



September 13, 2021

TO: City of Long Beach Planning Commission

RE: Proposed Development at 636 Locust #2004-11 (SPR20-011)

Dear Planning Commissioners,

The North Pine Neighborhood Alliance (NPNA) supports the Starpoint proposed development at 636 Locust but with several neighborhood concerns.

As we have informed you repeatedly, NPNA is very concerned that the vast majority of residential developments you have approved for our NPNA neighborhood do not include affordable housing. We are disappointed that the Starpoint proposal again does not include affordable housing for low income and very low income residents. Our neighborhood has a serious need for such rental housing.

We also urge you to make sure that the retail planned by Starpoint will be affordable to local small business people. COVID has taught us as a neighborhood group that in order to increase the live-ability of our neighborhood, we must not only be advocates for residents but also for our small businesses, many of which are at a breaking point due to the pandemic and rising commercial rents.

NPNA strongly supports the design of the Starpoint proposed development. The connection to the street and sidewalks, scale of 108 residential units of varying sizes, openness to sunlight, the staggered outline of various floors and levels and placement of balconies all make this a mixed-use residential building that will interact with the neighborhood very well.

We are pleased to see all utilities, garbage collection and building parking accessed from the alley which borders the property.

NPNA wishes to recognize the solid, honest and respectful communication the developer Starpoint has maintained with NPNA since the earliest stages of this development. NPNA asks that the Planning Commission take action to make such communication a requirement for successful development applications.

NPNA asks that the Planning Commission work with the developer to ensure that any resources such as Section 8 rental subsidies and assistance to small, local business owners are accessed by this development to address NPNA concerns.

Thank you for consideration of our neighborhood concerns.

Sincerely,

Leanna Noble

NPNA Secretary

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Cc: Councilwoman Zendejas

Anita Juhola-Garcia

Sandy Schmid, StarPoint