

**From:** [Christopher Koontz](#)  
**To:** [kirk davis](#)  
**Cc:** [Alison Spindler](#); [Cynthia De La Torre](#)  
**Subject:** RE: 6600 Atlantic  
**Date:** Monday, December 24, 2018 8:22:49 AM

---

Mr. Davis,

Thank you for the email and question. As you may be aware all of the Land Use Element materials are available at [www.longbeach.gov/LUUDE2040](http://www.longbeach.gov/LUUDE2040) . A number of changes were made by City Council to the plan in the spring of 2018 resulting in a need to recirculate the environmental document. I expect the revised Environmental Impact Report (EIR) in the April to May timeframe which would mean the overall plan would be effective in December of 2019 barring any litigation or delays.

Separately the City is working on modifications to the Conditional Use Permit (CUP) process for drive-through restaurants. I hope to have a draft to Planning Commission in late February and be through City Council and effective in late summer.

Lastly, specific to North Long Beach we are almost half way through a comprehensive zoning study, please see <http://www.longbeach.gov/uplanlb> , most of this work will be complete in 2020 for zoning and street changes north of Del Amo.

We would be glad to include you in the public process for all of the above efforts.

Merry Christmas,

**Christopher Koontz, AICP**

*Planning Manager*

**Long Beach Development Services | Planning Bureau**

**T** 562.570.6288 **F** 562.570.6068

333 West Ocean Blvd., 5<sup>th</sup> Floor | Long Beach, CA 90802

[christopher.koontz@longbeach.gov](mailto:christopher.koontz@longbeach.gov) | [www.lbds.info](http://www.lbds.info)

**From:** kirk davis <[REDACTED]>  
**Sent:** Friday, December 21, 2018 9:50 PM  
**To:** Christopher Koontz <Christopher.Koontz@longbeach.gov>  
**Subject:** 6600 Atlantic

Dear Mr Koontz,

It is unfortunate the 1989 General Plan allows for the layout of a development such as 6600 Atlantic Ave to take place. Though I am opposed to the three drive-through design and addition of fast food,

I understand why the Planning Commission had their hands tied in the recent ruling (Dec 20). How long will it take for the General Plan update to be approved? The current one is beyond archaic compared to today's building and green standards. The update provides the new guidelines to limit drive-throughs and the overabundance of fast foods. It is too bad even the spirit and goals of the 2040 plan can not be applied in any way currently. I hope developers will not be rushing for project approvals to use the current plan to their advantage, to the detriment of public health and the exploitation of at risk communities for profit. I look forward to continue working with the UPLAN advisory committee, my councilman, and future developers for a vibrant, healthy North Long Beach and City.

Best Regards,  
Kirk Davis

Julie M. Spacht

Long Beach, CA 90808

Dear Ms. Tatum;  
Long Beach Development Services

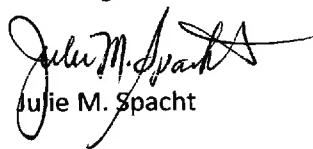
January 14, 2019

I have been interested in the Walk Long Beach program for some time having been offered a position on the advocacy board. I chose not to participate on the board; I was not familiar enough with the program to know how balanced the organization viewed the needs of the City as a whole. In this same vein, I am writing with concern for the review of drive- thru facilities.

I certainly agree that good design is important- providing safety to all involved including the smooth flow of traffic. Lines of sight, adequate turning radii and appropriate locations with respect to busy intersections are all necessary for safety. I am heartened to know there is no plan for across the board stopping drive thru facilities- they have a use and purpose in many situations and markets. Minimizing drive- thru facilities will not necessarily, one-for- one improve walkable Long Beach. In some situations it will mean more parking space will be required, or otherwise- successful ventures may not succeed. Some members of our community find drive- up pharmacies extremely convenient if they are ill or have limited mobility. I have frequented a drive- thru cleaners in a neighboring community when I did not want to park, take two toddlers out of their car seats, go into the business come out and load everyone up again. And then there is our beloved local drive-thru dairy!

I enjoy and recognize the need for a walkable Long Beach- but it must make sense in the situation. A broad brush should not be used.

Best regards and much success,



Julie M. Spacht

FEBURARY 19, 2019

**LETTER TO:** Mayor and City Council

**CC:** Planning Commission

Christopher Koontz, AICP, Planning Manager

Cynthia De La Torre, Planner IV

## REQUEST FOR A MORATORIUM ON DRIVE-THROUGH CUPs

Honorable Mayor and Council Council,

In the past three years (2015 to 2018), according to Development Services, there have been 12 Conditional Use Permit (CUPs) requests approved for drive-through lanes at new convenience or fast food restaurants in all parts of the City. Six more applications are pending, and only one has been denied during that period.

Drive-throughs represent the worst kind of new development-auto-oriented, low-density, unhealthy, and generic--exactly the kind of development we should be avoiding. This is especially troubling in underserved communities that already struggle with an over-abundance of unhealthy, usually fast food, options (food swamps) and/or a dearth of healthy food choices (food deserts).

The City has adopted policies, including Health in All Policies, to create healthier and more walkable communities, support more local businesses, and enhance unique local flavor, including our many unique ethnic communities. Drive-throughs fly in the face of these important efforts. Typically, drive-throughs offer few healthy choices, are operated by national corporate chains that contribute to ubiquitous and bland suburban corridors, and extract money from our community as opposed to local businesses that keep profits local. Each new drive-through represents a missed opportunity for something better to be built. Therefore, the approval or placement of any new drive-throughs should be carefully considered.

Development Services is beginning a policy study on drive-throughs, including community meetings and study session with the Planning Commission to discuss amendments to the regulations and required findings for new drive-throughs. While this effort is underway, it's worth taking a "time out" to figure out what's best for Long Beach going forward.

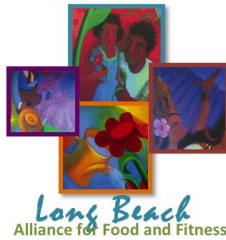
While a moratorium will not affect those drive-throughs already approved or in the approval pipeline, now is the time to act to avoid any future damage to our urban fabric. We do not support drive-through lanes, especially in pedestrian-oriented corridors and near sensitive land uses, and think that they should only be allowed in very specific and limited circumstances. We need to use this time to craft sensible regulations for drive-throughs.

The City plans no ban on future drive-throughs while the policy is being contemplated. Our hope is that a moratorium can be put in place by the City Council now on any new drive-throughs until the new regulations are put in place.

If you have any questions about our request for a moratorium or would like to discuss the issue further, please contact Steve Gerhardt from Walk Long Beach at [562-912-6004](tel:562-912-6004) or [Steve@WalkLongBeach.org](mailto:Steve@WalkLongBeach.org).

Thank you for your consideration.





February 26, 2019

Cynthia De La Torre, Planner IV  
Dept. of Development Services- Planning Bureau  
333 W. Ocean Blvd., 5<sup>th</sup> Floor  
Long Beach, CA 90802

RE: Negative Declaration for Drive-Through Use Zoning Code Amendment

Dear Ms. De La Torre,

Thank you for hosting the forum on February 25<sup>th</sup> to allow community input into the design of our neighborhoods. The Long Beach Alliance on Food and Fitness is a community collaboration of residents, healthy food advocates, food providers, and health providers. We aim to encourage policies that "make the healthy choice the easy choice," in order to reduce the epidemic of diabetes, obesity and related illnesses.

Drive-through restaurants contribute to poor health and should be curbed in Long Beach. They are especially unwelcome in neighborhoods that already have a density of fast food drive throughs and lack of healthy food options. By definition, they attract cars and encourage driving, contributing to air pollution and detracting from the walkability of communities. This update to the Zoning Code is urgent and overdue. Our specific comments:

1. Before approving any new or expanded drive throughs, the health impact on the community must be carefully assessed. We appreciate that the Department of Health and Human Services has been added to the review team for new drive through proposals. While it is beyond the scope of this project, we would very much like to see the DHHS supported by the City to provide health impact reviews for all major development projects. This assessment should include attention to food swamps/deserts, concentration of fast food, obesity rates, and asthma rates in the given neighborhood
2. The distance from schools should be more than the proposed 500 feet. Research has shown increased obesity when fast food is located near schools.
3. Inclusion of consideration of the opportunity cost of placing a drive through where other, more productive land use might be put in place is a wise choice. This consideration should include the potential for healthy food options or fresh food markets in food deserts/swamps and well as potential for local businesses, health providers and housing.

We applaud this effort to gather community input and the study session that the Planning Commission held on this topic. The speedy timeline and thorough research is much appreciated.

Sincerely,

Jennifer Ponce, MPH | Chief Health Education and Promotion Officer  
The Children's Clinic, "Serving Children and Their Families"  
Coordinator, Long Beach Alliance for Food and Fitness

*"Growing Healthier Communities"*  
[www.thechildrensclinic.org](http://www.thechildrensclinic.org)  
2790 Atlantic Avenue · Long Beach · California · 90806