

From: [Lynette Ferenczy](#)  
To: [PlanningCommissioners](#)  
Cc: [Alejandro Sanchez-Lopez](#)  
Subject: Fwd: Code Amendment for motel to transitional housing ZCA20-001  
Date: Thursday, May 21, 2020 9:58:25 AM

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-EXTERNAL-

May 21, 2020

Dear Planning Commissioners:

Re: Code Amendment for Motels-Transitional Housing ZCA 20-001

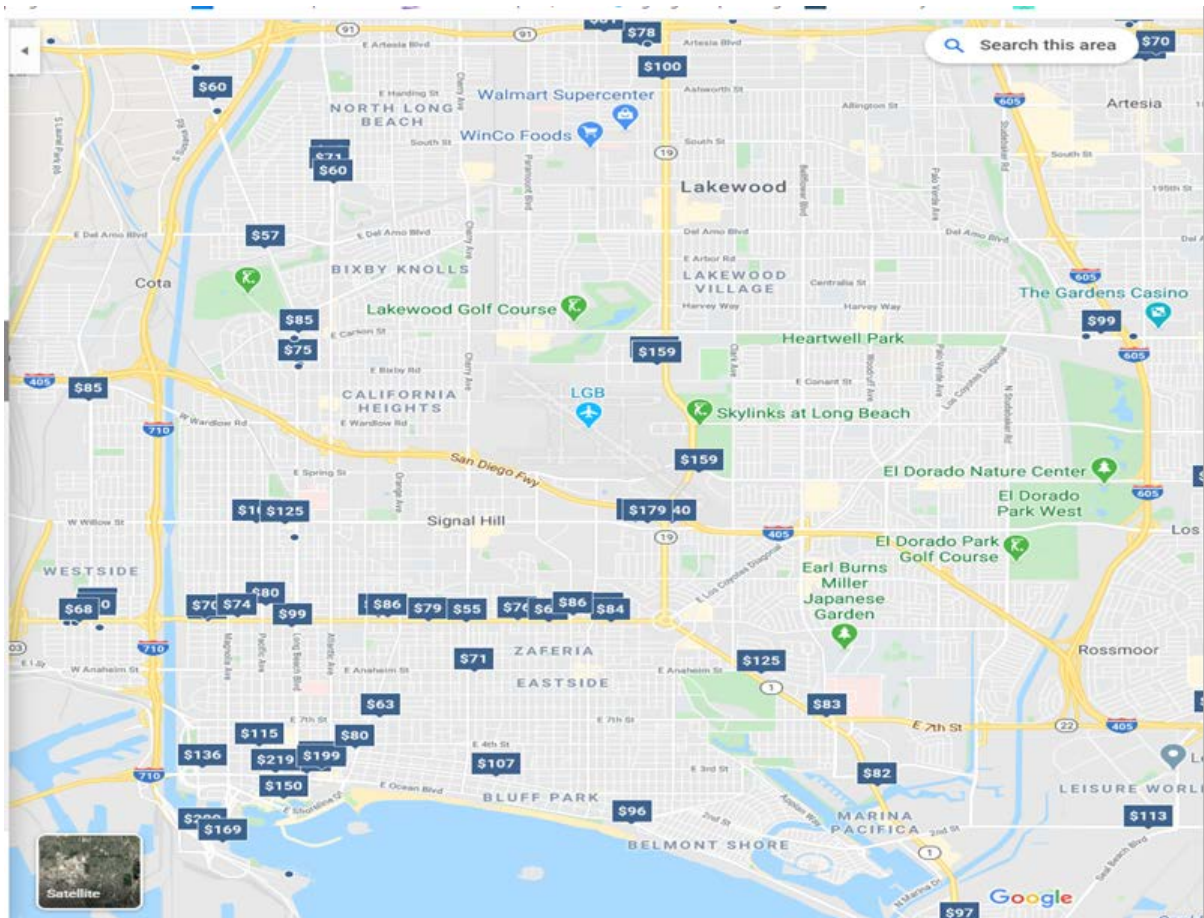
I have a concern regarding the zoning code amendment ZCA20-001 to Title 21 to allow interim motels to be converted to transitional housing for people experiencing homelessness. The report states this will allow for the equitable distribution of housing types, but I believe the majority of hotels are located in the downtown and along PCH in the central area of Long Beach. A map of the motels was requested from the Planning Department on Tuesday but at this time has not been received so a map of motels in Long Beach from Google maps attached below shows the location and concentration of motels. Also requested was the number of motels per district. Based on the map it appears that there are very few motels in CD #5 and at least 8-10 motels in the downtown area and CD #6. This map allows the public to see where this type of housing can be placed. I am not against this code amendment but would like to have complete information.

I also am concerned that there is no noticed public hearing for these uses. Since there is no requirement for a public notice the community will not know what properties are being converted and will not be allowed any input. I would like to see a change to **require** the business owners to notify the neighborhood organizations instead of **encouraging** notification as stated in the report. The existing concentration of motels seems to run counter to the report's statement that this change ensures that there is a more equitable distribution of transitional housing throughout the city so as not to over concentrate homeless accommodations in limited areas as well as promoting equitable distribution of housing to avoid creating large concentrations of below market housing in under served and low income neighborhoods. How is this possible if the majority of hotels are concentrated in a few areas of the city? I recommend a spacing requirement to ensure an equitable distribution of transitional housing throughout the city. Please clarify what measures are in place to avoid the over concentration of these types of facilities with an emphasis on possible overutilization of PCH. I would like to reiterate that I am not opposed to this code amendment to address the too long under neglected homeless crisis, however, I would like the proposed solution to impact all areas of the city equally.

Please consider the following changes to the ordinance:

1. Require the business owner to notify the community instead of just encouraging notification.
2. Require a spacing requirement between facilities to avoid an over concentration in any one neighborhood.
3. Provide a map of existing motels and note the number of motels in each council district.

Thank you



Lynette Ferenczy