

Dionne Bearden

Subject: FW: Planning Commission Agenda Item No. 2

From: Christopher Koontz

Sent: Wednesday, January 02, 2019 4:28 PM

To: Annie Greenfeld <shorti2448@gmail.com>; Dionne Bearden <Dionne.Bearden@longbeach.gov>

Subject: RE: Planning Commission Agenda Item No. 2

Thank you Annie, received

From: Annie Greenfeld <shorti2448@gmail.com>

Sent: Wednesday, January 02, 2019 4:24 PM

To: Dionne Bearden <Dionne.Bearden@longbeach.gov>

Cc: Christopher Koontz <Christopher.Koontz@longbeach.gov>

Subject: Fwd: Planning Commission Agenda Item No. 2

Please confirm receipt of this email and attachment. Thank you.

----- Forwarded message -----

From: Annie Greenfeld <shorti2448@gmail.com>

Date: Wed, Jan 2, 2019 at 2:10 PM

Subject: Planning Commission Agenda Item No. 2

To: <Clerk@longbeach.gov>, lana.gonzalez@longbeach.gov <lana.gonzalez@longbeach.gov>, Rajan Hoyle <rajan.hoyle@longbeach.gov>

Cc: Jeffrey Berkenkamp <jeffrey.berkenkamp@longbeach.gov>, Delmy Hughes <delmy.hughes@longbeach.gov>, Mike Zupanovich < Bill Townsend

Attached please find Opposition to Agenda Item No. 2 of the Planning Commission meeting of January 3, 2019. Please make certain that this appears in the Commissioners' packet. Thank you. Please confirm receipt of this email.

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Annie Greenfeld for

Mike Zupanovich and Bill Townsend

"Never, never be afraid to do what's right, especially if the well-being of a person or animal is at stake. Society's punishments are small compared to the wounds we inflict on our soul when we look the other way."

--

Annie Greenfeld

"Never, never be afraid to do what's right, especially if the well-being of a person or animal is at stake. Society's punishments are small compared to the wounds we inflict on our soul when we look the other way."



P.O. Box 16325
Long Beach, CA 90806

January 2, 2019

Honorable Chair and Planning Commissioners
City of Long Beach
333 W. Ocean Blvd.
Long Beach, CA 90802

Re: Agenda Item No. 2. 18-096PL- Recommendation to accept Categorical Exemption CE-18-232 and approve a Modification (Mod18-018) of a previously approved Administrative Use Permit (AUP 0703-18) allowing establishment of a homeless shelter in an industrial building located at 1368 Oregon Avenue in the General Industrial (IG) District. (District 1)

Dear Honorable Chair and Planning Commissioners:

This letter is being written in opposition to the above agenda item. As Board members of Magnolia Industrial Group, we would like to go on record as to this opposition. There are many factors for this opposition, which should be taken into consideration and at the very least some of these should be included into the conditions of the AUP and enforcement should be provided.

Magnolia Industrial Group (MIG) is an industrial area. This existing facility has been operating on a part-time homeless shelter without incident and the operation of this has been seamless. We are concerned that going to a full-time homeless shelter will compromise the industrial area.

There are ongoing problems in MIG regarding homelessness, parking and dumping. Homeless that are not part of Project Achieve have been squatting on public and private property and leaving the properties and area around them in total shambles. We have been relying on the property owners and Public Works to clean up the mess, but it sometimes goes one to two weeks until these areas are cleaned up only to have them dumped on again within a very short period of time. Obviously, this is not conducive to a business atmosphere and there is no enforcement or assistance from Homeless services.

The dumping is also a huge issue. We pay 80% of our self-assessment for security and receive at least 40-50 issues of dumping per week. We ask the property owners to clean, but most of our property owners are absentee landlords and don't get much cooperation. We are left to rely on Public Works and report this on the GOLB App; however, it takes a minimum of 7 days to get a response.

Honorable Chair and Planning Commissioners

The biggest problem, however, is parking. Residents will be allowed to walk up and/or drive up and park. There is no parking between 2:00 a.m. and 5:00 a.m. everyday in most of MIG. Albeit, we don't have parking enforcement there, because they do not work after 6 p.m., we believe this to be an issue that needs to be resolved. We are requesting that a condition be added to the AUP that the City's "No Parking" laws be followed, and request that the applicant provide parking for any vehicles associated with its residents. These are some things that the Dept. of Development Services and Planning have no knowledge of. They also do not know about the business that is right across the street/alley from the homeless shelter. They park all the cars that they work on in that street and sometimes block the entire street so that no one can leave or come through that street. Clearly, parking enforcement should be engaging that business as well.

Therefore, the following should be amended:

"15. The applicant shall submit a Parking Plan for the review and approval of the Director of Development Services. The Plan shall provide at a minimum the following parking spaces: 1) one parallel parking space abutting the northern building wall between the northwestern entry and the loading/unloading area; and 2) three side-by-side parking spaces in the western portion of the loading/unloading area, with one space complying with minimum required disabled accessible dimensions. All parking spaces shall conform to current standards relative to current screening, landscaping, paving, striping and lighting development standards. All on-site parking areas serving the site shall provide appropriate security lighting with light and glare shields to avoid any light intrusion onto adjacent or abutting properties pursuant to Zoning Code Section 21.41.259."

As you can see, the walk-up/drive-up aspect of this application clearly has not been thought out by the applicant and by the Planning Dept.

While we realize that homelessness is not a crime, some of the homeless individuals have been confrontational and have threatened the tenants of the properties, our security officers and property owners. On occasion we have had to contact LBPD regarding these situations.

We also request that the City proactively enforce the following condition of the AUP:

"4. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith."

We request that this modification not be approved. In the alternative, if it is approved, we request that the conditions be modified/amended as stated above.

Sincerely,

/s/

Bill Townsend, President and Board Member

/s/

Mike Zupanovich, Treasurer and Board Member
of Magnolia Industrial Group

Ag

Cc: Clerk@longbeach.gov for the Planning Commission

Lena.Gonzalez@longbeach.gov

Rajan.Hoyle@longbeach.gov

Delmy.Hughes@longbeach.gov

Jeffrey.Berkenkamp@longbeach.gov