

RECEIVED

CORRESPONDENCE

Heidi Eidson

From: Adair, Kim <Kim.Adair@edwardjones.com>
Sent: Friday, July 28, 2017 10:00 AM
To: Heidi Eidson
Subject: "320 Alamitos"

Dear Heidi and whomever else will listen,

I live on E Appleton and have grave concerns regarding the closing of the Parking Structure at 320 Alamitos . I have lived here for 4 years and waited (calling weekly) almost 3 and half years for parking at the 320 LOT. I am a single woman and when I moved to the area it was a pretty safe place to live. In the last 4 years it has gone down , transients defectaing in front of the apartment, Drug deals dealing drugs from a backpack weekly in the SuperSuds parking Lot, youth wondering the streets on their bikes selling alcohol and drugs from backpacks, and more. Yesterday I came home from work to find a man passed out on the steps of my apartment building and had to call 911. I tell you this not because I want Long Beach to look bad, I was born and raised here and I love Long Beach My Grandparents on my mother's side owned a business, has many renatl properties and lived in Long Beach for over 60 years. My Uncles and grandfather on my father's side worked for the city of Long Beach for many years and I currently have a cousin who is a long term employee of the Long Beach Water Dept. Clearly, I have deep roots in this city. I tell you this because you are now proposing building a 7 story structure in the only parking lot in our area. ALREADY people who have small children, women and others have to circle the block several times to find parking after 5:00pm, often times having to park several blocks from their home and risk walking down the street without being assaulted or harassed by one of the aforementioned. Where pray tell, do you expect the overflow of cars from this new residence to park? AND, where do you expect the 100 plus people who pay to park at 320 Alamitos to park when the streets are ALREADY impossible to park on? EVEN IF, they built enough parking slots for each new condo, it's pretty safe to say most of the condo's there will have more then one resident and more then one car, leaving even more to park on the overcrowded streets. I have tweeted this question to the Mayor who never seems to answer ANYONE"S PARKING questions but keeps saying " ride a bike". Well, I work about 20 miles from my home, a little far to ride a bike or take a bus, so his " ride a bike" solution just isn't practical for all Long Beach Residents. This building idea needs to be rethought. How about building a two story parking structure and serving your tax paying residents instead?
Thank you for your time

Kim Adair

926 E Appleton Street Apt 4

Long Beach, Ca 90802

714-858-4961

Kim Adair

Branch Office Administrator

714-858-4961

Edward Jones

Kim.adair@edwardjones.com

Client Service Excellence is my goal!

Heidi Eidson

From: Rick Tracey <bostonibco@icloud.com>
Sent: Thursday, July 27, 2017 7:02 PM
To: Heidi Eidson
Subject: Downtown Long Beach Parking

The fact that the Long Beach planning commission would even consider another high rise downtown that already has a major parking problem that plans to close a parking lot that many of us pay for monthly to build a building without enough parking spots for it's residents and guest is an outrage, you must not live downtown and know what it's like to circle the block for hours to find a spot, maybe you should build a parking garage and not more apartments.

Sent from my iPhone

Heidi Eidson

From: Denemator Longstone <denemator@gmail.com>
Sent: Thursday, July 27, 2017 2:51 PM
To: Heidi Eidson
Subject: 320 Alamos

Long Beach needs to seriously become more proactive in addressing the parking problems in the East Village, as a long time Lafayette resident, it is becoming more and more difficult to park my vehicle in my area of residence, first you have removed the possibility to park at Elm and Broadway, now 320 Alamos building more housing that do not have enough parking for their own residents, exacerbating the problems. I know it is fashionable to annoy car owners but this has to stop. We do pay our taxes.

Dennis Cornax.

Heidi Eidson

From: joseph_s99@yahoo.com
Sent: Thursday, July 27, 2017 6:42 AM
To: Heidi Eidson
Subject: 320 Alamos

Can you please give my email address to the planning commissioners? I am emailing with concern with the new building on 320 alamos. I live across from the location at 940 e. 3rd street. I own a truck that does not fit into my underground parking and I park on the street. Sometimes when I get home from work I may drive up to an hour trying to find parking and with that I also have a newborn baby that I have to walk 2 or 3 blocks home with once I find parking. Parking isn't great at all right now and with this new building it will be a nightmare everyday.

Thank you for time.
Joseph Sales

Sent via the Samsung Galaxy S8+, an AT&T 4G LTE smartphone

Heidi Eidson

From: Ryan Walters [mailto:rwalters1@gmail.com]
Sent: Sunday, July 23, 2017 5:31 PM
To: Heidi Eidson
Subject: 320 Alamitos

Dear Heidi,

I'm writing to express my concern and general opposition towards the proposed housing development at 320 Alamitos. By both removing a place for current residents to park and flooding the neighborhood with hundreds of new cars, this development will constitute a detriment to our neighborhood by making it a much more difficult place to live and call home.

Parking in Alamitos Beach, and Long Beach in general, is already at crisis level. It is virtually impossible to find parking on a weekday after 6:30pm, and if/when parking is secured, people don't leave for fear of losing their spot.

I can think of many situations where I have decided not to go out into the community and patronize businesses simply because losing my parking spot during the evening is not worth it. During weekends, my plans revolve around getting back in time to find a spot on the curb. Even simple tasks like grocery shopping is a gamble. I don't recommend that others come to this area already because of how bad parking has become, and so I and others spend our money elsewhere.

By subtracting the parking lot and adding hundreds of new cars on the street (2nd cars for each unit, guests of future residents, etc.) this development will add to an already untenable situation in Alamitos Beach. The crowding of our already overcrowded neighborhood would likely cause me to leave the community altogether.

Please consider that for every letter like mine that you receive, there are hundreds who will invariably remain silent, yet feel the same as I do. We don't need a 7-story housing project - we need a 7-story parking structure. This development is a disservice to the community, serving no one but the investors in the project.

Long Beach should be better than that.

I appreciate the time you've spent reading this, and I ask that you present this letter to the Planning Committee on my behalf during the meeting at City Hall on August 17th.

Sincerely,
Ryan Walters

1057 E. 3rd St. Apt #7
Long Beach, CA 90802

Heidi Eidson

From: Robert Fox <foxyent@gmail.com>
Sent: Monday, July 17, 2017 9:34 AM
To: Heidi Eidson
Subject: Development at 320 Alamitos Ave. Long Beach, Ca. 90802

My name is Robert E. Fox, founding president of Alamitos Beach Neighborhood Association, Executive Director of the Council of Neighborhood Organizations.

315 E. Broadway, Long Beach, Ca. 90802

I stand in opposition to the development at 320 Alamitos Ave. until such time as the parking requirement is altered to address the reduction of parking in Alamitos Beach due to the removal of a parking lot, upon which the development will be constructed, and additional parking stipulated in order to address the parking impacted nature of the adjacent neighborhood. The development standard upon which we approve parking was reduced some time ago to encourage development in the City. However, this was done as a political move, not a studied data-based decision. Originally we had a 1.75 parking per unit standard. Our reduced standards do not function anywhere in East Village, Downtown, nor Alamitos Beach. Since this development is taking away parking due to the demolishing of a large parking lot, we have the opportunity to open up that discussion of parking and alter the stipulations for parking at the building.

Until an increase in parking standards for this particular building is increased, the neighborhood, nor the combined neighborhoods of Long Beach cannot support this development.

Sincerely,

Robert E. Fox

7-17-2017

Mark Hungerford

From: Robert Fox <foxent@gmail.com>
Sent: Friday, July 21, 2017 11:44 AM
To: Mark Hungerford
Subject: 320 Alamos Ave Development

Dear Sirs and Madams:

This project will take away 100 parking spaces already existent in Alamos Beach. The requirement so far for this project is for 104 parking spaces only. I believe that is 1.39 parking spaces per unit. This does not mitigate the removal of 100 parking spaces from the neighborhood and the adjacent businesses and residents. Before the neighborhoods can get behind this project, we request additional parking to be required for this site. The developer may think this is irrelevant but the Citizens are already burdened with lack of parking. Taking away so many spots and not replacing them, and then adding 77 units with inadequate parking is just not a good idea, nor will it assist Alamos Beach in addressing the parking crunch it already suffers from.

Sincerely,

Founding President of Alamos Beach, Robert Fox
Executive Director of the Council of Neighborhood Organizations.

Mark Hungerford

From: Dan G [REDACTED]
Sent: Thursday, July 20, 2017 10:39 AM
To: Council District 2; Council District 1; Mayor; Mark Hungerford
Subject: Subject: 320 Alamos, Proposed Project 7 Story Project, 17-050 PL

Dear Planning Commission, Mark, Jeannine, Lena and Robert:

I am a homeowner at 834 E. 4th Street, the building located immediately west of the subject property. While I am agreeable to the development of the subject property, I oppose certain components of the proposed project. I object to the following:

- Building Height – 7 stories is out of scale and in appropriate for this neighborhood. It taller than any other building and would set an unnecessary precedent. The height should be reduced to a variation of 3 and 4 stories similar to the adjacent condominium building.
 - There are no other building this tall in the immediate two blocks surrounding the project site, most are only one story in height
 - The building will create shadows on other lower surrounding buildings
 - This building will stick out like a sore thumb – it is not compatible with the neighborhood
 - Massing & Lack of Building Articulation – The building is block like and dense in appearance. Balconies and variation along the Alamos façade are not deep or substantial enough to break up the solid block-like appearance of the building
 - Traffic – the driveway entrance on 3rd Street will further congestion traffic at the 3rd and Alamos intersection. The elimination of driving lanes for bike lanes on 3rd Street has already resulted in westbound congestion during peak traffic hours. The location of the driveway will make this worse, especially since there is a curve in the road near the driveway which will impact visibility of on-coming bicycles and cars. Also, people trying to make left/east turns onto 3rd Street (whether allowed or not) will cause accidents and back up eastbound traffic even more
- Moving the driveway to Alamos will also result in congestion due to the City's proposed "Road Diet" that will reduce vehicle traffic lanes. Relocating the driveway to Alamos is not a viable option
- Apartments – this neighborhood needs more homeownership opportunities to promote stability and long term commitment to the area. There is already an overabundance of rental housing in this area. Many of us bought into this neighborhood believing in the promise of Redevelopment. Since Redevelopment was eliminated, the community worsened significantly and as is just now starting to slowly improve with the economy. Homeowners, like us, held this area down and helped stabilize it during the economic downturn. We need new homeowners to join us and ensure this area continues to grow and improve over time. Our community does not need more rental housing we need homeownership opportunities

- No Outreach to Neighbors - The developers never met with adjacent homeowners to discuss this proposal, solicit input or consider our vision for our neighborhood. No one in our building was ever contacted about this project in advance. This project was designed in a vacuum.

- Too Many Units – The unit count for the project needs to be reduced to reduce the height, massing and traffic impacts of the project. It is apparent that the design is market driven as opposed to being driven by the neighborhood's vision and existing built environment.

This project needs to be redesigned so it fits the community in size and scale. I urge you to consider my comments and require the developer to redesign the project.

Thank you,

Daniel L. Goltart

Homeowner

834 E. 4th Street, Unit 6

Development Services,

I am not here to try and stop this development, because you and I both know the development will be built.

My concern is, what is going to happen to the people who have paid parking at that particular spot, 320 Alamosa Ave.

The parking here, especially in the Area I live in is almost impossible after a certain time of the evening. All the residents who have been here, shop here, pay taxes here. Left to fend for themselves? Is there going to be a designated parking area for the residents who live here?

I realize that there are millions to be made through parking tickets, but is that really the way you want to pay your tax payers? I'm getting angry just thinking about this, so I'll stop.

Sincerely
Steve Maydelino

Mark Hungerford

From: Tetsu Hashimoto [mailto:ts126091tetsu@charter.net]
Sent: Wednesday, July 19, 2017 9:14 AM
To: Mayor; Mark Hungerford; Council District 2; Council District 1
Subject: 320 Alamos, Proposed Project 7 Story Project, 17-050 PL

Dear Planning Commission, Mark, Jeannine, Lena and Robert:

I am a homeowner at 834 E. 4th Street, the building located immediately west of the subject property. While I am agreeable to the development of the subject property, I oppose certain components of the proposed project. I object to the following:

- **Building Height – 7 stories is out of scale and in appropriate for this neighborhood.** It taller than any other building and would set an unnecessary precedent. The height should be reduced to a variation of 3 and 4 stories similar to the adjacent condominium building.
 - There are no other building this tall in the immediate two blocks surrounding the project site, most are only one story in height
 - The building will create shadows on other lower surrounding buildings
 - This building will stick out like a sore thumb – it is not compatible with the neighborhood
- **Massing & Lack of Building Articulation –** The building is block like and dense in appearance. Balconies and variation along the Alamos façade are not deep or substantial enough to break up the solid block-like appearance of the building
- **Traffic –** the driveway entrance on 3rd Street will further congestion traffic at the 3rd and Alamos intersection. The elimination of driving lanes for bike lanes on 3rd Street has already resulted in westbound congestion during peak traffic hours. The location of the driveway will make this worse, especially since there is a curve in the road near the driveway which will impact visibility of on-coming bicycles and cars. Also, people trying to make left/east turns onto 3rd Street (whether allowed or not) will cause accidents and back up eastbound traffic even more
Moving the driveway to Alamos will also result in congestion due to the City's proposed "Road Diet" that will reduce vehicle traffic lanes. Relocating the driveway to Alamos is not a viable option
- **Apartments –** this neighborhood needs more homeownership opportunities to promote stability and long term commitment to the area. There is already an overabundance of rental housing in this area. Many of us bought into this neighborhood believing in the promise of Redevelopment. Since Redevelopment was eliminated, the community worsened significantly and as is just now starting to slowly improve with the economy. Homeowners, like us, held this area down and helped stabilize it during the economic downturn. We need new homeowners to join us and ensure this area continues to grow and improve over time. Our community does not need more rental housing we need homeownership opportunities
- **No Outreach to Neighbors -** The developers never met with adjacent homeowners to discuss this proposal, solicit input or consider our vision for our neighborhood. No one in our building was ever contacted about this project in advance. This project was designed in a vacuum

- Too Many Units – The unit count for the project needs to be reduced to reduce the height, massing and traffic impacts of the project. It is apparent that the design is market driven as opposed to being driven by the neighborhood's vision and existing built environment.

This project needs to be redesigned so it fits the community in size and scale. I urge you to consider my comments and require the developer to redesign the project.

Thank you,

Tetsuji Hashimoto

Homeowner

334 E. 4th Street, Unit 8

Long Beach, CA 90802

Mark Hungerford

From: Kazumi Hashimoto [mailto:kazumi@pyxis-net.com]
Sent: Wednesday, July 19, 2017 10:23 AM
To: Council District 1; Council District 2; Mayor; Mark Hungerford
Subject: Opposition Email for 320 Alamos - Proposed 7 Story Building

Subject: 320 Alamos, Proposed Project 7 Story Project, 17-050 PL Dear Planning Commission, Mark, Jeannine, Lena and Robert:

I am a homeowner at 834 E. 4th Street, the building located immediately west of the subject property. While I am agreeable to the development of the subject property, I oppose certain components of the proposed project. I object to the following:

Building Height – 7 stories is out of scale and in appropriate for this neighborhood. It taller than any other building and would set an unnecessary precedent. The height should be reduced to a variation of 3 and 4 stories similar to the adjacent condominium building.

o There are no other building this tall in the immediate two blocks surrounding the project site, most are only *one* story in height

o The building will create shadows on other lower surrounding buildings

o This building will stick out like a sore thumb – it is not compatible with the neighborhood

- Massing & Lack of Building Articulation – The building is block like and dense in appearance. Balconies and variation along the Alamos façade are not deep or substantial enough to break up the solid block-like appearance of the building
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This project needs to be redesigned so it fits the community in size and scale. I urge you to consider my comments and require the developer to redesign the project.

Thank you,

Kazumi Hiromoto

Homeowner

834 E. 4th Street, Unit 2

Mark Hungerford

From: Me Here <[redacted]@gmail.com>
Sent: Wednesday, July 19, 2017 7:16 AM
To: Mark Hungerford
Subject: Subject: 320 Alamos, Proposed Project 7 Story Project, 17-050 PL outside my window

Subject: 320 Alamos, Proposed Project 7 Story Project, 17-050 PL

Dear Planning Commission, Mark, Jeannine, Lena and Robert:

I am a homeowner at 834 E. 4th Street, the building located immediately west of the subject property. While I am agreeable to the development of the subject property, I oppose certain components of the proposed project. I object to the following:

- Building Height – 7 stories is out of scale and in appropriate for this neighborhood. It taller than any other building and would set an unnecessary precedent. The height should be reduced to a variation of 3 and 4 stories similar to the adjacent condominium building.
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This project needs to be redesigned so it fits the community in size and scale. I urge you to consider my comments and require the developer to redesign the project.

Thank you,

Constantine Haramis

Homeowner

834 E. 4th Street, Unit 14

Heidi Eidson

From: Khoi Pham <kpham75@yahoo.com>
Sent: Sunday, July 16, 2017 10:22 AM
To: Heidi Eidson
Subject: 320 Alamos

Dear Heidi:

Please give this to the Planning Commissioners for the August 17th meeting.

Dear Planning Commissioners,

Thank you for taking my comments on 320 Alamos. This is another bad example of developers pushing through a project without proper consideration for environmental impact such as parking. The aspiration of car-less/parking-less society is good but the infrastructure is not there and will require many decades of proper enlightened development. In the meantime, these exceptions to parking requirements aggravate the parking congestion, diminish tenant's quality of life, elevate safety concerns and overall reduce community and economic vitality. As such, we ask that proper onsite building parking requirements be imposed before approving such a project, or the project be modified in size and scope to meet current rules and standards.

Respectfully yours,

Khoi Pham

P.O. Box 41646

Long Beach, CA 90801

Heidi Eidson

From: panapet888 <panapet888@gmail.com>
Sent: Thursday, July 13, 2017 12:29 PM
To: Heidi Eidson
Subject: 320 Alamitos

Hi Heidi!

Please pass this on to the planning commissioners. Thanks!

To whom it may concern,

I am very concerned about the proposed apt. building for 320 Alamitos. Parking in this neighborhood is extremely challenging now. It's my understanding that the building will house 77 units and provide only a little over 100 parking spaces. This is not enough spaces if more than one person lives in each unit. It's also my understanding that there is no parking for employees that will be working on the first floor. Not to mention that we will be losing a parking lot that provides off street parking for a lot of people now. There is no possible way this neighborhood can absorb all of these additional cars.

We are not at the point where public transportation is convenient or desirable for most of our residents. To think that you can just force people out of their cars is absurd. We have a long way to go before this becomes a reality.

Long Beach has always been known for it's lack of parking. I cannot understand why you would possibly allow it to get worse.

Thank you,
Kellie Brown

Mark Hungerford

From: Adair, Kim <[REDACTED]>
Sent: Thursday, July 13, 2017 9:37 AM
To: Mark Hungerford

Hello Mark,

I am a Native Long Beach resident born and raised. I have lived in the Artist District for four years and as we ALL know parking is ALREADY a MAJOR disaster. I am currently paying to park in the lot that you are proposing shutting down and building MORE units which will bring MORE cars to an area with too many cars already! So Let's look at the facts:
Building a 77 dwelling/building with 105 -stall parking . Seems like on the first look parking would be enough to keep the residents from parking on our already overcrowded streets? However, it is too expensive to live as we all know in Southern California and MOST dwellings are not occupied by just one person, with the most likely scenario of two cars per dwelling. That would be 144 parking spaces needed ,leaving 39 cars to cram onto streets where if you don't arrive home before 5 you drive around the block several times looking for parking and usually end up walking several blocks to get home on already.. NOW, on top of those extra cars, there are 100 cars that have purchased parking in the lot you intend to close. ..Since they no longer will be able to park there... that brings at least 95 MORE cars to look for parking, again on the ALREADY overcrowded streets! The area has seriously gone down in safety the last two years with many many transients , publically drunk and criminal elements hanging about. Parking two blocks or more away and walking home in the evening is not really much of an option. yet ... somehow... you seem to think this will not have a serious negative impact on our community?? PLEASE.....do explain your solutions for the massive problems you will be creating???

Thank you I am looking forward to hearing back from you.
Sincerely,

Kim Adair

Kim Adair
Branch Office Administrator

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

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If you are not the intended recipient of this message (including attachments) or if you have received this message in error, immediately notify us and delete it and any attachments.

Heidi Eidson

From: Anne Proffit anne.proffit@gmail.com
Sent: Wednesday, July 12, 2017 10:50 AM
To: Heidi Eidson
Subject: 320 Alamos

To the Planning Commission:

Unfortunately I can't be on-site on July 20 to tell you my thoughts about another ill-thought project in my East Village neighborhood, the 77 units with 105 parking spaces at 320 Alamos Avenue. You'll have to take these comments and consider them without my imposing physical presence:

Packing ever more people into the East Village with callous disregard for ecological disturbances and their quantified dismal results, ever more expensive water (bet you forgot about that one), an on-going dearth of parking, well, that's an abomination. It shirks your duty to the public.

While I realize the Planning Commission acts **only** on advice from council and the infallible Amy Bodek, it's time to listen to constituents that are growing ever more tired of looking for parking and stirring up ever more pollution in the process, as we spend hours trolling for a safe spot close to home. With more than 75% of residents working outside the city, so many of them living downtown and in jam-packed Alamos Beach, parking is a necessity. Public transportation will not transfer people efficiently to their jobs. Only personal vehicles do that at this time. The situation may change in the future, but we've got to consider the hows of NOW.

The Downtown Plan is flawed - **FLAWED** - and was passed due to smokescreens that put blinders on the public concerning the rapidly increasing parking dilemma. As is the city's custom, decisions were made and public was consulted - after the fact. Much like the parking meters that were purchased well before public meetings - a fact revealed to me by an unassailable source.

It's time for this Planning Commission to consider the needs of the Long Beach constituency **first** and refuse to condone buildings that lack sufficient parking for those residing in that particular community. Even The Current, that abysmal blob at the east end of downtown, has exhausted its parking capabilities without fully leasing its over-priced, tiny apartments. There is spillage onto nearby streets that causes further harm to the neighborhood.

I know you're not listening. I know you don't care. But you should.

Anne Proffit

40 Linden Avenue 661
90802

Ashamed to live in district 2
Long Beach resident/home owner since 1975

Heidi Eidson

From: Transportation And Parking Solutions [REDACTED]
Sent: Thursday, July 20, 2017 7:23 AM
To: Heidi Eidson
Cc: [REDACTED]
Subject: 320 Alamos

Heidi,

Please forward this to the Planning Commission before the July 20th meeting.
Thanks for your help!

Dear Planning Commissioners,

Since the item for the approval of 320 is on the agenda, you may be able to discuss it tonight though we understand you aren't voting. We hope you will consider the following.

- **Public Response.** TAPS has heard from many people who are concerned about the lack of parking in this project. It's not just the number of bedrooms; it's also the large sizes of the units. Only 17 of the 77 units is 640 square feet or less! Consider the fact that usually 2 incomes are needed to pay for these units and the fact that currently 77% of LB residents work outside of Long Beach. People are also reporting that the first (and only?) building under the DTN Plan has a great deal of spillover parking into the parking lot next door (that lot will soon become another building) and onto the streets. An evaluation of the results of the DTN parking requirements is crucial before more buildings are approved; that evaluation should be independent.
- **Downtown Plan and parking ordinance.** We understand that you cannot require more parking because the Downtown Plan parking requirements were put into ordinance. However, you do have options for actions you can take now. (See below.)
- **Parking study coming.** Yes, the upcoming parking study will provide you with data and professional evaluation that could help you re-evaluate the parking regulations BUT that study won't conclude until late 2018. In the mean time, more buildings will be approved with insufficient parking. We could give you a long list of ways this hurts our area (including making it more expensive to fix) but the point is...why not take action to prevent that?
- **Too late in the process for this building?** Anyone who says that should consider that you asked for a study session on parking in December 2015 and again in May 2016. Commissioners expressed concern that the parking requirements were too low in its previous Downtown Plan recommendations to City Council; it was on your radar at least twice. You were told by city staff that a study session wasn't in those years' budgets and that the current work programs had priority over new ones. TAPS tried through the budget process but failed. The only reason a parking study is coming is because of lawsuits. When IS it a good time to look at this? After more damage is done?

- **2 parking consultants available to you.** The Planning Commission could quickly get some info at a study session to help review the parking regulations, even if it's only for a temporary change until the parking study is complete. The parking planners that the City hired to do the parking study (KOA) should be under contract by now. TAPS has also offered to bring Mike Kodama to you, a parking planner who's highly experienced and who teaches at USC and Berkely.
- **Actions you can take prior to approving this project:**
 1. Recommend a change in parking regulations would require the developers to perform mini parking studies to determine how much parking the buildings need. These studies would consider site-specific details and the area immediately surrounding the project. This method is not expensive for developers and is not new to Long Beach. These parking regulations could be temporary until a full professional evaluation of the parking regulations is done. However, this method could also be permanent and preferable.
 2. The City Council has the ability to declare a moratorium on new project approvals until the parking study is completed. You could make that recommendation.
 3. Notify developers that residents of the new buildings will not be able to acquire residential parking passes if such new programs are implemented. This may convince some developers to make sure they have enough parking rather than depending on street parking for their Spillover.
 4. The City's own "Carl Walker parking and access strategic plan" that was used to develop the Downtown Plan recommended that the city partner with some developers to add public parking to the new buildings. This has not been done. There is money coming from the RDA properties that is slated for downtown projects and could be used for this recommendation.

We realize that these may not be all the options that are available to you and ask that you would take whatever action may resolve the problem that these low parking regulations is creating. Parking has already become much worse in the past 2 years due to the disappearing parking lots and new residents.

Thanks,
 Debbie Dobias
 Laura Greco
Board of Directors,
LB TAPS (Transportation And Parking Solutions)
LBparking.com

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Mark Hungerford

From: Bea Bea Jiménez [mailto:bjimenez@yahoo.com]
Sent: Wednesday, July 19, 2017 10:45 PM
To: Council District 2; Council District 1; Mayor; Mark Hungerford
Subject: Objections to 320 Alamitos, Proposed Project 7 Story Project, 17-050 PL
Attachments: 320 Alamitos Context-Photos.docx

Dear Planning Commission, Mark, Jeannine, Lena and Robert:

I'm a original homeowner at 834 E. 4th Street, the building located immediately west of proposed project at 320 Alamitos. While I am not opposed to the development of the subject property, I oppose certain components of the proposed project as currently designed. In particular, I object to the following:

- **Building Height – 7 stories** is significantly out of scale and incompatible with this neighborhood. It is taller than any other building and would set a precedent that's inharmonious with our neighborhood's existing architectural environment. The height should be reduced to a variation of 3 and 4 stories, similar to the adjacent condominium building and the Lofts on 4th (834. E.4th St.).
 - There are no other building this tall in the area surrounding the project site, most are only one or two story in height with only a few taller buildings, none exceeding 4 stories in height. (see attached photos)
 - The building will create shadows on other lower surrounding buildings
 - This building will be an inconsistent with the existing building heights in the surrounding neighborhood
- **Massing & Lack of Building Articulation –** The building is block like and dense in appearance. Balconies and variation along the Alamitos façade are not deep or substantial enough to break up the solid block-like appearance of the building. This only serves to create a heavier, thicker looking structure that is incongruous with the neighborhood
- **Traffic –** the driveway entrance on 3rd Street will further congestion traffic at the 3rd and Alamitos intersection. The elimination of driving lanes for bike lanes on 3rd Street has already resulted in westbound congestion during peak traffic hours. The location of the driveway will make this worse, especially since there is a curve in the road near the driveway which will impact visibility of on-coming bicycles and cars. Also, people trying to make left/east turns onto 3rd Street (whether allowed or not) will cause accidents and back up eastbound traffic even more

Moving the driveway to Alamitos will also result in congestion due to the City's proposed "Road Diet" that will reduce vehicle traffic lanes. Relocating the driveway to Alamitos is not a viable option

- **Apartments –** this neighborhood needs more homeownership opportunities to promote stability and long term commitment to the area. There is already an overabundance of rental housing in this area. Many of us bought into this neighborhood believing in the promise of Redevelopment. Since Redevelopment was eliminated, the community worsened significantly and as is just now starting to slowly improve with the economy. Homeowners, like us, stabilized the neighborhood during the economic downturn. We need new homeowners to join us and ensure this area continues to grow and improve over time. Our community does not need more

rental housing we need homeownership opportunities. We want commitment and higher incomes in our neighborhood.

- No Outreach to Neighbors - The developers never met with adjacent homeowners to discuss this proposal, solicit our input or consider our vision for our neighborhood. No one in our building was ever contacted about this project in advance. This project was designed in a vacuum. Further the City's outreach efforts for the Downtown Plan were also sub-par and failed to recognize that many of the owners in this neighborhood arrive home late from work or work irregular schedules and many of us work out of town. So a good number of us were unable to participate in shaping the vision for our neighborhood as we were not contacted for input and we were unable to participate in related community meetings due to work schedule conflicts.

- Too Many Units – The unit count for the project needs to be reduced to reduce the height, massing and traffic impacts of the project. It is apparent that the design is market driven as opposed to being driven by the neighborhood's vision and existing built environment.

- Parking - This is a parking impacted neighborhood. The main portion of the project site is currently used for parking by neighborhood residents. The project does nothing to offset the loss of parking.

The project plans indicate the developer is willing to consider shared resident and public parking. However, this isn't practical or safe. First, a significant amount of the neighborhood parking demand is resident driven. People need overnight parking as many of the area residences were built many years ago without any or not enough parking. Shared parking might work if the parking demand was driven by daytime visitors but that's not the case and it's not likely that project residents wouldn't need to park their cars at night. In terms of safety, a shared parking scenario isn't practical unless the residential parking spaces and access to the residential portions of the building are physically separated from the public parking or continuously monitored by security guards. The absence of a physical separation between residential and public uses will only result in break-ins, drug/prostitution activity and issues with homeless. This neighborhood is still transitional and we have over the course of the past 24 months, has experienced a significant spike in drug/homeless related crimes and trespassing. The project plans do not appear to reflect any physical separation of the residential and public areas, not did they note the presence of security guards.

I urge you to require the developer to reduce the height of the building by at least 3 stories so that is more compatible with our neighborhood and that you require the project to be for-sale condominiums instead of apartments. I am supportive of development that fits with our neighborhood and supports its long-term stability through homeownership.

Thank you,

Bea Bea Jiménez

Homeowner
[REDACTED]

Mark Hungerford

From: Alex Bachell <[REDACTED]>
Sent: Monday, July 10, 2017 12:55 PM
To: Mark Hungerford
Subject: 1701-32/SPR17-001 and LMG17-002

Hi Mark,

My name is Alex Bachell and I live at 1057 E Appleton St, #7, Long Beach, CA 90802.

I would like to know what (if any) provisions have been made for permit holders at the Artist District parking lot located at 320 Alamitos Avenue, Long Beach, CA 90802, in the event that application number(s) 1701-32/SPR17-001 and LMG17-002 are approved.

I look forward to your response.

Best regards,

Alex Bachell
[REDACTED]

Heidi Eidson

From: Robert Fox <[REDACTED]@gmail.com>
Sent: Saturday, August 05, 2017 6:44 PM
To: Heidi Eidson
Subject: 320 Alamitos Ave. please forward to all planning commissioners.

Robert Fox here, Executive Director of nCONO, The Council of Neighborhood Organizations. We have discussed and discussed parking and its mitigation throughout the impacted areas of the City. However, we don't seem to be getting through to you on the planning commission. What actually does it take for you all to hear the community speak? We wonder as we have been engaged in this conversation for over 30 years, and yet, when we have this "new" and "Young" City Council, and members of our planning Commission who perhaps have not lived here as long as the leaders of the neighborhood communities, we get the same "stonefaced" stare and a mantra about a city which does not depend upon cars.

Reality Check.

That vision will not happen in our lifetimes.

Reason 1.) California has not spent money accordingly to create viable mass transit.

Reason 2.) The manufacturers of cars have far more money than you might think and their lobbying has paid off in Washington, which is why there is limited funds available to create real mass transit.

Reason 3.) 73% of the population of Long Beach works outside of the City. How are they supposed to get to work. The Blue Line only goes to one area of Los Angeles. I used to work on Slausen Ave and there is no mass transit near there.

Reason 4.) 87% of the employees of the City live outside the City limits. They all drive. (and complain every day about the lack of convenient parking.)

So we are not a small geographical area like Europe is. We are not Munich, and we have not been bombed out so that we can create subways easily. London constructed theirs after the "Great Fire".

We are Los Angeles.. Distances are great, and there really are not viable options to go to Palm Springs, or Redondo Beach for that matter..

This is your Reality Check.

320 Alamitos is being built on a parking lot. REALLY? 104 spaces gone.

The construction does not require more than only a replacement of those spaces 105. This is just shameful. It only costs money for goodness. Developers will do what they have to, and if you mandate parking they will create it.

It is their job 1. I have personally negotiated with developers who wanted easements on my land to increase parking in the East Village. If I can do that, then so can you.

P. S. While we are at it.... Let's increase the percentage for parking from 1.2 to 1.75 as it originally was planned by Zoning Director Bonny Lay.

No one is going to buy one of these new condos for 900,000 and not have 2 cars. Working families have 2 cars in order to go to work.

This is just a fact.

So if you do not mandate parking within this structure , you will impact Alamitos Beach and East Village even more. You say you have compassion for the working poor of Long Beach.. Well they live in Alamitos Beach and East Village also, and they have no place to park.

Heidi Eidson

From: Neal Baker [REDACTED]
Sent: Sunday, August 13, 2017 11:26 PM
To: Heidi Eidson
Subject: 320 Alamos
Attachments: 320AlamosAve_BeforeAndAfter.pdf

Hi Ms. Eidson,

I'm writing in regards to the proposed 7-story apartment building to be constructed (with the approval of joining two adjacent lots) at the corner of 3rd Street and Alamos Avenue in Alamos Beach. In short, I am not in favor of either joining those two lots or building a 7-story apartment building. I have attached a photo I took of the existing lot looking NE from Alamos and 3rd (photo A). I also added a 7-story apartment building that was just completed in Downtown Los Angeles, which would be about the same height as the proposed building (photo B). This simulates at ground level what a 7-story building would look like with surrounding buildings, not the aerial view of the proposed building the developer supplied.

I have been a resident of Taos II Condos, 940 E. 3rd St., for 15 years. I was on the Board of Directors for 13 years. Both parking and traffic have gotten worse during that time. It's impossible for me to have friends on weeknights, since there usually is no parking after 6pm. It's not much better on the weekends either. Traffic is worse as well, especially with major events like the Grand Prix, Pride weekend and Fourth of July events. At 3rd & Bonito (one block east of 320 Alamos) there are accidents on pretty much a weekly basis. This would probably increase as more people hunt for non-existent parking spaces visiting 320 Alamos.

Alamos Beach consists mostly of 2 and 3 story apartment buildings, older homes and condos. The proposed building at 320 Alamos would be way too tall and would **stick out like a sore thumb for a long time**. The proposed 4-story underground parking structure sounds ludicrous. I can only imagine construction delays as crews dig down past 100+ year old sewer lines and encounter unforeseen problems. This building would probably be under construction for at least 1.5 years. This reminds me of the Galaxy condos on Ocean Blvd. in Bluff Park – a high-rise building in the middle of a residential area. A more fitting development would be townhomes like those under construction at the Huxton at 227 Elm Avenue in Downtown. **We will already have to deal with increased traffic from the 7-story Alamos condos under construction just two blocks south of this lot.**

The existing parking lot has 25 or so cars parked there. I parked there for a few years, and if I hadn't had this lot nearby, I would have wasted a lot of time looking for a parking space when coming home from work. If this parking lot were removed, where would these cars park? Also, parking for 10-15 cars along all sides of the new building would disappear during construction.

- I'm also concerned about school children who would cross this lot on their way to St. Anthony's School, which is only a block north of this proposed development. I see children and their parents crossing 3rd Street and Alamos to walk to school in the morning. I'm afraid with the construction and increased traffic, drivers' tempers will flare and there will be increased chances of an accident involving these children.

I, like all my neighbors here at Taos II, are very concerned about this too-large development being pushed into our neighborhood. I urge the Planning Commission NOT to approve this lot consolidation and building proposal.

Thank you,

Neal Baker

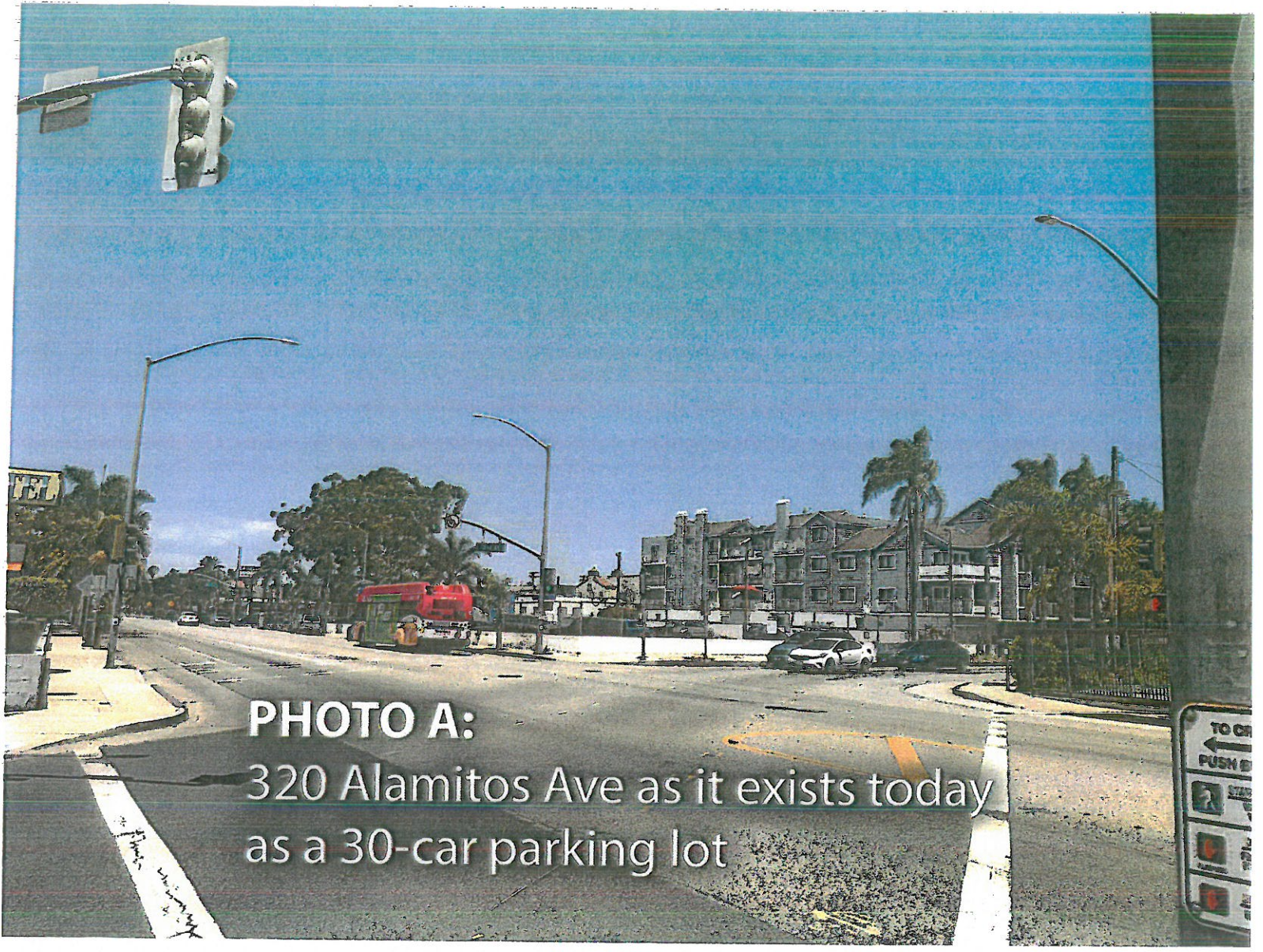
A photograph of a street intersection. In the foreground, a traffic light hangs from a pole on the left. A red bus is stopped at the intersection. In the background, there is a multi-story building and some trees. The sky is blue. The text "PHOTO A: 320 Alamos Ave as it exists today as a 30-car parking lot" is overlaid on the bottom left of the image.

PHOTO A:
320 Alamos Ave as it exists today
as a 30-car parking lot



Heidi Eidson

From: Dorita Rosewitz <dorita.emily@icloud.com>
Sent: Monday, August 14, 2017 5:08 PM
To: Heidi Eidson
Subject: 320 Alamos

Does this have enough parking for the number housing? Law requires 1.25 parking space per unit. Is there any provisions to replace the spaces that will lost once the existing lot is closed?

Parking is already highly impacted seven stories in this area without adequate parking does not make sense.

Heidi Eidson

From: Transportation And Parking Solutions <taps@lbparking.com>
Sent: Wednesday, August 16, 2017 4:30 PM
To: Heidi Eidson
Cc: [REDACTED]
Subject: 320 Alamitos

Heidi, Please give this to the Planning Commisioners before the August 17 meeting. Thank you!

Ms. Donita Van Horik
Chair, City of Long Beach Planning Commission
333 West Ocean Boulevard, 4th Floor
Long Beach CA

Re: 320 Alamitos

Dear Ms. Van Horik and Planning Commissioners,

Transportation and Parking Solutions of Long Beach (LB TAPS) is expressing its concern regarding the proposed 320 Alamitos development project. While we are trying to understand your perspective and support improvements to our community, we are concerned that you continue to reduce the amount of parking available in the community, while adding new units and creating more parking demand in an area that already suffers from a lack of parking resources.

This new building takes away a big parking lot and out of the 77 proposed new units, 48 of those are over 640 square feet, large enough to hold multiple residents with a need for multiple cars yet provide only one space per unit.

Given that the City of Long Beach is still working on a parking study to be completed in late 2018, there is a lack of data to truly understand parking. Therefore, it is critical that the City of Long Beach require current developers to at least provide an understanding of current parking and their potential impact to parking in the area around the new development. The developer should be required to perform a parking study with current and projected parking inventory and demand for weekday and weekend uses. It should include an analysis of parking pricing and time stays within one block of the project. Considering that the area already suffers from an inadequate parking supply and on-street parking is often full and requires us to circle around looking for parking, it only seems fair that the new development have enough parking for its residents and not be eligible for any new residential parking passes (if they become available). This should include provisions for creating more public parking spaces as part of the new development.

Finally, the lack of available parking in the project area will only become worse over time unless there are real improvements to the transportation system. This includes necessary improvements to provide timely transit options in a safe and secure environment as well as real bike and walk infrastructure for use during both day and night. We need innovation and a real commitment to these modes of transportation. Perhaps this should be part of every traffic mitigation program proposed by all these new developments.

Thank you for your consideration of parking,

Debora Dobias

Laura Greco

Board of Directors, TAPS

and our wonderful volunteers

Heidi Eidson

From: Susy Alvarez <[REDACTED]>
Sent: Wednesday, August 16, 2017 3:40 PM
To: Heidi Eidson
Subject: 320 Alamos

Please give this to the Planning Commissioners for the August 17th meeting.

I have lived on the corner of Ocean Blvd. and 5th Place for 10 years. The parking situation currently in our City makes it very difficult for me to have guests over. My life revolves around when it is a good time to find parking. I work in Manhattan Beach and sometimes have to work overtime and therefore by the time I get home, it is dark. I have had to park near Bluff Park at times and if it is late, I am forced to take an Uber home for safety reasons. Please demand that developers provide sufficient parking for the new tenants moving in.

Thank you kindly.

S. Alvarez

[REDACTED]

[REDACTED]

Heidi Eidson

From: Yvonne Young <[REDACTED]@gmail.com>
Sent: Wednesday, August 16, 2017 4:07 PM
To: Heidi Eidson
Subject: 320 Alamitos - parking crisis

Dear Ms. Eidson-

I write to you to bring to your attention a serious concern about the parking in Long Beach. It is very difficult at any time of day to find parking, and with all the development, I'm becoming increasingly concerned that there will be less and less parking. This will severely impact the residents and consumers who want to frequent the businesses.

I know I'm not the only one that feels this way about the parking in long beach.

I've also been looking to buy a place in Long Beach and one of my top considerations is parking. There are many places I have seen that were nice, but no parking. The development is a concern, when I'm not sure there is enough parking for the to-be-residents and their guests. The parking situation is already extremely difficult and this will only make matters worse.

I hope you and the city of Long Beach will seriously take into consideration the parking situation for its residents and those who like to frequent the businesses when making development plans. Ideally, any new development will plan for enough parking for the residents and a reasonable number of guests (i.e. a realistic number given the number of people who will really live there), and hopefully also plan for additional spots since there is already a parking shortage.

This is in the best interest of the city. Will make Long Beach a better and happier place, and will allow it to prosper for years to come. And just makes business sense. Thank you for your kind attention to this matter.

Sincerely,

Heidi Eidson

From: Jennifer McCharen <jmcharen@gmail.com>
Sent: Wednesday, August 16, 2017 5:10 PM
To: Heidi Eidson
Subject: 320 Alamos

Please give this to the Planning Commissioners for the August 17th meeting.

I am writing to demand that the Commissioners examine the plans for the 320 Alamos development in light of the area's parking problems.

Currently the plans do not include sufficient parking for the new development, which will put additional pressure on the surrounding neighborhood's quantity of street parking spaces -- which are already insufficient to meet the needs of existing residents. Existing residents already struggle to find parking near where they live, and this development will make the situation worse.

Even worse, the planned development *removes* a parking lot that many residents of the surrounding neighborhoods rely on. Is there any plan to replace these parking spaces? If not, then you're truly slapping your constituents in the face.

Parking is a huge problem, and there are few solutions in Alamos Beach. And yet it's not a difficult problem to solve. All we need are more spaces. A parking structure, a lot -- something.

Personally, I am lucky to have occasional use of part of my building's driveway. I also work from home so I'm able to utilize street parking most times near to my apartment. But I have had to do the dreaded late-night trek from time to time and it is awful.

Help make it better, not worse!

Thank you,

Jennifer McCharen

1828 E Appleton St

Heidi Eidson

From: james <jmhornbackjr@yahoo.com>
Sent: Wednesday, August 16, 2017 8:56 PM
To: Heidi Eidson
Subject: 320 Alamos

I'm concerned to hear that a new multi-story building is planned for near my home with insufficient parking for its' planned residents. Parking in this area is horrible, and those of us already living in the area certainly contribute to the cities coffers because of the many tickets that get issued every day. We need more parking, not more cars trying to occupy the limited spots we already have. Insuring the new development has enough spaces to support their planned residents and some visitor parking should have been part of any plan presented to the city.

Please.....think about those of us already here!

James M. Hornback, Jr., M.A. Psy.D.

1015 E Appleton St Apt 4

Long Beach, CA 90802

(562) 672-8180

Heidi Eidson

From: Pamela Laughlin <pamsmail55@yahoo.com>
Sent: Wednesday, August 16, 2017 9:38 PM
To: Heidi Eidson
Subject: 320 Alamos Project

To whom it may concern,

I wish to express my dismay over the 320 Alamos project. I believe this building would have a negative effect on the surrounding neighborhood.

There is little to no parking now. There is no way that this area can have another 100 cars on the street. This will also effect businesses nearby because their customers will have no place to park.

Our city leaders need to start taking a more practical, realistic approach to development in our city.

Thank you,

Pamela Laughlin

2027 E. Appleton

San Diego, CA 92103

Sent from my iPad

Heidi Eidson

From: Corrine Dolman <corriedolman@gmail.com>
Sent: Thursday, August 17, 2017 7:47 AM
To: Heidi Eidson
Subject: 320 Alamitos

Please give this to the Planning Commissioners for the August 17th meeting. Parking in the East Village is already strained, causing conflicts between neighbors & creating negative feelings about coming downtown. As a CA licensed architect, I understand the complex nature of promoting development while still ensuring a vibrant community for everyone. Allowing new developments to move forward with the current low parking requirements will only detract from the activated community you are trying to create. Please ensure that this development & others in the area provide a min of 2 spaces per unit as well as public parking, especially when they are taking away parking.

Thank you,
Corrine Dolman

~~Dolman Architecture~~
~~644 E 3rd St~~
~~Long Beach, CA 90802~~

Heidi Eidson

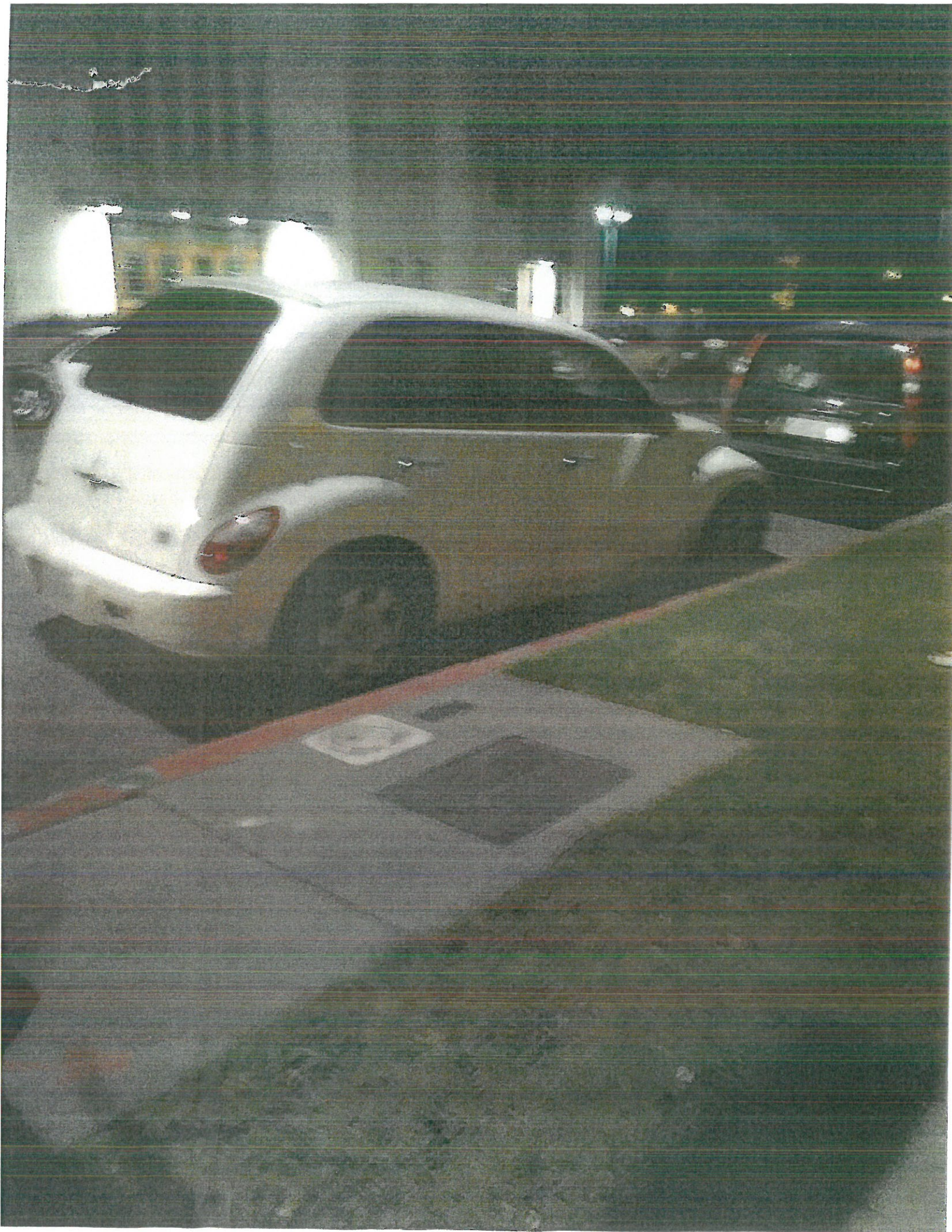
From: angie santellan [REDACTED]@gmail.com
Sent: Wednesday, August 16, 2017 6:32 PM
To: Heidi Eidson
Subject: Alamitos and East 3rd Street

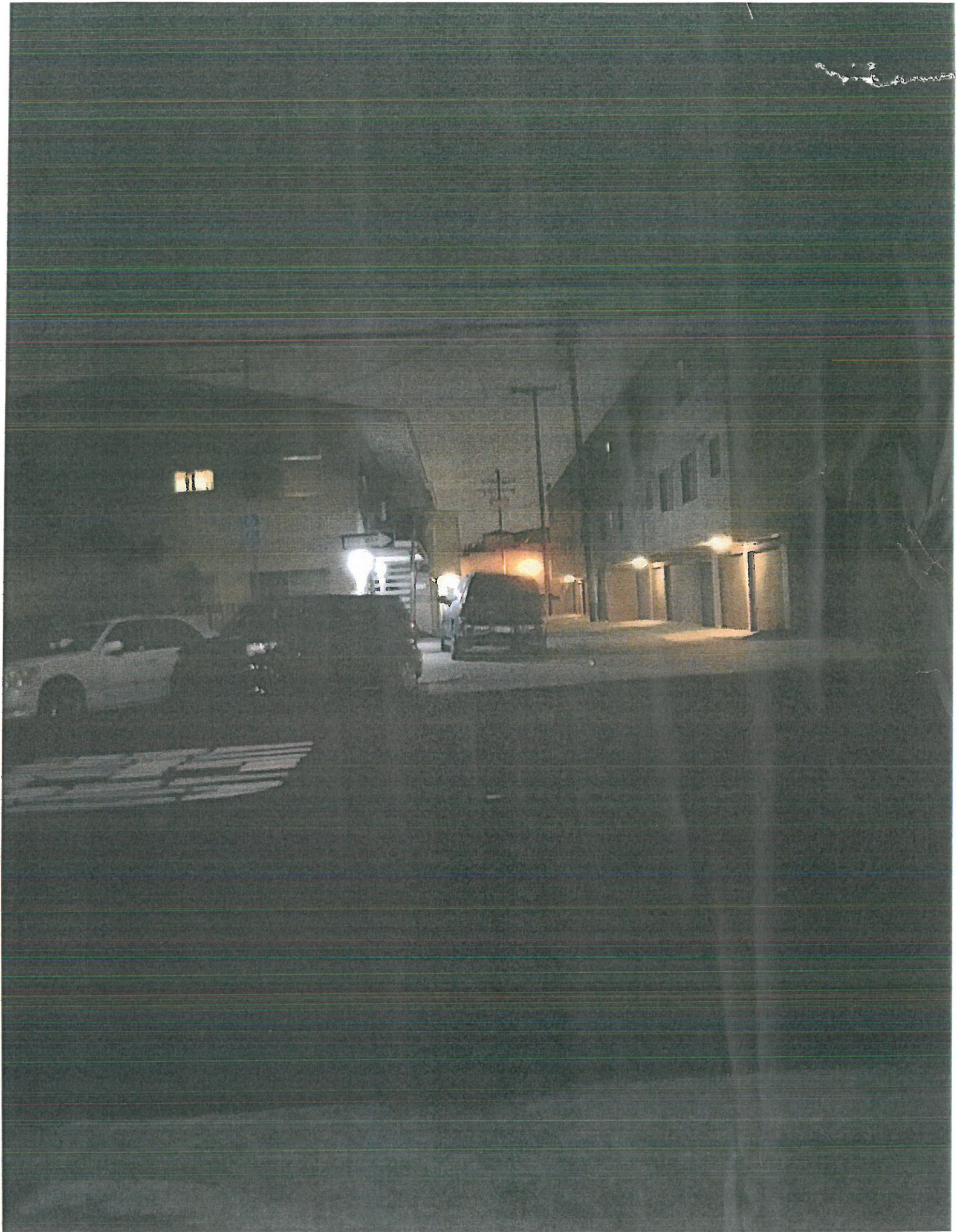
Hello Eidson,

Just here sharing pictures of my neighbors & neighborhood. We are residents of Ocean Breeze (3rd & Bonito).

Every single day my neighbors risk getting a ticket. They can either drive around for 30 to 45 minutes or pay \$60 parking ticket.

Its not that I don't want redevelopment but I just want companies too consider the impact of less parking.





TO THE MEMBERS OF THE LONG BEACH PLANNING COMMISSION:

I am writing to you today on behalf of the North Alamitos Beach Neighborhood Association to urge you to please vote against the 5 and 7 story height limits proposed for our neighborhood in the current draft of the 2040 plan.

The North Alamitos Beach neighborhood has the boundaries of 4th Street to the South, 7th Street to the North, Alamitos Avenue to the West and Cherry Avenue to the East. Currently the Land Use Element (LUE) and 2040 plan map would allow for building heights of 5 stories to be built along the entire stretch of 7th Street between Cherry and Alamitos. It also allows for buildings of 5 stories to be built throughout our entire neighborhood between 4th and 7th, Walnut to Cerritos Ave, and West of Cerritos Ave the plan would allow for staggering 7 story developments between 4th and 7th.

While we understand the need for the City to grow and expand with Southern California's rapidly growing population, we feel that the current plan is both excessive and unwarranted in its current scope. By allowing such drastically different building heights this plan has the potential to further decimate neighborhoods that have already been negatively impacted the last time this occurred back in the 1970's and 80's. The North Alamitos Beach neighborhood has already suffered heavily in that last round which took a neighborhood full of historic Craftsman Bungalows and peppered it with cheaply built 3 story apartment buildings. Many of our homes now sit in the shadow of a monstrosity that was built next door, imagine how much worse this will be with buildings that are 2 or even 4 stories taller!

The infrastructure of our neighborhood is NOT equipped to handle buildings that large. Our streets are too narrow, our lots too small. There is not enough parking to serve the existing population as it is, and not enough retail space to serve the community in a localized fashion. There is no plan for increasing mass transit to accommodate those without cars for these future developments and no accounting for the additional vehicles that need to reside with the increased population. None of this seems to have been taken into account when developing this plan. Buildings of that size would not only stick out like a sore thumb against our historic homes, they will further block the ocean breezes that keep us cool, they will cast shadows over our back yards, and they will further depress our property values first by saturating the market with similarly sized homes and again by further destroying the single family home feel of our neighborhood.

North Alamitos Beach is not a historic district. We are denied that designation because we have too many properties that do not fit that description thanks to the apartment buildings that were forced upon us 40 years ago. But we do have many historic homes and properties remaining. In addition to countless bungalows from the early 1900s there is the Annie Kinner house of 1895, at 1612 East 7th Street, the "Casa Elegante," a well-kept Spanish style apartment designed by master architect Joseph Roberts in 1928, one of the few remaining examples of programmatic architecture in Long Beach- The Coffee Pot Café- which was just renovated last year and the adorable Zona Court filled with skinny sidewalks and tiny homes from the beginning of the century.

We understand that simply changing the zoning doesn't necessarily mean we will suddenly see taller buildings popping up everywhere they are allowed, but such a piecemeal approach would only serve to exacerbate the problems listed above.

We, as a neighborhood association, and I, personally, strongly encourage you to vote against these changes and leave the zoning for our particular neighborhood and the 7th Street corridor as it currently is at 3 stories.

Thank you for your time and attention to this matter.

Sincerely,

Aaron Jackson

President, North Alamitos Beach Association (NABA)

502 Nebraska Ave Long Beach, CA 90802

562-276-8155

Heidi Eidson

From: Sharon Brown <[REDACTED]@gmail.com>
Sent: Thursday, August 17, 2017 8:44 AM
To: Heidi Eidson
Subject: 320 Alamos Avenue

"Please give this to the Planning Commissioners for the August 17th meeting."

Good morning,

I had planned to be at the meeting tonight to support the TAPS group, but at the last minute I have been called away.

I have been against all of this high rise building in the Alamos Beach area since the first plans were submitted for the "Currents" building. I lived in the Alamos Beach area for 30 years before it was discussed. And, then 3 years ago the owner of my building sold and I was out of a job. And a place to live. He saw the writing on the wall. Then we had trouble renting apartments because of a lack of parking. The new owners have a revolving door. In spite of upgrading and improvements, they cannot seem to keep a tenant for more than 6 months. There are still 3 tenants left in that building from when I lived there. 2 are retired and no longer drive.

I moved into the Wrigley district. When I moved I only looked at places that provided parking. My apartment is one of the few on the block where I have a driveway. And yet every night people scurry around most of the evening looking for parking. A lack of parking is affecting 3 miles away! And, in spite of my dedicated parking there is no assurance that I can come and go as I please. Yesterday I was 2 hours late to work because someone parked across my driveway! This is a problem that is all over Long Beach and growing!

Because someone in city council has decided that this city should be less car-friendly will not make it so.

Please reconsider the plans for this and all coming buildings in Long Beach,

Thank you,

Sharon Brown

[REDACTED]
[REDACTED]
Long Beach, CA 90806

Heidi Eidson

From: Gwen Kelly <[REDACTED]>
Sent: Thursday, August 17, 2017 10:06 AM
To: Heidi Eidson
Subject: 320 Alamos Ave

I own a OYO unit at 3rd and Alamos. Downtown Long Beach has 'always' been parking impacted. There are too many people and too many cars. And the City of Long Beach once again has numerous plans for the construction of high rise buildings throughout the downtown area increasing the density, but not addressing the parking issue.

There is not enough available parking in Downtown Long Beach as it is; so I am opposed to the City approving turning a parking lot at 3rd and Alamos into a 7 story building without enough parking for the building's own residents. The city needs to change their parking requirements before this building is approved so that there's enough parking for the new residents and businesses.

Kindest regards,

Gwen Kelly

[REDACTED]
[REDACTED]

Planning Commission

Meeting 8/17/17

Re: 320 Alamitos Ave., Long Beach

Dear Planning Commission:

Please give this to the Planning Commissioners for the August 17th meeting.

The thought of losing the referenced parking lot is scary enough, without the added issue of not enough parking proposed in the plan for the new building. I'm not sure what the thinking is behind approving a plan that removes existing parking in this area in addition to not providing enough for additional residents, but I can tell you it certainly isn't in the best interests of the local residents.

I believe the city is opening itself, its residents and local business up to increased crime rates by having so little parking that more people are walking around at night, walking further than necessary and out of their local neighborhoods. Not to mention the damage driving around for 30-45 minutes just to find parking does to our environment.

I feel strongly that it is in the best interests of both the City and the residents of Long Beach for the Planning Commission to find alternative solutions for parking other than the direction they are currently taking, i.e. approving less and less parking. Please consider placing this project on hold until further studies can be completed for alternative solutions.

Sincerely,

Becky Fears

[REDACTED]

[REDACTED]

Heidi Eidson

From: Rebecca Quinn <[REDACTED]>
Sent: Thursday, August 17, 2017 11:53 AM
To: Heidi Eidson
Subject: 320 Alamos

Dear Ms. Eidson,

Please give this email letter to the Planning Commissioners. Thank you!

As an Alamos Ave resident, I am writing to express my concern about the loss of the parking lot currently at 320 Alamos as well as that the proposed development may not have enough parking for their own residents and businesses. The lost parking spaces will add all those vehicles to neighboring streets as there are no other parking lots nearby. Each lost parking space, and the new developments that take their place, destroys the quality of life for our neighbors.

My concerns are:

- Safety of residents walking
- Impact on our lives when we can't go places
- Stress levels of my neighbors. As a neighborhood association board member, the biggest concerns I hear from my neighbors are about parking (constantly having to remember to move cars, the time it takes, the stress, cost of paying for parking) and all the crime/lack of safety in the area.)
- Danger of cars parked in red and in alleys
- Air quality
- The worsening of the above

This impacts me personally. I often cannot travel anywhere where I need to use my vehicle because I can't park when I get home. I rarely get to see my little granddaughter who lives one county away because I don't drive on weekends due to the parking problems here. They rarely come visit me either, in part because of the parking challenges. When I do drive I must circle the streets repeatedly trying to find a parking spot, burning gas, contributing to air pollution. If it's evening, I end up having to park many blocks away. Often I walk to evening events. Regardless of whether I walk or drive, I end up having to walk home, up to a mile, in the dark. This area really is not safe for a woman alone. Or I just skip attending events and board meetings because it is unsafe. I do take local buses and the Blue Line train but these don't always run where and when needed and one still usually must walk a few blocks.

The parking situation in this area continues to worsen with the development already underway. Just yesterday fences were put up on half the parking lot at Ocean & Alamos where the second phase of that development is to be built. Those 20 or so spaces lost mean 20 or so more vehicles competing for the existing parking spots. The rest of that parking lot will be closed eventually so that number will double. That lot is/was used by the tenants and customers of the first

phase/new building there (The Current) so it is very clear that the building itself does not have enough parking for its own needs and therefore impacts the neighborhood.

While it is understood that both phases of The Current project are already approved, and that this meeting is about the 320 Alamos project, it is critical to recognize the impact of lost parking spaces. At 6 PM yesterday there were 4 cars parked in red zones on the one block long street (Medio) next to that parking lot. Every day cars park in the alley behind me, both daytime and overnight, thereby blocking emergency vehicles and garbage trucks. The lack of parking leads to dangerous situations when driver visibility is impaired due to cars parked in red zones and when fire trucks can't park or get through.

Please consider halting all new projects until a parking study is complete. The number of parking spaces in new developments must be based on actual parking data. Developers should be made aware of parking impacts on the local area and that they may have difficulty filling their new buildings due to current and future development and parking losses.

In particular, 320 Alamos is in the Alamos Beach neighborhood which does not have public parking lots or paid parking options as downtown Long Beach does. Besides reviewing the current impacted parking situation, I ask the planning commission and developers to consider this new 320 Alamos project in light of the parking impact of all the nearby developments already under construction, such as Ocean & Alamos and 101 Alamos. In addition to the parking situation throughout the area, the traffic on Alamos Ave is already congested at rush hours and all the idling cars add to the air quality problems in the region. Adding more and more traffic and people circling to find parking does not make this a more desirable place to live, work, or play.

Sincerely,

Rebecca Quinn

Alamos Avenue resident

rebecca@rebeccaquinn.com

Heidi Eidson

From: Max Wiedmann <max.wiedmann@gmail.com>
Sent: Thursday, August 17, 2017 2:46 PM
To: Heidi Eidson
Subject: 320 Alamos

Dear Heidi Eidson,

I am writing to you to express my concerns over the planned development at 320 Alamos ave. I am unable to attend tonight's 5 pm meeting on the issue. This development does not contain sufficient parking to accommodate all of its residents and will cause an extremely impacted parking situation in the East Village to become even worse. I am in favor of increasing the housing supply in our community but the parking supply must be sufficiently increased as well. 1.25 spaces per unit is not enough as many units will have multiple drivers. 77% percent of residents work outside of Long Beach and thus require a car with parking for their commutes.

Parking is the number one issue that residents my neighborhood discuss, above homelessness or crime. I am lucky enough to rent a parking spot at a local church but my girlfriend is not so fortunate. She, like many others, must drive around the neighborhood for 10-15 minutes and hope that someone moves their car during this time. This neighborhood absolutely cannot bear additional residents without additional park.

In my walk from my parking lot to my apartment, I typically see 4-6 illegally parked cars. These cars block visibility in intersections, making the streets more dangerous. The extra time that people spend driving around the neighborhood looking for parking causes extra pollution in our air.

Please consider building additional public parking in the East Village. There are multiple unused lots in the area.

Best regards,

Max Wiedmann

To the planning commission:

Once again this city intends to put an ill-advised building where a parking lot once served the neighborhood. Satisfying developer desires to remove parking, forcing poor air and light qualities on the public might appease the needs of the few, but not the many that live adjacent to the intended monstrosity.

This commission and city council have, again and again shown callous disregard for its constituents' quality of life. The seven-story atrocity at 320 Alamos will bring blight to the area; it is too tall for the neighborhood, offers few visually redeeming values and removes much-needed parking from already cramped quarters.

Lowering parking requirements for 320 Alamos and throughout the city is not proper and right. We have severe issues in the East Village and Alamos Beach neighborhood where this dubious construction is planned. Drivers circle these neighborhoods looking for parking, adding congestion and air pollution.

For a petite, older woman like myself, it's scary and dangerous to have to walk as much as 1/2-mile day or night after eventually finding parking. The fears that I have during these walks are due to the city's unwillingness to combat daily crimes perpetuated by people that don't pay to live here. I have been assaulted several times on my streets; LBPD hasn't done a damn thing to help.

Now I must always carry my trusty can of mace. These criminals don't fear any repercussions from LBPD. I'm going out on a limb here and believe none of you have to carry mace for your protection.

This parking mess is one you inherited but you don't have to make it worse. The developer can and should commit to sufficient parking for this development that nobody really wants. Or needs. You're shoving enough tacky apartments and condos on us already. Don't make the mistake of adding more to the area.

This is not a threat, but you could end up with even more lawsuits as people realize the city has been selling itself to the devil. Do the right thing and don't approve another ill-advised development unless you bring it to the people for OUR approval. Your approval is just another rubber stamp to satisfy your donors.

Anne Proffit

[REDACTED]

Subject: 320 Alamos, Proposed Project 7 Story Project, 17-050 PL

Dear Planning Commission, Mark, Jeannine, Lena and Robert:

I am a homeowner at 834 E. 4th Street, the building located immediately west of the subject property. While I am agreeable to the development of the subject property, I oppose certain components of the proposed project. I object to the following:

- Building Height – 7 stories is out of scale and in appropriate for this neighborhood. It taller than any other building and would set an unnecessary precedent. The height should be reduced to a variation of 3 and 4 stories similar to the adjacent condominium building.
 - There are no other building this tall in the immediate two blocks surrounding the project site, most are only one story in height
 - The building will create shadows on other lower surrounding buildings
 - This building will stick out like a sore thumb – it is not compatible with the neighborhood
- Massing & Lack of Building Articulation – The building is block like and dense in appearance. Balconies and variation along the Alamos façade are not deep or substantial enough to break up the solid block-like appearance of the building
- Traffic – the driveway entrance on 3rd Street will further congestion traffic at the 3rd and Alamos intersection. The elimination of driving lanes for bike lanes on 3rd Street has already resulted in westbound congestion during peak traffic hours. The location of the driveway will make this worse, especially since there is a curve in the road near the driveway which will impact visibility of on-coming bicycles and cars. Also, people trying to make left/east turns onto 3rd Street (whether allowed or not) will cause accidents and back up eastbound traffic even more

Moving the driveway to Alamos will also result in congestion due to the City's proposed "Road Diet" that will reduce vehicle traffic lanes. Relocating the driveway to Alamos is not a viable option

- Apartments – this neighborhood needs more homeownership opportunities to promote stability and long term commitment to the area. There is already an overabundance of rental housing in this area. Many of us bought into this neighborhood believing in the promise of Redevelopment. Since Redevelopment was eliminated, the community worsened significantly and as is just now starting to slowly improve with the economy. Homeowners, like us, held this area down and helped stabilize it during the economic downturn. We need new homeowners to join us and ensure this area continues to grow and improve over time. Our community does not need more rental housing we need homeownership opportunities
- No Outreach to Neighbors - The developers never met with adjacent homeowners to discuss this proposal, solicit input or consider our vision for our neighborhood. No one in our building was ever contacted about this project in advance. This project was designed in a vacuum
- Too Many Units – The unit count for the project needs to be reduced to reduce the height, massing and traffic impacts of the project. It is apparent that the design is market driven as opposed to being driven by the neighborhood's vision and existing built environment.

This project needs to be redesigned so it fits the community in size and scale. I urge you to consider my comments and require the developer to redesign the project.

Thank you,

Donald Marks

Homeowner

834 E. 4th Street, Unit 31



DOWNTOWN
LONG BEACH
ALLIANCE

August 17, 2017

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

RE: Support for 320 Alamitos; August 17 Planning Commission, Agenda Item #4

Dear Members of the Long Beach Planning Commission,

Please accept this correspondence on behalf of the Downtown Long Beach Alliance (DLBA), and enter into the public record for the Planning Commission meeting scheduled for August 17, 2017, our support of the proposed project located at 320 Alamitos.

The 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 approve the Site Plan Review and Lot Merger.

The Downtown Plan, the guiding planning document for Downtown, was developed through an intensive and inclusive stakeholder outreach process. The proposed 320 Alamitos project aligns with the goals set forth in Downtown Plan and will bring a high-quality housing development on vacant land along Alamitos Ave.

A key initiative set forth in the Downtown Plan is to create a strong urban core that builds upon density and drives strong foot traffic. The 320 Alamitos Project's planned 77-unit mixed-use development enhances the foot traffic by creating density along the Alamitos Ave corridor.

The project encourages sustainable practices and public transportation through the inclusion of a full-service "bicycle kitchen" providing bicycle repairs, maintenance and storage. In addition, the Metro bus lines are located immediately adjacent to the project and the site is within 10-minute walk time of the Metro Blue Line station, supporting its status as a Transit Oriented Development and is located within the City of Long Beach's Downtown Pedestrian Master Plan Boundary. Lastly, the proposed project exceeds the 1.25 parking requirements set forth in the Downtown Plan by providing a 1.36 parking ratio with the planned 105 parking stalls.

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

Thank you in advance for your consideration and support.

Sincerely,

Kraig Kojian
President & CEO

cc: Mayor Robert Garcia
City Councilmember Jeannine Pearce, 2nd District
DLBA Board of Directors
Amy Bodek, Director of Development Services, City of Long Beach

Heidi Eidson

From: Shonne Hill <[REDACTED]@gmail.com>
Sent: Thursday, August 17, 2017 10:07 PM
To: Heidi Eidson
Subject: 320 Alamos

I am a resident at 26 Alamos Ave. in Long Beach and I have been parking at 320 Alamos for about 7 years. This lot is 3 blocks from my apartment but it is the only option available. I have lived in Long Beach for about 12 years and I have noticed many changes. One major constant is the overwhelming parking problem in the city.

Within the last few years there has been so much building in the city. On my street alone, (Alamos Ave.) a high rise apartment was built on the corner of Ocean and Alamos (The Current). Currently, there is major construction for another large apartment building on First and Alamos. Recently it came to my attention that my parking lot will be turned into a 7 story complex. The result will be 3 large buildings within 4 blocks of each other. This seems not only extreme but very unnecessary.

With all the building not only is there no parking solution being made for current residents, the limited options are being removed.

There really needs to be some practical measures to ensure that residents can live and park in the city. It really should not be a treat to find a parking spot. It also shouldn't be a chore for family and friends to visit because of the lack of places for them to park their cars.

For the good of the city, I really hope that all the building does stop. When the lot at 320 Alamos starts to be built upon, I will have no place to park. Many other residents will be in the same situation. If there is any building needed in this city, a high rise parking lot sounds very reasonable. It would be beneficial and greatly relieve current residents. This is not a make believe issue. It is VERY REAL. Thank you for you time.



Virus-free. www.avast.com

Heidi Eidson

From: Transportation And Parking Solutions steps@tparking.com
Sent: Wednesday, August 16, 2017 7:02 PM
To: Heidi Eidson
Cc: lgreco@earthlink.net
Subject: 320 Alamos
Attachments: Public comments on hellosign letters. short version.docx

Dear Planning Commissioners,

We are sending you this on behalf of the many people who chose to speak up via our petition and Hellosign.com letter. Both of these documents contain language that is relevant to 320 Alamos and all new projects under Downtown's parking requirements. Some of you have seen these documents before but this is an update.

The petition says, in part:

The City has actively contributed to parking issues for decades by approving buildings with inadequate parking and not having a plan. New developments take away parking lots and will not have enough parking for their own residents and customers....This petition begins to chip away at the obstacles by asking the Planning Commission to at least review the city policies that are contributing to the issue and study the solutions that are working in other cities.

It now has over 1200 signatures and 635 comments. There's a few highlighted comments on the main petition page.
<https://www.ipetitions.com/petition/fix-our-parking>

The Hellosign.com letter is a letter to city leaders that people can sign online and include a comment. It says, in part:

Our leaders are actively increasing our population density without requiring adequate parking in those new developments, which will add cars to our streets and area lots. As we transition to growth, we need a plan for existing residents as well as new residents.

We ask the City Council and the Planning Commission to create a comprehensive Parking Plan that:

- is based upon data from a parking study. This includes parking requirements for new development. The lowered parking requirements in the Downtown Plan were not based upon data...
- changes the city parking code requirements and zoning that are making parking worse.

You can access the 71 signed letters here:

<https://www.dropbox.com/sh/l7ka2titp6uixzj/AAA4Ay5Drh91ma24XjAD337xa?dl=0>

Attached are a few of the best comments that people left on those letters.

Thank you for your consideration of this feedback from so many residents,

Debbie Dobias
Board of Directors, TAPS

Public comments on letters

From online Hellosign letters. We asked people to fill in a section saying how they think parking improvements would affect them and our area. These are some of the responses.

I would save time and fuel by not having to drive around looking for parking. I would feel safer knowing I could park on my own street rather than several blocks away, especially when I get home from work later in the evening (usually after 10pm).

I hope you realize the best course of action to protect our community's future is to **support a comprehensive Parking Plan.**

Thank you for your time and effort,



07/10/2016

[REDACTED ADDRESS] Long Beach, CA 90801

I tend not to go anywhere over the weekend so as not to move the car, and even my handicapped visitors have a hard time finding a spot. They never want to come over, and we end up spending lots of money enjoying ourselves in other cities.

I hope you realize the best course of action to protect our community's future is to **support a comprehensive Parking Plan.**

Thank you for your time and effort,



Tammy Bartel

07/17/2016

[REDACTED ADDRESS] Long Beach, CA 90802

If I didn't have to worry about finding a parking space so often, I could avail myself of all the culture in this city. As it is now, I worry about finding a space upon return so I usually go nowhere once I've found parking close to home.

I hope you realize the best course of action to protect our community's future is to **support a comprehensive Parking Plan.**

Thank you for your time and effort,



Anne Proffit

07/22/2016

[REDACTED ADDRESS] Long Beach, CA 90802

More people would come to enjoy long beach with me. I would go out more after work and weekends knowing that I don't have to park 1-2 miles away when I come back and have an unsafe walk or have to pay for a taxi!

I hope you realize the best course of action to protect our community's future is to **support a comprehensive Parking Plan.**

Thank you for your time and effort,



Holly Essler

07/22/2016

[REDACTED ADDRESS] Long Beach, CA 90802

Everyone deserves parking, it's tough to feel like a prisoner in your own home...parking far away from home is dangerous especially late at night.

I hope you realize the best course of action to protect our community's future is to **support a comprehensive Parking Plan.**

Thank you for your time and effort,



Dominique Grenmalm

07/23/2016

[REDACTED ADDRESS] Long Beach, CA 90802

I pay \$200 a month in parking tickets because there is no adequate parking on most days. This is in addition to the meter fees I pay, just to park at my home.

I hope you realize the best course of action to protect our community's future is to **support a comprehensive Parking Plan.**

Thank you for your time and effort,



Jon-Enee Merriex

~~112 W. 1st St., Long Beach, CA 90802~~

Adequate parking requirement for new development will help with parking situation in the city

I hope you realize the best course of action to protect our community's future is to **support a comprehensive Parking Plan.**

Thank you for your time and effort,



Dam Sithichai

~~155 E. Ocean Blvd., #804, Long Beach, Ca. 90802~~

Eliminating parking while increasing density, is making it very difficult to live here and to do business.

I hope you realize the best course of action to protect our community's future is to **support a comprehensive Parking Plan.**

Thank you for your time and effort,



Kay Erickson

~~140 Linden Ave., #315, Long Beach, CA 90802~~

As detailed above, a parking plan is absolutely necessary for the continued health and wealth of our City. Don't wait until people leave the area and do not shop locally because they are too frustrated to park and shop in the area. Many other Parking Impacted Cities have effective parking plans.

I hope you realize the best course of action to protect our community's future is to **support a comprehensive Parking Plan.**

Thank you for your time and effort,



Carolyn Collins

~~Ocean Blvd., Long Beach, CA~~

I pay at least \$200 a month in parking tickets. I hate this city and ive been living here for 6 months. I am planning to move from this money gouging con artist city when my taxes come. I work for the united states post office and you give a black eye to city govtment.

I hope you realize the best course of action to protect our community's future is to **support a comprehensive Parking Plan.**

Thank you for your time and effort,



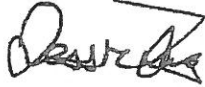
Paul millet

~~1555 Pine St., #4~~

Improving parking in Downtown Long Beach will not only help local businesses, but also residents and pedestrians. I'm noticing more reckless driving due to residents pulling dangerous stunts in order to get the last spot. This is increasing aggression and dangerous driving in our communities.

I hope you realize the best course of action to protect our community's future is to **support a comprehensive Parking Plan.**

Thank you for your time and effort,



Jessica Fennelly

~~127 Chestnut Ave. Long Beach~~

Improving parking increases the desire to live, shop and work in our own communities.

I hope you realize the best course of action to protect our community's future is to **support a comprehensive Parking Plan.**

Thank you for your time and effort,



Stephanie E. Aiello

~~65 Linden Ave., #5 Long Beach, CA 90802~~

When I don't have to cruise for parking, I can use that time to spend with my loved ones or doing things that matter to me. When I don't have to plan my evening around my parking spot, I can enjoy what the city has to offer. When I don't have to get up early to move my car around, I feel much more rested.

I hope you realize the best course of action to protect our community's future is to **support a comprehensive Parking Plan.**

Thank you for your time and effort,



Karen Palmer

~~645 Lime Ave. #2
Long Beach, CA 90802~~

5/19/2017

More people would want to spend money at small businesses in alamos beach and downtown if they could park here.

I hope you realize the best course of action to protect our community's future is to **support a comprehensive Parking Plan.**

Thank you for your time and effort,



Nicole Heckman

~~1111 1st St. Long Beach~~