

## Mark Hungerford

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**From:** Lois Schneider <irielady@hotmail.com>  
**Sent:** Tuesday, May 26, 2015 4:21 PM  
**To:** Mark Hungerford  
**Subject:** Plan for the Old Yankee Doodles Building

Hello Mark,

I was advised to write to you (as you are a member of the Planning Commission) to voice my concerns about the proposed gym proposed to replace the old Yankee Doodles.

I have been a local resident for over 30 years (live across the street down a bit) and although a gym would be better than another bar, I am concerned that the owner's idea of a rooftop area with a sound system would be a huge detriment to the quiet in the neighborhood. As we found out from the outdoor pool, noise carries far and loudly. Happenings on the rooftop with talking, music, yoga commands, and whatnot would be heard all through the neighborhood.

Also, I'm hoping the owner has ideas in place for proposed parking as the neighborhood is already impacted with lack of sufficient spaces. And believe me, people going to the gym are *not* going to want to pay to park.

I wish I could be at the June 4th meeting but I am recovering from surgery. I hope the neighbors can voice their very legitimate concerns. I don't believe Kurt validates us or our concerns and he almost seems "threatening" in nature which seems unprofessional.

In any case, I hope this can all be resolved with all concerned.

Lois Schneider  
Belmont Shore Resident

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Melinda Cotton  
PO Box 3310  
Belmont Shore,  
CA 90803  
May 27, 2015

Dear Long Beach Planning Commission Chair Alan Fox, Vice Chair Mark Christoffels, and Planning Commission Members Molly Campbell, Andy Perez, Jane Templin, Donita Van Horik, and Erick Verduzco-Vega

Re: Application No. 1409-21, June 4th appeal hearing for 4100 E. 2nd St.

A Local Coastal Development Permit is required for this former Yankee Doodles location at 4100 E. Ocean Blvd. As I understand it, this means the new usage should meet the requirements and concerns of the City's Certified Local Coastal Program which was adopted and certified in July of 1980. (Posted on the City's LB Planning Website [http://www.lbds.info/planning/advance\\_planning/general\\_plan.asp](http://www.lbds.info/planning/advance_planning/general_plan.asp))

However I find in reading through the Certified LCP that the proposed "fitness center" does not meet the LCP's requirements for the "Commercial" ...area between 39th Place and 43rd Place south of Ocean Boulevard" "... (see Page III-C-14 of the LCP document).

The LCP states here: "Future construction, recycling and remodeling in this area should create structures having a low profile and pedestrian scale. They should be one or two stories in height, and should be restricted to retail on the first floor."

However plans for the proposed 26,899 sq. ft. "fitness center" show that it will be three stories, with a new second floor of 8,040 sq. ft. and above that a "mezzanine" (i.e. third floor) composed of both a 1,000 sq ft. office and deck and a 4169 sq.ft. open air roof deck exercise/special events area.

This proposed plan with three stories seems in violation of the LCP.

The Certified LCP regarding this Area C also expresses concern over and over again about the lack of parking -- with concerns for the needs of the Belmont Pier, Beach, Pool, restaurants/retail and commercial area, and for the residents.

Yankee Doodles had no parking of its own for its more than 15,000 sq. ft. structure, and with its "grandfathered" non existent parking allotment, the new much larger "fitness center" will provide no on site or other parking either.

On the very first page of the LCP's Area C 'General Description' (Page III-C-1) the LCP states: "Where Belmont Pier meets Allin Street, the beach is only a few feet below. There are parking problems associated with the commercial node and Belmont Pier ... (The 4100 E. Ocean Blvd. site is part of this "commercial node".)

On Page III-C-3 the LCP notes there are 174 parking spaces in the beach lot "at the head of the pier" and 392 spaces for the Belmont Pool just east of the pool building. But then the 1980 LCP tellingly states: "Visitors to this portion of the beach, pier visitors (mainly fishermen), and patrons of the nearby commercial establishments vie for the lots and on-street parking spaces, as some businesses in the area have no on-premises parking." (i.e. Yankee Doodles and additions since this was written such as the Belmont Brewing Company, Gypsy's and other retail/commercial sites near the Pier.

Parking concerns are again evident in the LCP on Page III-C-5 under the heading "Belmont Pier." The LCP states "It [the Pier] is a popular facility year around, but does suffer somewhat from the lack of adequate nearby parking (the lot accommodates 174 cars). "

The LCP was so concerned about the need for parking for the Belmont Pier/Beach/Pool/commercial/residential area that on Page III-C-27 states that "The existing parking lot shall remain" and "A new parking lot of up to 300 cars may be provided" to be located "westerly of the pier" ... "Such parking lot may be built provided an equal number of spaces are eliminated in the Granada Avenue parking lot and the area vacated converted to beach, bikeway, walkways or landscaping." (The 1980 LCP was so worried about parking near the Pier it was willing to take away parking from the Granada Avenue area, now a busy Dog Beach and beach activity center.)

I ask that you the Commissioners consider how repeatedly the 1980 LCP expressed concerned with the parking shortages near the proposed "fitness center", and that was at a time 35 years ago when parking pressures and impacts were not as serious as they are now.

It is extremely important to limit the expansion of the proposed "fitness center", and protect the rightful parking needs of beachgoers, Pier goers, Pool users, retail and restaurants, and the residents. The LCP emphasizes on the first page of its General Description of Area C that "Area C is primarily residential in character."

Thank you for your attention!

Sincerely,

Melinda Cotton

30+ year resident of Belmont Shore

Past President of the Belmont Shore Residents Association

Member of the Mayor's Transportation Task Force (Chaired by Doug Otto)

May 26, 2015

**To: City of Long Beach Planning Commissioners**

**From: Susan Miller**

**Subject: Request Commission to deny expanded footage increase on Application #1409-21 for 4100 East Ocean Blvd.** which would be no allowance of an outdoor roof top deck with amplified sound. (This building is referred to as the Yankee Doodles building.)

My name is Susan Miller. I have lived and owned property at 4217 East Ocean Blvd., Long Beach since 1993. I have firsthand knowledge of the area, background history and can expound on the negative impacts this will cause the neighborhood. I will outline my opposition via four points:

**1. Parking negative Impact:**

Street parking demand already exceeds capacity in this area. This is an older section of the City that did not require garage space for many of the multi-unit apartment complexes and that is just the legal apartments. Many rental apartments are studios units. Years ago, it was 1 person with one car in a studio but that is no longer the case. With cost of living and demand to live at the beach, studio units are now 2 people with two cars parked on the street. Many are student occupied apartments with 4 people to a 2 bedroom with 4 cars on the street. Parking space or garage privileges for apartment renters also come at an additional cost. Many students can't afford to pay for garage space so they park on the street. There have been some new apartments building added in the last 20 years in the neighborhood that have limited garage space and many tenants parking on the streets. It is a people/car dense neighborhood.

The residents of this neighborhood have no recourse for street parking. We cannot get resident preferential parking permits, it is not allowed by the

Coastal Commission for coastal communities except in old town Seal Beach which has a grandfathered resident parking permits in place before the creation of the Coastal Act.

The businesses on the block where the Yankee Doodles building is located include: Chuck's Coffee Shop, The Paw Spa (dog wash facility), Floyd's 99 Barber Shop and Belmont Shore Children's Center. In the past, Yankee Doodles was an evening crowd so their demand for parking was in the evening. The hours of operation for Chuck's Coffee shop are primarily a morning until 3PM business. In the past, with businesses having different hours of operation - there was some give and take on street parking. Note that the employees of all these businesses have used the residential street parking so they wouldn't have to pay for the beach parking lot.

With the hours for the Fitness Center starting at 5 AM in the morning until 9 or 10 PM at night - - this puts hardship on the customers trying to find nearby parking going to Chuck's for breakfast in the morning. And the parking is compounded through the day as the Paw Spa, Floyd's and the Daycare open for business. They have no street parking for their customers. The street parking in the neighborhood cannot handle any more parking in the present circumstances let alone allowing a very large building additional square footage that has no parking of it's own.

## **2. Increased building size:**

As pointed out in my first point, this neighborhood already has a huge parking problem currently. So allowing an already large building that has no parking of it's own to expand is beyond reason or common sense.

The old usage of Yankee Doodles was as a bowling alley and then as a pool hall/tavern. Bowling alleys and pool tables take a lot of floor space. A fitness center does not have equipment of that size so it would have more density of people per square foot than the previous businesses. More people can be in the existing space which means more cars demanding parking space. **We can't keep shoe horning extra space into a neighborhood that already is beyond capacity and think it will**

**work out.** This is not good planning. It is a plan for disaster to the neighborhood, the residents and the existing businesses.

### **3. Open roof top space:**

Besides more square footage allowing more people which increases the parking demand. The noise from an open roof top is not compatible for a residential neighborhood. Yankee Doodles is surrounded mostly by residences. Many of our bedrooms are on the second and third floors which would be directly across from this open roof top area. You can easily hear noise transference from people talking on their balconies to balconies. The noise from the outdoor temporary pool has been a nightmare for the residents for the last year and a half since it opened. When all the pool activities were inside the old pool building, it generally was copasetic with the neighborhood residents. We have moist air on the coast, sound carries further on moist air. The ocean breezes blow into the residents so the noise from the outdoor pool and this open air roof top carry directly into our homes/bedrooms. Our houses are like noise receivers funneling the noise into our homes.

The City has taught us well that they do not enforce the noise codes. This open roof top cannot be allowed. Verbally, we hear the roof top is just for a few yoga classes and some special events. Well, in writing, in the conditions that would carry with this building when it is sold include that the open roof top has hours from 7 AM to 9 PM Sunday - Thursday and until 10 PM on Friday and Saturday with amplified sound. **Regardless of the verbal promises –what is in writing allows noise in the open roof top for 14 to 15 hours a day, SEVEN days a week.** This open roof is a noise that no one would want to live across from. That is a disturbance no resident wants to have invade their homes. We have the right to peace and quiet and quality of life. This is a negative impact to our property values.

#### **4. Disruption to the environment:**

This is a Noise sensitive area per the City of Long Beach Municipal Noise Codes: There is a children's day care school right across the alley from Yankee Doodles. Schools are protected under the City Municipal Noise codes: **8.80.200 - Noise disturbances—Acts specified, under L: Noise sensitive zones.** 2. Creating or causing the creation of any sound within or adjacent to any noise sensitive zone containing a hospital, nursing home, school, court or other designated use so as to interfere with the functions of such activity or annoy the patients or participants of such activity;

Other City of Long Beach Municipal Noise Codes this violates includes:

**8.80.130 - Disturbing noises prohibited A.** Notwithstanding any other provision of this Chapter, and in addition thereto, it is unlawful for any person to willfully make or continue, or cause to be made or continued, a loud, unnecessary or unusual noise which disturbs the peace and quiet of any neighborhood or which causes any discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. 3. The proximity of the noise to residential sleeping facilities;

**8.80.190 - Noise disturbances—Prohibited**

Besides being a residential neighborhood, there are protected birds nesting in the trees near the Yankee Doodles building. The birds have been photographed and documented. Amplified sound cannot be allowed at all, including Special Events in the open rooftop area of this Fitness facility:

**California State Code: Title 14, Chapter 1, Section 251.1. Harassment of Animals**

Except as otherwise authorized in these regulations or in the Fish and Game Code, no person shall harass, herd or drive any game or non-game bird or mammal or furbearing mammal. For the purposes of this section, **harass is defined as an intentional act which disrupts an animal's normal behavior patterns, which includes, but is not limited to, breeding, feeding or sheltering.**

Please refer to following link.

<http://birding.about.com/od/birdbehavior/a/Bird-Senses.htm>

Understanding Bird Senses:

**Hearing:** Birds hear a smaller frequency range than humans, but they have much more acute sound recognition skills. Birds are especially sensitive to pitch, tone and rhythm changes

**Along with the noise occurring on this open roof top deck, note that birds also have more acute eyesight than humans so motion, lights, proximity of people to the birds is a**

**disturbance.** Information from the above link includes: Birds have a thicker retina than humans and their eyes are larger in proportion to their head size. They have much denser rods and cones packed on the retina, giving them superior vision in both black-and-white and color. The range of colors birds see is not much greater than humans, but some species, such as hummingbirds, can see ultraviolet colors.

Where birds' eyesight really excels is in the perception of motion and detail – birds can see 2-3 times better than humans in that respect. In many birds, the eyes are positioned further apart on the head, giving them a wider field of view, and birds with eyes on the sides of their head

In closing, I am requesting the Planning Commissioners deny the additional expansion of this building. Absolutely no allowance of an outdoor roof top deck. No amplified sound on the open roof deck.

Sincerely,

Susan Miller

4217 East Ocean Blvd.

Long Beach, CA 90803