

To: Planning Commissioners, City of Long Beach, Public Comment

Regarding: Proposed Project, senior project special group residence, assisted living/memory care facility at 3340 North Los Coyotes Diagonal, District 5

From: Julie Bathke, local resident (90808)

Greetings, I wish to submit my public comments regarding the above proposal as follows:

I am highly in favor of this project going forward for the following reasons:

1. Generally, I don't like seeing the empty space left there since Ralphs left.
2. Such a business will be quiet, especially at night.
3. Job creation.
4. Being a senior and memory care facility, there will be some general security measures in place. For medical 911 calls, the fire/paramedic department is right next door.
5. Senior living/assisted living/memory care facilities are needed to support needs of the aging community in East Long Beach. I am 67 and resident of Long Beach since 1975, with no plans to relocate. Such a facility may in the future be of direct personal use to me and my family, friends and neighbors.

As an additional comment, whether or not but especially if the project goes forward, please do something to make the intersection of Wardlow and Los Coyotes safer for drivers and pedestrians. The diagonal orientation of the intersection creates opportunities for drivers to corner at high speeds where the angles are larger than 90 degrees, i.e. turning right on Wardlow from the Diagonal going either North or South. The high speeds I describe above are especially dangerous for pedestrians and I no longer feel safe walking across the intersection. I like to patronize the businesses at the triangle area bounded by Palo Verde, Wardlow and the Diagonal. I can literally see these businesses from my front yard, yet I now must drive there to feel safe.

When driving, upon exiting my neighborhood to reach the Diagonal, we must make a left turn on Wardlow very close to the main intersection, maybe 100 feet, with drivers who are flying around the corner from the Diagonal south, turning west onto Wardlow. Though I am a very cautious driver, I've nearly been hit several times. It's unnerving.

Thank you for your attention to these matters. I appreciate the work you do on behalf of our community.

Sincerely,


Julie Bathke

[Redacted]

[Redacted]

Heather Flores

From: [REDACTED]
Sent: Tuesday, April 26, 2022 10:43 AM
To: PlanningCommissioners
Cc: Judy Muehlebach
Subject: Public Comment - Application Number 2106-12 (SPR22-08,CUP 22-003 and LLA 22-003)

-EXTERNAL-

My wife and I would like to provide input on the proposed assisted living senior project at 3340 North Los Coyotes Diagonal. We live directly across the street from this property and have lived at this location since 1973. I have lived in this area since 1949.

We wholeheartedly support the proposed project and believe it will be a positive presence in our community. My mother-in-law lived in the Sunrise facility in La Palma from 2018 until her death last year. Both my wife and I visited many times. The facility was well run and maintained in a clean and welcoming environment. Neither of us ever witnessed any high volume of traffic in and out of the facility. It was always quiet and unobtrusive. The design of the building is attractive and does not dominate the neighborhood in which it exists.

We have extended family that reside in another Sunrise facility in Woodland Hills. Their view of the facility in particular and the company in general is positive. We also have friends who have had family in the Seal Beach facility with similar positive feelings. The Sunrise company has an excellent reputation in the senior assisted living business. It is a high-end provider and does a great job.

As we are both in our 70s now and we envision that someday we as well may be interested in residing in a Sunrise facility and having one across the street would be an attractive option for us.

We are both 100% in favor of this proposed development. It will be a positive development over the present fenced-in vacant lot that currently exists there. Some local voices have been raised in dissent against this and any other development on that parcel in recent years. Development is going to occur sometime. The proposed Sunrise facility is a much better option than another strip mall with another selection of nail salons, liquor stores, etc. The building will fit in nicely with the existing church and two-story medical buildings on the lot. It will not impose an undue traffic burden on community. We expect it will be a "good neighbor."

Let's do this!

Paul V. Muehlebach and Judy K. Muehlebach
[REDACTED]

Heather Flores

From: Padric Gleason Gonzales [REDACTED]
Sent: Monday, May 2, 2022 7:49 PM
To: PlanningCommissioners
Subject: Public comment for Agenda Item 22-023PL for 5/5 Planning Meeting

-EXTERNAL-

Dear Commissioners,
I write in support of the proposed assisted living and memory care facility on Los Coyotes Diagonal.

This is an excellent example of a method for increasing density in a single-family area while also addressing the housing needs of a vulnerable population. These 86 units will provide housing for seniors who might otherwise remain in single family housing that's needed by younger families, or who might need to relocate outside of Long Beach to receive needed care.

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Padric Gleason
[REDACTED]
Long Beach, CA 90813
[REDACTED]
(City Council District 6)

May 4, 2022

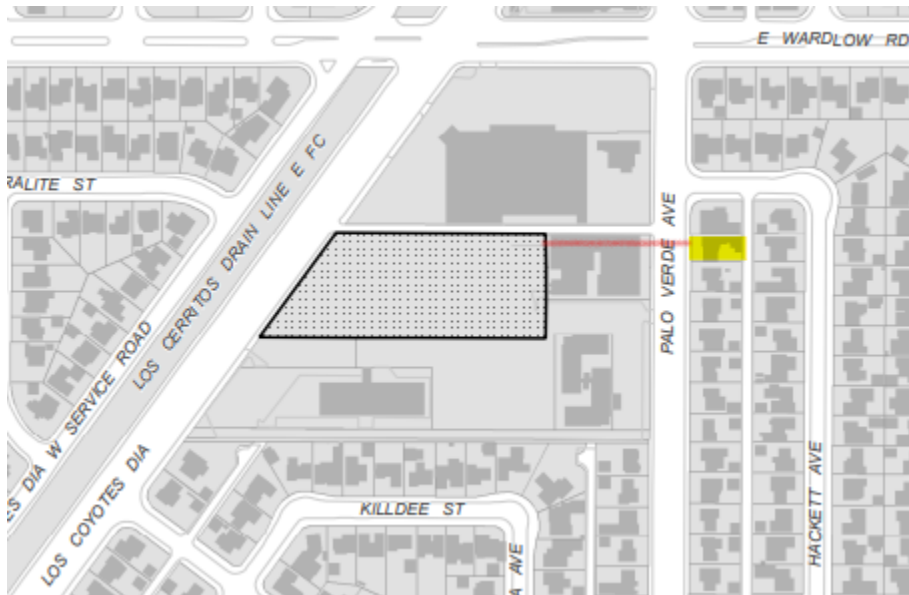
To: Planning Commissioners and Staff

Regarding: Application No. 2106-12 (SPR22-08, CUP 22-003, and LLA 22-003) at
3340 N. Los Coyotes Diagonal

Request: **Oppose the Proposed Project unless Amended**

From: Reata Kulcsar, resident within 275' of the proposed development

I received a Public Notice for the above referenced project the week of April 25, 2022. I live within 275' of the proposed project and I just learned about this project. I need more time to review the information to learn about the project, the benefits to the community, and the short- and long-term impacts. Based on the information that was recently made available on the City's website, I have serious concerns about the construction activities, use of the alley, noise, lack of public improvements on Palo Verde Avenue, and parking.



Construction Concerns

This proposed project is in an area with predominantly single-family homes. Construction activity should be limited to Monday – Friday from 9 am to 5 pm.

How will noise, dust, and ingress/egress of construction equipment, supplies, and labor be addressed? Work trucks and construction material should not be allowed to access the site from Palo Verde Avenue and should be limited to using Los Coyotes Diagonal.

Will my utilities be temporarily interrupted/disconnected to build the needed infrastructure to support this project? If so, what steps is the developer taking to ease these impacts?

Alley Concerns

I have concerns with the use of the alley as a loading area, pick-up/drop-off, employee entrance, daily commercial deliveries of food and supplies, USPS, Fed Ex, etc. The alley is not adequately maintained, it is not wide enough to support two-way traffic, and vehicles entering the alley from Palo Verde Ave impact traffic on Palo Verde Ave. My personal vehicles have been hit (sideswiped multiple times) caused by queuing on Palo Verde Ave (vehicles waiting to turn left into the alley and business park). I do not support the use of the alley as a loading zone to facilitate access for employee entrance, ambulance services, shuttle excursions, and local deliveries. This will create a nuisance, negatively impact my property and the other properties directly across the street from the alley (on Palo Verde Ave), and burden my family's daily life with further congestion, noise, trash, traffic, emissions, etc. These types of activities should be conducted at the front of the building/ main entrance. It's not acceptable that the 24/7 operations of this proposed project impact my family and property so negatively. The use of the alley to service the above-mentioned activities should be prohibited and relocated to the front of the building or from the southern portion of the site.

Palo Verde Street Improvements

Sidewalk and street improvements along Los Coyote Diagonal are specified as Conditions of Approval, but no Conditions are specified for Palo Verde Ave even though the proposed project will impact Palo Verde Ave significantly. Please explore the feasibility of modifying the striping on Palo Verde Ave to accommodate one thru-lane in each direction, a two-way left turn lane, and a painted parking lane. This could help address the queuing issue that occurs at the entry points to the property driveways and at the alley.

Parking

I am concerned that on-site parking is not sufficient to accommodate all the uses in the vicinity. Will the proposed project be allowed to host regional training and banquet type events? If not, this should be explicitly prohibited. The proposed project should not be allowed to host large training events in addition to their daily vehicle parking demands. The site is adjacent to a church and the church has services throughout the week and

they host several-day retreats throughout the year. During those church retreat events, parking is at a premium and street parking on Palo Verde is filled up. Is there a schedule in place to ensure that multiple events with high parking demands do not occur on the same day?

Noise

In addition to the construction noise, I have concerns about noise from ambulance and emergency services and sirens that may be used at this facility. Fire Station No. 18 is across the street from my property and the department vehicles do not use the siren when they arrive/leave their building on Palo Verde Ave. What protocols are in place to limit siren noise from ambulance and emergency services at the facility? Where will the ambulance and emergency vehicles park and how will they access the site?

Thank you for your time, attention to my concerns, and the opportunity to provide public input.

Sincerely,
Reata Kulcsar

[REDACTED]
Long Beach, CA 90808
[REDACTED]