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Mitchell M. Tsai
Attorney At Law

139 South Hudson Avenue
Suite 200
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VIA E-MAIL

July 18, 2023

Amy Harbin, AICP, Planner
City of Long Beach
411 W. Ocean Blvd., 3rd Fl.
Long Beach, CA 90802
Em: Amy.harbin@longbeach.gov

Monique De La Garza, City Clerk
City of Long Beach
411 W. Ocean Blvd., Lobby Level
Long Beach, CA 90802
Em: Cityclerk@longbeach.gov

RE: Agenda Item No. 17: 6700 E. Pacific Coast Highway Project

Dear Amy Harbin,

On behalf of the Southwest Mountain States Regional Council of Carpenters (“**Southwest Mountain States Carpenters**” or “**SWMSRCC**”), my Office is submitting these supplemental comments to the City of Long Beach (“**City**”) for the **July 18, 2023, City Council Appeal Hearing** to reiterate and supplement its concerns with the 6700 E. Pacific Coast Highway Project (“**Project**”) and its inadequate CEQA review.

The Southwest Mountain States Carpenters is a labor union representing 63,000 union carpenters in 10 states, including California, and has a strong interest in well-ordered land use planning and in addressing the environmental impacts of development projects. Individual members of SWMSRCC live, work, and recreate in the City and surrounding communities and would be directly affected by the Project’s environmental impacts.

The Southwest Mountain States Carpenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearing and proceeding related to this Project. Gov. Code, § 65009, subd. (b); Pub. Res. Code, §

21177, subd. (a); see *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal.App.4th 1184, 1199-1203; see also *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal.App.4th 1109, 1121.

The Southwest Mountain States Carpenters incorporates by reference all comments raising issues regarding the environmental assessment for the Project prior to approval of the Project. See *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal.App.4th 173, 191 (finding that any party who has objected to the project’s environmental documentation may assert any issue timely raised by other parties).

The Project proposes to demolish all structures on the Project Site and to develop a new mixed-use project containing 281 residential dwelling units and 3,100 square feet of commercial retail space which will include parking.¹ The Project will contain 507 parking spaces, 143 bicycle parking spaces, and common and private open space areas.²

I. THE PROJECT MAY HAVE CUMULATIVE IMPACTS

For purposes of cumulative impacts analysis, CEQA mandates to consider the impacts of the past, present, and reasonably foreseeable future projects. CEQA Guidelines §§ 15063(b)(1) (prepare an EIR “if the agency determines that there is substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial”); 15064(h) (need to consider cumulative impacts of past, other current and “probable future” projects). Even if the Project’s impacts may not be significant, its incremental effects, when added to other past, present, and probable future projects, can be cumulatively significant. CEQA Guidelines §§15065(a)(3), 15130(b)(1)(A), 15355(b).

The Project is located at 6700 Pacific Coast Highway, located just across the street at 6615 Pacific Coast Highway, which proposes to demolish an **office complex** with surface parking in order to construct a new six-story (6) mixed-use building containing **380 apartment units** and 4,800 square feet of ground-floor commercial space.³

¹ CEQANET, *6700 E. Pacific Coast Highway Mixed-Use Project*, available at <https://ceqanet.opr.ca.gov/2015101075/8> (accessed on July 13, 2023.)

² *Id.*

³ Urbanize LA, *1,300 Apartments Coming to Pacific Coast Highway in Long Beach* (June 29, 2022), available at <https://la.urbanize.city/post/1300-apartments-coming-pacific-coast-highway-long-beach> (accessed on July 17, 2023.)

Yet another project is proposed at 6500 Pacific Coast Highway, which would replace the **retail complex** with two (2) five-story (5) buildings containing **670 residential units** over a 4,000-square-foot commercial space.⁴

To wit, the Project here proposes to demolish an exclusively office building of two stories and replace it with 281 residential units. Thus, per Loopnet description of the structure at the Project site:

“Congressional Place at 6700 E Pacific Coast Highway presents high-quality office suites in a scenic location on the border of Long Beach and Seal Beach. Comprised of ±76,939 square feet across two stories, the building boasts contemporary and sophisticated finishes, suites that overlook the marina and the Pacific Ocean, and prestigious anchor tenants.” (**Exhibit A**).⁵

Also, as the Staff Report conceded, the City’s General Plan Housing Element contemplated only 95 units on the Project site and all of them being low income. As such, the Project proposes far more residential units than contemplated by the City for the Project site and does at the site where less intensive office uses were in place. This indicates a significant change in density and intensity, as compared with existing uses.

Similarly, per the City’s General Plan Housing Element, the related project at 6500 Pacific Coast Highway, which currently proposes 670 residential units and commercial space, was contemplated for only thirty-seven (37) moderate-income units and 148 market-rate units. (**Exhibit B** [6500 E. Pacific Coast Highway Housing Element Site inventory information].) As such, here as well, the related project proposes far more density and intensity than contemplated by the City’s General Plan and does so on a site with less intensive commercial uses.

The City’s General Plan Housing Element does not appear to list 6615 E. Pacific Coast Highway Site as a potential site for residential development at all. (**Exhibit C** [6615 E. Pacific Coast Highway Housing Element Site Inventory Information].)

Per the Urbanize LA article (**Exhibit D**), about 1,360 units will be added:

⁴ *Id.*

⁵ <https://www.loopnet.com/Listing/6700-E-Pacific-Coast-Hwy-Long-Beach-CA/11777222/>

“The three projects at 6500, 6615 and 6700 E. Pacific Coast Highway, proposed by Onni Group (<https://la.urbanize.city/tags/onni-group>), Carmel Partners (<https://la.urbanize.city/tags/carmelpartners>), and Holland Partner Group (<https://la.urbanize.city/tags/holland-partner-group>) respectively, will create a combined total of 1,360 housing units as well as commercial uses on sites now occupied by parking, offices, and the Marina Shores shopping center.”

Therefore, the Project, along with the other related projects and their mass demolitions and massive overdevelopment, will reasonably foreseeably contribute to cumulative significant impacts on air quality, greenhouse gas emissions, noise including due to traffic, public services (police, fire, ambulance), open space, population and housing, energy, aesthetics, along the Pacific Coast Highway, and collectively burden utilities and public services’ ability to adequately serve the Project Site.

Yet, the SEASP or its CEQA review do not account for the cumulative impacts of these three (3) projects and their exceeding density and intensity that has not been contemplated by the City before.

It must be noted that the City must consider not only the above-noted two (2) projects in the close vicinity of the Project, but also identify, disclose and consider all other projects that have been built, are in the pipeline, or are reasonably foreseeable to appear in Long Beach. This information must be disclosed so that the public and decisionmakers can meaningfully gauge whether the SEASP or its Program EIR that was prepared in about 2015 contemplated and studied the proposed density and the cumulative impacts of this Project along with all other related projects in the area.

In any event, since the Project may manifestly result in cumulative impacts that could not have been contemplated or studied in the prior 2015 Program EIR of the SEASP, a new EIR is required for the Project, and the SEASP Program EIR’s cumulative impact analysis, based on erroneous assumptions and omissions of the related projects, is flawed as a matter of law, to serve as an adequate clearance for this Project.

II. CONCLUSION.

In sum, SMSWRCC maintains that the City must grant the appeals and require preparation of an EIR for the Project to evaluate both the Project’s individual and cumulative impacts and to provide an accurate good-faith disclosure of the Project’s

impacts in order to comply with CEQA. If the City has any questions, feel free to contact my office.

Exhibits:

LoopNet 6700 E Pacific Coast Hwy Long Beach Property Information (Exhibit A);
Housing Element Site Inventory for 6500 E. Pacific Coast Highway (Exhibit B);
Housing Element Site Inventory for 6615 Pacific Coast Highway (Exhibit C); and
Urbanize LA Article 1,300 Apartments Coming to Pacific Coast Highway in Long Beach (Exhibit D).

Sincerely,

A handwritten signature in black ink that reads "Stephanie Papayanis". The signature is written in a cursive, flowing style. Below the signature is a solid horizontal line.

Stephanie Papayanis
Attorneys for Southwest Mountain
States Regional Council of Carpenters

EXHIBIT A



This Property is no longer advertised on LoopNet.com.

6700 E Pacific Coast Hwy Long Beach, CA 90803

Congressional Place · Property For Lease

[Commercial Real Estate](#) / [California](#) / [Long Beach](#) /
6700 E Pacific Coast Hwy, Long Beach, CA 90803



HIGHLIGHTS

- Congressional Place represents one of the few quality office options in this area on the border of Long Beach and Seal Beach.
- Select suites offer dynamic marina and ocean views, and the building boasts contemporary and sophisticated finishes throughout common areas.
- The prestigious tenant roster includes Morgan Stanley, Wells Fargo Advisors, RBC Wealth Management, and many others.
- Situated right off the Pacific Coast Highway with ample reserved parking options, commuters also enjoy easy access to public transportation.
- In walking distance to Whole Foods, Trader Joe's, Orangetheory Fitness, Shake Shack, Five Guys, Chronic Tacos, and more.

ABOUT THE PROPERTY

Congressional Place at 6700 E Pacific Coast Highway presents high-quality office suites in a scenic location on the border of Long Beach and Seal Beach.

Comprised of ±76,939 square feet across two stories, the building boasts contemporary and sophisticated finishes, suites that overlook the marina and the Pacific Ocean, and prestigious anchor tenants. In addition to being located along the Pacific Coast Highway and providing 120 reserved parking spots, commuters enjoy easy access to public transportation options.

Congressional Place also possesses a high walkability rating and is just one block away from the new CenterCal 2nd and PCH retail center, anchored by Whole Foods. Other nearby amenities include national

food chains, fitness facilities, grocery stores, and popular local eateries such as Five Guys, Orangetheory Fitness, Trader Joe’s, Chronic Tacos, and more. Tenants in the building enjoy access to outstanding area demographics and a large, diverse, and well-educated labor pool, with 330,355 people in a five-mile radius.

CONGRESSIONAL PLACE

Building Type	Office
Year Built	1984
Building Height	2 Stories
Building Size	76,939 SF
Building Class	A
Typical Floor Size	38,469 SF
Unfinished Ceiling Height	11’
Parking	84 Surface Parking Spaces 38 Covered Parking Spaces Reserved Parking at \$50/month

Listing ID: 11777222

Date Created: 3/1/2018

Last Updated:

Address: 6700 E Pacific Coast Hwy, Long Beach, CA

LINKS

- [Click Here for a Property Video Tour](#)
- [Congressional Place Building Website](#)

TRANSPORTATION



TRANSIT/SUBWAY

1st Street Station  	11 min drive	5.2 mi
Long Beach Transit Mall  	12 min drive	5.3 mi
5th Street Station  	12 min drive	5.8 mi
Pacific Station  	13 min drive	5.7 mi
Anaheim Station  	13 min drive	6.3 mi



COMMUTER RAIL

Norwalk/Santa Fe Springs Commuter Rail (Orange County, 91 Lines)   	22 min drive	15.4 mi
Buena Park Commuter Rail (Orange County, 91 Lines)   	25 min drive	15.6 mi
Santa Ana Commuter Rail (Orange County, Inland Empire-Orange County Lines)   	23 min drive	17.5 mi
Anaheim Commuter Rail (Orange County Line)  	26 min drive	17.6 mi
Fullerton Commuter Rail (Orange County, 91 Lines)   	29 min drive	19.0 mi



Long Beach-Daugherty Field Airport	13 min drive	7.2 mi
John Wayne Airport	23 min drive	16.5 mi

YOU MAY ALSO LIKE



More public record information on 6700 E Pacific Coast Hwy, Long Beach, CA 90803

The **Marina Pacifica Property** at 6700 E Pacific Coast Hwy, **Long Beach**, CA **90803** is no longer being advertised on LoopNet.com. Contact the broker for information on availability.

OFFICE PROPERTIES IN NEARBY NEIGHBORHOODS

[Downtown Long Beach Commercial Real Estate](#)

[ABC Commercial Real Estate](#)

[Bixby Knolls Commercial Real Estate](#)

[Eastside Long Beach Commercial Real Estate](#)

[Westside Long Beach Commercial Real Estate](#)
[Belmont Shore Commercial Real Estate](#)
[Downtown Huntington Beach Commercial Real Estate](#)
[Oak View Commercial Real Estate](#)
[Wrigley Commercial Real Estate](#)
[Lakewood Country Club Commercial Real Estate](#)
[Plaza Commercial Real Estate](#)
[Los Altos Commercial Real Estate](#)
[Belmont Heights Commercial Real Estate](#)
[Marina Pacifica Commercial Real Estate](#)
[Rossmoor Commercial Real Estate](#)

NEARBY LISTINGS

[4281 Katella Ave, Los Alamitos CA](#)
[2599 E 28th St, Signal Hill CA](#)
[16330-16450 Pacific Coast Hwy, Huntington Beach CA](#)
[16330-16450 Pacific Coast Hwy, Huntington Beach CA](#)
[2999 Westminster Ave, Seal Beach CA](#)
[3832-3850 E Anaheim St, Long Beach CA](#)
[15272 Revival Cir, Huntington Beach CA](#)
[4801 E 2nd St, Long Beach CA](#)
[12777 Valley View St, Garden Grove CA](#)
[801 Pacific Coast Hwy, Seal Beach CA](#)
[2883 E Spring St, Long Beach CA](#)
[408 E 1st St, Long Beach CA](#)
[15882 Manufacture Ln, Huntington Beach CA](#)
[1635 E Anaheim St, Long Beach CA](#)
[1207 Loma Ave, Long Beach CA](#)

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EXHIBIT B



(3 of 3)





Site Inventory

Address	6500 E PACIFIC COAST HWY
APN	7242011013
Acres	6.170
Site ID	600
Site Acres	6.170
VLI	0
MI	37
MR	148

...

EXHIBIT C



(2 of 2)





General Plan: Regional Serving Facility

LANDUSE_ELEMENT	RSF
DOCUMENT_NO	RES-19-0189
RECORD_DATE	12/2/2019, 4:00 PM
LANDUSE_ELEMENT_ANNO	Regional Serving Facility

...

EXHIBIT D

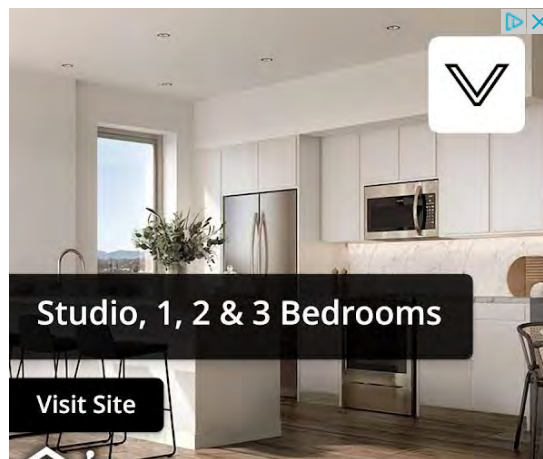
City presentation reveals plans from Onni Group, Holland Partner Group, and Carmel Partners

[illegible]



GALLERY 3

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Each year, **Long Beac** (<https://la.urbanize.city/neighborhood/long-beach>)h Mayor Robert Garcia's Building a Better Long Beach presentation provides a showcase of new and future developments coming to the city. To that end, **the 2022 edition** (<https://www.longbeach.gov/press-releases/building-a-better-long-beach-presentation-showcases-citys-development-and-construction-activity-is-on-the-rise/?fbclid=IwAR1PvqcA2wXaCdA5M2hDqMR2adj6AFEtEfOh-CUg3jarXF3isiWMACaavI0>) did not disappoint, with the Mayor revealing that three of the most prolific developers in L.A. County have set their sights on waterfront properties along Pacific Coast Highway.

The three projects at 6500, 6615 and 6700 E. Pacific Coast Highway, proposed by **Onni Group** (<https://la.urbanize.city/tags/onni-group>), **Carmel Partners** (<https://la.urbanize.city/tags/carmel-partners>), and **Holland Partner Group** (<https://la.urbanize.city/tags/holland-partner-group>) respectively, will create a combined total of 1,360 housing units as well as commercial uses on sites now occupied by parking, offices, and the Marina Shores shopping center.



(<https://la.urbanize.city/sites/default/files/styles/1140w/public/2022-06/6500%20pch.jpg?itok=ZuoMI2Cz>)

Rendering of of 6500 E Pacific Coast Highway from Onni Group
City of Long Beach

Onni Marina Shores (<https://la.urbanize.city/post/onni-group-doubles-down-long-beach>)

Onni's project, dubbed Onni Marina Shores for the retail complex it would replace at **6500 Pacific Coast Highway** (<https://la.urbanize.city/tags/6500-6670-pacific-coast-highway>), would consist of two five-story buildings containing 670 residential units above 4,000 square feet of commercial space.

The Long Beach Business Journal (<https://lbbusinessjournal.com/news/building-a-better-long-beach-4-projects-near-2nd-pch-to-revitalize-city-gateway>) reports that Onni Marina Shores, a follow-up to the Vancouver-based firm's under-construction **Broadway Block development** (<https://urbanize.city/la/post/215-million-mixed-use-complex-breaks-ground-downtown-long-beach>), will be a fully market-rate complex.

6615 PCH



(<https://la.urbanize.city/sites/default/files/styles/1140w/public/2022-06/6615%20pch.jpg?itok=VKh-Ca3l>)

Rendering of 6615 E Pacific Coast Highway from Carmel Partners

City of Long Beach

Across the street at 6615 Pacific Coast Highway, the Business Journal reports that Carmel Partners intends to raze an office complex and surface parking to clear the way for the construction of a new six-story building containing 380 apartments - 71 of which would be set aside as affordable housing. Plans also call for 4,800 square feet of ground-floor commercial space.

Carmel, which is based in San Francisco, has developed a number of high-rise buildings in the City of Los Angeles, **including the Cumulus complex in West Adams** (<https://la.urbanize.city/post/life-signs-stalled-arts-district-tower>) and the **Atelier apartments in Downtown** (<https://la.urbanize.city/post/look-inside-atelier-dtla>). The company's other future projects include a proposed **28-story high-rise just south of Beverly Hills** (<https://la.urbanize.city/post/28-story-apartment-tower-planned-empty-lot-la-cienega>) and a **35-story development now rising in the Arts District** (<https://la.urbanize.city/post/construction-goes-vertical-35-story-arts-district-tower>).

6700 PCH (<https://la.urbanize.city/post/waterfront-offices-long-beach-could-make-way-housing>)



(<https://la.urbanize.city/sites/default/files/styles/1140w/public/2022-06/6700%20pch.jpg?itok=ME04phdR>)

Rendering of 6700 E Pacific Coast Highway from Holland Partner Group
City of Long Beach

Holland Partner Group's project, slated to replace the Congressional Place office complex at 6700 E. Pacific Coast Highway, is imagined at a six-story building containing 303 residential units, with 13 set aside as affordable housing, atop 3,390 square feet of ground-floor commercial uses.

Holland is not a stranger to Long Beach, having previously developed the **Volta on Pine development apartments** (<https://urbanize.city/la/post/long-beach-volta-pine-apartments>) in the city's Downtown.

• **Long Beach** (<https://la.urbanize.city/neighborhood/long-beach>) (Urbanize LA)

[6615 E PACIFIC COAST HIGHWAY \(/TAGS/6615-E-PACIFIC-COAST-HIGHWAY\)](#)

[ONNI GROUP \(/TAGS/ONNI-GROUP\)](#)

[CARMEL PARTNERS \(/TAGS/CARMEL-PARTNERS\)](#)

[HOLLAND PARTNER GROUP \(/TAGS/HOLLAND-PARTNER-GROUP\)](#)

[6500-6670 PACIFIC COAST HIGHWAY \(/TAGS/6500-6670-PACIFIC-COAST-HIGHWAY\)](#)

[6700 PACIFIC COAST HIGHWAY \(/TAGS/6700-PACIFIC-COAST-HIGHWAY\)](#)

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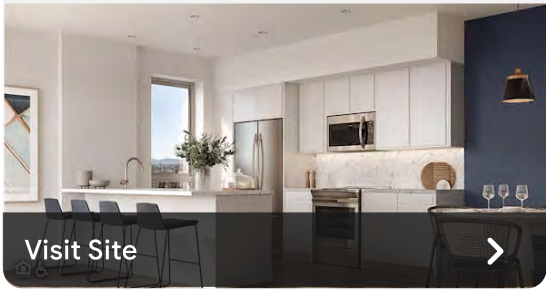
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Best

Newest

Oldest

E

EyesOnTheStreet

a year ago

Now, if we could just get a beach cities light rail along PCH (or near) from Santa Monica to Long Beach, or in an alternate universe, all the way to San Clemente, that would be a dream.

12

0

Reply • Share ›

J

John

→ EyesOnTheStreet

a year ago

then where will all the displaced dodge chargers rev their engines!

6

1

Reply • Share ›



Colin

→ John

a year ago

Brilliant hahaha, I hear those cars and Harley's at every time of a day.

3

0

Reply • Share ›

E

EyesOnTheStreet

→ Colin

a year ago

We have mandatory emissions tests for air pollution. Why can't that process include a sound check for noise pollution? No reason any car needs to sound like a garbage disposal roaring down the street.

5

0

Reply • Share ›

S

shortfilms

→ EyesOnTheStreet

a year ago

There are sound limits for autos—I think 95 decibels is the rule. But that's pretty loud. Maybe in light of the proliferation of electric cars, this issue should be readdressed?

1

0

Reply • Share ›

D

dtperson

→ shortfilms

a year ago

Rules are one thing, but enforcement is another. I honestly can't remember the last time I saw anyone get pulled over for run-of-the-mill driving transgressions like running red lights or speeding.

0

0

Reply • Share ›

D

dtperson

→ EyesOnTheStreet

a year ago

That's...a great idea considering the police won't or don't have the man power to enforce illegally-modified small dick fart makers.

0 0 Reply • Share ›

**TV James**

→ dtperson

a year ago

Just make it part of the emissions test. How loud is the car when revved?

0 0 Reply • Share ›

L**LAH-LA**

→ EyesOnTheStreet

a year ago

Your dream is not so far fetched. A good part of it could come true easily if the Green Line South Bay extension that is planned to terminate at Crenshaw Blvd in Torrance kept going along an existing right of way all the way to the A Line (Blue Line). From there it could continue south.

2 0 Reply • Share ›

W**William Frankenfild**

→ LAH-LA

a year ago

breh that ROW runs mostly through factories and warehouses and would be very expensive for ABISMAL ridership. If the C Line is to be extended, it should be via Carson street so it could stop at Harbor UCLA and the Carson Civic Center (which is seeing a bunch of new midrise developments).

1 0 Reply • Share ›

C**Ct**

→ William Frankenfild

a year ago

I'm not so sure. Harbor UCLA is on the Vermont corridor, and Carson Street might be served better by BRT. We can see with the Foothill Extension vs Crenshaw how much easier and cheaper it is to build on existing ROW. Plus, those warehouses could be built into multi-family developments before the line even opens.

0 0 Reply • Share ›

W**William Frankenfild**

→ Ct

a year ago

Doubtful the warehouses will be redeveloped. This isn't the arts district. The tracks are very close to the port so demand for commercial space here is HUGE. It would be cheap, but not that cheap, especially considering the ridership will be LOW.

The current tracks also end at Alameda so for it to connect to Long Beach, a massive bridge or tunnel would need to be built.

Either put a huge investment into a subway under Carson that will actually work or a not a large, but still massive investment into a line that looks good on a map, but few will use.

0 0 Reply • Share ›

A**amplifycolor**

a year ago edited

NIMBYs blocked housing at 2nd and PCH itself, then during the zoning process (that upzoned poor neighborhoods in LB), they blocked upzoning in essentially all of wealthy east Long Beach except for these specific lots.

The direction of movement is a positive one but these buildings are NOT approved and one can expect the NIMBYs to use every weapon they have against them.

8 0 Reply • Share ›

W**William Frankenfild**

a year ago edited

This is great but after the Marina Shores tenant have relocated, I'm sure there will still be a glut of abandoned retail space in

This is great, but after the marina stores tenant have relocated, I'm sure there will be a great abandoned retail space in the Marketplace shopping center across the street. Some company should buy the land where the former El Torito and closed down UA movie theater sit and raze them to make new housing.

Also for everyone complaining that the buildings should be taller, it was decided by the Coastal Commission to limit buildings to only 5 stories in this area. It can be as tall as 7 stories if they were hotels.

2 0 Reply • Share ›

R

RebuildLosAngeles

a year ago

nice design. too short. It makes my heart break how many nimbys block development in the south bay. Just awful. There should be skyscrapers along the coast from dockweiler to torrance beach

4 2 Reply • Share ›

L

LAH-LA

→ RebuildLosAngeles

a year ago

Long Beach is not Manhattan, Hong Kong or Singapore. Most of the most livable cities around the globe are 5 - 8 stories. Think, Paris, Rome, Amsterdam and Barcelona as a few delightful urban areas for LA County cities to aspire to.

4 1 Reply • Share ›

**Everett Engbers**

→ LAH-LA

a year ago

I agree. I get so tired of the 'tower' fixation some of these people have. If you want to live in a closed-off canyon of glass boxes there are plenty of places back east you can move to.

1 0 Reply • Share ›

C

CulverCityNative

→ RebuildLosAngeles

a year ago

"should be skyscrapers along the coast from dockweiler to torrance beach"

Man, what world is it you want to live in? Oh right, the one were everyone lives in a 700sqft 40 story tower, that's right.

2 5 Reply • Share ›

**Artem Liubeznyi**

→ CulverCityNative

a year ago

Not everyone, but it would be nice to have a stretch of high-rises next to the ocean. Like they have in Miami, Rio, or even in San Diego just down south.

I'm all for more people being able to enjoy ocean sunset views from their balconies.

2 3 Reply • Share ›

**Everett Engbers**

→ Artem Liubeznyi a year ago

Who wants to look like Miami? I live in Long Beach, there are plenty of those dull glass towers downtown, they don't have to be everywhere.

2 0 Reply • Share ›

**Artem Liubeznyi**

→ Everett Engbers a year ago

ok boomer

0 1 Reply • Share ›

**Patty Thompson**

→ Artem Liubeznyi a year ago

Please your heart, don't



bless your heart, dear.

0 0 Reply • Share ›

C

CulverCityNative → Artem Liubeznyi a year ago

Wow, yea that would be great. Not.

1 4 Reply • Share ›

R

RebuildLosAngeles → CulverCityNative a year ago

yes. *insert chad meme*

0 0 Reply • Share ›

C

CulverCityNative → RebuildLosAngeles a year ago

Cute.

0 0 Reply • Share ›

C

CulverCityNative → RebuildLosAngeles a year ago

Hey Urbanize Admin. May I suggest:

```
$ sed -i 's/RebuildLosAngeles/idiot/g' global.html
```

0 1 Reply • Share ›



TV James → CulverCityNative a year ago

I'm inferring this is a filter to auto-drop dumb comments, right? So I think you did it wrong - shouldn't it be your name in here?

0 0 Reply • Share ›

S

shortfilms

a year ago

It's depressing how short these all are. It would be fine if they were all low income infill, but these are likely to be market rate. I guess these builders know the market, but seems odd that there is not a single tower in the mix of all of these low rise complexes.

2 1 Reply • Share ›

O

ocsurfer

a year ago

Hopefully Studebaker can be extended from PCH to 2nd St to alleviate all the extra traffic.

1 0 Reply • Share ›

L

LAdeux

a year ago

these are nice not every building needs to be a "tower"

1 3 Reply • Share ›



Kathy Olszewski Marino → LAdeux

a year ago

People tend to forget that Long Beach is on the Newport-Inglewood Fault! Long Beach was leveled in 1933! It will happen again and I certainly wouldn't want to be in a high rise!

3 0 Reply • Share ›

C

CulverCityNative → LAdeux

a year ago

Exactly.

1 1 Reply • Share ›

E

Eric

a year ago

These look like any other apartment building. Nothing prolific about this.

0 1 Reply • Share ›

E

EyesOnTheStreet

➔ Eric

a year ago

It's saying the developers are prolific, meaning they have many projects in LA county. Prolific and unique are unrelated terms.

11 0 Reply • Share ›

R

RebuildLosAngeles

➔ Eric

a year ago

I don't think you know what the word prolific means..

4 0 Reply • Share ›

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