



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90801 • (562) 570-6194 • Fax (562) 570-6068

November 9, 2015

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to construct a new 1,272 square foot two-story residence with attached two-car garage, and a new detached two-car garage at 2455 East 4th Street. The property is a contributing structure within the Rose Park South Historic District. (District 2)

APPLICANT: Ron Akin, Jr.
c/o Craig Woolbert
5622 Littler Drive
Huntington Beach, CA 92649
(Application No. HP15-215)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow the construction of a two-story 1,272 square foot single-family residence with a two-car garage, and the addition of a detached two-car garage. The request also includes removal of a 324 square foot detached accessory structure at the rear property line.

BACKGROUND

This request was continued from the Cultural Heritage Commission meeting of July 13, 2015 (Exhibit A – Staff Report of July 13, 2015). The original proposal called for a 1,712 square-foot two-story residence over a 960 square-foot four-car garage. The Commission commented that the scale and mass of the proposed garage residence was too large and not proportionately subordinate to the existing one story Craftsman home. In addition, the Commission felt that a four-car garage was not consistent with the architectural style of the house. The adjacent property owners to the north and south spoke in opposition to the project due to size of the new structure, loss of privacy and light, and concerns regarding cross lot drainage.

The property owner has worked with staff to revise the project to address the Commission's concerns. The project revisions include reducing the size of the

CULTURAL HERITAGE COMMISSION

November 9, 2015

Page 2

residence by 440 square feet from 1,712 square feet to 1,272 square feet and separating the garages. The proposed plans provide an attached 365 square foot two-car garage for the new residence and a detached 367 square foot (19 feet 2 inches square) two-car garage for the existing residence at the northwest corner of the lot. The garage has a midpoint height of 10 feet 9 inches. The detached garage faces south towards 4th Street. The new residence has been reduced from three bedrooms with a retreat to two bedrooms without a retreat. The distance between the second story of the new unit and the existing one story home has increased from eight feet to 17 feet, providing greater separation between the two structures.

In addition, the second story dimensions have been reduced, and are now 19 feet 3 inches by 31 feet 6 inches for an area of 615 square feet. The original second floor plan was approximately 1,030 square feet (26 feet by 40 feet). The second story setback on the east elevation has been increased from seven to eleven feet thereby providing more space between the adjoining property for light and air. The second story setback between the existing unit and new unit has increased from eight feet to seventeen feet (Exhibit B - Revised plans October 1, 2015).

ANALYSIS

The revised plans address the concerns of the Commission and adjoining neighbors raised at the Cultural Heritage Commission hearing in July. The applicant has removed 440 square feet of area from the proposed residence significantly reducing its scale and mass. Removal of this 415 square feet of area from the second story greatly improves the south elevation of the new residence which is visible 4th Street.

The proposed new home will be wood sided with wood sash windows painted in an appropriate earth-tone paint palette. Many Craftsman style architectural details have been incorporated into the design including large overhanging eaves with exposed rafter tails, attic vents, and projecting beams. The redesigned plans include a low pitched side facing gable roof, smaller building footprint and new garage location at the end of the driveway that is now more consistent with the Rose Park South Historic district guidelines, surrounding properties, and the R-3-T development standards.

RECOMMENDATION

Staff has analyzed the revised project and has determined that it meets the requirements set forth in the Zoning Code, Section 2.63.070 (Cultural Heritage Commission) of the City of Long Beach Municipal Code, the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the Rose Park South Historic District (Ordinance No. C-7759). Staff supports approval of this Certificate of Appropriateness for a new 1,272 square foot residence with attached two-car garage, a new detached two-car garage for the existing residence and demolition of the existing accessory structure. All the findings can be made in the affirmative for the proposed improvements. Staff recommends approval of the Certificate of Appropriateness subject to the conditions of approval (Exhibit C – Findings and Conditions of Approval).

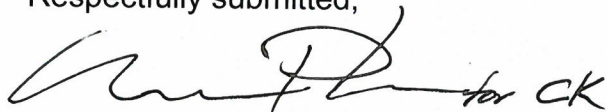
PUBLIC HEARING NOTICE

Public notices were distributed on June 24, 2015, and a notice was also mailed to the Rose Park Neighborhood Association. The City received three letters in opposition to the original plans. One letter was received in opposition to the revised plans (Exhibit D - Letters of Opposition).

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for new construction of small structures including single-family homes and second dwelling units.

Respectfully submitted,

Handwritten signature of Christopher Koontz in black ink, with the initials "for CK" written at the end.

CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER

Handwritten signature of Linda F. Tatum in blue ink.

LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

LFT:CK:lf

Attachments: Exhibit A – Staff Report of July 13, 2015
Exhibit B – Revised Plans October 1, 2015
Exhibit C – Findings & Conditions of Approval
Exhibit D - Letters of Opposition

**CERTIFICATE OF APPROPRIATENESS
HP15-215
FINDINGS AND ANALYSIS
2455 East 4th Street
Rose Park South Historic District**

ANALYSIS:

In compliance with Section 2.63.070 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards):

Staff has analyzed the proposed project for compliance with the provisions of Chapter 2.63.070 of the Municipal's Code (Cultural Heritage Commission Ordinance), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards), and the Rose Park South Historic District Ordinance (C-7759). Staff has analyzed the proposed project and determined that the project meets these requirements and those of the City's zoning code, Chapter 21. 31.

FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the landmark district in which it is located, is consistent with the spirit and intent of this chapter.**

The proposed project, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject landmark property. The work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The new structure will be setback 87 feet, a sufficient distance from the public right-of-way to allow the historic character and features of the contributing structure to remain prominent. The new structure will be located towards the rear of the lot with the detached two-car garage on the rear property line. The design and materials of the new residence are compatible with the existing Craftsman Bungalow residence. The R-3-T zoning allows a second dwelling unit and the project as proposed will bring the site into compliance with the current parking requirements of a two-car garage for each unit. Within the district second dwelling units existed at the time of significance. No changes are proposed to the front unit.

- 2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Department or the Development Services Department.**

There are no active code enforcement cases or dangerous conditions at this site thus, this finding is not applicable.

3. The proposed change is consistent with or compatible with the architectural period of the building.

This project is for the removal of a detached accessory structure at the rear of the lot, construction of a new two-story single-family residence with an attached two-car garage and construction of a new detached two-car garage for the existing residence. The design, style, materials, details and massing of the new structures are compatible with the architectural period of the existing 1920's residence. The proposed unit incorporates similar architectural details, features and proportions as the existing structure and is similar to other secondary units located in the rear portion of the lots within the neighborhood. The new structure however is differentiated from the existing so as not to create a false sense of history.

4. The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic landmark district.

The proposed project is located on a street with varying densities, building heights and architectural styles. The project is compatible with the California Bungalow architecture, which is the most common architecture style in this district. The period of significance for the Craftsman Bungalow is 1910 to 1922. This project, a new two-story residence designed in the bungalow style, is compatible in architectural style and design to the subject property and adjacent properties on all sides as well as the majority of homes in the district. The new structure is similar although not identical to the existing bungalow so a false sense of history is not created.

5. The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or are compatible with adjacent structures.

The adjacent structures are one and two-story bungalows. The scale, mass, materials, and details for the proposed unit are similar to and compatible with the adjacent structures. The proposed dwelling unit located near the rear of the lot and 87 feet from the front property line is consistent with the building currently on the site and surrounding structures. The building midpoint height of 20 feet and area of 1,272 square feet is compatible with the density and height of surrounding properties. Additionally, many of the sites within this district have two story structures in the rear portion of the lot.

6. The proposed change is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings by the U.S. Department of the Interior.

The proposed change for the addition of a two-story second dwelling unit over a two-car garage is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The use of the existing structure as a single-family home is not changing. A detached second residence will be added to the site.
- Character – The character of the existing structure is not changing.
- Changes to Historic Features – The historic features of the existing structure are not changing.
- Historic Significance – The addition of a detached appropriately second dwelling unit to the site will not change the historic significance of the property.
- Distinctive Features – The new detached residence will not change the distinctive features of the property.
- Deteriorated Historic Features - Deteriorated historic features will be repaired and preserved.
- Damage to Historic Materials - The new residence will not cause damage to the historic features on the existing structure.
- Archeological Resources – Any archeological resources found will be protected and preserved.
- Historic Material that Characterize the Property – The new residence will not destroy historic materials that characterize the property.
- Form and Integrity – The new detached residence will not cause damage to the essential form and integrity of the structure.

The new dwelling unit is consistent with the architectural style of the existing structure and surrounding neighborhood. The new residence is detached from the existing structure and will replace the two-car detached garage that was converted to an accessory structure in the 1950s. The original garage that was built behind the house and not visible from the street and converted to an accessory structure in the 1950s is not significant to the contributing historic fabric. Located at the rear of a property without alley access it is not uncommon to have a two-story residence located above garage parking. The garage doors will be screened from public view by the existing residence.

CONDITIONS OF APPROVAL

Address: 2455 East 4th Street

Application No.: HP15-215

Hearing Date: July 13, 2015

1. This approval is for a 1,272 square-foot two-story residence with an attached two-car garage and detached two-car garage. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on October 1, 2015, as amended. These plans are on file in this office, except as amended herein.
2. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or by Planning Bureau staff before implementation. Upon completion of the project, a staff inspection must be requested by the Applicant to ensure that the approved plans have been executed according to approved plans and that all conditions have been implemented before occupancy hold can be released.
3. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., ten calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action taken by the Cultural Heritage Commission.
4. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.070(I), this approval shall expire within one year if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.070(I) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
5. All required building permits shall be obtained by the applicant, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
6. Any building materials, vents, architectural details, window and door trim used in the repainting project, shall be constructed or restored with the same or similar material as those existing features, finished to match.
7. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.

CULTURAL HERITAGE COMMISSION

November 9, 2015

Page 8

8. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff will need to be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
9. The garage door shall be constructed of wood or a wood composite material to the satisfaction of the Director of Development Services. The detached garage shall have an eave of no more than 18 inches and no cross drainage onto the adjacent property.
10. The applicant shall show all utilities on the site plan and provide a doghouse enclosure for any exterior utilities to the satisfaction of the Director of Development Services.
11. Any exterior light fixtures shall be period appropriate.
12. The front door of the rear unit shall be wood or a wood composite material.
13. The applicant shall obtain a permit to legalize the six-foot by three-foot utility room added to the rear of the front unit to the satisfaction of the Director of Development Services.
14. The new ribbon driveway shall be limited to a maximum width of ten feet with the design subject to approval by the Director of Development Services.
15. A 50 foot long wood fence six feet high shall be provide along the west property line measured from the rear property line and the fence along the rear property line replaced with a new six foot high wood fence to the satisfaction of the Director of Development Services.
16. A wood sash window shall be added to the east elevation of the second floor. This window size and design shall match the proposed window on the east elevation.
17. If feasible, the applicant shall use permeable paving material for the rear 50 feet of the driveway.



October 18, 2015

RE: Re-submission ...COA for 2455 E. 4th St - Demo of existing back structure to build a 2-story with garage

After review of the revised elevation, we request that the proposed alteration at 2455 E. 4th St be denied.

Summary of initial response: The proposed dwelling dwarfs the primary residence on the property. This proposed property would significantly alter the existing streetscape on E. 4th. There is no historical precedence for two large residential buildings on a single parcel in Rose Park South. The street side view is not in keeping with the historic facades seen from the street in Rose Park South. And, regarding the west elevation, the proposed structure includes two double wide garage doors. These type and size of doors are not in keeping with the 1920 era bungalow.

Given that the owner/architect has not addresses the primary concerns in our initial response it is important to re-state our perspective and its bases.

The City's Historic Preservation Element states "*restoring neighborhoods as the center of community life is the most important step that Long Beach can take to build a positive future.*" And that policy the City will follow design guidelines for historic districts based on the Secretary of the Interior's Standards for Rehabilitation Policy.

Here is a sample reasoning process from our City's Department of Planning regarding preservation in historic districts.

From City Planning Department's own reasoning process:

City Point of View	RPNA response
The use of a property shall be compatible with important architectural features of the building and its site and environment.	Shifting from a single family use to a multi-unit use.
Repair is preferable to replacement for deteriorated original materials and features. If replacement is necessary, the replacement shall replicate the original visual design and appearance.	As per Sec'y of the Interior this is not a property in need of rehabilitation nor re-construction

Alterations shall avoid the removal of features and spaces that characterize the property.	This COA is for a new building on a single family resident property in an historic district
New additions or related new construction shall be compatible with the massing, size, scale and architectural features of the original, but shall be visible differentiated from the old. Exact imitation of the original is not required.	The proposed build is out of scale and size for the property, the row of homes it sits in and is not found otherwise in Rose Park South Historic District.
Demolition of historic buildings is discouraged by delay in issuance of permits of six months to one year and by environmental review. Demolition permits can be obtained after completing City review requirements.	The property has an existing garage - it is unclear why this would be taken down.

To summarize our response to the revised COA application: This applicant has described plans in detail that would supersize the structure on the property and densify the number of residents and by doing so permanently alters the perceived use of this property which was to encourage home ownership to rental property.

These considerations have been reviewed by the Rose Park Neighborhood Executive Committee.

Respectfully submitted,

Gretchen Swanson
Rose Park South Liaison
President, Rose Park Neighborhood Board

Tiffany H. Smith
Erick L. Smith
2504 E. 5th Street
Long Beach CA 90814

To: Long Beach Cultural Heritage Commission

Re: Proposed Construction Project
2455 E. 4th St. Long Beach, CA 90814
Application No. HP15-215

I am writing to express opposition to the proposed construction project on 2455 E. 4th St. in Long Beach CA. There are many concerns that come to mind in viewing the plans that have been submitted for HP15-215. Outside of the obvious, maintaining historic guidelines to preserve the beauty of the Rose Park South neighborhood, the encroachment of privacy and property to the immediate home owners, adding congestion to an already compromised, overly dense area, and the possible and most probable consequential loss in property values to the surrounding homes, there is one concern that affects my wife and I, along with our neighbors to our west the most. This concern would be the fact that there is absolutely no "set-back" or space at the rear of the property for the proposed plan. At first glance of the TOPOGRAPHIC MAP, the adjacent properties to both sides of the existing property are clearly exhibited with no evidence of any structures to the rear. It is of my opinion that this was done purposely so that when the actual plans are viewed, there would be no immediate concern to the fact that a two-car garage would be built right up to the property line at the rear. This could not be any further from the truth. In fact, there are two carriage house garages that are three feet away from the fence / property line, our neighbors' and ours. Ours was built in 1907 and our neighbors' was built in 1920, both of which are already in constant jeopardy of flooding due to an existing elevation difference from the property in question. Although the proposed two car garage would have a roof apex that would seemingly draw water or rainfall away from our garages, having the proposed garage right up to the fence / property line, the existing elevation difference, and the estimated 3 % downgrade from the driveway would actually create a vacuum of sorts to isolate more water flow into the area of concern.

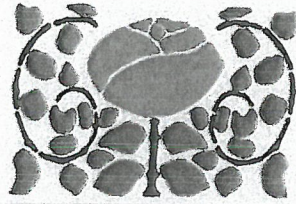
Once again, there are other obvious areas of concern that matter greatly. Of those, perhaps privacy, property values, and overcrowding would be the most troubling.

However, should the plans go forward past this meeting, we will continue to appeal to make sure that at the very least, our main area of concern is addressed and fixed to a fair result for all affected parties.

Thank you.

From proud and concerned members of Rose Park South Historic District.

Erick and Tiffany Smith
480-259-8188
602-757-0096



ROSE PARK
NEIGHBORHOOD ASSOCIATION
4TH-10TH-CHERRY-REDONDO
LONG BEACH | RPNA.ORG

July 8, 2015

RE: COA for 2455 E. 4th St - Demo of existing back structure to build a 2-story with garage

After review of the elevation, the description of the proposed changes and visiting the site by the Rose Park Historic District Liaison, Gretchen Swanson we request that the proposed alteration at 2455 E. 4th St be denied.

1. Size of proposed structure: This property sits within a row of 5 - single story - single family - California bungalows and immediately adjacent to a lovely restored two-story craftsman. None of these historically appropriate structures has two large residential structures on their property. The proposed dwelling dwarfs the primary residence on the property.
2. Proposed alteration of streetscape: This proposed property would significantly alter the existing streetscape on E. 4th. There is no historical precedence for two large residential buildings on a single parcel in Rose Park South.
3. The facade along the south elevation: The overall illustration in Exhibit B with fencing and tree obscures the impact of the proposed wide swath of wood siding broken only with 4 upper story windows; this street side view is not in keeping with the historic facades seen from the street in Rose Park South.
4. The west elevation: this side of the proposed structure includes two double wide garage doors. These type and size of doors are not in keeping with the 1920 era bungalow. And no contributing property has 4 garages attached to a single family residence.

This property is in the Rose Park Historic District, justification for alterations or deviations from the existing land use cannot be made because it is in a mixed use corridor. Historically E. 4th St between Redondo and Cherry has had mixed use areas and the proposed property along with its neighbors were considered contributing because of their existing land use. It is critical not to use current land use and land value desires to undercut the tenets of historic district designation.

These considerations have been reviewed by the Rose Park Neighborhood Executive Committee .

Respectfully submitted,

Gretchen Swanson
Rose Park South Liaison
President, Rose Park Neighborhood Board

Lynette Ferenczy

From: Theo Smith
Sent: Sunday, July 12, 2015 12:32 PM
To: Lynette Ferenczy
Subject: 2455 E 4th Street

Dear Lynette,

I am writing to you to voice my concern and opposition to the proposed project and zoning variance for the property located at 2455 E 4th street.

The city has posted a notice for a zoning variance for a 4 car garage and 1700 sq. ft. apartment unit to be built at 2455 E 4th Street. The meeting is planned for the afternoon of July 13th at the city offices.

When I bought my home next to this property and it is confirmed on my loan documents my house was in zoned R-1. Single family residence. I checked with the city at that time and was told when I checked that I was in a Historic District and the goal was to maintain the historic nature of the neighborhood. This is why I felt comfortable investing the large amount of funds I have to purchase, restore, and maintain my 100 year old historic home.

The city does change zoning from time to time, but for the most part, the push has been to down-zone rather than increase the zoning. And in a historic district, it's usually not really easy to add units, particularly when you're in the city's parking impact area, as is much of Long Beach.

I received a copy of the proposed project at 2455 E 4th and in fact the zoning now, as the document mentions, is R-3T, meaning the zoning has changed and that technically one could have up to three units... However, as the document references, there are limits to the number of units based on square footage and lot size. It says one unit per 3,000 sq. ft. of lot... but then there are also parking requirements based on the number of bedrooms -- which is why they need to add two garages. What's permitted is also dictated in part by the historic district - whether the property is a "contributing" structure, as this one is, and whether the city will issue a "certificate of appropriateness."

Our issues with this project is that it will impact my home by adding additional people, noise and parking issues. The privacy we all enjoy and why we invested in our adjacent homes will be gone or impacted by a large structure looming over the adjacent properties.

The proposed garage/apartment structure looks like a barn with the paint to match the existing historical house. It is not an appropriate structure for an historical district.

I would like to also point out the fact that while the growth of popularity of businesses along 4th Street has been great to see, it's created noise, traffic, and parking issues for residents and as such, increasing density seems inappropriate without further study of whether the R-3 zoning is what is currently best in that location.

Although the two garages to be built in theory would provide two vehicle parking for both units, the driveway is a single-wide driveway and as such, it's likely that multiple residents would likely seek parking on an already parking-impacted 4th Street. The current tenants of the house in front of the proposed unit have 4 adults each with their own vehicle so currently four vehicles. Adding a three bedroom apartment to the rear will add at minimum two additional vehicles but likely more in a three bedroom scenario. So minimum six vehicles with parking for four.

Shortly after the historic district's implementation in the late 90s and for some years after that, the city historic preservation officer was very resistant to projects like these and they never seemed to get very far. She was replaced, however, and then ultimately the position was eliminated. The city staff members who've reviewed this project are the

planning bureau manager and advance planning officer. It doesn't look they are specifically charged with protecting the integrity of the historic district.

We, the adjoining neighbors, have worked hard and invested a lot of money to restore and upgrade our homes and property. There is a great "PRIDE" in our neighborhood and we would like to maintain the integrity of the historic neighborhood in which we live.

The 2455 E 4th street property is not owner occupied. This is a money making investment without regard to the neighbors or neighborhood. The property was for years rented to a multi-generational family of 18. When Mr. Akins the owner evicted the prior tenants and upgraded the residence we were happy because of the reduction in noise and vehicles. We would like to maintain that quality of life. This project does not improve the neighborhood it only adds to the many challenges we face.

Ultimately, the commission will hear from anyone present and make the decision. Whatever's decided could be appealed to the planning commission, I believe. I plan on appealing if this project is passed.

The tearing down of historic structures and adding multiple units eroded the desirability and livability of Rose Park for decades and it would be sad to see the cultural heritage commission allow that to continue.

Let's not add more density, traffic, noise and parking to an area already struggling with its current situation.

Let's keep Rose Park livable.

Thanks for your consideration and I am available if you have any questions you would like to ask regarding this issue

Craig Theo Smith

RESIDENT

2465 E 4th Street

Long Beach, CA 900814

Lynette Ferenczy

From: Jason Birkeland
Sent: Sunday, July 12, 2015 2:49 PM
To: Lynette Ferenczy
Subject: Proposed construction project at 2455 e. 4th street.

Dear Lynette,

I am writing to you to voice my opposition to the proposed project and zoning variance for the property located at 2455 E 4th street.

My issues with this project is that it will impact my home by adding additional people, noise and parking issues. The privacy we enjoy and why we invested in our adjacent homes will be gone or impacted by a large structure looming over the adjacent properties and blocking out our sun light.

The proposed garage/apartment structure does not match the existing historical house. It is not an appropriate structure for a historical district.

We don't need to add more density, traffic, noise and parking to an area already over populated!

Thanks you and I am available if you have any questions regarding this issue

Jason Birkeland
RESIDENT
2465 E 4th Street
Long Beach, CA 900814

Sent from my iPhone