



December 5, 2018

Cuentin Jackson, Project Planner  
Long Beach Development Services  
333 W. Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, CA 90802

Re: CONCERNS regarding CUP 18-016 at 739 E. Anaheim Street

Dear Mr. Jackson:

On behalf of Walk Long Beach, and the Long Beach walking community, I write to express our concerns about the proposed plans for the retail center at 739 E. Anaheim Street.

Walk Long Beach advocates for pedestrian safety and walkable communities. We train and mobilize residents to advocate for safe, comfortable, and accessible walking environments in neighborhoods and local business corridors in Long Beach. We recognize the significant role and impact of the built environment on individual and community health.

For these reasons, we want to express concern about the inclusion of a drive-through and the orientation of the access to the retail center from the parking lot, and not the sidewalks for the new buildings on the site. While the site zoning is auto-oriented commercial, the proposed site design does not conform to the prevailing traditional street-fronting buildings along Anaheim Street and other adjacent streets. Inclusion of the drive-through only exacerbates this disruption. Given the extensive street frontage of the project site, this is a key opportunity to improve the existing streetscape, while providing upgraded retail space and much-needed local investment.

The adopted Mobility Element of the General Plan defines this segment of Anaheim Street as a pedestrian priority area (Mobility Element, Map 13, Page 80) and as a Primary Transit Priority Street (Mobility Element, Map 15, Page 86). The proposed design does not prioritize pedestrian connections from the public right-of-way to the retail center, and should be redesigned to better integrate into the prevailing urban pattern.

In addition, the adopted CX3 Pedestrian Plan calls for safety improvements along Anaheim Street (CX3 Plan, Page 181), including additional marked crosswalks, bulb-outs and other similar streetscape improvements. These types of public improvements should be considered and provided as part of this project to the extent possible.

We are similarly concerned about the loss, even temporarily, of unique local businesses that give the area character and are tied to the ethnic identity of Cambodia Town. The local market is one of the few places where neighborhood residents can purchase groceries, including fresh fruits and vegetables. Loss of the market would worsen the food desert that exists in Midtown.

425 E. 4th Street, Unit E  
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We support complete neighborhoods, and would like to see this type of use maintained in the project vicinity to reduce dependence on automobiles and provide daily needs retail in close proximity to the nearby vibrant neighborhoods. We are also not supportive of additional unhealthy fast food offerings in a neighborhood corridor that already is inundated with them, especially near public schools including Roosevelt and Poly.

Given these and other concerns that have been raised by the community in the last few weeks about the project as proposed, our hope is that this project can be the subject of a community meeting, and then redesigned and brought back to the Planning Commission for review and approval.

**We ask that the Planning Commission and Planning Staff support a more appropriate pedestrian-friendly design for this project and postpone taking any action on the item at the meeting on December 6.**

Thank you for your consideration. If you have any questions about our position, please don't hesitate to contact me at 562-912-6004 or [Steve@WalkLongBeach.org](mailto:Steve@WalkLongBeach.org).

Sincerely,



Steve Gerhardt, AICP  
Executive Director, Walk Long Beach

Copy: Vice Mayor Dee Andrews