

**Cynthia de la Torre**

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**From:** THOMAS VISKA <[REDACTED]>  
**Sent:** Thursday, May 6, 2021 3:24 PM  
**To:** Cynthia de la Torre  
**Subject:** Re: Enhanced Density Bonus Ordinance - Negative Declaration Public Review

**-EXTERNAL-**

Hi Cynthia!

Thank you for taking the time to talk with me today. As per our conversation, a lot of my concerns with new developments are

1. Water - I recently received an email asking us to conserve water and also water your lawns only on certain and limited days. Ironically, the City of Long Beach Water website says we no longer have to have mandated days, but it's asking to conserve.
2. Electricity - I recently received an email, as well as a letter comparing my electricity usage, asking to turn our thermostats down during the hot days so we don't have black outs.
3. Parking - Parking, was ALL LB residents have experienced, is a huge problem. Before moving to Los Altos, I lived in CA Heights and the parking was always an issue with 4-plexes renting their garages out to landscapers or other people, forcing tenants to find street parking. Average for CA: 1.88 cars per household. low-income or not.
4. Infrastructure - Long Beach roads are the worse. Traffic is bad.

These are some of my concerns. Thank you for listening to another old person complain.. lol

Thomas Viska  
[REDACTED]  
Long Beach, CA  
90815

On May 6, 2021 at 2:01 PM, Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov> wrote:

Hi Thomas,

I don't seem to have your number. Could you please give me a call at my number below?

**Cynthia de la Torre**

*Planner IV*

Pronouns: She, Her, Hers, Ella

## Cynthia de la Torre

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**From:** Truong, Cassie [REDACTED]  
**Sent:** Friday, June 11, 2021 8:53 AM  
**To:** Cynthia de la Torre  
**Cc:** Ling, Shine  
**Subject:** Long Beach Enhanced Density Bonus Ordinance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**-EXTERNAL-**

Greetings,

Thank you for the opportunity to comment on the Long Beach Enhanced Density Bonus Ordinance. Metro does not have any formal comments for the Negative Declaration, but we would like to provide the following information in support of the ordinance's development:

The Ordinance (Project) should include updated information on existing and planned transit services and facilities within the Project area. Metro encourages the City to continue providing for additional density for developments surrounding major transit stops which should include, without limitation, high-frequency bus stops and Metro Rail stations. Metro's NextGen Bus Plan should be used as a resource to determine the location of high-frequency bus stops within the Project area. For more information, visit the NextGen Bus Plan's website at <https://www.metro.net/projects/nextgen/>. Please also refer to Metro's 2020 Long Range Transportation Plan and Measure M Expenditure Plan.

If you have any questions, please contact Shine Ling by email at [REDACTED]

Best,  
Cassie

**Cassie Truong**  
LA Metro  
Transportation Associate II  
Transit Oriented Communities  
[REDACTED]

[metro.net](https://www.metro.net) | [facebook.com/losangelesmetro](https://www.facebook.com/losangelesmetro) | [@metrolosangeles](https://www.instagram.com/metrolosangeles)

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## Cynthia de la Torre

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**From:** Council District 2  
**Sent:** Friday, June 4, 2021 1:04 PM  
**To:** Mike Kowal; [REDACTED] Cynthia de la Torre  
**Subject:** RE: Enhanced Density Bonus Ordinance ND Comments

Good afternoon,

I hope this email finds you well. Thank you for sending in your comments. I will brief Councilwoman Allen on your concerns.

Thank you!

### Mia Hernandez-Perez

Legislative Assistant / Scheduler  
She|Her|Hers  
Office of Councilwoman Cindy Allen, 2<sup>nd</sup> District  
411 W. Ocean Blvd, 11<sup>th</sup> Floor  
Long Beach, CA 90802  
(562)-570-2222

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**From:** Mike Kowal [REDACTED]  
**Sent:** Thursday, June 3, 2021 10:38 PM  
**To:** [REDACTED] Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Mayor <Mayor@longbeach.gov>  
**Subject:** Re: Enhanced Density Bonus Ordinance ND Comments

**-EXTERNAL-**

Thank you.

[Sent from the all new AOL app for iOS](#)

On Thursday, June 3, 2021, 3:25 PM, [REDACTED] wrote:

On Wed. June 2, 2021, I received the following e-mail from Cynthia DeLatorre:

*On June 17, 2021, the Planning Commission will consider recommending that the City Council **accept Negative Declaration** and approve amendments to several sections of the Long Beach Municipal Code (LBMC) to facilitate the development of mixed income multi-family housing in exchange for the provision of on-site, deed-restricted affordable housing units as part of the Enhanced Density Bonus (EDB) ordinance. The proposed EDB would establish regulations to allow a "bonus" of increased density and development standard concessions in exchange for increased levels of affordable housing.*

I question placing recommendation of the Negative Declaration on the Planning Commission agenda before the deadline for comments on this document, much less time to read them, has passed. Please postpone this going to the Planning Commission until more public input is received.

Below are comments from Citizens About Responsible Planning/CARP

### **Enhanced Density Bonus Ordinance Negative Declaration Comments**

This Enhanced Density Bonus Ordinance is based on information from the 2010 Census. Population numbers have changed with the 2020 Census. A new plan needs to be done which uses current population numbers.

The proposed Municipal Code Amendments would cover **all zoning districts, Specific Plan areas, and all Planned Development districts that allow residential uses in the City of Long Beach**. A project of this size, which can affect nearly every neighborhood in the City, deserves an Environmental Impact Report, not a Negative Declaration.

This Negative Declaration is the most inadequate we have ever seen. How can increasing density up to 5 units on a lot not impact Aesthetics, Air Quality, Energy, Greenhouse Gas Emissions, Land-Use/planning, Noise, Population/Housing, Public Services, Recreation, Transportation, or Utilities? Yet every one of these is checked as No Impact or Less than Significant Impact. There have been no studies done to determine if there will be impacts or not, just the planner's statement that there are none.

For example, in discussing Air Quality, it is stated: "The South Coast Air Basin is subject to some of the worst air pollution in the nation, attributable to its topography, climate, meteorological conditions, large population base, and dispersed urban land use patterns." Then, with no proof, it is stated that there will be no impact on Air Quality with these allowed 5 units on a single lot. The construction activity alone can pollute the air, not to mention the new residents driving around looking in vain for parking. Just by living near a bus stop or having the ability to ride a bike does not guarantee that the residents will give up their cars.

As CARP member, Melinda Cotton points out, "If COVID taught us anything, it's that every household needs a car:

to get COVID testing, to be in line at a Food Bank, to pick up food and necessities at "curb service"; to get a COVID vaccination, to get yourself to work because public transit is either not running or changed schedules, or too scary because of proximity to COVID infected passengers. Also - Electric Cars require a place to park at home to connect to a charger. Eliminating garages and required apartment/condo/home parking spaces means fewer people will buy Electric Cars because they have no place overnight to park and charge them."

Added people mean there will be a need for more Public Services, Recreation, Water and other Utilities, yet this Negative Declaration states there will be No Impact.

CARP urges that the City do an adequate CEQA document for this very important change to Zoning for every district.

Ann Cantrell, for  
Citizens About Responsible Planning/CARP

Please send acknowledgement of receipt



## Cynthia de la Torre

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**From:** Cynthia de la Torre  
**Sent:** Wednesday, June 2, 2021 8:29 AM  
**To:** [REDACTED]  
**Cc:** Alison Spindler-Ruiz; Roberts, Elise  
**Subject:** RE: Public comment...Enhanced Bonus Density maps and projected plan

Hi Lisa,

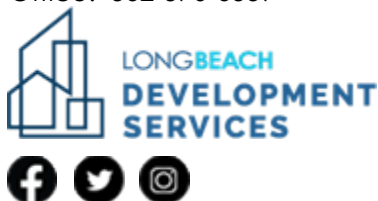
Thank you for your email. The 30-days' notice is for the environmental document (the "Negative Declaration") produced in accordance with the California Environmental Quality Act (CEQA) for the ordinance. That notice was given to those on the interested parties list for the ordinance and CEQA.

There is also a 14-day public comment period on the ordinance in advance of both Planning Commission and City Council hearings required for the ordinance. The Link LB Blast was sent prior to the start of the 14-day public comment period for the June 17 Planning Commission hearing, which begins tomorrow. Public comment is still accepted on this project up until and at both Planning Commission and City Council hearings. We would be happy to also add you to this and/or other housing policy-related interested parties lists in the future.

Thank you,

**Cynthia de la Torre**  
*Planner IV*  
Pronouns: She, Her, Hers, Ella

**Long Beach Development Services | Planning Bureau**  
411 W. Ocean Blvd., 3<sup>rd</sup> Fl. | Long Beach, CA 90802  
Office: 562-570-6559



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**From:** LM Harris [REDACTED]  
**Sent:** Wednesday, June 2, 2021 7:42 AM  
**To:** Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov>  
**Subject:** Public comment...Enhanced Bonus Density maps and projected plan


**-EXTERNAL-**

I am requesting a 60 day extension for public comment on the proposed enhanced bonus density planning.

The public hasn't had enough time to digest the maps or the actual impact on neighborhoods. 6/3 cutoff is NOT adequate notice.

<https://www.longbeach.gov/lbds/planning/advance/studies/>

Lisa Marie Harris

A solid black rectangular redaction mark covering the signature of Lisa Marie Harris.

## Cynthia de la Torre

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**From:** Cynthia de la Torre  
**Sent:** Wednesday, June 2, 2021 9:45 AM  
**To:** [REDACTED]  
**Cc:** Elise Roberts; Alison Spindler-Ruiz  
**Subject:** RE: Proposed Enhanced Density Bonus Ordinance to Planning Commission 6/17/21

Hi Leslie,

Thank you for your email. A 30-days' notice, which began on May 3<sup>rd</sup>, was given for the environmental document (the "Negative Declaration") produced in accordance with the California Environmental Quality Act (CEQA) for the ordinance. That notice was given to those on the interested parties list for the ordinance and CEQA.

There is also a 14-day public comment period on the ordinance in advance of both Planning Commission and City Council hearings required for the ordinance. The Link LB Blast was sent prior to the start of the 14-day public comment period for the June 17 Planning Commission hearing, which begins tomorrow. Public comment is still accepted on this project up until and at both Planning Commission and City Council hearings. We would be happy to also add you to this and/or other housing policy-related interested parties lists in the future.

Thank you,

**Cynthia de la Torre**  
*Planner IV*  
Pronouns: She, Her, Hers, Ella

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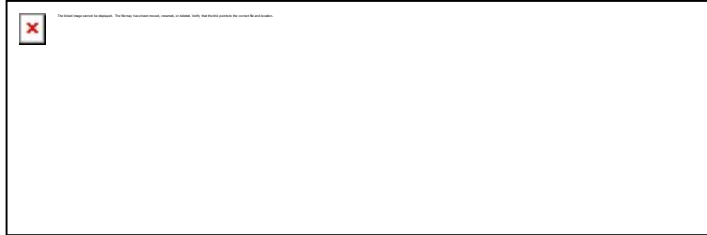
**From:** Leslie Charlesworth [REDACTED]  
**Sent:** Tuesday, June 1, 2021 3:13 PM  
**To:** LBDS <[LBDS@longbeach.gov](mailto:LBDS@longbeach.gov)>  
**Subject:** Re: Proposed Enhanced Density Bonus Ordinance to Planning Commission 6/17/21

**-EXTERNAL-**

Two days notice is insufficient!



[View this email in your browser.](#)



For COVID-19 (coronavirus) updates, visit: [longbeach.gov/COVID19](https://longbeach.gov/COVID19).

On June 17, 2021, the Planning Commission will consider recommending that the City Council accept Negative Declaration and approve amendments to several sections of the Long Beach Municipal Code (LBMC) to facilitate the development of mixed income multi-family housing in exchange for the provision of on-site, deed-restricted affordable housing units as part of the Enhanced Density Bonus (EDB) ordinance. The proposed EDB would establish regulations to allow a “bonus” of increased density and development standard concessions in exchange for increased levels of affordable housing.

As proposed, the Enhanced Density Bonus would only apply to residential properties anywhere in the City on which five (5) or more housing units can be built, based on the zoning code and site size. For informational purposes, the maps linked on the City's [Special Studies & Reports](#) show where, based on zoning or the General Plan PlaceType, 5 or more dwelling units may be permitted and could, therefore, be eligible for the Enhanced Density Bonus. Please see the Special Studies & Reports page for FAQs on this ordinance and additional information.

The Negative Declaration is based on the finding that the project will not have significant adverse impacts to the environment. The Negative Declaration can be viewed on the City's [Environmental Reports](#). The 30-day public review period associated with the Negative Declaration ends on June 3, 2021. In accordance with the California Environmental Quality Act (CEQA) guidelines, any comments concerning the findings of the proposed Negative Declaration must be submitted in writing and received by the City no later than 4:30 p.m. on the closing date of the public review period as cited in the Notice of Intent, in order to be considered prior to the City's final determination on the project.

Should you decide to challenge either of these projects, you may be limited to the issues raised during this public review period. Please submit written comments to Cynthia de la Torre at [Cynthia.DeLaTorre@LongBeach.gov](mailto:Cynthia.DeLaTorre@LongBeach.gov).



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Sent by [linklb@longbeach.gov](mailto:linklb@longbeach.gov)

--  
**Leslie F. Charlesworth**  
**Creative Project Management and Communications**  
[REDACTED]

## Cynthia de la Torre

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**From:** Cynthia de la Torre  
**Sent:** Thursday, June 3, 2021 2:46 PM  
**To:** [REDACTED]  
**Cc:** Alison Spindler-Ruiz  
**Subject:** RE: Enhanced Density Bonus Ordinance

Hi Janet,

Thank you for your comment; it will be forwarded to decision-makers. A 30-days' notice, which began on May 3<sup>rd</sup>, was given for the environmental document (the "Negative Declaration") produced in accordance with the California Environmental Quality Act (CEQA) for the ordinance. That notice was given to those on the interested parties list for the ordinance and CEQA.

There is also a 14-day public comment period on the ordinance in advance of both Planning Commission and City Council hearings required for the ordinance. The Link LB Blast was sent prior to the start of the 14-day public comment period for the June 17 Planning Commission hearing, which begins today. Public comment is still accepted on this project up until and at both Planning Commission and City Council hearings.

The Exhibit A Transit Priority Map was produced using the State's definitions of Transit Priority Areas and is based on State law.

Best,

**Cynthia de la Torre**  
*Planner IV*  
Pronouns: She, Her, Hers, Ella

**Long Beach Development Services | Planning Bureau**  
411 W. Ocean Blvd., 3<sup>rd</sup> Fl. | Long Beach, CA 90802  
Office: 562-570-6559



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**From:** Janet West [REDACTED]  
**Sent:** Thursday, June 3, 2021 1:08 PM  
**To:** Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov>  
**Subject:** Enhanced Density Bonus Ordinance

**-EXTERNAL-**

The public has not been adequately informed because the Exhibit A Map entitled "Long Beach Transit Priority Areas" included in the "Special Studies and Reports" is not the same as the map which determines Transit-Oriented Development from the Environmental Report for the Land Use Element General Plan. There is no explanation on what determined the Exhibit A Map and if and by what process that can be changed in the future.

Janet West



## Cynthia de la Torre

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**From:** Ian Patton [REDACTED]  
**Sent:** Thursday, May 6, 2021 4:23 PM  
**To:** Cynthia de la Torre  
**Cc:** Alison Spindler-Ruiz  
**Subject:** Re: proposed "Enhanced Density Bonus Ordinance" question

-EXTERNAL-

Thank you very much for this information.

If there is a list of interested people or parties to receive notifications about this as it progresses through the Planning Commission, please add me to it.

If i'm not mistaken, i believe this is a comment period for the Neg. Dec. My comment is that I do not believe development impact fees which go toward parks and recreation should be eliminated under any circumstances.

Is this the right time to make that comment from the record, or should i make it again at a later time, for example when the item is before the Planning Commission?

best,  
Ian S. Patton

[REDACTED]  
*Cal Heights Consultancy*  
[LBReformCoalition.org](http://LBReformCoalition.org)

On Thursday, May 6, 2021, 8:27:02 AM PDT, Cynthia de la Torre <cynthia.delatorre@longbeach.gov> wrote:

Hi Mr. Patton,

Thanks for your email. This proposed ordinance was taken to Planning Commission back in July as part of a housing ordinances study session. This ordinance proposal has yet to be agendaized, but we are tentatively aiming to take it to Planning Commission for a public hearing in June. After which, it will need to go to City Council for review as well.

A Negative Declaration was prepared because this proposed ordinance is considered a project under the California Environmental Quality Act (CEQA). In accordance with CEQA, a public agency shall prepare a proposed negative declaration for a project subject to CEQA when the initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment. The initial study results are included as part of the Negative Declaration and can be reviewed on p. 5 of the [document](#). The proposed project involves amendments to the City's Municipal Code, and no development project is contemplated at this time.



We are also in the process of developing a FAQ for this project. Please check back on this page here for the FAQ and updates:  
<http://www.longbeach.gov/lbds/planning/advance/studies/>

Best,

**Cynthia de la Torre**

*Planner IV*

Pronouns: She, Her, Hers, Ella

**Long Beach Development Services | Planning Bureau**

411 W. Ocean Blvd., 3<sup>rd</sup> Fl. | Long Beach, CA 90802

Office: 562-570-6559



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**From:** Ian Patton [REDACTED]  
**Sent:** Wednesday, May 5, 2021 12:03 PM  
**To:** Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov>  
**Subject:** proposed "Enhanced Density Bonus Ordinance" question

**-EXTERNAL-**

Hi Ms. De La Torre,

Can you direct me to the Council and/or Planning Commission agenda item where the proposed "Enhanced Density Bonus Ordinance" came up, or has this proposal yet to be agendized?

If so, what is the process that causes it to be put into the EIR/Negative Declaration consideration process?

best,

Ian S. Patton

[REDACTED]

*Cal Heights Consultancy*

[LBReformCoalition.org](http://LBReformCoalition.org)

## Cynthia de la Torre

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**From:** Cynthia de la Torre  
**Sent:** Wednesday, June 2, 2021 1:42 PM  
**To:** Genise Homan  
**Subject:** RE: Enhanced Density Bonus Ordinance - June 17 Planning Commission Hearing

Hi Genise,

Please let me know if you have any questions or would like to submit a public comment. Happy to schedule a call if that is helpful.

Thank you,

**Cynthia de la Torre**  
*Planner IV*  
Pronouns: She, Her, Hers, Ella

**Long Beach Development Services | Planning Bureau**  
411 W. Ocean Blvd., 3<sup>rd</sup> Fl. | Long Beach, CA 90802  
Office: 562-570-6559



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**From:** Genise Homan [REDACTED]  
**Sent:** Wednesday, June 2, 2021 10:10 AM  
**To:** Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov>  
**Subject:** Re: Enhanced Density Bonus Ordinance - June 17 Planning Commission Hearing

**-EXTERNAL-**

Thank you for the info, wish we could have gotten it earlier.  
Sent from my iPhone

On Jun 2, 2021, at 9:36 AM, Cynthia de la Torre <[Cynthia.DeLaTorre@longbeach.gov](mailto:Cynthia.DeLaTorre@longbeach.gov)> wrote:

You are receiving this email because you've been added to our interested parties list for this project. Please let me know if you wish to be removed from this list.

On June 17, 2021, the Planning Commission will consider recommending that the City Council accept Negative Declaration and approve amendments to several sections of the Long Beach

Municipal Code (LBMC) to facilitate the development of mixed income multi-family housing in exchange for the provision of on-site, deed-restricted affordable housing units as part of the Enhanced Density Bonus (EDB) ordinance. The proposed EDB would establish regulations to allow a “bonus” of increased density and development standard concessions in exchange for increased levels of affordable housing.

As proposed, the Enhanced Density Bonus would only apply to residential properties anywhere in the City on which five (5) or more housing units can be built, based on the zoning code and site size. For informational purposes, the maps linked on the City's [Special Studies & Reports](#) show where, based on zoning or the General Plan PlaceType, 5 or more dwelling units may be permitted and could, therefore, be eligible for the Enhanced Density Bonus. Please see the Special Studies & Reports page for FAQs on this ordinance and additional information.

The Negative Declaration is based on the finding that the project will not have significant adverse impacts to the environment. The Negative Declaration can be viewed on the City's [Environmental Reports](#). The 30-day public review period associated with the Negative Declaration ends on June 3, 2021. In accordance with the California Environmental Quality Act (CEQA) guidelines, any comments concerning the findings of the proposed Negative Declaration must be submitted in writing and received by the City no later than 4:30 p.m. on the closing date of the public review period as cited in the Notice of Intent, in order to be considered prior to the City's final determination on the project.

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**Cynthia de la Torre**

*Planner IV*

Pronouns: She, Her, Hers, Ella

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Office: 562-570-6559

<image001.png>

<image002.png>

<image003.png>

<image004.png>

## Cynthia de la Torre

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**From:** Emma Roy [REDACTED]  
**Sent:** Wednesday, June 2, 2021 9:43 AM  
**To:** Cynthia de la Torre  
**Subject:** Re: Enhanced Density Bonus Ordinance - June 17 Planning Commission Hearing

**-EXTERNAL-**

I strongly support this enhanced density bonus! Please do recommend it to Council.

Thank you for the work you are doing,  
Emma

On Wed, Jun 2, 2021 at 9:36 AM Cynthia de la Torre <[Cynthia.DeLaTorre@longbeach.gov](mailto:Cynthia.DeLaTorre@longbeach.gov)> wrote:

You are receiving this email because you've been added to our interested parties list for this project. Please let me know if you wish to be removed from this list.

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**Cynthia de la Torre**

*Planner IV*

Pronouns: She, Her, Hers, Ella

**Long Beach Development Services | Planning Bureau**

411 W. Ocean Blvd., 3<sup>rd</sup> Fl. | Long Beach, CA 90802

Office: 562-570-6559



--

Emma Roy  
she/her

## Cynthia de la Torre

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**From:** Dianne Sundstrom [REDACTED]  
**Sent:** Thursday, June 3, 2021 3:02 PM  
**To:** Cynthia de la Torre  
**Subject:** Enhanced Density Bonus Ordinance Negative Declaration comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**-EXTERNAL-**

Dear Ms. de la Torre,

My name is Dianne Sundstrom and I live in the Belmont Heights area of Long Beach. Along with several other residents, I worked hard on the City's update to the General Plan - both the LUE and the UDE - and, while I understand the need for additional housing, I am not in support of many elements of this ordinance.

I am concerned that several elements of the proposed EDB ordinance will negate the decisions made to the LUE. One of my major concerns is the incentives relative to height.

According to my reading of this ordinance, it would allow for an additional 3 stories to buildings on the 4th St corridor from Redondo to Park. If that is the case, a building that is currently 2 stories, could be built up to 5 stories on a stretch of 4th street that backs up to R-1 zoning for much of the corridor. Further, between 4th & 7th and Roswell to Newport, is the Belmont Heights Historic District. Such height would have a negative impact on peripheral homes in that neighborhood.

I also question the City's identification of almost all of Belmont Heights as a "high quality transit" area. I support public transit but have found that Long Beach Transit is not an efficient way to navigate the City and points beyond. Traveling 5 miles from my home to Long Beach Memorial takes approximately an hour. Likewise, getting to the Blue Line Willow station is an hour with 2 transfers. Basing housing construction on that level of public transit service is not good policy.

Based on my above comments, I disagree with the following summary of the EDB ordinance:

*"Overall, the Project does not introduce uses that are materially different from those otherwise permitted in the respective zoning districts; the Project would allow for mixed-use or wholly residential development projects in zoning districts that allow such uses. While the Project may change allowable density, intensity, or height on individual development sites, overall total development levels and numbers of housing units....."*

Rather, this ordinance as written has the potential to significantly change the look and feel of our neighborhoods and have many negative impacts including air quality, aesthetics, land use planning, to name a few.

Regards,  
Dianne Sundstrom  
[REDACTED]

## Cynthia de la Torre

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**From:** diana lejins [REDACTED]  
**Sent:** Thursday, June 3, 2021 4:31 PM  
**To:** [REDACTED]  
**Cc:** Cynthia de la Torre  
**Subject:** Re: Fwd: Enhanced Density Bonus Ordinance - June 17 Planning Commission Hearing

**-EXTERNAL-**

Seriously.! This proposal will do more to destroy the neighborhoods of Long Beach than ever before. An Environmental Impact Report must be done.

Diana Lejins

[Sent from Yahoo Mail on Android](#)

On Thu, Jun 3, 2021 at 11:17 AM, [REDACTED]  
[REDACTED] wrote:

Comments on the Neg Dec end today, June 3. Speak now or forever hold your peace!  
~~Fly

-----Original Message-----

From: Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov>  
Sent: Wed, Jun 2, 2021 12:15 pm  
Subject: Enhanced Density Bonus Ordinance - June 17 Planning Commission Hearing

You are receiving this email because you've been added to our interested parties list for this project. Please let me know if you wish to be removed from this list.

On June 17, 2021, the Planning Commission will consider recommending that the City Council accept Negative Declaration and approve amendments to several sections of the Long Beach Municipal Code (LBMC) to facilitate the development of mixed income multi-family housing in exchange for the provision of on-site, deed-restricted affordable housing units as part of the Enhanced Density Bonus (EDB) ordinance. The proposed EDB would establish regulations to allow a "bonus" of increased density and development standard concessions in exchange for increased levels of affordable housing.

**As proposed, the Enhanced Density Bonus would only apply to residential properties anywhere in the City on which five (5) or more housing units can be built, based on the zoning code and site size.** For informational purposes, the maps linked on the City's [Special Studies & Reports](#) show where, based on zoning or the General Plan PlaceType, 5 or more dwelling units may be permitted and could, therefore, be eligible for the Enhanced Density Bonus. Please see the Special Studies & Reports page for FAQs on this ordinance and additional information.

**The Negative Declaration is based on the finding that the project will not have significant adverse impacts to the environment.** The Negative Declaration can be viewed on the City's [Environmental Reports](#). The 30-day public review period associated with the Negative Declaration ends on **June 3, 2021**. In accordance with the California Environmental Quality Act (CEQA) guidelines, any comments concerning the findings of the proposed Negative Declaration must be submitted in writing and received by the City no later than 4:30 p.m. on the closing date of the public review period as cited in the Notice of Intent, in order to be considered prior to the City's final determination on the project.



Should you decide to challenge either of these projects, you may be limited to the issues raised during this public review period. Please submit written comments to Cynthia de la Torre at [Cynthia.DeLaTorre@LongBeach.gov](mailto:Cynthia.DeLaTorre@LongBeach.gov).

**Cynthia de la Torre**

*Planner IV*

Pronouns: She, Her, Hers, Ella

**Long Beach Development Services | Planning Bureau**

411 W. Ocean Blvd., 3<sup>rd</sup> Fl. | Long Beach, CA 90802

Office: 562-570-6559





June 10, 2021

Long Beach Planning Commission  
411 W Ocean Blvd, Long Beach, CA 90802 (*sent via email*)

RE: Enhanced Density Bonus Ordinance

Chair and Members of the Planning Commission,

We appreciate your consideration of the Enhanced Density Bonus (EDB) Ordinance, and thank staff for their work on this to date. The City of Long Beach is urgently in need of more housing that is within an affordable price range for current and aspiring Long Beach residents. We at Burnham Planning & Development support this policy tool to assist in the production of affordable housing citywide.

We believe that the housing shortage, and in particular the shortage of affordable housing, is a Citywide issue. The EDB Ordinance will provide the appropriate incentives to allow for more housing production outside of the Downtown and Midtown areas. Providing affordable housing opportunities throughout the City is an important component of creating a more equitable City.

In addition, the EDB Ordinance will encourage development in transit rich neighborhoods, which will assist in reducing automobile dependency and encourage development in areas with existing nearby amenities, which supports the City's mobility, climate action/adaptation, and racial equity and reconciliation goals. Similar policies adopted in other jurisdictions have proven successful in facilitating the development of affordable housing.

In closing, we believe the sunset clause in the ordinance provides a level of certainty to the community with respect to the extent of expected development, as the sunset clause ensures that any development occurring as a result of the EDB Ordinance will be within the assumptions contained in the Land Use Element adopted in 2019. We appreciate the opportunity to comment on the ordinance, and we are hopeful you will recommend this to the City Council for approval. Thank you for your consideration.

Sincerely ,

Derek Burnham  
Principal

Ford Do  
Vice President

Date: June 1, 2021

From: Corliss Lee, President Eastside Voice [REDACTED]

Regarding: Project Title- City of Long Beach Enhanced Density Bonus Ordinance Initial Study

TO: Cynthia de la Torre, Patricia Diefenderfer

COMMENTS:

This is the most fictitious document I have ever seen come out of our Planning Dept. How can increasing density up to 5 units on a lot ***not impact***:

- Aesthetics,
- Air Quality,
- Energy,
- Greenhouse Gas Emissions,
- Land-Use/planning,
- Noise,
- Population/Housing,
- Public Services,
- Recreation,
- Transportation,
- or Utilities?

Yet every one of these is checked as No Impact or Less than Significant Impact. As no studies were referenced, I have to assume none were done. The planner's statement that there are no impacts is not credible without reference to solid evidence.

The need for affordable housing is acknowledged. It is real and we need to pursue it. However, the methods suggested for achieving it (increasing density bonus beyond the 80% already offered in State Law) have negative impacts on the surrounding community that are just not worth it.

The known outcome of such development is that it produces problems with traffic, parking, crime, increased garbage, noise, overloaded utilities and so on. Infrastructure in our city is not set up to handle high density.

The up-zoning that took place in the late 1980s gave us a taste of the destruction that goes with high density. The Press Telegram devoted an [entire edition](#) in the early 1990s to explaining the problems created by the "crackerboxes." We still live with the outcome of that failed experiment. We have evidence of negative outcomes to high density with our experience in up-zoning with no controls to evaluate particular projects. If we fail to heed the lessons of the past, we are doomed to repeat them.

Debacles in offering multi-story high density housing are evident in surrounding cities as well. You have only to look at recent history to discover the destruction of neighborhoods. The film ["Who approved that?"](#) is worth watching. Our neighboring city of Westchester took on just such a project. The outcome speaks for itself.

<https://www.youtube.com/watch?v=zhkiSwQApk&feature=youtu.be>

We already have laws in place to offer significant density bonuses. The State passed the **Density Bonus Law** in 1979 California Government Code Section **65915** and updated it in 2019 Assembly Bill (**AB**) **1763** (Chiu). Ref: [showdocument \(novato.org\)](#) 65915 had a maximum density bonus of 35% while AB1763 went so far as 80%. In spite of "sweetening the pot" with density bonuses for developers that build affordable housing, there are relatively few that choose to build it. It's a headache. They can make more money with less trouble by building market rate housing.

If AB1763 with an 80% density bonus isn't enough, Long Beach will increase that? If the Land Use Element shows 3 stories, a developer can build 6 (without parking)? But what if an innocent resident lives on that street?

This ND for density bonus is a bad idea gone wrong. *We should be building affordable housing across our city*, but **not high density** affordable housing.

The proposed Municipal Code Amendments would cover **all zoning districts, Specific Plan areas, and all Planned Development districts that allow residential uses in the City of Long Beach**. A project of this size, which can affect nearly every neighborhood in the City, deserves an Environmental Impact Report, not a Negative Declaration.

Respectfully,

Corliss Lee  
President, Eastside Voice



## Cynthia de la Torre

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**From:** Cynthia de la Torre  
**Sent:** Thursday, June 3, 2021 1:44 PM  
**To:** Mail closure team  
**Subject:** RE: I object

Hi Cathy,

Thank you for your comment. It will be forwarded to decision-makers.

Best,

Cynthia de la Torre  
Planner IV  
Pronouns: She, Her, Hers, Ella

Long Beach Development Services | Planning Bureau  
411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802  
Office: 562-570-6559

-----Original Message-----

From: Mail closure team [REDACTED]  
Sent: Thursday, June 3, 2021 1:43 PM  
To: Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov>  
Subject: I object

-EXTERNAL-

Hi,  
How can our city think this is okay.  
The city of Long Beach doesn't currently have the infrastructure to support these amendments. Nor do we have the parking to support this idea.  
Please note that I object to the amendments.  
Thank you,  
Cathy Black

## Cynthia de la Torre

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**From:** Cynthia de la Torre  
**Sent:** Thursday, June 3, 2021 12:47 PM  
**To:** 'Anne Proffit'  
**Cc:** Alison Spindler-Ruiz  
**Subject:** RE: Neg Dec in the municipal code

Hello Ms. Proffit,

Thank you for comment; it will be forwarded to decision-makers.

A 30-days' notice, which began on May 3rd, was given for the environmental document (the "Negative Declaration") produced in accordance with the California Environmental Quality Act (CEQA) for the ordinance. That notice was given to those on the interested parties list for the ordinance and CEQA.

There is also a 14-day public comment period on the ordinance in advance of both Planning Commission and City Council hearings required for the ordinance. The Link LB Blast was sent prior to the start of the 14-day public comment period for the June 17 Planning Commission hearing, which begins today. Public comment is still accepted on this project up until and at both Planning Commission and City Council hearings.

Thank you,

Cynthia de la Torre  
Planner IV  
Pronouns: She, Her, Hers, Ella

Long Beach Development Services | Planning Bureau  
411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802  
Office: 562-570-6559

-----Original Message-----

From: Anne Proffit [REDACTED]  
Sent: Thursday, June 3, 2021 11:31 AM  
To: Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov>  
Subject: Neg Dec in the municipal code

-EXTERNAL-

Ms DeLaTorre:

It appears the city of Long Beach is continuing its efforts to permanently silence any comments concerning development within the city.

That is against all tenets of our republic - and everything for which it stands - and is fascist in nature.

Long Beach has, since the current regime came into play, done everything it can to quell the desires of the public, relying on developers to make suitable decisions for the city. The number of outside consultants - most of whom are OWNED by developers - is more than disconcerting.

It would be wise for the city to use the biggest assets it has - its citizens - to decide what works and doesn't in their neighborhoods. The "planning department" is too much owned by said developers and by the unions shoveling money their direction, to make suitable decisions.

Decisions affecting the public need to have their input. Turn your back on us and we will sink you, just like the damn Queen Mary you've ignored until her hull is no longer viable. Pretty soon the city will resemble her and YOU WILL BE HELD RESPONSIBLE.

Anne Proffit

East Village Arts District - which is quickly turning into a very tacky-tacky-town.



## Cynthia de la Torre

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**From:** [REDACTED]  
**Sent:** Thursday, June 3, 2021 3:26 PM  
**To:** Cynthia de la Torre; Council District 1; Council District 2; Council District 3; Council District 4; Council District 5; Council District 6; Council District 7; Council District 8; Council District 9; Mayor  
**Subject:** Enhanced Density Bonus Ordinance ND Comments

**-EXTERNAL-**

On Wed. June 2, 2021, I received the following e-mail from Cynthia DeLatorre:

*On June 17, 2021, the Planning Commission will consider recommending that the City Council **accept Negative Declaration** and approve amendments to several sections of the Long Beach Municipal Code (LBMC) to facilitate the development of mixed income multi-family housing in exchange for the provision of on-site, deed-restricted affordable housing units as part of the Enhanced Density Bonus (EDB) ordinance. The proposed EDB would establish regulations to allow a "bonus" of increased density and development standard concessions in exchange for increased levels of affordable housing.*

I question placing recommendation of the Negative Declaration on the Planning Commission agenda before the deadline for comments on this document, much less time to read them, has passed. Please postpone this going to the Planning Commission until more public input is received.

Below are comments from Citizens About Responsible Planning/CARP

### **Enhanced Density Bonus Ordinance Negative Declaration Comments**

This Enhanced Density Bonus Ordinance is based on information from the 2010 Census. Population numbers have changed with the 2020 Census. A new plan needs to be done which uses current population numbers.

The proposed Municipal Code Amendments would cover **all zoning districts, Specific Plan areas, and all Planned Development districts that allow residential uses in the City of Long Beach**. A project of this size, which can affect nearly every neighborhood in the City, deserves an Environmental Impact Report, not a Negative Declaration.

This Negative Declaration is the most inadequate we have ever seen. How can increasing density up to 5 units on a lot not impact Aesthetics, Air Quality, Energy, Greenhouse Gas Emissions, Land-Use/planning, Noise, Population/Housing, Public Services, Recreation, Transportation, or Utilities? Yet every one of these is checked as No Impact or Less than Significant Impact. There have been no studies done to determine if there will be impacts or not, just the planner's statement that there are none.

For example, in discussing Air Quality, it is stated: "The South Coast Air Basin is subject to some of the worst air pollution in the nation, attributable to its topography, climate, meteorological conditions, large population base, and dispersed urban land use patterns." Then, with no proof, it is stated that there will be no impact on Air Quality with these allowed 5 units on a single lot. The construction activity alone can pollute the air, not to mention the new residents driving around looking in vain for parking. Just by



living near a bus stop or having the ability to ride a bike does not guarantee that the residents will give up their cars.

As CARP member, Melinda Cotton points out, "If COVID taught us anything, it's that every household needs a car:

to get COVID testing, to be in line at a Food Bank, to pick up food and necessities at "curb service"; to get a COVID vaccination, to get yourself to work because public transit is either not running or changed schedules, or too scary because of proximity to COVID infected passengers.

Also - Electric Cars require a place to park at home to connect to a charger. Eliminating garages and required apartment/condo/home parking spaces means fewer people will buy Electric Cars because they have no place overnight to park and charge them."

Added people mean there will be a need for more Public Services, Recreation, Water and other Utilities, yet this Negative Declaration states there will be No Impact.

CARP urges that the City do an adequate CEQA document for this very important change to Zoning for every district.

Ann Cantrell, for  
Citizens About Responsible Planning/CARP

Please send acknowledgement of receipt

## Cynthia de la Torre

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**From:** Allen Arslanian [REDACTED]@com>  
**Sent:** Monday, May 3, 2021 10:48 AM  
**To:** Cynthia de la Torre  
**Subject:** Re: Enhanced Density Bonus Ordinance - Negative Declaration Public Review

**-EXTERNAL-**

Hi Cynthia,

This is great and difficult work you are doing for the city, in order to get more affordable housing to lower income families; thank you for all of your hard work.

The issue I see is the lack of dedicated parking for these units. I understand that the requirements are put into place to transition people into using more public transportation and that's great, but people still have and require cars in and around Long Beach and Southern California, and 1.25 parking spaces for a 3 bedroom, along with the 2 and 1 bedroom parking requirements aren't practical and puts more of a stress on the surrounding neighborhoods who already have issues with parking availability.

I appreciate you looking into this.

Thank You,  
Allen Arslanian

On May 3, 2021, at 10:21 AM, Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov> wrote:

Hello,

You are receiving this email because you have expressed an interest in the proposed Enhanced Density Bonus ordinance and/or have expressed interest in housing related policies through your participation in the Housing Element Update (HEU) process.

Please see the Notice of Intent to Adopt a Negative Declaration, the Negative Declaration environmental document, the major concepts ordinance framework and related maps produced for the Enhanced Density Bonus Ordinance on our environmental reports page here:  
<http://longbeach.gov/lbds/planning/environmental/reports/>.

Today marks the beginning of the 30-day public review period associated with the Negative Declaration. The 30-day public comment period ends on June 2, 2021. In accordance with the California Environmental Quality Act (CEQA) Guidelines, any comments concerning the findings of the proposed Negative Declaration must be submitted in writing and received by the City no later than 4:30 p.m. on the closing date of the public review period, as cited in the Notice of Intent, in order to be considered prior to the City's final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this public review period. Please submit your written comments to me.

**Melinda Cotton**  
[REDACTED]  
**Long Beach, CA 90803**  
[REDACTED]  
**June 15, 2021**

Long Beach Planning Commission  
411 W. Ocean Blvd., 3rd Floor  
Long Beach, CA 90802

Re: Item 4. 21-041PL "Enhanced Density Bonus" Planning Commission, June 17, 2021

The Housing Crisis, which the Enhanced Density Bonus claims to address, totally ignores the many other Crises and critical needs our City and Area face, more housing increases population and density which increases the danger of other Crises and Critical Problems:

Packing more human beings into an already dense, crowded urban area ignores the Climate Change Crisis, the current Drought and statewide water shortage Crisis, the Air Quality Crisis, the need for trees and green space to create oxygen and clean our air, the Crisis of our heavily congested Freeways (we're the fifth most congested area in the nation with two of the Worst Traffic Corridors in the country – the Harbor and Hollywood Freeways).

Claiming that people living in these additional housing units will and are able to take public transit is folly – If Covid19 taught us anything, it's that nearly every household needs (or feels the need for) an automobile - to get to work safely and on time; to obtain COVID tests, to drive to and wait in line at Food Banks, to drive to and wait in line for vaccinations. Parking in our crowded urban and suburban areas is already chancy and difficult. Bicycling along 1<sup>st</sup> street earlier this week, on street sweeping day, my husband and I saw the middle of the street lined with parked cars at 10:30 am, waiting for the passage of the street sweeper to park – and the sweeper's cleaning window lasted until 12 noon. Eliminating garages and onsite home and apartment parking is foolhardy and unrealistic. Parking conflicts are already a big problem.

And Electric Vehicles are touted as helping save us from more Climate Change, but households need a garage or dedicated overnight on-site parking space to connect and charge those Electric Cars...yet these EDB's, SB9 and 10, and ADU's are being allowed and encouraged with no dedicated parking, and even displacing existing garages and parking spaces. This makes no sense.

Public transit is not robust enough to serve the public, and has been decimated by Covid 19; ridership has fallen drastically, bus schedules canceled or radically limited. Bicycles and scooters are only useful for the young and physically able, the average person needs a way to safely get to school and to their jobs, to carry groceries and work whatever schedule is required by their employer – two-wheel vehicles are not the answer.

The Planning Commission should reconsider this approach and vote down the Enhanced Density Bonus, Negative Dec, and other changes before you, they benefit Developers but not the homeless and working poor who truly need our help.

Sincerely,



Melinda Cotton  
38-year Long Beach resident

## Heather Flores

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**From:** Cynthia de la Torre  
**Sent:** Thursday, June 17, 2021 10:15 AM  
**To:** Heather Flores  
**Cc:** Patricia Diefenderfer; Alison Spindler-Ruiz  
**Subject:** FW: PC Letter

Hi Heather,

Could you please forward this comment to the Commissioners?

Thank you,

**Cynthia de la Torre**  
*Planner IV*  
Pronouns: She, Her, Hers, Ella

**Long Beach Development Services | Planning Bureau**  
411 W. Ocean Blvd., 3<sup>rd</sup> Fl. | Long Beach, CA 90802  
Office: 562-570-6559



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**From:** Lynette Ferenczy [REDACTED]  
**Sent:** Thursday, June 17, 2021 9:47 AM  
**To:** PlanningCommissioners <PlanningCommissioners@longbeach.gov>; Cynthia de la Torre <Cynthia.DeLaTorre@longbeach.gov>  
**Cc:** Suely Saro <Suely.Saro@longbeach.gov>  
**Subject:** Fwd: PC Letter

**-EXTERNAL-**

June 17, 2021

Planning Commission

Re: Enhanced Density Bonus

I am opposed to the proposed changes regarding the enhanced bonus density (EBD) as the increased density is concentrated in already over crowded areas of the City in central and downtown Long Beach. There are almost no opportunities for additional density on the eastside in CD #5. The central area of Long Beach which has seen hundreds of units approved in the past five years will have the majority of new units based on the recently approved LUE which zoned most of the east side for single family homes. The additional density increases crime, traffic, reduces air quality, creates overcrowding, and places a further demand on open space and recreational opportunities.

The central area of the city is in a parking impacted area, has a large deficit of open space, and harmful air quality. The new changes allow for up to three extra stories and the waiving or large reduction of most development standards such as parking, FAR, open space, setbacks, and height. There is also no public input. With the exception of off-menu items most of these EBD projects will be approved without public comment or input.

In addition, park fees and transportation fees will be exemption for these projects. The central and westside have a huge shortage of open space and these fees will not be required. How will park space be provided as the demand grows and the City refuses to obtain any new park space for all the units being built and proposed?

Please deny this code amendment and at a minimum require projects with enhanced bonus density to obtain a CUP with a noticed public hearing.

Thank you  
Lynette Ferenczy

Lynette Ferenczy  
