

UPC 810 Pine Avenue, LLC

400 Newport Place Drive, Suite 250, Newport Beach CA 92660

P: 949-222-9119 F: 949-271-4565

March 5, 2020

Anita Juhola-Garcia
Planner
Long Beach Development Services
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802

Re: ***Planning Commission Hearing***
Site Plan Review – Application No. 1904-22 / SPR19-010
Conditional Use Permit – Application No. 104-22 / CUP19-013

Ms. Juhola-Garcia,

UPC 810 Pine Avenue, LLC (the “Applicant”) hereby requests, from the City of Long Beach Planning Commission, a continuance for Site Plan Review Application No. 1904-22 / SPR19-010 and Conditional Use Permit Application No. 104-22 / CUP19-013 regarding the March 5, 2020 Planning Commission Hearing.

This request is due to a Letter of Opposition received yesterday, March 4, 2020, from John M. Bowman of Elkins Kalt Weintraub Reuben Gartside LLP, counsel for 8th and Pine LB, LL, the owner of the property located at 125 E. 8th Street, Long Beach (the “Neighboring Property”).

The Applicant needs sufficient time to speak with the owner of the Neighboring Property regarding their concerns in the Letter of Opposition before going before the Planning Commission.

If you have any questions or need additional information regarding this request, please do not hesitate to contact me.

Sincerely,



Nina Hanna
President of Urban Planning Consultants, Inc.
Managing Member of UPC 810 Pine Avenue, LLC

John M. Bowman
D: 310.746.4409
JBowman@elkinskalt.com
Ref: 10860-0001

March 4, 2020

VIA E-MAIL AND FEDEX

Richard Lewis, Chair
and Members of the Long Beach Planning Commission
City of Long Beach
411 West Ocean Blvd., 3rd Floor
Long Beach, California 90802
E-Mail: PlanningCommissioners@longbeach.gov

Re: Application No. 1904-22 (SPR19-010, CUP19-013)
810 Pine Avenue
Hearing Date: March 5, 2020
Agenda Item No. 4

Dear Chairperson Lewis and Members of the Planning Commission:

This office represents 8th and Pine LB, LLC, the owner of the property located at 125 E. 8th Street (the "Office Property"). The purpose of this letter is to express our client's objections to the above-referenced application, which concerns a proposal to construct a new 10-story senior assisted living project (the "Project") on a 0.36-acre site known as 810 Pine Avenue (the "Project Site").

The Office Property, which is developed with a three-story office building, is located immediately southeast of the Project Site and directly east of the property located at 117 E. 8th Street (the "Residence Property"). The existing building on the Residence Property is occupied by a residential care facility known as Regency Palms and several ground-level businesses, including a coffee shop and an acute care and primary care clinic.

The Project Site is currently developed with a surface parking lot containing approximately 44 parking spaces (the "Parking Lot"). The Parking Lot is currently being used by the occupants of the Residence Property and the Office Property. Neither the Residence Property nor the Office Property have on-site parking.

The staff report acknowledges that the Parking Lot currently provides parking for the Residence Property, and states that the Project will provide 74 "replacement" parking spaces

on the Project Site that will serve the Project and the Residence Property. Specifically, according to the staff report, the Project will provide the 26 required parking spaces for the new building and an additional 47 parking spaces to replace the existing spaces in the Parking Lot.

The staff report overlooks the fact that the Parking Lot not only provides parking for the Residence Property, but also provides parking for the Office Property. Specifically, on July 2, 2001, 14 Florida, LLC, which at that time owned the Project Site, the Residence Property, and the Office Property (collectively, the “Sites”), recorded a Declaration of Establishment of Joint Use Parking and Maintenance Agreement (the “Parking Agreement”) on all three Sites. A copy of the recorded Parking Agreement is attached hereto as Exhibit “A.”

Pursuant to the Parking Agreement, the owner of the Project Site is required to maintain 48 parking spaces on the Parking Lot “for the use and the benefit of the occupants of the Residence Property and the Office Property together with their respective tenants, guests, and invitees.” (Parking Agreement, §2.) This covenant is binding on successors-in-interest and “runs with the land.” (Parking Agreement, § 6.) The Parking Agreement further provides that “[a]t such time as such properties are owned by separate owners, neither property owner shall be entitled to increase the number of users of their respective sites by reason of additions or improvements to said properties, without the prior written consent of the other party.” (Parking Agreement, § 9.)

As currently proposed, the Project would violate the Parking Agreement inasmuch as it does not provide 48 parking spaces for the use and benefit of the Office Property, and would increase the number of users of the “respective sites” without the consent of the Office Property owner. Moreover, the Parking Agreement was apparently recorded in order to satisfy the parking requirements of the City of Long Beach (the “City”). Specifically, as noted in the Zoning Confirmation Letter dated December 8, 2011 (the “Zoning Letter”), a copy of which is attached hereto as Exhibit “B,” the City, on November 21, 2000, required the then owner of the Sites to maintain 48 parking spaces “for the buildings located at 800 Pine Avenue and 125 E. 8th Street” (*i.e.*, the Residence Property and the Office Property) in connection with the City’s decision to approve a change of use of the Residence Property from senior citizen housing to a 63-unit senior assisted living facility. The Zoning Letter further indicates that in 2011, the City approved a request to convert the first floor of the building on the Office Property to medical office use based on the existing parking spaces in the Parking Lot that are “shared with the adjacent property owner.” Thus, the Project, as currently proposed, fails to provide parking for the Office Property as required by the Parking Agreement and by prior City permits and approvals.

Richard Lewis, Chair
and members of the Planning Commission
March 4, 2020
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The area surrounding the Project Site suffers from a severe lack of parking – a condition that would be exacerbated by a decision to approve the Project as currently proposed. The applicant should be required to provide additional parking spaces in the Project and to maintain at least 48 parking spaces for the use and benefit of the occupants of the Residence Property *and* the Office Property.

Thank you for your consideration.

Very truly yours,



JOHN M. BOWMAN
Elkins Kalt Weintraub Reuben Gartside LLP

JMB:jmb

Attachments

EXHIBIT A



LEAD SHEET

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RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

JUL 02 2001 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

FEE \$22	GG
DAF \$2	
C-20	6

D.T.T.

CODE
20CODE
19CODE
9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

01 1133356 ²

PACIFIC PROPERTY ASSETS
125 E. 8TH STREET, SUITE 100
LONG BEACH CA 90813

Space above this line for Recorder's use.

DECLARATION OF ESTABLISHMENT OF JOINT USE PARKING AND MAINTENANCE AGREEMENT

This Declaration of Establishment of Joint Use Parking and Maintenance Agreement ("Declaration") is made this 26th day of January, 2001 by 14 Florida LLC, a California limited liability company ("LLC") with reference to the following:

**SEE EXHIBIT "A", "B" & "C"
ATTACHED**

RECITALS

- A. LLC is the fee owner of that certain real property located at 117 East 8th Street, Long Beach, California and as more particularly described on Exhibit "A" attached and incorporated herein by this reference (the "Residence Property").
- B. LLC is also the fee owner of that certain parcel of real property located at 125 East 8th Street, Long Beach, California as more particularly described on Exhibit "B" attached and incorporated herein by this reference (the "Office Property").
- C. A portion of the Residence Property is currently used as a parking lot as described on Exhibit "C" attached and incorporated herein by this reference ("Parking Lot").
- D. LLC desires to enter into this Declaration for the purpose of establishing parking over the Parking Lot for the benefit of the Residence Property and the Office Property and for the purpose of providing for maintenance and expense with regard to such Parking Lot.

NOW, THEREFORE, in consideration of the terms, covenants, conditions, promises and agreements set forth herein and for other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the undersigned hereby agrees, declares and covenants as follows:

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1. Recitals Incorporated. Each of the foregoing RECITALS are incorporated herein and made a part hereof.

2. Parking. The undersigned hereby establishes, declares and covenants to maintain 48 parking spaces upon such Parking Lot for the use and the benefit of the occupants of the Residence Property and the Office Property together with their respective tenants, guests and invitees. However, it is agreed that no right created by this Declaration shall permit or authorize any assignment, except in connection with a transfer of this beneficial interest in the real property herein described, and no right may be transferred, assigned or encumbered, except as an appurtenance to each said parcel of real property.

3. Maintenance. The undersigned hereby establishes, declares and covenants to maintain in good condition and repair and cause to be maintained in good repair the Parking Lot. Such obligation includes maintaining the surfaces in a level, smooth and evenly covered condition with the type of surfacing material originally installed or a similar quality use and durability, removing all refuse, sweeping the areas to the extent reasonably necessary to keep those areas in a neat, clean and orderly condition, replacing, keeping, repairing, and replacing of any appropriate directional signs, striping markers, and lines.

Except as provided to the contrary in this Declaration, the respective owners of the Residence Property and the Office Property each agree to pay one half of the expenses of maintaining and repairing and replacing any improvements within the Parking Lot including the payment of insurance premiums, real estate taxes, assessments, landscaping, and utilities.

4. Prohibition Against Walls, Fences or Barriers. The respective owners of the Residence Property and the Office Property agree that no walls, fence, barriers, buildings or any other appurtenances of any sort or kind shall be constructed or erected on the Parking Lot or any portion thereof, by anyone which shall prevent or impair the use of the Parking Lot in accordance with the terms of this Declaration.

5. Insurance. The respective owners of the Residence Property and the Office Property shall provide to the other evidence of an insurance policy for comprehensive, general liability, injury and/or bodily injury and property damage in the combined limited amount of three million dollars which will include as named insured or as co-insured the owners of the respective parcels and their officers, directors, members, employees, tenants, guests and invitees.

6. Appurtenant Rights. If any parcel is sold, this Declaration shall continue to bind the respective parcels and their respective owners and assigns as set forth herein and the covenants set forth shall run with the land.

7. Amendments. This Declaration may not be amended or modified without the consent of the respective owners of the property described herein and approval of the Director of Planning and Building of the City of Long Beach.

8. Relationship. This Declaration is not intended to create a partnership, joint venture or other arrangement whereby any of the property owners shall be liable for the acts, debts or expenses of the other. No owner of any property subject to this Declaration shall have

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any authority to incur any obligation of behalf of any other property owner except as specifically provided for herein.

9. Subdivision. The property rights set forth in this Declaration are based on and limited to the present use of the Office Building by a three story office building and, upon conversion of the Residential Building such property shall be limited to a 117 bed assisted living facility for senior citizens and the Parking Lot. At such time as such properties are owned by separate owners, neither property owner shall be entitled to increase the number of users of their respective sites by reason of additions or improvements to said properties, without the prior written consent of the other party.

10. **Termination.** This Declaration shall not be terminated by the parties hereto without the prior written approval of the Director of Planning and Building of the City of Long Beach.

IN WITNESS WHEREOF, the undersigned has signed and executed this instrument on the day and year first above written.

**14 Florida LLC, a California
limited liability company**

By:

John Rackard
Its Managing Member

STATE OF CALIFORNIA }
COUNTY OF *Orange* } ss.
~~COUNTY OF LOS ANGELES~~ }

On Feb. 15, 2001 before me Stanya K. Taylor personally appeared JOHN PACKARD personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her /their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature

B: ~~PRINEVILL.COM~~
1/26/01

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EXHIBIT "A"**LEGAL DESCRIPTION**
(Residence Property)**PARCEL 1:**

THE SOUTH 50 FEET OF LOT 3 BLOCK 17 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 91 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET, AS PROVIDED IN INSTRUMENTS OF RECORD.

PARCEL 2:

THE NORTH 50 FEET OF THE SOUTH 100 FEET OF LOT 3 BLOCK 17 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 91 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET, AS PROVIDED IN INSTRUMENTS OF RECORD.

PARCEL 3:

THE NORTH 50 FEET OF LOT 3 BLOCK 17 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 91 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE SOUTHERLY 5 FEET OF THAT PORTION OF THE ALLEY 10 FEET IN WIDTH, SHOWN AS CYPRESS WAY, AS VACATED IN RESOLUTION NO. C-24314, RECORDED ON JANUARY 26, 1987 AS INSTRUMENT NO. 87-109813.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET, AS PROVIDED IN INSTRUMENTS OF RECORD.

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12/22/00

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EXHIBIT "B"

**Legal Description
(Office Property)**

The south 50 feet of the west 100 feet of lot 4 in block 17 of Long Beach Townsite, as per map recorded in book 19 page 91 et seq., of miscellaneous records, in the Office of the County Recorder of said County.

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EXHIBIT "C"

Legal Description
(Parking Lot)

PARCEL 1:

THE NORTH 50 FEET OF THE SOUTH 100 FEET OF LOT 3 BLOCK 17 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 91 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET, AS PROVIDED IN INSTRUMENTS OF RECORD.

PARCEL 2:

THE NORTH 50 FEET OF LOT 3 BLOCK 17 OF TOWNSITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 91 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE SOUTHERLY 5 FEET OF THAT PORTION OF THE ALLEY 10 FEET IN WIDTH, SHOWN AS CYPRESS WAY, AS VACATED IN RESOLUTION NO. C-24314, RECORDED ON JANUARY 26, 1987 AS INSTRUMENT NO. 87-109813.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET, AS PROVIDED IN INSTRUMENTS OF RECORD.

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EXHIBIT B



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

PLANNING BUREAU

ZONING CONFIRMATION LETTER

Date: December 8, 2011

To: Whom It May Concern

Re: Letter of Confirmation of Zoning at Said Address

Address: 125 E. 8th Street. (APN 7273-016-013)

Zone: PD-29 – Long Beach Boulevard Planned Development District

Permitted Use: Commercial office, restaurants, commercial recreation and commercial retail uses.

Comments:

The subject property was developed as a three-story office building in 1948 with no on-site parking and was previously connected to the adjacent property located at 800 Pine Avenue (both lots were owned by the same owner and shared a parcel number). The properties were connected by deed, as a result of a Zone Change and Conditional Use Permit application (Case No. 9304-01) that allowed the conversion of an eight-story office building into a 77-unit, low income, senior efficiency apartment complex with ground floor commercial. The deed initially required the maintenance of 79 parking spaces for the buildings located at 800 Pine Avenue (Formerly 117 E. 8th Street) and 125 E. 8th Street. The deed also limited the use of the building located at 125 E. 8th Street, by prohibiting residential uses, if the property was separately owned.

The project was modified in 1997 (9709-27), by converting the existing eight-story office building into a 63-unit, one-bedroom, senior citizen apartment complex with ground floor commercial uses. That modification approval was extended for an additional year in 1999.

On November 21, 2000, the project (0011-04) was modified again, changing the approval from senior citizen housing to a 63-unit senior assisted living facility. With the final modification, the condition requiring the maintenance of 79 parking spaces was modified due to the change in use and was changed to the maintenance of 48 parking spaces for the buildings located at 800 Pine Avenue and 125 E. 8th Street.

In 2003, the first floor of the subject property was modified from professional offices to and adult day care, by means of an Administrative Use Permit (Case No. 0304-02). The change to an adult day care reduced the legal non-conforming rights (grandfathered) to parking on the first floor, due to the change of use. As a result, the legal non-conforming parking rights were reduced from a professional office ratio (4 spaces per 1,000) to an

adult day health care facility ratio (1 space per every 10 people, plus 2 loading and unloading spaces).

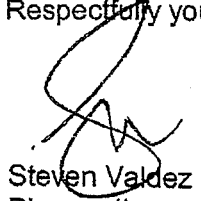
The current request, to convert the first floor of the three story office building to a medical office and maintain the 2nd and 3rd floor as professional offices, will require a building permit, due to the proposed change of use. The change would also, typically require, that additional parking be provided due to the intensification of parking, from a day care parking ratio to a medical office parking ratio (5 spaces per 1,00 square feet of GFA). However, since the use is legal non-conforming, and 48 parking spaces are shared with the adjacent property owner, additional parking for the new use has already been provided and thus no additional parking is required. Furthermore, the city is anticipating approving and adopting the Downtown Plan in the beginning of 2012. The new plan will lower the parking requirement for a medical use from 5 spaces to 2 spaces per 1,000 square feet of gross floor area. These changes will potentially allow additional changes beyond, what is being proposed. You may find information regarding the legally established uses on the site by researching building permit records on the 4th Floor of City Hall, 333 West Ocean Boulevard, or by searching the City website at http://www2.longbeach.gov/lbds/on_line_services/permit_archive/. Legally established uses that do not meet the current use and development standards of the PD-29 zone are considered legal nonconforming uses, subject to the following:

Pursuant to Section 21.27.020 of the Long Beach Zoning Code, the use and maintenance of a nonconforming structure is permitted as a vested right obtained through the legal establishment of such nonconforming structure provided it is maintained in such a manner as not to be a nuisance, a blighting influence or a direct and substantial detriment to the rights of adjoining, abutting or adjacent uses. All nonconforming structures are subject to all applicable property maintenance and substandard building laws. Intentional demolition (defined under Section 21.15.750 as removal of more than 50% of the exterior walls) results in immediate loss of rights to the nonconforming structure.

Nonconforming structures damaged by certain unforeseen circumstances are subject to the provisions of Section 21.27.090, which states that any building containing a nonconforming use or any nonconforming structure may be repaired and restored to its nonconforming state if the need for repairs or restoration shall be the result of fire, explosion, earthquake, imminent public hazard, acts of terrorism, sabotage, vandalism, warfare or abatement of earthquake hazard in accordance with City regulations. Such restoration shall comply with the following conditions:

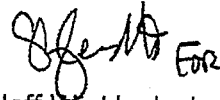
- A. **Level of Restoration.** The damaged use or structure may be repaired or rebuilt to the area and footprint of the previous use or structure. Alternatively, the use or structure may be repaired or rebuilt to a more conforming area or footprint.
- B. **Additional Floor Area Added.** If during restoration and/or reconstruction additional floor area is added, the use or structure shall abandon its nonconforming status.
- C. **Time Limit.** The repairs must be commenced within one year of the event causing damage to the use or structure, and the repairs must be diligently pursued until completed.
(Title 21.27.090)

Respectfully yours,



Steven Valdez
Planner II
(562) 570-6571

JW/sv



Jeff Winklepleck
Senior Planner

Dionne Bearden

Subject: FW: 810 Pine Ave. Project Application 1904-22

From: Anita Juhola-Garcia

Sent: Tuesday, March 03, 2020 2:31 PM

To: Assaf Weinberg <[REDACTED]>

Cc: Leanna Noble <[REDACTED]> Carole Sergy <[REDACTED]>; Chris Pluck

<[REDACTED]>

Subject: RE: 810 Pine Ave. Project Application 1904-22

Good afternoon,

Thank you for your email. The 810 Pine Avenue project would have conditions of approval attached to address potential impacts. Access to Tribune Court is a high priority as it is your only access to your parking garage. The developer will have to submit a detailed staging plan that includes off-site parking plan, and ensures access to Tribune Court is maintained. In addition, temporary traffic controls, such as a flag person, during all phases of construction is required to keep traffic flowing. The project will also require a 2-foot dedication to Tribune Court making the alley 20-feet wide at the rear of the project site. Residences within 150-feet of the site will be notified of the construction. The notification shall describe the activities anticipated, provide dates and hours and provide pertinent contact information. A construction staff member will be required to be a community liaison concerning onsite construction activities so that you have a point of contact. This contact information will also be posted conspicuously on site. There are mitigation measures to address air quality construction emissions, construction noise including using "quiet" modes of air compressors and other stationary construction equipment, and limiting unnecessary idling of internal combustion engines (i.e., in excess of 5 minutes). If an issue cannot be resolved with the onsite construction manager, then typically the assigned building inspector would be notified.

Please feel free to call me to discuss your concerns.

Regards,

Anita Juhola-Garcia

Planner

Long Beach Development Services

411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802

Office: 562-570-6469



From: Assaf Weinberg <[REDACTED]>

Sent: Thursday, February 27, 2020 5:24 PM

To: Anita Juhola-Garcia <Anita.Juhola-Garcia@longbeach.gov>

Cc: Leanna Noble <[REDACTED]>; Carole Sergy <[REDACTED]>; Chris Pluck

Subject: 810 Pine Ave. Project Application 1904-22

-EXTERNAL-

Anita,

My name is Assaf Weinberg and I'm an owner and resident [REDACTED] Pine Ave, Long Beach.

The proposed project at 810 Pine Ave. is planned to be built adjacent to our building.

I'm planning to attend the upcoming planning committee meeting on March 5th.

I wanted to send you a few questions, which I hope the development services staff or the planning committee members can answer:

1. What are the proposed rules regarding the blockage of Tribune Ct.?

Tribune ct. is our only way in and out of our parking garage. On top of this, our trash will not be picked up if the alley (Tribune Ct.) is blocked and extra cost is accrued if rescheduling is needed.

2. While the project contractor was working on Pine Villa renovations (same contractor), his subcontractors used to park along Tribune Ct. in the morning before work, blocking it and impeding our egress from the building. Please emphasize that this specific behavior is not accepted. Please expand on how to report and what is done to deter the workers from blocking the alley.

3. What are the proposed restrictions on noise and dust? My husband (and other neighbors) works from home during the day and we are facing the construction site.

4. The construction site is enclosed between 838 Pine, Pine Villa and Temple Lofts which will act as an echo chamber for the construction noise. Please require the project to use noise reducing equipment (such as enclosed generators, compressors, and all other heavy machinery) to mitigate and reduce construction noises.

5. The 810 Pine site is currently used as a parking lot for the Pine Villa visitors and staff. Please require Pine Villa staff and visitors to park away from Pine 800 block to contain the parking congestion in the neighborhood.

6. What is the reporting procedure for violations during construction?

7. Who is the contact in the city for follow up on such violations reports?

8. What are the means (fines, work stops, etc.) the city will enforce to deter the contractor from violating the construction rules?

Looking forward to the meeting,
Assaf Weinberg

- Everyone is gifted, some just don't open their packages

Dionne Bearden

Subject: FW: Application Number 1904-22 (SPR19-010, CUP19-013)

From: Anita Juhola-Garcia
Sent: Tuesday, March 03, 2020 12:49 PM
To: David Villareal <[REDACTED]>
Subject: RE: Application Number 1904-22 (SPR19-010, CUP19-013)

Hi David,

Thank you for your email. I understand your concern about the interfacing of your unit with the proposed building. The applicant did have a meeting with members of the North Pine Neighborhood Alliance (NPNA) and this issue was discussed. Below is a conceptual view of treatment that can assist with your concerns for privacy. There is a parapet with planters at the building site. That space is not open/programmed for building residents. Also the developer is willing to provide improvements on the 838 Pine/ first level as well. A condition of approval has been added to this project for the developer to work with the unit owners that would be impacted. In addition, the applicant is required to provide a detailed staging plan for the project to curtail impacts to Tribune Court, etc., and there are mitigation measures for air quality, green house emissions, and noise that are required for all new projects downtown. Please feel free to give me a call to discuss further.

Regards,

Anita Juhola-Garcia
Planner

Long Beach Development Services
411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802
Office: 562-570-6469





2. View between 810 Pine and 838 Pine - revised landscape buffer



3. View from 838 Pine patio spaces - revised landscape buffer and pergola

From: David Villareal <[REDACTED]>
Sent: Wednesday, February 26, 2020 9:10 PM
To: Anita Juhola-Garcia <Anita.Juhola-Garcia@longbeach.gov>
Subject: Application Number 1904-22 (SPR19-010, CUP19-013)

-EXTERNAL-

Ms. Juhola-Garcia,

My name is David Villareal and I am a resident at [REDACTED]

My unit is [REDACTED] and if you refer to a building plan, you will see that my unit will be adjacent to the structure that is being discussed.

Has the Planning Commission reviewed a blueprint of the proposed structure?

My primary concern is one of privacy for both myself and whoever / whatever will be on the other side. My preference is that no one from the outside can look directly into my residence and I am assuming that no one will appreciate me looking in on them from my balcony.

Has the developers given any consideration to those units that will be so close to their structure?

If so, what are those considerations?

Secondary concerns are of a temporary nature such as the inconvenience of the construction itself (noise, dust, dirt, etc.) and access to the garage be unimpeded.

Looking forward to your response.

Regards,

David Villareal
[REDACTED]