

From: [Amy Harbin](#)
To: [REDACTED]
Cc: [Scott Kinsey](#); [Jonathan Iniesta](#)
Subject: FW: Anthony Rendon's Letter in Support of the Riverpark Coalition
Date: Monday, March 29, 2021 4:57:55 PM
Attachments: [Mayor Garcia support-for-senate-bill-1374-lower-los-angeles-river-recreation-and-park-district.pdf](#)
[SAR Letter Open Space on LA River 3-19-21.pdf](#)
[020221 Alan Lowenthal-Support \(2\).pdf](#)
[Letter of Support Riverpark \(1\).pdf](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Good Afternoon,

Although I believe this is more targeted toward the Self Storage Project across the I-405, they do mention 712 Baker Street.

Amy

Amy L. Harbin, AICP
Planner

Long Beach Development Services | Planning

411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802
Office: 562-570-6872



To help balance the City's budget during this economic downturn, some services are closed on alternating Fridays for staff furloughs (unpaid time off). These furloughs affect many operations in all City Departments and help prevent significant service reductions to the community. To see a schedule of impacted service days, visit www.longbeach.gov/furlough. We appreciate your patience and understanding.

From: [REDACTED]
Sent: Monday, March 29, 2021 4:12 PM
To: Mayor <Mayor@longbeach.gov>; City Manager <CityManager@longbeach.gov>; Kevin Jackson <Kevin.Jackson@longbeach.gov>; Amy Harbin <Amy.Harbin@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>
Subject: Anthony Rendon's Letter in Support of the Riverpark Coalition

Dear Mayor Garcia, City Council, Mr. Modica, Mr. Jackson, and Ms. Harbin:

We write to share with you the news that Speaker Anthony Rendon has issued an official [letter](#) endorsing the Riverpark Coalition's goals of preserving the last remaining significant open spaces along the lower LA River from being paved over by developers.

Speaker Rendon's letter [joins those of Assemblyman Patrick O'Donnell and Congressman Alan Lowenthal](#).

3701 Pacific Place, 712 Baker St., and adjacent county lands together represent the largest remaining open space along the LA River in Long Beach. Commercially developing these parcels would destroy more than 25 years of plans to revitalize the LA River in Long Beach. It would ignore [plan after master plan](#) which have each designated these open spaces as the future crown jewels of the lower river.

Eastern Long Beach enjoys approximately 17 acres of park space per 1,000 residents while northern and western Long Beach (aka the Diesel Death Corridor) suffer from only 1 acre of park space per 1,000 residents. This is deeply unfair. Allowing these last open spaces to be paved over would strike a fatal blow at our chance to mitigate the [severe park inequities](#) that continue to plague our City.

As Speaker Rendon states in his letter, "We can re-imagine the River's future, to give our communities access to open space."

Rendon's words echo those of [Mayor Robert Garcia in 2016](#), when Garcia wrote to then State Senator Ricardo Lara, in support of SB-1374, a successful bill to create the Lower LA River Recreation & Park District. Mayor Garcia wrote:

"The Los Angeles River flows through many disadvantaged communities, where residents are disproportionately impacted by poor air quality from local heavy industry and congested transportation corridors and suffer from a severe lack of access to recreational opportunities and outdoor space... [The river] presents a unique opportunity for open space development, urban greening, and is a relatively untapped recreational resource for the region."

If our Development Services, City Councilmembers, and City Managers allow this RV/self-storage project to occur, they will choose to accommodate a few wealthy individuals (most of whom do not reside in Long Beach) that can afford to leave our area in style for the great outdoors while the vast majority of residents in western Long Beach continue to suffer from lack of access to green space, nature, and clean air.

Along with Speaker Rendon, Assemblymember O'Donnell, Congressman Lowenthal, and our own Mayor Garcia, we urge you to recognize the need for acquiring, cleaning, and greening 3701 Pacific Place and 712 Baker St, the last significant open spaces in western Long Beach. Please do

everything within your power to get Long Beach back on track with its own Riverlink Plan, the Lower LA River Revitalization Plan, and the LA River Master Plan. Please stop the developments on 3701 Pacific Place and 712 Baker St. Please build the River Park.

Kind regards,

Kimberly Walters

--

Kimberly Walters

[Assistant Professor](#), International Studies, CSULB

Secretary, [Riverpark Coalition](#)





MAYOR ROBERT GARCIA
CITY OF LONG BEACH

July 22, 2016

The Honorable Ricardo Lara
California State Senate
State Capitol, Room 5050
Sacramento, CA 95814

Re: Support for Senate Bill 1374-Lower Los Angeles River Recreation and Park District

Dear Senator Lara:

On behalf of the City of Long Beach, I write in support of Senate Bill 1374. This bill will help to promote the development of open space and parks for the benefit of communities along the Lower Los Angeles River. The Los Angeles River flows through many disadvantaged communities, where residents are disproportionately impacted by poor air quality from local heavy industry and congested transportation corridors and suffer from a severe lack of access to recreational opportunities and outdoor space.

While the Los Angeles River serves an important purpose as a flood control channel, it also presents a unique opportunity for open space development, urban greening, and is a relatively untapped recreational resource for the region. With the recent establishment of numerous groups, including the Lower Los Angeles River Working Group and multiple conversations about a new vision for the Los Angeles River, there is growing need for action along the Los Angeles River.

Through the formation of the Lower Los Angeles River Recreation and Park District, SB 1374 will promote the development of open space and parks along the Lower Los Angeles River. In addition, SB 1374 will establish a Board of Directors for the District, which will include two public members appointed by the Los Angeles County Board of Supervisors, as well as one representative each from nine different cities, including the City of Long Beach. Long Beach has a vested interest in making sure the Lower Los Angeles River receives adequate funding for the development and revitalization of open space and parks.

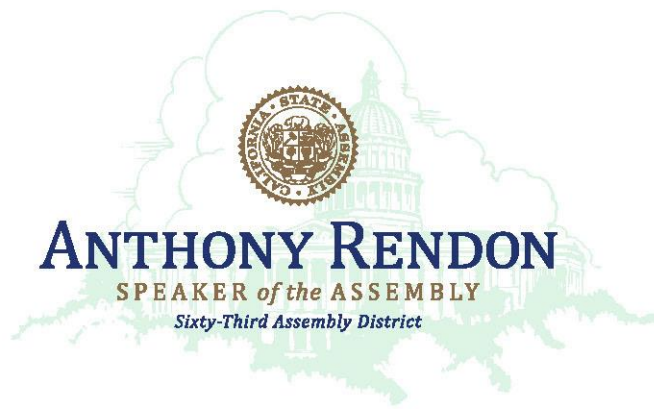
Given these reasons, the City of Long Beach supports SB 1374.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Garcia", with a stylized flourish at the end.

Mayor Robert Garcia
City of Long Beach

cc: The Honorable Speaker Anthony Rendon, State Assembly
The Honorable Janet Nguyen, State Senate, 34th District
The Honorable Isadore Hall, III, State Senate, 35th District
The Honorable Mike Gipson, State Assembly, 64th District
The Honorable Patrick O'Donnell, State Assembly, 70th District
333 West Ocean Blvd., Long Beach, California 90802
mayor@longbeach.gov | @LBMayorsOffice



March 19, 2021

Honorable Robert Garcia
Mayor of Long Beach
411 West Ocean Boulevard, 11th Floor
Long Beach, California 90802

Dear Mayor Garcia:

The City of Long Beach has a long and vibrant history of protecting the Los Angeles River and access to open space along its banks. Today, I write in support of the City's long-standing policy for recreational open space along the River and our community members, including the Riverpark Coalition, who advocate for that open space. Seven of the nine cities I represent include the River as part of their community, but enjoy only limited access to open space for community members to experience and enjoy.

Access to open space remains critical to the livelihood of our Los Angeles River communities. Many of our communities suffer disproportionate impacts from pollution related to the goods movement corridor from the ports to the railyards. Access to open space in our River corridor therefore provides a critical community resource. Open space along the River helps our communities take ownership of the River as a valuable environmental resource, today and in the future. We can re-imagine the River's future, to give our communities access to open space.

My Assembly Bill 530 (2015) created a Lower LA River Working Group, which engaged our communities in developing the Lower Los Angeles River Revitalization Plan (2018). The City of Long Beach played an active role in the Working Group to help develop the plan. The plan identifies opportunity areas for open spaces, social spaces and areas for recreation and cultural purposes along the river.

The City adopted a plan for its segment of the LA River in 2007, with the "Long Beach RiverLink." It also envisions possibilities for an integrated open space system for the west side of Long Beach. Long Beach has already made progress in the past few years to provide park space that connects the community to the Los Angeles River, in areas like Deforest Park and the Dominquez Gap Wetlands to name a few. I hope to see more in the years ahead.

Honorable Robert Garcia
March 19, 2021
Page 2

I commend your continued partnership with community members and others, to promote open space along the LA River. I strongly support the Riverpark Coalition's ongoing efforts to create more space that is open for our community members to experience and enjoy.

Sincerely,

A handwritten signature in black ink, appearing to read 'A Rendon', with a stylized, flowing script.

ANTHONY RENDON
Speaker of the Assembly

ALAN LOWENTHAL
47TH DISTRICT, CALIFORNIA

COMMITTEE ON NATURAL RESOURCES

CHAIR, SUBCOMMITTEE ON ENERGY
& MINERAL RESOURCES

SUBCOMMITTEE ON NATIONAL PARKS, FORESTS,
& PUBLIC LANDS

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SUBCOMMITTEE ON RAILROADS, PIPELINES
& HAZARDOUS MATERIALS



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www.lowenthal.house.gov
facebook.com/RepLowenthal
twitter.com/RepLowenthal

February 2, 2021

Dear Honorable Mayor and City Council Members,

The Los Angeles River has been a source of inspiration and opportunity long before my time on the Long Beach City Council. From the original caretakers, the Gabrielino and Tongva people, to the countless neighborhoods and communities alongside the 51-mile waterway, the river has always offered unlimited potential. The existing river and limited open space provide a patchwork of areas for residents to experience nature, exercise with friends, and spend time with loved ones.

As the river continues to transform, I strongly encourage the city to explore all options to develop new public access and open space alongside the Los Angeles River, with a focus on communities lacking park space and those disproportionately impacted by environmental injustice.

Long Beach has already made progress in the past few years to provide park space that connects the community to the Los Angeles River, in areas like Deforest Park, the Dominquez Gap Wetlands, and Drake Park. However, certain areas of the city still lack significant access to parks and open space.

Many of the communities surrounding the LA River are also disproportionately impacted by several sources of pollution, from heavy traffic on the 710 and 405 freeways, to refineries and port activities to the south. Additional green space will help reduce the urban heat island effect, making neighborhoods cooler, and even reduce some of harmful air pollution that has resulted in higher rates of respiratory illnesses compared to other areas in the city.

For these reasons, I strongly support agenda item 16 and I look forward to supporting efforts to ensure all residents have access to open space and parks in their community, including identifying and supporting federal funding opportunities. Thank you for your consideration.

Sincerely,

Alan Lowenthal
Member of Congress

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DISTRICT OFFICE
5000 East Spring Street
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LONG BEACH, CA 90815
(562) 429-0470
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February 2, 2021

Dear Honorable Mayor and City Council Members:

I support our community members, including the Riverpark Coalition, to advocate for open space along the Los Angeles River. As a former Long Beach Councilmember, current Member of the San Gabriel Rivers and Mountains Conservancy, and as the Assemblymember representing Long Beach, I have long been involved in securing open space in Long Beach.

Open space is essential to the well-being of our residents. Additional open green space will improve the air quality for our residents, provide access to recreation, and better the quality of life for our neighbors living near the Los Angeles River.

While the City has provided open green space along the Los Angeles River that includes Drake-Chavez Greenbelt, Wrigley Greenbelt, DeForest Wetland, and the Dominguez Gap Wetlands, this area has significantly less open space than other areas of the city.

I strongly support Agenda Item 16 and continue to support the efforts to create more open space for our residents living near the Los Angeles River. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick O'Donnell". The signature is fluid and cursive, with the first name "Patrick" and last name "O'Donnell" clearly distinguishable.

PATRICK O'DONNELL
Assemblymember, 70th District

From: [Amy Harbin](#)
To: [REDACTED]
Cc: [Scott Kinsey](#); [Jonathan Iniesta](#)
Subject: RE: Proposed Riverpark Development; 712 Baker Street
Date: Wednesday, March 23, 2022 10:33:00 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)

Good Morning,

Please see my responses below in red.

Thank you,
Amy

Amy L. Harbin, AICP
Planner

Long Beach Development Services | Planning

411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802
Office: 562.570.6872



From: Jacqueline Gomez [REDACTED]
Sent: Monday, March 21, 2022 9:09 AM
To: Amy Harbin <Amy.Harbin@longbeach.gov>
Subject: Re: Proposed Riverpark Development; 712 Baker Street

-EXTERNAL-

Good morning.

I do have a few questions.

1) The company that did this study are they an independent component that does not have any vested interest with either the city, the building developers or the oil company? **The company that prepared the draft EIR (Meridian) was selected by the City from our on-call list and the fees paid by the Applicant.**

2) There was a study done around the year 2000. It was actually done by Berkeley. This current report mentions it. **Do you happen to know the name of the report or where it is in the**

draft EIR? There are so many references and the report is so long that I don't recall it.

A) Do you have a copy of that report or can you direct me how to locate it? **If I you can let me know the above, I'll definitely figure it out and get you a copy.**

B) In that report it seems to have stated that the land was uninhabitable for the next 150 years. Was this taken into account? **See above.**

3) How will the traffic congestion be alleviated? **Traffic studies were done and there are mitigation measures incorporated into the CEQA document that the developer will have to follow.**

4) Are there any health risk for the members living in this area once they start digging and fumes/chemicals get released into the atmosphere? **A health risk assessment was completed and is part of the Regional Water Quality Control Boards Remediation Action Plan. I would have to double check.**

Thank you so much.

[Sent from the all new AOL app for Android](#)

On Wed, Mar 9, 2022 at 9:21 PM, Jacqueline Gomez

 wrote:

Hello Ms. Harbin.

Thank you so so much for your response and willingness to hear our concerns. In order to be more productive, let me get with the other members and maybe we can come up with a list of questions. I have started reading the report that Celina was so gracious in forwarding to me but have not finished. Quite extensive. Will get back to you soon.

Once again, thank you again.

[Sent from the all new AOL app for Android](#)

On Wed, Mar 9, 2022 at 10:59 AM, Amy Harbin

<Amy.Harbin@longbeach.gov> wrote:

Good morning Ms. Gomez:

My name is Amy Harbin and I am one of the project planners on the Riverpark residential project. Your name and email address was forwarded to me from the Council Office as you have questions about the Riverpark project. I'd be more than happy to assist.

Please feel free to email me or if a phone call is better, my phone number is listed in my contact information listed below.

Thank you for your interest in this project and I look forward to hearing from you.

Amy

Amy L. Harbin, AICP

Planner

Long Beach Development Services | Planning

411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802

Office: 562.570.6872



Scott Kinsey

From: Amy Harbin
Sent: Monday, June 13, 2022 1:25 PM
To: Scott Kinsey
Subject: FW: Long Beach RiverPark Residential Project

This is interesting. The name is not one I'm familiar with.

I also got a VM from another individual who wants information as well, I returned her call and had to leave a msg.

I'll respond and cc you.

A

Amy L. Harbin, AICP
Planner

Long Beach Development Services | Planning
411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802
Office: 562.570.6872

-----Original Message-----

From: KawtharGmail [REDACTED]
Sent: Monday, June 13, 2022 12:52 PM
To: Amy Harbin <Amy.Harbin@longbeach.gov>
Cc: Rami Doueiri [REDACTED]
Subject: Long Beach RiverPark Residential Project

-EXTERNAL-

Hello Amy,

I believe you are the lead project manager for the Long Beach RiverPark Residential Project. I would like to learn more about what you are planning to do at 712 Baker St. Online there is a description that 226 housing units will be constructed. I am a resident of Wrigley Heights and my concerns are with the amount of parking that will be allocated for these new units and how many low income housing units will be built. Is this section 8 housing? Will it be completely gated? Will you also have another park inside of this gated area? Will you extend the path along the river? Can you share any of your plan details? What will you do about the homeless encampments next to the river and this housing complex? We have several recent issues with crimes in the area and we need to know your plans to contain them. Thank you.

-Kawthar Kasim [REDACTED]

Sent from my iPhone

Scott Kinsey

From: Lynette Ferenczy [REDACTED]
Sent: Saturday, August 20, 2022 11:12 AM
To: Scott Kinsey; PlanningCommissioners
Subject: 712 Baker Street letter Please include in PC packets for the Sept 1st hearing

-EXTERNAL-

September 1, 2022

Subject: **Opposition to the 226 dwelling unit project at 712 Baker Street, Case 2003-24 EIR 07-20**

To: Planning Commission

This letter is in opposition to the proposed 226 dwelling unit project and certification of the EIR. The proposed site located at the interchange of the 710 and 405 freeways is inappropriate for residential development. This site has very toxic air quality with high levels of carcinogenic particulate matter from the thousands of diesel trucks using the 710 24 hours a day coming to and from the ports of Long Beach and Los Angeles, is exceptionally noisy due to the proximity of the freeways, and has contaminated soil from use of this site as a storage facility for oil drilling waste materials that were stored in open air ponds for years. This piece of land is one of the most inappropriate sites in Long Beach for residential development.

There is a small area at the southern portion of the site zoned for residential, with the remaining 19 or so acres zoned CS - Commercial Storage. The Commercial Storage (CS) District encourages storage uses in areas which are particularly difficult to use due to parcel shape, access, adverse environmental conditions, or in areas where parcels are needed to form a buffer from incompatible uses. The CS zoning should remain or the property be rezoned for open space/parks. This parcel has both adverse environmental issues as listed above and limited access.

The density proposed is completely incompatible with the Wrigley neighborhood of mostly R-1-N zone and 6,000 sq. ft. lots, with the exception of about 50 homes built on R-1-S lots east of the site. The height of three stories for the condos fronting on Wardlow is incompatible with the surrounding one and two story homes, and the project is gated which is also incompatible with the older Wrigley neighborhood street lay out which has no other gated developments. There will also be at least a 6 foot or higher solid wall built around the project creating a fortress like appearance and separating the development from the rest of the community.

The proposed traffic light on Wardlow, the primary entrance to the development, will create a traffic hazard as the queuing depth for about 10 cars is inadequate for hundreds of cars per day. Wardlow Road has already been reduced from three to two lanes to accommodate a rarely used bike lane and adding hundreds of cars daily will negatively impact the intersection at Wardlow and Magnolia. As east bound traffic comes over the bridge for the 710 and LA river, visibility is very limited by the slope of the overpass creating a blind spot where the left turn lane will be located. The two traffic lanes will have to be relocated to the south creating a bend in the traffic lanes to accommodate the left turn lane.

The project also has almost no common open space, about 1/3 acre, within the development, so there is no area for children to play. Parents will have to leave the gated community and walk up to 1/4 mile to access the open space located to the north. The site plan also has over 1,000 linear feet of homes without any breaks creating a monotonous design and not allowing any views through the development.

The developer met with the Wrigley Association in 2020 for comments but chose not to consider any changes suggested so the plan is mostly unchanged. The plans from 2019 had a slightly different lay out with 216 units and more common open space along the east and west rows of townhouses.

This development is also inconsistent with the newly adopted CAAP plan to mitigate climatic change. This lot is located in the extreme heat area, will increase greenhouse gases, and creates a hazardous environment for potential residents due to the air quality. As the plan notes, North and West Long Beach are especially vulnerable to worsening air quality and extreme heat in large part because they lack the green space of other city regions—a result of the last century of discriminatory housing policies, according to the CAAP. "Low-income communities of color were historically excluded from neighborhoods with less environmental pollution and greater public investment, and these practices partly explain why low-income communities of color today are still concentrated in the portions of the city with the poorest air quality and environmental health indicators." This project will continue to worsen the environmental discrimination on the west side.

Overall, this development is incompatible with the height, density, and character of Wrigley. The project will worsen the hazardous air quality in the neighborhood, add traffic and congestion to the area, and put additional demands on an already over used water supply.

Please deny this request for entitlements as the site is inappropriate and the development will have a negative impact on the quality of life in our community.

If the commission chooses to approve this project as it likely will since our voices are usually ignored, please require conditions of approval to comply with the newly approved CAAP plan to fight climate change with the following conditions:

- 1.All homes shall be built with solar plans, not just be solar ready.
- 2.All appliances shall be electric, no gas appliances and preferably electric heat.
- 3.Irrigation water shall be recycled/gray water.
- 4.Require access to the LA River bike and walking path with a gate and walking path along Baker Street to the river to increase alternative modes of transportation and maintain public access to the LA River bike path.
- 5.Plant more trees and do not allow the use of artificial turf.
6. All garages shall be designed for electric vehicle charging.
7. Create more common open space within the gated area of the project and plant with grass and trees to reduce excessive heat. This can be achieved by reducing density and creating green spaces at street ends along the west/east property lines where there is a continual row of houses approximately 1,000 feet long without a break.
8. Reduce density thereby reducing exhaust from cars, vehicle trips, energy consumption, water usage, and greenhouse gases.

Sincerely,

Lynette Ferenczy
Wrigley Resident



P.O. Box 16192, Long Beach, CA 90806
wrigleyassociation@gmail.com

August 22, 2022

Re: 712 Baker Street Project

Planning Commission:

The Wrigley Association supports development in our community that is well-designed, architecturally compatible, and of a similar density and layout as the existing homes in our neighborhood. The current proposal of 226 new residential units at 712 Baker Street is not consistent with these goals. The Wrigley Association Board members did meet with the developer's consultant via Zoom in 2020 and provided comments to the consultant on changes that we hoped to see implemented. Unfortunately, none of the comments have resulted in any changes to the plans and, in fact, the density of the development increased from 216 units in 2019 to 226 units in 2020. Our concerns are listed below:

1. Density - The development proposal has a density nearly double that in Wrigley with a proposed density of 14.55 units an acre compared to an existing density of 8-10 units an acre. The existing lot sizes in Wrigley vary from R-1-S (2,400 sq. ft.) to R-1-N (6,000 sq. ft.). The proposal has a variety of housing types, but the freestanding homes are on lots of 2,035 square feet (37x55). The smallest lots in Wrigley Heights are R-1-S (2,400 sq. ft.). At a minimum, the new development lot size should be no less than 2,400 sq. ft. The proposed density is completely inconsistent with the existing development pattern of the neighborhood.
2. Height - The height should be compatible with the surrounding neighborhood of one and two story homes. The plans propose three stories with a ridge height of 40 feet along the Wardlow Road frontage, the most visible location on the site. It would be best to reduce these buildings to two stories and/or relocate the tallest buildings towards the back of the lot to be less visible from the street.
3. Vehicle Access/Traffic Signal - The proposed traffic signal on Wardlow Road will create a hazardous situation due to the left turn lane on Wardlow with a left turn pocket to accommodate approximately ten cars for a development that will create hundreds of vehicle trips per day. The left turn pocket is also not visible due to the overpass of the 710 creating a hazardous situation as you come over the overpass eastbound.

Our Mission: The Wrigley Association is a 501 C4 non-profit organization, (CA State ID # 1673284) whose mission is to promote the common interest, instill pride, establish and encourage the highest standards in Wrigley. To foster an active understanding of citizenship and civic responsibility. To oppose and discourage discrimination and to create a sense of belonging. To promote higher business standards and encourage uniformity and cooperation among merchants, property owners and residents. To eliminate crime, promote community pride, and develop wholesome, enjoyable, cultural, social, and physical activities.

4. LA River Access/Riverlink Plan - Access to the LA River should be acknowledged and embraced for residents and the public. The plans do not show any access to the river bike and walking path. Also, homes should not back up to the river. There is an existing set of stairs near the west end of Baker Street providing access to the bike path which will be blocked if the terminus of Baker street is gated off. We ask that they address the Riverlink Plan and provide more open space and/or money to improve the approximately 50-110 foot wide area west of the development between the river and west edge of the project.

5. Gated Community - The Association does not support a gated community. There are no other gated communities in Wrigley, and gated developments are isolated from the rest of the neighborhood.

6. Affordable units location - the affordable units are clustered at the south end of the project and not distributed throughout the development.

7. Architecture - the architecture does not relate to Long Beach, and the faux Mediterranean design is not desirable.

8. Perimeter wall - the proposed six foot block wall which is not shown on the plans will create a fortress like appearance. Please remove the block wall from the front elevation or at a minimum require an open wrought iron or transparent fence material so that the development is not walled off from the rest of the community.

9. Common open space - There is almost no common open space within the development. A small pool and community room are proposed with only .353 acres (15,356 sq ft) of active open space out of over 20 acres of land within the gated area. Residents from the southern portion of the development will have to walk 1/4 mile to reach open space. Please require more open space within the gated portion of the development. As these homes are up to four bedrooms, many families will likely live here and there is no usable green open space within the development for children.

10. Guest parking - Guest parking spots should be increased as multi-generational families are common in our neighborhood and would likely be common here.

11. Climate Action and Adaptation Plan (CAAP) - Based on the recent approval of the CAAP by City Council, this site is located in an excessive heat island, has contaminated soil due to oil drilling waste product storage, is extremely noisy with two adjacent freeways, and is at the interchange of two major freeways carrying heavy diesel truck traffic. This project will exacerbate the heat island, create more greenhouse gasses, use more water when there is already a shortage, and will create more runoff. Please ensure buildings comply with CAAP standards such as solar panels, electric appliances, use of recycled water for irrigation, EV charging stations in garages, no artificial turf, more trees and grass, etc.

Our Mission: The Wrigley Association is a 501 C4 non-profit organization, (CA State ID # 1673284) whose mission is to promote the common interest, instill pride, establish and encourage the highest standards in Wrigley. To foster an active understanding of citizenship and civic responsibility. To oppose and discourage discrimination and to create a sense of belonging. To promote higher business standards and encourage uniformity and cooperation among merchants, property owners and residents. To eliminate crime, promote community pride, and develop wholesome, enjoyable, cultural, social, and physical activities.

The Association would like to see some type of compromise with the developer to address some of our concerns as this project will further degrade air quality, add close to 500 vehicle trips a day creating additional traffic in the neighborhood, and eliminate one more opportunity for open space, as 3701 Pacific Place was also removed with the approval of a self storage facility. This project contributes to the environmental injustice that continues on the west side and if approved as proposed, will be in violation of many of the goals of the newly approved CAAP.

Sincerely,

Wrigley Association

Our Mission: The Wrigley Association is a 501 C4 non-profit organization, (CA State ID # 1673284) whose mission is to promote the common interest, instill pride, establish and encourage the highest standards in Wrigley. To foster an active understanding of citizenship and civic responsibility. To oppose and discourage discrimination and to create a sense of belonging. To promote higher business standards and encourage uniformity and cooperation among merchants, property owners and residents. To eliminate crime, promote community pride, and develop wholesome, enjoyable, cultural, social, and physical activities.

Scott Kinsey

From: Mike Laquatra [REDACTED]
Sent: Tuesday, August 23, 2022 8:51 PM
To: PlanningCommissioners; Scott Kinsey
Subject: Proposed project at 712 Baker Street Case 2003-24 EIR 07-20

-EXTERNAL-

Planning Commission,

I am writing in opposition to this proposed 226 unit project including requesting non-certification of the EIR as currently designed. This site is and will continue to be inappropriate for residential development for multiple reasons. As situated at the 710/405 interchange the air quality cannot be anything other than unhealthy even by the low standards that exist on the West side of Long Beach. The location has a long history of usage as an open storage area for liquid toxic waste, after all it isn't called the oil operators property for nothing. The majority of the site has been zoned for Commercial Storage (CS) for years reflecting its unsuitability for residential uses. A project of this scale will serve to further degrade air quality due to a significant increase in traffic flow, and as designed the ingress/egress from Wardlow is problematic. The new left turn lane for east bound traffic will hold a limited number of vehicles thereby creating a hazard at times of high traffic flow. My afternoon commute used to be along this route and at peak traffic flow the proximity and frequency of A (Blue) line trains caused traffic to at times back up over the bridge. Not only will the added traffic associated with this development exacerbate this congestion, but cars waiting to turn left will be invisible to drivers coming over the bridge. This project also disregards the newly adopted CAAP plan. This area is already an extreme heat island and the addition of this many dwellings with this much pavement will only worsen the problem, it will also contribute to increased uncaptured run-off on the rare occasions when it does rain. The project is also gravely lacking in open space and what it does include is isolated at the far edge of the site well away from many of the residences. Finally, its orientation away from and lack of access to the LA River demonstrates a complete disregard for the Riverlink Plan. Not only will we lose our last chance at any significant increase in park/green space in this part of town, the gated community as designed will be cut off from the surrounding neighborhood.

Despite these and numerous other issues surrounding this project, I fully expect approval and therefore would like to suggest some modifications/conditions which would ensure increased compliance with CAAP as well as addressing other concerns.

1. All homes to not just be solar ready but to be built with solar panels
2. All appliance hookups and heating to be electric
3. All garages to include electric vehicle (EV) charging compatibility
4. Recycled/grey water to be used for irrigation
5. Increase the number of trees and prohibit use of artificial turf
6. Create more open space/common areas within the gated portion of the project
7. Require access to the LA River bike and walking path to promote recreational use and increase potential for alternative modes of transportation
8. Reduce density, perhaps by interspacing open areas along the western property line which currently calls for an approximately 1000 foot long continuous row of houses

I am hoping that the Commission will consider my objections and suggestions for improvement.

Sincerely,

Mike Laquatra

30 year Long Beach resident and 20 year Wrigley home owner

Scott Kinsey

From: PlanningCommissioners
Sent: Wednesday, August 24, 2022 2:55 PM
To: Scott Kinsey
Subject: FW: West Long Beach proposed housing

Hi Scott,

This is for your project.

Thank you,
Heather Flores
Secretary

Long Beach Development Services

411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802
Office: 562.570.7170 | Fax: 562.570.6068



From: Emily Odell [REDACTED]
Sent: Wednesday, August 24, 2022 11:57 AM
To: PlanningCommissioners <PlanningCommissioners@longbeach.gov>
Subject: West Long Beach proposed housing

-EXTERNAL-

Hello,

I am a Long Beach community member and I have concerns regarding the proposed River Park Residential Project. From the most recent FEIR report it's easy to see that this is not a good move. Long Beach already has a massive disparity in access to green spaces, adding more homes, sealing the dangerous components in the soil under concrete would simply create another area that does not fit the definition of green space. In that particular area of Long Beach there is a serious lack of any open areas, particularly green space type open areas. Adding homes will simply increase the overpopulation of Long Beach while decreasing the available space. This creates issues later when the neighborhood wants to improve, and ends up gentrifying the area or displacing people by trying to create more green space. Plan for the open spaces now. Please put this project on at least a hold until a better plan can be created. Remember, the best cities in the world have incorporated green space and made it available to everyone, not just people in rich neighborhoods.

Regards,
Emily Odell

Heather Flores

From: Christina Cancino [REDACTED]
Sent: Wednesday, August 24, 2022 4:14 PM
To: PlanningCommissioners
Subject: NO to 712 Baker St. project

-EXTERNAL-

Dear Planning Commissioners of Long Beach,

I am a resident of Upper West Long Beach and I am against the proposal of building the gated community for 712 Bakers St. Our community is in need of green space and building the River park is what we need. We live in the death corridor because of the oil refineries and surrounding freeways. My community of western Long Beach needs access to green space just like the eastern side of Long Beach. We want to have a chance for park equity and clean air. Please honor and safeguard the protected 1977 Horse Overlay District. Also honor the 2007 Long Beach Riverlink Plan that was passed unanimously by the LB City Council in 2015. The continued loss of our much-needed open space must be halted. We are so poor in green space in this side of Long Beach. Please help my community build the River park, not a gated community.

Sincerely,

[REDACTED]

[REDACTED]

Long Beach, CA 90810