

From: Susie Garrison
To: [Mayor](#)
Cc: [LUEUDE2040](#); [Isaac Romero](#); [Council District 4](#)
Subject: 4th District is not mostly 3 stories
Date: Sunday, March 04, 2018 7:13:52 PM
Attachments: [West of Termino.jpeg](#)
[East of Termino.jpeg](#)

Hi Mayor Garcia,
Thank you for listening to our input at the meeting on Wed.

After the roundtable discussion you made a comment to me that terrified me, and it was compounded after you said you'd lived right down the street from me during your college years. I was asking you why my neighborhood is the only one not being considered a "founding" neighborhood in the 4th District and is shown as 3-stories on the new LUE map. Your comment was something to the effect of "Well they're probably doing that because most of the buildings in that area are already three stories." Good Lord man - you lived in this neighborhood. How could you say that?! It is absolutely not true. Did you pay no attention to your neighborhood when you lived in this district?

I walked most of the neighborhood and noted the building heights; they are shown on the attached maps. All of the yellow marks are homes -- primarily single-story homes. Most of the buildings on 10th Street are one-story as well. You'll see that most of the buildings in this neighborhood are one- or two-story, and those that are three- or even four-stories are almost all the byproduct of really poor decisions [admittedly] made by the building dept in the 1980's. Those apt buildings are eyesores and blights to our neighborhood as well as intruders in our homes. We don't want more of them to block the sun from our homes and our yards, and stare into our bedroom windows.

Please do what you can to get the City Council to push back a decision on this LUE until it has been designed to benefit the City of Long Beach in its entirety -- which means the residents too.

Thank you,
Susie Garrison

E Anaheim St

Newport Ave

Loma Ave

Village Store &
Post Office Center

Euclid Ave

Buena Vista
1st

Grand Terrace
Apartment Homes

E 11th St

Mira Mar Ave

Umatilla Ave

Termino Ave

Verde Ct

E 11th St

Newport Ave

Loma Ave

Euclid Ave

Grand Ave

Mira Mar Ave

Termino Ave

E Mayfield St

Euclid Ave

Mira Mar Ave

10th St

E 10th St

E 10th St

Pacific

THESE 2 APT BLDGS
LOOK LIKE
I LIVE HERE





Building Healthy Communities: Long Beach
920 Atlantic Ave., Suite 102 Long Beach CA 90813

February 12, 2018

Mayor Garcia and Long Beach City Council

Comments on the Revised Draft Land Use and Urban Design Elements of the City's General Plan

Building Healthy Communities: Long Beach (BHCLB) Environmental Health Work Group (EHWG) has been actively involved in the development and refinement of the Land Use Element (LUE) and Urban Design Element (UDE). Collectively, our coalition has pursued stronger language in support of sustainable and equitable communities, in particular the inclusion of "Green Zones" (Implementation Measure [IM] LU-M-64) and affordable housing for low-income working families in the LUE.

We have met with City staff on several occasions, reviewed and discussed the contents of earlier versions of the draft documents, and made suggestions for specific changes, many of which are reflected in the current draft.

When the Planning Commission reviewed and recommended the LUE and UDE to the City Council on December 11, they made a series of changes to lower density and convert some areas from mixed use land use designation to commercial designation. In general, we are not supportive of these changes as they will limit the ability to produce new housing in the future, and may not be as responsive to market forces that prevail in future decades. For example, the area near the Traffic Circle was altered to favor commercial over mixed use, and the height in many areas was arbitrarily reduced, and this may unnecessarily limit future development opportunities, especially for housing. While a number of comments received in anticipation of the Planning Commission discussion were opposed to increased density, a substantial portion suggested allowing more residential to address the housing affordability and availability crisis that has been building in Long Beach for years.

As we understand it, the General Plan through the LUE provides an outside limit on growth and development in the future, and the subsequent zoning code update can further restrict density (dwelling units per acre) as well as height limits. However, the zoning cannot exceed the limits established by the General Plan. Since Long Beach has consistently built well less than the housing (more than 700 units per year) needed just to keep up with natural population growth, much less provide units to address chronic overcrowding, or growth from people moving here for new jobs and to be part of the community. The vacancy rate has hovered near 2 percent, which is a strong indication of an overheated real estate market that will only become increasingly unaffordable. The most flexible and accommodating development scenario should be provided in the LUE, and the mixed use and increased height limits proposed by staff should be reinstated.

A critical overarching issue is how many Long Beach residents (66% of working adults, according to the I-710 EIR), work outside of Long Beach. This situation causes unnecessary air pollution, extended time away from families, and reduces our economic vitality. Our vision of an equitable and just society includes growth that supports more good jobs for Long Beach residents.

On January 19, 2018, EHWG received a detailed response letter to our comment letter to the Planning Commission. We were pleased that staff recommends a good portion of our suggestions. However, since that is only a recommendation at present, we have included, and will continue to advocate for these issues with the City Council as part of the adopted version of the LUE and UDE, as well as focus on robust implementation after adoption.

While we are pleased with the recommended policy changes that have been made to date, we have attached suggested revisions for specific pages, including the addition or strengthening of implementation measures.

These additional comments and suggestions are provided in the attachment to this letter. With the inclusion of these suggestions, we would be supportive of adopting the LUE and UDE.

The LUE and UDE are critical planning documents, providing a long-range vision for development and investment in the City. The extended process for successive iterations to produce the current draft documents has included extensive public outreach, from the Community Clusters and Community Festivals, to regular and special meetings with a wide range of community and neighborhood associations, the Planning Commission and City Council.

We have the following general comments:

The City Needs a Long Range Land Use Plan

The City began the process for updating the General Plan in 2004. There was a great need for a comprehensive long range land use plan then, and that need has only grown over the intervening 13 years. During that time, the City has updated the Downtown Plan, Midtown Plan and the Southeast Area Specific Plan without benefit of a citywide long-range land use plan. During that extended period, the City spent billions of dollars on capital improvement projects, built new public safety facilities, and made hundreds of other important decisions without a long-range land use plan. The City experienced the Great Recession, periods of substantial growth and change in some neighborhoods. We've experienced ever increasing rents, displacement of long-term residents who are primarily low income residents of color, and sky rocketing sale prices of homes. This is coupled with the entirely new paradigm of online retailing and the creation of on-demand ride-hailing services that are rapidly altering land use and lifestyle patterns without an update to the long-range land use plan. The time to update the Land Use Element has come, and we urge its adoption with our suggested revisions.

Implementation is the Key

The vision provided by the LUE and UDE about the future of the City strongly reflects the collective values of the community. But shared vision is not enough. Implementation of the LUE and UDE will require updating the Chapter 21 of the City's Municipal Code (the Zoning Code) as well as adoption of a number of focused land use plans, policies and ordinances on a wide variety of subjects ranging from tenant protection policies, anti-displacement policies and policies that preserve and create affordable housing. Currently, Long Beach has no tenant protection policies in place, no anti-displacement measures in place, no policies to preserve and create affordable housing and no local, dedicated revenue source for affordable housing. We cannot continue to grow as a City, in a healthy and equitable manner, if we do not adopt policies and plans that protect our existing residents who make up the diverse fabric of our great City.

The City recently initiated updates to other components of the General Plan, including the Climate Action and Adaptation Plan, the Noise Element, and supporting policies and studies. The City has also noticed an RFP for a consultant to study an inclusionary housing policy for the City. However, the parameters of this potential policy have not been shared with the community and the details of this policy (i.e., who benefits and by how much) are critical. The City has been informed by the Southern California Association of Governments (SCAG) that it needs to produce 5,440 affordable units between 2014 - 2021 to meet the existing housing needs of Long Beach residents. (This is referred to as the City's affordable RHNA number.) Unfortunately, the City is nowhere near meeting this goal. Since 2014, the City has produced approximately 500 affordable units, which is nowhere near its RHNA number of 5,440 affordable units. Therefore, the City needs to adopt a robust inclusionary housing policy that sets aside a significant amount (20%) of new apartments and condominiums for Very Low income households. Every part of the City should be subject to these requirements. It is also critical that this policy be adopted at the same time as increased density is approved, as recommended by the LUE. If increased density is approved first, land values are increased for developers with the stroke of a pen without extracting any community benefits, such as inclusionary housing for Very Low Income families. The City should not repeat the mistakes of the Downtown Plan, which increased density without obtaining any community benefits for impacted residents. The Downtown Plan has resulted in massive gentrification and displacement of long term low income residents of color. Furthermore, and to be abundantly clear, density is not a proxy for affordable housing. Affordable units are

only built when developers are required to do so, through policies such as inclusionary housing. Density alone does not bring affordability.

In addition to including the specifics of an inclusionary housing policy in the LUE, the LUE should also include anti-displacement protections such as a “No Net Loss” policy. A No Net Loss policy would require developers to replace all affordable units that are demolished or converted to make way for a new development. Importantly, “affordable units” should be defined to include not just covenanted units or units with affordable rents, but also any unit that is “occupied by a low or moderate income household”. This definition of affordable unit is utilized in state density bonus law as well as housing policies in the City and County of Los Angeles. Defining affordable units to include units occupied by low or moderate income households is the current best practice for housing policy.

With a No Net Loss policy, after a developer determines the number of existing affordable units in a development, the City must then require that any new development on that site include this number of replacement units. Importantly, this requirement would be in addition to any inclusionary housing requirement. Finally, with a No Net Loss policy, the policy must define demolition to include substantial rehabilitation work so that developers don’t have a loophole for avoiding replacement housing obligations by engaging in major rehabilitation work.

Adoption of the LUE and UDE with our suggested revisions will provide a foundation for all of these other plans and policies to move forward. It is difficult to see how these other important efforts can proceed without the guidance from LUE in any meaningful way.

Complete Neighborhoods

One of the primary founding principles of the 10-year Building Healthy Communities initiative, initiated in Long Beach in 2010, was to rectify the significant health and life expectancy discrepancies from West, North and Central, where life expectancy can be up to 7 years shorter than residents from the Eastside. The EHWG is in strong support of the policy discussion in the LUE, most especially the Sustainability and the Natural Environment (LUE Pages 47-50) and Health Communities sections (LUE Pages 51-54). The Sustainability section includes references to the Sustainable City Action Plan and climate change and sea level rise. The Healthy Communities section references the Healthy Communities Policy adopted by City Council in 2014, the development of which was supported by BHCLB. The narrative promotes active living, access to healthy foods, and improving environmental justice, all primary focus areas of the EHWG collectively and its collaborative members. The comments EHWG has at this point in the process have to do with expanding and strengthening Implementation Measures to provide more direction and assurance that the sustainability and healthy community policies will become meaningful and effective during the planning horizon of the LUE.

The ultimate goal of this effort to improve the quality of life for all residents, workers and visitors in Long Beach. The focus of this effort will be to ensure that all neighborhoods are complete (IM LU-M-45), providing a full range of daily needs activities, including access to a wide range of goods and services, healthy foods, recreational and suitable employment opportunities. Only when all neighborhoods provide a healthy and comprehensive range of services will the historic health disparities.

Targeted Economic Development

The EHWG collaborative supports sustainable targeted economic development, particularly affordable housing and the reduction of exposure to environmental hazards of all types. This means that new residential development should not be built in areas where pollution and other environmental conditions adversely impact healthy living, including the Port (IM LU-M-50), and industrial areas and near freeways and heavily traveled roadways (IM LU-M-51). At present, too high a percentage of Long Beach residents are renters paying too much of their income for basic housing and so many residents are on the verge of homelessness. More housing at all socioeconomic levels, especially at the most affordable levels and for homeless and transitional housing, is needed.

Growth in significant growth, transit-rich and infill areas (IM LU-M-21 through LUM-31), and economic development (IM LU-M-13 through LU-M-20) would help provide a wide range of affordable housing options (IM LU-M-41 through LU-M-44).

The LUE should include more specific policies and implementation measures that will work to create truly affordable housing to our lowest income residents, and a better match between jobs and the employability of Long Beach residents as part of the economic development efforts.

Sustainable Growth and Equitable Development that Encourages Complete Neighborhoods, Healthy Lifestyles and Affordable Housing

EHWG supports sustainable and equitable development, a City that thrives for all its residents, workers and visitors. However, for far too long, development has been planned and built in only some areas of the city, burdening people in those areas with congestion, pollution and lower standards of living. Some of this was legislatively prescribed through covenants, conditions and restrictions that were racially motivated decades ago. These provisions were morally wrong when they were written, but their influence has endured. The LUE should seek to correct these historic disparities and result in improved quality of life for all of Long Beach. In order to rectify these discrepancies, more investment in historically disadvantaged communities and communities of color will be required in the coming decades.

Development efforts should be focused on provided complete neighborhoods, making it easier for residents to live healthier lifestyles. Affordable housing production should keep up with demands. The City's policies and spending priorities should be in line with creating equity and accommodating growth where it is envisioned to occur in the LUE.

Urban Design Guidance is Critical

The UDE provides important urban design guidance for the placetypes and street types. This discussion should be augmented with more guidance for how taller or denser projects can best be integrated into the existing urban fabric, particularly for mid- and high-rise development outside of the Downtown Placetype.

Active Transportation

The UDE provides important design guidance for pedestrian, bicycle and transit infrastructure (UDE Page 84-85). The EHWG and several of its collaborator members focus their efforts on improving the pedestrian and bicycling environment in Long Beach, and strongly support an efficient and effective transit network. This design guidance is helpful, but no corresponding implementation measures are provided in Chapter 6 to support these strategies. Strategy No. 60 (UDE Page 93) calls for the creation of standards for street wall design. To be most effective, this effort should be coupled with street design standards called for in the adopted Mobility Element (Page 122, MOP IM-1).

Create, Restore and Preserve Open Space

The LUE states that the City recognizes the need for a wide variety of parks and open spaces within certain neighborhoods, particularly in the north, central and western portions of Long Beach. This Land Use Plan focuses on creating and restoring open spaces, with priority in undeserved areas. This includes areas where many of our partners have been working in, including the Terminal Island Freeway, Shoreline Drive/Shoemaker Bridge, SCE right-of-way, railroad right-of-ways and adjoining industrial properties. The SCE corridor in East Long Beach is currently considered "open space" while similar corridors are confined "light industrial" or "right of way" in North and West Long Beach. The LUE consolidates flood control facilities, electricity transmission corridors and other infrastructure as "open space" which could have substantial benefits

for West, North and Central Long Beach. While the policy does not immediately convert these spaces into parks or urban farming opportunities, it could preclude new tenants from setting up new industrial uses, freight operations or truck parking that could preclude on limit park open space use in the future. The revised LUE maps remove Caltrans facilities [freeways] from that “open space” designation which should be returned to the original designation.

Convert Industrial Edges to Neo-Industrial Uses

The LUE states that Industrial uses remain relatively important in Long Beach, but economic trends indicate that the local economy is shifting toward knowledge-based and service-based industries. Professional services employment is rapidly growing, along with a slow emergence of high technology and creative companies known for introducing innovative approaches and products. Traditional manufacturing industries are being transformed as large-scale plants are diminishing or being phased out and smaller local-serving manufacturers fill the void. The City has established the Neo-Industrial PlaceType to help transition outdated and underutilized manufacturing and industrial sites to higher-value, better employment opportunities. For added flexibility, the Neo-Industrial PlaceType allows some live/work opportunities for artists, craftspeople and other creative entrepreneurs. This PlaceType also functions as a buffer between heavier industrial enterprises and residential neighborhoods.

We support this direction as it reduces land-use conflicts between existing adjacent industrial and residential uses by de-intensifying the industrial uses. There is also the opportunity to introduce housing (including affordable) development sites and park opportunities where appropriate. This section should be revised to include consideration for other uses including residential as it could in some cases lead to more rapid land-use change too.

Promote Appropriate Infill Development

The LUE promotes appropriate infill development, particularly along corridors and centers that have established transit facilities. Long Beach will encourage development of vacant or underutilized land located in built-up areas. New infill development should be carefully planned to minimize impacts and to complement surrounding development. Appropriate infrastructure and supporting services must be adequate or in place to serve new infill development without sacrificing services to the existing population. The Multi-Family, Neighborhood-Serving Center and Transit-Oriented Development PlaceTypes provide opportunities for infill development in strategic areas, with policies aimed at protecting established low-density neighborhoods. The adopted Mobility Element promotes improved transit services where it will complement infill development.

The new areas for multi-family/mixed-use development as well as increased height/density has been among the most contentious items in the plan. While the revisions to the LUE will include reduced densities consideration should remain for transit rich, walkable and amenity-dense portions of Long Beach outside of Downtown and Midtown, including around the medical centers and college campuses.

Conclusion

The EHWG is encouraged by the evolution of the LUE and UDE, and provide these comments and urge their inclusion into the final version adopted by City Council. With these changes, the EHWG would be supportive of adoption of these policy document. Without them, we will remain neutral to their adoption.

We look forward to continuing to work with the City on implementation of the policies, strategies, and the subsequent programs and planning efforts that will move us closer to the shared vision provided by these documents.

Thank you for the opportunity to comment on these important vision and policy documents. Feel free to contact us if you have any questions or would like to meet to discuss how to better incorporate healthy community policies into these long range development plans for the City, and implementation of the subsequent policies and programs the documents call for.

Sincerely,

AMY CABRERA RASMUSSEN

*Chair, Environmental Health Working Group
Building Healthy Communities: Long Beach*

On behalf of:



Attachment

Specific Suggestions/Comments to Amend the Land Use Element

Page	Comment
130	IM LU-M-42 calls for an inventory of vacant lots. Just knowing where vacant lots are does not provide the direction and vision to make good use of those lots. Temporary or interim uses such as urban farms, parks, fitness equipment, pop-up retail or restaurant spaces and other uses that support healthy lifestyles should be encouraged on vacant lots.
130	<p>IM LU-M-43 should be expanded upon in two critical ways: First, the City should add a commitment to adopting a city-wide inclusionary housing ordinance that will set aside 20% of all new apartment and condominium units, on-site, as Very Low Income units with 55 year covenants.</p> <p>Second, the City should add a commitment to adopting a No Net Loss policy, as explained earlier in this comment letter. Moreover, both of these must be adopted before density is increased in the City, pursuant to the LUE, through the updating of the City's zoning code.</p>
131	IM LU-M-53 encourages joint use of recreational spaces at school properties, outside of school hours. Progress on this effort has been very slow in recent years. More specific goals and deadlines are needed to implement this initiative.
131	IM LU-M-56 calls for more incentives for green energy and technologies. Since the City is currently considering options to pursue community choice energy for electricity and a higher share of clean energy production for the City's electrical needs, the policy should be updated.
134	IM LU-M-78 calls for demonstration streetlet projects along Long Beach Boulevard. There has been a demonstration project along Long Beach Boulevard, and others could be attempted as part of the nearly completed North Long Beach Open Space Plan, for instance. The IM should be updated to reflect broader implementation of possible streetlets.
134	IM LU-M-83 encourages more trees be planted in the City. Development of a more aggressive urban forestry plan would promote a range of benefits, including slowing traffic along tree-lined streets, providing more shade to improve walkability and counter the heat island effect, and sequestering carbon from the atmosphere as part of climate change adaptation efforts. The language should be clarified and strengthened. The UDE, however, does provide implementation for a street tree master plan (UDE Page 93, Strategy No. 61), and should be cross-referenced.
134-135	IM LU-M-85 calls for creative provision of temporary open space and IM LU-M-86 calls for creative use of vacant properties. This effort is vital to providing open space in West, Central and North Long Beach, which is highly underserved by park space per capita when compared with the Eastside. This effort should be prioritized.
135	IM LU-M-87 is overly specific for an implementation measure of the General Plan, applying to only one situation, and should be broadened through language in the UDE about how new or expanded parks should be designed adjacent to existing residential areas.
135	IM LU-M-93 calls for sustainable drainage design features in the development of streets and parking lots. Creation of street design standards, as called for the adopted Mobility Element (Page 122, MOP IM-1), should include innovative drainage features that slow time of concentration and reduce pollution load from runoff as well as provide groundwater infiltration where appropriate.

Specific Suggestions/Comments to Amend the Urban Design Element

Page	Comment
27	Policy UD4-4 suggests providing walking loops denoted by distance. Experience has shown that noting average walking time is a greater encouragement for walking than distance.
27	Policy UD5-2 provides a clear language about the need for housing opportunities for all income levels. This policy is strongly supported, and should be complemented by a statement about creating complete neighborhoods, where a full range of daily needs, goods and services, including healthy options, are available in all neighborhoods.
68-75	Considering how much consternation about height and density has been expressed during recent public input, some guidance for the introduction of infill mid-rise and high-rise development should be provided, including addressing issues such as shadowing of adjacent properties and privacy intrusion. The Placetypes chapter includes substantial discussion about design transitions within and between various land uses within the placetypes and where more than one placetype abuts another. This is very helpful, but should be augmented with additional design guidance for the introduction of larger structures and complexes into the existing urban fabric to minimize adverse impacts.

From: [Tom Modica](#)
To: [LUEUDE2040](#)
Cc: [Linda Tatum](#); [Christopher Koontz](#)
Subject: FW: March 6th Land Use Element Hearing
Date: Monday, March 05, 2018 12:04:57 PM
Attachments: [Our Uptown Community LUE Solutions Summary 3.1.18.pdf](#)

For the record.

From: Laurie C. Ange [REDACTED]
Sent: Monday, March 05, 2018 7:53 AM
To: Al Austin II <austin1068@msn.com>; Council District 8 <District8@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 3 <District3@longbeach.gov>; CityClerk <CityClerk@longbeach.gov>; Mayor <Mayor@longbeach.gov>
Cc: Jonathan Kraus <Jonathan.Kraus@longbeach.gov>; Patrick West <Patrick.West@longbeach.gov>; Tom Modica <Tom.Modica@longbeach.gov>
Subject: March 6th Land Use Element Hearing

Dear Mayor and Councilmembers,

Over 16 years of redevelopment in North Long Beach the community north of Del Amo worked together. We met regularly with our 8th and 9th council district representatives together in quarterly meetings to build and improve this community. We had monthly open, public meetings. The community was given ample opportunity to contribute to our strategic plan and participate in planning for North.

This plan was supposedly used to inform the Land Use Plan. High density, lack of parking were NOT a part of this plan. In fact, they were not permitted in the plan because it would create traffic and parking issues and change the character of this area.

It is important for the future of North that we implement measured, responsible, and balanced growth to avoid the development disasters created by cracker box houses in the 1980's. These developments invaded our neighborhoods bringing impacts from which we still suffer.

Development must be done thoughtfully in the era of limited resources (water, police, school facilities, and parking) and increasing traffic. We need housing, but development CAN NOT be done everywhere, and it must be planned with appropriate community input.

I learned from numerous sources that the 8th district office called a few private meetings at the 11th hour, last week, with hand picked residents to discuss this very important community matter. The rest of us were not invited - nor have we been included in the planning of our own community for the past 5 years, except for a couple of redevelopment projects at 4800 and 5100 Long Beach Blvd. For these developments the developer responded to community input limiting density to 3 stories.

What the community and maybe our council members may not be aware of is that with recent state laws the LUE can be bypassed and developments of up to 7 stories (depending on location and 'placetype') may be mandated according to these new state laws. Yet nothing has been done to stop this impact.

For the past 5 years half of North has been deprived of the ability to participate in the planning of our community. We no longer have quarterly meetings to coordinate the entire area with the 8th and 9th council district. There is an apparent lack of interest in what the community as a whole cares about.

Based on feedback from these private meetings, it appears our council member has already made up his mind to vote for the Land Use Element without real input from our community and likely without any true understanding how state law will impact the city's ability to limit density.

Our democracy demands a voice from the community. That is what a representative democracy is all about. Yes it is messy, but independence is precisely what this country was built on.

RECEIVE AND FILE THE LUE – Land Use Element

- EVALUATE HOW STATE LEGISLATION WILL EFFECT THE LUE and
- REVISE / RETHINK / RECONSIDER the LUE in light of this legislation

Concerned Citizen,

Laurie Angel, Uptown Advocate

UPTOWN COMMUNITY

8th Council District – Bixby Knolls to North Long Beach

LAND USE SOLUTIONS to STRENGTHEN AND SUSTAIN OUR COMMUNITY

Comments and concerns regarding the Long Beach proposed Land Use Elements

WAIT to see how recent proposed and enacted state legislation will effect our LUE
REVALUATE and REWORK the LUE in light of legislative changes.

STOP and give the community a better method to provide feedback on a REVISED LUE

ELIMINATE Place Types and other efforts to increase density outside of the maps.

PRESERVE what works

- KEEP COMMERCIAL CORRIDORS that are performing at the heart of our neighborhoods.
- DO NOT ENCROACH OUR HOMES This is NOT downtown.
 - KEEP height limits as specified in handout
 - LIMIT MAX height limits as specified in handout
- LIMIT GROWTH to RESPONSIBLE DEVELOPMENT based on the limited availability of:
 - water, energy, and sewer capacity,
 - police and other city services
 - schools and open space
 - limited street and parking capacity
- HISTORICAL neighborhoods, and buildings
 - Killingsworth, mid century modern
 - Virginia Village
 - North Village Center – Atlantic and South
- COMMUNITY look and feel in our neighborhoods and business corridors
 - Complement and preserve that which makes our community great
 - Improve quality of life
 - Adhere to community / neighborhood design guidelines

ENHANCE and IMPROVE the community

- Plan for more open space
- Adhere to strict design guidelines

RECEIVE AND FILE THE LUE – Land Use Element

- EVALUATE HOW STATE LEGISLATION WILL EFFECT THE LUE and
- REVISE / RETHINK / RECONSIDER the LUE in light of this legislation

From: [Tom Modica](#)
To: [LUEUDE2040](#)
Cc: [Linda Tatum](#); [Christopher Koontz](#); [Fern Nueno](#); [Alison Spindler](#)
Subject: FW: Mayoral roundtable minutes
Date: Monday, March 05, 2018 1:42:29 PM
Attachments: [CD1.ROUNDTABLE.MINUTES.DOCX](#)
[CD3.ROUNDTABLE.MINUTES.DOCX](#)
[CD4.ROUNDTABLE.MINUTES.DOCX](#)
[CD6.ROUNDTABLE.MINUTES.DOCX](#)
[CD7.ROUNDTABLE.MINUTES.DOCX](#)
[CD8.ROUNDTABLE.MINUTES.DOCX](#)
[CD2.ROUNDTABLE.MINUTES.DOCX](#)
[CD5.ROUNDTABLE.MINUTES.DOCX](#)
[CD9.ROUNDTABLE.MINUTES.DOCX](#)

For the file:

Tom Modica
Assistant City Manager / Interim Director of Development Services
City of Long Beach
(562) 570-5091

From: Tom Modica
Sent: Monday, March 05, 2018 1:27 PM
To: 'nick rose' <rosen4814@gmail.com>; Mayor <Mayor@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <district7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Fern Nueno <Fern.Nueno@longbeach.gov>; Linda Tatum <Linda.Tatum@longbeach.gov>
Subject: RE: Mayoral roundtable minutes

Thank you Nick for taking these minutes and sharing them with us.

From: nick rose [mailto:rosen4814@gmail.com]
Sent: Monday, March 05, 2018 1:07 PM
To: Mayor <Mayor@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Fern Nueno <Fern.Nueno@longbeach.gov>; Tom Modica <Tom.Modica@longbeach.gov>; Linda Tatum <Linda.Tatum@longbeach.gov>
Subject: Mayoral roundtable minutes

Good Afternoon all,

Here are the minutes for all of the council districts from the round tables will held last month.

Thank you all for be involved in improving resident representation in the city, and I hope that this has an impact.

Nick Rose

Assistant Director of the Council of Neighborhood Organizations

THE COUNCIL OF NEIGHBORHOOD ORGANIZATIONS



MAYORAL LAND USE ROUNDTABLE

COUNCIL DISTRICT 1

CD1 ROUNDTABLE MINUTES

In Attendance:

- Mayor Robert Garcia
 - Robert Fox
 - Nicolas Rose
 - Tim Shugt
 - Kathleen Irvine
 - Jim Danno
 - Crystal West
 - Enrique Rodriguez
 - Nicolai de L'Archeveque
 - Terry Beebee
 - Megan Traver
 - Clarissa Carney
 - Mariela Salgado
 - Michelle Molino
-

Mayor Garcia called the meeting to order, and commended the attendees for making sure their voices, and their neighborhoods were represented well. He said that it was very important to hear as many different points of view as possible, so the council people have been taking input from a lot of people.

Tim Shugt

Tim started by pointing to the small section of Craftsman Village Historic District which is in CD1. He said that they are still suffering from the unintelligent overdevelopment that occurred in the 80s. He wondered if the Land Use Element would improve this situation or worsen it. He brought up that enrollment in Long Beach schools has dropped, according the Unified School District, and questioned the driving force behind this projected increase in population. His main issues were regarding a probable degradation of quality of life, and a lack of trust for the city's public servants and representatives. He doesn't want to see his neighborhood permanently hemmed in by a concrete jungle, by a plan with long term impacts in a city with present deficiencies in infrastructure. Tim suggested that the residents should have more of a say, and recommended that like a bond measure, **the Land Use Element should be put on a ballot and voted on.** He also requested that **either place-type, north and south abutting the Craftsman Village Historic District be lowered to 2 stories maximum.**

Kathleen Irvine

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Kathleen's neighborhood, Willmore City Historic District, is already covered by the Downtown Plan. She mentioned how Long Beach reminded her of pre-gentrification Santa Monica and Venice with its sense of artistic freedom, and she always foresaw that it would happen here. She claimed that being in a city means that you share, and people who demand their own space are not living compatibly within the lifestyle. Many young people have resigned themselves to never being able to buy and own a house, they wouldn't care so much about privacy or people looking into their backyards. Kathleen's philosophy is, if she is lucky enough to live in Long Beach, then she is happy to share. She supported the original proposal, and said the planners did a great job as development is necessary for a city to thrive.

Jim Danno

Jim reminisced that it took him a while to learn to not be bothered by having little privacy, living beside a tall building that allowed his neighbors to look down on him in his backyard, but he got used to it. He said he was bothered that people were so angry about the proposal, and was incensed at the "mine" attitude of many of his fellow citizens. Jim also stated that an increase in population would grow the city's tax base. He did however, suggest that he was concerned about SB827.

Crystal West

Crystal explained how the affect of lack of community input is highlighted by the plight of Roosevelt/Linden Historic District. In the initial proposal, Linden Historic District was not even designated as an historic district on the map, and Roosevelt Park is still not designated as a park. She clarified that her single-family residential district with an expanding arts colony was proposed to be surrounded by 5 story and 10 story buildings. She said that she had already been approached by developers offering to split the profits with her for selling her property. Crystal purported that this plan would do little to help rental affordability, and proved that there were at least 1500 empty units in Long Beach, many of which in developments such as The Current have been empty for a long time, as they are overpriced; it's not that we don't have enough housing, we don't have enough affordable housing. She finished by saying that people want homes for their children, so you can't just build apartments. She

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recommended that **the 10 story height limit TOD-M place-type surrounding Linden Historic District on the west be reduced to a 5 story TOD-L place-type.**

Enrique Rodriguez

Enrique considered what the city planned to do to eliminate homelessness, and regarding our parking deficiencies. From what he could tell, the Land Use Element provided no answers to either of these issues.

Nicolai de L'Archeveque

Nicolai expressed his dissatisfaction for the disappointing rollout of public outreach done by the city planners in conjunction with the Neighborhood Resource Center. He spoke about how from personal experience in working with them, the NRC is not even close to being current on neighborhood associations, even though they have been gifted much of it. He also claimed that there has been almost no information being distributed to Spanish speakers. Nicolai commented on the lack of retail and grocery store in the area, saying that people are spending their money elsewhere because of it. He lamented all of the public money spent on the university for students who will not likely give back to the city, for there is nowhere in the city for them to live and work affordably.

Terry Beebee

Terry supported the idea of the city planning to grow, and he doesn't want Long Beach to turn into Detroit by the sea. He suggested that an increased population does not necessarily equal increased crime, and condemned those who were fear-mongering, comparing them to Trump.

Megan Traver

Megan was excited to be getting ready to share her city. She complimented her great neighbors, and said that there is space for more people, we just need thoughtful planning.

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Clarissa Carney

Clarissa also questioned the city's plan for the homeless and for parking. The issue is doubled when there are homeless people sleeping in cars parked in the limited spaces. She spoke about picking up trash and looking after her neighborhood, as she is invested in it. She implied that those who may be coming into her neighborhood in Downtown may not feel as inclined to do so.

Mariela Salgado

Mariela said she moved to Long Beach from West Los Angeles because she could no longer afford it. Now, what happened there appears to be happening here. She continued to say she is okay with the plan to increase heights and density in Downtown Long Beach, but she is not satisfied with the parking situation. She indicated that there is a very limited housing supply, and also no inventory for business leasing. She suggested that the overall plan was not equitable, and that if the city agrees to grow, other areas of the city should bear some of the load.

Michelle Molino

Michelle said that she was passionate about the Downtown Plan. As a developer, she likes to push the envelope, but she ensures that she is respectful of rules and regulations. She mentioned that she understands many of the resident's anger and distrust of change, but there are things that we have argued about in the past that are non-issues now.

Mayor Garcia finished the meeting by expressing his enthusiasm for both the Midtown and Downtown Plans, claiming that he would prefer to build where there is general consensus that we should, instead of debating for a few small parcels in East Long Beach.

Submitted by Nicolas Rose

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THE COUNCIL OF NEIGHBORHOOD ORGANIZATIONS



MAYORAL LAND USE ROUNDTABLE

COUNCIL DISTRICT 2

CD2 ROUNDTABLE MINUTES

In Attendance:

- Mayor Robert Garcia
- Councilwoman Jeannine Pearce
- Robert Fox
- Nicolas Rose
- Christine Votava
- Michele Arend-Ekhoff
- Lisa Harris
- Jan Van Dijis
- Aaron Jackson
- Brian Ulaszewski
- Keith Kennedy
- Linda Scholl
- Louise Ivers
- Rocio Torres
- Jeffrey Thompson
- Kristina Cahill

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Mayor Robert Garcia called the roundtable to order, and introduced himself and his staff. He reminded the residents that thought this process had been going on for over a decade, he and the city council had still not yet officially seen the Planning Department's proposal, and won't until March 6. He also spoke of his personal dream of focusing development in downtown, and turning it into a real hub and attractive place to be.

Christine Votava

Christine began by referencing the strict regulations homeowners in historic districts are held to – she demanded that new developments would conform to precisely the same standards. Any new development must reflect the quality and character of the neighborhood. She suggested that Long Beach has a real visionary opportunity which would be in line with the Mayor's long-term goal, to create a new art deco skyline in Downtown Long Beach. She proposed that **the Mayor form an Architectural Review Commission to review all new development is aligned with our urban design element and historic district regulations.** Christine finished by stating that Long Beach prides itself on being a green city, and asking how adding more buildings and population will affect our carbon footprint.

Michele Arend-Ekhoff

Michele painted a picture of her struggling 7th Street after the economic downturn, and the hard work she and her neighbors put in to revitalize it by planting trees, abating graffiti, etc. Just as they were turning it around, they are faced with a Land Use Element which will appear to undo all that they

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have done. She responded to the so-called “myth-buster’s” claim that we would not see development immediately; developers are watching the LUE and are ready to go if the city passes it. She recommended that **either place-type, north and south abutting the Craftsman Village Historic District be lowered to 2 stories maximum.** She also recommended **an increase to the minimum parking space requirement to 2.25 spaces per unit.** And Finally, Michele requested **a professional independent legislator’s review of the Land Use Element in relation to the 2017–2018 California Senate bills.**

Lisa Harris

Lisa commented on how the maps differ from what is written in the plan itself. For the minority of the citizenry who are even aware of what is taking place, the map and its legend is the primary point of contact for the LUE. She disputed whether the plan was shared in a way that was digestible to the average Long Beach resident. On December 11 at the Planning Commission, city planners said the maps would be available for viewing – this has not yet occurred. She echoed fellow Craftsman Village resident Michele’s recommendation that **7th Street, until Cerritos (in CD1) should stay NSC 2 stories.** She also suggested that **the city planners make this a plan for 2030 rather than 2040.**

Jan Van Dijis

Jan said that Long Beach’s need of housing is made clear by people who are leaving the city due to our very low vacancy rate. He spoke about other cities who faced the same issue and underwent similar changes, there are examples

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of this being done well. In response to the claim that neighborhoods and historic districts might be degraded, he pointed to a six story building near him that was designed and maintained in accordance of his neighborhood.

Aaron Jackson

Aaron discussed the way in which his association in North Alamitos Beach have been working hard to revitalize and bring business to his neighborhood. He considered the inadequacies of our infrastructure, our crumbling sidewalks, and the apathy of some of his neighbors leaving dog waste all over the grass. He recommended that **city planners do a less general plan, and use a more specific neighborhood-by-neighborhood approach.** Aaron presented a place-type style map constructed by the leaders of the association in conjunction with those they represent (attached on page 7), and suggested it be used as a template for an outreach driven Specific Land Use Element.

Brian Ulaszewski

Brian made the point that sometimes the only way to revitalize a tattered building is to increase density. The idea is to do this with context specific sensitivity, as opposed to ham-fisted generality. He also stated the more education and conversation is needed to quell concerns. The map is only the visual element, and as shown by the uncertainty and discrepancy, it doesn't effectively translate the plan to the public. Brian ended by criticizing the fact that most of the population are not homeowners, yet the round-table consisted only of homeowners.

Keith Kennedy

Keith foresaw cases of homeowners who have lived in Long Beach for decades, having their homes turned into fishbowls being surrounded by four story buildings and people looking over their balconies or out their windows at your backyard and your pool. He said that the elephant in the room is traffic, and how inevitably any density will increase traffic, and the density proposed would bring us towards citywide gridlock. California is a state of drivers, our public transport mechanism is not nearly sufficient for the vast majority of

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people to part with their cars. He suggested that the Downtown area, which is already dense, can take it, and you don't have to worry about height limits.

Louise Ivers

Louise said that the main concern of her neighbors is parking, and how the overflow of this would affect residential streets. She made it clear that she did not particularly trust developers to abide by city design standards, as they have not been adhered to in the past. New buildings should be designed intelligently, not monoliths based on pure cost-efficiency. She reflected upon the cracker-box era, where trash and crime increased only after the first two were built. Louise recommended that **heights in North Alamitos Beach be limited to 2 stories maximum.**

Linda Scholl

Linda remarked that the place-type style of general plan turns individual parcel zoning on its ear. The current zoning that we have now still allows for development, a lot of thought went into assuring that was the case. She spoke of the traffic study done as a part of the Land Use Element EIR, which predicts a tragic degradation of our city's intersections. On an important note, Linda explained how the residents of Long Beach would lose their democratic ability to speak before city council in individual EIR hearings. She wondered what exactly the city has to do to abide by state laws, and how can we do this in a way which avoids Long Beach losing local control, something which our representatives have advocated against. Linda recommended that **the parking lot at the convention center be brought down to 3 stories.**

Rocio Torres

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Rocio granted that the city certainly does need to add housing, but District 2 always seems to get the brunt of it. Parallel to Christine's allusion, Rocio suggested that creating more traffic and more pollution was contradictory towards the city's environmental justice policy. Health is not being addressed in disadvantaged communities, and there has been little outreach to residents who don't speak English. She claimed that 10th Street was a death trap already, and public transport isn't efficient enough to be considered a reasonable alternative. Rocio recommended that **10th Street be reduced to 2 story maximum height limits.**

Jeffrey Thompson

Jeffrey discerned that based on the actions of their representatives and public servants, Long Beach citizens feel as though they are being pushed out. These conversations have been had time and time again, but the trust the governed have for the governors has waned due to nothing being done. As hard as they have fought, he and his neighbors have begun to feel like spectators in their own neighborhoods. Alamitos Beach is the most impacted parking neighborhood in the city. It has been said that there would be a parking plan included, but he questioned what assurances there were that anything would be done as promised. He also refuted the feasibility of the anti-car implication of the plan, saying that if you are disabled or can't afford Uber, you're out of luck. He suggested that the city owes its residents honest education in simple language on Land Use Element, and the housing bills passed in Sacramento. Jeffrey recommended **height limits in Alamitos Beach be reduced to 2 stories.**

Kristina Cahill

Kristina suggested that Long Beach be patient and wait to see the effects the Downtown Plan has on the city center, and determine if this is a working, practical strategy. For if it is a mistake, there will be a lot of heartache, and we will have yet another problem to fix. She mentioned that for some such as contractors, their car is their livelihood, and to further impact the traffic and parking situation would damage the prosperity and happiness for our citizens. She spoke of a recent report in England where they have a growing problem with loneliness that is being blamed on soulless, concrete, post-modern

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architecture. Kristina recommended that **a number question and information sessions be held by the city, being advertised by a blurb on city utility bills.**

Robert Fox

Robert indicated that our process of conditional use permits adequately allows for development not consistent with current zoning. The fact that there is a process with resident input makes our current process superior to the proposed plan. He forecasted a rush to sell land with the LUE in conjunction with the imposition of rent control, displacing the very people housing advocates hope to protect. Robert calculated that 350,000 people can be added if the Long Beach is developed to the maximum which the LUE allows, a population which we do not have the water for, nor do we have anything like a desalination plant to possibly abate that issue. He concurred with Christine's suggestion of an Architectural Review Commission, pointing to a property on Ocean and Temple which totally subverts the model of the neighborhood. Being within the Coastal Zone, heights on Broadway are limited to 30 feet. That and the proposition of a road diet makes the increase in density on Broadway a tall order. His recommendations were as follows:

- **Reduce currently designated 4 story height MFR-M and NSC-M from Broadway to Florida St to 2 story MFR-L and NSC-L place-types**
- **Reduce currently designated 4 story height MFR-M and NSC-M surrounding Franklin Middle School to 3 story MFR-L and NSC-L place-types**
- **Include 2nd and Orange to 2nd and Hermosa in NSC-L place-type**
- **Upgrade parking requirement to 1.75 spaces per unit**
- **Cancel proposed Broadway road diet**
- **Conform the map with page 65 of the LUE**

Councilwoman Jeannine Pearce told the attendees that the current proposal is not one which she would support, particularly on the grounds there is a lot more research and work to be done regarding the impact of global warming, not addressed in the LUE.

Submitted by Nicolas Rose

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THE COUNCIL OF NEIGHBORHOOD ORGANIZATIONS



MAYORAL LAND USE ROUNDTABLE

COUNCIL DISTRICT 3

CD3 ROUNDTABLE MINUTES

In Attendance:

- Mayor Robert Garcia
- Councilwoman Suzie Price
- Robert Fox
- Nicolas Rose
- Dick Gaylord
- Jeff Mallin
- Will Cullen
- Kerrie Aley
- Janny Halbrock
- Ted Brodeur
- Jan Hall
- Daniel Berezenoff
- Doug Drummond
- Elizabeth Keeney
- Henry Winters
- Kristie Pabst
- Lisa Vanoni

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Mayor Robert Garcia began by saying that the round-tables have provided a good opportunity for him to listen, and he commended Councilwoman Price for working with the community on this for a long time.

Councilwoman Suzie Price said that she has had a long time to see what the leaders of the neighborhoods want and what they don't want regarding density. She said that though it may be politically popular to scale back density in her district and move it to another, it is not pragmatic. The Councilwoman suggested that when there is the ability to create taller buildings, we will be able to rehab dilapidated structures without parking, and create new developments which abide by current parking standards.

Dick Gaylord

Dick commended Councilwoman Price as most issues that he and his neighbors had come up with have been since resolved. He thanked the Mayor and Councilwoman for attending their meetings and working so closely with CD3 associations.

Jeff Mallin

Jeff spoke to the mission of Bluff Park Neighborhood Association, which is the protection and preservation of the historic district. He said that he was pleased with the engagement with Councilwoman Price and the city Planning Department, and that he has bought into the need for the Land Use Element.

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Will Cullen

Will lamented that the city's Planning staff had not been treated well over the course of the Land Use Element rollout and outreach, and wondered if the city could be doing anything more to protect staff. He feared of losing good staff-members, and suggested it would be more difficult to attract better people.

Kerrie Aley

Kerrie suggested that the housing crisis has been overstated, declaring that the vacancy rate and over-crowded rate had been stable over the past six years. She also claimed that rents are high right now due to inflation. She said that the way the airport is setup made Long Beach out to be a boutique city, in contrast with Los Angeles. She looked to history, saying that the cracker-boxes are an example of what happens when money is the object. Kerrie criticized the inconsistency of the RHNA numbers, but suggested that we were already on track to reach them with the new development downtown.

Janny Halbrock

Janny proved in a survey regarding her area, most people in her neighborhood don't want any changes. She said out of 87 buildings on Ocean, 30% are already 3 stories, and there is one 4 story structure built do to variances. She wondered, when the heights are increased if there is anything to stop more variances from allowing even taller buildings. Janny granted that she accepts things are going to change, but she doesn't want the city to become like Venice or Marina Del Rey. She spoke of narrow streets like Bennet and Granada which are already bumper to bumper. She questioned the narrative of Long Beach being so desperate for housing when city planners have approved 19 acres of industrial parks.

Ted Brodeur

Ted praised the Mayor and Councilwoman for good leadership and being out in front of this issue. He spoke about University students parking in his neighborhood in Park Estates, describing how there was no legitimate way of

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increasing capacity without exceeding available parking. He said that the homeowners north of El Cedral are totally opposed to having 3 stories in their backyards. He mentioned the potential of running trees along the back as a barrier, but that would create a maintenance nightmare.

Jan Hall

Jan said that she would like to be specific, but her concern was directed at the proposed density all throughout the city. She spoke about the traffic issue, which wasn't just going to be an issue for those characterized as NIMBYs and those who want to be moving here. She also spoke about the other unmitigatable infrastructure issues such as narrow roads and pollution, which are already poorly managed. She criticized planners for suggesting people should take this as an opportunity to ride bikes and use transit, when senior citizens and parents with children can't go grocery shopping on bicycles. Citing California law, Jan said that the general plan is required to be updated every ten years, which contradicts the plan to update for 2040. She stated that developers are dying to get a hold of Long Beach, so the general plan must protect residents and done in conjunction with traffic and transportation, as cars aren't going away. She condemned the Land Use Element as unfair and unrealistic, requesting logical and appropriate changes generated by the people who have devoted their lives to the city.

Daniel Berezenoff

Daniel denounced the round-table as consisting primarily of old, white homeowners, and asked the attendees to consider the different experience of a lifelong renter. He said this process was organic, farmland turning into urban landscape, and it will continue to happen. He said that the only options were to embrace the inevitable, or painfully resist. He claimed density should not be considered a dirty word, as it is a good thing for a city's culture and economic stimulation. He rebuffed the idea that the housing crisis wasn't real,

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and asked if the city wanted to promote equity or preserve privilege. He also considered it to be a good thing that city planners live outside of the city, as they are more detached and won't face the same kind of conflict of interest as local planners would. He recommended that the residents allow the LUE to pass as is, because the planners know better.

Doug Drummond

Doug congratulated The Mayor on a great job done with developing Downtown Long Beach. Doug declared however, that the Land Use Element as proposed is a threat to neighborhood representation. He said that he has never seen a community more activated. He rebutted the concept that detached planners know better, the residents who are invested emotionally and financially are more informed on the underlying issues. He said that there needed to be accommodations for both businesses and residents, because neither can survive without the other; residents need places to shop, businesses need residential space for their employees. Citing low ridership, Doug recommended that **the city negotiate that the Blue line be ridden for free south of PCH.**

Elizabeth Keeney

Elizabeth granted that everyone knows more density should be added, but we must first have the infrastructure to make a workable city, especially water and sewers. She said that embedded in the Land Use Element is a Program Environmental Impact Report, which takes control away from the Mayor and City Council, and hands it to the Planning Department. She admitted that the EIR appeal process drives everyone nuts, but it is an important process to ensure the public has their democratic right to representation. The program EIR would dissolve that ability. She also agreed that there was some sort of mandate to pass a new General Plan, but there was no requirement that it had to be done in the format as proposed by staff. She used Huntington Beach as an example of a city who complied with state law, but built their own General Plan.

Henry Winters

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Henry expressed his disappointment that it was alleged that this process had been going on for over a decade, but he only just learned about it. He criticized the way it was presented, and suggested that one would need a degree in urban planning in order to understand it. He said that communication is essential to the public backing any proposal. Henry stated that 3–4 story buildings infringing on historic districts is unacceptable, and that the parking issue cannot be ignored. He agreed that Long Beach is an important Southern Californian city and it is critical that it grows, but the residents would be more comfortable if it was presented in a more comprehensive way. He approved of the Mayor’s plan to “build the Emerald City downtown”, but questioned if our sewer systems would be able to sustain this. He thanked the public officials for their willingness to engage, but suggested that we appeared to be jumping to conclusions without knowing all the facts.

Kristy Pabst

Kristy said that Long Beach is built out already, and we can only build for the infrastructure we have. She spoke about CSULB students who exacerbated the parking problem by avoiding paying for university parking passes and parking on the streets. She lamented not being able to rent out apartments without parking spaces, because people realize how bad the situation is. She suggested to put into place electricity, water, and sewers before we start growing.

Lisa Vanoni

Lisa said that congestion intersections have created major hazards for pedestrians. She mentioned the extra cars, some which are overflow from nearby businesses, some are parked there for weeks at a time. She also approved of the Mayor’s plan to develop the downtown, but disapproved of the city being more concerned with passing legislation than the concerns and investments of its residents.

Robert Fox

Robert questioned the design element, and wondered how it is possible to make a 4 story building compatible with an historic district. He said that based on past experiences, city administration cannot be trusted to regulate design standards. He suggested that in order to take this decision out of a developer’s hands, the Mayor create an architectural review commission.

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Councilwoman Suzie Price suggested that the Land Use Element be up for review annually or every two years, to make a determination on its progress.

Submitted by Nicolas Rose

THE COUNCIL OF NEIGHBORHOOD ORGANIZATIONS



MAYORAL LAND USE ROUNDTABLE

COUNCIL DISTRICT 4

CD4 ROUNDTABLE MINUTES

In Attendance:

- Mayor Robert Garcia
- Councilman Daryl Supernaw
- Robert Fox
- Nicolas Rose
- Judy Davidson-Brocklesby
- Elain Bernal
- Cheryl Ross
- Susie Garrison
- Peter Griffith
- Laura Sellman
- Brandi Collato
- Jennifer Huang
- Ryan McCafferty
- Joe Sopo
- Cameron Crockett

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Mayor Robert Garcia began the meeting by and said that up until this point, it had been primarily driven by staff and Planning Commissioners.

Robert Fox discussed the 4 options that the city council has for the March 6th session when the councilpeople will first officially see the Land Use Element:

1. City council passes the Land Use Element as proposed
2. City council passes the Land Use Element with a number of friendly amendments based on specific height and density limit alterations made by councilmembers, as proposed by concerned residents
3. City council sends the Land Use Element back to staff as more outreach is done to test the "temperature" of each district
4. City council votes to receive and file the Land Use Element

Ryan McCafferty

Ryan was particularly concerned about hospital development on Wilton. His worry was that his house, or his neighbor's house might be bought out anytime to further the development of medical buildings into his neighborhood. He commended the development of the Cienega HOA, which he used as an example of positive and beneficial, specific development as opposed to the general non-intuitive and imposed proposal of the Land Use Element.

Jennifer Huang

Jennifer said that she would support increasing housing, if jobs were brought to Long Beach. She mentioned that the work/home commute issue was made
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more significant in this city and in her neighborhood, as the majority of people commute out to go to work. She claimed the plan is not realistic based on these traffic patterns. She suggested that the better pairing of residential with appropriate commercial would help alleviate this problem, adding more housing will just aggravate congested intersections, creating safety hazards. She reminded city planners that this increased density and crosswalk hazard would be created in areas on the way through schools, and that it would be more responsible to put it closer to the highway.

Laura Sellmer

Laura brought up the discrepancies between the maps and the actual written general plan. She said the minority of residents who were made aware of the LUE were told to study the maps, whereas it is a written document which is going before council. She spoke of the precedent that exists if the plan contradicts the maps, saying that it is the written word which takes precedent. Laura condemned the plan as contradictory and intellectually inferior, calling it not a general plan, but an advertisement to developers which gives all power regarding developments to the Planning Department. She criticized the lack of reference to new state laws, and the claim of a “bottom-up style approach to outreach”, which she called a fabrication. She mentioned the city’s cognitive dissonance in doing one thing and saying another; we are trying to move away from a car culture, and yet we have the Long Beach Grand Prix. Finally, Laura used the phrase “greenwashing” to describe the attitude of city planners; “we say it is sustainable, so that means it must be”.

Brandi Collato

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Brandi specifically attended to represent the YMCA by Whaley Park. She suggested that it was inequitable that two of the lots beside her had been changed to allow 4 story height limits, but not the YMCA or its neighbors. Brandi recommended that **the 2 story CC place-type west of Whaley Park be scheduled instead for 4 stories to match the adjacent place-type.**

Cheryl Ross

Cheryl asserted that Termino was already unbelievably impacted by traffic. Also a resident of the historic Wilton area, she said that there is only one way in and out of there to get to the medical facilities, to increase the heights in that area would be outrageous. She then described the air of distrust surrounding the Planning Department, created by the way it was presented and implied that it was going to be shoved through.

Peter Griffith

Peter spoke about his time in New York City, and said that he didn't move here for another Brooklyn. He clarified to the city planners that investment was already coming in to the East Artcraft Manor area, and questioned their reasoning for fixing what isn't broken. He spoke about how he and his neighbors have to plan their days if they so choose to leave their houses, around the school starting and finishing. The traffic is absurd, with 18 buses lined up the entire street. He wrapped up by denying the narrative that the Planning Department had done "extensive outreach", saying that is certainly not true.

Suzie Morrison

Suzie expressed her disappointment that the residents had not been adequately notified, and suggested that since most people get a utility bill, the city starts to notify people that way. She asked for the exact number of units that were proposed if they were built out to the maximum allowable. Mentioning her profession in architecture, she stated that if she needed to build 300 units, she would do a plan for 300 units. Susie challenged the misconception that the owners of one-story homes won't be razing their properties and putting up four story buildings, claiming that they certainly would if they were bought out.

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She went on to say that the reason the her neighborhood was not considered a founding neighborhood was because of the cracker-box disaster of the 80s. [find her neighborhood and make rec]

Judy Davidson-Brocklesby

Judy echoed Peter's statements and agreed that she doesn't want to put Long Beach on the path to looking like New York City. She also disputed the concept the satisfactory outreach had been done, as she had only just found out about a plan 11 years in the making 2 months ago. She said traffic is already dreadful down towards the freeway, to increase density further would make it impossible to get downtown. She granted that changes need to be made, but the city must work with its people, those who face these problems on a daily basis for anything to work out. Since there are people already selling in anticipation of the possibility of 6 stories, Judy recommended that **the 6 story NCS-M place-type just north of Wilton be changed to a 2 story NCS-L place-type.**

Elaine Bernal

Elaine commended the city on the campus shuttle that goes down Anaheim before criticizing the city's handling of parking and traffic. She spoke from experience about cars parked in front of her house by unknown owners who live outside of the neighborhood. She remarked that people drove down these narrow streets like a thoroughfare with little regard for the safety of those who live there, making it sometimes difficult to even get out. She wondered if increasing density would solve the affordability problem, seeing as many of the new developments that are being constructed are typically for above-middle to high income people. She suggested that if the heights on Fountain be increased to 3 stories, it would be easy for her to be bought out. Elaine recommended that **the 3 story NSC-M place-type on Fountain be reduced to 2 stories, and the 4 story NSC-M place-type on Anaheim just south of Fountain also be reduced to 2 stories.**

Joe Mello

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Joe said that the first steps that we can take to increase efficient use of space is by using the already available land with large lots and ADU potential, and to address mansionization. Regarding the YMCA, Joe said that its neighbors are concerned about heights on that corner, and the adjacent place-type is only due to a 4 story building in that area, approved as a non-conforming use. Joe also rebutted the idea that the historic districts would not be impacted, citing 4 story housing and hospitals backing up the Wilton District. He spoke about the pedestrian plan for the Traffic Circle, and stated that this area will never be a pedestrian zone, because it has notorious safety issues ,and there is no way to walk across it. He referenced the mobility plan of the draft EIR, and spoke about the degradation of intersections to Es and Fs. Joe also said that there have been no clear answers on how the state housing laws will affect the LUE, and suggested we wait until we had some. Joe recommended that **the 4 story commercial place-type next to Whaley Park be reduced to 2 stories**. He also recommended to **keep place-types around the Traffic Circle at 2 story MFR-L place-types**.

Joe Sopo

Joe started by denouncing the LUE process so far, saying residents were not notified, and remarking that the plan would have gone through unchanged if the Planning Commission did not delay it. He spoke about the cracker-box era, in which the population increased by 60%, poverty increased by 69%, and violent crimes increased by 112%. He cited an award winning article written about it, which mirrored today's situation with the LUE. He chastised place-types themselves as a passing trend out of universities, and suggested that there was no mandate to use this format, or to do a plan for 22 years. He said that just as the city council of the eighties had no idea as to how the cracker-boxes would interact with the city, the current city council cannot predict how the LUE will react with the city. He recommended that **the Land Use Element be received and filed, and a new 5 year plan without place-types is constructed**.

Cameron Crockett

Cameron referenced failing restaurants on Anaheim, referencing a lot of atrophy. He said that the occupancy rate is much higher for restaurants, due to the

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lack of parking. He suggested that the Lue won't create taller buildings, just ones that are better parked under current parking standards.

Mayor Robert Garcia regretted the rollout of the LUE as being one of the worst in the history of the city, but was optimistic due to the new leadership in the department.

Submitted by Nicolas Rose

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THE COUNCIL OF NEIGHBORHOOD ORGANIZATIONS



MAYORAL LAND USE ROUNDTABLE

COUNCIL DISTRICT 5

CD5 ROUNDTABLE MINUTES

In Attendance:

- Mayor Robert Garcia
- Councilwoman Stacy Mungo
- Robert Fox
- Nicolas Rose
- Diana Ramirez
- Kimberly Toscas
- Corliss Lee
- Rex Hurley
- Teresa Webber-Freeman
- Nick Karanzias
- Karey Sharp
- Grace Earl
- Rochelle Kramer
- Dan Jacobs
- Chuck Brewer
- Joshua Hege
- David See
- James Silva
- Gia Silva

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- Nancy Simmons
- Kim Woodruff
- Sharon Diggs–Jackson
- Bruce DeMille

The roundtable was called to order and the Mayor began by thanking all those in attendance, and introducing the city employees he invited:

Mark Taylor – Chief of Staff, Office of Robert Garcia

Isaac Romero – Executive Assistant & Scheduler, Office of Robert Garcia

Tom Modica - Interim Director of Development and Assistant City Manager

The Mayor reminded the invitees that the first time the Land Use Element will be seen officially by himself and the city council is at council chambers on March 6. The three main options he and his colleagues have are to:

1. Approve the LUE as proposed by staff
2. Make friendly amendments on heights before approval
3. Send the LUE back to staff with recommendations

Karey Sharp

Long Beach was the first planned community in the United States and became the gold standard nationwide. Karey mentioned how neighborhoods of single family residences are surrounded by congested major streets, due to access to the 605 and 405 freeways, and being the only access to the Long Beach Airport. Karey also brought up a major issue that has been asked many times but danced around and left ignored by the Planning Department: the placetype description on page 65 of the Land Use Element tells a different tale than the height limits and color legend on the maps themselves. Based on the recent advent of SB35 and the 14 other housing bills passed last year, and the eight already slated for 2018, this discrepancy could make the maps totally misleading.

Nick Karanzias

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Nick echoed one of the recommendations discussed by CONO and at the LUE townhalls: put notification of issues of this gravity on the city utility bill. As someone who found out about the new general plan fairly late in the game, he was surprised to talk with so many of his neighbors who also did not know, implying that hundreds of his neighbors who's doors he has not yet knocked on are also totally uninformed of the massive changes that could soon be taking place. He stated that our infrastructure is outdated, citing recent power outages and water restrictions.

Rex Hurley

Rex started on privacy, painting the picture of apartment buildings looking out onto backyards and swimming pools. He described how his neighborhood, the "bowtie" by the Baskin-Robbins was slated for 3 story mixed use. Councilwoman Mungo protested that the owners of the property had no interest in increasing the height, but Rex rebutted by saying a subsequent owner might. He then spoke about the LUE traffic report which downgraded the Los Coyotes and Carson turn from the 605 to an F rating, a turn which Lakewood commuters also have to come through. F means you have to wait 4 lights to get through, which would back an already high traffic area to the freeway. Going back to the discrepancy between the maps and the actual plan, Rex stated that there is so much confusion regarding the plan, even those who know that this is happening, they don't have a clear understanding what any of it means. He blamed the Planning Department for refusing to be forthcoming, and the city's outreach mechanism for being unreliable.

Corliss Lee

Initially, the city plan was to concentrate development along the blue line in order to work with the guidelines of high quality transit corridors. Despite the disagreement of Chris Koontz of the Planning Department, density was spread across the city and crept into the Eastside. Corliss claimed that due to the recent approval of granny flats, CD5 will participate in density increases organically. She stated that she and her neighbors bought into a single-family suburban neighborhoods, consciously choosing

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against the beach lifestyle many of the other residents in nearby districts chose to live in. It has been a point of contention, but the Commander of the Eastside himself has said that an increase in density equals an increase in crime. **Corliss recommended to remove all height and density increases from CD5.**

Kimberly Toscas

Kimberly was concerned about the definitions of the plan and specifically the meaning of vague terms such as Neighborhood Serving Center or Corridor Moderate Density. She claimed that the placetype designation is out of character and does not fit the residential profile of the adjacent neighborhoods. Kim returned to the newly F rated turn on Los Coyotes Diagonal and calculated that based on very conservative estimations of residential increases there would be 2,200 – 3,500 new cars, creating unprecedented gridlock, exacerbated by new pedestrian traffic at McBride High School. That is 4,400 – 7,700 new neighbors in a very confined area, with the most car accidents in the city and teachers worried about safe ingress and egress for their students. Secondly, she lamented that there was nowhere in her area for her to buy quality clothing. **Kimberly recommended that the Town Center placetype be changed to 2 story Community Commercial allowing for the attraction of high-end high quality retail businesses.**

Diana Ramirez

Diana spoke about SB35, reminding everyone that the height limits on the map do not accurately reflect potential maximum heights. Density bonus laws can add a 35% increase to both height and density, which can translate into 2 or more stories greater. She also echoed the confusion regarding the LUE document and its discrepancy with the map, and **recommended that an independent legal analysis be performed as to the effects that the state housing bills would have on our proposed Land Use Element.**

Nancy Simmons

Nancy lauded district 5 as a hidden gem with a small town feel. She started by questioning the logistics of accommodating all these new students at an already maximum capacity Patrick Henry High School, and all these new commuters with present overwhelming traffic and parking impact. She criticized the planners for looking

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after potential newcomers who may not be here for the long run, over her and her neighbors who made a significant investment into the community.

Gia Silva

Gia mentioned the uncertainty and ambiguity which is haunting her neighborhood. Despite her best efforts to get the facts straight, she still has not been granted enough clarity to sufficiently explain accurately the details of this plan.

James Silva

James said that even with all of the objections that have been made over the duration of the mainstreaming of this process, it seems like nothing can really been done as it is being forced upon us by the State. He wondered whether it would be possible to start legal challenge against it, or simply opt out of SCAG. It wasn't clear to him what the incentive to be involved was, or if it was large enough to make implementation of the LUE and impacting of quality of life worthwhile.

David See

David added on to the concern about map ambiguity with page 65 of the proposed plan, by stating that a smart developer and his team of lawyers will go by the chart and not the map if it suits them. He also brought up that Long Beach is 60% renters and wondered if we wanted to keep lowering homeownership even after the city council has stated an intention to increase homeownership. Based on the current zoning, which is not built out to maximum, David claimed that we might be able to meet the RHNA numbers under current zoning. Lakewood Village has all of the multifamily residences in CD5, therefore **Lakewood Village cannot accommodate 4 story buildings.**

Sharon Diggs-Jackson

According to Sharon and her colleagues in Lakewood Village, developers are ready to go to buy and raze land as soon as the LUE is passed. This contradicts the Planning Department's narrative that we won't start seeing developments until sometime down the line. She mentioned the crackerbox saga, and questioned the cost that the city incurred. She said that the neighborhood nuisance abatement program, which she once

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created, was a shadow of its former self. Bringing in more people will only make it worse.

Chuck Brewer

Chuck thinks that the city is putting the cart before the horse. He too recalled the crackerbox era, in which over 600 permits were pulled in 30 days. He wondered why the conversation wasn't focused on traffic, or safety, or particularly ocean level rising. He thinks that the city should embrace the idea the "times change and values don't". Housing is a stress on the budget, and Lakewood Village should be a revenue raiser. Chuck finished by saying that if he had wanted to live amongst high rises, he would have bought by the ocean

Dave Jacobs

Dave, who works in security, commented that "whenever you see density, you know you're going to get contracts." He recommended that **District 5 be kept at one to two stories across the board**

Rochelle Kramer

Rochelle suggested that we improve what we already have before approving such a wide-reaching expansion of our city. She also complained about the Towne Center, which is difficult to get in and out of. Rochelle agreed that there was too much ambiguity regarding the plan, and said she would like to be able to share with her neighbors accurately about height limits, and SCAG requirements. She expressed her concern about the LUE trumping zoning laws in the meantime before they are consolidated with each other.

Grace Earl

Grace too was concerned about safety; she mentioned how in the past, the city of Long Beach had a lot of money and 28 police rangers. Now, we only have three.

After everyone had spoken Councilwoman Stacy Mungo promised to make a motion to **maintain all currently commercially zoned areas in CD5 at 2 story community commercial.**

THE COUNCIL OF NEIGHBORHOOD ORGANIZATIONS



MAYORAL LAND USE ROUNDTABLE

COUNCIL DISTRICT 6

CD6 ROUNDTABLE MINUTES

In Attendance:

- Mayor Robert Garcia
- Robert Fox
- Nicolas Rose
- Shayne Whitehead
- Josie Villaseñor
- Ryan Caldera
- David Betterton
- Christine Betterton
- Hakeem Parke-Davis
- Lee Fukui
- Mauna Eichner
- Lynette Ferenczy
- Coleen MacDonald
- Adam Hijazi

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Mayor Robert Garcia called the meeting to order and welcomed the leaders of the sixth district.

Coleen MacDonald

Coleen started by mentioning that she is not against change, but she is concerned about building a community. Regarding the already difficult parking situation she that she had to hike from her car to this meeting, and that she was looking forward to hiking back to her car when it was over. She suggested that the city was in contradiction with itself on its intent to preserve walking spaces for pedestrians, and yet there were people who don't live in the neighborhood coming into the streets and parking illegally. She questioned the necessity of 5 stories on Pacific Coast Highway and Chestnut, and recommended that **the 5 story NSC-M place-type on PCH and Chestnut be lowered to a 3 story NSC-L place-type.**

Lynette Ferenczy

Lynette criticized the unexplained jump of the Regional Housing Needs Assessment requirement for housing units, from about 18,200 to almost 28,000. She exposed the fraud that was reported that no R1-N zoned lots were altered, when there is R1-N zoned land on Pasadena and 25th now slated under a 4 story TOD-M place-type. There is also R1-N zoned land at 19th and Dayman slated under a 5 story TOD place-type. Speaking of the Transit-Oriented Development place-type, she stated that the radii which had been in use to determine which zones were applicable for this kind of development were now being dishonestly squared off, creating a massive increase in area. She considers the TOD to be a big problem due to its lowered parking requirements and unlimited density. She then said that she and her neighbors were already blindsided by the massive 42 acre increase in the Midtown plan, now it feels like they are being hit again, and are carrying the brunt of the density which

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has been inequitable distributed. Lynette recommended that **the 4 and 5 story TOD-M place-types from 20th to PCH and Pacific to Locust be downgraded to 3 story NSC-L place-types**. She also recommended that **the 4 story TOD-M place-type which surrounds Pasadena and 25th, and the 5 story TOD-M place-type surrounding 19th and Dayman be altered to a 2 story N place-type**.

Mauna Eichner

Mauna began by affirming that her neighborhood was one of residential homes, and that Pacific Ave was just a minor arterial. She lamented the possibility of the entrance to Wrigley Village being fronted by big ugly buildings, seeing as the Design Element has not protected us satisfactorily thus far. Finally, she stated that Mauna recommended that the neighborhood existing from Pine to Pacific which has been planned for a 4 and 5 story TOD place-type is a historic neighborhood, and recommended that **this neighborhood be changed to accurately represent its nature as a Founding and Contemporary Neighborhood**.

Lee Fukui

Lee said that businesses need to be upgraded, and Wrigley Association has been working hard to put together a Wrigley Business Improvement Association. He also brought up the neighborhood concentrated of 2 story buildings on Pine, and their already terribly impacted parking situation. With 4 and 5 story buildings the issue would be made even more detrimental, especially considering the neighborhood's use of diagonal parking. Lee concurred with Mauna's recommendation that **the neighborhood between Pine Ave and Pacific Ave be removed from the TOD-M place-type, and made into a Single-family and low density (N) place-type**

Hakeem Parke-Davis

Hakeem spoke to his neighborhood, on Henderson and PCH, as having a history of crime. He said that 5 stories abutting a residential neighborhood with 2 story height limits was unacceptable and too high. He reasoned that currently, available depths for transitions between lots are 40-45 feet, while the traditional transition guidelines from the American Planning Association are 15 feet per story. Hakeem expressed his exhaustion from being already burdened by the now inarguable Midtown Plan, and how 10 story buildings will impact the surrounding areas.

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Christine Ladewig

Christine told the attendees that one of the reasons that she and her husband moved to the city, was the beautiful trees on Wrigley Village. She agreed that 3 stories along the Wrigley Village part of Pacific PCH to Willow could be beneficial, however the medical buildings adjacent to the neighborhood raising buildings to meet these heights would be damaging. She recommended that this area on Pacific Ave from Willow to Wardlow be changed back to a 2 story height limit

David Betterton

David reminisced on the cracker-box tragedy where the charming buildings which were characteristic of the city of Long Beach. David suggested that the process was being done upside down: typically, the worst areas are identified, transit is created, and then you build up. David inspired that this was the city's opportunity to not make Long Beach look like every other "McDonaldized" city. He criticized the city's failed outreach program, and spoke of running into people daily who are still unaware of what the city plans on doing. He suggested that people would know if their taxes are going up, and that we have the technology to get one million people to show up to a protest, that we cannot inform our citizens correctly is disappointing. He also cast doubt on the narrative that things won't be built immediately, assuring everyone the developers were ready to go if this was passed. David said that Pacific was already attractive, and recommended that **it is kept low-rise like Broadway and 4th street.**

Adam Hijazi

Adam made two requests: **Include a parking element or some kind of parking matrices into the Land Use Element, and create stringent rules and guidelines for facades and frontages for new development.**

Ryan Caldera

Ryan asserted himself as being not in opposition to the Land Use Element, and would like more height in his neighborhood. He lives where he lives due to its walkability and proximity to metro stations, and he purchased in the area for what he saw in potential. He said that nothing has changed in the past three years, as he had seen huge rollovers in businesses. He suggested that if more people lived there and there were more eyes on the streets, Pacific would be safer, people would be out walking, and businesses might stick around.

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Josie Villaseñor

Josie drew attention to the fact that 3–4 generations of people living in the same house, and they all have cars. She spoke about her disappointment that Long Beach residents don't shop in Long Beach, and that it breaks her heart that though she would like to, it is not worth investing in Wrigley. She said that kids can't go down Pacific as they are being approached younger and younger now by gang members; even the Carl's Jr has to have a security guard. Josie suggested that the city focused on stamping out fake businesses, and bettering their broken business licensing mechanism.

Shayne Whitehead

Shayne rebutted the idea that having more eyes on the street would make them safer; he suggested that it would be true if they were all community-minded folk, but the opposite would be true if they were criminal opportunists. He said that there is no advantage to the possibility of commercial building on 17th St or on Esther St, and that Alamitos St is residential. He talked about schools closing down, and if Whittier School closes down, it will be re-developed for multi-family residential or commercial. Shayne condemned the fact that the areas without an active neighborhood association are hit the most unfairly, saying that 100% of the people who aren't in these meetings don't know what is coming for their neighborhood. Shayne recommended that **the MFR–L place-type encompassing Lincoln High School be altered to reflect current neighborhood status quo as a Founding, single-family, 2 story neighborhood.**

Jay Davis

Jay spoke of the commercial properties which he owns which have been vacant for a very long time. He said that he favors mixed-use, as you have to have a population with disposable income in the area to support businesses, and properties have to at least break-even. He said that when putting projects together, his interest is to do something that works for everyone, and that everyone can be proud of. He said that public safety had degraded to an unacceptably hazardous point that defers potential residents. Jay granted that he would never want a 3–4 story cracker-box next to his home.

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THE COUNCIL OF NEIGHBORHOOD ORGANIZATIONS



MAYORAL LAND USE ROUNDTABLE

COUNCIL DISTRICT 7

CD7 ROUNDTABLE MINUTES

In Attendance

- Mayor Robert Garcia
- Robert Fox
- Nicolas Rose
- Maria Norvell
- Joan Greenwood
- Stacey Morrison
- John Deats
- Adam Wolven
- Theral Golden
- Marcos Chavira
- Renee Lawler
- Regina Taylor

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Mayor Robert Garcia welcomed the round-table invitees and thanked **The Council of Neighborhood Organizations** for assisting to arrange the diverse array of CD7 residents. The Mayor called the meeting to order and clarified to the attendees that the Land Use Element proposal had not yet been officially seen by the city council in council chambers, and they won't until the 6th of March.

Stacey Morrison

Stacey's primary concern was the historic district, California Heights. She said that she couldn't imagine her neighborhood being surrounded by 3 story buildings. The Commercial designation on Atlantic wasn't that much of an issue as it does need to attract improvement. She recommended that **the height limits MFR-L place-type on Wardlow south of California Heights Historic District be reduced to 2 stories maximum.**

Marcos Chavira

Marcos pointed to Del Mar, a residential area which is being slowly turned into a business district due to its proximity to the Wardlow metro station. Wardlow and Pine is infamous for getting the most police calls in the entire city, so he believes that upgrading the heights to four stories will only exacerbate the issue. Marcos recommended that **the TOD-M place-type surrounding Wardlow Station be reduced to a TOD-L with 3 story height limits.**

Theral Golden

Theral spoke of his disappointment regarding the ambiguity of the definitions on the legend. He wondered if there was a designation for parking, which is a

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huge problem, and garage use in the neighborhood is less than optimal. This has been a hazard as on three occasions, residents have had to move their vehicles so paramedics can even ingress. In an area inhabited by senior citizens, having poor access to personal vehicles is not acceptable.

Joan Greenwood

Joan started by saying “if you don’t know where you’re going, any road will take you there”. She opposes the proposal as it turns over local power to developers who won’t have to suffer the fallout of their actions. It also does nothing to protect the health of citizens, ignoring the air quality impact. She expressed her dissatisfaction that Wrigley, an historic district, was snuck into the now unquestionable Midtown Plan. Joan said that the Transit Oriented Development place-type can justify just about anything a developer might want to do, and even if anyone wanted to commute using the metro, there is never anywhere to park at either Wardlow or Willow stations. She proved that Wrigley is not ready for TOD place-types, due to limited locations to put schools for a larger population, and it’s wiping out of community commercial zones. Joan requested **a Wrigley-specific map be constructed in conjunction with Wrigley neighborhood associations.** She also wanted to make sure that in the Land Use Element **the traditional proposal-by-proposal Environmental Impact Report process was maintained,** in order to ensure future community input.

Renee Lawler

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Renee pointed out that the Environmental Impact Report done for the LUE already has enough overwhelming and unmitigated impact that it would be irresponsible and reckless to approve. She then drew attention to equestrian properties in Long Beach, which are currently specifically zoned as such. However, they are not on the map. They fall under the single family residential low-density place-type, which will actually double the density of these areas. Equestrian properties have been eliminated by this error in other cities, as if residential homes are propped up in these areas, the minimum acreage requirement to house horses will not be met. She went on to discuss the contradiction in the plan's alleged intention to create more open space, but horse properties and dog parks are zoned for residential housing. Renee requested that **in order to preserve equestrian properties a specific equestrian place-type is added to the Land Use Element, and properties currently zoned for that use are designated as such.**

John Deats

John lamented the city's gradual shift from neighborhood-centric management to top-down management. He spoke on the practical problems of an impractical plan, mentioning our recent drought, cars all over the streets, and particularly Long Beach's anemic police department. He clarified that officers need a certain amount of training before they are actually ready to perform their duty, and we don't have enough trainees to cover the needs of the city now, certainly not for the population if it is increased by what is proposed. John recommended **an analysis on the per capita requirements for law enforcement be done, in anticipation**

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of the maximum population allowed for if the Land Use Element is built out entirely. More specifically regarding his neighborhood, John recommended **reducing the 3 story height limits at MFR-L place-type south of Cerritos Park to 2 stories,** and **reducing the 3 story height limits at NSC-L place-type on Locust Ave to 2 stories.**

Maria Norvell

Maria brought up the concept of traffic overflow disturbing residential neighborhoods. She said that cars come from Cedar, Chestnut, and Magnolia to park on Daisy, and that most people with two or three cars aren't planning on getting rid of them. She wondered if there was any explanation from city planners as to why they thought it was acceptable to have four and five story buildings looming over single family residences.

Adam Wolven

Adam expressed his disappointment that his councilmember chose not to attend, and that his councilman has been very quiet on his position regarding the Land Use Element. He was concerned with representation, "are the citizens driving the ship, or is someone else?" He said that the majority his association are not comfortable with these new heights that will change the face of their neighborhood. He condemned the LUE for being unequitable across the city, and that it will exacerbate the discrepancies between one side of town and the other, comparing it to redlining. Adam recommended that **Height limits of 5 stories along Spring be reduced to 3 stories.** He also proposed that **the Transit Oriented Development place-type at Wardlow Station be replaced with Neighborhood Serving Center.**

Regina Taylor

Regina felt mislead at the exclusion of the SB35 affect radiuses on the more recent draft LUE maps. She questioned the entire concept of place-type style planning, and purported that it was just a passing trend. She cited Long Beach's Climate Resiliency Assessment Report, which calls for more open space

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acres in the north and west. The Land Use Element has not taken that into account. Regina recommended that **the Land Use Element be reshuffled to ensure it is accordance with the Climate Resiliency Assessment Report.**

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THE COUNCIL OF NEIGHBORHOOD ORGANIZATIONS



MAYORAL LAND USE ROUNDTABLE

COUNCIL DISTRICT 8

CD8 ROUNDTABLE MINUTES

In Attendance:

- Mayor Robert Garcia
- Robert Fox
- Nicolas Rose
- LaVonne Miller
- Rick Ivey
- Cheryl Jacobs
- John De La Torre
- Larry Triesch
- Rita Nayak
- Alex Salamanca
- Helene Fashnacht
- Alan Fashnacht
- Rae Gabelich
- Heather Morrison
- Laurie Angel
- Bob Irlen
- Helen Irlen
- Robin Perry

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Laurie Angel

Laurie spoke from personal experience in planning, where she studied density and looked to create a strategic plan with guidelines. She said that the kind of density proposed by the current draft of the Land Use Element was brought up, and shot down. She criticized place-types as a format and suggested they were removed from the vocabulary. She spoke of the “triangle” of 4 story place-types along Long Beach Blvd, Market, and Atlantic, and their encroachment into neighborhoods. She said that both Atlantic and Market are commercial corridors, therefore she recommended that **both streets are altered to 3 story CC place-types**. She also recommended that **the 4 story MFR-M place-type along 52nd in the Del Amo Arms area be lowered to 2 stories**, in order to reflect the current state of the neighborhood.

Alan Fashnacht

Alan suggested that sometimes the best decision is not to make a decision. He wanted to ensure that the integrity of diverse neighborhoods are maintained, referencing people coming from out of town into Bixby Knolls and pricing people out. He said that excluding the parking situation, the current state of density is working well, and recommended that **the Bixby Knolls area be maintained at 2 story height limits**.

John De La Torre

John criticized the concept of looking at Land Use while there are at least 8 new housing bills potentially coming out of Sacramento this year. He said Long Beach is unique because of its neighborhoods with individual character and

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flavor. He commended the Bixby Knolls Improvement Association for doing quality work, and suggested that it would be inappropriate for the city to go in and disrupt what they are doing. John recommended that **Banner Circle be lowered to 2 stories**, and that **commercial corridors are kept commercial**. He also recommended that **city planners conduct a site by site plan for every area in the Long Beach as opposed to generalizing large swathes of it**.

Cheryl Jacobs

Cheryl said that she could have moved anywhere, and she picked her neighborhood due to the beautiful tree lined streets, backyards, and large lots. She said that she went all-in in her neighborhood, and her investment, her quality of life, and the sense of community is threatened by the density bonus component of the new state housing law, which would allow 4 stories on the lower Atlantic corridor. She was concerned that this kind of development would take away from the village aspect which is counter to what the Bixby Knolls Improvement Association has worked tirelessly to accomplish. Cheryl recommended that **both Carson and Atlantic are reduced to 2 stories**.

Bob Irlen

Bob questioned the preparedness of the city for housing which does not require parking. He was concerned about the increase in population with no parking plan, predicting catastrophe for already impacted Carson and Long Beach Blvd. He suggested that 4 stories were excessive, and basically high-rises from a Long Beach perspective.

Jeff Kellogg

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Jeff spoke of the current general plan written 30 years ago, which he declared was still good enough today. He said that when working to make changes in the city, the most important aspects that must be taken into account are quality of life, and neighborhood preservation. He said that as a former council member, if he ever had to take sides, he would always side with the neighborhoods. He indicated that adding more bodies without addressing growing infrastructure issues is a recipe for disaster, and has been proven to be such time and time again. He remarked that land use choices are the most critical a sitting council person can make. He disputed the idea that a 20 year plan is too long, but the downtown of Long Beach is and should be seen as the natural place for growth. Jeff recommended that **Atlantic and Long Beach Blvd are altered to Community Commercial place-types.**

Alex Salamanca

Alex said his concern was in creating and sustaining a neighborhood and community. He suggested that Long Beach Blvd and Market are like main streets, and are not built to handle the traffic coming from 4 story buildings. He lamented the lack of attractions and shopping within walking distance, and said that he would like to have more mobility.

Rae Gabelich

Rae spoke of a pre-roundtable community meeting, in which eighth district leaders expressly disapproved and disavowed all of the changes proposed by city planners. She listed many of the issues that needed taking care of before this conversation can take place: antiquated sewer systems, water shortages, traffic, and lack of open space. Regarding parks, she criticized the city's designation of Virginia Country Club as open space, seeing as it is only for use by a select and wealthy few. She described the use of Del Amo as a thoroughfare through to Lakewood as "a nightmare". She contradicted the plan's reliance on public transit, and the ridiculous notion that folks who have never used the metro are going to start using it. She cited a recent UCLA study which showed a decrease in metro ridership from 2012-2016 of 72 million people annually. Californians are on a car buying spree, and low-income

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people often rely on their cars as a tool of their work. She condemned the presentation of the LUE and its promotion as a boon to public safety, and the narrative which denies the relationship between antisocial behaviors and density. She mentioned the 200 police officers who were cut in 2006, and after a decade, only 17 have been replaced. Her main point was that the approval of the LUE means it will be the Planning Department, not city council, that who decides all planning and land use, meaning the residents will have no input. She recommended **the Mayor form an Architectural Review Commission which has the ability to veto development that does not follow city and neighborhood design standards.** She also recommended that **we write a plan for 5 years instead of 20,** which is allowable under SCAG and state rules. Finally, Rae recommended that **both Long Beach Blvd and Atlantic remain commercial only.**

Helen Irlen

Helen spoke about the security and safety issues already affecting homes by the Virginia Country Club, and how they will be exacerbated by the approval of the proposed Land Use Element. She said that she and her neighbors have issues with homeless people starting fires, and the police being called and never showing up. She declared that they had formed a strong neighborhood built on the foundation of a community spirit, and was hoping that the children that were raised there would also be able to raise their children there. She suggested that the planning should be done by people who have history in the city, and who have feeling for it.

Rick Ivey

Rick was concerned that the decision to pass the Land Use Element in the format had already been made by groups at higher levels, and that it doesn't seem like the residents have a choice. He denounced the "carrot/stick approach" to governing, criticizing the leadership of our city for taking the grant money at any cost. He spoke about "Blue Skies Over Beijing" a book which

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describes the Chinese government's successful strategy to improve quality of life at any cost, in order to keep young intellectuals in the country. Rick said that the LUE makes sense on an academic level, but the actual implementation will prove to be a pragmatic disaster.

Larry Triesch

Larry granted that Long Beach needs more housing, but he is shocked and angry at the extent that it is proposed. Larry repudiated the lack of traffic enforcement and crosswalks, further illustrating the ignorance of the idealized pedestrian-centric utopia. Larry recommended that **Both Long Beach Blvd and Atlantic be altered to 2 story Community Commercial place-types**. However, he also recommended that **the entire proposal be scrapped in favor of city planners sitting down with neighborhood groups and seeing how they would like their neighborhoods developed**.

Rita Nayak

Rita suggested that the city council just say no to a poorly thought out and overly generalized Land Use plan, she described as a "blanket". She granted that there was a lot of opportunity in CD8, but quality of life must not be an afterthought. She said that we can't allow developers to make these important decisions regarding design, traffic, etc, as they only care about making their money and getting out. She also repudiated the concept of persuading people to give up their cars in favor of walking, by making it increasingly difficult to commute, reminding planners that not everyone can walk or ride their bike to work. She said that it is not acceptable to simply tell those people that they have to Uber or bus everywhere. Rita recommended that **the new plan is created by block by block, lot by lot, and a letter is sent out to everyone who lives within 100 ft of planned land-use changes**.

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LaVonne Miller

Lavonne understands the importance of affordable housing, but remarked that beach cities are not typically affordable. She suggested that development in one part of the city will always affect the city as a whole, especially regarding traffic, parking and water. She determined that the city council was not meant to make a decision, as they are dependent on staff recommendations and suggestions. She contradicted the proposition that it will take a long time for developers to arrange the purchase and razing of contiguous lots, saying it would be even easier to do so now with the state's streamlined process. She said that it would be wise for the city to figure out how to reconcile an International City and "Iowa by the Sea", and recommended that **the city base the general plan around ways to mitigate new California housing laws.**

Robin Perry

Robin expressed his support for the city looking forward and trying to plan for the future. He said that he would like his children to be able to afford to live in Long Beach, but they can't due to a lack of affordable housing. He suggested that young people have a totally different perspective on what the city is and where it needs to go. He said that the homeless problem on Atlantic is only going to get worse if the city doesn't think through what they are going to do with the people who come here anyway.

Heather Morrison

Heather said people are fighting a losing battle with not having places for people to live. She spoke of kids who were living in cars and on couches in overcrowded apartments with multiple people. She suggested the city should work on improving its existing transit systems.

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CD9 ROUNDTABLE MINUTES

In Attendance:

- Mayor Robert Garcia
- Councilman Rex Richardson
- Robert Fox
- Nicolas Rose
- Joni Ricks–Oddie
- David San Jose
- Lydia Hollie
- Renee Rios
- Dan Pressburg
- Val Lerch
- Pat Long
- Kellie Morris
- Juanita Parish
- DeAnn Foster
- Raul Nario
- Dale Lauderback
- Jeff Rowe
- Rod Dodd
- Carlos Valdez

Mayor Garcia called the roundtable to order, and introduced himself and his staff. He reminded the residents that thought this process had been going on for over a decade, he and the city council had still not yet officially seen the Planning Department's proposal, and won't until March 6.

Councilman Richardson promised that once the proposal is received, he would ensure to get the temperature of the neighborhood. Land Use is only the beginning, and zoning is the next step. He commented that he appreciated the passion and representation coming out of his district, but was disappointed that no one in attendance was there to represent Artesia Blvd.

David San Jose

David expressed his dissatisfaction in the city's attempts at outreaching to the public regarding an issue that impacts so many people so considerably. To the Mayor's statement that the LUE had been in motion for years, David said that he had only just heard about it in October through CONO, and it's hard to ask questions about something you don't know about. He went through a list of problems which would be seriously aggravated by such a drastic increase in population:

- Infrastructure and blackouts
- Homeless people digging in trash
- People living in parks designed for children to play in
- Not being able to leave your house between 3pm-6pm due to traffic

He asked, "What does the LUE bring us regarding traffic? Does it eliminate it or make it worse?"

Pat Long

Pat called Coolidge Triangle an "oasis in an ever-changing city" with cohesiveness and high voter turnout. He mentioned how multistory housing on corridors stop the city from financially meeting the needs of the residents. He

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suggested that there are better ways of increasing density without putting 3–4 story buildings in already impacted areas.

Kellie Morris

In the book “How to Kill a City: Gentrification, Inequality and the Fight for the Neighborhood”, the author Peter Moskowitz explains the way to kill cities is by bringing in high income people then rezoning, and then bringing in even higher income people, and then rezoning, Kellie went on to say the housing is inexpensive in Long Beach, so we are also being pushed out by people searching for cheaper housing.

Joni Ricks–Oddie

Joni spoke about the confusing way in which this plan has been presented to this point, and asked if it would be possible for the city staff to give some kind of explanation for their decisions. She pointed to the placetype NSC–M (Neighborhood Serving Center or Corridor Moderate Density), and said it would be nice to have been given a real description of what that meant. **Robert Fox** told Joni that NSC means multifamily or mixed use. Joni said that the people in her community (DeForest Park) aren’t necessarily against mixed use, some residential is fine **but they will not be comfortable with all residential.**

Lydia Hollie

Lydia began by addressing the trust issues the citizens had with those who had been elected and appointed to represent their interests. She echoed David’s disappointed sentiments that the conversation surrounding the LUE plan which had been in the works for over a decade, only started after a major pushback just weeks before its advancement. She commented that the lower income people who are displaced by development as allowed by the Land Use Element in other districts will come to North Long Beach, thus lowering the property values of a 90% home ownership district with a large community of color. She suggested that **the place–type NSC–L on Long Beach Blvd be limited to 2 stories.**

Councilmember Richardson commented that the trouble with Long Beach Blvd is regarding Luxury Inn, and said that it will not be worth it for any investor to buy it out if they cannot replace it with something over two stories. He added

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that the whole corridor has to be the same place-type, and they can't discriminate by parcel.

Dan Pressburg

Dan started by indicating that we will lose control of our land use due to new state housing bills, particularly those dictating density bonus laws. He said that legislation like this would make it very attractive for developers to dump housing in low-income areas. He said that his community does want to see first-floor retail in mixed-use development on the Atlantic corridor, **but the place-type must be altered from NSC-M (Moderate) to NSC-L (Low) in order to limit the heights on Atlantic to 3 stories.**

Juanita Parish

Juanita declared that we cannot add units until we have some idea as to how the insidious problems of sewage infrastructure and water shortages can be realistically dealt with. She also mentioned parking, and stated that the zoning for her home allowed her to build another unit, but due to parking regulations, she is barred from doing so. As a representative for Coolidge Triangle, Juanita announced **her support for 3 stories where the Luxury Inn is located if it is all commercial, but anything north of Victoria Street should not be higher than 2 stories.**

DeAnn Foster

DeAnn questioned if the current proposal would sufficiently allow for and attract quality banks or grocery stores. She also wondered if the Land Use Element took into account North Long Beach's lack of entertainment centers, forcing people to leave North Long Beach to find something like a bowling alley.

Renee Rios

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Renee expanded on DeAnn's statement, and stated that the North Long Beach community needs something like a museum that they can all be proud of. She continued and voiced her concern that it appears that the city is trying to hide things based on the questionable way the Land Use Element process has gone so far, repeating the dissatisfaction with the level of communication between the city and residents. On another note, Renee spoke to a teacher's account of students walking outside of Colin Powell School seeing prostitutes and being approached by human traffickers. Renee recommended that **Artesia Blvd maintain 2 story height limits.**

Carlos Valdez

Carlos remarked that the city is galvanized due to the trust issues that Lydia mentioned previously. He said that the residents feel as though covenant has been broken, that of a higher good which we all agreed to has been betrayed for legalistic intelligible-to-the-average-person contracts. He said that the narrative was flawed, and that he and his fellow neighborhood leaders of the North were not against development, and greatly supported the revitalization of their district. But there has to be reasonable oversight.

Raul Nario

Raul was concerned that his neighborhood by Starr King would be boxed in by the 405 and 710 freeways on the east and south, further enclosed by 3 story buildings on Long Beach Blvd, and 4 story mixed-use development directly adjacent to the school. He recommended that **the place-type NSC-L on Long Beach Blvd in Starr King be reduced to 2 stories, and the place-type MFR-L be reduced to 3 stories.**

Dale Lauderback

Dale pointed out that the with Density Bonus laws, the height limits on the map do not tell the full story. His neighborhood, Ramona Park, is proposed to be bordered by 5 story buildings. If the developer chooses to oblige the State regulations which would allow for the maximum density and height increases of 35%, these mixed use developments can be built up to 7 stories. Not to mention the parking overflow that would impinge onto the already greatly impacted neighborhood park. He said that the mixed use doesn't concern his community nearly as much as the heights do, and he recommended that **the NCS-M place-**

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type on Artesia just north of Ramona Park should be reduced from 5 stories, unless there are plans to allocate the land to something which is approved by the nearby residents.

Jeff Rowe

Jeff lamented that today, he could not have bought the house that he lives in, and neither could his children. He then said that the retail reduction due to online shopping is permanent, and to count on more retail investment in the city is not smart thinking. He said that we have far more questions than answers about this plan, and all we can do is look at similar proposals and actions taken by other US cities such as San Francisco, to see how the short-sightedness of their vision breeds inevitable failure. He also reminded the attendees of the recent tragedy in Cape Town, where they have run out of water. He warned we should keep in mind that the actions we take today have real consequences tomorrow.

Rod Dodd

Rod wanted to ensure that within the Land Use Element for North Long Beach were allocations and provisions for supermarkets, as previously mentioned by DeAnn, and especially farmland. He suggested that agricultural centers could also be a great way to increase community cohesion, and serve his neighbors with fresh and organic produce.

Val Lerch

Val pronounced that crackerbox style ordinances and policy allow developers, not the city or its residents to drive development. He said that the proposal in its current draft will create “urban canyons”, residential neighborhoods boxed in by walls of high-rises. Val recommended that **the entire map in CD9 be reverted to the place-type, “Founding and Contemporary Neighborhood (single-family and low-density), and that there should be no mixed-use development in North Long Beach.**

Submitted by Nicolas Rose

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From: [LUEUDE2040](#)
To: [Christopher Koontz](#); [Alison Spindler](#)
Subject: FW: Michael J. Mais, Asst. City Attorney's LUE Email Dated February 22, 2018
Date: Tuesday, February 27, 2018 8:11:39 AM
Attachments: [image001.gif](#)

Fern Nueno, AICP

Planner

Long Beach Development Services | Planning Bureau
T 562.570.5081 F 562.570.6068
333 West Ocean Blvd., 5th Fl | Long Beach, CA 90802
fern.nueno@longbeach.gov | lbs.longbeach.gov



From: [REDACTED]
Sent: Monday, February 26, 2018 10:16 PM
To: Mayor <Mayor@longbeach.gov>; Tom Modica <Tom.Modica@longbeach.gov>; Council District 5 <District5@longbeach.gov>; CityAttorney <CityAttorney@longbeach.gov>; City Manager <CityManager@longbeach.gov>
Cc: Robert Fox <rfoxent@gmail.com>; nick rose <rosen4814@gmail.com>; Isaac Romero <Isaac.Romero@longbeach.gov>; LUEUDE2040 <LUEUDE2040@longbeach.gov>; CityClerk <CityClerk@longbeach.gov>
Subject: Michael J. Mais, Asst. City Attorney's LUE Email Dated February 22, 2018

Dear Mr. Modica:

As I stated during the Roundtable meeting, hosted by Mayor Robert Garcia and CD5 Council Representative, Stacy Mungo, my concern is that the maximum heights shown on the revised Land Use Element (LUE) maps do not accurately reflect the actual number of stories that can be built according to the land use designations indicated on Page 65 of the LUE document.

An action item was taken at the meeting to have an attorney review the SB35 Law, and other new housing laws, and clarify the impact they will have in relation to the LUE. I received a copy of Mr. Michael J. Mais' memorandum, Assistant City Attorney, dated February 22, 2018. In his memorandum he makes the following statement:

"It is important to note that to qualify for SB35 streamlining, a proposed project would be required (subject to the discussion of Density Bonus below) to meet all objective zoning standards and objective design review standards that would be applicable in the particular zone where the project is to be located. For example,

if the zoning regulations limit the height of a building to no more than four (4) stories as per the LUE maps, a project would not be eligible for streamlining if an applicant proposed to build six (6) stories instead. This would be true even if another area of the City allowed for a six (6) story height limit."

My question is when Mr. Mais refers to the zoning regulations limiting the height of a building, is he referring to the actual height indicated on the LUE maps, or is he referring to the Land Use Designation indicated on page 65 of the Land Use Element document?

I will use the Pavilions' lot on Spring Street and Los Coyotes Diagonal as an example. The Pavilions' lot is designated as NSC-L, Neighborhood serving Center or Corridor Low Intensity commercial uses; Low apartment and condominium buildings. The revised LUE maps show it as being slated for a 3-story development. However, the Land Use Designation for NSC-L on page 65 of the LUE document is four (4) stories, not three (3) as shown on the maps. This area is eligible for the streamlining process which states:

"[SB35 65913.4 \(3\)](#) (a) 5 (a) A development shall be deemed consistent with the objective zoning standards related to housing density, as applicable, if the density proposed is compliant with the maximum density allowed within that land use designation, notwithstanding any specified maximum unit allocation that may result in fewer units of housing being permitted."

In the above example, my question is can the developer build-up to the maximum height for that Land Use Designation, which is NSC-L at four (4) stories, as shown on Page 65 of the LUE document? Or is Mr. Mais saying that a developer would be limited to the 3-story height indicated for the Pavilions' site on the LUE map? The way SB35 is worded, it appears that the official Land Use Designation would take precedence, which would be the four (4) stories indicated on Page 65 of the LUE document.

Further, if the developer using the streamlining process adds a certain percentage of low income housing, and becomes eligible for a Density Bonus Increase under the Density Bonus Law, could they then add additional stories to that Land Use Designation? In the example of the Pavilions' site, could that go from three (3) or four (4) stories to six (6), if a 35% Density Bonus increase were granted?

These are the questions that I asked at the Roundtable meeting, and that I feel were not answered in Mr. Mais' memorandum. It would be greatly appreciated if I could receive answers to the questions indicated above.

Also, the State of California's Housing and Development Agency has published a list of frequently asked questions (FAQs) regarding SB35 that leads me to believe that the official Land Use Designation, on Page 65 of the LUE document, would take precedence over the heights indicated on the actual LUE maps. I have listed the FAQs and answers below:

<http://www.hcd.ca.gov/policy-research/housing-package/cahp-faq.shtml>

Q: If the total number of housing units on a parcel or specific plan area is limited to a specific number or allocation, could the total number of housing units in a development exceed that allocation if it is consistent with maximum density standards? (pursuant to Section 65913.4(a)(5)(A))

< span lang="EN" style="font-family: Century, serif;"> A: Yes. The statute specifies that a project that meets the maximum density allowed pursuant to that land use designation must be deemed consistent with objective zoning standards related to density regardless of any additional unit caps that are placed upon the parcel.

Q: Could a developer request a density bonus in addition to using the maximum allowable density?

A: Yes. SB 35 allows a development to request a density bonus that would exceed maximum allowable density in the zone and still qualify for streamlining provisions under SB 35 (pursuant to Section 65913.4(a)(5)(A)).

Q: Are both non-residential and residential portions of a mixed-use development subject to the streamlined and ministerial approval process, provided that residential uses make up at least two-thirds of the square footage of the total development?

A: Yes. If the entire development meets the requirements under SB 35, it can be subject to the streamlining process.

I look forward to hearing from you concerning the above questions, and hope that you will address my concerns regarding the confusion surrounding SB35 and the impact it will have when combined with the LUE document.

Sincerely,

Diana Ramirez, Vice President, The Eastside Voice Neighborhood Organization

CC: Long Beach City Council; Long Beach Planning Commission

/dr

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Sincerely,

Diana Ramirez, Vice President, The Eastside Voice Neighborhood Organization

CC: Long Beach City Council; Long Beach Planning Commission

/dr

From: [LUEUDE2040](#)
To: [Christopher Koontz](#); [Alison Spindler](#)
Subject: FW: Proposed new Land Use Element - Long Beach City Council Agenda item #1 (Tuesday 6 March 2018)
Date: Monday, March 05, 2018 12:49:11 PM

From: Joe Weinstein [REDACTED]
Sent: Monday, March 05, 2018 12:46 PM
To: Mayor <Mayor@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>
Cc: Fern Nueno <Fern.Nueno@longbeach.gov>; LUEUDE2040 <LUEUDE2040@longbeach.gov>
Subject: Proposed new Land Use Element - Long Beach City Council Agenda item #1 (Tuesday 6 March 2018)

Dear Long Beach Councilmembers and Mayor,

I write on behalf of Citizens About Responsible Planning (CARP) concerning the proposal for a new Land Use Element (LUE) for the city's General Plan: the topic for the Council's hearing - agenda item #1 - for this Tuesday 6 March 2018.

This letter is intended as a part of the official record for the hearing and your deliberations.

CARP strongly urges that the Council for now adopt NO changes to the existing LUE - including either the proposed new LUE or various proposed tweaks to it. Please note:

- Recent and impending state legislation (e.g., SB 35, SB827) will likely have significant adverse impacts on local planning powers and on our rights as local residents and property owners to preserve life-quality and property values in our neighborhoods. Council and concerned public should first consider and discuss details and implications of this legislation.

- Changes in the existing LUE are not legally required - and none should be adopted until the public agrees that they are genuine improvements.

- The public is still not truly informed as to what changes are actually proposed. The public STILL has not been given the needed detailed information - including maps - to enable direct comparison of the two LUE versions, existing vs proposed.

CARP further is very concerned by three aspects of the proposed new LUE. As detailed in the following paragraphs, we strongly object to:

- * its misguided overall aim: enabling ever more density in Long Beach, with attendant degradation of life quality and property values,

- * its misconceived proposed development strategies, and

- * the deceitful claims used to promote it

* The proposed LUE's prime evident aim - to enable ever more density and population in Long Beach - is utterly misguided. This aim contradicts the concept and goal of Long Beach as a sustainable city.

- The proposed LUE starts with a quotation: 'Growth is inevitable and desirable...'. WRONG! Despite bureaucratic self-serving and would-be self-fulfilling prophecies, population growth in Long Beach is NOT inevitable. And it is NOT desirable. No locality on the finite planet Earth can long support further population increases. Already key global and even local resources -essential for food and water and construction and bearable atmosphere and climate - are unsustainably stressed by present population levels, let alone increases.

- Like recent Sacramento 'housing' legislation, the proposed LUE aims to accommodate and even promote ever-increasing population and density which would degrade life quality and property values for many Long Beach residents and property owners. These measures, ironically, enable nothing specific other than mere housing. They provide for no extra incomes or food and other resources needed to support life. They seek only to warehouse ever more people, often in circumstances that Sacramento politicians would never accept for themselves.

A former General Plan aimed at a stable population size for Long Beach (approx. 400,000). This approach, far from being obsolete, should now be revived.

* Proposed development slogans and strategies in pursuit of this density aim are misconceived (even if now academically fashionable). In particular:

- 'Infill development' is not a magic, nor even needed, antidote to 'sprawl'. Infill development can require costly replacement of old infrastructure - and can also remove much-needed urban open space. A rural development becomes 'sprawl' only if (thanks to lax planning department oversight) it isn't designed to provide for a mix of life activities - work, shopping, schools, etc.- along with housing.

- 'Public transit' and 'transit corridors' do very little for the actual mobility needs of most SoCal residents, who need to get places in real time. So, per recent reports: bus ridership has fallen in favor of car purchases, and few folks actively desire to live on a 'transit corridor'. Some politicians imagine that such 'transit corridor' living (envisaged of course for other folks, not themselves) somehow will 'justify' costs of transit projects; but in fact the main confirmed actual 'benefit' of such living is breathing in extra air pollution.

* To promote the proposed LUE, Development Services staff have repeatedly made misleading claims

- Claim. The proposed LUE would not change the status of single-family-home plots.

Fact: The LUE would allow massive and even incontestable changes on nearby plots, changes which may utterly degrade life quality and property values. Example: my home. Across the

back alley, in place of today's 1-story commercial buildings, the new LUE would allow 3 stories: thereby depriving my back yard both of morning sun and of privacy.

- Claim: The proposed LUE allows a laudable 'flexibility'.

Fact: The 'flex' is one-sided, favoring development projects; while due interests of neighborhood residents and property owners are to be stiffed. The proposed 'place type' concept may help to describe land uses, but such help is no genuine excuse for the proposed 'program EIR' tactic of granting development entitlements based essentially only on 'place type', without hearings or other proper and traditional regard to the rights and interests of residents and property owners near each specific development site.

- Claim: The existing LUE is 'obsolete'.

Fact: To date (March 4) we lack specific evidence of this claim. The LUE is long on 'vision' for a far-off year (2040) but could well turn out soon to be just as obsolete as the existing LUE is claimed to be.

Thank you for your read and heed.

Sincerely,

Joe (Joseph M.) Weinstein
President, Citizens About Responsible Planning (CARP)

[REDACTED] Long Beach CA 90807
[REDACTED]

From: Marcos Lopez
To: [LUEUDE2040](#)
Subject: Land Use element Council Meeting
Date: Monday, March 05, 2018 11:16:22 AM

Good Morning,

I currently Live at 744 Pine Ave and wanted to giver my support to the Land Use element. I am currently a Student and a renter in the City of Long Beach.

Regards,

Marcos Lopez

Masters in Planning Candidate, 2018

University of Southern California

--

California Polytechnic University Pomona, California

B.S. Urban and Regional Planning '15



Christine L. Jocoy

[REDACTED]
[REDACTED]
[REDACTED]@com

February 28, 2018

Honorable Councilwomen Suzie Price, 3rd District
City of Long Beach
333 West Ocean Blvd
Long Beach, CA

Dear Ms. Price,

As a constituent of the 3rd District and an 8-year homeowner of a condominium in Redondo Plaza (420 Redondo Ave), I am pleased to support the adoption of the Land Use Element revision to the General Plan of the City of Long Beach **with the current building heights in the December 2017 revision**. In your email of January 22 (which was forwarded to me by another resident of the 3rd District), you mention that you plan to request reducing the building heights along the Redondo corridor. **I strongly encourage you to refrain from requesting reductions and adopt the existing height limits.**

As a resident of this street, I believe that three- and four-story heights are completely reasonable for our neighborhood, particularly for the sections of the street identified on the Building Heights map. I live in a four-story residential building and another four-story residential building exists two properties north of mine. Between our buildings is a very run-down two-story building used for offices. To the south of my building at 4th and Redondo is a run-down one-story, now vacant property (formerly Tune-Up Masters). I would love to see these properties redeveloped, particularly into housing and neighborhood retail and services that support newcomers to our neighborhood. We need housing to support the diversity of residents at various stages of life, and this street is an ideal location for increasing the supply of housing for single professionals, young couples, single-parent families, and retired seniors. I do not view new comers to my neighborhood as simply

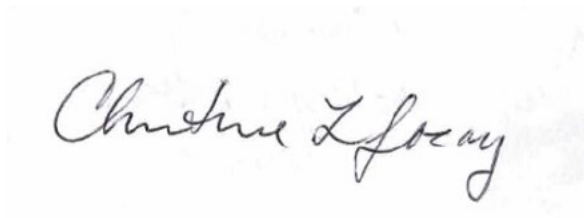
traffic. New multifamily residences are required to provide parking and this neighborhood is eminently walkable. I am an example of someone who commutes by bus every day.

We need to plan for new neighbors to keep our community vibrant and relevant. As a professor at CSU Long Beach, I worry that we are not offering our graduates a place in our city to start their lives as professionals and we are failing to support new faculty members with a sufficient supply of new, high quality housing. We need to attract faculty from other parts of the United States and abroad to maintain the high quality and diverse education we provide. It is shortsighted to represent only the views of the owners of the single-family housing in my neighborhood who don't want to see any growth or change. Moderate increases to our heights and densities on streets like Redondo do not automatically have a negative effect on our predominantly single-family housing neighborhoods. On the contrary, some additional height and moderate density can allow our youth to become adults here, can attract a skilled, professional workforce to settle down here, and encourage developers to revitalize buildings here that haven't seen any care in years.

As I plan to live in Long Beach for the majority of the rest of my life, I strongly encourage you to adopt the revision to the Land Use Element of the General Plan and start the process of making Long Beach a model city for the future.

I would appreciate acknowledgement that you have read my letter and noted my views for the record, especially because they appear to be contrary to yours and because I did not receive an LUE survey to state my views there.

Sincerely,

A handwritten signature in black ink that reads "Christine L. Jocoy". The signature is written in a cursive, flowing style. The background of the signature area is a light, textured grey.

Christine L. Jocoy

14-year resident of Long Beach

From: Dena Bergman
To: [LUEUDE2040](#)
Subject: LUE - district 5 Carson & Bellflower
Date: Monday, March 05, 2018 12:11:54 PM

As a lifelong resident of Long Beach I would encourage you to not make the same mistakes of the 1980's in regards of rezoning neighborhoods. Living in district 9 at that time I bear witness to the enormous impact it had. It destroyed north Long Beach ! I moved to the 5th district away from the density so with all this in mind. . .

A friendly reminder regarding the corner of Carson and Bellflower (Parkview Village) I do NOT support any change to the existing LUE place type map from community commercial -2 story only that would allow any additional height or residential element to this area. Please support the constituents of Lakewood Village and keep this as **2 story commercial only !!!**

Thank you,
Dena Bergman

February 21, 2018

Page 1 of 3

City of Long Beach Staff, Planning Commission and Council Members

RE: Proposed LUE Change for Magnolia Industrial Group (MIG) Area

To Whom It May Concern,

As both a business and property owner in the Magnolia Industrial Group Area (MIG) since 1976, I am deeply concerned about the proposed LUE change from Industrial to Neo Industrial. My concern is about potentially serious health and safety issues due to contaminated soil from hazardous materials throughout the MIG Area. This is a very serious and real problem with the area that I feel has been completely overlooked by the people who have put together this plan for MIG and would be completely irresponsible for our public servants to move forward with this proposed LUE change without an understanding of the potential health and safety issues moving forward.

The contaminated soil around the MIG area is at risk levels deemed acceptable for commercial and industrial uses of property but not for residence for human habitation. I have attached two (2) pages consisting of Development, Use and Conveyance from Covenant and Environmental Restriction on one of my properties in the MIG area so you can better understand my real concerns with the proposed LUE change for MIG.

In conclusion, my primary concern is the long term well being of the MIG area and that is to stay as an INDUSTRIAL area only.

Thank You,



Mike Zupanovich

MIG Area Board Member
MIG Area Property Owner
MIG Area Business Owner/Operator

be bound by the Restrictions and to agree for and among themselves, their heirs, successors, and assignees, and the agents, employees, and lessees of such owners, heirs, successors, and assignees, that the Restrictions herein established must be adhered to for the benefit of the Board and all Owners and Occupants, and that the interest of all Owners and Occupants of the Burdened Property shall be subject to the Restrictions.

1.3 Incorporation into Deeds and Leases. Recordation of this Covenant shall be deemed binding on all successors, assigns, and lessees, regardless of whether a copy of this Covenant has been attached to or incorporated into any given deed or lease.

1.4 Purpose. It is the purpose of this instrument to convey to the Board real property rights, which will run with the land, and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

ARTICLE II DEFINITIONS

2.1 Board. "Board" shall mean the California Regional Water Quality Control Board, Los Angeles Region and shall include its successor agencies, if any.

2.2 Improvements. "Improvements" shall mean all buildings, structures, roads, driveways, gradings, re-gradings, and paved areas, constructed or placed upon any portion of the Burdened Property.

2.3 Occupant or Occupants. "Occupant" or "Occupants" shall mean Owners and those persons entitled by ownership, leasehold, or other legal relationship to the right to use and/or occupy all or any portion of the Burdened Property.

2.4 Owner or Owners. "Owner" or "Owners" shall mean the Covenantor and Covenantor's successors in interest who hold title to all or any portion of the Burdened Property.

ARTICLE III DEVELOPMENT, USE AND CONVEYANCE OF THE BURDENED PROPERTY

3.1 Restrictions on Development and Use. Covenantor promises to restrict the use of the Burdened Property as follows:

- a. Development and use of the Burdened Property shall be restricted to industrial, commercial, and/or office space;
- b. No residence for human habitation shall be permitted on the Burdened Property;
- c. No hospitals shall be permitted on the Burdened Property;
- d. No public or private schools for persons under 21 years of age shall be permitted on the Burdened Property;

e. No care or community centers for children or senior citizens, or other uses that would involve the regular congregation of children or senior citizens, shall be authorized on the Burdened Property;

f. In the event that future uses on the Burdened Property shall involve unrestricted uses, Owner shall prepare and submit to the appropriate regulatory agency at that time a data evaluation package that would support unrestricted uses for the Burdened Property, thereby, removing some or all of the restrictions listed in subparagraphs a through e listed above.

g. No Owner or Occupant shall conduct or permit any excavation work that encounters groundwater on the Burdened Property, unless expressly permitted in writing by the Board. Any contaminated soils and/or groundwater brought to the surface by grading, excavation, trenching, or backfilling shall be managed by the Owner, Owner's agent, Occupant or Occupant's agent in accordance with all applicable provisions of local, state and federal law;

h. Any excavation conducted on the Burdened Property that encounters groundwater shall be performed pursuant to an appropriate and fully implemented Health and Safety Plan;

i. No Owner or Occupant shall drill, bore, otherwise construct, or use a well for the purpose of extracting water for any use, including but not limited to, domestic, potable, or industrial uses, unless expressly permitted in writing by the Board; nor shall the Owner or Occupant permit or engage any third party to do such acts;

j. The Owner and Occupant shall notify the Board of each of the following: (1) the type, cause, location and date of any disturbance to any remedial measures taken or, and of the groundwater monitoring wells installed on the Burdened Property pursuant to the requirements of the Board, which could affect the ability of monitoring wells to perform their respective functions and (2) the type and date of repair of such disturbance. Notifications to the Board shall be made by registered mail within ten (10) working days of both the date of discovery of such disturbance and the date of completion of repairs;

k. The Covenantor agrees that the Board, and any persons acting pursuant to Board orders, shall have reasonable access to the Burdened Property for the purposes of inspection, surveillance, maintenance, or monitoring as provided in Division 7 of the Water Code; and

l. No Owner or Occupant shall act in any manner that threatens or is likely to aggravate or contribute to the existing contaminated conditions of the Burdened Property.

3.2 Enforcement. Failure of an Owner or Occupant to comply with any of the Restrictions set forth in Paragraph 3.1 shall be grounds for the Board, by the authority of this Covenant, to require that the Owner or Occupant modify or remove, or cause to be modified or removed, any Improvements constructed in violation of that Paragraph. Violation of this Covenant shall also be grounds for the Board to file civil actions against the Owner or Occupant as provided by law. Nothing in this Covenant shall limit the Water Board's authority under Division 7 (commencing with section 13000) of the Water Code or other applicable laws.

TO: Mayor Robert Garcia
Long Beach City Council
Charles Parkin City Attorney
Pat West City Manager
Tom Modica Dir. of Dev. Services
Monique DeLaGarza City Clerk
Cc: Long Beach Planning Commission, Fern Nueno, Heidi Eidson

March 1, 2018

FROM: Corliss Lee
[REDACTED]

RE: Land Use Element (LUE) and Placetypes when combined with tenets of Senate Bill 35

References: letter sent by Corliss Lee and Neighborhood Associations dated Nov20, 2017 on this topic and Memorandum from Assistant City Attorney Michael Mais dated February 22, 2018 entitled March 6 2018 Agenda Item related to the Land Use Element of the City's General Plan

Mayor Robert Garcia, City Attorney's office, City Manager's office and City Council Members,

The dangers of SB35 when combined with the current proposed version of the Land Use Element (LUE) have been the topic of previous letters and several sessions of testimony at the Planning Commission. The concern is that the heights and density shown on the placetype maps will be eclipsed by the heights and density shown in other sections of the LUE under the SB35 streamlined process. Specifically, in question is the clause below.

SB35 65913.4 (a) 5(A) *A development shall be deemed consistent with the objective zoning standards related to housing density, as applicable, if the density proposed is compliant with the maximum density allowed within that land use designation, notwithstanding any specified maximum unit allocation that may result in fewer units of housing being permitted.*

The recently published communication from Development Services referenced above contains the following paragraph

"It is important to note that to qualify for SB 35 streamlining, a proposed project would be required (subject to the discussion of Density Bonus below) to meet all objective zoning standards and objective design review standards that would be applicable in the particular zone where the project is to be located. For example, if the zoning regulations limit the height of a building to no more than four (4) stories as per the LUE maps, a project would not be eligible for streamlining if an applicant proposed to build six (6) stories instead. This would be true even if another area of the City allowed for a six (6) story height limit."

The interpretation above needs to be reviewed against other guidance given by the State on this topic that conflicts with this interpretation.

Additionally, while Development Services maintains that the **placetype maps** overrule all other documentation, there are 2 other charts in the Land Use Element that carry conflicting data and could also be used to determine "maximum density allowed within that land use designation."

Table LU-3 Placetype Uses, and Density and Intensity Levels has 2 columns that could be used to interpret “maximum density allowed within that land use designation.” These columns are:

Residential Density expressed in terms of dwelling units per acre
Maximum Height that is expressed in stories and/or feet

There is an additional **Map LU-8 Placetype Height Limits** that adds to the confusion. This map has placetypes and heights noted that do not necessarily agree with the placetype maps. Since SB35 states that when zoning ordinances and the General Plan conflict, the General Plan rules, it is especially important that the General Plan have only one reference that can be used to define “maximum density allowed within that land use designation.”

SB35 65913.4 (a) 5(B)

In the event that objective zoning, general plan, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning standards pursuant to this subdivision **if the development is consistent with the standards set forth in the general plan.**

In reviewing the frequently asked questions (FAQs) on SB35 located on the State of California's Housing and Community Development Agency website, there is information that defines the clause in question on the topic of maximum density.

<http://www.hcd.ca.gov/policy-research/housing-package/cahp-faq.shtml>

Q: Must a development propose the maximum density permitted in the land use designation, or simply not exceed the maximum density? (pursuant to Section 65913.4(a)(5)(A))

A: A project must be compliant with the maximum density allowed, which would include any density allowed under the land use designation, up to the maximum density.

Q: If the total number of housing units on a parcel or specific plan area is limited to a specific number or allocation, could the total number of housing units in a development exceed that allocation if it is consistent with maximum density standards? (pursuant to Section 65913.4(a)(5)(A))

A: Yes. The statute specifies that a project that meets the maximum density allowed pursuant to that land use designation must be deemed consistent with objective zoning standards related to density regardless of any additional unit caps that are placed upon the parcel.

Q: Could a developer request a density bonus in addition to using the maximum allowable density?

A: Yes. SB 35 allows a development to request a density bonus that would exceed maximum allowable density in the zone and still qualify for streamlining provisions under SB 35 (pursuant to Section 65913.4(a)(5)(A)).

Q: Are both non-residential and residential portions of a mixed-use development subject to the streamlined and ministerial approval process, provided that residential uses make up at least two-thirds of the square footage of the total development?

A: Yes. If the entire development meets the requirements under SB 35, it can be subject to the streamlining process.

Given the answers provided above, and the hierarchy of clauses making the General Plan (in this case, the LUE) the definitive document, it would be prudent to revise the LUE and remove all the various ways of determining maximum height and density providing a single location in the document for that purpose that does not conflict with the heights on the placetype maps. It is essential that the potential conflicts in the proposed LUE be resolved before the March 6th City Council meeting where the LUE may be voted on, and if approved could result in future problems.

Respectfully,

Corliss Lee

Distribution: City Clerk Monique DeLaGarza cityclerk@longbeach.gov

TO: CITY STAFF	TO: MAYOR & CITY COUNCIL
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