

COAC1906-01 Application Date: 6-10-2019 Project Location: 2609 E. 1st Street, Long Beach, CA Project
Applicant: Joe Zieba
Approval(s) Requested: Certificate of Appropriateness

Dear Mr Gutierrez:

Please accept the following, to be included in the August 12 Public Hearing.

1. We live in this neighborhood, and had not seen any posted information until approximately three days prior to the August 12 Public Hearing date. Because of this short notice, we are unable to attend. We ask that this information be presented to the Commissioners during the August 12 meeting.

2. In general:

Not having seen the plans, we cannot comment on if the proposed structure follows the Bluff Park Historic District's architecture.

We are aware that zoning is in place for the applicant's request. We would ask that the Commission consider the increased traffic in a very narrow alley, and the increased population density that this project would create.

3. In particular

The applicant is a contractor, using his home as his business base.

The resident is a terrible neighbor, violating noise codes, hosting lengthy, excessively noisy gatherings.

The applicant currently uses his backyard, the alley adjacent to the alley and the existing structure to operate his construction company. This means off-loading construction material early in the morning, loading his trucks in the alley early in the morning and on weekends, doing noise- and environmental-polluting "projects" in his backyard and the existing structure (cutting lumber and tile, painting and staining lumber, building furniture, etc). Construction trash and waste are discarded in the alley.

The neighbor has planted bamboo which he has permitted to grow over three stories high. It grows into the overhead electrical wiring (for over three years, LBC has said "nothing can be done"), grows across the alley and damages windows in the opposite building, and has blocked the ocean view for two buildings. Attempts to work with the applicant have been unsuccessful.

The applicant has a history of pulling permits for a very small project, such as a bathroom re-model, and using that permit for many, many projects up and down the street. The applicant seems to have an "understanding" with LBC, as attempts to have him comply with permit parameters have been unsuccessful.

The resident does not adequately supervise his employees or the current residents of the property.

This information is provided because we are concerned that, with the applicant's history, the project applied for will not be the project which is actualized. We are concerned that the applicant will use the proposed project to house his construction company, decreasing the neighborhood's quality of life and creating more, unsupervised traffic.

We understand that LBC has a need for more housing. The proposed studio might house two people; average rents for studios in this area range from \$2000-\$3500. Most probably not a solution for community housing needs.

Thank you so much for your time and consideration. Ever since the applicant has moved into his residence, he has contributed to the decline of quality of life. He does not seem to value a sense of community or honor city laws and guidelines. We implore you to consider his history when reviewing his application.

Nancy Berkoff
Robert Zeit