

Dionne Bearden

From: Gina Casillas
Sent: Tuesday, March 16, 2021 8:20 AM
To: Dionne Bearden
Cc: Patricia Diefenderfer; Alejandro Plascencia
Subject: FW: 365 Coronado Avenue

Dionne

I received this public comment in support of project located on 365 Coronado Ave. Please forward this to the Commissions.

Gina Casillas
Planner

Long Beach Development Services | Planning Bureau
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 To help balance the City's budget during this economic downturn, some services are closed on alternating Fridays for staff furloughs (unpaid time off). These furloughs affect many operations in all City Departments and help prevent significant service reductions to the community. To see a schedule of impacted service days, visit [www.longbeach.gov/furlough](http://www.longbeach.gov/furlough). We appreciate your patience and understanding.  
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From: michaeljrichardson <[REDACTED]>
Sent: Tuesday, March 16, 2021 8:12 AM
To: Gina Casillas <Gina.Casillas@longbeach.gov>
Subject: 365 Coronado Avenue

-EXTERNAL-

Hello Ms. Casillas, L.B.D.B.S. Planner:

I support Application Number COAC2012-04. I reconstructed my home at [REDACTED] around 1981 and built [REDACTED] around 1990. I know nothing of the 365 Coronado project nor the owner. The reasons I support it are based on the original Bluff Park establishing Ordinance, negotiated and voted on by the residents which limits the historic interest to the front elevation and 12 feet of side elevation toward the back. Luann Lehrer was the Historic Preservation Officer at the time of establishing Bluff Park Overlay. The ordinance makes some sense as the concept was to maintain the street view while allowing for improvement. These bungalows, and old homes in this zone, are terribly energy inefficient, noisy, contain lead, and occasionally asbestos siding. The wiring, plumbing, heat, windows, and insulation are totally outdated by modern standards. In order to afford a substantial update to these properties private money interest needs to flourish, which cannot happen if owners cannot make significant improvements for personal satisfaction, comfort

within their home, room for large families, and rental additions or an ADU allowed by law. A nice paint job looks very attractive, but the CO2 and NO2 emitted from these homes is extremely high by modern standards.

I have the opinion that one can modernize these buildings by encouraging just this type of improvement. In my neighborhood are many houses that owners cannot afford to improve. The historic designation was supposed to improve the neighborhood. I haven't seen much at all over the last 30 years other than paint. There are some nice paint jobs (which can now cost \$15,000 up.) My hope for the area is that these types of projects are undertaken much more often. You will hear a lot of nimbyism which freezes out not just the economic interest of an owner, but also the wage potential to the men and women (like the ones living on the river!) who could be improving the properties.

If you have an interest in [REDACTED], a contributing home, I'd point out this: Only the siding and windows are original. The foundation, roof rafters, heat, air, wiring, plumbing, exposed aggregate stucco, river rock porch, enclosed front porch and the entire interior are circa 1980 to 2000. The house was so noisy inside from 3rd St traffic, fire trucks, and ambulances, I had to put up laminated glass storm windows (which also help reduce the breeze passing through the old casement windows during Winter) before historic designation. Serious improvements require serious financial commitment. The puny historic tax credit just won't get it. We're talking \$200,000 and up. The CO2 problem just won't be fixed on a regional basis (L.A. has a lot of old dwellings) with a beautiful paint job, nice as that is. And if there is a carbon tax coming, those old floor furnaces need to be replaced with heat pumps and solar.

Bluff Heights needs imagination, reversion to the original ordinance, so owners can fix these places.

In support,

Michael J. Richardson, Owner/designer/builder/carpenter/heat and air conditioner/ plumber/roofer/painter of [REDACTED]
[REDACTED], a 40 year long effort of evenings, weekends, and vacation time