

From: [REDACTED]
To: [REDACTED]; [PlanningCommissioners](#)
Subject: Re: Agenda Item 1, Nov. 3, 2022
Date: Thursday, November 3, 2022 6:10:22 PM

-EXTERNAL-

Thank you... and good freaking luck!

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On Thursday, November 3, 2022, 1:35 PM, [REDACTED] wrote:

To: Long Beach Planning Commissioners
Re: Agenda Item I, Nov. 3, 2022 agenda

Recommendation to recommend that the City Council accept **Categorical Exemption CE21-156**; and **Recommend that the City Council approve a General Plan Amendment (GPA21-004), to change the PlaceType designation of 2600 California Avenue from Open Space (OS) to NeoIndustrial (NI).**

I urge a No vote for both of these motions.

The staff report states: "The project site is located at 2600 California Avenue on the northeast corner of California Avenue and Willow Street (Attachment A – Location Map). **The 0.72-acre (31,375-square foot) project site is currently developed with a surface parking lot, a small open space with walking path, and associated landscaping**, and can be accessed via two one-way driveways on California Avenue. **The project site is currently within the Institutional (I) Zoning District and within the Land Use Element Open Space (OS) PlaceType.** The existing parking lot, and associated landscaping was approved through a Conditional Use Permit (CUP17-007) on June 15, 2017 for off-site parking at for a commercial building across the street at 999 East Willow Street in the City of Signal Hill. The project site is surrounded by a mixture of open space, office, and retail uses. The project site is bounded to the east by a cemetery, to the north by an urban farm, *(and Willow Springs Park--A.C.)* to the west by California Avenue and office uses in the City of Signal Hill, and to the south by East Willow Street and retail uses.

The project site has a current General Plan Land Use Element PlaceType designation of OS. The existing OS PlaceType supports recreational space such as public parks and does not allow for commercial or industrial uses, such as offices. Although the existing I Zoning District allows for medical offices, the land use PlaceType does not.

While the adoption of the Land Use Element is fairly recent, the proposed General Plan Amendment is still appropriate because it corrects a City error in designating this privately owned and commercially operating parcel."

My comments:

This site is currently **zoned Institutional and is Open Space** in the Land Use Element. As the staff report states, Open Space Place Type is for **Public Parks**, not commercial or industrial uses. Zoning should not be changed because a land owner wants a non-conforming use.

This land already has walking paths and landscaping. The plans call for cutting down mature trees

and digging up possible Native American burial sites, with no CEQA evaluation. The site should remain as Open Space. At the very least, if the Place Type and Zoning are changed, an Environmental Impact Report must be required for any development.

Sincerely,
Ann Cantrell