

Catherine Tolentino

[REDACTED]
Long Beach, CA 90810

January 22, 2024

To All Persons of Interest:

I am Catherine Tolentino, and my mother and I run Gemmae Bake Shop. Last year, we celebrated 30 years in West Long Beach. I'm excited to say that we are ready to take the next step in growing our family business. There is no other place we would rather take that step than in our hometown of Long Beach.

I envision Firehouse 9 becoming our flagship store. We love its location, and its size would help us increase overall production, improve efficiency in our West Long Beach store, and allow us to reach a new audience in our city and beyond.

We value the preservation and importance of Long Beach's rich history, but our priority with this building is to make sure it is functional and safe for our staff to work in and for our community to gather in.

According to the Environmental Impact Report prepared by the Planning Bureau, "in order to adaptively reuse the building, remediation work is required that includes mold abatement, lead removal, and removal of suspect ACMs (Asbestos-Containing Materials)." It goes on to say those remediations would "likely remove many, if not all, of the character-defining features on the building."

It has always been our goal to achieve a balance between historical preservation and creating a functional space. Our concern is that with those issues still present in Firehouse 9, we would not be able to address the necessary remediations due to the limitations set by the historical designation.

A solution that was brought up in the previous hearing was to take photos of the historic items, and then relocate them to a designated location. This would be a win-win scenario in our view as it would preserve any elements the council deems historic, but also would allow us to perform the remediations, and update the space to abide by Building and Safety, ADA compliance, and the Health Departments' standards.

We appreciate your time and consideration in determining the next step for Gemmae Bake Shop.

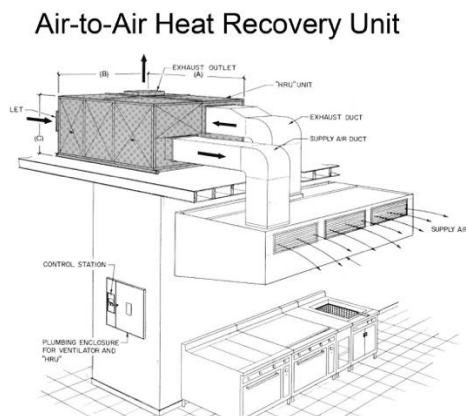
Respectfully,

Catherine Tolentino
Co-owner & General Manager,
Gemmae Bakeshop

Attached for your reference are more detailed information of our concerns, proposed plans (subject to change), and excerpts from the Environmental Impact Report.

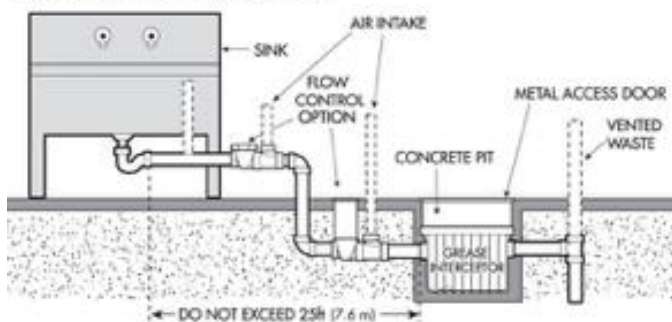
Concerns if building is marked as historic:

- Inability to properly remediate any mold, asbestos, lead, and any other toxic matter that may still be present in the building.
- Inability to update the building for use as a commercial kitchen. We are required to install ventilation and exhaust systems, and a fire suppression system. The ducting/exhaust tubes will likely run along and possibly through the walls and ceilings of the building.



- Limitations in the type and size of bakery and restaurant equipment. We may need to expand some of the rooms in order to accommodate large-scale commercial bakery equipment.
- Unable to install new pipes and waterproof backsplashes for required hand washing stations and 3 compartment sink.
- Unable to install proper flooring and wall material. Kitchen flooring and walls should be constructed with durable, easy-to-clean materials that are non-porous to help maintain a hygienic work environment.
- Inability to install grease interceptor - helps capture the fats, oil, and grease flowing down kitchen drains and prevents them from flowing to the sewer. Installation of the interceptor requires below ground installation and new pipes. Example of grease interceptor is pictured below:

Typical in Floor Installation



Comment O1.5

The commenter also states there is also concern that any modern renovation that would bring the Fire Station up today's standards would, in effect, destroy the character-defining features that make this structure an eligible landmark and asks if there been any studies or plans that propose renovation of the current Fire Station No. 9 for continued Fire and Safety purposes, if yes receive a copy.

Response O1.5

The commenter is referred to Response O1.2 above, which provides the City's current circumstance and its' inability to continue to maintain a structurally impaired and deteriorated Fire Station No. 9. Currently, the City is leasing another space for the temporary Fire Station No. 9 at the Boeing property (2019 East Wardlow Road) while attempting to secure a permanent new location within the service area. However, the City's lease agreement is short-term in nature and there is no guarantee that an alternative location to build a new station will be available to the City. Additionally, with the on-going impacts of COVID-19 affecting City financing and operations, it is imperative that the current Fire Station No. 9 site be prepared for reoccupation in the event that Fire Station No. 9 must vacate its temporary location before a suitable replacement is ready. There are no proposed studies or plans to reuse the location as a fire station due to the hazardous materials issues as well as the general incompatibility of the structure with the programming needs of a modern fire station. Further, there are no plans developed to adaptively reuse the structure for any other uses, due to the costs related to building remediation as well as potential liabilities associated with holding assets that are structurally impaired and deteriorated.

As discussed above under Response O1.4 and in the Mold Assessment Report and Engineers Cost Estimate (see Appendix B of the Draft EIR for the Mold Assessment Report), in order to adaptively reuse the building for the fire crew, remediation work is required that includes mold abatement, lead removal, and removal of suspect ACMs. Moreover, the building is not compliant with NFPA standards. Activities required to remediate hazardous materials in the building and meet NFPA standards would likely remove many, if not all, of the character-defining features of the building. Due to the current condition of the building, major building rehabilitation work is required, and the commenter is referred to Draft EIR page 4.2-5 for more information.

Comment O1.6

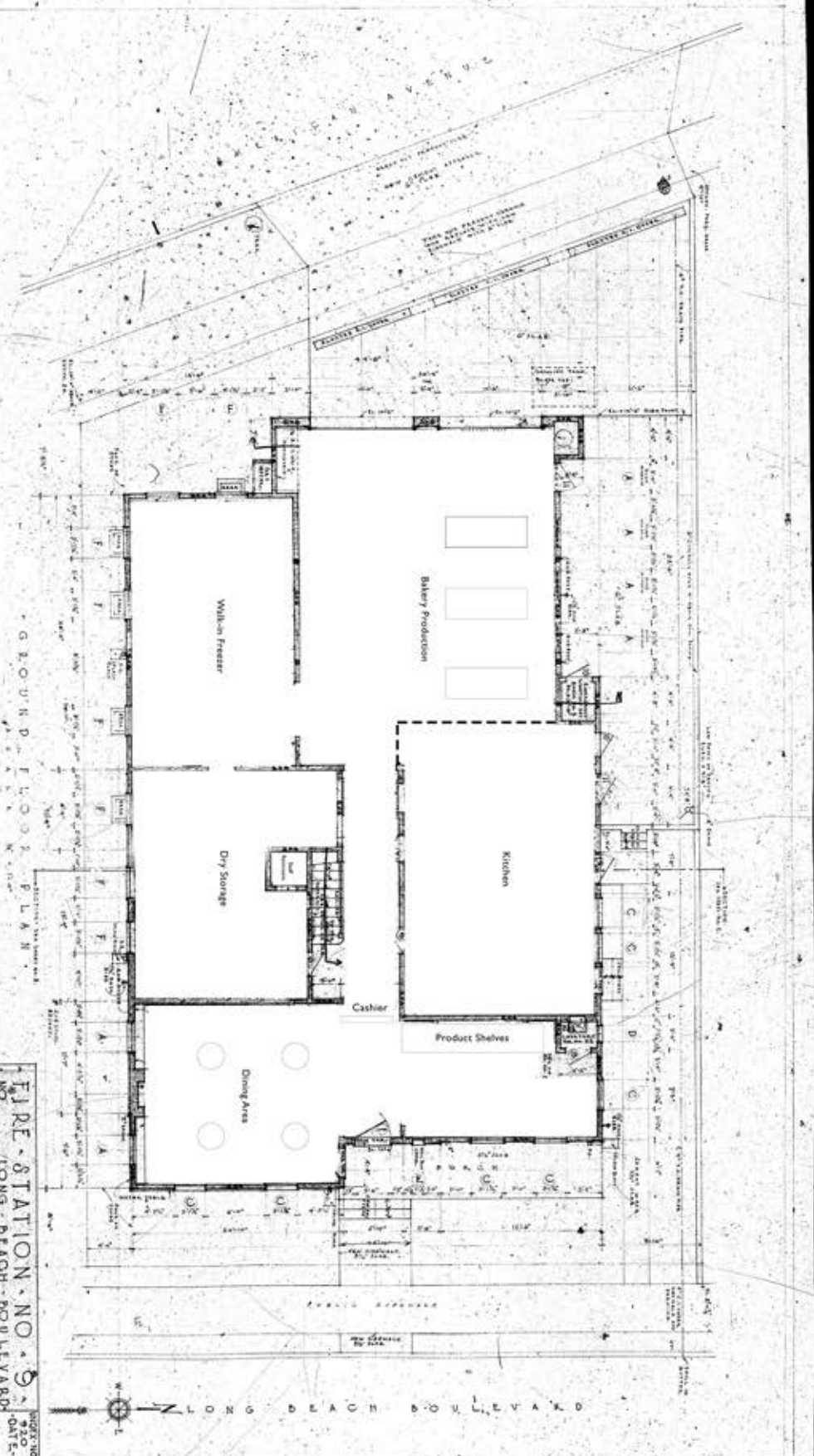
The commenter restates Objective 4 and states the presence of mold is not a death knell for buildings and February 2020 report does not identify mold as an issue of high concern. To the contrary, the lack of thorough cleanings, unaddressed moisture and leaks seem to have contributed more substantially to reports of airborne pathogens than the presence of mold. The commenter states the building is still in relatively sound condition, despite a pattern of deferred maintenance.

Response O1.6

The commenter provides an opinion of the February 2020 Hazardous Materials Technical Study (Appendix E of the Draft EIR). It should be noted, on page 21, the study states that lead, asbestos, and mold investigations have previously been conducted onsite and both lead based paint and mold are both known to be or have been present in the building, (Draft EIR page 4.4-14). Please also refer to Response O1.4.

*This is a preliminary draft plan which is subject to change based on guidance from the Long Beach Building and Safety Dept., Health Dept., and ADA Compliance

FIRE STATION NO. 9	
NO. LONG BEACH BOULEVARD	
CITY OF LONG BEACH	
CALIFORNIA	
W. HOZAEF, ARCHITECT	
3	DATE: 9-20-90
3	OF 9



NOTED | 9/7/90 |

This is a detailed architectural floor plan of the first floor of a building, identified as the 'New York' building. The plan shows a complex layout of rooms, corridors, and structural elements. Key features include:

- Rooms and Spaces:** The plan includes several rooms, some labeled with numbers (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). There are also areas labeled 'REAR YARD', 'FRONT YARD', 'SIDE YARD', and 'REAR PORCH'.
- Corridors and Stairs:** A central corridor system connects various rooms. Stairs are located in several areas, including a large central staircase and smaller staircases in the rear and side wings.
- Structural Details:** The plan shows numerous columns, beams, and walls. Dimensions are provided for many of the rooms and corridors.
- Orientation and Scale:** A north arrow is located in the upper right corner. A scale bar is located in the lower left corner.
- Other Features:** The plan includes details for a 'REAR PORCH', 'FRONT PORCH', 'SIDE PORCH', and 'REAR YARD'. There are also areas labeled 'REAR YARD', 'FRONT YARD', 'SIDE YARD', and 'REAR PORCH'.

The drawing is a technical architectural plan, likely a reproduction of a historical document, showing the layout and details of a building's first floor.

FIRE STATION NO. 9
 NO. LONG BEACH BOULEVARD
 CITY OF LONG BEACH
 CALIFORNIA
 W. MORACE - ARCHITECT
 4000 E. 9TH ST. - LONG BEACH - CALIF.