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October 2, 2006

VIA FAX. c/o CITY CLERK

HONORABLE MAYOR AND CITY COUNCIL
CITY OF LONG BEACH
333 West Ocean Boulevard
Long Beach, CA 90802

RE: **MENORAH HOUSING FOUNDATION DEVELOPMENT - DISTRICT (PD-25)
560, 561, 566, 567, 572, 575 AND 580 EAST VERNON STREET, 500,
504, 508, 520, 530 AND 552 EAST WILLOW STREET.
CASE NO. 0412-06 - DISTRICT 6**

Dear Honorable Mayor and City Council:

Willow Partners owns three retail commercial buildings within the notification area of the above referenced Case. The stores are located on Willow Street and also on Long Beach Boulevard. Generally, we welcome Menorah Housing Foundation's plan to construct a four-story, 66-unit senior housing development in our neighborhood and our tenants will undoubtedly be grateful for the additional shoppers.

Our concern is that the planned residential development is extremely under parked. The City Planner, Mr. Hawkins, explained to us at a community meeting over the summer, that the developer told him the project could get by with only 34 parking spaces based on experience with two prior projects. Although there will be 66 residential units, numerous employees, a Manager's two bedroom apartment, visitors and deliveries, Mr. Hawkins declared that the developer knew more about the Project's parking needs than he did.

My experience with two retail developments in this City were completely different, the City was very specific about dictating the need for 4 or 5 parking spaces per 1,000 feet of building. We did not have the option to say what we thought should be required. The Menorah Housing project needs a lot more parking than is be provided.

We are concerned about this project, but we are even more concerned about the adaptive reuse of this building in the event it does not remain senior housing. The City of Long Beach is filled with properties that were built without parking structures, garages or sufficient parking. The State building across the street from your offices comes to mind; it was built with the best intentions that the employees would carpool, bicycle or walk to work. That plan did not work when the building was built and there is still inadequate parking. We are afraid the same thing will happen with the Menorah Housing project. The City should require a more realistic parking standard - possibly one space for every bedroom and a sufficient number of spaces for deliveries and visitors.

Thank you for your consideration of our concerns.

JBN/lw

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