

## Dionne Bearden

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**From:** Jon Schultz <mach1fun@gmail.com>  
**Sent:** Thursday, December 17, 2020 2:08 PM  
**To:** PlanningCommissioners; Amy Harbin  
**Cc:** Stacy Mungo; Council District 8  
**Subject:** Letter in SUPPORT of New RV/Trailer Storage Lot - 3701 Pacific Place

-EXTERNAL-

Dear Ms Harbin & Planning Commissioners,

As a 20 year resident of Council District 5, and a responsible owner of a business that requires use of a large trailer, I would like to voice my support for the proposed plan for new trailer/RV parking, or "3701 Pacific Place Project".

Recently, the City of Long Beach enacted a trailer/RV parking ban. It was very short-sighted, as evidence has shown that at that point the local area had a huge shortage of rental spaces for trailers/RVs.

It is my understanding that the LB area will soon lose one of its largest trailer/RV storage facilities (the one on Cover St & Paramount Ave adjacent LGB runways). We need a legal space for oversized vehicles to be parked.

In regards to the toxicity concerns of the area, all the more reason not to make it a park or other social gathering area. Similar to nurseries being placed under power lines, this location is ideal for being paved over, and used for much needed oversize storage.

Thank you for your consideration in this matter

Jon Schultz  
Address on File  
CD5

cc:  
Councilperson Stacy Mungo, CD5  
Councilperson Al Austin. CD8

## Dionne Bearden

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**From:** Anne Proffit <anne.proffit@gmail.com>  
**Sent:** Thursday, December 17, 2020 2:31 PM  
**To:** PlanningCommissioners  
**Subject:** We need a complete EIR

**-EXTERNAL-**

To the planning commission:

The Pacific Place Project is NOT what is needed on the west side of Long Beach.

To start, this is a sacred area for native peoples that continue to live in this area and use the project's proximity for worship. Would you like it if a bunch of planning commissioners tore down your church without notice or without input?

We don't need another storage facility that emits even more environmental crap in our city. We don't need more heat next to the LA River. We don't need any of this project. It's not good for anyone except the people who are getting funding under the table.

The west side of Long Beach is desperate for more park areas and that is exactly what this area should be. That is exactly what it was intended to be when Frank Gehry and other interested parties decided the LA River needed to be brought back to its original state. In order for this to occur, cities MUST participate. It appears every other city alongside the river is doing what it can to mitigate environmental concerns except, of course, for the city of LB.

You have received many other letters concerning this and I'll bet not a single one wanted you to just go ahead, pave over the entire area and allow yet another greenspace to be lost.

A complete EIR is necessary before you start digging up an already environmental mess to please a developer. There must also be civic interaction and there has been none.

While I realize you are going to pay zero attention to the desires of the public and just do what the paymasters want, please understand that we are going to rise up and it'll be lawsuit time.

Is that what you really want?

**A COMPLETE EIR IS NECESSARY FOR THE PACIFIC PLACE PROJECT. IT IS NOT THE RIGHT THING FOR THIS AREA OF LONG BEACH. STOP DESTROYING THE CITY TO PLEASE PEOPLE THAT DON'T LIVE HERE. STOP DESTROYING AREAS OF THE CITY THAT BELONG TO INDIGENOUS GROUPS.**

Anne Proffit  
East Village

## Dionne Bearden

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**From:** Leslie Garretson <lamiller@pacbell.net>  
**Sent:** Thursday, December 17, 2020 3:00 PM  
**To:** PlanningCommissioners; Council District 8; Amy Harbin; Councilmember Roberto Uranga  
**Cc:** Juan Ovalle; Amy Valenzua  
**Subject:** Opposition to 3701 Pacific Place, EIR is imperative

**-EXTERNAL-**

To Whom it may Concern,

I am gravely concerned about the health and safety of my neighborhood.

The Department of Toxic Substances Control (DTSC) has agreed to postpone a community input period until Jan 7 of next year. It is my request the Planning Commission must not consider this until after this date and allow adequate time for the public to review such documents/reports that the DTSC has promised to prepare.

The Planning Commission has absolutely no business putting this item on their agenda when it has not been fully vetted nor has the public been given an opportunity for adequate input. A project such as this that would highly impact a community should have extensive citizen assessment/dialogue.

Please acknowledge receipt of this email and respond appropriately.

Leslie Garretson  
Los Cerritos Resident

[Sent from AT&T Yahoo Mail on Android](#)

## Dionne Bearden

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**From:** Ian Patton <ispatton@yahoo.com>  
**Sent:** Thursday, December 17, 2020 3:03 PM  
**To:** Amy Harbin; PlanningCommissioners  
**Subject:** I OPPOSE THE PROPOSED DEVELOPMENT AT 3701 Pacific Place

**-EXTERNAL-**

They need to do the EIR and stop the illegal work being done jumping the gun on the environmental impact and permitting processes.

best,  
Ian S. Patton  
c562.810.9329  
*Cal Heights Consultancy*  
[LBReformCoalition.org](http://LBReformCoalition.org)



California Heights Neighborhood Association  
3553 Atlantic Avenue, #350  
Long Beach, CA 90807

City of Long Beach  
Planning Commission  
411 W. Ocean Boulevard, 3<sup>rd</sup> Floor  
Long Beach, California 90802

December 17, 2020

Dear Chair Lewis, Vice Chair Christoffels, and Commissioners Cruz, LaFarga, Ricks-Oddie, Templin, Verduzco-Vega:

Our organization, the California Heights Neighborhood Association (CHNA), is a non-profit organization working to promote public knowledge and preservation of historic and architectural resources within the largest historic district in Long Beach. Our historic district borders the proposed Specific Plan boundary at the northwest corner of Wardlow Road and Cherry Avenue. Due to this adjacency, we are very interested in potential impacts to our historic district.

First and foremost, we would like to thank City staff for reaching out to our organization and the broader community throughout this multi-year process. It has been a very collaborative effort and we are very appreciative of the City in addressing our earlier comments related to land uses and mitigation for potential historic resources within the Globemaster Corridor Specific Plan ("Specific Plan") area. Generally, we are pleased with the vision and framework of the Specific Plan. We are excited to see the former Boeing property transformed and bring additional jobs into the area. We are also excited about the idea of Cherry Avenue being transformed as indicated in the vision. Although we are supportive of this document, we believe that some modifications are needed to the Specific Plan and corresponding Environmental Impact Report (EIR) to ensure these benefits are not implemented at the cost of our neighborhood.

#### Comment No. 1 – Wardlow Design

The Specific Plan in Exhibit 4-3 identifies the existing condition of Wardlow Road does not reflect the existing condition to the west of Cherry, which only has two lanes of travel and on-street parking on both sides. Planned improvements to Wardlow Road identified in the Specific Plan includes adding a bike lane and removes on-street parking on both sides of the street. West of Cherry, on-street parking is heavily used by apartments and residents that do not have adequate on-site guest parking. Either a new cross section should be created for Wardlow Road to maintain the on-street spaces on the north side of the street, or the existing section should be annotated to identify the portion of Wardlow Road east of Cherry. We are agreeable to this design shown as long as it is limited to the portion of Wardlow Road east of Cherry Avenue.



California Heights Neighborhood Association  
3553 Atlantic Avenue, #350  
Long Beach, CA 90807

#### Comment No. 2 – Parking Requirement for Offices

Parking requirements for office uses identified in Section 5.5.6 of the Specific Plan (Page 85) have been reduced from the City's Code of roughly 4 spaces per 1,000 square feet (sf) for the first 20,000 sf of office buildings and 2 spaces per 1,000 sf thereafter to just 2 spaces per 1,000 sf. The Specific Plan also includes a reduction in the parking requirement for uses providing extensive open space (albeit, subject to a traffic study).

The east side of our neighborhood has issues where employees of commercial uses in Lakewood park in the neighborhood. We would not want development within this Specific Plan to amplify this impact. Furthermore, there does not seem to be any justification for this reduction, other than to appease developers of smaller office buildings. These future developments should comply with the Code just like every other office development outside of downtown (including those within the recently adopted Douglas Park Planned Development Code). Should these future developers need a parking reduction, they should request the reduction, provide adequate justification, and follow the procedures identified in the Specific Plan or other allowed parking reduction mechanisms found within the City's Code. We are not agreeable to a blanket reduction in parking requirements when developments here are required to meet the same Transportation Demand Management (TDM) requirements as elsewhere in the City.

#### Comment No. 3 – Cherry Avenue Design

We are concerned about the design of Cherry Avenue. We believe that this design will worsen circulation issues, as the portion between Spring and Wardlow (and further north to Carson) is commonly congested – even with minimal traffic being generated by the Boeing property being out of operation for about five (5) years).

A few facts about the existing Cherry Avenue design and the proposed design identified in the Specific Plan:

- The existing condition of Cherry Avenue includes two travel lanes in each direction, a center turn lane, and on-street parking. The proposed condition includes a landscape median and converting the on-street parking to a Class IV protected bike lane.
- Wardlow Road is not designated as a truck route and the Specific Plan identifies Wardlow Road as having "local deliveries."
- According to the General Plan, the intersection of Cherry and Wardlow already functions at Level of Service (LOS) E without any planned improvements. Cherry Avenue is also identified as a "congested northbound/southbound corridor" and is also identified as a Major Avenue.
- Table 5 of the City's Mobility Plan identifies that the maximum acceptable LOS for a Major Avenue is LOS D.
- Pre-COVID, northbound Cherry Avenue traffic frequently backed up from Wardlow Road to the 405 freeway, including back-up on the off-ramp. This northbound 405 off-ramp does not help, by requiring vehicles to yield to vehicles onto Cherry (which is impossible when it is backed up). This condition was amplified when the City recently allowed the Port of Long Beach to temporarily store containers within the Specific Plan area. Traffic was backed up to the freeway during non-peak hours during the pandemic.



California Heights Neighborhood Association  
3553 Atlantic Avenue, #350  
Long Beach, CA 90807

- Cherry Avenue north of Wardlow Road generally consists of two travel lanes in each direction and includes a jogging jurisdictional boundary between Lakewood and Long Beach. North of Carson, where Cherry Avenue is fully within Long Beach, Cherry Avenue consists of three travel lanes in each direction.
- Historically, traffic from the Boeing property used our neighborhood for cut-through traffic. This is evident by the existing signage at the intersection of 36<sup>th</sup> Street and Cherry Avenue, prohibiting westbound traffic past Cherry Avenue on 36<sup>th</sup> Street during the PM Peak hour.
- The City of Signal Hill, on Comment No. 6-9 of the FEIR, has expressed that "Cherry Avenue from Spring to 19th will not include bike facilities."

We anticipate that this project will include different specialties and will become a regional hub of employment in the South Bay, attracting employees from beyond Long Beach. Implementing a Class IV bike lane in Cherry Avenue that will not continue south of Spring in the foreseeable future and could potentially not travel north of Wardlow since portions of that right-of-way are located in the City of Lakewood could impede implementation of the Class IV Bike Lane that would help alleviate traffic. The Specific Plan should not just require a utopian dream, but it needs to look at and anticipate what can be implemented.

Furthermore, the Specific Plan has the opportunity to enhance travel for all modes and to make Cherry Avenue more resilient and accommodating for future transportation needs. Due to Cherry's proximity to the 405 freeway and existing non-compliance with the General Plan, we recommend that Cherry Avenue cross section should be modified between the 405 on/off ramps and Wardlow Road to include a transitional lanes or right-turn turn lane in lieu of the Class IV bike lane in the interim condition. This way, traffic can flow directly from the freeway to these new uses as well as to the freeway (the 405 southbound on-ramp from Cherry Avenue southbound already has this lane). Once agreements can be secured with the cities of Lakewood and Signal Hill, implementing the Class IV Bike Lane from Carson Street to Wardlow Avenue, then the third lane could be converted into the Class IV bike lane to help alleviate the increased traffic.

If congestion worsens on Cherry Avenue, trucks and employees will travel the path of least resistance and use Wardlow Road or other roads through our neighborhood to avoid congestion. Using Douglas Park as an example, Carson Avenue has six lanes of travel and a Class I bike route on the south side of the ROW. Carson also has the same designation as Cherry Avenue (Major Avenue). The other major street, Lakewood Boulevard, has 7 lanes of travel, though it is designated as a Regional Connector. The Douglas Park development added the 7<sup>th</sup> lane, which is a right turn lane between Carson and Cover. We are requesting the same treatment on Cherry Avenue between Wardlow Road and the 405 on/off ramps for both northbound and southbound travel.

We enjoy bike lanes and we want the project to be successful, but it should not be at the expense to our neighborhood by increasing cut-through traffic to the benefit of non-local developers and property owners.

Thank for your consideration,

California Heights Neighborhood Association

## Dionne Bearden

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**From:** Julia Smith <julia.ma.smith@gmail.com>  
**Sent:** Thursday, December 17, 2020 5:15 PM  
**To:** PlanningCommissioners; Amy Harbin  
**Subject:** OPPOSITION TO PROPOSED DEVELOPMENT AT 3701 Pacific Place

**-EXTERNAL-**

Dear Planning Commission:

I am writing to express my opposition to the proposed development at 3701 Pacific Place. As someone who grew up in Bixby Knolls -- and returned as an adult to purchase a home and raise a family -- I am greatly concerned and interested in the LA River projects and nearby development, and how they will serve my family, my neighbors, and the greater community. I am also concerned about the short and long-term environmental impacts of those projects.

Please insist on a full environmental impact review.

I implore you to do everything in your power to prioritize public good and safety in considering this development.

Thank you,  
Julia Smith

--  
Julia Smith  
562.310.5293  
[www.juliasmithaudio.com](http://www.juliasmithaudio.com)



## Dionne Bearden

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**From:** Kimberly Walters <kimwalters@gmail.com>  
**Sent:** Thursday, December 17, 2020 9:47 PM  
**To:** Council District 8  
**Cc:** Mayor; PlanningCommissioners; Amy Valenzua; jeovalle; m lissette flores; Bob Marsocci; Doug Carstens; Connie Hughes; Candace Davis  
**Subject:** The Planning Commission's Vote Tonight on 3701 Pacific Place

-EXTERNAL-

Dear Councilmember Austin,

Tonight the Planning Commission met and voted in favor of conceding everything the developer of 3701 Pacific Place has asked for. All but one of the Commissioners (Mark Christoffels) voted to allow construction to go forward without requiring an Environmental Impact Report on this land contaminated with toxic waste.

Seventy-four people showed up to the meeting besides staff and commissioners. 74. Please note what a big turnout that was in the holiday season and how very much we care about this. Almost 25 of those of us in the audience spoke. It was about 95% in favor of an EIR and 5% against an EIR and in favor of the developer. The vast majority of us that attended the meeting are very much opposed to what is going on here. We want at the very least to receive a full account of what's there and what needs to be done to protect us through an Environmental Impact Report. Several people who spoke in opposition to the construction gave extremely detailed and technical explanations as to why the project must not be allowed to go forward as currently slated because of serious problems.

The Commissioners, however, chose not to listen to us at all. There was no real consideration of our points. There was no real deliberation on their part. It showed on their faces how little they cared about what we, the residents of this area, have to say about this construction project. Their minds were clearly made up before they came into the meeting. The vote was perfunctory. For us, it was like shouting into a void. No one on the Commission was listening to us at all.

I am writing to you, Councilmember Austin, asking that you be the change we need to see. Please take leadership here. Please be aware of how upset the residents of Los Cerritos and Wrigley are about this. Please put the neighborhood and the residents here first. We do not want this. Please listen to us and please represent us. Already 280 people have signed our petition asking for an EIR on this property.

If you will give us the chance, we *can* raise the money through grants and bonds and big donors to purchase this and the adjacent properties and turn them into the green space that our side of the city along the 710 and 405 so badly needs. I can assure you of this. The money is there. We only need the time. But if you permit the construction to take place now, we will never get this chance back to green these last remaining large parcels.

Please buy us the time we need to purchase this property. Please put the brakes on this construction project. Please hold a meeting so that you can see how much opposition there is to this among the residents here. Please take the opportunity to hear directly from us. We need you to take the time to find out how we feel and to lead on our behalf.

Kind regards,  
Kimberly Walters

--

Kimberly Walters  
Assistant Professor



## Dionne Bearden

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**From:** Diana Ramirez <dpack@verizon.net>  
**Sent:** Thursday, December 17, 2020 9:52 PM  
**To:** Amy Harbin  
**Cc:** Mayor; Council District 5; PlanningCommissioners  
**Subject:** Opposition to Proposed Development at 3701 Pacific Place

**-EXTERNAL-**

I am writing to express my opposition to the proposed development at 3701 Pacific Place in Long Beach, CA.

This proposed development should not be allowed to move forward without an Environmental Impact Report (EIR) being done. The proposed development is right next to a school, which is already negatively impacted with pollution from being situated right next to a freeway. It is reckless to move forward with this project without an EIR, and it is definitely not in the best interests of your constituents who live in that area.

Your consideration of this request is greatly appreciated.

Sincerely,

Diana Ramirez  
District 5

## Dionne Bearden

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**From:** Diana Ramirez <dpack@verizon.net>  
**Sent:** Thursday, December 17, 2020 9:55 PM  
**To:** PlanningCommissioners  
**Cc:** Amy Harbin; Mayor; Council District 5  
**Subject:** Opposition to the Proposed Development at 3701 Pacific Place in Long Beach, CA

-EXTERNAL-

I am writing to express my opposition to the proposed development at 3701 Pacific Place in Long Beach, CA.

This proposed development should not be allowed to move forward without an Environmental Impact Report (EIR) being done. The proposed development is right next to a school, which is already negatively impacted with pollution from being situated right next to a freeway. It is reckless to move forward with this project without an EIR, and it is definitely not in the best interests of your constituents who live in that area.

Your consideration of this request is greatly appreciated.

Sincerely,

Diana Ramirez  
District 5

## Dionne Bearden

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**From:** Debbie Vardi <[debbie@atvardi.com](mailto:debbie@atvardi.com)>  
**Sent:** Thursday, December 17, 2020 10:25 PM  
**To:** PlanningCommissioners  
**Subject:** Fwd: OPPOSITION to Pacific Place Project w/o EIR and LA RIVER GREENSPACE

**-EXTERNAL-**

Also sent to: Al Austen's Office District 8 <[district8@longbeach.gov](mailto:district8@longbeach.gov)>, Councilmember Roberto Uranga <[district7lb@gmail.com](mailto:district7lb@gmail.com)>, Jonathan Kraus <[jonathan.kraus@longbeach.gov](mailto:jonathan.kraus@longbeach.gov)>, Sean Bernhoft <[sean.bernhoft@longbeach.gov](mailto:sean.bernhoft@longbeach.gov)>

Dear Planning Commissioners:

Please count my husband, Gidon R. Vardi, and me among the residents nearby Los Cerritos Park who strongly support the need for a complete and thorough EIR for the property related to the Pacific Place Project. We also would like to see the resuscitation and resumption of the L A River green space project from over 20 years ago rather than the storage facility currently doing grading on Pacific Place.

If you have any questions about our positions on these matters, you are welcome to contact us. You may also call upon us for any need you may have for active support on these positions from homeowners in the affected neighborhoods.

Respectfully submitted,

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Debra (Debbie) Vardi  
Email: [debbie@atvardi.com](mailto:debbie@atvardi.com)  
Mobile: 818.339.7563  
Residence: 3763 Pacific Ave., Long Beach, CA 90807  
Mailing: 3553 Atlantic Ave. #238, Long Beach, CA 90807 (Anthony's UPS store)

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Debra (Debbie) Vardi  
[debbie@atvardi.com](mailto:debbie@atvardi.com)

## Dionne Bearden

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**From:** David Walker <walkerdgdec@gmail.com>  
**Sent:** Thursday, December 17, 2020 11:35 PM  
**To:** Kimberly Walters  
**Cc:** Council District 8; Mayor; PlanningCommissioners; Amy Valenzua; jeovalle; m lissette flores; Bob Marsocci; Doug Carstens; Connie Hughes; Candace Davis  
**Subject:** Re: The Planning Commission's Vote Tonight on 3701 Pacific Place

-EXTERNAL-

Hi Al:

The residents of Los Cerritos learned tonight that LCNA president was made aware of the project months ago ... and that was never told to the residents. We will deal with that issue; however, you need to know that the Commissioners believe that residents were made aware of this development (as required) months ago via a communication with the LCNA president. None of the LC residents in this email even knew that nor can recall any announcement or request for feedback.

Now that you know this, I'm sure you are just as perturbed as the nearly 400 people that have expressed their displeasure with the results. We could not tell the commissioners this because City staff had closing statements that we could not correct. The least you can do is require the Full EIR on this sludge of a parcel before it is blacktopped.

Ty

David Walker

Sent from my iPhone

On Dec 17, 2020, at 9:47 PM, Kimberly Walters <kimwalters@gmail.com> wrote:

Dear Councilmember Austin,

Tonight the Planning Commission met and voted in favor of conceding everything the developer of 3701 Pacific Place has asked for. All but one of the Commissioners (Mark Christoffels) voted to allow construction to go forward without requiring an Environmental Impact Report on this land contaminated with toxic waste.

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Kind regards,  
Kimberly Walters

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Kimberly Walters  
Assistant Professor  
International Studies  
California State University, Long Beach