

# NPNA

North Pine Neighborhood Alliance

September 12, 2019

Dear City of Long Beach Planning Commission Members:

The North Pine Neighborhood Alliance (NPNA) has strong concerns about the proposed mixed-use development by Ensemble being considered at the September 19, 2019 Planning Commission meeting.

For at least two years NPNA has communicated directly with Ensemble and with City Planning staff in repeated attempts to share these concerns and provide positive input so that this proposed development can meet the financial needs of Ensemble as well the needs of our neighborhood. This on-going communication has resulted in some success with changes made by Ensemble and City Staff for which NPNA is pleased.

Here is a list of remaining concerns which are the basis of the **NPNA request that the Planning Commission adopt the Ensemble proposal with significant changes and/or mitigations:**

1. The four parcels that are part of the Ensemble proposed development were originally redevelopment sites intended for provision of low income rental housing which is in desperate need in the NPNA neighborhood. The Ensemble project does NOT address this need. Regardless of the Downtown Plan, it is imperative that the Planning Commission stand with the neighborhood to meet this need.
2. NPNA is in agreement with the scale and design of the proposed 8 story tower planned for the parcels closest to 4th and Pacific. NPNA is also in agreement with the improvements proposed for the alley that runs east to west through the proposed two buildings as long as there is significant public access without individual cost to seating and shade.
3. NPNA is strongly opposed to the 23 story tower building proposed for location on the parcels nearest 3rd and Pacific. The scale of this proposed tower is in sharp contrast to the surrounding residential neighborhood. The impacts of such a great increase of residential density (traffic, parking, increases in rents are not welcome by NPNA members who already daily endure a lack of residential parking, vehicle speeding especially along Pacific and unsafe driving which endangers much of the residential pedestrians (many of whom are seniors and disabled), as well as current commercial/retail deliveries blocking alley access (Solana Court) and existing

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residential garage access along with disruptive almost daily private trash hauler traffic (blocking alley access, creating noise, destroying alley paving, etc.).

NPNA respectfully asks for the following considerations and decisions from the Planning Commission:

1. Do NOT grant approval for merger of all four relevant parcels at this time, only approving the two parcels merger for the building to be located nearest to 4th and Pacific.
2. Only approve the design and construction of the proposed 8 story mixed use building at this time.
3. Require that all construction staging occur on the parcels located nearest to 3rd and Pacific and require that no sidewalks can be closed to pedestrian traffic for more than reasonable periods of time. Previous developments in the NPNA neighborhood have resulted in closure of sidewalks as well as street parking for indefinite periods of time resulting in significant problems and hardships for NPNA neighbors, many of whom are seniors and disabled who rely heavily on sidewalks and public transportation access.
4. Require Ensemble to work with NPNA and City Staff to reach agreement on a smaller scale tower development that better addresses neighborhood concerns and input.
5. If at the end of Ensemble's entitlement period, no development has been agreed to and constructed, the two parcels revert to the City for development as low cost and affordable housing or commercial/retail needs as identified with neighborhood input.

NPNA is fully aware of the history and implications of the Downtown Plan. Because we have had the opportunity to work with City Staff and several developers concerning numerous proposed developments in our neighborhood, we have a solid understanding of the interests and roles of all interested parties.

NPNA has an established reputation of working in a positive manner and in support of several development projects in our neighborhood. Many of us deliberately chose to live in downtown and support improvements and evolution of our neighborhood, especially creation of affordable and low-cost housing.

NPNA also believes deeply that the current residents' needs, concerns and quality of life are an integral part of any and all decision-making concerning our neighborhood.

We look forward to leadership from the Planning Commission about our neighborhood concerns and ideas.

Sincerely,  
Carole Sergy, NPNA President and Leanna Noble, NPNA Secretary