

Heather Flores

From: CityClerk
Sent: Thursday, January 19, 2023 12:02 PM
To: PlanningCommissioners
Subject: FW: Promenade Dwelling Units-LB Planning Commission

From: Marianne Buchanan [REDACTED]
Sent: Thursday, January 19, 2023 11:51 AM
To: CityClerk <CityClerk@longbeach.gov>
Subject: Promenade Dwelling Units-LB Planning Commission

-EXTERNAL-

I am appalled that the City cannot seem to coordinate its building projects with its Climate Action Plan.

Putting 2,700 methane-leaking natural gas appliances into the proposed Promenade complex is bad for the environment and worse for the unsuspecting occupants.

Natural gas appliances are directly linked to causes of childhood asthma especially in children of lower-income and BIPOC communities.

I urge the Planning Commission to look at the specs and the details of this proposal with more forward-looking eyes. Knowing what you know today, it seems to me that installing 2,700 natural gas appliances in the Promenade units would be not just outmoded but inhumane.

Have the courage to be on the side of a great movement toward electrification for the health of our children and all future generations.

Marianne Buchanan D3



**DOWNTOWN
LONG BEACH
ALLIANCE**

January 19, 2023

Long Beach Planning Commission
Civic Center Plaza
411 West Ocean Blvd.
Long Beach, CA 90802

RE: Support for the 450 The Promenade North and 501-599 Long Beach Blvd Project.,
Agenda Item #1

Dear Members of the Long Beach Planning Commission,

Please accept this correspondence on behalf of the Downtown Long Beach Alliance (DLBA) Board of Directors and enter into the public record for the Planning Commission meeting scheduled on Thursday, January 19, 2023, our support of the proposed mixed-used development located at 450 The Promenade North and 501-599 Long Beach Blvd., and to approve the Addendum to the Downtown Plan EIR, Site Plan Review and Vesting Tentative Parcel Map for the proposed project.

DLBA is a non-profit organization that represents more than 1,600 businesses and 4,000 commercial and residential property owners within the two Business Improvement Districts (BIDs) in Downtown Long Beach. As one of the leading voices for the Downtown community, we want to express our support for this project and urge the Planning Commission to uphold the previously approved Site Plan Review. The project aligns with DLBA's goal of supporting increased density near High-Quality Transit Areas as outlined in our DLBA's Roadmap to Recovery, Resilience and Inclusion Strategic Plan, and the design standards outlined in the City's Downtown Plan (PD-30).

The Downtown Plan, the guiding planning document for Downtown, was created to encourage impactful, community-oriented mixed-use developments in the area. The proposed development at 450 The Promenade North and 501-599 Long Beach Blvd. has both high-density housing and ground-floor commercial space, offering the highest and best use for the property, transforming what has been two prominent vacant big box retail locations into an active and vibrant residential community. Including residential development on the ground floor facing both 6th Street and Long Beach Blvd will help create a new level of energy and activation on empty corridors. This will help to improve the overall streetscape, safety and security, and pedestrian walking experience.

Furthermore, the project team has actively engaged with the business and residential community to discuss their vision for the project. Community organizations residents have sited the positive benefits impacts of the project which included neighborhood design priority of less density and smaller scale buildings, free and accessible community pedestrian spaces, and accessible linkage of the project with surrounding residential neighborhoods.

We appreciate the opportunity to share our support for the continued implementation of the Downtown Plan, and we encourage the Planning Commission to support this proposed investment in our developing and diverse Downtown.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Austin Metoyer". The signature is fluid and cursive, with the first name being more prominent.

Austin Metoyer
President & CEO

cc: Mayor Rex Richardson
Councilwoman Mary Zendejas, 1st District
Tom Modica, City Manager
Christopher Koontz, Director of Development Services
DLBA Board of Directors
Mosaic Project Team

Heather Flores

From: Kurt Canfield [REDACTED]
Sent: Thursday, January 19, 2023 11:07 AM
To: PlanningCommissioners
Subject: Public Comment for Planning Commission Meeting 1/19/23

-EXTERNAL-

Good morning,

I am writing to discuss the following items on the Agenda posted as of 1/19/23 @ 10:19 AM PST:

Agenda Item 1 - Promenade North Redevelopment

This project is a vast improvement over the existing land use. City Place was a failure because it had no housing component and attempted to make suburban style big-box stores work in the city's downtown. I am glad to see that this development will not only create 900 new housing units but will also be mixed-use and be a great opportunity to reduce VMT through its walkable environment and proximity to the A-line. My concerns are in regard to the amount of parking packaged with the development plans as it is over the city's required minimum by 257 spaces, to say nothing of the exemption from parking minimums through AB2097. I think that incentivizing drivers to bring their cars into our downtown does a disservice to the walkable environment that Long Beach is trying to create. This will also significantly raise the per-unit cost of the housing. I think that an option with reduced vehicle parking and increased bicycle parking and retail floorspace would be preferable.

Agenda Item 3 - West Long Beach Study Session

I am in support of mixed-use development throughout Long Beach. I think that the Santa Fe and Willow St corridors not only need more, denser housing stock, but will also benefit from commercial options that are not tailored to being inside a vehicle. To that end, I suggest another amendment to the changes proposed in the MU1-A and MU1-B zones to include raising the minimum FAR of the MU1-A and MU1-B zones to 0.5 to limit the proliferation of drive thru commercial uses or large parking lots.

Thank you,
Kurt Canfield
90814

1/17/23

Mr. Christopher Koontz
Director of Development Services
City of Long Beach
(Via email to Christopher.Koontz@longbeach.gov)

Dear Mr. Koontz:

I am writing this email to express my strong support for the proposed Mosaic project in downtown Long Beach. Small businesses like mine depend on the growth and development of the downtown area.

This project will revitalize and provide much needed enhancements to the prior City Place development and create necessary housing for area residents. We need more residents living downtown to retain existing businesses and attract new ones.

I've had my shop on Pine Avenue for almost seven years. I've watched many small businesses close simply because there is not enough foot traffic to keep them in business. We do well because we draw people from Orange County and all of Los Angeles County in addition to our local residents. The future growth and development of the downtown area will determine if I renew my lease in three years or move my business out of the area.

I'm excited for this project and the opportunities it will bring to make Long Beach one of the best cities on the coast.

Thank you in advance for your continued support of the project.

Regards,

Laurie Gray
Owner
The Pie Bar