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September 19, 2018

Re: Promenade Area Residents Association, PARA  
Inkwell and Aster Development Projects in Long Beach, CA  
-Aster 125 Long Beach Blvd  
-inkwell 127 E Broadway

Dear Long Beach Planning Commission & Staff:

The Promenade Area Residents Association (PARA) is a Downtown Long Beach Residents Association 501c3 Non-Profit established in 2008. PARA was developed to assist its residents in having a voice for developments, businesses, ordinances etc. which PARA has done very successfully through the years. PARA has been here for over 10 years and has seen the development of over 3 major resident buildings developed just on The Promenade within its boundaries.

This past April the PARA board and some of its residents in Downtown Long Beach met with Richard Price of Raintree Partners and Derek Burnham with Burnham Planning & Development and several others to discuss the Inkwell & Aster development projects in detail.

There were some legitimate concerns about the traffic situation that the Aster project would create with the existing Pacifica building for entering and exiting their garages, however the board was provided an update on August 27<sup>th</sup> by Richard Price that a traffic study was completed by Iteris and reviewed by City staff and no significant impacts to circulation and traffic were found. In addition, these developments would result in widening of all project-adjacent alleys (Waite Ct, Alta Way and Tribune Ct.) which would be a great improvement to these alleyways by giving them more usage and visibility resulting in less dark alleyways that are neglected and used for the wrong reasons.

One other concern would be for the temporary parking situation for the existing Insurance Exchange Building that the Inkwell project will need to figure out for the Insurance Exchange residents, which an update was provided and they are still working together to resolve.

Other concerns were for the existing design of The Promenade which businesses and residents paid or are paying for now via tax dollars. It was determined that this would need to go through a separate approval process with Public Works which is understandable. However, the removal of the dog walk is not supported by some residents.

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Both these projects for existing and new residents will bring to Downtown Long Beach much needed jobs and housing in addition to more competition for parking and safety.

Overall, PARA feels that most of its residents' concerns are ongoing and have been or are still being addressed in which both these projects and the current Promenade residents will have to be in close communication throughout the projects in order to determine the majority residents support. Should any change occur, PARA and its residents would like to be updated and reserves the right to withdrawal any current opinions based on new information or updates.

We welcome both project to the Promenade area and are looking forward to their success and their support to local residents through the years.

Thank you,

A handwritten signature in black ink, appearing to be 'Debra Kahookele', written in a cursive style.

Debra Kahookele, President  
Promenade Area Residents Association



**DOWNTOWN RESIDENTIAL COUNCIL**  
LONG BEACH, CALIFORNIA

September 10, 2018

City Staff  
Long Beach Planning Commission  
Long Beach, California

Re: Raintree Partners - Aster Development Long Beach

To Whom It May Concern:

The majority of our downtown residents are in favor of the Aster development project at 125 Long Beach Blvd. New residents moving into the Aster will support our existing businesses and the new businesses included in the development, will provide new retail opportunities for our existing residents. The late addition of additional parking and improved pedestrian flow in response to resident concerns, make this project even more desirable.

This project will employ hundreds during the construction phase and will employ dozens afterwards as new businesses move into the development. This project will also provide much needed housing for Long Beach and will enhance the connectivity of the Downtown Neighborhoods. I urge you to approve this project in the best interests of the city.

Respectfully,

*Bob Kelton*  
President, Downtown Residential Council  
Downtown Long Beach

Dear Long Beach Planning Commission:

I support Inkwell and Aster, transit oriented mixed-use communities comprised of luxury apartments and ground floor retail at 127 E. Broadway and 125 Long Beach Blvd, respectively. I believe that Inkwell and Aster will be assets to Downtown Long Beach. It will provide much in-demand housing near transit and jobs.

Print Name KEIR JONES Signature 

Business Name (if applicable) KEIR JONES AGENCY - STATE FARM <sup>title</sup> OWNER

Address S150 E COLORADO ST City LONG BEACH

Zip Code 90814 Phone Number (City) 562-433-5573

Email KEIR@KEIRJONES.COM

Additional Comments

Dear Long Beach Planning Commission:

I support Inkwell and Aster, transit oriented mixed-use communities comprised of luxury apartments and ground floor retail at 127 E. Broadway and 125 Long Beach Blvd, respectively. **I believe that Inkwell and Aster will be assets to Downtown Long Beach.** It will provide much in-demand housing near transit and jobs.

Print Name Debbie Skora Signature 

Business Name (if applicable) \_\_\_\_\_ Title \_\_\_\_\_

Address 2 Prospect Ave City LB

Zip Code 90803 Phone Number (313) 267-1945

Email debbiejskora@gmail.com

Additional Comments



Dear Long Beach Planning Commission:

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Print Name DAVE OTT Signature 

Business Name (if applicable) INTERNATIONAL CITY ESCROW Title MARKETING DIR.

Address 5000 E. SPRING ST. 120 City LONG BEACH

Zip Code 90815 Phone Number (Area) 497-9777

Email DAVE@TCESCROW.COM

Additional Comments

Dear Long Beach Planning Commission:

I support Inkwell, a transit oriented mixed-use community comprised of luxury apartments and ground floor retail at 127 E. Broadway. **I believe that Inkwell will be an asset to Downtown Long Beach.** It will provide much in-demand housing near transit and jobs, plus make needed improvements to the Promenade and existing underutilized surface parking lot which will enhance the quality of life in the community.

Print Name David McAlister Signature 

Business Name (if applicable) McAlister GeoScience, Inc. Title President

Address 5030 East 2nd Street, Suite 200 City Long Beach

Zip Code 90803 Phone Number (562) 489-7908

Email Dave@davemcalister.com

Additional Comments

\*\*\*\*\*  
Dear Long Beach Planning Commission:

I support Aster, a transit oriented mixed-use community comprised of luxury apartments and ground floor retail at 125 Long Beach Blvd. **I believe that Aster will be an asset to Downtown Long Beach.** It will provide much in-demand housing near transit and jobs, plus make needed improvements to the existing underutilized surface parking lot which will enhance the quality of life in the community.

Print Name David McAlister Signature 

Business Name (if applicable) McAlister GeoScience, Inc. Title President

Address 5030 East 2nd Street, Suite 200 City Long Beach

Zip Code 90803 Phone Number (562) 489-7908

Email Dave@davemcalister.com

Additional Comments

Dear Long Beach Planning Commission:

I support Inkwel, a transit oriented mixed-use community comprised of luxury apartments and ground floor retail at 127 E. Broadway. **I believe that Inkwel will be an asset to Downtown Long Beach.** It will provide much in-demand housing near transit and jobs, plus make needed improvements to the Promenade and existing underutilized surface parking lot which will enhance the quality of life in the community.

Print Name Shane Young  
Signature [Handwritten Signature]

Business Name (if applicable) Marcus E. Millichap Title \_\_\_\_\_

Address 111 W Ocean Blvd STE 1025  
City Long Beach

Zip Code 90802  
Additional Comments \_\_\_\_\_

Phone Number 562 257 1290



Dear Long Beach Planning Commission:

I support Aster, a transit oriented mixed-use community comprised of luxury apartments and ground floor retail at 125 Long Beach Blvd. **I believe that Aster will be an asset to Downtown Long Beach.** It will provide much in-demand housing near transit and jobs, plus make needed improvements to the existing underutilized surface parking lot which will enhance the quality of life in the community.

Print Name \_\_\_\_\_  
Signature \_\_\_\_\_

Business Name (if applicable) \_\_\_\_\_ Title \_\_\_\_\_

Address \_\_\_\_\_  
City \_\_\_\_\_

Zip Code \_\_\_\_\_  
( )  
Additional Comments \_\_\_\_\_

Phone Number \_\_\_\_\_

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Print Name RYAN WYNN Signature 

Business Name (if applicable) STUDENT Title \_\_\_\_\_

Address 1031 MAHANNA AVE City LONG BEACH

Zip Code 90813 Phone Number (858) 349-6382

Email WYNN, RYAN85 @GMAIL.COM.

Additional Comments

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Print Name \_\_\_\_\_ Signature \_\_\_\_\_

Business Name (if applicable) \_\_\_\_\_ Title \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_

Zip Code \_\_\_\_\_ Phone Number (\_\_\_\_) \_\_\_\_\_

Email \_\_\_\_\_

Additional Comments

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Print Name Elizabeth Puritz <sup>(Elise)</sup> Signature 

Business Name (if applicable) \_\_\_\_\_ Title \_\_\_\_\_

Address 4522 E Colorado St City Long Beach,

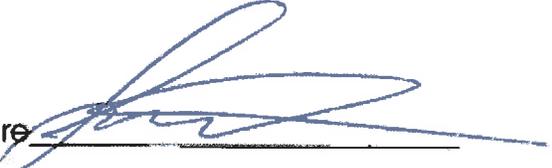
Zip Code 90814 Phone Number (949) 468-8264

Email epuritz@icloud.com

Additional Comments Downtown Long Beach's new businesses will spur an increased need for housing. These projects will help to improve safety downtown, as well as create homes that are aesthetically pleasing ~~and~~ while boosting local retail sales.

Dear Long Beach Planning Commission:

I support Inkwell and Aster, transit oriented mixed-use communities comprised of luxury apartments and ground floor retail at 127 E. Broadway and 125 Long Beach Blvd, respectively. **I believe that Inkwell and Aster will be assets to Downtown Long Beach.** It will provide much in-demand housing near transit and jobs.

Print Name Juan Huizar Signature 

Business Name (if applicable) Sage Real Estate Title Principal

Address 2126 E Broadway City Long Beach

Zip Code 90803 Phone Number (562) 707-0838

Email JuanHuizar@outlook.com

Additional Comments

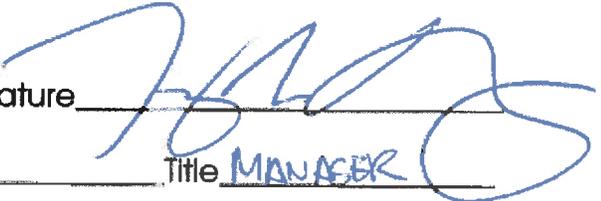
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Print Name Shannon Williams Signature   
Business Name (if applicable) DOG Haus Title General manager  
Address 210 E Broadway City Long Beach  
Zip Code 90802 Phone Number (562) 901-4287  
Email shannon@doghaus.com  
Additional Comments

Dear Long Beach Planning Commission:

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Print Name JEREMY RODRIGUEZ Signature   
Business Name (if applicable) BEACHWOOD BLENDERY Title MANAGER  
Address 217 LONG BEACH BLVD. City LONG BEACH  
Zip Code 90802 Phone Number (562) 436-4020  
Email jeremy@beachwoodbrq.com  
Additional Comments

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Print Name Trieu Van Signature 

Business Name (if applicable) Big Catch Seafood Title \_\_\_\_\_

Address 150 E. Broadway City Long Beach

Zip Code 90802 Phone Number (562) 394-5293

Email \_\_\_\_\_

Additional Comments

owner: Randy

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Print Name Joseph Kwon Signature 

Business Name (if applicable) Wokcano Title Manager

Address 199 THE PROMENADE N City L.B

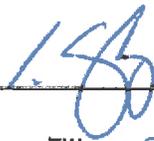
Zip Code 90702 Phone Number (562) 901-9561

Email Wokcanolongbeach24@gmail.com

Additional Comments

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Print Name IAN GONZALEZ Signature 

Business Name (if applicable) FOUNDATION SANDWICH SHOP Title OWNER

Address 160 THE PROMENADE N City LONG BEACH

Zip Code 90802 Phone Number (562) 349-0282

Email IAN@FOUNDATIONSSANDWICHSHOP.COM

Additional Comments

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Print Name Sam Finley Signature 

Business Name (if applicable) Congregation Ah-Horse Title L.O.O.

Address 201 e 34 City Long Beach

Zip Code 90802 Phone Number (714) 615-5093

Email \_\_\_\_\_

Additional Comments

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Print Name \_\_\_\_\_ Signature \_\_\_\_\_

Business Name (if applicable) \_\_\_\_\_ Title \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_

Zip Code \_\_\_\_\_ Phone Number (\_\_\_\_) \_\_\_\_\_

Email \_\_\_\_\_

Additional Comments \_\_\_\_\_

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Print Name H. Maxie Viltz Signature 

Business Name (if applicable) Village Treasures Title Owner

Address 247 E. Broadway City Long Beach

Zip Code 90802 Phone Number (562) 435-3110

Email maxieviltz@aol.com

Additional Comments \_\_\_\_\_

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Print Name JERRY FINK Signature 

Business Name (if applicable) 200 PINE LLC Title CEO

Address 200 PINE City LONG BEACH

Zip Code 90802 Phone Number (949) 955-0888

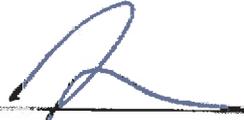
Email jfink@buscomgroup.com

Additional Comments

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Print Name DAVE KIM Signature 

Business Name (if applicable) 200 PINE LLC Title OWNER

Address 200 PINE AVE City LONG BEACH

Zip Code 90802 Phone Number (949) 955-0888

Email dkim@buscomgroup.com

Additional Comments