration project - South of Nick's at 5354 E 2nd Street in Belmont Shore.

Many of our neighbors and I are very familiar with Nick's restaurants. In speaking with many of our Claremont neighbors, we believe that a South of Nick's restaurant in our neighborhood would be a tremendous asset to our community. There is an enormous demand in our neighborhood for first-class operations, and adding a South of Nick's on our side of 2nd Street would go a long way to meeting that demand.

Our community also supports bringing back historical features of the building, which enhances the aesthetics and authenticity of our Belmont Shore community. We believe restoring this historic building to its original use as a restaurant will enhance our community aesthetics and improve business activity in this area.

Also, this project's open-air and outdoor dining component aligns with one of the most desirable (and necessary) aspects of today's dining experience, and we fully support the addition of outdoor dining at this restaurant.

Please accept this email as my support for this project. Also, please feel free to reach out to me with any questions.

Thank you!

Michelle R. Lagos, Esq
mlagos@allenmatkins.com

Allen Matkins

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From: [Noel Massie](#)
To: [DV - Cultural Heritage](#); [Maryanne Cronin](#); [Gina Casillas](#); aaron@aterealestate.com
Subject: Support for COAC2201-05 proposed South of Nicks at 5354 E @nd Street
Date: Tuesday, May 31, 2022 9:30:38 AM

-EXTERNAL-

Fr: Noel and Amanda Massie

Dear Cultural Heritage Commission,

As residents of Belmont Shore in Long Beach the project in the subject line is one we support. It offers many important elements to our community. The Historic restoration of a building being put back to its original use. Additionally, outdoor dining in our community which is highly desired brings commerce flow to our retailers.

Should you have any additional questions please feel free to contact either of us.

Noel and Amanda Massie

Maryanne Cronin

From: Linda Chekouras [REDACTED]
Sent: Saturday, May 28, 2022 9:59 AM
To: Cultural.heritage@longbeach.gov; Maryanne Cronin; Gina Casillas
Subject: Support for COAC2201-05 proposed South of Nick's at 5354 E 2nd Street

-EXTERNAL-

Dear Cultural Heritage Commission,

As a commercial property owner in Belmont Shore at 5339 E 2nd St (Domenico's), I am writing this email in support of the proposed South of Nick's at 5354 E 2nd Street.

Nick's is a first class operation and adding a South of Nick's to 2nd Street would be a great win for our community. The restoration of this historic building to its original use as a restaurant will significantly improve the quality of the life and business activity in the area. Bringing back historic features of the building will enhance the look and feel of the street. Also, the addition of outdoor dining is very important in the post-pandemic world, so I am fully supportive of that aspect of the project.

Please accept my support and feel free to contact me should you have any questions.

Thank you,

Linda Chekouras
[REDACTED]

Maryanne Cronin

From: Teresa Cutright [REDACTED]
Sent: Monday, May 30, 2022 7:24 PM
To: DV - Cultural Heritage
Cc: Maryanne Cronin; Gina Casillas; aaron@aterealestate.com
Subject: Support for COAC2201-05 proposed South of Nick's at 5354 E 2nd Street

-EXTERNAL-

Dear Cultural Heritage Commission: I live near the proposed historic restoration project for South of Nick's at 5354 E 2nd Street in Belmont Shore. Nick's is a first-class operation and adding a South of Nick's to 2nd Street would be a big win for our community. I believe the restoration of this historic building to its original use as a restaurant will significantly improve the quality of life and business activity in the area. Bringing back historic features of the building will enhance the look and feel of the community. Also, the addition of outdoor dining is very important in the post-pandemic world, so I am fully supportive of that aspect of the project. Please accept my support and feel free to contact me should you have any questions.

Thank you,
Teresa Cutright
[REDACTED]

Maryanne Cronin

From: Kurt Schneider <Kurt@maverickinvestments.com>
Sent: Sunday, May 29, 2022 4:15 PM
To: DV - Cultural Heritage
Cc: Maryanne Cronin; Gina Casillas; aaron@aterealestate.com
Subject: FW: Support for COAC2201-05 proposed South of Nick's at 5354 E 2nd Street
Attachments: Proposed South of Nicks - Belmont 2nd Street_CHC Submittal.pdf; IMG_5595.JPG

-EXTERNAL-

Cultural Heritage:

As a resident, business owner and very involved Citizen of the Belmont Shore (President of BSBA, Chaired the Belmont Shore Parking Commission) and Heights area for the past 33 years, I've been witness to few property owners attempting to upgrade the buildings in our community. Aaron Tofani has brought in an A+ tenant that I'm very familiar with and I am also Landlord to the parent company at 4901 E 2nd Street. Nick's has proven to be of the best in class for food, service and maintaining a clean and classy environment. Aaron and Nick Nickoloff will design and spend the necessary funds to make this a beautiful restoration. I very much support the restoration of 5354 E 2nd Street and know that the Landlord and the Tenant will be great stewards of this historic building. I can tell you that the businesses and residents are very excited about seeing this building come back to life (one less vacancy) as well as the opportunity to enjoy South of Nick's fantastic cuisine and drinks. The street is alive with positive talk about South of Nick's as well as a few other tenants coming to 2nd Street. The proposed location has been a dead zone for many years and this is the project that will revitalize this end of 2nd Street. If you have any questions, please don't hesitate to call 562-413-4000.



Kurt Schneider
Maverick Investments
p: 562-856-9300 x 25
w: www.maverickinvestments.com
e: Kurt@maverickinvestments.com
a: 4100 E. Ocean Blvd. | Long Beach, CA 90803

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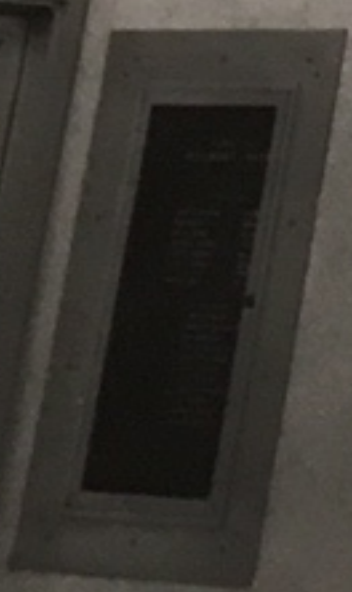
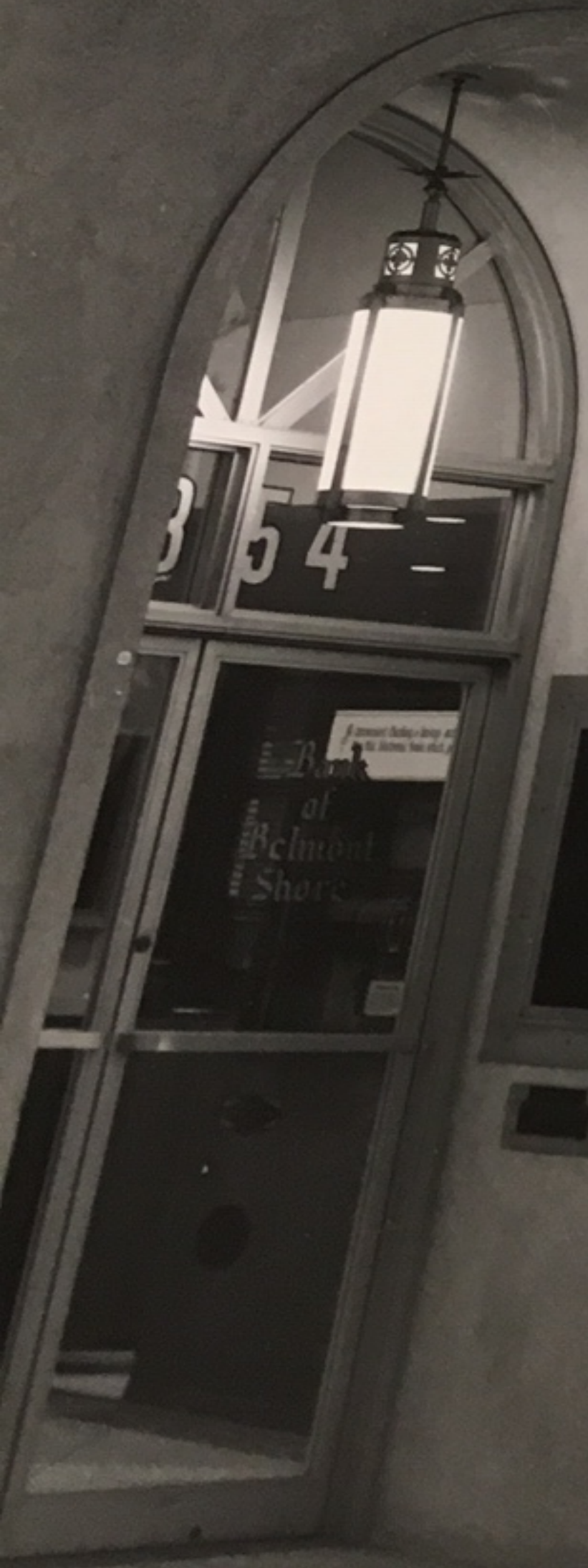
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5354







Maryanne Cronin

From: tom.lagos [REDACTED]
Sent: Monday, May 30, 2022 9:56 PM
To: DV - Cultural Heritage
Cc: Maryanne Cronin; Gina Casillas; aaron@aterealestate.com
Subject: Support for COAC2201-05 proposed South of Nick's at 5354 E 2nd Street

-EXTERNAL-

Dear Cultural Heritage Commission:

My name is Tom Lagos and I live and own as my primary residence the residence located at [REDACTED] in Long Beach near the proposed historic restoration project for South of Nick's at 5354 E 2nd Street in Belmont Shore.

I have been a patron of Nick's on 2nd for a long time! Nick's is a first-class operation and adding a South of Nick's to 2nd Street would be a big win for our community. I know many of my neighbors on Claremont Avenue share the same enthusiasm.

I am a big fan of the design and cannot wait for that corner to come back to life! Please accept my support and feel free to contact me should you have any questions.

Thank you.

Tom J Lagos
[REDACTED]

Shirley Perkins

From: jdsantage [REDACTED]
Sent: Monday, May 30, 2022 3:05 PM
To: DV - Cultural Heritage
Subject: Application Number: COAC2201-05

-EXTERNAL-

To: The Cultural Heritage Commission

Re: 5354 East 2nd Street (APN: 7245-002-001)

The above described locally designated historic landmark building and its site should remain a commercial mercantile and office building. It should NOT be granted a Certificate of Appropriateness for a RESTAURANT and office space where presently there is an undue concentration of restaurants within 100 feet of residents.

A historic building or property with a change of use has many dangers including FIRE! In the past 40 years there have been some very *destructive restaurant kitchen fires* on 2nd Street. Why subject a Long Beach historical building to restaurant FIRE danger?

There should be rigorous standards to preserve our already limited remaining historical buildings in Long Beach. Let's NOT just go along with the boom of restaurants/bars on 2nd Street. **This is a Neighborhood Pedestrian Zoning District without enough parking for all.** It is imperative we preserve our commercial/office space on 2nd St. and not just add to the proliferation of restaurants/bars.

Sincerely,
Jeannette D. Santage
[REDACTED]

Maryanne Cronin

From: Lagos, Michelle <mlagos@allenmatkins.com>
Sent: Monday, May 30, 2022 10:17 PM
To: DV - Cultural Heritage
Cc: Maryanne Cronin; Gina Casillas; Aaron Tofani
Subject: Support for COAC2201-05 - South of Nick's - 5354 E 2nd St., Belmont Shore

-EXTERNAL-

Dear Cultural Heritage Commission:

I am a homeowner on Claremont Avenue in Belmont Shore, just a few hundred feet from the proposed historic restoration project - South of Nick's at 5354 E 2nd Street in Belmont Shore.

Many of our neighbors and I are very familiar with Nick's restaurants. In speaking with many of our Claremont neighbors, we believe that a South of Nick's restaurant in our neighborhood would be a tremendous asset to our community. There is an enormous demand in our neighborhood for first-class operations, and adding a South of Nick's on our side of 2nd Street would go a long way to meeting that demand.

Our community also supports bringing back historical features of the building, which enhances the aesthetics and authenticity of our Belmont Shore community. We believe restoring this historic building to its original use as a restaurant will enhance our community aesthetics and improve business activity in this area.

Also, this project's open-air and outdoor dining component aligns with one of the most desirable (and necessary) aspects of today's dining experience, and we fully support the addition of outdoor dining at this restaurant.

Please accept this email as my support for this project. Also, please feel free to reach out to me with any questions.

Thank you!

Michelle R. Lagos, Esq
mlagos@allenmatkins.com

Allen Matkins

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Shirley Perkins

From: Austin Yellen [REDACTED]
Sent: Friday, May 27, 2022 2:34 PM
To: DV - Cultural Heritage; Maryanne Cronin; Gina Casillas
Subject: Support for COAC2201-05 - Proposed South of Nick's at 5354 E 2nd St

-EXTERNAL-

Hello,

As a resident in Belmont Heights (1st and Euclid), I'm writing this email in support of the proposed South of Nick's at 5354 E 2nd Street. I love the current Nick's restaurant on 2nd; they run a fantastic operation. I'm familiar with the South of Nicks concept since they have one in Laguna Beach, and I think it would be a fantastic bookend to the street. I also notice that the plans incorporate a patio area, which would be fantastic. Given the proximity to the beach and the great weather we tend to have, I have always been surprised at how few outdoor dining options there are on 2nd street (parklets excluded).

I am in full support of this project and hope that you will approve it at your upcoming commission meeting.

Enjoy your long weekend and feel free to contact me with any questions.

Thanks,
Austin

Shirley Perkins

From: Steve Gerschultz [REDACTED]
Sent: Friday, May 27, 2022 3:59 PM
To: DV - Cultural Heritage
Cc: aaron@aterealestate.com; Gina Casillas; Maryanne Cronin
Subject: Support for COAC2201-05 proposed South of Nick's at 5354 E 2nd Street

-EXTERNAL-

Dear Cultural Heritage Commission,

As a property owner of several parcels on East 2nd Street in Long Beach, as well as a property owner of like businesses in nearby coastal towns, I wanted to express my support for the restoration of the proposed design features in the South of Nick's project at 5354 East 2nd.

I feel the plans, as I've seen them, represent a unique and satisfactory balance between historic architecture and functionality, and would greatly benefit the area. The proposed outdoor patio would especially be a benefit to the local community.

If you would like further input from myself, please don't hesitate to contact me.

Thank you,

Steve Gerschultz
[REDACTED]

Shirley Perkins

From: Haley Cox <haley@nicksrestaurants.com>
Sent: Friday, May 27, 2022 3:36 PM
To: DV - Cultural Heritage
Cc: Maryanne Cronin; Gina Casillas; Aaron Tofani; Nick Nickoloff
Subject: Support for COAC2201-05 proposed South of Nick's at 5354 E 2nd Street
Attachments: Proposed South of Nicks - Belmont 2nd Street_CHC Submittal.pdf

-EXTERNAL-

Good Afternoon,

We love being a part of the community at 4901 East 2nd street as the operators at Nick's on 2nd and we are supportive of the Cultural Historic Commission approving the proposed plans for South of Nick's at 5354 E 2nd Street. The Historic aspect of this project is important to us. Our original South of Nick's location in San Clemente is in the Ole Hanson Administrative office which was built in 1927. We were successful in respecting the Spanish Architecture and the history of the building while elevating the design to entice current patrons. Our signature tiles were discovered at this location, and are now used as an accent at each South of Nick's.

<https://cdm16838.contentdm.oclc.org/digital/collection/p16838coll1/id/1862>

We do appreciate the time and consideration on this project.

Respectfully,

Haley Cox
Chief Operating Officer
Nick's Restaurants
P. 949-333-2711 X 202

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