

THE RIVERPARK COALITION

APPEAL

FOUR PARCELS KNOWN
AS 3701 PACIFIC PLACE
AND FOUR PARCELS
KNOWN AS
3916-4021 AMBECO ROAD
ALONG THE LA RIVER

APPELLANT:
Riverpark Coalition

PRESENTER:
Juan E. Ovalle

APRIL 13, 2021



*Never doubt that a small group of thoughtful,
committed citizens can change the world;
indeed, it's the only thing that ever has.*

--Margaret Mead



We Respectfully Request

1. Require an EIR and Deny the Zoning Change for the Proposed 152,000 SF 44-foot high self storage facility and parking lot for 585 Luxury RV's for the "Pacific Place Project" located at 3701 Pacific Pl. and 3916-4021 Ambeco Rd.
2. For the following reasons:
 - a. Premature and Inadequate Mitigated Negative Declaration
 - b. Making an Environmental Disaster Worse
 - c. Proposed Zoning Change and Height Variance of 43-feet 11-inches is not compatible with surrounding neighborhood

What legacy do you want to leave the next generation?

CEQA - Responsible Planning



The California Environmental Quality Act (CEQA) is more than an environmental protection act

Require Environmental Impact Report (EIR) & Deny Zoning Change: 3701 Pacific Place & 3916-4021 Ambeco Road



RiverparkCoalition.org

Making an Environmental Disaster Worse

This land is leaking methane gas, lead and arsenic have been found in the topsoil, and under the soil are old oil sumps and toxic waste repositories. If any land ever warranted an EIR, it is this land. It is incredible that the City would allow construction on this site without a complete EIR to protect the local residents.



Life Span and Inequities

REFINERIES

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INCINERATOR

SHIPS AT PORT

PETROLEUM COKE

PETROLEUM COKE

DIESEL TRUCKS

NORTH
1.0

WEST
1.0

SIGNAL HILL

SOUTH
2.7

EAST
16.7

THE WESTERN SIDE OF THE CITY HAS BEEN LABELED AS ONE OF THE MOST POLLUTED AREAS OF THE COUNTRY.

IT HAS ALSO BEEN KNOWN AS THE "DIESEL DEATH CORRIDOR"

HIGH INCIDENCE OF CANCER AND ASTHMA

DIESEL TRUCKS TRANSPORTING GOODS ALONG THE 710 FREEWAY, DOWNWIND FROM REFINERIES, INCINERATOR, AND SHIPS WAITING TO UNLOAD CARGO AT THE PORT. IT IS ALSO DOWNWIND FROM THE PETROLEUM COKE FACILITIES.

PARK INEQUITIES

Prepared by RiverParkCoalition.org
Current as of Monday Dec. 28, 2020

North: 1 Acre/1,000 Residents

Residents

West: 1 Acre/1,000 Residents

Residents

South: 2.7 Acres/1,000 Residents

Residents

East: 16.7 Acres/1,000 Residents

Residents

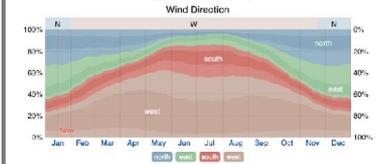
MAP FEATURES

- Parks
- City Boundary
- Surrounding City

APPROXIMATE AREA OF HIGH POLLUTION

LIFE EXPECTANCY

LIFE EXPECTANCY PER CENSUS TRACT	
70 TO 76 YEARS	77 TO 80 YEARS
81 TO 84 YEARS	



Diesel Death Corridor and Injustice

Each pizza box equals
1-Acre per 1,000 residents



Photograph Long Beach Press-Telegram

Eastern Long Beach has 17-
acres per 1,000 residents

Los Angeles River Revitalization Plan (LARRP)

Visualization of
Wrigley Heights
Park - North
Accessible by
bicycle and
pedestrians from
four different
directions including
access from A-line.
Greater access
could be added as
needed.



Require an EIR 3701 Pacific Place



What legacy do you want to
leave the next generation?

Legal Counsel:

Doug Carstens
Chatten-Brown, Carstens & Minter



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Closing Remarks:

Laurie Angel,
Riverpark Coalition
9th District, Long Beach



