



Los Cerritos Wetlands Authority

Governing Board

Samuel Schuchat,
Chair
Coastal Conservancy

Suzie Price,
Vice-Chair
City of Long Beach

Joe Kalmick,
Board Member
City of Seal Beach

Roberto Uranga,
Board Member
Rivers and
Mountains
Conservancy

Mark Stanley
Executive Officer

August 22, 2019

Christopher Koontz
Planning Bureau Manager
City of Long Beach Development Services
333 W. Ocean Blvd., 5th Floor
Long Beach, CA 90802

Re: 300 Studebaker Road Business Park Development – Preliminary Support

Dear Mr. Koontz:

The Los Cerritos Wetlands Authority (LCWA), whose member agencies are the State Coastal Conservancy, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, and the Cities of Long Beach and Seal Beach, would like to offer our preliminary support for the 300 Studebaker Road Business Park Development currently undertaken by Panattoni Development. We have been in communications with Panattoni representatives, Mark Payne and Ryan Jones, about the project and have engaged them in discussions about the current development plan.

During the process of engagement, Mark Payne provided a presentation to the LCWA Governing Board at its August 1, 2019 public board meeting to address any questions regarding the current project. The LCWA staff and board of directors are impressed by their willingness to work with the LCWA on the restoration and potential donation of wetland parcels to public hands, and to incorporate bird safe treatments to the building development.

Moving forward we will continue to work with Panattoni to refine the restoration of the wetland parcels and address any community concerns that may arise. This is an exciting opportunity for the LCWA and the community. If you have any questions for the LCWA, please contact Sally Gee at sgee@rmc.ca.gov or at 626-815-5191 ext. 104.

Sincerely,



Mark Stanley
Executive Officer

Doug Drummond
6242 Monita Street
Long Beach, CA 90803
Phone and Fax (562) 598-5603
Cell (562) 619 0280
E-mail: d.drummond4@verizon.net

Nov. 2, 2019

Long Beach Development Services / Planning Commission
City of Long Beach
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

Members of the Planning Commission,

A proposal for development of property on the East side of Studebaker Road at Loynes Street next to the AES Plant will be considered at your November 7th meeting.

This is an unsolicited letter regarding that proposal.

My home is in adjacent University Park Estates. I have lived here many years. I formerly served our city as a Police Officer, City Council Member and Vice Mayor, and Harbor Commissioner President. I am a strong supporter of our City.

With respect to the project I believe it is well suited for the site. As I recall the location is zoned *Industrial*. In my opinion the proposed does not present foreseeable problems for my neighborhood.

I hope Studebaker Road will soon be resurfaced – it is currently a mess. I understand our Neighborhood Association has requested a traffic signal at nearby Loynes and Palo Verde (at that location left-turn traffic leaving our neighborhood faces heavy east-west traffic) and I hope that request can be satisfied. I also understand our Neighborhood Association had requested two left lanes on Loynes at PCH – another good idea.

I DO SUPPORT THE STUDEBAKER ROAD PROJECT.

Sincerely,

Doug Drummond

Sent: Thursday, November 07, 2019 2:03 PM

To: M Wilson <M.Wilson@longbeach.gov>

Cc: tami_bennett@hotmail.com; mbcotton@hotmail.com; Hoorae1@aol.com; renee_matt@live.com; corlisslee@aol.com; mpshogrl@msn.com; jweins123@hotmail.com; vbickf123@aol.com; achris259@yahoo.com; ksharper01@cs.com; cmoore@algalita.org; rebrobles1@gmail.com

Subject: Item 3, 300 Studebaker Rd. 11/7/19

This was sent earlier to Dionne Bearden. I received an e-mail saying she was out of the office. Your name was given to me as the one who would distribute this to the Planning Commissioners. Please acknowledge this has been done.

Ann Cantrell

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

From: [anngadfly <anngadfly@aol.com>](mailto:anngadfly@aol.com)

To: Dionne.Bearden <Dionne.Bearden@longbeach.gov>

Cc: [tami_bennett <tami_bennett@hotmail.com>](mailto:tami_bennett@hotmail.com); [mbcotton <mbcotton@hotmail.com>](mailto:mbcotton@hotmail.com); [Hoorae1 <Hoorae1@aol.com>](mailto:Hoorae1@aol.com); [renee_matt <renee_matt@live.com>](mailto:renee_matt@live.com); [corlisslee <corlisslee@aol.com>](mailto:corlisslee@aol.com); [mpshogrl <mpshogrl@msn.com>](mailto:mpshogrl@msn.com); [jweins123 <jweins123@hotmail.com>](mailto:jweins123@hotmail.com); [vbickf123 <vbickf123@aol.com>](mailto:vbickf123@aol.com); [achris259 <achris259@yahoo.com>](mailto:achris259@yahoo.com); [ksharper01 <ksharper01@cs.com>](mailto:ksharper01@cs.com); [cmoore <cmoore@algalita.org>](mailto:cmoore@algalita.org); [rebrobles1 <rebrobles1@gmail.com>](mailto:rebrobles1@gmail.com)

Sent: Thu, Nov 7, 2019 1:27 pm

Subject: Nov. 7, 2019 Item 3, 300 Studebaker Rd.

Please distribute to the Commissioners for today's meeting.

Gratefully,

Ann Cantrell

To: Long Beach Planning Commission

Re: Nov. 7, 2019 Agenda Item 3,

Recommendation to adopt a Mitigated Negative Declaration (ND13-19) and approve a Site Plan Review (SPR18-056) and a Local Coastal Development Permit (LCDP18-034) for the demolition of existing structures and development of two concrete tilt-up industrial buildings (91,700 square feet and 47,500 square feet, respectively) with surface parking and associated landscaping on a 6.69 acre site located in the Coastal Zone at 300 Studebaker Road within the Southeast Area Development and Improvement Plan (SEADIP) (PD-1) area; approve a Standards Variance (SV18-004) request to provide a portion of the required thirty percent on-site open space on off-site vacant parcels (1.81 acres of land) located on the northwest and southwest corners of the intersection of Studebaker Road and Loynes Drive; and approve a Lot Line Adjustment (LLA18-002) to reposition the north-south property line between vacant parcels on the west side of Studebaker Road to the east side of Studebaker Road. (District 3)

Dear Commissioners:

Citizens About Responsible Planning/CARP and the Sierra Club Los Cerritos Wetlands Task Force urge you to deny all requests included in this agenda item.

In 2006, an Environmental Impact Report done for another project on this site was found inadequate by a court of law. This Program Negative Declaration, which also includes Standards Variance, is even more inadequate. There was no study of what effect possible 24/7 truck traffic and headlights might have on the Los Cerritos Wetlands habitat. The traffic study was done in 2018, before the opening of the 2nd & PCH project, which will no doubt increase traffic on Studebaker. There was no mention of parking lot runoff into the cooling channel, which leads into the only Salt Marsh left

in So. CA. It does not appear that Air Quality impacts included truck traffic which would add diesel and other pollutants to the air. THIS PROJECT DESERVES A FULL EIR.

2. This Negative Declaration uses both SEADIP and SEASP as the zoning plan for the project. As stated by Coastal Commission staff, "the CCC has not yet heard and acted on the City's LCP amendment request, which includes the City's proposal to replace SEADIP with SEASP." Therefore this project must comply with SEADIP and the current LCP, not SEASP which states it will be open space and native plants.

The current zoning plan, SEADIP, and the Local Coastal Plan, state the parcel on the southwest side of Studebaker Rd., is to be the site of an Interpretive Center and Overlook for the Wetlands. The other parcel on the northwest side of Studebaker is to be dedicated for park and playground purposes. The Negative Declaration stated uses for these parcels are not in conformance with SEADIP and therefore cannot be approved.

3. On Sept. 9, 2019, Maryann Cronin of Development Service wrote that the property is owned by Loynes Beach Partners. Randall Blanchard is listed as the agent. Please note this filing for bankruptcy for Blanchard and information on Loynes Beach Partners: <https://www.docketbird.com/court-documents/Randall-William-Blanchard/Motion-FOR-APPROVAL-OF-DISTRIBUTION-OF-SEASMOKE-PROJECT-PROCEEDS-MEMORANDUM-OF-POINTS-AND-AUTHORITIES-IN-SUPPORT-THEREOF-AND-SUPPORTING-DECLARATION-OF-RANDALL-WILLIAM-BLANCHARD-Filed-by-Trustee-Richard-Pachulski-TR-Warning-See-docket-entry-no-787-for/cacb-8:2014-bk-14105-00785>

Although the address is 400, not 300 Studebaker, the brief says:

"A copy of the Loynes Beach operating agreement is attached hereto as Exhibit C. The sale of the Property constituted a **sale of the substantially all of Loynes Beach's assets** and triggered a **dissolution of the company** under section 11.1.3 of the Loynes Beach Operating Agreement. In accordance with section 11.3 of the Loynes Beach Operating Agreement, entitled Winding Up and Distribution of Assets, Loynes Beach is required to distribute proceeds upon liquidation in the following order: (1) to creditors of Loynes Beach, (2) for reserves for reasonable liabilities, and (3) to members of the company in accordance with Section 5 of the Loynes Beach operating agreement states that net cash flow shall be distributed to its Class B members, Cobra Kai Investments, LLC ("Cobra Kai") and Hollencrest Bayview Partners, L.P. ("Hollencrest"), and **then to its Class A member, Seasmoke Partners-Studebaker, LLC** ("Seasmoke Partners-Studebaker"). **Cobra Kai and Hollencrest, however, no longer hold interests in Loynes Beach because their membership interests were acquired by Seasmoke Partners-**

Studebaker pursuant to a certain Buy/Sell, Settlement, and Release Agreement, executed on September 25, 2017 (the "Buyout Agreement"). **As a result of the Buyout Agreement, Seasmoke Partners-Studebaker currently is the sole owner of Loynes Beach."**

It also says the property was sold on July 23, 2019 to PDC LA/SD LLC for \$7 million. In the attachment C however, it says that Studebaker Industry LLC bought the property. **Before any approvals are given, ownership of the property must be verified.**

There are over 70 Conditions of approval for this project, some of which are very expensive, such as streets, curbs, sidewalks, traffic lights, bird safe

windows. How is a bankrupt company going to pay for these, especially as there are no known tenants for this facility?

4. The Neg. Dec. originally stated that the two parcels would be deeded to the Los Cerritos Wetlands Authority; however, when the LCWA discovered there may be hazardous materials cleanup required, they requested that another government entity be added as possible owners. CARP and Sierra Club Los Cerritos Wetlands Task Force urge that **the owners of the property be required to do the clean up of any hazardous waste before the transfer of the property.**

5. You are also being asked to provide "a portion of the required thirty percent on-site open space on off-site vacant parcels (1.81 acres of land) located on the northwest and southwest corners of the intersection of Studebaker Road and Loynes Drive." **Please explain how land which will no longer belong to the owners of the project (whoever they might be) can be used as required open space for the project.**

6. Special Condition 5 states there will be "bird-safe" glazing on 65% of all buildings, "to reduce the amount of untreated glass or lazing to less than 35% of the building facade". **All of the glass should be bird safe.** Turning off the lights at night is an excellent provision. How will this work with 24 hour trucking? What about truck headlights?

7. The Developer is required to install LED cobra-head lights along Studebaker Road. These will affect all wildlife in the Los Cerritos Wetlands. **According to lighting expert, Dr. Travis Longcore, USC professor, LED lights in the blue spectrum are the most disruptive to humans, animals and plants. Studies show that constant night exposure can not only disrupt sleep, but can cause cancer.**

8. Because of possible negative impacts to the Los Cerritos Wetlands (Puvunga East) which is important to the Tongva/Acjachemen tribes, **tribal consultation should have been done with all tribal groups listed with the Native American Heritage Commission.**

This Negative Declaration must not be approved.

Sincerely,

Citizens About Responsible Planning

Sierra Club Los Cerritos Wetlands Task Force

November 7, 2019

To: Planning Commission, City of Long Beach

Re: Agenda Item # 3, 19-088 PL, 300 Studebaker

From: Anthony Morales, Chair, Gabrielino/Tongva .San Gabriel Band of Mission Indians
Rebecca Robles, Acjachemen, California Cultural Resources Preservation Alliance

We oppose granting a Mitigated Negative Declaration, a Site Plan Review, and/or a Local Coastal Development Permit for this project. An EIR is required to address its negative environmental and tribal cultural impacts both to the project site and to the Los Cerritos Wetlands (Puvungna East), and the waters (channel, slough, bay, and ocean). The staff report does not mention the cultural and biological significance of the area to either the Tongva or Acjachemen peoples past and present. We hold ceremony, collect natural materials, and use this area for educational and cultural gatherings essential to the survival of our tribes. As of this time we have not held any tribal consultations with either the developer or the lead agency.

We request that not only our tribal members but all tribal groups on the NAHC contact list who have a cultural connection to Puvungna be contacted by the developer and the lead agency in order that they have the opportunity to comment on the project from a tribal perspective.

Overall, we oppose development adjacent to the Los Cerritos Wetlands which have been reduced from 2500 to 500 acres. What open space remains on or near the Los Cerritos Wetlands and in low lying coastal areas is precious and essential to accommodate sea rise. This project can be sited elsewhere and contributes nothing to the quality of life for wetlands wildlife or neighboring communities.