

Scott Kinsey

From: Scott Kinsey
Sent: Wednesday, August 31, 2022 2:54 PM
To: [REDACTED]
Cc: Amy Harbin
Subject: RE: 9/1/22 Agenda Item 2

Good afternoon,

RP-15 is the zoning symbol for the Residential Planned Unit Development zoning district, and the 15 means at a density of up to 15 dwelling units per acre.

The (H) indicates the Horse Overlay Zone, which is currently there and is not changing.

Carriage townhome is a builder, real estate, or advertising term that has no legal meaning but basically refers to a townhome that is back-to-back to another townhome, set on top of garages. I believe they are referred to as "back-to-back" and "half-backs" on the architectural renderings and elevations, and "carriage townhomes" on the site plan. I have circled them in red for you in the screenshot below. These are full independent dwelling units and are not ADUs or otherwise somehow secondary units.



Scott Kinsey, AICP
Planner V

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

Office: 562.570.6461



From: [REDACTED]

Sent: Wednesday, August 31, 2022 2:39 PM

To: Scott Kinsey <Scott.Kinsey@longbeach.gov>; Amy Harbin <Amy.Harbin@longbeach.gov>

Subject: 9/1/22 Agenda Item 2

-EXTERNAL-

Dear Scott.

Could you please explain the meaning of these terms in the 712 Baker St. FEIR?

RP-15 and RP-15 (H);

Carriagehouse

Wikipedia says this about Carriagehouses:

In modern usage, the term "carriage house" has taken on several additional, somewhat overlapping meanings:

- Buildings that were originally true carriage houses that have been converted to other uses such as [secondary suites](#), apartments, [guest houses](#), automobile [garages](#), [offices](#), [workshops](#), retail shops, bars, [restaurants](#), or storage buildings.
- Purpose-built secondary homes, also called [accessory dwelling units](#) or detached dwelling units, on the same lot as a primary residence. They have completely separate living areas and facilities, sometimes in the style of converted carriage houses.^[8] Some municipalities, such as [Ottawa, Ontario, Canada](#), have introduced regulations permitting coach houses to intensify use of urban residential space and increase affordability and possibilities for multi-generational housing in low-density areas,^[9] whereas the state of [California](#) revised state laws to limit local governments' authority to *restrict* ADU construction and reduce cost and bureaucracy hurdles in order to ease the shortage of housing.^{[7][8]}
- A marketing term for single-family homes, built on a lot just large enough for the home, and often sharing in [common land](#) with other homes in the same planned unit development. They are more properly called "carriage homes" or "patio homes". Some municipalities have relaxed setback restrictions for such buildings or allow "zero lot line" carriage homes, in which a wall of the home lies on the property line itself.^[8]

In looking at the site plans, I could not find a plan for the Carriagehouses. Do any of these meanings apply?

Thank you for your prompt reply.

Ann Cantrell

[REDACTED]

Scott Kinsey


From: Scott Kinsey
Sent: Wednesday, August 31, 2022 7:06 PM
To: [REDACTED]
Cc: Amy Harbin
Subject: RE: Baker Stree FEIR

Anne,

The Responses to Comments for the EIR are in the Final EIR document itself, in Section 5.0 in that document. Make sure you are looking under Final EIR and not Draft EIR on the Environmental Reports webpage, as shown with the red arrow in the screenshot below: <https://www.longbeach.gov/lbds/planning/environmental/reports/>

Description

Final EIR (distributed 8/4/22)



- River Park Final EIR
- FEIR Appendix B – Burrowing Owl Survey
- Appendix C Section 1 - Revised Hazards Section
- Appendix C Section 3 - Tesoro Letter 2016-11-10
- Appendix C Section 5 - Tesoro Letter 2018-10-31
- Appendix C Section 7 - Tesoro Letter 2019-04-11
- Appendix C Section 9 - Mearns HHRA 2020-10-16
- Appendix C Section 11 - LARWQCB Letter 2020-05-21
- River Park EIR CEQA Findings of Fact
- FEIR Appendix A – MMRP
- Appendix C 0 Cover and TOC
- Appendix C Section 2 - Final RAF
- Appendix C Section 4 - Tesoro L
- Appendix C Section 6 - Tesoro L
- Appendix C Section 8 - LARWQC
- Appendix C Section 10 - OEHHA
- FEIR Appendix D – Bracketed Co

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From: [REDACTED]
Sent: Wednesday, August 31, 2022 6:18 PM
To: Scott Kinsey <Scott.Kinsey@longbeach.gov>
Subject: Baker Stree FEIR

Dear Scott,

Thank you for your replies to my previous questions. I have another problem. I am no longer able to locate the Comments and Responses to comments on the DEIR.
Could you please tell me where in the FEIR to find these?

Gratefully,
Ann Cantrell

Scott Kinsey

From: Scott Kinsey
Sent: Wednesday, August 31, 2022 7:11 PM
To: R.M. Holman
Subject: RE: File # 22-051PL - Integral Communities - Staff report does not appear to be consistent with drawings

Thank you for your inquiry. This driveway will be used for emergency access only and is not a regular driveway for people to enter or exit the development. Normal everyday drive access will be taken directly from Wardlow Road. Please let me know if you have any other questions.

Sincerely,

Scott Kinsey, AICP
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From: R.M. Holman [REDACTED]
Sent: Wednesday, August 31, 2022 4:40 PM
To: Scott Kinsey <Scott.Kinsey@longbeach.gov>
Subject: File # 22-051PL - Integral Communities - Staff report does not appear to be consistent with drawings

-EXTERNAL-

Hello Scott,

I sent this to the planning commission, but Ann Cantrell suggested I send it to you, to see if you had any info on it.

I noted that the Staff Report for this file # says "An emergency access point is proposed at the northeast corner of the complex, at the intersection of Baker Street and Golden Avenue".

However, I cannot find any such limitation (to only emergency access) in the drawings or maps included with this project.

Obviously, great community concern would exist if regular traffic from this project could end up using this point for regular access and egress.

Sincerely,

Roger Martin Holman
[REDACTED]

Heather Flores

From: Dave Hall [REDACTED]
Sent: Thursday, September 1, 2022 7:12 AM
To: PlanningCommissioners
Subject: Reject Final EIR on River Park Residential Project

-EXTERNAL-

Dear Chair and Commissioners:

I echo the comments made by the California Fish and Game Commission (page 80) that the EIR does not address the colony of endangered Western Burrowing Owls that will be destroyed by the project. There is no biological survey done by the consulting firm. How can you possibly make policy without knowing the numbers through a proper actual survey? This is a violation of CEQA and an affront to preserving the endangered Western Burrowing Owl. Vote "No" on ratifying the FEIR.

Respectfully,

DAVE HALL

[REDACTED]

Long Beach, CA 90813