

Mike Kowal

**APPEAL OF CITY OF LONG BEACH'S DECISION TO ALLOW REZONING OF PROPERTY
AT CORNER OF 37TH AND ELM FROM R3 TO R4U AND TO ALLOW CONSTRUCTION
OF MULTIPLE STORY UP TO 96 UNIT STRUCTURE UP TO 75 FEET HIGH**

**THE CITY APPROVED THE PROPOSAL IN VIOLATION OF STATE LAW AND CITY
CODE, BASED UPON MISINFORMATION FROM THE CONTRACTOR AND WITHOUT
PROPER STUDY.**

- City approved in violation of LBMC 21.63.080 limiting incentives to 2. **City granted 5.**
- City had previously down zoned adjacent area from R-2 to R-1N to LIMIT DENSITY. Now City approves well funded developer 5x zone upgrade INCREASING DENSITY. This violates SB 1818 **Disparate treatment benefiting single developer at the detriment to others.**
- **Applicant submitted false agreement** with DIDM when DIDM's License was suspended.
- **Applicant is manipulating** description of the unit at will. In the IPT it is called Senior Center, In Signal Hill it is called a Community Center, at City it is called a Low Income Senior Center, High Income Senior center, Upscale living Center, and other pet names. **Applicant is hiding their real intent which is to rezone to R4U with no restrictions.**
- **Applicant misrepresents traffic** study stating most traffic is east west when measurements show most traffic is north/south.
- **Applicant misrepresented** that 2100 local residents approve project. Facts are that all but 4 local residents signed petition against project. **Applicant's signators are not local.**
- Property is adjacent to elementary school and is pushed to within a few feet from the corner of 37th and Elm impinging on corner visibility restrictions jeopardizing our children.
- City has approved full R4U zoning with no hard covenant that runs with the land in the deed **ensuring overdevelopment will occur as soon as construction starts.**
- Development is adjacent to CCA – Auto use property and that is **prohibited under LBMC.**
- **City did not comply** with LBMC sections 21.21.504, 21.63,080, 21.31.205, 21.31.220, 21.52.271, 21.15.2430, 21.15.2435
- **City did not comply** with CEQA, building subterranean structure **on old oil land** without soil testing ala **BELMONT SCHOOL**, and by accepting a non complying air quality report.
- **City violated** Title 14 COR 3.6.§§ 15073.5, 15074(b), 15200.
- **Other LOW COST options exist** that easily meet the Applicant's stated desire to provide 56 units for senior citizens on the site **without rezoning.**

**THIS IS AN UNWARRANTED, UNWISE, AND UNNECESSARY INRUPTION ON THE
COMMUNITY SUPPORTED ONLY BY THOSE OUTSIDE THE AREA.**