

Dionne Bearden

From: Chris Pluck [REDACTED]
Sent: Tuesday, February 15, 2022 8:16 PM
To: PlanningCommissioners
Subject: Notice of Public Hearing - Planning Commission. Project Location: 810 Pine Avenue. Signatures of Opposition.

-EXTERNAL-

Below are 67 Signatures of Opposition from two existing private residences (835 Locust Avenue, Temple Lofts and 835 Pine Avenue) which are adjacent to the Project Location Site Plan at 810 Pine Avenue, Long Beach.

Christopher Pluck
[REDACTED]

We the undersigned oppose the proposal to construct a 10 Story, 78 Unit Complex, at 810 Pine Avenue, Long Beach, CA.

There is insufficient allocation for construction of a high rise building which if completed will completely impact already established residential areas within the immediate vicinity which will limit home dwellers ability to reside in an acceptable environment.

Environmental Concerns: natural light restrictions, noise & sound, air flow and traffic sound nuisance, residential / personal privacy.

Service Concerns: Public safety, car parking, emergency services access, catastrophe evacuation.

Property values & living standards: completely affected by months of building construction and final deployment of a high rise building.

We the undersigned strongly desire to rectify the situation and demand that the Zoning authorities view the implications and impact of this endeavor and deny it.

Name	Address	Phone #	Signature
BEN LOPEZ	838 PINE 314	323 816-8552	Bae
Jeff Rockwell	838 Pine 512	5102-51670	JE
Janet Elkay	838 Pine 309	714 418 7122	Janet
Sean Hale	838 Pine 407	562 505 7211	Sean Hale
David Villareal	838 Pine 104	310 518 7006	DJ
Heidi Kuntz	838 Pine 104	752 524 1112	HK
Tim Stahan	838 Pine 312	562-472-6377	Tim
Robin Evans	838 Pine 306	310-529-5589	RE
Jack Sargent	838 Pine 304	310-704-8097	Jack Sargent
Walter	838 Pine 411	310 621 2312	Walter
NANCY	838 Pine 411	310 621 2312	Nancy

Sent from my iPhone

Dionne Bearden

From: Luke Elliott <[REDACTED]>
Sent: Tuesday, February 15, 2022 3:31 PM
To: PlanningCommissioners
Cc: Jessica Elliott
Subject: Proposed Project at 810 Pine Ave

-EXTERNAL-

Dear Planning Committee,

Our names are Luke and Jessica Elliott, and we are residents at [REDACTED] Pine Avenue in Long Beach. The proposed project at 810 Pine is planned to be built adjacent to our building.

We are planning to attend today's planning committee meeting, and we wanted to send you a few questions we hope will be addressed before a decision is made on approval:

1. What are the proposed rules regarding blocking Tribune Ct.? It's our only way in and out of our garage, and on top of this, our trash will not be picked up if the alley (Tribune Ct.) is blocked and extra cost is accrued if rescheduling is needed.
2. While the project contractor was working on Pine Villa renovations (same contractor), his subcontractors used to park on Tribune Ct. in the morning before work, blocking it and impeding our egress from the building. Please emphasize that this specific behavior is not accepted. Please expand on how to report and what is done to deter the workers from blocking the alley.
3. Jessica has asthma and we are very concerned about the impact of construction dust immediately next to our building. How will this be addressed?
4. The construction site is enclosed between 838 Pine, Pine Villa and Temple Lofts, which will act as an echo chamber for the construction noise. Please require the project to use noise-reducing equipment (such as enclosed generators, compressors, and all other heavy machinery) to mitigate and reduce construction noises.
5. The 810 Pine site is currently used as a parking lot for the Pine Villa visitors and staff. Please require Pine Villa staff and visitors to park away from Pine 800 block to contain the parking congestion in the neighborhood, which is already problematic.
6. What is the reporting procedure for violations during construction?
7. Who is the contact in the city for follow-up on such violations' reports?
8. What are the means (fines, work stops, etc.) the city will enforce to deter the contractor from violating the construction rules?
9. Natural light is already limited in our building. We request that a survey be done to understand how our sunlight will be impacted and that modifications are made to the plan to not hurt our ability to get sunlight.
10. What is the estimated duration of construction and what are the penalties that the contractor will face if they go over that time?

Thank you,

Luke & Jessica

Dionne Bearden

From: Chris Pluck <[REDACTED]>
Sent: Monday, February 14, 2022 11:59 AM
To: PlanningCommissioners
Subject: Notice of Public Hearing: 801 Pine Avenue, Long Beach. Written Testimony Public Comments.

-EXTERNAL-

To: Planning Commissioners.
Re: Application number: 1904-22 (SPR19-010 and CUP19-013)

From: Christopher Pluck, [REDACTED] Locust Avenue, Long Beach.

We have watched the progression of 810 Pine Avenue proposed project, attended meetings with Long Beach planning, met with the developer and the architect and attended meetings with NPNA regarding this project and its site location.

Long Beach residents in the immediate area of this development and adjacent to it, face a new and critical change of lifestyle environment which this building project will impose upon them.

When viewing the architects rendering it is obvious that the positioning of the building and its alignment with 838 Pine Avenue condo residents face a substantial loss of environmental living conditions that would make it virtually impossible to secure quality of life they once enjoyed. Furthermore once the structure is standing, home owners will face a loss of environmental conditions that would make it impossible for buyers of the properties to want to invest into what would now become a darkened and enclosed recess brought about by the close proximity of proposed project.

The building has been located to fit an existing small car-park and pays no attention to the environmental impact that this structure brings to existing Long Beach property owners and residents.

The dire environmental impact will show itself in the immediate loss of adequate Natural Light, Loss of Air Circulation, impaired day and night temperatures due to close wall contact which then raise questions resulting to personal privacy concerns related with close proximity of structure walls and windows parallel to the condo's. We urgently ask the Planning Commission to review sympathetically and with Long Beach residents concerns as the priority, the project recommendations already put forward.

Thank you.

Christopher Pluck

em: [REDACTED]

Sent from my iPhone

Dionne Bearden

From: Bernd Brydges <b[REDACTED]>
Sent: Tuesday, February 15, 2022 11:48 AM
To: PlanningCommissioners
Subject: Public comment towards 22-006PL, item 2 on Agenda

-EXTERNAL-

Dear Planning Commissioner,

My name is Bernd Brydges and I'm an owner and resident at [REDACTED] Pine Ave, Long Beach.

The proposed project at 810 Pine Ave. is planned to be built adjacent to our building.

I'm planning to attend the upcoming planning committee meeting on March 5th.

Prior to the renovation of the Long beach Professional Building, the same developer made numerous promises to us neighbors regarding the impact – or lack thereof - on our daily lives by this new facility. All of these promises concerning impact from employee and visitor traffic, deliveries to the business and noise pollution emanating from the business were broken.

Ever since the Regency Palms Senior Living Center opened, our lives have not been the same. We are subject to constant and ongoing noise pollution by the existing business which continues to impact on our lives and health and diminishes our quality of life.

Now the same developer plans to build a facility twice the size of Pine Villa and again promises "to work with the Homeowner's Association and the condominium owners of 838 Pine Avenue, who own units on the first floor facing the site, to address privacy concerns with landscaping or other improvements". This is insufficient!

Not only residents on the first floor of 838 Pine will lose light, air and privacy! All floors on the south side of 838 Pine will be affected because the new building will be twice as high as our apartment building. The developer should be required to work with all residents of the units on the South side of 838 Pine!

In addition a large common room is planned on the northwest corner of the building with floor to ceiling windows towards 838 Pine which will deprive residents on the 2nd and 3rd floor of 838 Pine of any privacy!

I urge you, to make it a condition for project approval that these concerns are met and resolved before a building permit can be issued.

In addition we ask you to add the following conditions:

-All open air spaces facing any adjacent property will be strictly non-smoking. Right now employees of the Regency Palms are using areas right under our balconies as smoking areas.

-The developer will be required to post "no idling of engines" signs for the proposed loading zone on Pine Avenue and enforce this rule with their delivery drivers. This would help to reduce the impact from increased truck traffic to a facility twice the size of the existing business.

-The developer will be required to locate all exhaust vents and fans – especially those venting the parking garage – in a manner that does not cause additional air or noise pollution for any neighbor.

We, the neighbors, also have numerous concerns regarding the construction phase of the project.

1. What are the proposed rules regarding the blockage of Tribune Ct.?

Tribune ct. is our only way in and out of our parking garage. On top of this, our trash will not be picked up if the alley (Tribune Ct.) is blocked and extra cost is accrued if rescheduling is needed.

2. While the project contractor was working on Pine Villa renovations (same contractor), his subcontractors used to park along Tribune Ct. in the morning before work, blocking it and impeding our egress from the building. Please emphasize that this specific behavior is not accepted. Please expand on how to report and what is done to deter the workers from blocking the alley.

3. What are the proposed restrictions on noise and dust? I am working from home during the day and my home is facing the construction site.

4. The construction site is enclosed between 838 Pine, Pine Villa and Temple Lofts which will act as an echo chamber for the construction noise. Please require the project to use noise reducing equipment (such as enclosed generators, compressors, and all other heavy machinery) to mitigate and reduce construction noises.

5. The 810 Pine site is currently used as a parking lot for the Pine Villa visitors and staff. Please require Pine Villa staff and visitors to park away from Pine 800 block to contain the parking congestion in the neighborhood.

6. What is the reporting procedure for violations during construction?

7. Who is the contact in the city for follow up on such violations' reports?

8. What are the means (fines, work stops, etc.) the city will enforce to deter the contractor from violating the construction rules?

Thank you for your attention.

Bernd Brydges

Dionne Bearden

From: Robin Evans <[REDACTED]>
Sent: Monday, February 14, 2022 9:48 PM
To: Jims Palm Communities Work Cell; PlanningCommissioners
Subject: 810 Pine Proposed Construction Project

-EXTERNAL-

Dear Planning Commissioner,

My name is Robin Evans Heacock and I'm an owner and resident at [REDACTED] Pine Ave, Long Beach. The proposed project at 810 Pine Ave. is planned to be built adjacent to our building. I'm planning to attend the upcoming planning committee meeting.

I wanted to send you a few questions, which I hope the development services staff or the planning committee members can answer:

1. What are the proposed rules regarding the blockage of Tribune Ct.?

Tribune ct. is our only way in and out of our parking garage. On top of this, our trash will not be picked up if the alley (Tribune Ct.) is blocked and extra cost is accrued if rescheduling is needed.

2. While the project contractor was working on Pine Villa renovations (same contractor), his subcontractors used to park-along Tribune Ct. in the morning before work, blocking it and impeding our egress from the building. This happened almost daily during the prior construction which was a much smaller project than the current proposal. The subcontractors were woefully unconcerned about any inconvenience their trucks, noise or hours created during the previous project.

The developers would also not adhere to posted work hours. Complaints should not fall to the residents to enforce compliance. The City should be checking on weekend and after hours to make sure the work has commenced at the appropriate hour or substantial fines levied.

There is already a problem as Uber drivers are waiting for the residents to come out and expect you to wait for them in the alley.

Please emphasize that this specific behavior is not accepted. Please expand on how to report and what is done to deter the workers from blocking the alley.

3. What are the proposed restrictions on noise and dust? My husband and I (and other neighbors) works from home during the day and we are facing the construction site. Noise from construction

is a very real concern as I provide mental health therapy from my home office and need a peaceful environment to be effective and not lose revenue.

4. The construction site is enclosed between 838 Pine, Pine Villa and Temple Lofts which will act as an echo chamber for the construction noise. Please require the project to use noise reducing equipment (such as enclosed generators, compressors, and all other heavy machinery) to mitigate and reduce construction noises.

5. The 810 Pine site is currently used as a parking lot for the Pine Villa visitors and staff. Please require Pine Villa staff and visitors to park away from Pine 800 block to contain the parking congestion in the neighborhood. The contractor should provide offsite parking for residents, staff, and construction workers and a shuttle bus for them. 810 Pine should not be taking up all the limited street parking.

6. What is the reporting procedure for violations during construction?

7. Who is the contact in the city for follow up on such violations' reports?

8. What are the means (fines, work stops, etc.) the city will enforce to deter the contractor from violating the construction rules?

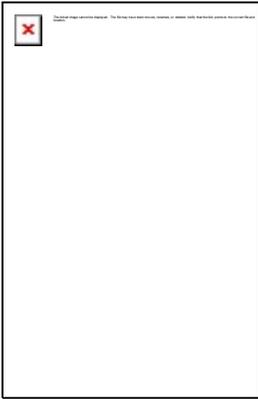
9. My unit is South facing. I am very concerned with the loss of natural sunlight to my unit. One of the primary reasons I purchased my Unit. A 10 story building seems excessive for the downtown Pine Avenue community. A mid-rise would be more size appropriate. How did the zoning process evolve as the units are only 300-600 square feet?

Looking forward to the meeting,

Robin Evans Heacock

Owner 

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Robin Evans, LCSW, MSW, PPSC
Psychotherapist
Licensed Clinical Social Worker
310-529-5524 Office/cell
www.RobinEvansTherapy.com
Long Beach/San Pedro



Psychology Today Ad

<http://therapists.psychologytoday.com/rms/137326>

"And still, after all this time, the Sun has never said to the Earth,
"You owe me." Look what happens with love like that. It lights up the sky."
— [Hafez](#)



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Dionne Bearden

From: Lauren Aguirre [REDACTED] >
Sent: Tuesday, February 15, 2022 7:25 AM
To: PlanningCommissioners
Subject: 810 Pine Ave.

-EXTERNAL-

Dear Planning Commissioner,

My name is Lauren Aguirre and I'm an owner and resident at [REDACTED] Pine Ave, Long Beach. The proposed project at 810 Pine Ave. is planned to be built adjacent to our building. I live on the south side of the building and our balcony is directly next to where 810 would be built.

I'm planning to attend the upcoming planning committee meeting on February 17th. I wanted to send you a few questions, which I hope the development services staff or the planning committee members can answer:

1. What are the proposed rules regarding the blockage of Tribune Ct.? Tribune ct. is our only way in and out of our parking garage. On top of this, our trash will not be picked up if the alley (Tribune Ct.) is blocked and extra cost is accrued if rescheduling is needed. As it is, we sometimes have issues getting through the alley and I do not want it to become a recurring issue.
2. While the project contractor was working on Pine Villa renovations (same contractor), his subcontractors used to park along Tribune Ct. in the morning before work, blocking it and impeding our egress from the building. Please emphasize that this specific behavior is not accepted. Please expand on how to report and what is done to deter the workers from blocking the alley.
3. What are the proposed restrictions on noise and dust? Our unit is facing the construction site and I imagine the construction will be very loud. My fiance and I are both first responders and sometimes work nights and have to sleep during the day. The constant construction and noise will make it extremely difficult for us to get the rest we need to do our jobs.
4. The construction site is enclosed between 838 Pine, Pine Villa and Temple Lofts which will act as an echo chamber for the construction noise. Please require the project to use noise reducing equipment (such as enclosed generators, compressors, and all other heavy machinery) to mitigate and reduce construction noises.
5. The 810 Pine site is currently used as a parking lot for the Pine Villa visitors and staff. Please require Pine Villa staff and visitors to park away from Pine 800 block to contain the parking congestion in the neighborhood.
6. What is the reporting procedure for violations during construction?
7. Who is the contact in the city for follow up on such violations' reports?
8. What are the means (fines, work stops, etc.) the city will enforce to deter the contractor from violating the construction rules?

We purchased our home a couple years ago and it has been our escape after long days at work. Our balcony has been a place we can go to get some fresh air and relax. I can't imagine sitting on our balcony only to be met with a building right in front of us. The proposed building is twice the size of ours and will block much of the

natural light we get. The building of this new structure just might be enough to force us to move to a new location. This project will bring noise, dust, and overall congestion to the neighborhood.

Looking forward to the meeting,

Lauren

Dear Planning Commissioner,

My name is Felipe Vela and I'm an owner and resident [REDACTED] Pine Ave, Long Beach. The proposed project at 810 Pine Ave. is planned to be built adjacent to our building.

I'm planning to attend the upcoming planning committee meeting on February 17, 2022. I wanted to send you a few questions, which I hope the development services staff or the planning committee members can answer:

1. What are the proposed rules regarding the blockage of Tribune Ct.?
 - a. Tribune ct. is our only way in and out of our parking garage. On top of this, our trash will not be picked up if the alley (Tribune Ct.) is blocked and extra cost is accrued if rescheduling is needed.
2. While the project contractor was working on Pine Villa renovations (same contractor), his subcontractors used to park along Tribune Ct. in the morning before work, blocking it and impeding our egress from the building. Please emphasize that this specific behavior is not accepted. Please expand on how to report and what is done to deter the workers from blocking the alley.
3. What are the proposed restrictions on noise and dust? My husband (and other neighbors) works from home during the day and we are facing the construction site.
4. The construction site is enclosed between 838 Pine, Pine Villa and Temple Lofts which will act as an echo chamber for the construction noise. Please require the project to use noise reducing equipment (such as enclosed generators, compressors, and all other heavy machinery) to mitigate and reduce construction noises.
5. The 810 Pine site is currently used as a parking lot for the Pine Villa visitors and staff. Please require Pine Villa staff and visitors to park away from Pine 800 block to contain the parking congestion in the neighborhood.
6. What is the reporting procedure for violations during construction?
7. Who is the contact in the city for follow up on such violations' reports?
8. What are the means (fines, work stops, etc.) the city will enforce to deter the contractor from violating the construction rules?

Looking forward to the meeting,
Felipe M. Vela

Dionne Bearden

From: Wa Ma Investment <contact@wamainvestment.com>
Sent: Thursday, February 17, 2022 1:08 PM
To: PlanningCommissioners
Subject: 810 Pine Ave. Project
Attachments: 838 Pine letter.docx

-EXTERNAL-

To the planning committee.

Please help us bring these issues that are addressed in the attached letter to the attention of the planning committee.

The planning building is too tall for the Pine and surrounding building. Also it completely gets light, air, view,... from our property.
not mentioning reduction of the value of the units facing south and now facing tall walls.

I appreciated your help and concern in this matter.

Thank you,

Respectfully,

Shahla Harounian
Operations | Wa Ma Investment
310-435-3959
contact@wamainvestment.com

Dear Planning Commissioner,

My name is _Shahla Harounian_ and I'm an owner and resident at [REDACTED] Pine Ave, Long Beach.

The proposed project at 810 Pine Ave. is planned to be built adjacent to our building.

I'm planning to attend the upcoming planning committee meeting on March 5th. I wanted to send you a few questions, which I hope the development services staff or the planning committee members can answer:

1. What are the proposed rules regarding the blockage of Tribune Ct.? Tribune ct. is our only way in and out of our parking garage. On top of this, our trash will not be picked up if the alley (Tribune Ct.) is blocked and extra cost is accrued if rescheduling is needed.
2. While the project contractor was working on Pine Villa renovations (same contractor), his subcontractors used to park along Tribune Ct. in the morning before work, blocking it and impeding our egress from the building. Please emphasize that this specific behavior is not accepted. Please expand on how to report and what is done to deter the workers from blocking the alley.
3. What are the proposed restrictions on noise and dust? My husband (and other neighbors) works from home during the day and we are facing the construction site.
4. The construction site is enclosed between 838 Pine, Pine Villa and Temple Lofts which will act as an echo chamber for the construction noise. Please require the project to use noise reducing equipment (such as enclosed generators, compressors, and all other heavy machinery) to mitigate and reduce construction noises.
5. The 810 Pine site is currently used as a parking lot for the Pine Villa visitors and staff. Please require Pine Villa staff and visitors to park away from Pine 800 block to contain the parking congestion in the neighborhood.
6. What is the reporting procedure for violations during construction?
7. Who is the contact in the city for follow up on such violations' reports?
8. What are the means (fines, work stops, etc.) the city will enforce to deter the contractor from violating the construction rules?

Looking forward to the meeting,

Dionne Bearden

From: Dawn Radue <dradue@gmail.com>
Sent: Thursday, February 17, 2022 8:09 AM
To: PlanningCommissioners
Subject: 810 Pine Project

-EXTERNAL-

Dear Planning Commissioner,

My name is Dawn Radue and I'm an owner and resident at 838 Pine Ave, Long Beach. The proposed project at 810 Pine Ave. is planned to be built next to our building.

I'm planning to attend the planning committee meeting tonight, but I wanted to send you a few questions, which I hope the development services staff or the planning committee members can answer:

1. My unit is on the first floor and has a large patio. My patio and view will now be a concrete wall. This will drastically reduce the sunlight I get in my unit. Please ensure that the building is set back from these first floor patios. Please require that the developer add planters and greenery at this lower level so I am not facing a concrete wall.
2. All residents, particularly the ones on the south side of our building will be hugely impacted by the construction. The noise and dust from construction will be horrible. Many residents (including me) work from home and will be trying to work while sitting in the middle of the construction zone. What is being done to address this? Will we be compensated for the massive disruption?
3. What are the proposed rules regarding the blockage of Tribune Court? Tribune Court is our only way in and out of our parking garage and our trash will not be picked up if there is any blockage or vehicle in the alley (Tribune Ct.). The trash truck needs to be able to drive completely through the alley.
4. While the project contractor was working on Pine Villa renovations (same contractor), his subcontractors used to park along Tribune Ct. in the morning before work, blocking it and impeding our egress from the building. Please emphasize that this specific behavior is not accepted. Please expand on how to report violations and what the results will be.
5. The construction site is enclosed between 838 Pine, Pine Villa and Temple Lofts which will act as an echo chamber for the construction noise. Please require the project to use noise reducing equipment (such as enclosed generators, compressors, and all other heavy machinery) to mitigate and reduce construction noises.
6. I am very concerned that the excavation and construction of 810 could potentially cause structural damage to 838 Pine. 838 Pine would like to hire an independent

engineering firm to evaluate our building, establishing a baseline prior to construction and a second evaluation after construction to determine if there was damage caused. Please require that the developer cover the cost for these evaluations.

7. What is the reporting procedure for violations during construction?

8. Who is the contact in the city for follow up on such violations' reports? What are the means (fines, work stops, etc.) the city will enforce to deter the contractor from violating the construction rules?

Thank you for your attention to these matters,
Dawn Radue