

From: [REDACTED]
Sent: Wednesday, December 5, 2018 11:13 PM
To: Jonathan Iniesta <Jonathan.Iniesta@longbeach.gov>
Cc: president@bluffpark.org; preservation@bluffpark.org
Subject: Subdivision 29 Kennebec Ave. Long Beach CA

Chair and Planning Commissioners
City of Long Beach, California

Dear Chair and Planning Commission Members,

This letter is sent in reference to the request for a subdivision of the lot located in the Bluff Park Historic District at 29 Kennebec Ave.

After having read the related documentation, I am concerned about the "discussion" portion of the Staff Report dated December 6, 2018, in particular, exhibit B, the Tentative Parcel Map. In the drawing submitted by the applicant shows two townhouses where in actuality it is an empty portion of a large lot where a single family home once stood. As per the statement in Standard of Review, "The matter before the Planning Commission is exclusively the subdivision of a single lot into two lots. Any future development of the new lot will fall below the Planning Commission threshold for review...", I find exhibit "B" to be inappropriate.

Mr. Favakehi, the applicant, has been gracious with his time in listening to the concerns of the Bluff Park Community in regards to the development of this property. The inclusion of the town houses in Exhibit B must have been an oversight by his staff and City Planning. That portion of the lot is currently empty and has been since the early 1960's.

In addition, page 3., paragraph 2. of the Discussion portion of the Standard of Review, there is reference to the LCP. It only referenced "any impacts on existing low-income housing and any impacts to public access to the coast." I wish to point out that when the LCP was written and passed, that on page III, B-7 of the LCP's Policy Plan Summary, Area B, now known as the Bluff Park Historic District, is considered a "visual resource"... "Street widths, landscape treatment and building condition all contribute to the visual resources of these special communities." The large lots are also part of this ambiance, which 29 Kennebec Ave. is an example of.

I respectfully request that if the Commission approves the lot subdivision, that they add to the "Conditions of Approval" the requirement that a new drawing be submitted by the applicant, reflecting the empty portion of the lot, as it currently exists, prior to the processing of the Final Map.

Most sincerely yours,

Helena Segelhorst



Bluff Park Neighborhood Association

December 5, 2018

Chairperson Richard Lewis
Planning Commission, City of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802

RE: Item # 18-086PL on the Planning Commission Meeting Agenda of Thursday, December 6, 2018

Dear Chairperson Lewis and Other Planning Commission Members:

The Bluff Park Neighborhood Association (BPNA) would like it to be known that the question and discussion of Planning Commission at its meeting on Thursday, December 6, 2018, be focused solely on whether to subdivide the lot at 29 Kennebec and exclude consideration of design or development.

The development information and drawings provided to the Commission in Exhibit B, named Tentative Parcel Map, are irrelevant to the question currently in front of the Planning Commission. Contrary to what is shown, there is now an empty grassy berm on the northern portion. Future development as depicted in Exhibit B is outdated and not supported by the BPNA which represents the residents in the Bluff Park Historic District.

The BPNA's mission is to protect and promote the historic integrity of the Bluff Park Historic District. Over its 46-year history, the association has worked diligently to maintain the historic character of the neighborhood and its dwellings, many of which represent significant architectural styles built between 1903 and 1949. The District was designated with historic landmark status 36 years ago and is nearly entirely residential in its composition with over 2,000 people who own, rent and live in a small nine-block area. Even with some interspersed non-historical structures, the characteristic historic visual qualities, charm, ambiance and streetside features enhance the District's cohesion and value. Paramount to this are the *Bluff Park Historic District Ordinance* and *Bluff Park Historic District Design Guidelines*, which are documents specifically created to ensure our neighborhood's preservation.

Since being thoughtfully informed about the sale and possible development of 29 Kennebec by Third District Councilwoman Suzie Price at the end of May 2018, the BPNA, including its board members and residents, have been engaged with the owner-developer Ramin Favakehi and his team, including at two in-person meetings.

These exchanges with Mr. Favakehi have thus far been cordial, informative, collaborative, and helpful, we believe, for all stakeholders, focusing on the future development and design of the empty northern portion of the lot. We are most appreciative of and look forward to continuing to partner with Mr. Favakehi as he proceeds and considers development and construction that meets the neighborhood's needs, desires and requirements.

Again, we kindly ask that the Planning Commission exclude all considerations about and references to any possible future development and design specifics since they are not germane to the question of the lot subdivision.

Thank you for the attention to this letter and for the work you do in bettering our city and its important assets.

Sincerely,

Jeffrey Mallin, MD, President