

H-13

April 6, 2021

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, and determine the project, 23 for-sale, market-rate, townhomes at 2200-2212 East 7th Street, 600-620 Dawson Avenue, and 621 Dawson Avenue, is within the scope of the project previously analyzed as part of the General Plan Land Use Element (LUE) and Urban Design Element (UDE) Program Environmental Impact Report (PEIR) (State Clearinghouse Number 2015051054) of the General Plan and warrants no further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162; and,

Declare an Ordinance approving a Zone Change ZCHG20-03 from Community Commercial Automobile-Oriented (CCA) to Community R-4-N (CCN), read the first time and laid over to the next regular meeting of the City Council for final reading. (District 2)

DISCUSSION

On January 21, 2021, the Planning Commission held a public hearing and recommended that City Council approve a zone change for parcels located at 2200-2212 East 7th Street and 600-620 Dawson Avenue from the current Community Commercial Automobile-Oriented (CCA) zoning district to the Community R-4-N (CCN) zoning district (Attachment A – Planning Commission Report). Per the City's Zoning Code, the Planning Commission acts in an advisory capacity on the zone change and makes a recommendation to the City Council.

At that time, the Planning Commission also conducted a public hearing and, after considering public testimony, approved by a vote of 7-0, a Site Plan Review, Vesting Tentative Tract Map, and Administrative Use Permit in association with a proposal to construct 23, three-story for-sale townhomes that would be 36-feet in height (Application No. 2004-04). The Planning Commission is the decision-making body on the Site Plan Review, Vesting Tentative Tract Map, and Administrative Use Permit. The final approval of the project is contingent on the zone change. As described in greater detail below, the proposed zone change is consistent with the 2019 General Plan Land Use Element (GPLUE) Update and is necessary to facilitate development of the townhome project.

The subject parcels are located in the Rose Park Neighborhood, on the south side of East 7th Street and the east side of Dawson Avenue (Attachment B – Location Map). There is a combination of retail, commercial, and higher density residential uses along the corridor. The

proposed zone change area encompasses four parcels (2200-2212 East 7th Street and 600-620 Dawson Avenue), currently zoned Community Commercial Automobile-Oriented (CCA), totaling 0.78 acres (approximately 33,976-square-feet). The Community Commercial Automobile-Oriented (CCA) permits retail and service uses only; residential uses are not permitted. However, the GPLUE, adopted in December 2019, designates the project site as Neighborhood Serving Center or Corridor - Moderate Density (NSC-M). This NSC-M PlaceType is a mixed-use land use designation that allows neighborhood-serving, moderate-intensity commercial uses and moderate-density apartment and condominium buildings on larger parcels.

The current zoning is inconsistent with the NSC-M PlaceType. Pursuant to State law, the City is required to rezone property to bring zoning into alignment with the General Plan. The City is currently undertaking a systematic rezoning program to bring zoning into consistency with the General Plan throughout Long Beach. In a city as large as Long Beach, it is not feasible to rezone every parcel at once due to the size, the variety of contexts, and the need to engage the public in the process. As a result, the rezoning program will phase the development of new zones necessary to implement the 2019 GPLUE and rezoning of all properties in the City, consistent with State law, which provides that a city must update its zoning ordinance to be consistent with its updated General Plan within a "reasonable time" (California Government Code Section 65860). At this time, the applicant seeks the proposed zone change to develop the subject parcels in a manner that is consistent with the General Plan. An aerial of the project site and surrounding uses is provided in Attachment C – Project Site and Zoning. This is the second project, considered by the City Council, utilizing new PlaceTypes established under the GPLUE.

Project Proposal

The applicant seeks to construct 23, three-story, townhomes that would be 36-feet in height to the rooftop deck railing each with a two-car attached garage. A rooftop stairwell and other minor roof projections extend to 39'2" in height but are exempt from the maximum height per LBMC 21.31.220.B.5 in the City's Zoning Code. Six guest parking stalls are provided, two stalls would be onsite, and the remaining four guest stalls, guaranteed in perpetuity, would be located across the street at 621 Dawson Avenue. The site would include four buildings, one 'U' shaped building with ten units, and three linear-shaped buildings with six, three, and four units. Each of the townhomes range between 1,351 square feet (sf) and 1,902 sf in floor area with 2 bedrooms/2.5 baths to 3 bedrooms/2.5 baths plus a first-floor office. The total amount of private open space in the project totals 5,294 sf and includes private open space rooftop decks for each unit ranging between 168 sf to 308 sf and balconies that are 66 sf. Common open space in the project totals 3,755 sf and includes a tot lot, shade structure, tables/benches and BBQ area. Total project open space area equals 9,049 sf and exceeds the minimum required open space. The proposal requires a zone change from CCA to Community R-4-N (CCN) to facilitate development of the townhomes (Attachment D – Zone Change Map). This project is one of the first to seek a zone change that is consistent with and utilizes the Land Use Element (LUE) adopted in 2019. The project is also among a small number of projects located outside of

Downtown and a smaller group of projects proposing new ownership units in Long Beach and thus diversifies the City's housing stock while offering ownership opportunities.

Zone Change

The site is currently zoned Community Commercial Automobile-Oriented (CCA), which permits retail and service uses; residential uses are not permitted. However, the GPLUE, adopted in December 2019, designates the project site as Neighborhood Serving Center or Corridor - Moderate Density (NSC-M). This NSC-M PlaceType is a mixed-use land use designation that allows neighborhood-serving, moderate-intensity commercial uses, and moderate-density apartment and condominium buildings on larger parcels of land.

This PlaceType benefits the surrounding community by promoting or reinforcing a neighborhood's unique identity, accommodating daily retail and service needs, enhancing pedestrian and bicycle connections to neighborhoods, and providing convenient access to transit. This subject location is within the major areas of change established in the 2019 Land Use Element for the purpose of promoting infill and redevelopment to support transit in the form of residential and mixed-use development. Additionally, the subject site is within one-half mile of a High-Quality Transit Corridor or Major Transit Stop as shown in the City's CEQA Transportation Thresholds of Significance Guide (Attachment E - Long Beach Transit Priority Areas Map).

The NSC-M designation allows up to five stories in height at the subject location and is characterized by average residential densities of 54 dwelling units per acre (du/acre), depending on lot size. The proposed CCN (R-4-N) zoning designation is consistent with the NSC-M PlaceType despite having height limits (three stories) and densities (maximum 44 du/acre) below what is allowed by the General Plan PlaceType designation. Nevertheless, based on the project, the CCN zoning district is the most suitable of the City's existing zoning tools and accommodates the height (three stories) and density of the proposed project.

The townhome project complies with the CCN (R-4-N) development standards, which as previously noted, is consistent with the NSC-M PlaceType (Neighborhood Serving Center or Corridor - Moderate Density). This area along East 7th Street has a combination of not only neighborhood-serving commercial uses, but also moderate to higher density residential uses. The rezoning of the project site will be consistent with the Neighborhood Commercial and Residential (CNR) zoning district, which is found along East 7th Street, and allows for commercial and moderate density residential uses, as well as existing land uses and development patterns. The action is also consistent with LUE and Housing Element policies promoting the development of a variety of new housing types to update and diversify the City's housing stock, including through townhome ownership units. The zone change will promote additional housing to help address the local and statewide housing shortage and fulfill demand for new housing units at all income levels.

The zone change will support the redevelopment of an underused site that, in the past, has served as parking for a church that is no longer in operation for critically needed housing in the form of for-sale two- and three-bedroom units, for which there has been an expressed need to

satisfy a local shortage of units for larger families. The proposed townhome development is appropriate in design and scale to the neighborhood and site conditions and will make a positive contribution to the 7th Street corridor. The Planning Commission made positive findings for all of the requested entitlements and recommends that the City Council approve the zone change (Attachment F - Findings).

Public Noticing and Environmental Compliance

Public hearing notices were distributed on March 22, 2021, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. Any written testimony received following the preparation of this report will be provided to the City Council prior to the hearing. A notice of the zone change was also published in the Long Beach Press-Telegram on March 22, 2021.

One comment letter on the project was received after the Planning Commission meeting on the project. All public comment letters are saved in Attachment G – Public Comment Letters Received.

An Environmental Compliance Checklist to the Program Environmental Impact Report (PEIR) for the General Plan Land Use and Urban Design Elements (LUE/UDE) was prepared to ensure the project is consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The document finds that the proposed project could not have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the project. As such no further action is required (Attachment H - Environmental Checklist).

The matter was reviewed by Assistant City Attorney Michael J. Mais and Budget Management Officer Rhutu Amin Gharib on March 15, 2021.

TIMING CONSIDERATIONS

City Council action is requested on April 6, 2021. Pursuant to §21.25.103 of the Zoning Code, the Planning Commission's recommendations on this matter must be transmitted to the City Council within 60 days of positive action by the Planning Commission on January 21, 2021. The April 6, 2021 meeting of the City Council was the first available hearing date.

FISCAL IMPACT

This recommendation has no staffing impact beyond the budgeted scope of duties and is consistent with existing City Council priorities. There is no fiscal or local job impact associated with this recommendation.

HONORABLE MAYOR AND CITY COUNCIL

April 6, 2021

Page 5 of 5

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



OSCAR W. ORCA
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



THOMAS B. MODICA
CITY MANAGER

ATTACHMENTS: ORDINANCE
ATTACHMENT A – PLANNING COMMISSION REPORT
ATTACHMENT B – LOCATION MAP
ATTACHMENT C – PROJECT SITE AND ZONING
ATTACHMENT D – ZONE CHANGE MAP
ATTACHMENT E – LONG BEACH TRANSIT PRIORITY AREAS
ATTACHMENT F – FINDINGS
ATTACHMENT G – PUBLIC COMMENT LETTERS RECEIVED
ATTACHMENT H – ENVIRONMENTAL CHECKLIST

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE USE DISTRICT MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS BEEN ESTABLISHED AND AMENDED BY AMENDING PORTIONS OF PART 10 OF SAID MAP FROM COMMUNITY COMMERCIAL AUTOMOBILE-ORIENTED (CCA) TO COMMUNITY R-4-N (CCN)

The City Council of the City of Long Beach ordains as follows:

Section 1. Environmental documentation having been prepared, certified, received and considered as required by law, and the City Council hereby finding that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding area and that the proposed change is consistent with the goals, objectives and provisions of the General Plan, the official Use District Map of the City of Long Beach, as established and amended, is further amended by amending portions of Part 10 of said Map from Community Commercial Automobile-Oriented (CCA) to Community R-4-N (CCN).

Section 2. Those portions of Part 10 of said Map that are amended by this ordinance are depicted on Exhibit “A” which is attached hereto and by this reference made a part of this ordinance and the official Use District Map of the City.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 4. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802-4664

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2021, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

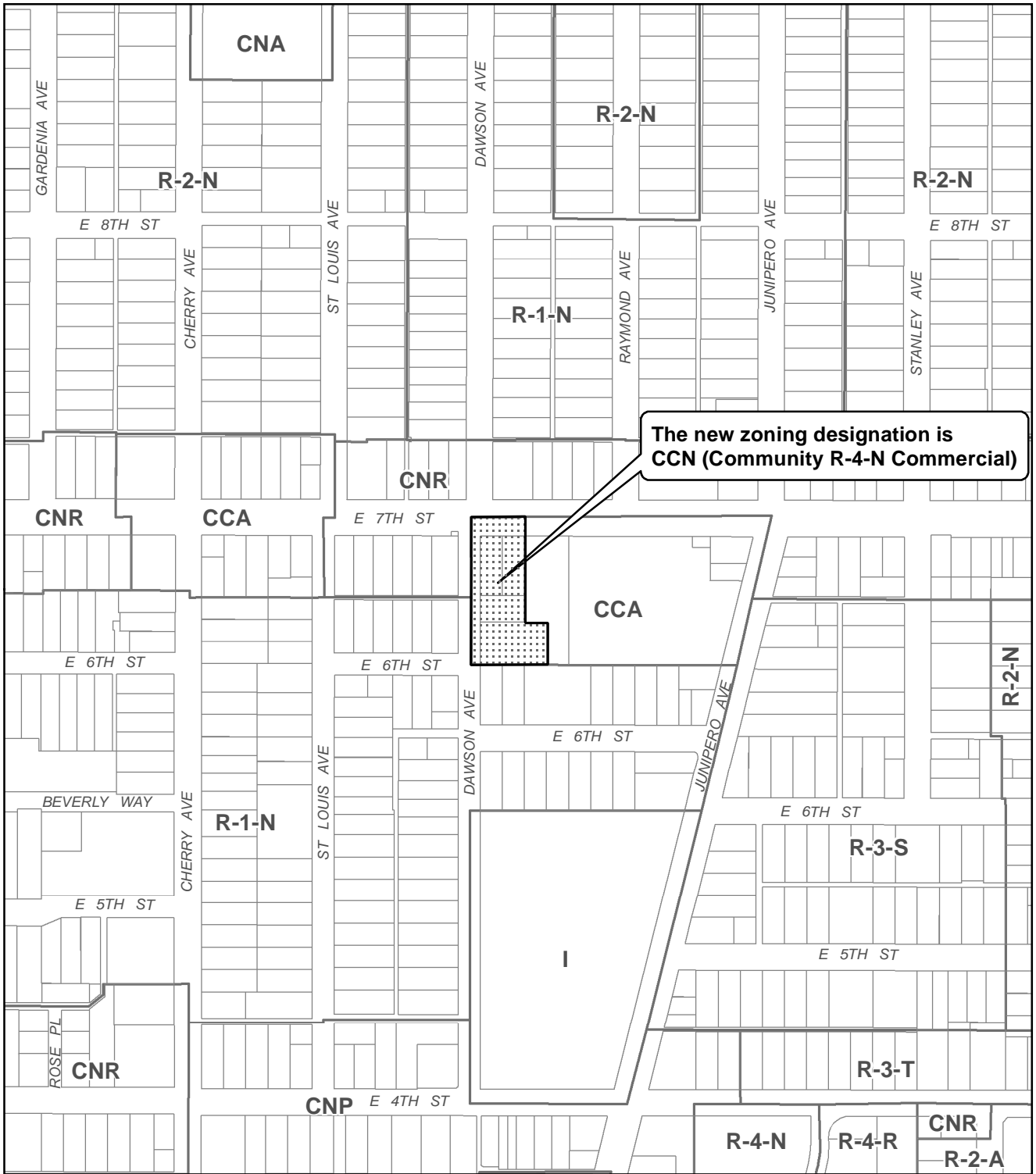
Absent: Councilmembers: _____

Recusal(s): Councilmembers: _____

City Clerk

Approved: _____

Mayor



The new zoning designation is
CCN (Community R-4-N Commercial)

 Area to be modified from CCA to CCN



AMENDMENT TO A PORTION OF PART 10
OF THE USE DISTRICT MAP

Rezoning Case #
ZCHG 20-03

January 21, 2021

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Determine the project is within the scope of the project previously analyzed as part of the General Plan Land Use Element and Urban Design Element Program Environmental Impact Report (State Clearinghouse Number 2015051054) of the General Plan and warrants no further environmental review pursuant to CEQA Guidelines section 15162;

Approve a Site Plan Review for the development of a market rate, for sale, townhouse style, condominium project that includes 23-units with up to 3-bedrooms plus office / 2.5 bathrooms, each with an attached 2-car garage, guest parking stalls, and 9,049-square feet of open space throughout the project;

Approve an Administrative Use Permit for the permanent sharing of four off-site parking stalls for guest use within 65-feet of the proposed townhome project at 621 Dawson Avenue to be guaranteed in perpetuity with a covenant and agreement;

Approve a Vesting Tentative Tract Map to create 23 for sale, market rate, condominiums at 2200 - 2212 East 7th Street, 600-620 Dawson Avenue and 621 Dawson Avenue; and

Recommend that the City Council find that the Zone Change is covered within the scope of the previous EIR; and approve Zone Change ZCHG 20-03 from Community Commercial Automobile-Oriented (CCA) to Community R-4-N (CCN) District. (Council District 2)

APPLICANT: Derek Burnham representing
Project Verve
3350 East 7th Street
Long Beach, CA 90804
(Application No. 2004-04)



DISCUSSION

This project is one of the first to seek a zone change that is consistent with and utilizes the Land Use Element (LUE) adopted in 2019. The project is also among a small number of projects located outside of downtown and smaller group of projects proposing new ownership units in the City. The privately-owned site is located on the south side of East 7th Street and the east side of Dawson Avenue (Exhibit A - Vicinity Map). East 7th Street is designated as a Boulevard in the City’s Mobility Element. There is a combination of retail, commercial and higher density residential uses along the corridor. The site is located in the Rose Park Neighborhood. The building site encompasses four parcels for a total project area of 0.78 acres (approximately 33,976-square-feet); the site at 621 Dawson Avenue is proposed to accommodate four off-site guest parking stalls. All of the subject parcels are under single ownership. Table 1 below identifies all parcels, their current zoning, existing use:

Table 1: Project Site Characteristics

STREET ADDRESS	GENERAL PLAN PLACETYPE	CURRENT ZONING	EXISTING USE
2200 E. 7 th St.	Neighborhood-Serving Centers and Corridors - Moderate	CCA	Parking Lot
2212 E. 7 th St.	Neighborhood-Serving Centers and Corridors - Moderate	CCA	Parking Lot
620 Dawson Ave.	Neighborhood-Serving Centers and Corridors - Moderate	CCA	Parking Lot
600 Dawson Ave.	Neighborhood-Serving Centers and Corridors - Moderate	CCA	Parking Lot
621 Dawson Ave.	Neighborhood-Serving Centers and Corridors - Moderate	CNR	Parking Lot

The lot located at 621 Dawson Avenue is currently used as a parking lot for the church located at 2201 East 6th Street and will remain as such with the exception of four spaces which will be guaranteed in perpetuity with a covenant and agreement as guest parking for the project. The figure below shows the project site outlined in yellow and identifies the zoning designations of adjacent properties.



The table below identifies the current zoning and land uses on properties adjacent to the project site:

Table 2 – Adjacent Property Zoning and Current Land Use

DIRECTION	ZONING	LAND USE
North	CNR , (Neighborhood Commercial and Residential)	Dental Office
East	CCA , (Community Automobile Oriented District)	Retail Strip Center (DD's Discounts)
South	R-1-N , Single Family Residential with Standard Lots	Church, Multi-Family, Childcare facility
West	R-1-N , (Single Family Residential with standard Lots) and CNR (Neighborhood Commercial and Residential)	Two detached dwelling units and a vacant lot used for parking.

The site is currently paved and has been utilized in the past as a parking lot for the existing church at 2201 East 6th Street. An extensive review of city records as well as title reports found no recorded, formal documentation that requires the parking to be maintained for the church use.

Project Description

The proposed project involves construction of 23, three-story, townhomes that would be 36-feet in height to the rooftop deck railing each with a two-car attached garage¹. Six guest parking stalls are provided, two stalls would be on-site, and the remaining four guest stalls, guaranteed in perpetuity, would be located across the street at 621 Dawson Avenue. The site would include four buildings, one 'U' shaped building with ten units, and three linear-shaped buildings with six, three, and four units. Each of the townhomes range between 1,351sf and 1,902sf in floor area with 2 bedrooms/2.5 baths to 3 bedrooms/2.5 baths plus a first-floor office. The total amount of private open space in the project totals 5,294sf and includes private open space rooftop decks for each unit ranging between 168sf to 308sf and balconies that are 66sf. Common open space in the project area totals 3,755sf and includes a tot lot, shade structure, tables/benches and BBQ area. Total open space area throughout the site totals 9,049 square feet.

Required Entitlements

In order to allow the proposed project, the following entitlements are required:

- **Zone Change:** Proposed zone change from the existing zoning from CCA to CCN (which permits medium density residential development at the R-4-N densities) to allow the development of the proposed townhomes. The current zoning for most of the site only allows commercial uses; a zone change for the lots located at 2200-2212 E. 7th Street and 600-620 Dawson Avenue from CCA to CCN is proposed to permit residential uses, consistent with the 2019 General Plan Land Use Element PlaceType NSC-M (Neighborhood Serving Corridor-Moderate). The NSC-M PlaceType allows a mixture of both commercial/retail and multi-family residential uses.
- **Site Plan Review:** Site Plan Review required for a residential project with five or more units as one project².
- **Administrative Use Permit:** Required to allow four off-site guest parking stalls pursuant to LBMC 21.41.223.A (Joint Use of Parking Facilities).
- **Vesting Tentative Tract Map:** Required to consolidate four lots into a single parcel and allow the subdivision of airspace and creation of common areas, which enables the creation of 23 individual townhome units that can be sold separately³.

Per the City's Zoning Code, the Planning Commission acts in an advisory capacity on the Zone Change and makes a recommendation to the City Council. The Planning Commission is the decision-making body on the Site Plan Review, Vesting Tentative Tract Map, and Administrative Use Permit. Customarily, the Site Plan Review Committee is the body that approves the Site Plan Review for projects of this size (market rate residential projects that total 50 units or less),

¹ Portions of the building exceed the 36-foot height limit, however portions of the building, including the rooftop stairwell extend up to 39'2" and are exempt from the maximum height per LBMC 21.31.220.B.5 in the City's Zoning Code.

² Long Beach Municipal Code (LBMC) §21.25.502.A.1.a

³ LBMC §20.12 and §20.14

and the Zoning Administrator is typically the decisionmaker on the Administrative Use Permit. In this case, to streamline the project review process for the applicant, and public and because the determination on the AUP has the potential to impact the site plan, the requests are being combined and referred to the Planning Commission for review and approval.

Zone Change

The site is currently zoned Community Commercial Automobile-Oriented (CCA) which permits retail and service uses; residential uses are not permitted. However, the General Plan's Land Use Element, adopted in December 2019, designates the project site as Neighborhood Serving Center or Corridor - Moderate Density (NSC-M). This NSC-M PlaceType is a mixed-use land use designation that allows neighborhood-serving, moderate-intensity commercial uses and moderate-density apartment and condominium buildings on larger parcels of land⁴.

This PlaceType benefits the surrounding community by promoting or reinforcing a neighborhood's unique identity, accommodating daily retail and service needs, enhancing pedestrian and bicycle connections to neighborhoods, and providing convenient access to transit. This subject location is within the major areas of change established in the 2019 Land Use Element for the purpose of promoting infill and redevelopment to support transit in the form of residential and mixed-use development. Additionally, the subject site is within one-half mile from a High-Quality Transit Corridor and Major Transit Stop as shown in the City's CEQA Transportation Thresholds of Significance Guide⁵ (Exhibit B - Long Beach Transit Priority Areas Map). The NSC-M designation allows up to five stories in height at the project site and is characterized by average residential densities of 54 dwelling units per acre (du/acre), depending on lot size. In contrast the project will only be three stories in height. The proposed CCN (R-4-N) zoning designation is a lower density than what is allowed under the General Plan Land Use PlaceType. At the proposed density of 29.53 du/acre, the project is 33 percent below the maximum allowable density of 44 du/acre permitted in the CCN (R-4-N) zoning district.

The applicant seeks a Zone Change to CCN (Community R-4-N, Medium Density) zoning district to allow for the construction of the proposed townhomes, in accordance with the R-4-N development standards (Exhibit C - Zone Change Map). The CCN zoning district is consistent with the General Plan's Land Use Designation, NSC-M PlaceType (Neighborhood Serving Center or Corridor - Moderate Density). This area along East 7th Street has a combination of not only neighborhood-serving commercial uses, but also moderate to higher density residential uses. The rezoning of the project site will be consistent with the CNR zoning district along East 7th Street, which allows for commercial and moderate density residential uses. The action is also consistent with LUE and Housing Element policies promoting the development of a variety of new housing units to update and diversify the City's housing stock, including through townhome ownership units. The proposed 3-bedroom units address a specific shortage of large units for families in the City, a need specifically called-out in the adopted Housing Element.

⁴ Land Use Element (LUE 2019) pg. 65

⁵ www.longbeach.gov/globalassets/lbds/media-library/documents/planning/environmental/environmental-planning/tia-guidelines

Site Plan Review

The site plan review process is established to ensure that the highest quality of land planning and design are incorporated into development projects. The process ensures that new projects are compatible with existing neighborhoods and meet required project development standards. On November 11, 2020, the Site Plan Review Committee reviewed the project architecture and site layout and recommended approval of the project to the Planning Commission pursuant to LBMC 21.25.503. The final approval of the project is contingent on the Zone Change.

The applicant proposes to build 23, three-story, townhomes 36-feet in height, on a currently underutilized site, located on properties at the southeast corner of East 7th Street and Dawson Avenue. Four of the proposed townhomes are oriented toward East 7th Street and six of the proposed townhomes are oriented toward Dawson Avenue with front doors and pedestrian walkways accessible from the adjacent public right-of-way. There are two driveway approaches along Dawson Avenue that provide access to internal driveways which in turn provide access to the individual garages and two guest parking spaces. Table 3 below provides a summary of the proposed project’s compliance with the proposed CCN (Community R-4-N) Zoning District.

Table 3 - Summary of Project Consistency with the Proposed CCN (Community R-4-N) Zoning District

7th STREET AND DAWSON AVENUE PROJECT	REQUIRED	PROPOSED
<i>Density</i>	44 units/acre max	29.53 units/acre
<i>Height</i>	38' (3 stories)	36' (3 stories)
<i>Open Space</i>	150 square feet (sf)/unit = 3,450 SF total Common open space: 1,725 SF Private open space: 1,725 SF Plus, a 300-SF recreation room	393 SF/unit average = 9,049SF total Common open space: 3,755 SF Private open space: 5,294 SF Waiver of recreation room is requested ⁶
<i>Parking</i>	46 garage spaces + 6 guest spaces = 52 total	46 garage spaces + 6 guest spaces = 52 total

As noted in the table above, the proposed project complies with requirements of the proposed zoning district and applicable development standards, as well as required Site Plan Review findings. The proposed project abuts streets on two sides, and Dawson Avenue separates it from single family

⁶ Pursuant to LBMC 21.25.508, through the Site Plan Review process, the Site Plan Review Committee may waive certain development standards, including open space if it finds that such waiver improves project design.

CHAIR AND PLANNING COMMISSIONERS

January 21, 2021

Page 7 of 10

residential uses to the west. The three-story townhome development project would serve as an appropriate transition between the existing uses along East 7th Street (which is designated a Boulevard in the City's Mobility Element) and the single-family neighborhoods to the south of the subject site, which are generally one to two stories. The three-story townhomes provide a step-down transition from the 7th Street corridor to the approximately two-story church and multi-family structures along the southern property line; this transition is also enhanced by a 24-foot setback along property line. As such, the proposed project is harmonious, consistent and complete within itself and is also compatible in design, character and scale with neighboring structures and the surrounding community. The location of the proposed project at the subject site ensures that new residential units have access to nearby commercial uses and transit, consistent with the General Plan, which aims to encourage mixed use development as a means to provide greater mobility choices and reduce vehicle miles traveled.

Design

The design of the proposed townhome development reflects a modern architectural style with a variation of roof pitch and parapets consisting of a singular scheme that achieves cohesiveness among each of the four townhouse buildings. The style includes a combination of smooth stucco and brick veneer at the base of each unit with smooth stucco and lap siding along the upper elevations to create individual units. A variety of materials including the use of asphalt shingle roofing, lap siding, decorative metal railings, and angular windows enhance the modern traditional style of the proposed project.

Open Space

The project requires a total of 3,450-square-feet of common and private open space, and the applicant proposes a total of 9,049 square feet of common and private open space combined. Common open space is proposed largely as a single space located near the southwest corner of the property. Private open space will be provided in the form of private rooftop decks. In addition to the private and common open space requirement, projects with 21 or more units are required to provide a recreation room of 300 square feet or more unless this requirement is waived at the discretion of the Site Plan Review Committee or Planning Commission. A waiver may not be granted if it would in any way degrade the environment or change the land use classification or density. In lieu of the recreation room, the applicant proposes to more than double the required 3,450 square feet providing 9,049 square feet of total open space (common and private) for this project that are improved with a variety of amenities. The common open space area would include high-quality amenities that enhance the overall project design, including a tot lot with rubberized surfacing, a built-in BBQ island, dining seating atop enhanced paving while under a shade structure and enhanced landscaping. (refer to sheets L-1 to L-4 in Exhibit D - Plans & Renderings). As conditioned, the common open space areas and their amenities proposed in exchange for the 300-square-foot recreation room shall be maintained in perpetuity and reflected in both the conditions of approval and the required Covenants, Conditions, and Restrictions (CC&Rs) for the project (Exhibit E - Conditions of Approval). With incorporation of the aforementioned conditions of approval, overall, the project design ensures a livable residential project that offers ample open space and amenities that serve various age groups and recreational activities and results in a development that is harmonious with the surrounding community.

Administrative Use Permit

The project requires approval of an Administrative Use Permit for the four proposed off-site guest parking located across from the project site at 621 Dawson Avenue per Section 21.41.223 of the City's Zoning Code.

As part of the application submittal, the applicant submitted a parking summary and a preliminary title report. Upon review of the submitted documentation and past records, the project site once provided 70 parking spaces for uses on adjacent properties at 2201 and 2209 East 6th Street. However, as indicated above, there are no deed restrictions listed on title that restrict or specifically designate those 70 parking spaces as required parking for the adjacent 6th Street properties. The developer of the project proposal also owns the lot at 621 Dawson Avenue, which is currently developed as a parking lot and is not designated as required parking for an adjacent property. The developer is proposing to share four of those stalls with the proposed project permanently. The four parking stalls would be held in perpetuity by a covenant and agreement as guest parking stalls for the proposed townhouse development. As conditioned, signage would be required that states the stalls are for only guests of the townhouse development project and that others could be towed. This eliminates any potential conflict with other vehicles accessing the site. Additional conditions of approval include refreshed landscaping, application of a new parking lot slurry seal and restriping, as well as stucco of the perimeter wall adjacent to the sidewalk.

Vesting Tentative Tract Map (VTTM 83035)

The project includes a request for a Vesting Tentative Tract Map (Exhibit D - Plans), which proposes to merge four parcels into a single approximately 33,927-square-foot lot an airspace subdivision to create 23 condominium units to allow the individual sale of townhomes, not including the common area lot. The proposed units are market rate units. The proposed project was deemed complete prior to the effective of date of the local inclusionary housing ordinance making it exempt from the requirements. As a condition of project approval, the applicant is required to dedicate and improve a 4'6" by 14' area along East 7th Street, including relocation of the bus stop shelter. Irrevocable offers of dedication of ten feet are also required along East 7th Street and three feet along Dawson Avenue adjacent to the project site for future street widening purposes. The proposed subdivision, including required dedications supports the orderly development of land consistent with the Zoning Code and General Plan.

The proposed Vesting Tentative Tract Map is consistent with the Land Use Element of the General Plan, which designates the project site as Neighborhood Serving Center or Corridor - Moderate Density (NSC-M), and the design of the subdivision is consistent with uses, heights and densities contemplated by the General Plan Land Use Element PlaceType designation. The project is therefore consistent with the General Plan and findings in support of the subdivision can be made.

Based on the previous discussion, positive findings can be made for each of the four entitlements needed to allow the development of the proposed 23-unit townhome project. Overall, staff finds that the proposed project conforms to the requirements of the

applicable zoning regulations and that all relevant findings of fact necessary for approval are met. The detailed findings for each entitlement are attached in Exhibit F - Findings.

PUBLIC HEARING NOTICE

A total of 349 public hearing notices were distributed on December 30, 2020 in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.

As of the writing of the report, Staff received 13 public comments (12 letters of support; one letter of concern) on the project. The public comments are provided in Exhibit G - Public Comments Received.

ENVIRONMENTAL REVIEW

Staff prepared an Environmental Compliance Checklist to the Program Environmental Impact Report for the General Plan Land Use and Urban Design Elements to ensure that the project is consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The document finds that the proposed project could not have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the project. As such no further action is required (Exhibit H - Environmental Checklist).

CHAIR AND PLANNING COMMISSIONERS

January 21, 2021

Page 10 of 10

Respectfully submitted,



AMY L. HARBIN, AICP
PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



PATRICIA A. DIEFENDERFER, AICP
PLANNING BUREAU MANAGER



CHRISTOPHER KOONTZ, AICP
DEVELOPMENT SERVICES DEPUTY DIRECTOR



OSCAR W. ORCA
DEVELOPMENT SERVICES DIRECTOR

OO:CK:PAD:AO:ah

Attachments:

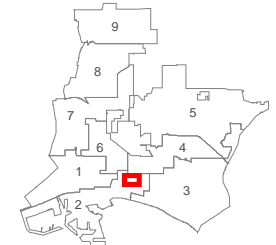
- Exhibit A - Vicinity Map
- Exhibit B - Long Beach Transit Priority Areas Map
- Exhibit C - Zone Change Map
- Exhibit D - Plans
- Exhibit E - Conditions of Approval
- Exhibit F - Findings
- Exhibit G - Public Comments Received
- Exhibit H - Environmental Checklist



Subject Property:

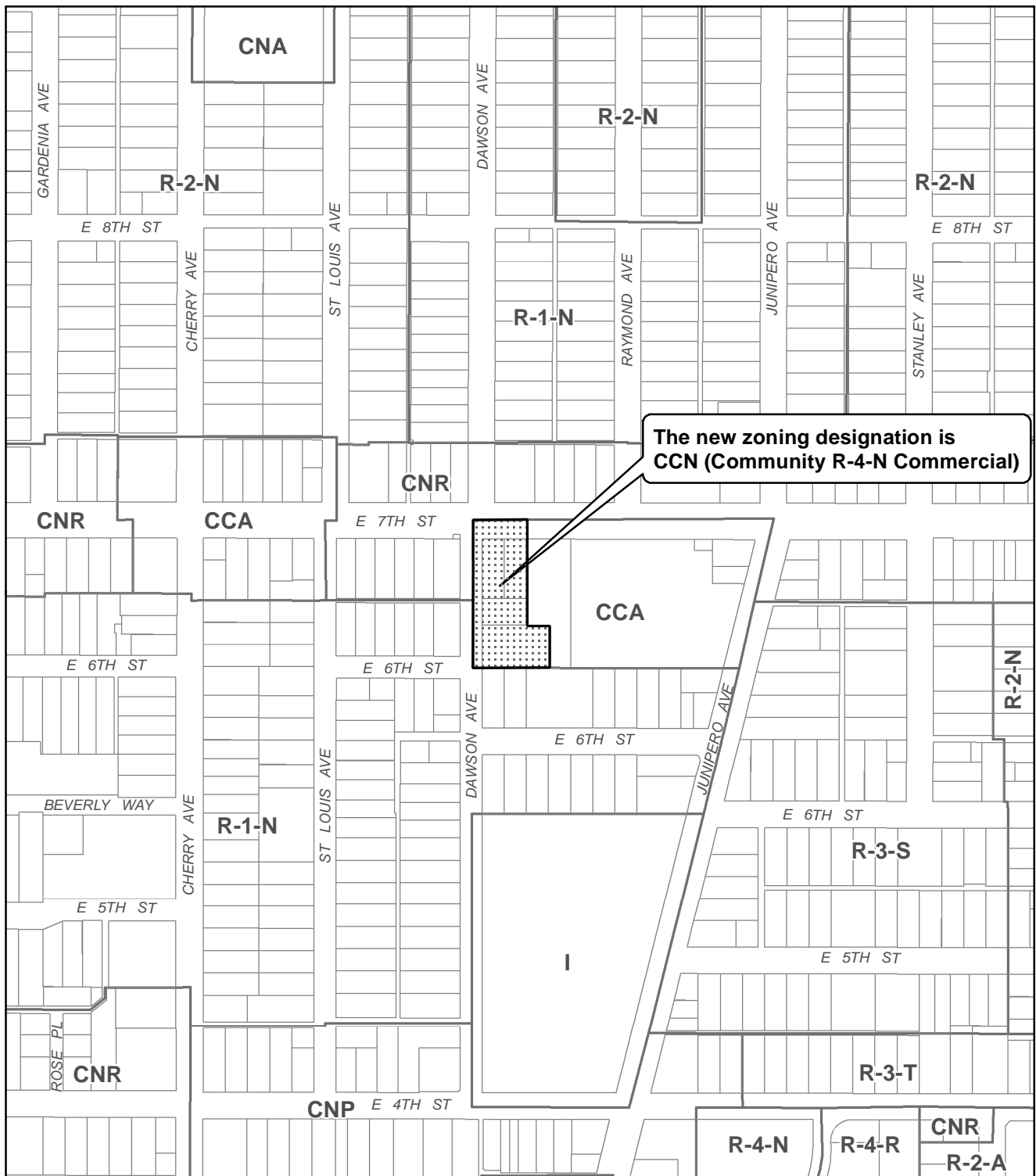
2200-2212 E 7th St
 600-620 Dawson Ave
 621 Dawson Ave
 Application No.2004-04
 Council District 2
 Zoning Code : CCA, CNR


Attachment B



Project Site and Zoning



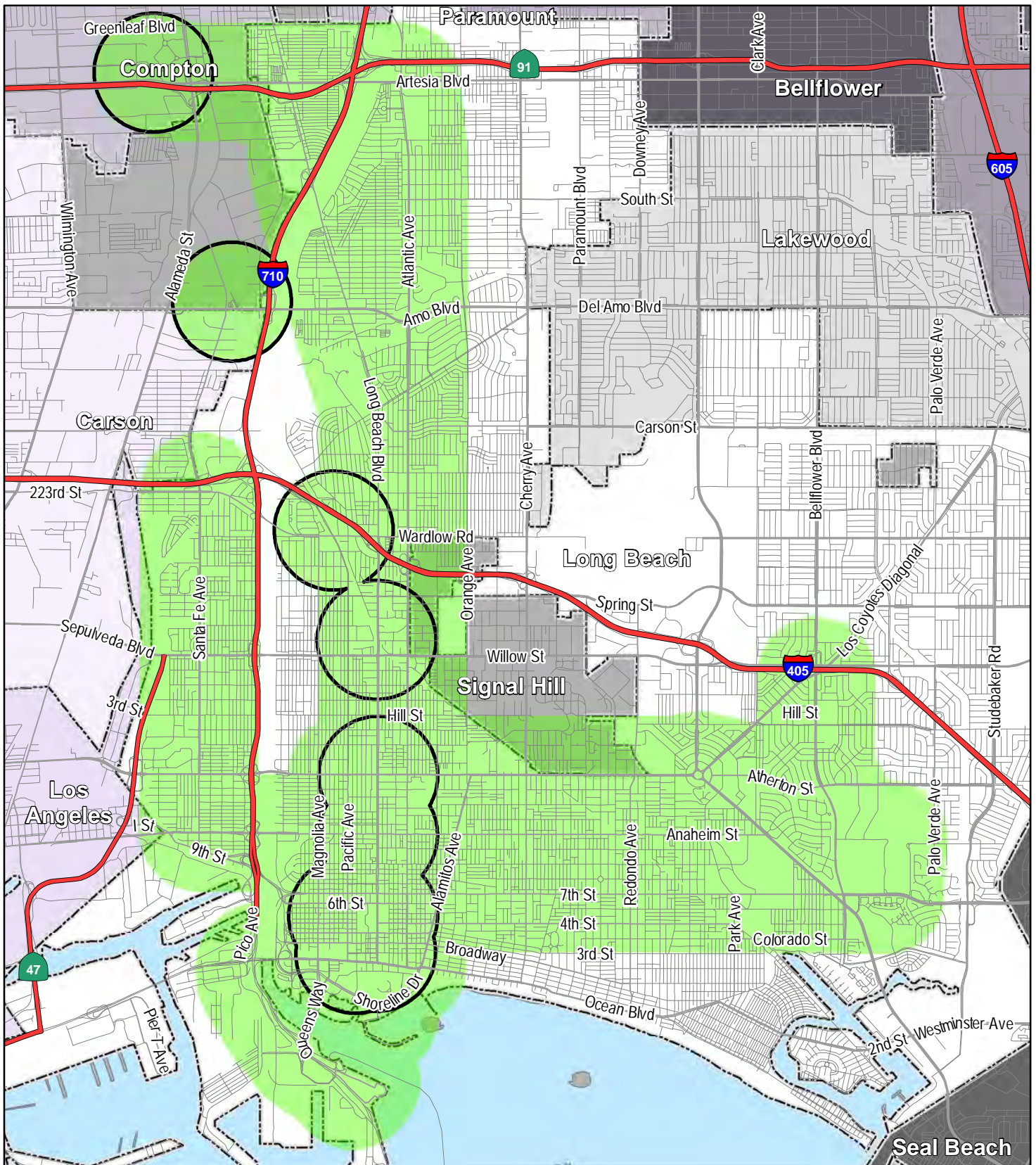


 Area to be modified from CCA to CCN



AMENDMENT TO A PORTION OF PART 10 OF THE USE DISTRICT MAP

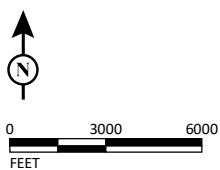
Rezoning Case #
ZCHG 20-03



LEGEND

- Half mile from High Quality Transit Corridor or Major Transit Stop
- Half mile from Major Transit Stop

FIGURE 4



SOURCE: Esri (2008); City of Long Beach (3/16/2020)
 I:\CLB1904.09\GIS\MXD\LB_TPA.mxd (5/28/2020)

ZONE CHANGE FINDINGS

2200-2212 East 7th Street, 600-620 Dawson Avenue

Application No. 2004-04 (ZCHG20-03)

APRIL 6, 2021

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings:

1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND

The subject location is currently zoned Community Commercial Automobile-Oriented (CCA). The CCA is a commercial zone that permits retail and service uses only and does not permit multifamily residential uses. The site would be rezoned to CCN (Community R-4-N Medium-Density Multiple Residential) to facilitate development of a townhome condominium project. The lot at 621 Dawson Avenue and the properties along the north side of East 7th Street are zoned CNR (Neighborhood Commercial and Residential District), which allows both commercial and multifamily residential (moderate density) uses, similar to the proposed zone. The properties to the south of the subject site are zoned R-1-N; the 3-story townhomes proposed will offer an appropriate transition and buffer between East 7th Street and the predominantly single-family residential uses to the south.

The subject location is surrounded by properties zoned CNR to the north, CCA to the east, CNR and R-1-N to the west, and R-1-N to the south. The areas surrounding the project site would not be substantially affected by this proposed rezoning as the townhome development project would serve as an appropriate transition between the existing commercial uses that are along East 7th Street and the residential areas to the west and south.

The Environmental Compliance Checklist to the Program Environmental Impact Report (PEIR) for the General Plan Land Use and Urban Design Elements, (State Clearinghouse No. 2015051054) found that although the proposed project could not have a significant effect on the environment because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated to that earlier EIR, including revisions or mitigation measures that are imposed upon the project, no further action is required. (Exhibit H– Compliance Checklist PECC 03-20). Construction of the project would not negatively affect the character of the existing neighborhood, nor would it adversely affect its livability. The project site is located within the Rose Park Neighborhood. This area is characterized by single-family houses south of, but not directly abutting, the subject location, with the prevailing

uses along East 7th Street being multifamily housing and commercial uses. As such, the project would be consistent with the existing character and fabric of the neighborhood, and construction of the townhomes would not adversely affect appropriate development of the surrounding area.

2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.

The Land Use Element of the General Plan states that the City of Long Beach is committed to continuing its tradition of improving the physical environment by achieving multiple and interrelated land use goals including, but not limited to, offering broad (R-4-N Medium-Density Multiple Residential) Zoning Districts that permit a diversity of uses to encourage sustainable development patterns and allow the construction of the proposed townhomes in accordance with the R-4-N development standards. The proposed zone change would rezone the subject parcels to a zone that is consistent with and complementary to the uses moderate density residential uses permitted by the CNR zoning of adjacent and nearby properties along East 7th Street, in addition to being a zone that is consistent with the General Plan.

The General Plan Land Use Element (GPLUE) identifies the development of new multifamily housing along commercial corridors as an important strategy in this area of Long Beach to accommodate the City's growing population and housing needs through 2040. The project would be consistent with the City's General Plan by creating opportunity for new multifamily housing in the vicinity of commercial uses, in area with access to transit and that would be consistent with the character of the surrounding area and existing development patterns.

The GPLUE Update, adopted in December 2019, designates the project site as NSC-M (Neighborhood Serving Center or Corridor - Moderate Density). This PlaceType is a mixed-use land use designation that allows neighborhood-serving, moderate-intensity commercial uses and moderate-density apartment and condominium buildings. The NSC-M designation allows up to five stories in height and average residential densities of 54 dwelling units per acre (du/acre) depending on lot size. The CCN zoning district allows a mix of uses including moderate density multifamily residential uses and is consistent with the NSC-M PlaceType designation of the subject parcels. Consequently, the Zone Change to the CCN zoning district (Community-commercial and moderate density residential) is consistent with the 2019 GPLUE PlaceType and is appropriate to allow for the development of a 23 for-sale townhomes. The townhome project complies with the development standards, including height and density, of the proposed CCN zoning district.

The proposed CCN zone better aligns the zoning designations of the subject parcels to the General Plan PlaceType outlined in the Land Use Element while also facilitating the construction of new housing on an otherwise vacant lot. The

Land Use Element identifies the development of new multifamily housing along commercial corridors as an important strategy in this area of Long Beach to accommodate anticipated growth. The project would be consistent with the City's General Plan by creating new multifamily housing in the vicinity of commercial uses, in area with access to transit and that would be consistent with the character of surrounding area and existing development patterns.

3. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.

The proposed change is not a rezoning of an existing mobile home park; therefore, this section of the code does not apply.



PROPOSED DEVELOPMENT AT E7TH AND DAWSON

The Rose Park Neighborhood Association (RPNA) is responding to the noticed about the request to develop a **23-townhome development at the intersection of E7th and Dawson.**

The Ask: We are in favor of additional housing in our neighborhood, and thus recommend that the City's Planning Commission approve this permit request with the following considerations:

Site Area Information:

10,000 residents live within Rose Park Neighborhood boundaries [Redondo to Cherry, 4th to 10th]. The project site at E7th and Dawson represents one of the last open spaces within our half-mile square neighborhood.

80% of our residents are renters who live in 4,400 living units; 50% of them are between 20-50 years of age. Ours is a parking-impacted area.

Main Safety Issue:

E7th Street has been designated a high-speed corridor and it is unsafe. Over the past 10 years RPNA has organized many actions to make our streets, especially E7th safer and pedestrian friendly. E7th Street became a high-speed corridor, through many of the things the Planning Commission is expected to approve with this application.

At the close of the 1960's, the city widened the street to be primarily automotive oriented, including a ceased initiative for extending the 22 freeway from I-605 to I-710. Then in the 1970's and 1980's several multi-unit housing projects were approved without having density mitigations. Most importantly, traffic patterns were approved that incentivized increased speeds to supposedly improve "traffic-flow." The priority at that time was car-oriented, absent much concern about the neighborhoods.

Yes, we want Matt Hamilton's development approved because our area needs more housing. We also hope that much of this housing will be affordable to assure a long-term secure future. for those who and want to live and work in our neighborhood and our city.

The Owner-Developer:

Matt Hamilton has done what few developers would be expected to do. He came out and met with our community leaders and nearby residents. He offered existing open space for 'safe-distancing' activities. People in the neighborhood know him. Within Matt's scope he addressed each of several concerns raised by them.

What he cannot address - but the Planning Commission can – is require street modifications on E7th, at a minimum a signal at the Dawson intersection, and more effectively use of the space between the driving lanes, as proposed by a Visioning Document and available here, as medians between Cherry and Junipero.

The “side streets” are major ways for neighborhood function: The faculty and staff at Burbank School use Dawson as the travel street to park their cars. And parents who are picking up their children following the afterschool program must travel Dawson for pick-up.

These are the existing situations which will only be compounded when more than 50 new Townhomes residents, in addition to the likely developed use of the ‘school building’ at E6th and Dawson, and activation of an immediately adjacent, now dormant potentially proffering a challenging unsafe “secondary” intersection for pedestrians and cyclists.

Conclusions:

- 1) Public Works: We have met with Public Works Director, Eric Lopez – as a follow-on to this dialogue, we will send him this document. We ask that the Planning Commission approve this needed housing option while requiring Public Works and related City Departments to advance safe streets goals that create a safer and slower E7th Street as well as safely, walkable and bikeable side streets.
- 2) Shared parking: The developer is exploring shared-use of an adjacent parking area for the neighborhood, to include overnight parking. This should include appropriate lighting.
- 3) Community participation: On-going review by Rose Park Neighborhood Association of planned project as it advances through the development process.
- 4) RPNA seeks that potential shared-use parking use be part of a community benefits agreement. This is important because, as was stated at the outset, this area is one of the last open spaces in our neighborhood. We have few common open spaces; and are considered a “park desert.”

January 13, 2021

Ms. Cynthia De La Torre
Planner IV
City of Long Beach Development Services
411 West Ocean Boulevard
3rd Floor
Long Beach, CA 90802

**Subject: Proposed multi-family residential project
East 7th Street and Dawson Avenue**

Dear Cynthia:

I live in the Rose Park area of district 3, which is very near the proposed residential project. I believe it will be a great addition that will not only help improve our neighborhood, but will offer that urban suburban mix feel to this part of Long Beach. It is very encouraging to see a new investment on this side of town. I am confident that this will make our area even more desirable to live in. We have retro row on 4th, the most incredible restaurants, coffee shops and parks that are walking distance. It is an ideal location. I respectfully request that the City approve the project.

Sincerely,

A handwritten signature in black ink that reads "Audrey Luna". The signature is written in a cursive, flowing style.

Audrey Luna
2122 E. 6th Street Apt. 3
Long Beach, CA 90814

memo

733 RAYMOND AVE

To: Long Beach Planning Commission
From: Jack Kurtzberg
CC: Recipient names
Date: 1/1/2021
Re: Application 2004-04 (ZCHG 20-03, SPR 20-008, AUP 20-03, VTTM 20-003)

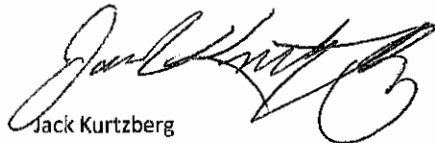
Comments: I would like to voice my opinion, objecting to this proposed project. I have lived at my current address since 1976, and have seen many changes to this neighborhood. Our street, on Raymond Avenue, between 7th and 8th street, has remained fairly stable regarding crime, but parking has always been a problem. My wife and I were on the Rose Park Neighborhood Association Board when we fought for Historic status.

I believe the one reason that crime has been limited on our block is that we are mostly single-family residences, other than a building on 7th and Raymond, and one two story residence built behind a single-story home. The blocks around us that have multi-family dwellings seem to have a higher crime rate.

The parking situation on our block has always been a problem. All the single-family houses have driveways, so I am sure the problem is created by the multi-family tenants and guests. According to what I read, you are planning a 23-unit condo complex, which will only exasperate the current parking problem.

I hope your commission will take this information to heart and vote to disapprove this project. I know my neighbors have voiced similar concerns.

Thank you for your consideration,



Jack Kurtzberg

733 Raymond Ave.

From: [Amy Harbin](#)
To: [Derek Burnham](#)
Cc: [Cynthia de la Torre](#)
Subject: FW: Application 2004-04
Date: Wednesday, January 13, 2021 2:18:34 PM

Hi Derek,

Please see the communication below regarding your project on 7th/Dawson.

Thank you,
Amy

From: PlanningCommissioners
Sent: Wednesday, January 13, 2021 12:54 PM
To: Amy Harbin <Amy.Harbin@longbeach.gov>
Cc: Patricia Diefenderfer <Patricia.Diefenderfer@longbeach.gov>; Alexis Oropeza <Alexis.Oropeza@longbeach.gov>
Subject: FW: Application 2004-04

From: Star Motry <starmotry@gmail.com>
Sent: Wednesday, January 13, 2021 11:55 AM
To: PlanningCommissioners <PlanningCommissioners@longbeach.gov>
Subject: Application 2004-04

-EXTERNAL-

Hi,

Im writing to request that you oppose the R4 zoning change request by Burnham Dev.

This includes the 5 APNs (currently a church and parking lot) in Long Beach on the corner of Dawson and 7th street.

I'm worried about displacement of the current community via increased rents and increased property taxes, straining the current parking situation, and lastly but importantly offering no mixed housing solutions which would fundamentally change the dynamic of the neighborhood.

Public Hearing:
Date: Jan 21, 2021
Time: 5:00pm
Where: <http://longbeach.gov/lbds/planning/commission>

I appreciate your support. Thank you.
-Star Motry

From: [Gretchen Swanson, DPT, MPH](#)
To: [Cynthia de la Torre](#)
Cc: [Karla Estupinian](#); [Amy Harbin](#); [Brooke Baker](#)
Subject: Re: 2200 E. 7th
Date: Sunday, May 10, 2020 8:33:12 AM
Attachments: [image010.png](#)
[image011.png](#)
[image012.png](#)
[image009.png](#)
[Neighborhood Investment_E7th Street in Rose Park Neighborhood_THE-LAST-BIG-SPACE_April 2020-Response-to-Developer.docx](#)

-EXTERNAL-

Cynthia - I wanted to follow-up with what RPNA sent to the developer regarding the permit application for 2200 E. 7th St. Please find statement attached. RPNA is not in favor of the proposed development 1) it does not meet the neighborhood's needs and 2) would act as a counter-force to community building. This report was sent at the same time to Karla Estupinian in CD2's office.

Please send updates on the permit request so that we can participate in the process.

The best! Gretchen
Gretchen Swanson
www.rpna.org

On Tue, Apr 21, 2020 at 1:35 PM Gretchen Swanson, DPT, MPH
<gretchen.swanson3@gmail.com> wrote:

Thank you, Gretchen

On Apr 21, 2020 1:27 PM, "Cynthia de la Torre" <Cynthia.DeLaTorre@longbeach.gov>
wrote:

Hello Gretchen,

Hope you are well. The applicant listed in the application is: Project Verve, LLC c/o Derek Burnham.

Best,

Cynthia de la Torre

Planner IV

Pronouns: She, Her, Hers, Ella

Long Beach Development Services | Planning Bureau

[411 W. Ocean Blvd.](#), 3rd Fl. | Long Beach, CA 90802

Office: 562-570-6559



From: Gretchen Swanson, DPT, MPH <gretchen.swanson3@gmail.com>
Sent: Tuesday, April 21, 2020 12:59 PM
To: Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov>; Karla Estupinian <Karla.Estupinian@longbeach.gov>
Subject: 2200 E. 7th

-EXTERNAL-

Dear Cynthia - I received the NORA on 2200 E. 7th. It does not specify who the developer is. Please forward that information, Thank you.

Gretchen Swanson

President, Rose Park Neighborhood Association

Valued Investment Opportunities along E7th Street in Rose Park Neighborhood

April 2020

THE LAST BIG SPACE – E7th & Dawson

E7th Street between Redondo and Cherry, the center boulevard of Rose Park Neighborhood, offers true neighborhood investment. We are a neighborhood of over 10,000 residents, active small business area with important long time established stakeholders such as Safe Refuge, Revive Church, The Monastery, and St. Matthews. We have undergone three community based reviews: E7th Re-visioning (community led), E7th Visioning (Council District 2 led), and Report to LUE proposed ordinance (leadership of RPNA).

The recent update of the city's Land Use Element creates a way to invest in our residents, their needs and the community overall. Of note is how E7th Street is a key corridor for residential level transit needs within the city. The 7th Street bus (#90 series) is the most used bus route in the city which runs from downtown to the VA Medical Center, through CSULB up through East LB. In addition, E7th Street has between 45k to 60k vehicles per day. Finally, during Council District 2's Visioning study it was determined that between Redondo and Alamitos Blvd there were approximately 375 parking spaces available either on the street or just adjacent – many underutilized.

We need to kick-start neighborhood development towards our stated community's goals 1) meet and greet/shared/community spaces and 2) safer E7th Street.

What the community needs and what the community wants is a vital and relevant community center! A space and place for now and the future. The residents have voiced this repeatedly – we have no library, many have limited internet access, there is no place to organize efforts e.g. voter registration or completing the Census. The only place to 'get together' costs e.g. coffee houses and restaurants. It is true the neighborhood has a park – tiny at best, but inadequate to serve the needs of the 10,000 residents who call Rose Park home. We have been fortunate that St. Matthews and Revive have offered their space willingly and repeatedly – but not all residents are comfortable in faith-based spaces. Nor should these fantastic partners share the brunt of large unmet need. Each have their own needs to meet.

Whether it is a highly active neighborhood association, other non-profit or service organizations, mentoring programs we have NO PLACE TO MEET. We literally meet in parking lots! And although we work to make obstacles part of the solution – the lack of a community center perpetuates the health disparity that we have between 90814 and 90804! To re-cap: we have significant life span difference between 90804 and 90814, we are a park desert (per LA County's Parks Analysis), and E7th St. is considered a 'high risk corridor' per recent Safe Streets report.

The land at E7th and Dawson is the LAST BIG SPACE on the street. We don't need it filled with a place for 23+ people that take up $\frac{3}{4}$'s of an acre. We do need housing – housing for those already in the neighborhood: affordable, secure, pathway to long-term housing stability. The 23 units do not fill this need, nor at market rate meet the needs of the individuals work in Rose Park but can't afford to live in Rose Park. Just ask yourself – would the person paying a market rate to live at E7th and Dawson send their children to Luther Burbank School? Because that is the social infrastructure we have in the neighborhood. A school and space that we have little access to. However, our Burbank families desperately need and would use an extremely convenient and accessible center for childrens' services, language access, mentoring and the options go on. Because the options exist – except not in Rose Park because we don't have a community space.

May 12, 2020

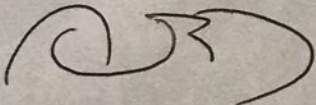
Ms. Cynthia De La Torre
Planner IV
City of Long Beach Development Services
411 West Ocean Boulevard
3rd Floor
Long Beach, CA 90802

**Subject: Proposed multi-family residential project
East 7th Street and Dawson Avenue**

Dear Cynthia:

My wife and I own a home directly across Dawson Avenue from the proposed project. We have lived here for several years and believe the proposed project will be a great addition to the neighborhood and will help revitalize the 7th Street corridor. The area needs more homeowners to support Rose Park schools and businesses. We respectfully request that the City approve the project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Alan Baird', written in a cursive style.

Alan Baird
2130 E. 6th Street
Long Beach, CA 90814

May 11, 2020

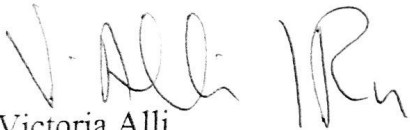
Mr. Cynthia De La Torre
Planner IV
City of Long Beach Development Services
411 West Ocean Boulevard
3rd Floor
Long Beach, CA 90802

**Subject: Proposed multi-family residential project
East 7th Street and Dawson Avenue**

Dear Cynthia:

On behalf of Christ Apostolic Church House of Rhema, please consider this letter as our support for the proposed residential project at the corner of E. 7th and Dawson. Our small congregation recently purchased the church building located at the corner of E. 6th Street and Dawson. Our congregation is excited to be a part of the neighborhood and we believe the new townhomes will be a great addition to the area. We respectfully request that the City approve the project.

Sincerely,



Victoria Alli
Christ Apostolic Church House of Rhema
2201 E. 6th Street
Long Beach, CA 90814

May 15, 2020

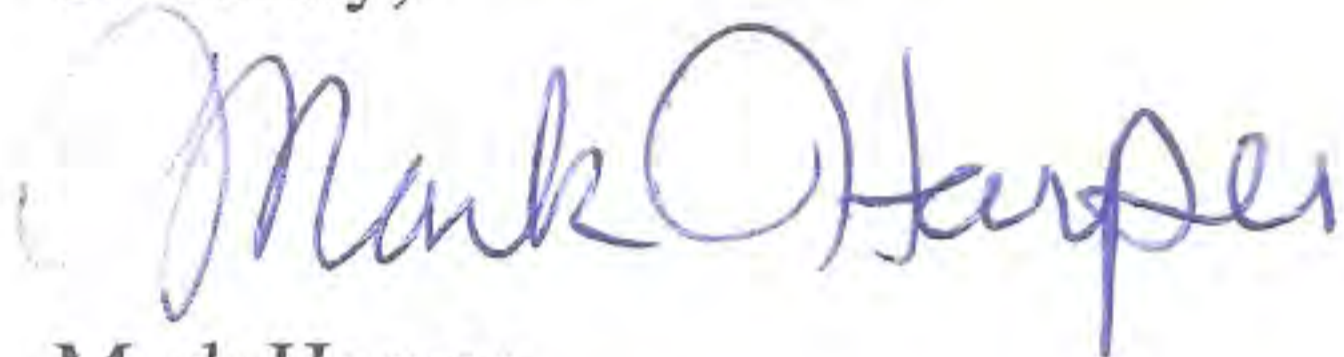
Ms. Cynthia De La Torre
Planner IV
City of Long Beach Development Services
411 West Ocean Boulevard
3rd Floor
Long Beach, CA 90802

**Subject: Proposed multi-family residential project
East 7th Street and Dawson Avenue**

Dear Cynthia:

My family and I live very near the proposed project and believe it will be a great addition to the neighborhood and will help revitalize the 7th Street corridor. As long-time residents of this area, we are very excited to see new investment in the community and believe it will help clean up the neighborhood. We respectfully request that the City approve the project.

Sincerely,



Mark Harper
2126 E. 7th Street
Long Beach, CA 90814

June 1, 2020


Ms. Cynthia De La Torre
Planner IV
City of Long Beach Development Services
411 West Ocean Boulevard
3rd Floor
Long Beach, CA 90802

**Subject: Proposed multi-family residential project
East 7th Street and Dawson Avenue**

Dear Cynthia:

I live near the proposed project and believe it will be a great addition to the neighborhood and will help revitalize the 7th Street corridor. We are very excited to see new investment in the community and believe it will be a great addition to the neighborhood. We respectfully request that the City approve the project.

Sincerely,

A handwritten signature in black ink, appearing to read "David Cox". The signature is fluid and cursive, with the first name "David" being larger and more prominent than the last name "Cox".

David Cox
2209 East 6th Street, Unit B
Long Beach, CA 90814

June 1, 2020

Ms. Cynthia De La Torre
Planner IV
City of Long Beach Development Services
411 West Ocean Boulevard
3rd Floor
Long Beach, CA 90802

**Subject: Proposed multi-family residential project
East 7th Street and Dawson Avenue**

Dear Cynthia:

I live near the proposed project and believe it will be a great addition to the neighborhood and will help revitalize the 7th Street corridor. We are very excited to see new investment in the community and believe it will be a great addition to the neighborhood. We respectfully request that the City approve the project.

Sincerely,

Signature: Ignacio Morales R

Print Name: IGNACIO MORALES R

Address: 525 DAWSON AVE. APT. 4

LONG BEACH CA. 90814

June 1, 2020

Ms. Cynthia De La Torre
Planner IV
City of Long Beach Development Services
411 West Ocean Boulevard
3rd Floor
Long Beach, CA 90802

**Subject: Proposed multi-family residential project
East 7th Street and Dawson Avenue**

Dear Cynthia:

I have a business near the proposed project and believe it will be a great addition to the neighborhood and will help revitalize the 7th Street corridor. We are very excited to see new investment in the community and believe it will be a great addition to the neighborhood. We respectfully request that the City approve the project.

Sincerely,

Signature: James Kim

Print Name: James Kim

Business: Squire Liquor

Address: 2218 E 7th St
Long Beach CA, 90804

June 1, 2020

Ms. Cynthia De La Torre
Planner IV
City of Long Beach Development Services
411 West Ocean Boulevard
3rd Floor
Long Beach, CA 90802

**Subject: Proposed multi-family residential project
East 7th Street and Dawson Avenue**

Dear Cynthia:

I live near the proposed project and believe it will be a great addition to the neighborhood and will help revitalize the 7th Street corridor. We are very excited to see new investment in the community and believe it will be a great addition to the neighborhood. We respectfully request that the City approve the project.

Sincerely,

Signature: Myesia D. Pouncey

Print Name: Myesia Deshaye Pouncey

Address: 515 1/2 Saint Louis Ave
Long Beach, CA 90814

June 1, 2020


Ms. Cynthia De La Torre
Planner IV
City of Long Beach Development Services
411 West Ocean Boulevard
3rd Floor
Long Beach, CA 90802

**Subject: Proposed multi-family residential project
East 7th Street and Dawson Avenue**

Dear Cynthia:

I have a business near the proposed project and believe it will be a great addition to the neighborhood and will help revitalize the 7th Street corridor. We are very excited to see new investment in the community and believe it will be a great addition to the neighborhood. We respectfully request that the City approve the project.

Sincerely,

Signature: 
Print Name: Nirouch Chatchawan
Business: Pad Thai Classic
Address: 2226 E 7th St
Long Beach, CA 90804

June 1, 2020

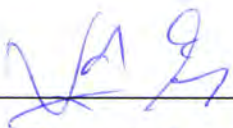
Ms. Cynthia De La Torre
Planner IV
City of Long Beach Development Services
411 West Ocean Boulevard
3rd Floor
Long Beach, CA 90802

**Subject: Proposed multi-family residential project
East 7th Street and Dawson Avenue**

Dear Cynthia:

I have a business near the proposed project and believe it will be a great addition to the neighborhood and will help revitalize the 7th Street corridor. We are very excited to see new investment in the community and believe it will be a great addition to the neighborhood. We respectfully request that the City approve the project.

Sincerely,

Signature: 
Print Name: GABRIEL IDONU
Business: Christ Apostolic Church, HON.
Address: 2201 E. 6th Street
Long Beach, CA 90814

May 15, 2020

Ms. Cynthia De La Torre
Planner IV
City of Long Beach Development Services
411 West Ocean Boulevard
3rd Floor
Long Beach, CA 90802

**Subject: Proposed multi-family residential project
East 7th Street and Dawson Avenue**

Dear Cynthia:

I live near the proposed project and believe it will be a great addition to the neighborhood and will help revitalize the 7th Street corridor. We are very excited to see new investment in the community and believe it will be a great addition the neighborhood. We respectfully request that the City approve the project.

Sincerely,



Name: Edgar CAMPBELL

Address: 2121 E. 6TH ST.
LONG BEACH CA 90804

August 12, 2020

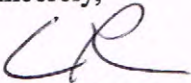
Ms. Cynthia De La Torre
Planner IV
City of Long Beach Development Services
411 West Ocean Boulevard
3rd Floor
Long Beach, CA 90802

**Subject: Proposed multi-family residential project
East 7th Street and Dawson Avenue**

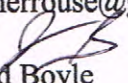
Dear Cynthia:

We live across the street from the proposed project and believe it will be a great addition to the neighborhood and will help improve the area. It is very encouraging to see new investment in this part of Long Beach. We respectfully request that the City approve the project.

Sincerely,



Conner Rouse
615 Dawson Avenue
Long Beach, CA
connerrouse@gmail.com



Jared Boyle
615 Dawson Avenue
Long Beach, CA
jsb.boyle@gmail.com

May 15, 2020

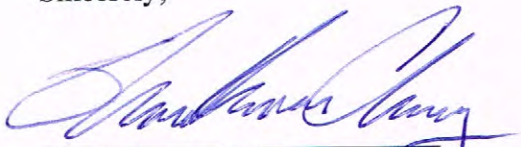
Ms. Cynthia De La Torre
Planner IV
City of Long Beach Development Services
411 West Ocean Boulevard
3rd Floor
Long Beach, CA 90802

**Subject: Proposed multi-family residential project
East 7th Street and Dawson Avenue**

Dear Cynthia:

I live near the proposed project and believe it will be a great addition to the neighborhood and will help revitalize the 7th Street corridor. We are very excited to see new investment in the community and believe it will be a great addition the neighborhood. We respectfully request that the City approve the project.

Sincerely,



Name: STEVEN CHANG

Address: 2125 E. 67th St.
LONG BEACH, CA 90814.