

May 15, 2018

Mayor Garcia
City Council Members
Long Beach, California 90815

Re: Public Hearing on Tonight's Agenda

Dear Mayor and City Council Members:

I am opposed to the approval of this Resolution for these reasons:

1) SA Properties Company L.P. is paying \$20,210 for a 10,110 square foot property which comes to about \$2 a square foot. The only vacant property I see listed for sale in Long Beach presently is 2150 Orange Avenue which is a 36,590 square foot lot and the asking price is \$675,000 which comes to approximately \$18.50 per square foot. Undeniably, if this vacation is approved, it will make SA Properties' other two properties much more valuable by creating one large contiguous parcel. The City Council's passage of the new Land Use Element has also dramatically increased the value of these properties by rezoning at a higher density and for mixed use. If SA Properties prospers by these two acts of the City Council, I believe the citizens of Long Beach should also share in the bounty as we are the people who will be disadvantaged by increased traffic and other "quality of life" issues should SA Properties chose to build the housing development that these actions will allow and which we will be unable to stop due to the new zone designation and new California streamlining law if this Resolution is approved.

2) The Planning Commission hearing was completed on May 18, 2017 which was prior to the new streamlining law created by SB 35 effective January 1, 2018 and also prior to the re-zoning put in place by the new Land Use Element approved by the City Council on March 6, 2018. The Planning Commission hearing which was completed was based on different conditions then what exists today. Prior to approval of this Resolution, a new Planning Commission hearing should be completed to allow proper discussion of conditions as they now exist and feedback from the citizens of Long Beach.

3) Prior to approval of this Resolution, a new California Environmental Quality Act (CEQA) Review should be completed based upon current conditions.

Thank you for consideration of my concerns.

Sincerely,



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