

September 12, 2017

Mayor Garcia
Council Member Supernaw
Council Member Andrews
Council Member Austin
Council Member Gonzalez
Council Member Mungo
Council Member Pearce
Council Member Price
Council Member Richardson
Council Member Uranga

Dear Mayor and Council Members,

The City's proposed Land Use Plan (The Plan), which if approved will be part of the General Plan, is unacceptable. The Plan, in combination with SB 35, will allow developers to build high density anywhere in the city, including in the middle of residential neighborhoods.

SB 35 was amended on August 29, 2017 to add: "(B) In the event that objective zoning, general plan, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning standards pursuant to this subdivision if the development is consistent with the standards set forth in the general plan."

If SB 35 is passed, and indications are that it will be, developers will be able to base their streamlined permit requests on portions of The Plan, obtain streamlined permit approvals from Sacramento, and build anywhere in the city with no local control or oversight. Following are quotations from The Plan, some of what may be used to justify these buildings.

"LU Policy 11-4: Allow new high-density residential growth to occur within Multi-Family neighborhoods in a manner that is context-sensitive and compatible to surrounding uses and buildings and provides a range of housing types and options that meets the needs of Long Beach residents." Page 118

NOTE: There is no objective meaning to context-sensitive, compatible, and meets the needs.

"The Transit-Oriented Development PlaceType allows for an increase in residential density and commercial intensity around each Blue Line station. This PlaceType may be expanded to serve future transit systems." page 114

NOTE: There are many future transit systems planned by the Southern California Association of Governments (SCAG) so that opens up many additional areas to expand "residential density and commercial intensity."

"Long Beach is fundamentally a city of neighborhoods. This Land Use Plan provides the framework for protecting and enhancing low-density residential neighborhoods. These

neighborhoods will be diverse, safe, healthy and sustainable places, with a mix of residential building types and connected streets that facilitate walking, biking and transit. From our historic and founding neighborhoods to more contemporary ones, Long Beach endeavors to preserve and enhance our neighborhoods for generations to come.” page 116

NOTE: Although this paragraph starts off sounding as if it’s “protecting” low-density residential neighborhoods, it does not do that but instead does the opposite. Protecting probably applies to safe which is used in the next sentence. Enhancing probably applies to diverse (diverse in what respect – housing types?), sustainable, and a mix of residential building types.

“Proposed improvements include: establishing commercial and retail uses on the periphery of neighborhoods or in commercial hubs to better serve residents; integrating public facilities and open spaces into neighborhoods; providing convenient transit connections and walkable environments; and incorporating a variety of design enhancements and sustainable practices.”
Page 116

NOTE: What “public facilities” will you be integrating into neighborhoods? What design enhancements and sustainable practices?

Similar quotations are peppered throughout The Plan making it un-usable.

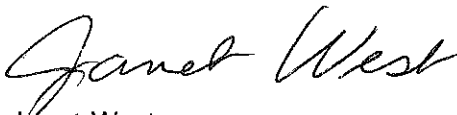
Your job as elected officials of the City of Long Beach is to watch out for, and act upon, the best interests of the constituents you represent.

I have two requests of the Long Beach City Council:

- 1) Pass a resolution to oppose SB 35
- 2) Destroy the proposed Land Use Plan and start from scratch.

Please give immediate attention to these requests.

Sincerely,



Janet West
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