



Bluff Park Neighborhood Association

May 22, 2021

Julianna Roosevelt, Chair
Cultural Heritage Commission
City of Long Beach
411 W. Ocean Boulevard
Long Beach, California 90802

**RE: Agenda Item 21-014CH Regarding 3215 E. Ocean Boulevard in the Bluff Park Historic District:
Request for a Certificate of Appropriateness to Construct a New Detached Garage with a
Residential Dwelling Unit Above**

Dear Commission Chair Roosevelt, Vice Chair Irvine, Members Grisafe, Hinds, Hunter, McGuan and Ramos:

Coming before you at the next meeting of the City of Long Beach Cultural Heritage Commission (CHC) is a proposal located at 3215 E. Ocean Boulevard in the Bluff Park Historic District to demolish the existing detached garage/storage structure located at the rear of the lot and construct a new detached four-car garage with a 1,143 square foot residential dwelling unit, located above, on the second floor.

The **Bluff Park Neighborhood Association (BPNA)** greatly appreciates having had the opportunity to review in advance the homeowners' plans, as shared with us by the architect Steven Sennikoff, and having had informative discussions with the City Planner Gina Casillas about the project.

The BPNA board is generally **supportive** of the proposed project, which is expected to be set back and well hidden from the street along E. Ocean Boulevard and seems to have been thoughtfully designed in a more contemporary style – distinguishable from, while taking subtle design elements from, the existing stately, historic, early 1920s, primary residence which will remain untouched.

The BPNA has as its mission over the decades to protect the integrity of the Bluff Park Historic District, and in doing so the BPNA values and places great emphasis on the *Bluff Park Historic District Ordinance* adopted by the Long Beach City Council in 1982 and on the *Bluff Park Historic Design Guidelines* adopted by the City Council in 2018.

The overall scale height of the proposed project is noted at 26 feet. While this is below allowable zoning height limits, the language of the *Bluff Park Historic District Ordinance* and the *Bluff Park Historic District Design Guidelines* direct new construction to blend in, and so it should **not supersede the height** of the existing primary residence in the front of the lot.

The BPNA is intrigued by the presence of the **tennis court** on rear lot of the property, as it represents something quite unusual, and would have interest in its preservation if it has historic significance by virtue of its age or construction or by the events or people who played on it.

While a **rooftop patio** is not a typical feature of properties within the Bluff Park Historic District and “is generally discouraged”¹ according to the *Bluff Park Historic District Design Guidelines*, the current design seems acceptable being that it is on the secondary structure and could feasibly be removed in the future restoring a gable-type roof. It is important that it and gatherings on the patio not be visible from the public right of way.

Recognizing that the location and sizes of the **windows** are often dictated by the interior architectural features and layout, some of the window placements and sizes may be less aesthetically appealing than if they were more symmetric and consistent. The BPNA would support changes, where possible, to create better symmetry and consistency, while also recognizing that the new construction will be mainly visible only from the alley and not so visible from the existing primary home’s main frontage.

The BPNA Board of Directors represents the collective voice of those who live, own and rent in the Bluff Park Historic District, which is generally bounded by E. Ocean Boulevard to E. Broadway and by Junipero Avenue to Loma Avenue.

The BPNA is an all-volunteer 501(c)(3) nonprofit entity with a mission of historic preservation and cohesion. Celebrating 49 years as an association and 39 years of designation as the City’s second historically recognized district, the BPNA serves to foster a sense of unity, collaboration, community service and goodwill for all of the city; to protect, preserve, safeguard and beautify the Bluff Park Historic District; and to support its neighborhood residents and their environment.

The BPNA Board appreciates the various stakeholders and decision-makers in their desire to better our community, to value historic and residential neighborhoods, and to build strong and respectful collaborations and relationships.

Thank you very much for the consideration given to this letter.

Sincerely,



Jeffrey Mallin, President



Teresa Stamoulis, Vice President of Historic Preservation

cc: Gina Casillas, Planner, City of Long Beach Development Services Planning Bureau
Patricia Diefenderfer, Planning Manager, City of Long Beach Development Services Planning Bureau
Christopher Koontz, Deputy Director, City of Long Beach Development Services
Alejandro Plascencia, Historic Preservation Planner, City of Long Beach Development Services Planning Bureau
Suzie Price, Councilwoman, City of Long Beach 3rd District
Steven Sennikoff, Architect, Sennikoff Architects, Inc.

¹ Page 13 of the *Bluff Park Historic District Design Guidelines*



LONG BEACH
DEVELOPMENT
SERVICES



PUBLIC NOTICE

NOTICE OF PUBLIC HEARING CULTURAL HERITAGE COMMISSION

Application Number: COAC2010-01 **Application Date:** October 5, 2020

Project Location: 3215 E. Ocean Boulevard
Long Beach, CA 90803

Project Applicant: Steven Sennikoff

Approval(s) Requested: Certificate of Appropriateness

Proposed Project: A Certificate of Appropriateness to demolish an existing non-contributing garage at the rear of the property; construct a new detached 2,161 square foot structure at the rear of the property consisting of a 1,018 square foot four-car garage with storage area, and an 1,143 square foot residential dwelling unit located on the second floor. The property is addressed as 3215 E. Ocean Boulevard, and the existing primary residence located on the front half of the lot is a contributing structure to the Bluff Park Historic District that would remain intact. (District 3)

The Cultural Heritage Commission will hear this item at the meeting detailed below:

Meeting Date: May 25, 2021

Meeting Time: 5:00 PM

Meeting Place: The Cultural Heritage Commission will meet via teleconference pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom. Written comments may be submitted to Cultural.Heritage@longbeach.gov. For more information on how to participate in this meeting, please visit www.longbeach.gov/lbds/planning/preservation/chc/

For more information, contact Gina Casillas, Project Planner, at Gina.Casillas@longbeach.gov or (562) 570-6879.



MENDLOVITZ || FOSTER

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OFFICE (562)420-1351

4010 Watson Plaza Dr. Suite 100, Lakewood, California 90712

FAX (562)420-8219

SIDNEY MENDLOVITZ

MICHAEL FOSTER

September 22, 2020

Minh Duy Nguyen and Jo Anne Tu Le
1231 3rd St.
Manhattan Beach, CA 90266

RE: 3215 E. Ocean Blvd., Long Beach, CA 90803

Mr. Nguyen/Ms. Le:

I represent Dr. and Mrs. Zamiski regarding your use of 3215 East Ocean Boulevard, Long Beach, CA as a large group, short term rental (STR). Your STR has been used for long weekend rentals by up to 20 people for several years. The loud noise, late night parties, all day backyard use by the large groups and many other issues related to the STR have made my clients life impossible to function normally. Discussions with the City of Long Beach have shown that you are violating several City Ordinances for STR use in the number of people, noise and that you fail to live in the STR.

Please be advised that my clients have instructed me to file an action with the Superior Court seeking a restraining order and permanent injunction if the current large group STR continues.

Yours truly,

MENDLOVITZ || FOSTER, Lawyers

BY


SIDNEY MENDLOVITZ

SM/vv

cc: Dr. and Mrs. Zamiski























5' 7/8 to PC.





To PC







































562.344.3408
Sennikoff
ARCHITECTS





Dionne Bearden

From: DV - Cultural Heritage
Sent: Wednesday, May 19, 2021 10:01 AM
To: Gina Casillas
Cc: Dionne Bearden; Patricia Diefenderfer
Subject: FW: 3215 East Ocean Blvd--Certificate of Appropriateness
Attachments: 3215 E Ocean VRBO Site.pdf

Alejandro Plascencia
Planner

Long Beach Development Services | Planning
411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802
Office: 562-570-6437



From: Philip Belfer <philipbelfer@mac.com>
Sent: Saturday, May 15, 2021 1:14 PM
To: DV - Cultural Heritage <cultural.heritage@longbeach.gov>
Cc: Council District 3 <District3@longbeach.gov>
Subject: 3215 East Ocean Blvd--Certificate of Appropriateness

-EXTERNAL-

To Whom It May Concern:

I am a resident of Bluff Park. I am writing in connection with the application for a Certificate of Appropriateness for the property located at 3215 East Ocean Boulevard.

I write simply to bring to the attention of the Cultural Heritage Commission the fact that the property located at 3215 East Ocean Boulevard appears to be used exclusively as a short-term vacation rental property. (Please see attached PDF and VRBO link detailing how the property is advertised online for vacation use.)

Whether the use of the proposed additional dwelling unit as a short-term rental is a factor in the decision-making process of the Commission is unclear to me. However, it does seem important to assess how exclusive, short-term rental use of a property may negatively affect the character and affordability of legally-recognized Historic Districts in Long Beach.

Sincerely,
Philip J. Belfer

3101 East 2nd Street, 5B
Long Beach, CA 90803
917-386-3293
philipbelfer@mac.com

<https://www.vrbo.com/928831?noDates=true&unitId=1476777>

Know before you go COVID-19 travel restrictions, including testing and quarantine, are changing rapidly. [Check restrictions](#)

(<https://apply.joinsherpa.com/travel-restrictions?affiliateId=vrbo>)



(<https://www.vrbo.com/>)

[Trip Boards](https://www.vrbo.com/tripboard) (<https://www.vrbo.com/tripboard>)

[Log in](#) ▾



(<https://cas.homeaway.com/auth/traveler/login?service=https%3A%2F%2Fwww.vrbo.com%2F%2Fkeys-united-states-of-america&kmsi=true>)

Where
Long Beach, California, United States of Am...

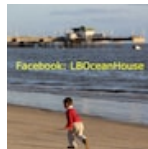
Check-in

Check-out

Guests

Check Availability

< [View all Long Beach properties \(/search/keywords:long-beach-california-united-states-of-america?channel=pdp&pinnedPropertyListing=321.928831.1476777\)](#)



[Overview](#) [Rooms & beds](#) [Amenities](#) [Policies](#) [Reviews](#) [Map](#) [Host](#) [Rates & .](#)

ISOLATE at OCEAN front private TENNIS court house.



Minh, Joanne, Julie
Premier Host

House · 3800 sq. ft

Sleeps: 13

Bedrooms: 5

Bathrooms: 4

Min Stay: 3-4 nights



Bluff Park, Long Beach, California, United States of America · 1 min walk to the beach

Pets Welcome

Air Conditioning

No Smoking

Internet

TV

5 Bedroom, 3.5 Bathrooms, Sleeps 13

\$875 avg/night

[Save](#)

[70 Reviews](#)

Wonderful! 4.9/5

[Share](#)

Enter dates for accurate pricing

Check In

Check Out

Guests

Check Availability



Free cancellation up to **30 days before check-in**

Contact host

Property # 928831

Dionne Bearden

From: DV - Cultural Heritage
Sent: Monday, May 24, 2021 10:19 AM
To: Patricia Diefenderfer
Cc: Dionne Bearden; Gina Casillas
Subject: FW: Cultural Heritage Commission Application # COAC2010-01
Attachments: 0326_001.pdf

Alejandro Plascencia
Planner

Long Beach Development Services | Planning
411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802
Office: 562-570-6437



From: Gerry F. Zamiski <gzamiski@vglabs.com>
Sent: Monday, May 24, 2021 9:42 AM
To: DV - Cultural Heritage <cultural.heritage@longbeach.gov>; Gina Casillas <Gina.Casillas@longbeach.gov>
Cc: Scott Baldwin <Scott.Baldwin@longbeach.gov>; Jack Cunningham <Jack.Cunningham@longbeach.gov>; Kjell Stava <Kjell.Stava@longbeach.gov>; LBDS <LBDS@longbeach.gov>; NSB <NSB@longbeach.gov>
Subject: Cultural Heritage Commission Application # COAC2010-01

-EXTERNAL-

Commission

Good morning. The house next to mine has applied to demolish the current garage and rebuild a new garage with apartment above (First Attachment). I have lived at 3209 East Ocean Blvd for almost 30 years. The current owner of 3215 East Ocean Blvd has never lived at the home. They rent it out as an AirBNB. I have had my attorney send them a letter (second Attachment) a while back. The average rental involves 15-18 people with all of the expected noise, parking, etc issues. The notice on the building states that the front house is the primary residence, but again no one lives there. The City requires that to do an AirBNB, the owner must live there. One of my concerns about the new rental apartment is simply even larger rental groups using the house!

Gerald F. Zamiski, Ph.D., P.E.
President
Vollmer-Gray Engineering Laboratories, Inc.
(562) 427-8435



LONG BEACH
DEVELOPMENT
SERVICES



PUBLIC NOTICE

NOTICE OF PUBLIC HEARING CULTURAL HERITAGE COMMISSION

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Application Date: October 5, 2020

Project Location: 3215 E. Ocean Boulevard
Long Beach, CA 90803

Project Applicant: Steven Sennikoff

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Meeting Time: 5:00 PM

Meeting Place: The Cultural Heritage Commission will meet via teleconference pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom. Written comments may be submitted to Cultural.Heritage@longbeach.gov. For more information on how to participate in this meeting, please visit www.longbeach.gov/lbds/planning/preservation/chc/

For more information, contact Glna Casillas, Project Planner, at Glna.Casillas@longbeach.gov or (562) 570-6879.



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SIDNEY MENDLOVITZ

MICHAEL FOSTER

September 22, 2020

Minh Duy Nguyen and Jo Anne Tu Le
1231 3rd St.
Manhattan Beach, CA 90266

RE: 3215 E. Ocean Blvd., Long Beach, CA 90803

Mr. Nguyen/Ms. Le:

I represent Dr. and Mrs. Zamiski regarding your use of 3215 East Ocean Boulevard, Long Beach, CA as a large group, short term rental (STR). Your STR has been used for long weekend rentals by up to 20 people for several years. The loud noise, late night parties, all day backyard use by the large groups and many other issues related to the STR have made my clients life impossible to function normally. Discussions with the City of Long Beach have shown that you are violating several City Ordinances for STR use in the number of people, noise and that you fail to live in the STR.

Please be advised that my clients have instructed me to file an action with the Superior Court seeking a restraining order and permanent injunction if the current large group STR continues.

Yours truly,

MENDLOVITZ || FOSTER, Lawyers

BY


SIDNEY MENDLOVITZ

SM/vv

cc: Dr. and Mrs. Zamiski

Dionne Bearden

From: Gina Casillas
Sent: Tuesday, May 25, 2021 8:53 AM
To: Patricia Diefenderfer; Alejandro Plascencia; Alison Spindler-Ruiz
Cc: Dionne Bearden
Subject: FW: 1 of 3: Cultural Heritage Commission Application / Case # COAC2010-01 (3215 E. Ocean Blvd)
Attachments: 20210523_141957.jpg; 20210523_142005.jpg; 20210523_142014.jpg; 20210523_142029.jpg; 20210523_142041.jpg; 20210523_142053.jpg; 20210523_142115.jpg; 20210523_142143.jpg; 20210523_142205.jpg; 20210523_142219.jpg; 20210523_142302.jpg; 20210523_142306.jpg

Gina Casillas
Planner

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From: Gerald Robinson <[REDACTED]>
Sent: Monday, May 24, 2021 3:51 PM
To: Gina Casillas <Gina.Casillas@longbeach.gov>
Subject: 1 of 3: Cultural Heritage Commission Application / Case # COAC2010-01 (3215 E. Ocean Blvd)

-EXTERNAL-

Ms Casillas,

We spoke last week in regard to the above case. Thanks for your time.

In addition to the letter herein, I will be present at the 5:00 pm virtual hearing tomorrow evening (May 25th). I trust it is not difficult to participate. Some of those visual platforms are nearly impossible to join.

I am the owner of the adjacent easterly home at [REDACTED] East Ocean Blvd and a resident in this location since I built this home in 1997-98. My home is part of a 1-lot / 2-home condo project approved by all the appropriate City departments, including Planning, Building, the Cultural Heritage Commission (CHC) and the Coastal Commission. The property was purchased in 1996.

The original home of the above two is a 1919 registered historic home located at 3235 E. Ocean. I renovated this home at the same time as constructing the [REDACTED] new residence. It is noteworthy and I am proud to have received City awards for both the new home and the renovation of the existing one which was in deplorable shape when purchased. The 3235 residence was sold upon completed work in 1999 and has had several owners since.

With that said and it is with some apology, I attach a great number of pictures, admittedly too many to send in one e-mail, therefore three. (Unfortunately, I lack certain technical competency to create a zip file or dropbox for these supporting visuals.) It creates a bit of extra work for your staff and you as you will have to select the pictures you desire; the shots are from the front, rear (Bronce Way public access) and angles even from across the street with panoramic ocean views.

I am on record to oppose the project / subject application / case number.

I hereby submit, for reasons described below, though admittedly they may not be criteria the CHC uses in its considerations:

1) Lack of Neighborliness

The current owners, I believe purchased in 2017, acquired it with a commercial use intent. It is being used as an Air B and B property / short-term vacation rental home.

As they have no connection to the community as residents, they have little or no respect for it's history as one of the most coveted neighborhoods in the City.

A) Alleged Bee Hive.

Soon after they acquired the property, they filed a complaint against me with the Long Beach Health Department for a purported bee hive on the side of my garage. I was never contacted about this beforehand and our review never found a hive. I reported my findings to the Health Department and no further communication was received from the City.

B) Unsafe Property Line Wall.

Upon acquisition of my property (), I had a survey completed as is normal before closing. The prior owner of the adjacent property refused to allow me to demolish the existing wall which the survey found to be completely on their property. My offer was to take the wall down at my total cost and to erect a new one. With that refusal, I erected a short patio wall 1" inside my property line which terminates at the end of my patio.

The existing wall, which was leaning even way back twenty-five years ago has even more of a structural issue now and is leaning more. It creates a safety issue for my property if-when it eventually falls over.

After much early-on discussion with the owner when mentioned the wall needs to go, she agreed to take down the wall as their responsibility. The owner now has changed the tact, says her survey shows the wall to split our property line but refuses to produce the survey and review with me. She has involved several parties in this and it has gotten practically to the point of being a civil matter.

I now have an inclination to put my home on the market, but experienced area realtors say it can't be done with that wall in it's existing condition presenting the current health and safety issue. (Again see pictures)

I am an experienced developer all my career and understand such matters at a professional level.

Instead of going about this the proper way, the 3215 owner has had a series of different workers over there on their property. I have a file replete with pictures (new ones from yesterday attached), encroachment activity from their workers trespassing on my property to take down the wall.

You can see where I had to stop their work as it required them working from my side -- now just an open 'wound'. They would have had no problem with me and I would have been in complete cooperation had they gone about this properly.

C) Disturbing the Peace / Unruly Out-of-Control Guests

The existing 3215 home is fairly large at probably over 3,000 sf and no doubt many bedrooms. I have been in the home once in my 25 years here, many years ago.

Given the home's ocean-facing location, it's grand size and full 10,000 square foot lot size replete with tennis and basketball court, it attracts lots of guests. This is the problem. Many of the guests, as is fairly common in the news, are party types and they have often gotten out-of-hand.

Once a wedding party was being held there. The person that came over it was a big celebration of an extended family and they were apologizing in advance for the noise they would create. I appreciated that. It got pretty loud but we've heard worse. There have had to be times when upwards of a dozen people have been at the residence. We can see the back yard from several perspectives our home.

The police blotter will reflect the history of calls to the property.

My family has always been a quiet, accommodating neighbor. Despite the often post-midnight parties, obvious consumption of alcohol and marijuana smell in the air, we have never once called the police ourselves -- NEVER !

Other neighbors I'm sure have also taken what they could without notifying authorities.

2) New Proposed Construction

As is always my personal and company policy, and that of many when undertaking new construction, to present the community with proposed development, the adjacent owner has not shared her plans with me. Frankly, other than vague hints when discussing the wall, no new residential work being applied for has been mentioned to me.

I have no idea of what they plan to build other than as briefly described in the Long Beach Development Services Public Notice: Demolition of the existing garage and construction of a new 4-car garage and residential dwelling unit(s ?) above.

Though this body (the Cultural Heritage Commission) may only be reviewing architectural appropriateness for this project in this District, it would be a mistake to approve a project with the implicit indication it would be to further a commercial use in a pride-of-ownership community. I will take this to the Coastal, Planning and any other governing bodies when those hearings are scheduled.

Ocean Blvd in this Bluff Park area, has a number of attached homes, however, they are a combination of ownership and longer-term adjacent rentals in the cases of the many townhomes, condominiums, duplex and other multi-unit structures. This property, based on the present use, will be nothing more than a mini-hotel with daily, short-term rentals; certainly not what this neighborhood is known or zoned for.

Again, my apology for the length and the inordinate number of pictures which you can utilize whatever you see deem to be appropriate.

Thank you.

Gerald Robinson


Dionne Bearden

From: Gina Casillas
Sent: Tuesday, May 25, 2021 8:56 AM
To: Patricia Diefenderfer; Alison Spindler-Ruiz; Alejandro Plascencia
Cc: Dionne Bearden
Subject: FW: 2 of 3: Cultural Heritage Commission Application / Case # COAC 2010-01
Attachments: 20210523_142319.jpg; 20210523_142332.jpg; 20210523_142336.jpg; 20210523_142415.jpg; 20210523_142430.jpg; 20210523_142458.jpg; 20210523_142522.jpg; 20210523_142537.jpg; 20210523_142542.jpg; 20210523_142547.jpg; 20210523_142600.jpg

Gina Casillas
Planner

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Gina.Casillas@longbeach.gov | www.longbeach.gov



From: Gerald Robinson <[REDACTED]>
Sent: Monday, May 24, 2021 3:53 PM
To: Gina Casillas <Gina.Casillas@longbeach.gov>
Subject: 2 of 3: Cultural Heritage Commission Application / Case # COAC 2010-01

-EXTERNAL-

3215, Bluff Park neighborhood, et. al. pictures continued.

Gerald Robinson

Dionne Bearden

From: Gina Casillas
Sent: Tuesday, May 25, 2021 8:58 AM
To: Patricia Diefenderfer; Alejandro Plascencia; Alison Spindler-Ruiz
Cc: Dionne Bearden
Subject: FW: 3 of 3: Cultural Heritage Commission Application / Case # COAC2010-01
Attachments: 20210523_142918.jpg; 20210523_143015.jpg; 20210523_143021.jpg; 20210523_143112.jpg; 20210523_143439.jpg; 20210523_143458.jpg; 20210523_143502.jpg; 20210523_143531.jpg; 20210523_143549.jpg; 20210523_143752.jpg

Please forward all three emails to the Commissioners and upload to the website.

Gina Casillas
Planner

Long Beach Development Services | Planning Bureau
T 562.570.6879 F 562.570.6068
411 West Ocean Blvd., 3rd Floor | Long Beach, CA 90802
Gina.Casillas@longbeach.gov | www.longbeach.gov



From: Gerald Robinson [REDACTED] >
Sent: Monday, May 24, 2021 3:54 PM
To: Gina Casillas <Gina.Casillas@longbeach.gov>
Subject: 3 of 3: Cultural Heritage Commission Application / Case # COAC2010-01

-EXTERNAL-

3215, Bluff Park, et. al, final pictures. As noted, I know you have your own file but I suspect one or more of these will provide perspectives you may not have.

Thank you.

Adjacent property owner.

Gerald Robinson
[REDACTED]























5' 7/8 to PC.





30 of 30





















PUSH
BUTTON
FOR
→



















562.344.3408
Sennikoff
ARCHITECTS





Dionne Bearden

From: Planning Commissioners
Subject: RE: Cultural Heritage Commission Application # COAC2010-01

From: Gerry F. Zamiski <gzamiski@vglabs.com>
Sent: Wednesday, September 15, 2021 7:00 AM
To: DV - Cultural Heritage <cultural.heritage@longbeach.gov>; Gina Casillas <Gina.Casillas@longbeach.gov>
Cc: Scott Baldwin <Scott.Baldwin@longbeach.gov>; Jack Cunningham <Jack.Cunningham@longbeach.gov>; Kjell Stava <Kjell.Stava@longbeach.gov>; LBDS <LBDS@longbeach.gov>; NSB <NSB@longbeach.gov>
Subject: RE: Cultural Heritage Commission Application # COAC2010-01

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Gerald F. Zamiski, Ph.D., P.E.
President
Vollmer-Gray Engineering Laboratories, Inc.
(562) 427-8435

