

Dionne Bearden

From: DV - Cultural Heritage
Sent: Monday, September 27, 2021 5:12 PM
To: Dionne Bearden; MaryAnn DiBernardo; Gina Casillas
Cc: Alison Spindler-Ruiz; Patricia Diefenderfer
Subject: FW: Cultural Heritage Commission Application / Case # COAC 2010-01 (3215 E. Ocean Blvd)

Alejandro Plascencia
Planner

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From: Gerald Robinson <[REDACTED]>
Sent: Monday, September 27, 2021 3:29 PM
To: Gina Casillas <Gina.Casillas@longbeach.gov>; DV - Cultural Heritage <cultural.heritage@longbeach.gov>
Subject: Cultural Heritage Commission Application / Case # COAC 2010-01 (3215 E. Ocean Blvd)

-EXTERNAL-

Ms Casillas,

It has been four months since my last communication (on file dated May 24, 2021) and postponement of the original hearing date for this case.

I have re-visited the online information and re-printed the updated file information.

I probably have missed the deadline for this communication to be of record for tomorrow's hearing. Maybe I can read this correspondence at the Hearing.

I do note in the current file, however, my neighbor (Dr Gerald Zamiski) to the west of the subject property did send a duplicate letter to the Commission dated September 15, 2021 to his first one.

The noise and lack of neighborliness has been more than enough of a problem for the entire neighborhood. The owners, who still never reside there to my knowledge, additionally have taken me on a long circuitous ride, never cooperated to resolve the badly leaning and minimally demolished wall they started on their east property line to mine.

Despite repeated requests, the owners, nor their civil engineer, never provided the promised survey of their property proving the wall splits our property lines as they incorrectly allege. (Only an incomplete portion letter size of what they had.) These last efforts followed a discussion with their civil engineer through last week.

As with the other letters objecting to approval of this project, we shall band together to oppose this project and pursue all remedies at our disposal to appeal the approval if so granted.

Failing their willingness to cooperate toward an amicable resolution on the wall issue, I have now belatedly filed a complaint with Long Beach Code Enforcement to have this violation of the Health and Safety Code reviewed, verified and noticed to correct.

Additionally, I have requested a record of the police activity at this Air B&B property since the applicant's ownership years ago. As the westerly neighbor to them so validly proclaims, it's rented to over-capacity with party noises, basketball and tennis activity often times well into the night.

Respectfully submitted,

Gerald Robinson



Bluff Park Neighborhood Association

September 26, 2021

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

RE: Cultural Heritage Commission Agenda # 21-031CH - 3215 E. Ocean Blvd. in the Bluff Park Historic District

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

Coming to the September 28, 2021, meeting of the 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 986 square-foot detached four-car garage with a 998 square-foot accessory dwelling unit (ADU) on the second floor and a 624 square-foot roof deck.

The **Bluff Park Neighborhood Association** (BPNA) greatly appreciates having had the opportunity to review in advance over the last several months the homeowners' original and updated plans, as shared 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 BPNA's Manners of Acting precludes us getting involved in neighbor-to-neighbor disputes and encourages a collegial approach to resolution. We encourage residents to report suspected code and legal violations to appropriate entities and expect enforcement of violations to ensue. Our review and comments here are focused on the project's design elements as related to meeting the *Ordinance* and *Design Guidelines*.

The overall scale height of the updated proposed project is noted to be 24 feet 11 inches, and we appreciate that this represents a slight reduction compared to the original plans presented to us in the Spring and is well 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.

(continued)

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 placement and sizes of the **windows and doors** are often dictated by the interior architectural features and layout and that in this case the new construction will mainly be visible from the alley and somewhat less visible from the existing primary home’s main frontage, the overall aesthetics are often enhanced when windows and doors are symmetric and line up consistently. Therefore, the BPNA suggests, where possible, that on the East Elevation the laundry room door align with the punch out for the covered exterior deck, and that on the North Elevation the storage room window be centered between the corbels. Furthermore, we agree with the City planners’ Conditions of Approval, including the requirement to use high-quality wood windows that are recessed and have wood trims and sills and to use similarly appropriate doors.

The BPNA board represents the collective voice of those who live, own and rent in the Bluff Park Historic District, generally bounded by E. Ocean Boulevard to E. Broadway and by Junipero Avenue and 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 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 stakeholders and decision-makers in their desire to better our community, to value historic and residential neighborhoods, and to build 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
Oscar Orci, Director, City of Long Beach Development Services
Alejandro Plascencia, Historic Preservation Planner, City of Long Beach Development Services Planning Bureau
Suzie Price, Councilwoman, District 3, City of Long Beach
Steven Sennikoff, Architect, Sennikoff Architects, Inc.

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