



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

APPLICATION FOR APPEAL

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

☒ Zoning Administrator☐ Planning Commission☐ Cultural Heritage Commission☐ Site Plan Review Committeeon the 12 day of September, 20 16Project Address: 4100 E Ocean Blvd., Long Beach, CA 90803Reasons for Appeal: Appealing the issuance of a Local Coastal Development Permit Application #1601-02 Vacation of 15' wide public Alley connecting Ocean Blvd. with OLYmpic Plaza Drive.My Appeal is detailed in my e-mail to City Planner Mark Hungerford and Coastal Commission Supervisor of Planning Chuck Posner and Acting Zoning Administrator Carrie Tai dated September 9, 2016 (see attached e-mail)This alley provides important access for Coastal Visitors. It can be used for emergency access, trash collection and pick up for the Olympix Health Club, the adjacent pre-school and adjacent business. There are City plans to close Olympic Plaza Drive in conjunction with the proposed construction of a Belmont Beach Aquatic Facility, which would have hundreds of regular users, and be used for up to 135 major aquatic events a year with more than 4,000 visitors + participants. This alley access is exxential.Your appellant herein respectfully requests that Your Honorable Body reject the decision and ☐ Approve / ☒ Deny this application.

	Appellant 1	Appellant 2
Name:	Melinda Cotton	
Organization:		
Address:	PO Box 3310	
City/ZIP:	Long Beach, CA 90803	
Phone:	562.433.2795	
Signature:	<i>Melinda Cotton</i>	
Date:	September 20, 2016	

- A separate appeal form is required for each appellant party, except for appellants from the same address, or those 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, or ☒ Appeal by Third PartyReceived by: MH App. No.: 1602-01 Filing Date: 9/21/2016Fee: \$50.00 ☒ Fee Paid Project (receipt) No.: PLNB37179

From: Mark Hungerford <Mark.Hungerford@longbeach.gov>

Sent: Monday, September 12, 2016 10:44 AM

To: Melinda Cotton

Subject: RE: Application # 1602-01, vacating of the alley adjacent to 4100 E. Ocean Blvd.

Hi Melinda,

Thank you for the written testimony. I will place a copy in the case file.

Sincerely,

Mark Hungerford, AICP

Planner

Long Beach Development Services | Planning Bureau

T 562.570.6439 F 562.570.6068

333 West Ocean Blvd., 5th Fl | Long Beach, CA 90802

mark.hungerford@longbeach.gov | lbd.s.longbeach.gov

From: Melinda Cotton [<mailto:mbcotton@hotmail.com>]

Sent: Friday, September 09, 2016 5:01 PM

To: Mark Hungerford <Mark.Hungerford@longbeach.gov>; Carrie Tai <Carrie.Tai@longbeach.gov>

Cc: Chuck Posner <chuck.posner@coastal.ca.gov>

Subject: Application # 1602-01, vacating of the alley adjacent to 4100 E. Ocean Blvd.

Ms. Tai and Mr. Hungerford,

I respectfully ask that Ms. Tai, as Hearing Officer, deny the above application at Monday's Sept. 12th Zoning Administrator Hearing.

This area near the Belmont Pier currently has an unknown future -- the City has proposed building a large Aquatic Facility on the beachfront across from this alley, the City is proposing closing Olympic Plaza Drive to traffic. The impact on public access is unknown, with as many as 4,000 spectators and hundreds of swimmers, divers and water polo players and their coaches expected at the Aquatic Facility.

The beachfront at this location is very active with coastal visitors taking advantage of the ocean, the bicycle and pedestrian paths, the dog beach, the Belmont Pier. In addition there are volleyball and soccer players and kite surfers in the area. Public Access is an absolute necessity, and options are being limited by present and future developments.

The Applicant's Olympix Health Club has not opened as yet, however there will be hundreds of additional people coming to this area on a daily basis to the applicant's Club.

The City should not give up this alley at this time, but preserve it for public use. There are currently too many unanswered questions.

Also, the Applicant has failed to inform the City or the Public how he plans to use this nearly 2,000 sq. ft. of space. At the July 21st Planning Commission meeting, Planning Commissioner Jane Templin asked the applicant how he intended to use this property. The Applicant failed to answer that question. It would be unfortunate for Coastal visitors and others coming to this area if this space were utilized in such a way that additional traffic and parking impacts were added.

Currently this public alley can be used for deliveries, emergency access, trash pick up, etc. for two adjacent businesses and a pre-school. If it is taken over by one owner, deliveries, trash pick up, etc. will have to take place on public streets - taking up public parking spaces and potentially interfering with traffic.

Again - I ask that this application be denied at this time.

Sincerely,

Melinda Cotton
Belmont Shore



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DEPARTMENT OF DEVELOPMENT SERVICES

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PLANNING BUREAU

APPLICATION FOR APPEAL

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

☒ Zoning Administrator

☐ Planning Commission

☐ Cultural Heritage Commission

☐ Site Plan Review Committee

on the 12 day of September, 20 16

Project Address: 4100 E. Ocean Blvd. Long Beach Ca 90803

Reasons for Appeal: Appealing issuance of a local Coastal Development Permit Application #1601-02 - Refer to my email to City Planner MARK HONGERFORD dated 9-10-2016. I oppose the vacation of The 15' wide public Alley connecting Ocean Blvd. with Olympic Plaza Dr. The alley provides access to the beach by locals and coastal visitors. It would better serve the community if it can be used for emergency access, trash collection for the Olympic North Club and adjacent pre-school and other adjacent business. (see attachment)

Your appellant herein respectfully requests that Your Honorable Body reject the decision and ☐ Approve / ☒ Deny this application.

	Appellant 1	Appellant 2
Name:	<u>Aileen Colon</u>	
Organization:		
Address:	<u>5318 E 2nd Street #624</u>	
City/ZIP:	<u>Long Beach CA 90803</u>	
Phone:	<u>562 987-1680</u>	
Signature:	<u>[Signature]</u>	
Date:	<u>9-21-16</u>	

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☐ Appeal by Applicant, or ☒ Appeal by Third Party

Received by: MH

App. No.: 1602-01

Filing Date: 9/21/2016

Fee: \$50.00

☒ Fee Paid

Project (receipt) No.: PLNB37182

September 10, 2016

City of Long Beach,
Department Services
333W. Ocean Blvd.
Long Beach Ca

Re: Application #1602-01
4100 E. Ocean Blvd

To Mark Hungerford,
Project Planner

Form: Aileen Colon
3rd District Resident – 5318 E 2nd St Long Beach # 624 CA 90803

Subject: Gifting of Property

Dear Mr. Hungerford,

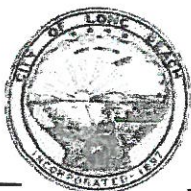
Today, I opened a notice and determined that on Monday, the City of Long Beach is recommending a gift of property known as an alley that has been used by the public to gain access to the beach. It is my understanding from the notice, the gift of land for no fee or cost is being recommended. I am opposed to such a request by the Olympus Group.

Recently, in our last election, the voters of Long Beach passed an additional local tax, that will raise the price of goods purchased in Long Beach. Why was the proposed tax supported by the current mayor and the last two mayors? It is my understanding the City needs additional funds for the General Fund as we seemingly are short to fund so many needed projects for the public.

If this assumption is correct, how in any one's right mind should a gift of an alley owned by the residents of Long Beach be gifted to a commercial venture? Should a genuine need exist to complete the Olympus building, the City should provide a short term lease.

It has been quite a long period of time that access has been denied to the public as a path to the beach has been blocked by the build-out of the Olympus. Once the building is completed, construction equipment, supplies and such should be removed and the alley should be at a minimum returned in better condition. Kindly ensure, the alley is returned to the residents and visitors that had steadily used the alley as a public access to the beach.

Signed: Aileen Colon
562 987 1680



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PLANNING BUREAU

APPLICATION FOR APPEAL

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

☒ Zoning Administrator

☐ Planning Commission

☐ Cultural Heritage Commission

☐ Site Plan Review Committee

on the 12 day of SEPTEMBER 2016

Project Address: 4100 E. OCEAN BLVD. LONG BEACH, CA. 90803

Reasons for Appeal: Appealing issuance of a local COASTAL DEVELOPMENT PERMIT APPLICATION # 1601-02 VACATION of 15' wide public alley connecting OCEAN BLVD. with OLYMPIC PLAZA DRIVE.

My appeal is detailed via my email to City Planner MARK HUNTERFORD and acting ZONING ADMINISTRATOR, CARRIE TAI dated Sept. 9, 2016 (see attached e-mail)

Alley is for public access, emergency responders, trash collection, etc. With plans for \$100,000,000 pool - PUBLIC ACCESS is paramount

Your appellant herein respectfully requests that Your Honorable Body reject the decision and ☐ Approve / ☒ Deny this application.

	Appellant 1	Appellant 2
Name:	<u>SUSAN MILLER</u>	
Organization:		
Address:	<u>4019 E. OCEAN BLVD.</u>	
City/ZIP:	<u>LONG BEACH, CA. 90803</u>	
Phone:	<u>562-434-2109</u>	
Signature:	<u>Susan K. Miller</u>	
Date:	<u>SEPT. 21, 2016</u>	

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☐ Appeal by Applicant, or ☒ Appeal by Third Party

Received by: BS

App. No.: 1602-a

Filing Date: 9/22/16

Fee: \$50-

☒ Fee Paid

Project (receipt) No.: PLNB37185

RE: Application# 1602-01 Against vacating of alley adjacent to 4100 E. Ocean Blvd.

Mark Hungerford

Mon 9/12/2016 10:43 AM

To: SUSAN MILLER <mpshogrl@msn.com>;

Hi Susan,

I'm confirming receipt of your written testimony. A copy will be placed in the case file.

Sincerely,

Mark Hungerford, AICP
Planner

Long Beach Development Services | Planning Bureau
T 562.570.6439 F 562.570.6068
333 West Ocean Blvd., 5th Fl | Long Beach, CA 90802
mark.hungerford@longbeach.gov | lbd.s.longbeach.gov

From: SUSAN MILLER [mailto:mpshogrl@msn.com]
Sent: Friday, September 09, 2016 11:08 AM
To: Mark Hungerford <Mark.Hungerford@longbeach.gov>; Carrie Tai <Carrie.Tai@longbeach.gov>
Subject: Application# 1602-01 Against vacating of alley adjacent to 4100 E. Ocean Blvd.

RE: Concerning Application# 1602-01, vacating of the alley adjacent to 4100 E. Ocean Blvd.

I am opposed to the alley being vacated. I have lived at 4217 East Ocean Blvd. since 1993. I have known and used this alley for many years and know how the neighborhood and businesses have used the alley when it was in passible condition not the current disrepair.

When Yankee Doodles was open (including all the prior businesses) actively used the alley for deliveries, trash pick, refuse disposal (cooking oil from the restaurant). The residents actively used the alley for public access to the beach, Belmont Pool, park and driving through as a cut through for circling the block in search of parking to patronize the businesses & residents trying to finding parking spaces. The alley was allowed to dilapidate making it unusable by vehicles - vehicles would get stuck in the dirt/mud. Without vehicle usage and the indentation areas of the Yankee Doodles building made the alley an attractive haven for undesirable elements to congregate (vagrants, homeless, illegal encampments, drug use/dealing, using alley as a toilet, trash dump for couches/mattresses etc.) It was no longer safe for pedestrian /resident usage. Plus the demolition of Belmont Pool lessened the pedestrian use of the alley.

The alley is a integral part of the City and neighborhood infrastructure when maintained. It just needs to be repaired so it is safe again for vehicle and pedestrian use. And with the proposed \$100 million dollar Belmont Pool plans - public access through the alley is necessary.

I am absolutely opposed to the City letting go of real estate in a time the City is in financial difficulty and removal of public access. Maintaining public access to the beach/ocean which is very much a part of the Coastal Act and this alley is within 300' of the coast.

I am against the private use of this alley by the owner of Olympix to use the alley for his own commercial gain to use the alley as a workout area for sleds (like football players and weightlifters push/pull sleds for training). This was never disclosed during the July 21, 2016 Planning Commission meeting, please review the video of the meeting:

THURSDAY, JULY 21, 2016/ 333 W. OCEAN BOULEVARD /COUNCIL CHAMBER, 5:00 PM

1. 16-042PL Recommendation to accept Categorical Exemption CE 16-022 and find the proposed vacation of a portion of a City alley west of 4100 E. Ocean Boulevard in conformance with the adopted goals and policies of the City's General Plan. (District 3) (Application No. 1602-01)

Olympix has been pitching to neighbors and to new membership sign ups for Olympix, that the alley is to be a used as a workout area for the sleds. That is a commercial use by a private business of a public access area.

This owner of Olympix (Yankee Doodles) does not have experience in running a fitness center. Independent Fitness centers (non-chain gyms) such as Olympix Fitness Center have an 82% fail rate. What type of business would be interested in buying a building without an alley for deliveries or other back of the house functions required by most businesses.

<http://smallbiztrends.com/2013/03/infographic-failed-small-businesses.html> Independent gyms fall under the small business rule - 80% fail in the first 5 years. According to the U.S. Department of Commerce, 90 percent of franchised operations are still operating after ten years, whereas 82 percent of independent businesses fail.

Limiting/impeding Emergency first responders to use this alley especially in light of a proposed \$100 million dollar Belmont Pool being built is not responsible City planning.

Deny this application to vacate the alley.

Regards,
Susan Miller