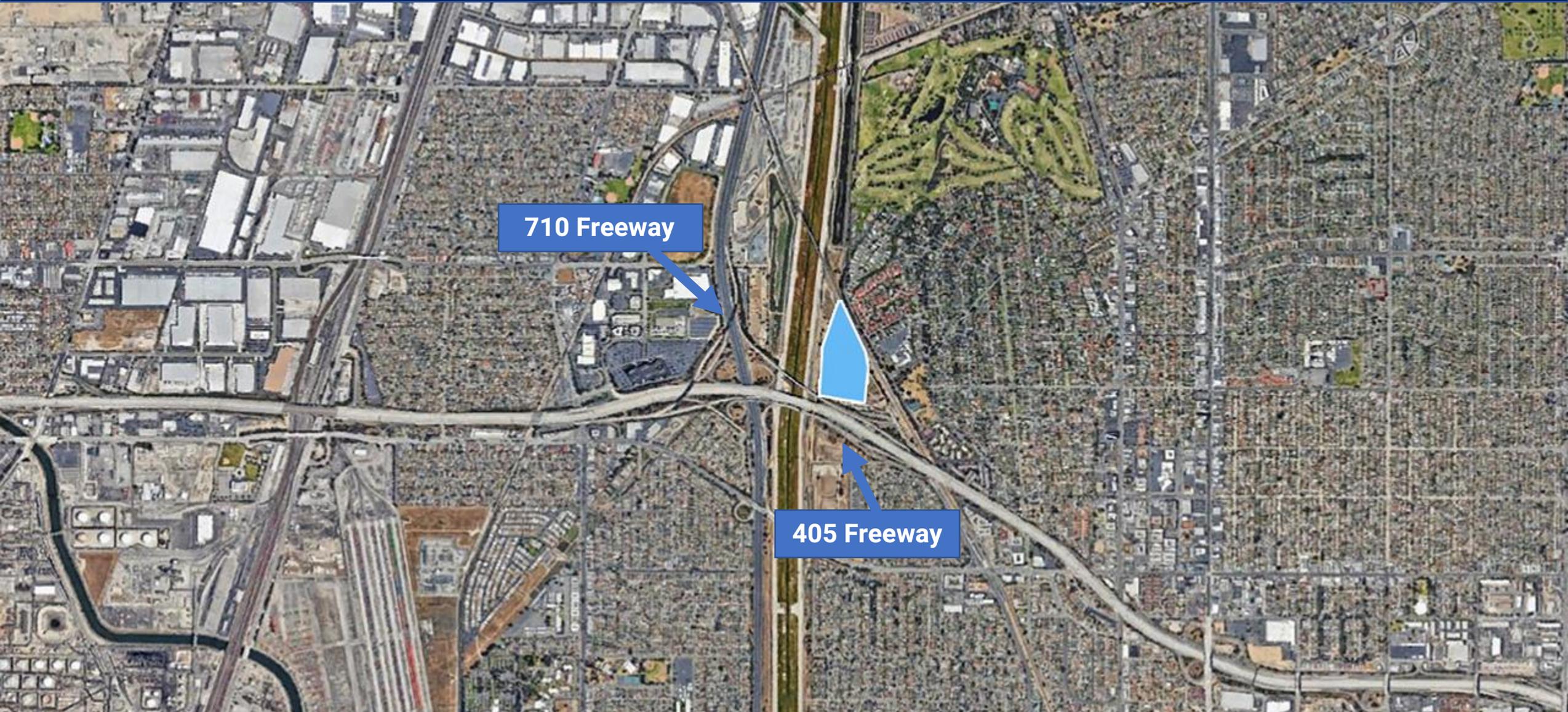


Our Proposal for 3701 Pacific Place



Our **site** borders the 710 & 405 Freeways



710 Freeway

405 Freeway

We acquired the **privately owned** site in 2019



710 Freeway

Our
Site

405 Freeway

Which is bordered by an LA County Flood Plain and another private lot



The site's current Neo-Industrial Zoning allows for up to 600,000 sqft of industrial buildings



But we think low impact self storage is a better fit



With an integrated office, bringing jobs to the community



And a new public access path to the LA River Trail



Featuring a new river pavilion and 24/7 security



Free public parking & car charging for visitors



And a beautiful nature preserve



Setting the stage for future improvements



This highlighted LA County Owned parcel was identified as potential green space in the 2021 City of Long Beach Park Acquisition Feasibility Report

The site has been underutilized for ~50 years due to its challenging environmental history



Our plan significantly improves the site's environmental performance with no significant impacts

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- ✓ Environmental Impact (MND)

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- ✓ Water Quality Impact
- ✓ Air Quality Impact
- ✓ Biological Resources Assessment
- ✓ Studies reviewed by City of Long Beach, and the California Department of Toxic Substances Control as necessary

Neighborhood safety is our priority during construction

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- **A fleet of water trucks will soak the dirt to contain dust during grading**

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- **\$3.5m+ of site environmental mitigation required by DTSC**

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- **State of the art engineered storm-water mitigation system**



In our experience developing over 100 similar projects, these efforts sufficiently address the environmental concerns with this site which we will be occupying ourselves

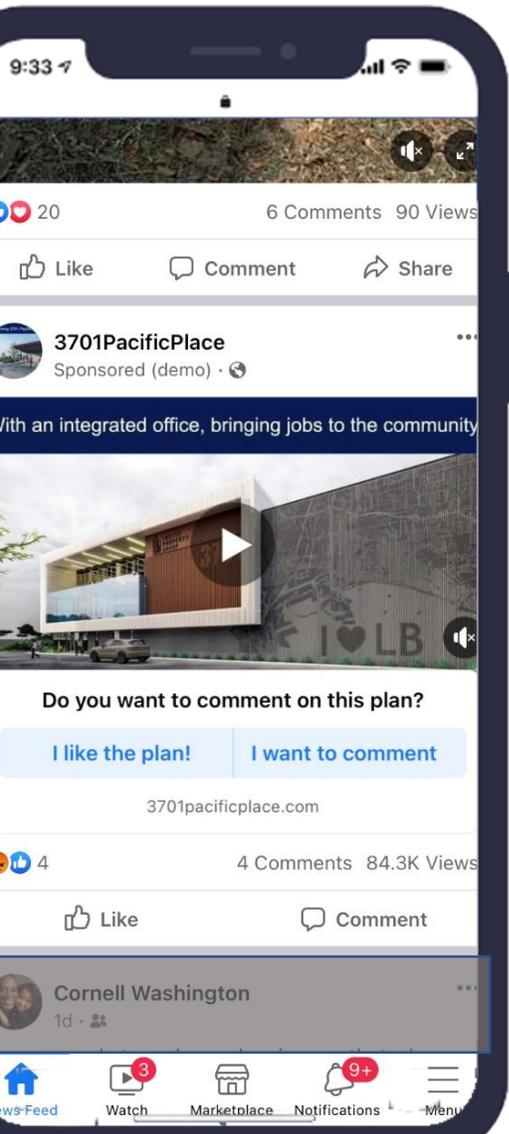
Current status of project

- ✓ **Long Beach Planning Commission approved this combined redevelopment and remediation project in December 2020, the first ever for this historically blighted, contaminated site**

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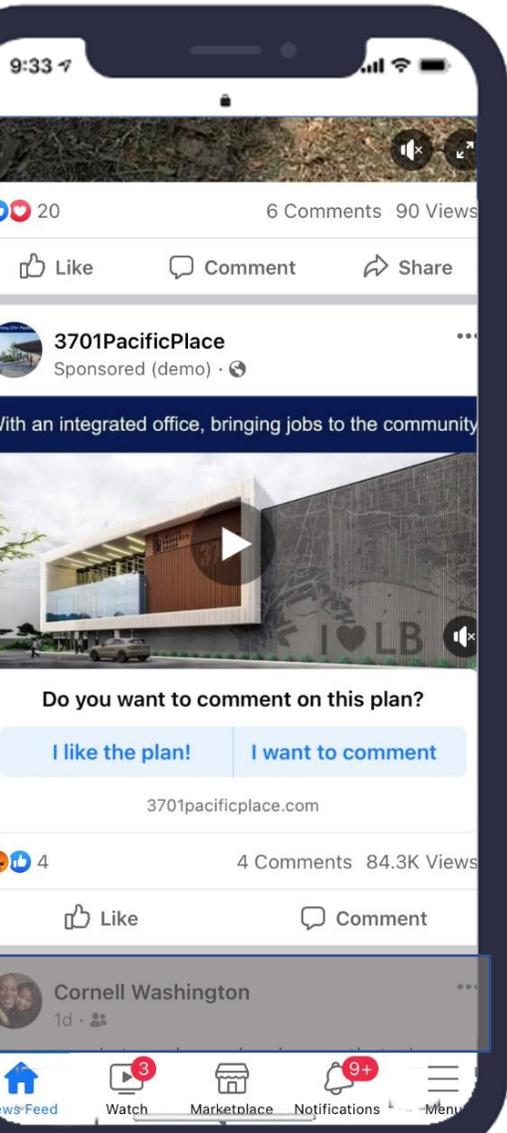
- ✓ **Long Beach Planning Commission approved this combined redevelopment and remediation project in December 2020, the first ever for this historically blighted, contaminated site**
- ✓ **The Department of Toxic Substances Control has decided that the remediation plan will protect human health and the environment and would be implemented after the City Council adopts the MND and approves the Project**

We have engaged over 10,000 local residents

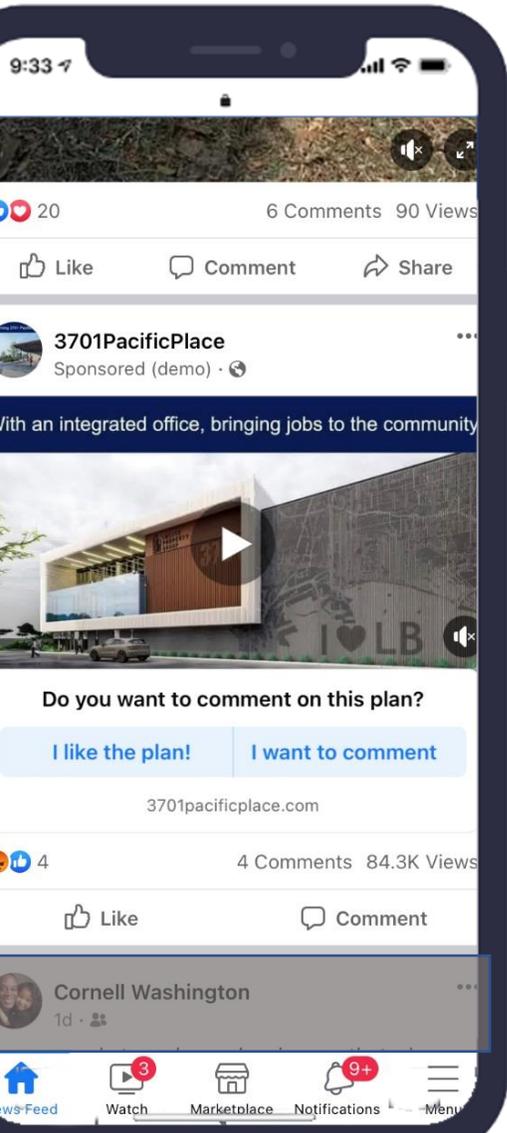


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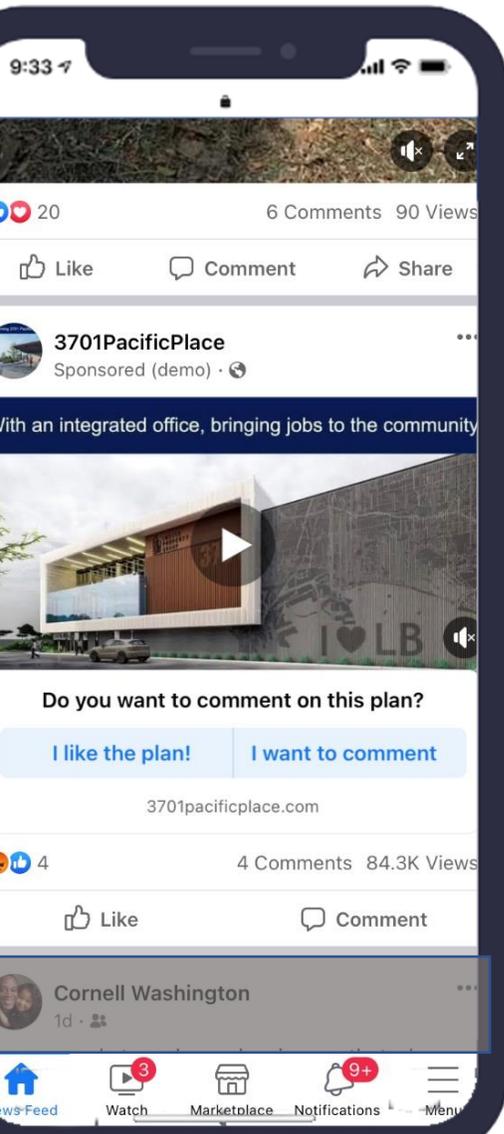


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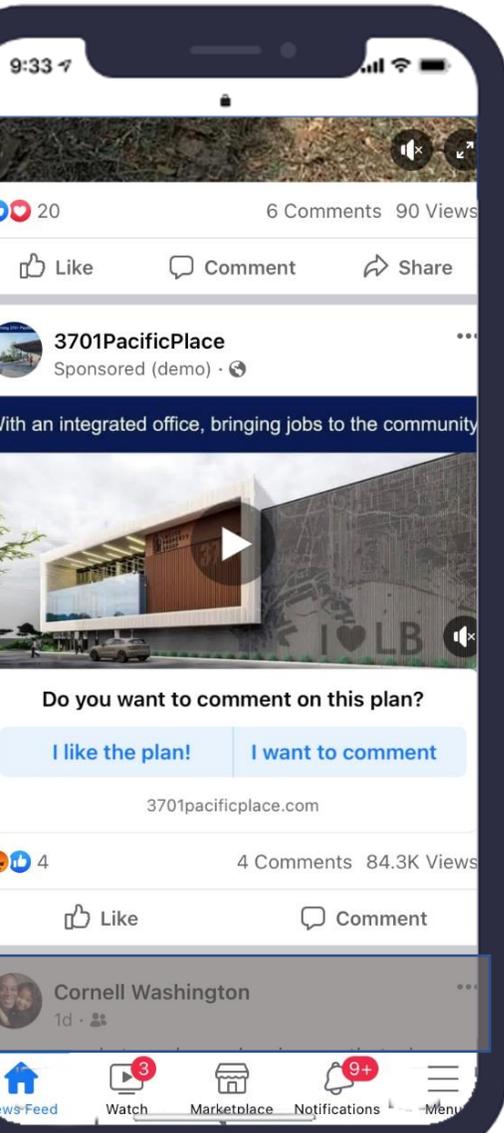
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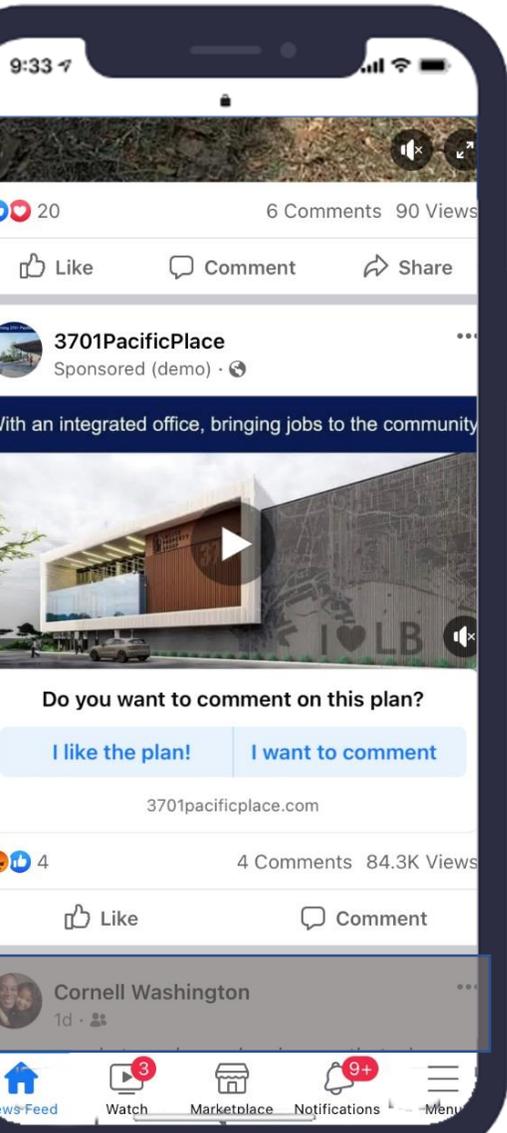
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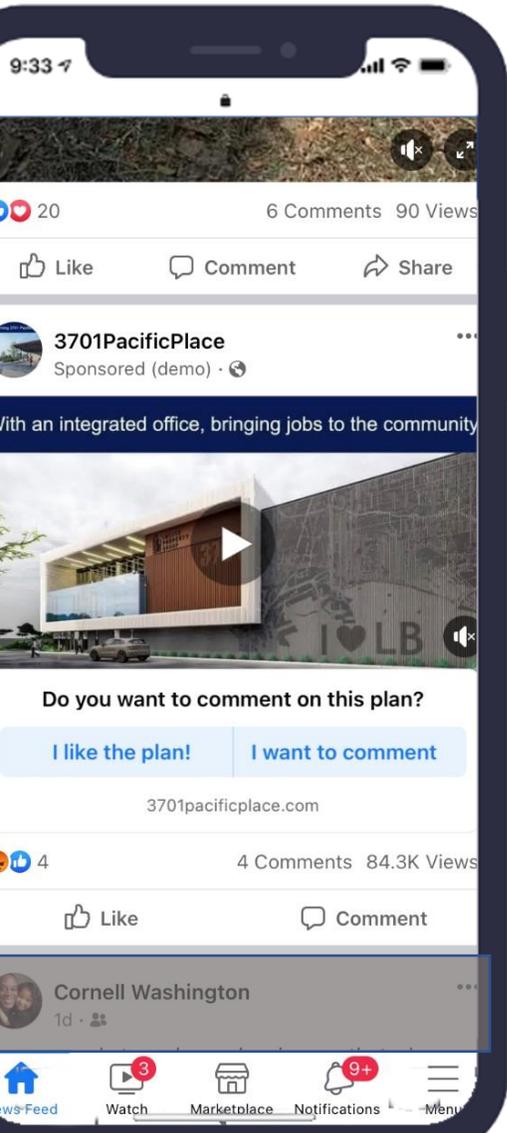
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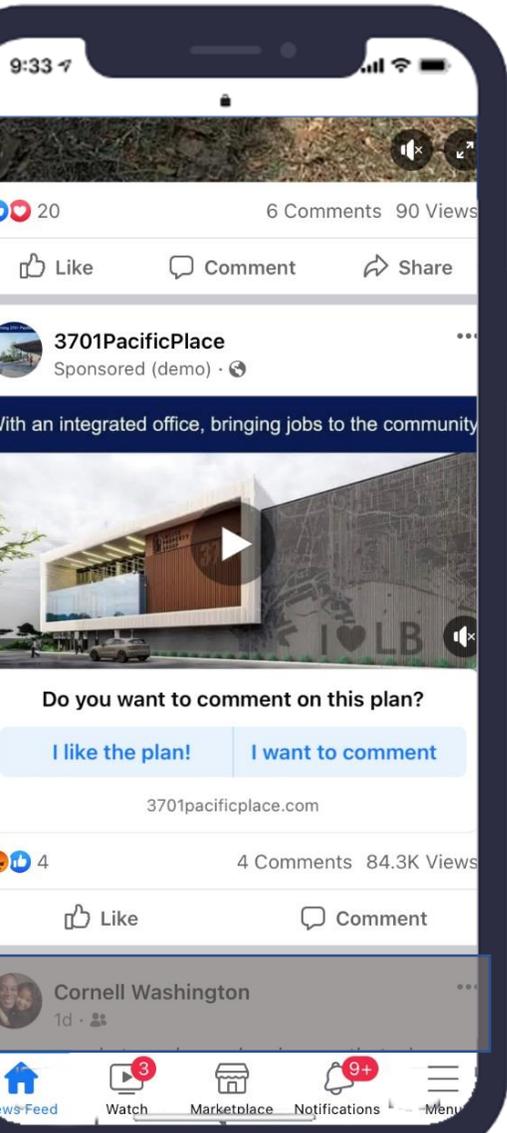
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 - Generated over 300+ resident emails & support cards to City Council **from District 8 residents alone**

Opposition: Should use for a park instead

- “This location has never been designated by the City of Long Beach as a park . . . the zoning is and has been industrial . . . ”

- City of Long Beach Development Services FAQ

- “[3701 Pacific Place]'s location in terms of access, contamination and surrounding land uses . . . renders it an auto-oriented property that prevents pedestrian compatibility by default. . . The property has considerable remediation needs. . . Therefore, for these reasons, this property was not identified as one of the nine opportunity sites.”

- City of Long Beach Park Acquisition Feasibility Report

Summary:

- **Proposing to rezone our privately owned site** for low density, low impact self-storage and RV parking instead of pursuing high density, high impact industrial as per site zoning

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- **Clean-up & remediation plan** overseen by the California Department of Toxic Substances Control significantly improves site with community support

Legal Response Section

Introducing Fernando Villa of Allen Matkins

- The Best Lawyers in America in the field of Land Use & Zoning Law (2016 - 2021)
- Extensive experience working with California Environmental Quality Act (CEQA)

Legal Response Section

We ask the city council to:

- Adopt the MND
- Approve the Proposal:
 - ✓ *Rezone from IL to CS*
 - ✓ *Site Plan Review*
 - ✓ *Standards Variance to increase allowable height from 28' to 43' – 11"*
 - ✓ *Conditional Use Permits for the self-storage, R.V. storage, and accessory car wash uses*
 - ✓ *Lot Merger to combine the four project parcels into one*
- Deny the appeals of the Commission's December 17, 2020 approval of the Project and MND

Legal Response Section

The City Council should approve the entitlements because:

- Self-storage and R.V. parking is the ideal use of the Property due to its unique location, shape, and access, the need to remediate the site, and its proximity to residences.
- Self-storage aligns perfectly with the General Plan's Neo-Industrial designation, which seeks to locate low-intensity uses near homes and adaptively reuse blighted properties.
- The Project's design is internally harmonious and compatible with the surrounding community, with its:
 - Innovative architecture and landscaping
 - Remediation that will protect human health and the environment
 - Community trail access to the Los Angeles River and dedicated greenspace

Legal Response Section

The appeals should be denied because they have no basis in law or fact:

- The MND is the appropriate CEQA review and shows no significant impacts will occur due to:
 - ✓ The Project's low-density use, state of the art design and landscaping
 - ✓ Comprehensive environmental remediation
 - ✓ Robust storm drain and biofiltration system.
- The MND shows no traffic impact study is required because the Project's few daily trips fall below the City's VMT screening threshold.
- The MND shows the very low likelihood of tribal cultural resources impacts and proposes tribal monitoring during construction as requested by interested tribes.
- DTSC fully investigated and disclosed the results of the Site's comprehensive investigation, sampling and risk analysis of soil, soil vapor, and groundwater conditions
- **The Response Plan will fully protect people and the environment by mitigating all impacts from the Site's conditions under DTSC oversight**

Legal Response Section

The appeals should be denied because they have no basis in law or fact:

- The Project cannot impact equestrian and other trails due to distance and isolation
- The Project's height complies with the General Plan and is compatible with the surrounding area due to its physical isolation from residential uses and natural and manmade buffering.
- The Property has never been zoned or designated for park space.
- The proposed CS zone is appropriate for the site and consistent with the surrounding area, belying any claim of rezoning impacts or spot zoning.
- The Commission was not told the Los Cerritos Neighborhood Association supported the Project, and such support is not required for Project approval.

Thank You!

