

**Application For Appeal**

An appeal is hereby made to Your Honorable Body from the decision of the

- ☐ Site Plan Review Committee  
☒ Zoning Administrator  
☐ Planning Commission  
☐ Cultural Heritage Commission

Which was taken on the 29th day of January, 20 21.

**Project Address:** 147 Park Avenue, Long Beach, California

I/We, your appellant(s), hereby respectfully request that Your Honorable Body **reject** the decision and ☒ **Approve** / ☐ **Deny** the application or permit in question.

ALL INFORMATION BELOW IS REQUIRED

**Reasons for Appeal:** (1) Ronald Natale has [REDACTED] thereby denying him access a major feature of his home without elevator access to rooftop deck. (2) Ariane Natale's brother, Alex An, who will also live in the home [REDACTED] and will also need elevator access. (3) We revised our original plans in a good faith attempt to comply as closely as possible with height limits by excluding inclusion of a stairwell within the rooftop enclosure and by reducing the height of the elevator-only tower.

**Appellant Name(s):** Ariane and Ronald Natale

**Organization (if representing)** \_\_\_\_\_

**Address:** 1420 Ashland Avenue

**City** Santa Monica **State** CA **ZIP** 90405 **Phone** 310-435-7511

**Signature(s)** Ariane & Ronald Natale **Date** 02/05/2021

- A separate appeal form is required for each appellant party, except for appellants from the same address, or an appellant representing an organization.
- Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).
- You must have established *aggrieved* status by presenting oral or written testimony at the hearing where the decision was rendered; otherwise, you may not appeal the decision.
- See reverse of this form for the statutory provisions on the appeal process.

BELOW THIS LINE FOR STAFF USE ONLY

☒ **Appeal by Applicant** ☐ **Appeal by Third Party**

**Received by:** SK **Case No.** 2011-13 (RAC20-005) **Appeal Filing Date:** 2/8/21

**Fee:** N/A ☐ **Fee Paid** **Project (receipt) No.:** N/A

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**Reasons for Appeal:** Please see attached letter.

Appellant Name(s): Steven Sennikoff

Organization (if representing) Sennikoff Architects

Address: 5500 East 2nd Street, Suite 2

City Long Beach State CA ZIP 90803 Phone 562 344 5438

Signature(s)  Date 02/08/2021

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## Reasonable Accommodation Request

Date: 2/5/2021

Re: 147 Park Avenue  
Long Beach, CA 90803

I am asking the Planning Commission to reverse the Zoning Administrator's decision denying our client, Ron Natale's, Reasonable Accommodation request.

Ron Natale is [REDACTED] as stated in his physician's letter. The elevator design is crucial for Ron to access the second floor and roof deck of his new home. In Belmont Shore, along with other Long Beach coastal communities, roof decks are amenities enjoyed by many residents. Roof decks provide additional private open space needed in dense communities such as Belmont Shore. Providing an elevator to the roof deck allows Ron the same amenity enjoyed by his neighbors and surrounding community.

Our elevator design does extend beyond the allowable height limits, as stated in the denial decision. Initially, our design included a taller elevator access, along with covered stair access to the roof deck. Working with the Planning Department, we eliminated the covered stairs, creating an exterior stair access, and we reduced the mass and height of the elevator access. The elevator access is 36 square feet, just large enough to accommodate the elevator car. The height of the access just accommodates the height of the elevator car and required clearances above. The elevator access is located in the middle of the structure and will not be seen from the street, alley, or the ground floors of adjacent neighbors.

The Zoning Administrator states that approving the Reasonable Accommodation request "will not require or imply the need for a fundamental alteration of the zoning or building laws, policies or procedures of the City." Allowing the height of the access would be an exemption to the building height code, not a change in the code.

Approval of the Reasonable Accommodation will allow Ron Natale access to an amenity enjoyed by the neighboring community, will not negatively impact his neighbors or community, and does not fundamental alter the zoning or building codes of the City.

Please consider reversing the Zoning Administrator's decision and approve our request for Reasonable Accommodation.

Thank you for your consideration,

  
Steven Sennikoff  
Sennikoff Architects  
562 334 5438

5500 East 2<sup>nd</sup> Street, Suite 2, Long Beach, CA 90803