

**From:** Soledad Castillo  
**To:** [LUEUDE2040](#)  
**Subject:** Fw: Land Use Element  
**Date:** Monday, March 05, 2018 8:09:09 PM

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----- Forwarded Message -----

**From:** "Soledad Castillo" [REDACTED]  
**To:** "cityclerk@longbeach.gov" <cityclerk@longbeach.gov>, "mayor@longbeach.gov" <mayor@longbeach.gov>, "district1@longbeach.gov" <district1@longbeach.gov>, "district2@longbeach.gov" <district2@longbeach.gov>, "district3@longbeach.gov" <district3@longbeach.gov>, "district4@longbeach.gov" <district4@longbeach.gov>, "district5@longbeach.gov" <district5@longbeach.gov>, "district6@longbeach.gov" <district6@longbeach.gov>, "district7@longbeach.gov" <district7@longbeach.gov>, "district8@longbeach.gov" <district8@longbeach.gov>  
**Sent:** Mon, Mar 5, 2018 at 2:12 PM  
**Subject:** Land Use Element  
Good Afternoon,

I recently bought a home in Lakewood Village. My husband, 23 year old son, 14 year old daughter, and I moved from Los Angeles where we purchased our first home 19 years ago. Over the last few years we stood by and watched as old buildings and homes were demolished and apartments and condos were built. Along with the hundreds of new residents came and increase in traffic congestion, an elimination of street parking for most residents such as ourselves, and a staggering increase in crime.

Whereas for the first 15 years or so, most of our neighbors were homeowners who took pride in their homes, our new neighbors were renters who, mostly, didn't care about keeping the streets clean or even alerting their landlords when there were things to be repaired. There was an increase in crime, mostly car break-ins, muggings, and home property theft. In addition, we started seeing graffiti very often.

While it is my sincere hope that nothing like this will happen in Lakewood Village, I am very concerned with the possibility of seeing history repeat itself, if even at a smaller fraction. While the city may feel that it's time for change and modernization is the way to go, it is the elected officials duty to ensure changes are made with fiduciary responsibility, but also that they take into account the needs of their constituents. We moved to Lakewood Village because we love the areas as-is. Research shows that baby boomers are looking to sell their homes and move to areas such as Lakewood Village. Yet, they can't sell to the most obvious buyers: millennials. Why? Because millennials, such as my children, are also looking for areas such as this. When we lived in L.A. and the neighborhood started changing, we spent all our free time, and money, in other cities (i.e., Torrance, Cerritos, etc.). Now we are exploring all the wonderful places Lakewood Village and Long Beach have to offer. Modernize Parkview Village by adding a pub or brewery or some such establishment for the millenials to hang out. Keep their

money here in Lakewood Village.

I am strictly opposed to the building of apartments, condos, etc. in Parkview Village. I am very concerned that this will bring additional crime, will decrease parking availability, put a strain on city resources, and increase traffic. In Lakewood Village we have no sidewalks and there is already a danger to pedestrians. We have too many children walking to school on the streets to, in good conscience, increase the risk to their lives by bringing more residents into the area. This is the first time I take an active role as a resident and I do so because I cannot simply be a spectator while this wonderful neighborhood declines. Please take all our voices into account when making a decision. I for one cannot sit idly by when there is a potential that residents' lives, especially those of the children, may be put at a higher risk because something makes good "business" sense. We must look at this holistically and not endanger and upset (potentially driving out) the many for the good of one or a couple of businessmen.

Thanks,  
Soledad Castillo

**From:** [Linda Tatum](#)  
**To:** [Fern Nueno](#); [Christopher Koontz](#); [Alison Spindler](#)  
**Subject:** FW: LUE  
**Date:** Tuesday, March 06, 2018 9:48:07 AM

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Fern,

Another LUE comment.

Linda F. Tatum, AICP  
Planning Bureau Manager

Long Beach Development Services I Planning Bureau  
T 562.570.6261 F 562.570.6068  
333 West Ocean Blvd., 5th Floor I Long Beach, CA 90802  
[Linda.tatum@longbeach.gov](mailto:Linda.tatum@longbeach.gov) I [www.lbds.info](http://www.lbds.info)

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

From: gallucci [REDACTED]  
Sent: Tuesday, March 06, 2018 7:42 AM  
To: Linda Tatum <[Linda.Tatum@longbeach.gov](mailto:Linda.Tatum@longbeach.gov)>  
Subject: LUE

>

>>>>>>> As a concerned citizen of Long Beach (specifically Alamitos Beach) I would like to go on the record for tonight's meeting regarding the LUE.

>>>>>>>

>>>>>>> PLEASE consider our beautiful community and preserving quality of life before voting in anything that will make it HARDER to live here. Make sure any changes are well thought out and not done for reasons that have NO benefit to the people who already love and live in this city.

>>>>>>>

>>>>>>> Thank You,  
>>>>>>> Marilee Gallucci  
>>>>>>> Alamitos Beach

>>>>>>>

>>>>>>> Sent from my iPhone

**From:** [Fern Nueno](#)  
**To:** [LUEUDE2040](#)  
**Subject:** FW: LUE  
**Date:** Tuesday, March 06, 2018 9:51:16 AM

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

From: [REDACTED]  
Sent: Tuesday, March 06, 2018 7:42 AM  
To: Linda Tatum <Linda.Tatum@longbeach.gov>  
Subject: LUE

>

>>>>>>> As a concerned citizen of Long Beach (specifically Alamitos Beach) I would like to go on the record for tonight's meeting regarding the LUE.

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>>>>>>> PLEASE consider our beautiful community and preserving quality of life before voting in anything that will make it HARDER to live here. Make sure any changes are well thought out and not done for reasons that have NO benefit to the people who already love and live in this city.

>>>>>>>

>>>>>>> Thank You,

>>>>>>> Marilee Gallucci

>>>>>>> Alamitos Beach

>>>>>>>

>>>>>>> Sent from my iPhone

**From:** Karen Haack  
**To:** [LUEUDE2040](#)  
**Subject:** High Density Housing  
**Date:** Monday, March 05, 2018 3:38:25 PM

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Dear Mayor Garcia,

I am writing to you today to express my opposition to the increased land use element plan / high density housing proposed for Long Beach.

I moved to Long Beach 25 years ago with my husband. I love Long Beach and have been a committed, active member of the community. I know our city well. Because I know the city well, it is my opinion that increased housing (high rise apartments) will bring ruin to our city as we know it.

I do understand that the call for this increased housing has been sent down from Sacramento. It is high time our city government says "NO." It has been made very clear that our state government does not have the best interest in its constituents at heart.

As for our city of Long Beach; there are many projects and neighborhoods that need attention, and uplifting. Selling properties in these neighborhoods to developers will only bring more devastation to the existing living situations, and the peoples that the "high density" housing has been sold to the residents of Long Beach, as "help."

My vote is "NO" High Density Housing - And Sacramento - get your act together and STOP mandating toxic decisions on Long Beach!

Sincerely,  
Karen Haack

**From:** annie bianchino  
**To:** [LUEUDE2040](#)  
**Subject:** High density in East Long Beach  
**Date:** Monday, March 05, 2018 6:33:51 PM

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I am opposed to the current version of the LUE that still has high density apartments slated for various sections of East Long Beach. The neighborhoods of East Long Beach are some of the most desirable places to live BECAUSE of the suburban quality to them.

Placing high density apartments along corridors of single-family residence neighborhoods do not fit in with the neighborhood. It will increase traffic, create parking problems, and all sorts of other negative outcomes.

I live in Lakewood Village and I have attended several meetings regarding the LUE and the Parkview Village proposal. I am also greatly concerned about increasing the apartment heights on the other side of the Village along Norse way, near Carson and Lakewood Blvd. Even 3 stories will tower over existing homes at the edge of the residential neighborhood. The current apartments are tall enough, and actually blend into the neighborhood fairly well even if they are older structures.

Please consider the quality of our lives here, and limit the high density areas further away from more suburban, single family homes like mine. I am really concerned that property values will plunge as a result of these plans and that parking and traffic will become a nightmare.

Thanks for listening,

Annie Bianchino  
[REDACTED]  
Long Beach 90808

**From:** Carol Scully  
**To:** [LUEUDE2040](#)  
**Subject:** Lakewood Village Resident  
**Date:** Monday, March 05, 2018 8:19:13 PM

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To Whom It May Concern,

I am a homeowner in Lakewood Village and I am strongly opposed to the plans to ruin our neighborhoods by jamming unwanted apartments into our suburban landscape. The retail areas in Parkview Village, for example, blend nicely into the the 1940's era homes. To drop an apartment complex into this area would bring unwanted traffic and destroy the ambience of Lakewood Village.

The original planners of this area did a nice job and those of us that have resided in the area have always appreciated the family friendly environment. Let's keep it the way it was designed and not give into one outside developer when the vast majority (actually almost everybody that lives here) are against this bad idea.

Thank you for your consideration and please do the right thing.

Sincerely,

Mike Scully

**From:** Jay Shipley  
**To:** [LUEUDE2040](#)  
**Subject:** Lakewood Village  
**Date:** Monday, March 05, 2018 2:46:20 PM

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Please keep our quaint Village free of multiple dwellings! We moved to this area of LB for a reason, it's unique custom homes and walk ability. We do not live in an urban setting where multiple dwellings work. We are a small enclave and want to keep it that way.

Sincerely,  
Carolyn Shipley



**From:** RON MARTIN  
**To:** [LUEUDE2040](#)  
**Subject:** LUE in District 6  
**Date:** Monday, March 05, 2018 5:51:51 PM

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As residents of Long Beach Council District 5 we are strongly opposed to the latest LUE plan that would potentially change the zoning around Lakewood Village from Commercial to mixed Commercial/Residentsl.

Please keep the zoning Commercial

Thank You.

Ronald and Cynthia Martin

[REDACTED]  
Long Beach, CA 90808

Sent from my iPhone

**From:** Jessica Larison  
**To:** [LUEUDE2040](#)  
**Subject:** LUE Lakewood Village  
**Date:** Monday, March 05, 2018 2:44:10 PM

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To whom it may concern:

As a long time resident of Lakewood Village and a few blocks from the triangle, I am strongly opposed to the developers current building plans of two and three story residential buildings.

The proposed area is not large enough to provide ample parking for tenants, businesses and guests. The traffic would be a nightmare and our neighborhood streets where our children play (no sidewalks) would be unsafe.

I do feel change in the triangle is needed. It would be nice to have a few more businesses, stores and restaurants.

I hope the developer and residents of Lakewood Village can work together and come to a mutual understanding that benefits both parties.

Regards,

Jessica Larison  
Rutgers Ave  
Lakewood Village

**From:** Carole Schultz  
**To:** [LUEUDE2040](#)  
**Subject:** LUE  
**Date:** Tuesday, March 06, 2018 9:25:34 AM

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Dear Mayor and City Council,

I am against the Parkview development! I am the owner of a townhouse on Centralia near Bellflower and know first hand what a negative impact this development would bring to the neighborhood. Parking and traffic! I cannot park in front of my own home because of the density of people living in the apartments and then add street sweeping twice a week I end up parking in Lakewood. Let this developer get rich in someone else's neighborhood not ours!

Carole Schultz  
Sent from my iPhone

**From:** [Christopher Koontz](#)  
**To:** [Alison Spindler](#); [LUEUDE2040](#)  
**Subject:** FW: LUE  
**Date:** Tuesday, March 06, 2018 8:04:42 AM  
**Attachments:** [LUE3418.docx](#)

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**From:** Mike Laquatra [REDACTED]  
**Sent:** Monday, March 05, 2018 8:53 PM  
**To:** Christopher Koontz <Christopher.Koontz@longbeach.gov>  
**Subject:** LUE

Attached are my comments for the upcoming LUE hearing

Mike Laquatra  
[REDACTED]

I am writing to comment prior to the upcoming City Council Meeting to address the LUE/placetype maps. Over the past year and a half I have spoken in public and written numerous letters to Planning Commission, Council, and media outlets detailing my concerns about the LUE as proposed and placetypes in general. I have no more desire to rehash the details of my objections than you do to read them, therefore this letter will be limited to highlighting my primary concerns relating to the revised LUE maps.

I would like to open by stating that I am pleased that there have been reductions in height and density along portions of Pacific Ave and Willow Street. However, I still feel that the Westside in general and the Wrigley neighborhood specifically are once again being asked to bear the brunt of proposed significant increases in density leading to worsening traffic congestion, an exacerbation of parking impaction, and a further degradation of our already abysmal air quality, all coming while we also face a looming expansion of the 710 Freeway. While I acknowledge that our proximity to the Blue Line does contribute to many of the proposed changes, I would like to once again stress that the light rail is not the only established mass transit in Long Beach as there are long standing well serviced bus corridors along major roads in other parts of the City. There seems to be an issue of social justice when certain parts of the City such as Belmont Shore and other major East Side thoroughfares are exempted from any increases in density. The current plan also fails to address the dire need for an expanded housing supply surrounding CSULB and the VA Hospital. Finally, in response to accusations of NIMBYism out of fear of low income residents, nothing in the LUE speaks to our dire need for an increased supply of affording housing.

It also is disappointing that the current LUE seems to ignore emerging national trends in the repurposing of large properties currently containing failing (or soon to be failing) major retail establishments. All around the U.S. large sites such as the K-Mart property on Bellflower are being successfully converted to mixed use developments. These properties are ideal for such improvements as buildings can be concentrated along the major roads with ample space for parking serving as a buffer for the adjoining residential neighborhoods. However, under the current proposed LUE areas such as this are limited to 2 story commercial development. I can foresee future acres of weed and trash littered abandoned real estate resulting from short sighted planning that fails to acknowledge inevitable changes in the way we shop and live. I feel that we are overlooking major opportunities for targeted smart growth while allowing a return to the catastrophic errors that resulted in the infamous (and still with us) crackerboxes. As a medical professional I feel moved to remind you that in the body unlimited, uncontrolled growth is called cancer.

Finally, I would like to reiterate that I do not feel that Staff has made their case that the upgraded LUE is required to allow for such vast increases in allowed density under State requirements. Despite frequent requests no credible numbers have been forthcoming regarding the number of residential units currently in the pipeline. I also wonder why there has been the sudden change away from SCAG numbers leading to a drastic increase in the projected number of required units. While I am aware that the LUE is the result of many years and hours of staff effort, it still seems to me that we can do better when it comes to a plan that will guide the course of our City for at least a generation.

Thank you for your attention to my concerns,

Mike Laquatra

6<sup>th</sup> district home owner and long time Long Beach resident

**From:** [REDACTED]  
**To:** [LUEUDE2040](#)  
**Subject:** OPPOSITION TO LUE  
**Date:** Monday, March 05, 2018 4:51:52 PM

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My name is Tania Whiteleather, and I am a resident of District 5. Over the years, I have lived in three other City districts. Currently I live in Lakewood Village.

I learned of the LUE and the plans to increase density in my neighborhood only by accident. Not one person from the City felt it necessary to let residents know of this awful plan to increase the height of apartments and offices- and to increase population density. When I attended a meeting at Sherer Park, City staff actually stated that density was mandatory and that parking space requirements would be necessary for all new construction. Imagine my shock when I found out that I had been lied to, especially when I learned of the potential for parking waivers for new construction.

I then reviewed the abysmal history of Long Beach and the crackerjack box apartments built a few years ago. The deterioration of once-nice neighborhoods and creation of havens for criminal activity made me even more fearful of the LUE being proposed by the City.

Although the owner of Parkview claims that he has spoken with the residents of Lakewood Village and that the residents support the plan to increase building and apartment height; I don't believe that his statements are true, as he has never spoken to my household, and the number of residents to whom I have spoken are not in favor of the LUE.

My husband and I have only recently remodeled our home... which is just a few houses away from Bancroft Middle School. I would hate to have to consider moving simply because our wonderful neighborhood had become overcrowded, dirty, and undesirable to middle income folks.

Please vote against the LUE so that we can ensure what has happened in the past with the City housing and building does not happen again.

Tania Whiteleather

**From:** barrabob  
**To:** [LUEUDE2040](#)  
**Subject:** Parkview Village  
**Date:** Monday, March 05, 2018 1:26:21 PM

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Mr. Mayor and Council members,

As a 24 year resident of Lakewood Village, I strongly urge you to not deviate from the current LUE recommendation of 2 story commercial to mixed use residential for Parkview Village (Carson & Bellflower).

I attended both "visioning sessions" held by Benjamin Efraim, who owns approximately 52% of the Parkview Village property. According to Mr. Efraim's "vision", he wants to put in up to 240 living residences above the first story commercial units. He claims that it will be less crowded than if he goes with 2 story commercial. That is a ridiculous statement. If he puts in residential, he will only have to put in 1 parking spot for every unit, where will all the rest of the cars park? The answer is simple, on the surrounding residential streets. He says if he is forced to remain commercial, he will build 2 parking structures facing Montair and Greenmeadow Avenues. He claims that he has support for his plan from the neighborhood. That statement is totally untrue. Not one person out of the close to 100 that I have come into contact with is for this plan. He has tried to scare residents by saying if it remains commercial, he would seek a "big box" to move to the property. We are not scared by that statement. Additionally, the upgrade to existing utilities would have to be massive for the city, with little in return as far as a tax revenue.

Lakewood Village is a great area and people enjoy the peaceful lifestyle it provides. With the prospect of 500 or more people crammed into 4 acres, that lifestyle will be changed forever. We will be faced with more traffic on our streets, less available parking to an already parking challenged neighborhood, more crime, more noise, and a strain on city services.

This is purely a money grab by Mr. Efraim as he doesn't live in the Village, in fact, and has admitted he doesn't even live in Long Beach.

Please help preserve the character of an 80 year old neighborhood and deny Mr. Efraim's request to change the zoning.

Thank you,

Bob Bergman

**From:** Pat Franco  
**To:** [LUEUDE2040](#)  
**Subject:** Parkview Village at Bellflower and Carson  
**Date:** Monday, March 05, 2018 5:53:32 PM  
**Attachments:** [Broken Window.jpg](#)  
[Wine barrel on Bellflower.JPG](#)  
[Wine barrel on Carson.JPG](#)  
[Wine barrel Once Read Books.JPG](#)  
[Wine barrels on Viking Way1.JPG](#)  
[Wine barrels on Viking Way2.JPG](#)

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To Whom It May Concern:

As a 22-year resident and owner of property in the Lakewood Village, I would like to strongly urge you to maintain the current Land Use Element recommendation of 2-story community commercial for Parkview Village (Bellflower and Carson). I do not believe that making the property mixed-use commercial is beneficial to the neighborhood or the City of Long Beach.

This property is owned by Mr. Benjamin Efraim who has made a number of misstatements regarding the Lakewood Village neighborhood. He has stated to the City of Long Beach that the "community at large" is in agreement with his desire for mixed-use commercial. Nothing could be farther from the truth. I have yet to meet or even hear of anyone in the Lakewood Village who is in agreement with Mr. Efraim. In addition, Mr. Efraim claims there are "no single-family residences in the immediate vicinity". However, there are actually single-family homes just a few feet away. My home is in fact 10 homes away from Parkview Village.

Finally, Mr. Efraim claims that the only way to maintain the "traditional charm" of the neighborhood is the create a "unique-feeling cosmopolitan" space. The Lakewood Village is not a "cosmopolitan" neighborhood. It is a country style neighborhood with large old trees and no sidewalks. That is the neighborhood that in, and that is the way it should stay.

Please don't allow our neighborhood to ruined by greed. Mr. Efraim doesn't not maintain his property he has now. Cirivello's, which is currently unoccupied, has had a broken window for months. Many of the repurposed wine barrel planters are in disrepair with weeds are dead plants in them. (Please the attached pictures for a small sampling. They were all taken today.)

Thank you for your time and consideration.

Pat Franco

[REDACTED]  
Long Beach, CA 90808  
[REDACTED]







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562/982-1333









**From:** Lisa Harris  
**To:** [LUEUDE2040](#)  
**Subject:** Parkview Village  
**Date:** Tuesday, March 06, 2018 10:35:50 AM

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Good morning Mayor

I am a Lakewood Village/Long Beach owner/resident for over 20 years. The reason I choose to move in this community was to raise my children. Where they could walk to school, play at the local parks, and attend the local church. I was able to do all of those things and always felt a sense of community. Today, I still see new young families moving into the community for those same reason. But this will not continue if we allow Parkview 300 apartments because this will change this small community into a metropolitan area with no parking and activities into the late night which mean noise. One thing I enjoy is being able to walk the streets in the quiet evening and see other people walking their dogs or families just out walking. Parkview apartments will cause the school to become over impacted which means some local resident children might not be able to attend the local schools. Which is one of the reasons people move to the Village is because of the great schools. Don't get me wrong I am all for change when it is necessary but at this time I don't think it is necessary to cause this drastic change to a community that is very stable and very well maintained.

[Lisa Harris](#)