

## Shirley Perkins

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**From:** Gina Casillas  
**Sent:** Tuesday, September 27, 2022 8:12 AM  
**To:** Shirley Perkins  
**Cc:** Heather Flores; Alejandro Plascencia  
**Subject:** FW: BPNA Letter for Cultural Heritage Commission Hearing on 2725 E. Ocean Blvd: Agenda Item 22-039CH - September 27, 2022  
**Attachments:** Letter. BPNA. CHC. 2725 E. Ocean Blvd. 2022\_0926.pdf

Hello Shirley

I received this letter as public comment for Item 2 for tonight. Please forward to the Commissioners and upload to the website.

**Gina Casillas**  
*Planner*

**Long Beach Development Services | Planning Bureau**  
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Gina.Casillas@longbeach.gov | [www.longbeach.gov](http://www.longbeach.gov)



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**From:** BPNA President <president@bluffpark.org>  
**Sent:** Monday, September 26, 2022 11:18 PM  
**To:** Christopher Koontz <Christopher.Koontz@longbeach.gov>; Alison Spindler-Ruiz <Alison.Spindler-Ruiz@longbeach.gov>; Alejandro Plascencia <Alejandro.Plascencia@longbeach.gov>; Gina Casillas <Gina.Casillas@longbeach.gov>  
**Cc:** DV - Cultural Heritage <cultural.heritage@longbeach.gov>; Cindy Allen <cindy@cindyallen.com>; Council District 2 <District2@longbeach.gov>; Michael - SBI <michael@sunbeambuilders.com>  
**Subject:** BPNA Letter for Cultural Heritage Commission Hearing on 2725 E. Ocean Blvd: Agenda Item 22-039CH - September 27, 2022

**-EXTERNAL-**

Dear Christopher, Alison, Alejandro, and Gina -

Might you please pass along the attached and [linked letter](#) to Ms. Kathleen Irvine, Chair of the **Cultural Heritage Commission** (CHC), as well as to the other honorable Commissioners, in advance of this week's CHC Meeting?

This letter represents the **Bluff Park Neighborhood Association's** response to a request for a Certificate of Appropriateness for a development at 2725 E. Ocean Boulevard in the Bluff Park Historic District, corresponding to Agenda Item 22-039CH.

On behalf of the BPNA Board of Directors, I thank you and all the stakeholders in consideration of our letter and for the countless hours of effort given to this project.

Sincerely,  
-jeff

**Jeffrey Mallin**

President

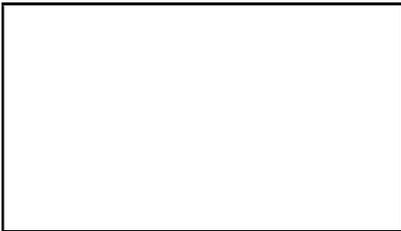
*(pronouns: he/him/his)*

**Bluff Park Neighborhood Association**

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# Bluff Park Neighborhood Association

September 26, 2022

Kathleen Irvine, Chair  
Cultural Heritage Commission  
City of Long Beach  
411 W. Ocean Boulevard  
Long Beach, California 90802

**RE: Agenda Item 22-039CH Regarding 2725 E. Ocean Boulevard in the Bluff Park Historic District: Request for a Certificate of Appropriateness to Construct a New Detached 2-Story Dwelling and a 4-Car Garage**

Dear Commission Chair Irvine, Vice Chair McGuan, and Commissioners Grisafe, Hinds, Hunter, and Ramos:

Coming before you at tomorrow's meeting of the City of Long Beach Cultural Heritage Commission (CHC) is a proposal located at 2725 E. Ocean Boulevard in the Bluff Park Historic District in the 2<sup>nd</sup> Council District. The property features a 1938 Spanish Colonial Revival style single-family home, a Contributor to the Historic District.

The **Bluff Park Neighborhood Association** (BPNA) appreciates having had informative discussions with City Planner Gina Casillas and having had the opportunity over the last 6 months to review and ask questions about the design plans, as kindly shared with us by Sunbeam Builders Project Coordinator Michael Tallin. We note that some but not all of our questions have been incorporated, and some of the answers we were given make comparisons to the adjacent property's detached structure, which was constructed years ago prior to the implementation and enforcement of the current guardrail practices and preservation standards for our neighborhood. Thus, we respectfully submit to you this letter.

For 50 years, the BPNA has had as its mission to protect the integrity of (what has been for the last 40 years designated as) the Bluff Park Historic District. In doing so the BPNA values and places great emphasis on 3 guiding documents, namely, the *Bluff Park Historic District Ordinance* adopted by the Long Beach City Council in 1982, the *Bluff Park Historic Design Guidelines* adopted by the City Council in 2018, and the *United States Department of Interior Secretary of the Interior's Standards for the Treatment of Historic Properties* published in 2017.

While we recognize zoning and legal requirements and the personal nature of stylistic features, our review and comments are focused on the design elements as related to meeting the BPNA's mission in its wholistic, long-term approach to maintain the integrity of the Bluff Park Historic District in consideration of the *Ordinance*, the *Design Guidelines*, and the *Standards*, and to serve as benefit for all the city's Historic Districts and the value they bring.

The BPNA Board of Directors is generally supportive of the current iteration of the plans as before you now. However, the board has been asking for greater **compatibility** of the new construction to the contributing home, for example, by the splitting up the casement windows with the provision of lites or double hung.

The Board also has expressed concern over the **size and scale** of the new construction. Because it is considerably larger than and essentially just as tall as the historic property, it seems to compete with and detract from the existing contributing home, from which it will be seen in a small but significant way from the street and public view.

**Bluff Park Neighborhood Association**

Cultural Heritage Commission

September 26, 2022

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The existing contributing historic property is noted to be 3,396 square feet, takes up 45 feet of lot width, and stands 23 feet tall, according to what Mr. Tallin wrote in his communications to us.

The proposed new construction, which includes the garage, is 4,115 square feet, takes up 51 feet of lot width, and stands 22 feet, 11.375 inches tall, according to the submitted drawings and plans.

Compared to the historic building, the new construction will be **121% as large, 113% as wide, and 99.77% as tall.**

The BPNA Board is concerned that the current plans, while meeting zoning requirements, fall short in meeting the spirit and the intent of the *Design Guidelines* and the *US Secretary of Interior's Standards*, and, if approved, allow for the slippery slope of **mansionization** of detached, secondary dwelling units which minimize the **significance** of historic properties in our Historic District and others across the city.

The *Design Guidelines* on page 33 say, "Accessory buildings should not be taller than the existing roofline, envelope, or be larger than the existing building." The *US Secretary of Interior's Standards* on page 162 advise, "Ensuring that new construction is secondary to the historic building and does not detract from its significance." And on the "Not Recommended" side of the table on the same page is advisement to avoid "Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building."

We would kindly appreciate the CHC and City Planners, with their wisdom and expertise, to advise on possible ways to **reduce the scale and size and bring greater compatibility** to the property's contributing historic home.

The BPNA Board of Directors represents the collective voice of those who live, own, and rent in the Bluff Park Historic District, which is generally bounded by E. Ocean Boulevard to E. Broadway and by Junipero Avenue to Loma Avenue. The BPNA is an all-volunteer 501(c)(3) nonprofit entity with a mission of historic preservation and cohesion. The association serves to foster a sense of unity, collaboration, community service and goodwill for all of the city; to protect, preserve, safeguard and beautify the Bluff Park Historic District; and to support its neighborhood residents and their environment.

The BPNA Board appreciates the various stakeholders and decision-makers in their desire to better protect their properties and our community, to value historic and residential neighborhoods, and to build strong and respectful collaborations and relationships.

Sincerely,



**Jeffrey Mallin**

BPNA President

cc via email: Christopher Koontz, Acting Director, City of Long Beach Development Services  
Alison Spindler-Ruiz, Acting Manager, City of Long Beach Development Services Planning Bureau  
Gina Casillas, Planner, City of Long Beach Development Services Planning Bureau  
Alejandro Plascencia, Historic Preservation Planner, City of Long Beach Development Services Planning Bureau  
Cindy Allen, Councilwoman, City of Long Beach 2<sup>nd</sup> District  
Michael Tallin, Project Coordinator, Sunbeam Builders, Inc.