

From: Christina Cancino <christinacancino1@yahoo.com>

Sent: Sunday, November 13, 2022 11:51 PM

To: CityClerk <CityClerk@longbeach.gov>; Riverpark Coalition <contact@riverparkcoalition.org>

Subject: NO to 712 Baker St. Project

-EXTERNAL-

I am a resident of Upper West Long Beach and I am against the proposal of building the gated community for 712 Bakers St. Our community is in dire need of green space and building flourishing park is what we require. We live in the death corridor because of the oil refineries and surrounding freeways. My community of western Long Beach needs access to green space just like the eastern side of Long Beach. We want to have a chance for park equity and clean air. There is a push to build housing, but there are many vacant buildings especially in downtown Long Beach that can be converted into residential use. This space of land is one of the last remaining open spaces that is our only chance for giving my community park space. Please listen to the residents that live in West Long Beach. Please honor and safeguard the protected 1977 Horse Overlay District. Also honor the 2007 Long Beach Riverlink Plan that was passed unanimously by the LB City Council in 2015. The continued loss of our much-needed open space must be halted. We are so poor in green space in this side of Long Beach. Please help my community build the River park, not a gated community.

Sincerely,

Christina Cancino

From: anngadfly@aol.com [mailto:anngadfly@aol.com]

Sent: Tuesday, November 15, 2022 11:45 AM

To: Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Mayor <Mayor@longbeach.gov>; CityClerk <CityClerk@longbeach.gov>; Dawn McIntosh <Dawn.McIntosh@longbeach.gov>

Subject: item 29, 11/15/22 council agenda

-EXTERNAL-

Dear Decision Makers:

Re: Item 29,

Recommendation to adopt resolution certifying the River Park Residential Project Environmental Impact Report (EIR-07-20, SCH#2021020492); Declare ordinance approving a Zone Change (ZCHG20-002) from Commercial Storage (CS), Commercial Storage with Horse Overlay (CS (H)), and Single-Family Residential, Standard Lot (R-1-N) to Residential, Planned Unit Development (RP-15) and Residential, Planned Unit Development with Horse Overlay (RP-15 (H)), read the first time and laid over to the next regular meeting of the City Council for final reading; Declare ordinance approving a Development Agreement (DA20-001) between the City of Long Beach and The River Park Project Owner, LLC, read the first time and laid over to the next regular meeting of the City Council for final reading; Approve Site Plan Review (SPR20-007) for construction of a new residential Planned Unit Development of 226 dwelling units consisting of 74 two-story detached single-family homes on small condominium lots, 99 two-story row townhouses, and 53 three-story carriage townhouses, located on 15.53 acres of a 20.4-acre development site, with a park to be developed on the remaining 4.81 acres of the property; Approve Vesting Tentative Tract Map No. 82712 (VTTM20-002) to create one master ground lot and 226 airspace lots, on a 20.4-acre development site; and Adopt a General Plan Conformity Certification (GPC21-003) for the vacation of 1) Baker Street between Golden Avenue and the western edge of the project site, and 2) portions of unused right-of-way on Wardlow Road adjacent to the project site. (District 7)

You are being asked to approve six actions which will allow the building of a 226 unit, gated housing development, all without the presence of the District 7 Councilmember. I urge you to postpone this hearing until Councilman Uranga is able to attend and represent his constituents.

Another reason for postponement would be to wait until Mayor Garcia has left office, as his letter of support to the Planning Commissioners (see attached) was deemed as a need for his recusal by City Attorney Macintosh.

If you are unwilling to grant this courtesy, **please vote no** on this proposed project.

The Environmental Impact Report is inadequate in many areas, including biological, noise, air quality, traffic and soils which remain hazardous after over 20 years of bioremediation. The LA Regional Water Board Remediation Action Plan (RAP) states the groundwater is so contaminated, it must never be pumped.

CA Fish and Wildlife requested more Burrowing Owl, bat and migratory bird surveys be done. The City replied "their experts" said it was unnecessary. CDFW letter also states: "Tree trimming and removal are also likely to impact bird species found to be nesting or foraging among street trees. Habitat loss is one of the leading causes of native **biodiversity loss.**" Their advice was ignored.

Cal Trans wrote; "Residential construction next to freeways is an **incompatible land use** and local jurisdictions need to require soundwalls tall enough to reduce traffic noise. To ensure compliance with established noise standards and guidelines, and to protect future occupants from potential adverse effects associated with traffic noise levels exceeding these standards, **soundwalls need to be implemented in the**

zoning, architectural design, and construction of units. Otherwise, future traffic noise controversy can be expected.” This advice was also ignored.

The FEIR agrees that 'this housing development project is being proposed at a location with **highly polluted air which can cause cancer.**' How is this mitigated? Installing filters in every unit and providing a cancer risk disclosure letter instructing the buyer they must keep their doors and windows closed at all times is a totally inadequate mitigation.

A vote for this project is a vote for changed zoning, increased density (15 units per acre), no open space within the project, and a park open to the public, which must be maintained by the homeowners. The RAP also requires the HOA to maintain the all infrastructure within the development.

Although the developer has agreed to build what was “affordable” housing (in the Planning Commission report) and now “low cost” housing, **there is no information on how those on a low income can afford the HOA requirements.** In return for these 12 units, you will be granting a variance for 3 stories, a first in this neighborhood.

Please read the letter from Riverpark Coalition attorneys, Carstens, et al, for more reasons to deny this project.

I urge you to consider the health and well-being of future residents. This development is the Crackerbox fiasco on methane, hydrocarbon and diesel. Just say no.

Respectfully,

Ann Cantrell, Board member, Riverpark Coalition, 501c3

August 30, 2022

Chair Joni Ricks-Oddie
Planning Commission, City of Long Beach 411 W. Ocean Blvd.
Long Beach, CA 90802

Dear Chair Ricks-Oddie and Planning Commissioners:

This week you will be considering an item on the Riverpark Residential Project. I am writing in strong support of this project. Its approval will support the housing and environmental goals in our city and have a positive impact on our community.

The Riverpark Residential Project will play an important role in the city's plan to create more housing and to address the issue of housing insecurity. Not only will the project create 226 new housing units, but it will also provide 12 units of affordable housing. This will move our city closer to accomplishing not only our own housing goals, but the goal set out by the State – upholding our city's record as a national leader and model.

In addition to providing housing, the project will improve and stimulate the surrounding community. It will do so by eliminating a contaminated site and replacing it with 5 acres of new park, dog park improvements, and upgrades to the city-owned park it will be located adjacent to. The recreational opportunities that this development will provide will be enormously beneficial to the surrounding Wrigley Heights community and our entire city.

Thank you for your consideration and your hard work on behalf of our City. Sincerely,

Mayor Robert Garcia City of Long Beach

562.570.6801 | mayor@longbeach.gov | @LongBeachMayor 411 West Ocean Blvd, Long Beach, California 90802



November 15, 2022

City Council
City of Long Beach
% City Clerk
411 W. Ocean Blvd.
Long Beach CA 90802

RE: Opposition to River Park Residential Project Clearinghouse No. 2021020492, City Council Meeting Agenda Item 29

Dear Honorable Mayor and Councilmembers,

Los Angeles Waterkeeper is a non-profit organization whose mission is to promote and protect the health of all coastal and inland water resources in Los Angeles County and ensure a sustainable water supply for the Los Angeles region. We have long been an ardent supporter of preserving and restoring the Los Angeles River, in a manner that maximizes both ecological health and community health and resilience. LA Waterkeeper has worked hard to oppose bad development projects within the LA River floodplain, including the Pacific Place project just upstream from 712 Baker Street.

LA Waterkeeper urges the City Council to honor the previous planning decisions to use the site as much-needed greenspace along the LA River. The park-poor community of Western Long Beach deserves more access to parks, and this river-adjacent property is ideally suited for that goal. In addition, this site presents the opportunity to develop a multi-benefit park that captures stormwater, which will come with significant flood protection benefits. Emerging research shows that Long Beach communities face the highest flooding risks from extreme weather events forecasted to become more frequent as the climate crisis worsens. See <https://www.latimes.com/environment/story/2022-10-31/study-says-l-a-flood-risk-is-far-greater-than-anticipated>. It is vital to “do no harm” and stop building new development projects within the LA River floodplain, so that we can preserve what little open space remains for the dual tenets of community benefits and flood management.

LA Waterkeeper supports the Riverpark Coalition and urges the City Council, at minimum, to continue this item in order to allow for the additional environmental review necessary to ascertain the potential impacts from this project. More importantly, the City Council must stick to its word and keep this site as open greenspace for the community of Western Long Beach as it has long intended.

Sincerely,

Benjamin Harris
Staff Attorney
Los Angeles Waterkeeper



November 14, 2022

Mayor Dr. Robert Garcia
Members of City Council
City of Long Beach
411 W. Ocean Blvd.
Long Beach, CA 90802

Subject: Item 29 (22-1349) on the 11/15/2022 City Council Agenda Regarding the River Park Residential Project – SUPPORT

Dear Honorable Mayor Garcia and Honorable City Councilmembers:

On behalf of our approximately 750 members from across the greater Long Beach area, we want to offer our support for the River Park Residential Project which would include 226 residential units and a 5-acre public park.

The project would clean up a contaminated property and provide a new purpose for a space that has been vacant for many years. By providing new housing units, the project would bring the city closer towards meeting Long Beach's RHNA housing goals. With the approval of the project there would be a new source of jobs and economic benefits for the local community, including \$4 million in Development Impact Fees. Overall, this new development would stimulate the local economy by attracting new residents to Long Beach and providing tax revenue.

By supporting this project, you can provide the local community with new housing opportunities and more funding for city services. We strongly encourage you to support the River Park Residential Project and thank you for taking our views into account.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Harris".

Jeremy Harris
President & CEO
Long Beach Area Chamber of Commerce

The Need

I have worked as an economist in Southern California for over 35 years. My specialty is urban and regional economics and I have devoted much of my career to housing problems in California. I own a home in Long Beach and have lived here for over 30 years. My business is here in Long Beach, and I also teach at Cal State Long Beach.

California has a housing shortage. We do not build enough housing.

Long Beach and other communities have new housing goals that are known as the Regional Housing Needs Allocation. Between 2021 and 2029, Long Beach is supposed to build 26,500 units.

In 2021, a total of 908 were authorized.

Year to date through 2022, 380 units have been permitted. The 2-year total is about 1,300 units.

State Department of Finance numbers for Long Beach indicate that the city's housing stock has increased by 1,900 units between 2020 and 2022.

The city needs this project to meet its housing obligations.

Income Level	Units	Relative to Median HH Income
Very Low Income	7,141	less than 50%
Low Income	4,047	50 to 80%
Moderate Income	4,158	80 to 120%
Above Moderate Income	11,156	more than 120%
Total	26,502	

Source: SCAG

Year	Population	Housing Units	
2020	464,176	179,530	
2021	459,757	180,062	532
2022	460,682	181,426	1,364

The River Park development

As you have heard, the River Park development will result in the construction of 226 single family homes in Long Beach, most of which are market rate homes and

12 for very low income households. These homes are pieces in the housing puzzle for the city and will contribute to the vitality of Long Beach in the coming years. The economic impact is substantial...

Construction phase

Over \$150 million will be spent in the construction phase in total, of which \$94 million will contribute directly to the local economy. By virtual of the ripple effect on the economy, the initial amount of \$94 million will generate \$173 million in economic activity. It will also generate more than 1,000 jobs paying an average of \$75,000 annually. For every million dollars of initial construction spending, more than 11 additional jobs will be created

Job, Earnings, and Output Impacts of River Park Construction Phase			
Impact Type	Jobs	Earnings, \$ million	Output, \$ million
Direct	639	51,412,816	95,338,511
Indirect and induced	399	26,604,381	77,669,331
Total	1,038	78,017,197	173,007,842

Occupancy phase

We also modeled the occupancy phase of the project and estimated the recurring annual economic impact of spending by River Park residents. In brief, when accounting for the multiplier effect, spending by residents will generate \$53 million in economic activity, 288 jobs, and \$17.6 million in earnings. For every million dollars of initial household spending, more nearly 10 additional jobs will be created paying an average of \$61,000 annually

Residential Phase (Annual)			
	Jobs	Earnings, \$ million	Output, \$ million
Direct	170	9,472,739	29,353,864
Indirect and induced	118	8,108,131	23,230,806
Total	288	17,580,870	52,584,670

Finally, there is the tax impact:

- \$24.4 million in tax revenues will be generated in conjunction with the construction phase

- \$8.5 million in tax revenues will be generated on a recurring annual basis, assuming based on full residential occupancy of community

Separate analyses were conducted to estimate property tax and sales tax revenues

- Based on assumed market value of the homes at the time they are sold, property tax is estimated at approximately \$1.6 million annually.
- Moreover, sales and use tax revenue that is directly associated with expenditures by River Park resident households amounts to approximately \$900,000 annually, with approximately \$400,000 going to local jurisdictions.

From: Laurie C. Angel [mailto:lcangel2012@gmail.com]

Sent: Tuesday, November 15, 2022 4:44 PM

To: CityClerk <CityClerk@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 1 <District1@longbeach.gov>

Subject: 22-1351 regarding a development agreement with The River Park Project Owner LLC

-EXTERNAL-

Please include this letter in the record for this item.

Regarding the ordinance approving a Development Agreement (DA20-001) between the City of Long Beach and The River Park Project Owner, LLC, read the first time and laid over to the next regular meeting of the City Council for final reading; Approve Site Plan Review (SPR20-007) for construction of a new residential Planned Unit Development of 226 dwelling units consisting of 74 two-story detached single-family homes on small condominium lots, 99 two-story row townhouses, and 53 three-story carriage townhouses, located on 15.53 acres of a 20.4-acre development site, with a park to be developed on the remaining 4.81 acres of the property; Approve Vesting Tentative Tract Map No. 82712 (VTM20-002) to create one master ground lot and 226 airspace lots, on a 20.4-acre development site; and Adopt a General Plan Conformity Certification (GPC21-003) for the vacation of 1) Baker Street between Golden Avenue and the western edge of the project site, and 2) portions of unused right-of-way.

This proposed project is another a major disappointment for those of us that are expecting at some point the city council will understand the importance of retaining and improving open space for the health and well being of the community.

You have explicitly stated in numerous publications and public statements that you understand that the west and north side are lacking open space; that environmental justice is a priority; that the future of our planet is dependent on the quality of choices that are made weekly regarding land use. Your Climate Action Plan demands that you make the right choices to preserve our environment. This project is completely contrary to the direction we need to go as a city.

Please, for our future, please deny this use and the developer agreement and choose healthy choices and open spaces for our community. You have got to do this sooner, rather than later.

Begin the process. Stop the constant, incessant building in primary and critical open space. Make better choices for us, the environment, and our future. Please walk the talk you continue to dish. Be the change our lives demand. Our future is in your hands.

Concerned and frequently disappointed with your short sighted choices,

Laurie C. Angel
Jane Addams Neighborhood, 8th cd

From: Lynette Ferenczy [mailto:lferenczy62@verizon.net]

Sent: Tuesday, November 15, 2022 9:33 AM

To: CityClerk <CityClerk@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>

Subject: City Council Meeting Nov 15 item no 29 - Proposed project at 712 Baker Street Case 2003-24 EIR 07-20

-EXTERNAL-

November 15, 2022

Subject: Proposed 226 unit project at 712 Baker Street Case 2003-24 EIR 07-20, Item #29

City Council,

I am writing in opposition to this proposed 226 unit project including requesting non-certification of the EIR as currently designed. This site is and will continue to be inappropriate for residential development for multiple reasons. As situated at the 710/405 interchange the air quality cannot be anything other than unhealthy even by the low standards that exist on the West side of Long Beach. The location has a long history of usage as an open storage area for liquid toxic waste, after all it isn't called the oil operators property for nothing. The majority of the site has been zoned for Commercial Storage (CS) for years reflecting its unsuitability for residential uses. A project of this scale will serve to further degrade air quality due to a significant increase in traffic flow, and as designed the ingress/egress from Wardlow is problematic. The new left turn lane for east bound traffic will hold a limited number of vehicles thereby creating a hazard at times of high traffic flow. My afternoon commute used to be along this route and at peak traffic flow the proximity and frequency of A (Blue) line trains caused traffic to at times back up over the bridge. Not only will the added traffic associated with this development exacerbate this congestion, but cars waiting to turn left will be invisible to drivers coming over the bridge. This project also disregards the newly adopted CAAP plan. This area is already an extreme heat island and the addition of this many dwellings with this much pavement will only worsen the problem, it will also contribute to increased uncaptured run-off on the rare occasions when it does rain. The project is also gravely lacking in open space and what it does include is isolated at the far edge of the site well away from many of the residences. Finally, its orientation away from and lack of access to the LA River demonstrates a complete disregard for the Riverlink Plan. Not only will we lose our last chance at any significant increase in park/green space in this part of town, the gated community as designed will be cut off from the surrounding neighborhood.

Despite these and numerous other issues surrounding this project, I fully expect approval and therefore would like to suggest some modifications/conditions which would ensure increased compliance with CAAP as well as addressing other concerns.

1. All homes to not just be solar ready but to be built with solar panels
2. All appliance hookups and heating to be electric
3. All garages to include electric vehicle (EV) charging compatibility
4. Recycled/grey water to be used for irrigation
5. Increase the number of trees and prohibit use of artificial turf
6. Create more open space/common areas within the gated portion of the project
7. Require access to the LA River bike and walking path to promote recreational use and increase potential for alternative modes of transportation
8. Reduce density, perhaps by interspacing open areas along the western property line which currently calls for an approximately 1,000 foot long continuous row of houses

I am hoping that the Council will consider my objections and suggestions for improvement. Every person who spoke at the Planning Commission spoke against the project and yet it was still approved without a single change. As usual, the residents who live in the immediate area of the project are ignored. Even as the City Council approves new policies such as the CAAP plan to address climate change, the City then turns around and completely disregards these new policies and approves projects in direct opposition to the goals of the plan. This development also concentrates growth and density on the west side and central areas of Long Beach further impacting our poor air quality. Environmental injustice is alive and well in Long Beach.

Sincerely,

Lynette Ferenczy
30 year Long Beach resident and 20 year Wrigley home owner

From: Mike Laquatra [mailto:mjllmf@verizon.net]

Sent: Monday, November 14, 2022 8:34 PM

To: CityClerk <CityClerk@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>

Cc: Mike Laquatra <mjllmf@verizon.net>

Subject: Item 29 proposed project at 712 Baker Street Case 2003-24 EIR 07-20

-EXTERNAL-

City Council members,

I am writing in opposition to this proposed 226 unit project at 712 Baker Street including requesting non-certification of the EIR as currently designed. This site is and will continue to be inappropriate for residential development for multiple reasons. As situated at the 710/405 interchange the air quality cannot be anything other than unhealthy even by the low standards that exist on the West side of Long Beach. The location has a long history of usage as an open storage area for liquid toxic waste, after all it isn't called the oil operators property for nothing. The majority of the site has been zoned for Commercial Storage (CS) for years reflecting its unsuitability for residential uses. A project of this scale will serve to further degrade air quality due to a significant increase in traffic flow, and as designed the ingress/egress from Wardlow is problematic. The new left turn lane for east bound traffic will hold a limited number of vehicles thereby creating a hazard at times of high traffic flow. My afternoon commute used to be along this route and at peak traffic flow the proximity and frequency of A (Blue) line trains caused traffic to at times back up over the bridge. Not only will the added traffic associated with this development exacerbate this congestion, but cars waiting to turn left will be invisible to drivers coming over the bridge. This project also disregards the newly adopted CAAP plan. This area is already an extreme heat island and the addition of this many dwellings with this much pavement will only worsen the problem, it will also contribute to increased uncaptured run-off on the rare occasions when it does rain. The project is also gravely lacking in open space and what it does include is isolated at the far edge of the site well away from many of the residences. Finally, its orientation away from and lack of access to the LA River demonstrates a complete disregard for the Riverlink Plan. Not only will we lose our last chance at any significant increase in park/green space in this part of town, the gated community as designed will be cut off from the surrounding neighborhood.

Despite these and numerous other issues surrounding this project, I fully expect approval and therefore would like to suggest some modifications/conditions which would ensure increased compliance with CAAP as well as addressing other concerns.

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8. Reduce density, perhaps by interspacing open areas along the western property line which currently calls for an approximately 1000 foot long continuous row of houses

I am hoping that the Council will consider my objections and suggestions for improvement.

Sincerely,

Mike Laquatra

30 year Long Beach resident and 20 year Wrigley home owner

From: Renee Lawler [mailto:Renee_Matt@live.com]

Sent: Tuesday, November 15, 2022 2:09 PM

To: CityClerk <CityClerk@longbeach.gov>; Mayor <Mayor@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Dawn McIntosh <Dawn.McIntosh@longbeach.gov>

Subject: Item 29, 11/15/22 Council Agenda

-EXTERNAL-

Dear Mayor, Councilpersons and decision makers:

In perpetuity is a very long time. That is how long the County recognizes the horse overlay in Long Beach. They took action to solidify the presence of the horse community on August 3, 2022 by recording perpetual easements for another horse overlay zone in Wrigley, south of the proposed project site. In addition, the County (Board of Supervisors-BOS) and Flood Control District (LACFCD) completed construction of public equestrian rest area facilities in that same zone.

What is an overlay? The Environmental Impact Report (EIR) from 1977 states: "An overlay zone is a mapped zone that imposes a set of requirements IN ADDITION to those of the underlying zoning district. In an area where an overlay zone is established, property is placed SIMULTANEOUSLY in two zones, and the land may be developed ONLY under the conditions and requirements of BOTH zones." This project does not meet that basic development standard for the horse overlay zones.

The horse overlay zones established by your predecessors were created with the intent to preserve the horse culture and rancho lifestyle in the immediate area. It was a promise that pre-dated Master plans and Riverlinks and a decision with environmental, cultural, open space and mixed-use considerations in mind.

The horse culture introduced by the Spanish, has been continuous for centuries on these river-adjacent former rancho lands.

What does this have to do with the 712 Baker Street project? The proposed development will foreclose on the equestrian land uses by creating lots too small to support horses – smaller than the 8000 square foot residential lot minimum the Horse overlay requires or 1000 square foot minimum for commercial boarding for health and safety reasons.

Staff also acknowledged the presence of the horse overlay in the Land Use Element (LUE) portions of the General Plan and stated that the horse overlay would remain in Wrigley Heights.

The project does not provide a mitigation plan for the permanent elimination an entire horse-keeping overlay zone.

Ignoring the Horse overlay protections for the equestrian lifestyle is similar to the sovereign nations' and their methodical removal from the land. Eliminating another trail adjacent site, one of the few that is sufficient in size to support the historically recognized horse culture is socially unjust. To do so in the name of affordable housing does not make it right.

Just as the County recognized, through the California Environmental Quality Act (CEQA) the need to preserve equestrian rights of use in perpetuity – you too should make a similar decision for this site. – uphold the Horse overlay zoning and associated easements.

Your responsibility today is vote no on this project.

Respectfully,
Renee Lawler

Wrigley Equestrian (Historic Equestrian Trail Assn of So Cal)
Riverpark Coalition

F I N A L

environmental impact report

DEPARTMENT OF CITY PLANNING

LONG BEACH, CALIFORNIA

DATE

JULY 28, 1977

(CERTIFIED BY CITY
PLANNING COMMISSION)

TO

CITY PLANNING COMMISSION

FROM

CITY PLANNING DEPARTMENT

SUBJECT

PROPOSED HORSE OVERLAY ZONE
(E-7-77)

ADDRESS

CITY-WIDE

APPLICANT

CITY OF LONG BEACH

ZONE

R-1, R-2, C-3, M-1, M-2A

- (6) On industrial premises located southerly of Willow Street, northerly of Pacific Coast Highway, and westerly of the Terminal Island Freeway (M-2A zone).

Project Goals and Objectives

1. Protect the existing horse-keeping areas.
- 2. Protect land uses proximate to equestrian activities from potentially detrimental impacts.
3. Protect land uses in the vicinity of horse-keeping activities from future intrusions.

Principal Elements of the Project

The elements of the project consist of the conditions and requirements which would be imposed by the Municipal Zoning Ordinance for a Horse-Overlay Zone, the objectives which would be accomplished by application of the regulations, and the plans and petitions which delineate the properties to be zoned.

Approximately 50 - 60 acres of private land within the City of Long Beach are utilized for equestrian purposes, usually in conjunction with a single-family residence. Certain rights-of-way are also utilized for horse related activities.

The proposed ordinance would delete existing Section 9120.17 of the Zoning Regulations pertaining to fallout shelters in all use districts and replace it with a new set of regulations establishing the Horse District (H) land-use category. The proposed regulations are based on the concept of establishing horse overlay districts on the existing Zone Districts Map of the City. An overlay zone is a mapped zone that imposes a set of requirements in addition to those of the underlying zoning district. In an area where an overlay zone is established, property is placed simultaneously in two zones, and the land may be developed only under the conditions and requirements of both zones.

Overlay zones are described in the zoning text, mapped, and adopted by the governing body in a manner similar to conventional zoning. Provisions are administered through the usual zoning process. The provisions of this ordinance are summarized in Table 1.

to the disadvantage of proximate land uses which are not protected by specific horse keeping regulations, as indicated by the complaint data in Table 3.

Persons living adjacent to equestrian facilities are generally not subject to any known health hazards. Although horses may be carriers of diseases carried primarily by insects, they are generally less susceptible than species more common to an urbanized setting. Further, local climate does not permit the harboring of encephalitis. Horses are less likely carriers of ringworm disease than are cats and dogs. Most of the population is adequately inoculated against contraction of tetanus. Manure stockpiling is controlled and enforced by the Health Department; this effectively controls related nuisances. In the opinion of Robert Hale, Director of Environmental Health, Long Beach Health Department, horse keeping is generally conducted in sanitary conditions, with no known detriment to public health.

Anticipated Impacts

→ The proposed ordinance would confer legal status to equestrian land uses and thus protect opportunities for equestrian-related recreation and lifestyles. The standards of the ordinance would, however, limit quartering of horses on specific areas of private parcels.

LAND USE

Environmental Setting

Current equestrian areas are indicated on Figures 3 through 8. An environmental inventory and assessment of the land use dynamics are presented in Table 6.

Anticipated Impacts

Implementation of the proposed ordinance would protect the legal status of existing equestrian areas and encourage eventual upgrading of related structures. Adjacent land uses would be protected by the standards of development and by the prohibition of equestrian activities in areas other than those designated in the overlay zone. Control over the number of horses and quarters for their keep would provide increased compatibility between equestrian and non-equestrian uses.

ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

Michael Ray Lawler
Renee Suzanne Lawler
3005 San Francisco Avenue
Long Beach, CA 90806

Documentary Transfer Tax is \$ -0-
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By 

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number:
7203-001-901 (Portion)

"This is a conveyance of an easement and the consideration and
value is less than \$100.00, R & T 11911."

EASEMENT

Pursuant to the terms of the settlement agreement between, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as DISTRICT), on the one hand and MICHAEL RAY LAWLER and RENEE SUZANNE LAWLER on the other hand, the DISTRICT does hereby grant to MICHAEL RAY LAWLER, a single man, and RENEE SUZANNE LAWLER, a single woman, as joint tenants (hereinafter referred to as GRANTEES), a perpetual non-exclusive 12-foot-wide easement for ingress and egress purposes in, on, over, and across that certain real property in the City of Long Beach, County of Los Angeles, State of California, described in Exhibit A ("the Easement") and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

This Easement is subject to all matters of record and to the following reservation and conditions, which GRANTEES by the exercise of any of the rights granted herein, agree to keep and perform, viz:

1. DISTRICT reserves the paramount right to use said land for flood control purposes.
2. GRANTEES agree that they will not perform or arrange for the performance of any construction or reconstruction work in, on, over, and/or across the Easement herein described.

File: LOS ANGELES RIVER 2289
Parcel 2289GE
19-RW 54.1
S.D. 4 EF19319003
Project ID No. FCC0001289

3. To facilitate the use of the Easement, DISTRICT shall permit GRANTEES and GRANTEES' invitees to GRANTEES' property to traverse the margins of the DISTRICT's property adjacent to the Easement, but only to the extent reasonably necessary to provide horse trailers and other vehicles, including refuse collection trucks, a turning radius adequate to permit GRANTEES and GRANTEES' invitees to enter or exit GRANTEES' property; provided, however, that such incursions onto the DISTRICT's property do not interfere with the DISTRICT's or any person's use of the Easement or use of the DISTRICT's Public Equestrian Rest Area adjacent to the Easement."
4. The provisions and agreements contained in this Easement document shall be binding upon GRANTEES, their heirs, successors, and assigns.

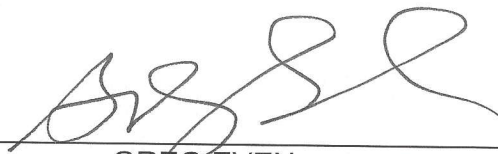
DISTRICT intends that this easement is appurtenant to all the real property in said City, County, and State described in the Quitclaim Deed recorded January 31, 2007, as Document No. 20070207165, of Official Records, and that it will run with the land and inure to GRANTEES, their heirs, successors, and assigns.

Pursuant to the authority delegated by the Board of Supervisors of the Los Angeles County Flood Control District, this Easement document has been executed on behalf of said DISTRICT by the Director of the Los Angeles County Public Works on the 10th day of May, 20 22.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

MARK PESTRELLA, PE
Director of Public Works

By



GREG EVEN

Assistant Deputy Director

Survey/Mapping & Property Management Division

**ACKNOWLEDGMENT FORM
(FOR COUNTY USE ONLY)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Los Angeles)

On May 10, 2022, before me, Stephen Moy, Deputy County
Clerk of the County of Los Angeles, personally appeared Greg Even

_____, who proved to me on the basis of satisfactory evidence to be
the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed
the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.**

WITNESS my hand and official seal.

Stephen Moy
Deputy County Clerk of the County of Los Angeles

(Seal)



APPROVED as to title and execution

5-10, 2022
LOS ANGELES COUNTY PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

File with: **LOS ANGELES RIVER 2289**
19-RW 54.1
A.I.N. 7203-001-901 (Portion)
T.G. 795-B1
I.M. 039-217
S.D. 4
EF20515002

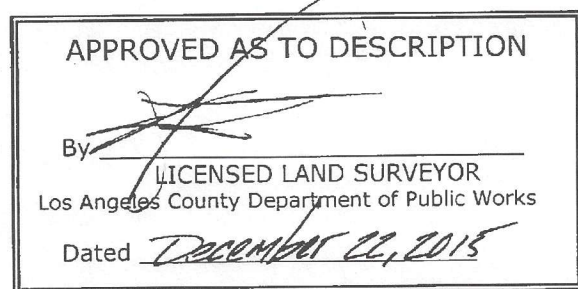
LEGAL DESCRIPTION

(Grant of easement for ingress and egress purposes)

PARCEL NO. 2289GE

The southerly 660 feet of the easterly 12 feet of that certain parcel of land in the Rancho Los Cerritos, as shown on map recorded in Book 4, pages 406 and 407, of Miscellaneous Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described in deed to Los Angeles County Flood Control District, recorded in Book 6860, page 200, of Official Records, in the office of said Registrar-Recorder/County Clerk.

Containing: 7,920± square feet



RANCHO LOS CERRITOS

7920 SQ FT
2289GE

OR 6860-200
LACFCD (FEE)

2289

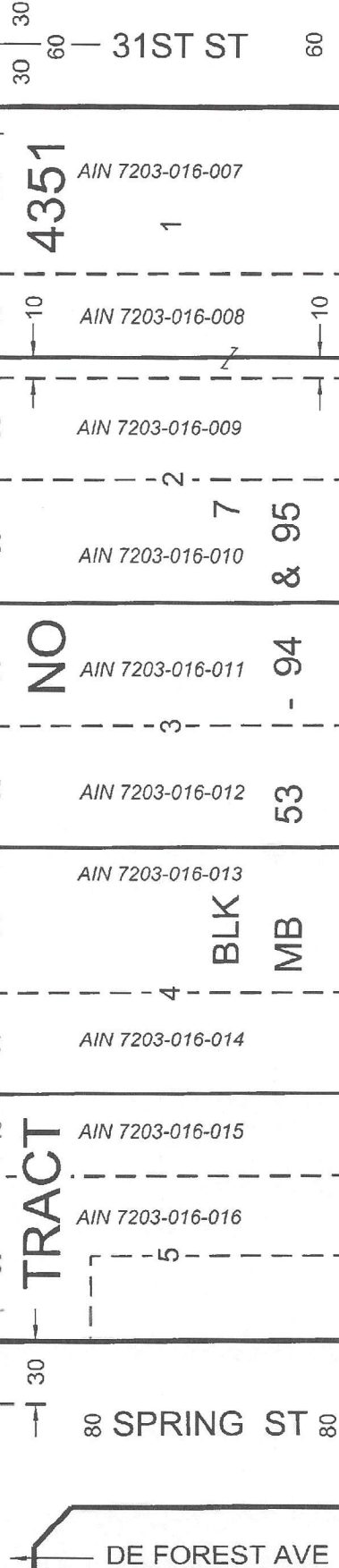
(POR)

AIN 7203-001-901

660

MR 4 - 406 & 407

12



NOT TO SCALE

LEGEND:

DISTANCES ARE IN FEET.
"GE" DENOTES GRANT OF EASEMENT
FOR INGRESS AND EGRESS
PURPOSES.



12.12.2015
DATE

LICENSED LAND SURVEYOR

LOS ANGELES RIVER

REFERENCES:
RW MAP NO 19-RW 54.1
TG 795-B1

EXHIBIT B

This page is part of your document - DO NOT DISCARD



20220783855



Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

08/03/22 AT 09:43AM

Pages:
0006

FEES: 47.00

TAXES: 0.00

OTHER: 0.00

PAID: 47.00



LEADSHEET



202208033930005

00022620829



013581029

SEQ:
08

SECURE - Daily - Time Sensitive



THIS FORM IS NOT TO BE DUPLICATED

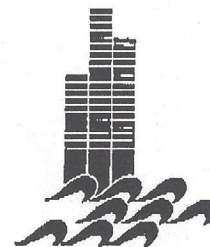
City Clerk Department, City of Long Beach

333 West Ocean Boulevard

Long Beach, CA 90802

(562) 570-6600

Fax: (562) 570-6789

fax t r a n s m i t t a l**To:** Renee Lawler**Fax#:** (562) 926-7899**From:** Merianne Nakagawa
Deputy City Clerk**Date:** April 27, 1998**Re:** Long Beach Municipal Code Chapter 21.38 – Horse Overlay District**Pages:** 5**Notes:** Per our conversation.

21.38.010

Chapter 21.38**HORSE OVERLAY DISTRICT****Sections:****21.38.010 Purpose.****Division I. Permitted Uses****21.38.110 Permitted uses.****21.38.120 Prohibited uses.****Division II. Development Standards****21.38.201 Number of horses permitted.****21.38.203 General.****21.38.205 Stalls required.****21.38.210 Permitted location.****21.38.215 Distance from residential units.****21.38.220 Distance from property line.****21.38.225 Distance from accessory structures.****21.38.230 Construction requirements—Stalls and stables.****21.38.235 Construction requirements—Corrals.****21.38.240 Parking requirements.****21.38.245 Landscaping.****21.38.250 Nonconforming stables and corrals.****21.38.010 Purpose.**

The purpose of this chapter is to establish reasonable and uniform regulations, safeguards and controls for keeping and maintaining horses within the city. The Horse Overlay (H) district shall be considered an overlay district and must be used in conjunction with an underlying use district. Except for the supplemental regulations related to the keeping of horses described in this chapter, all other uses shall comply with the regulations applicable to the underlying district.

(Ord. C-6533 § 1 (part), 1988).

Division I. Permitted Uses**21.38.110 Permitted uses.**

Table 38-1 indicates all uses permitted (Y) and not permitted (N) in the Horse Overlay district.

(Ord. C-6533 § 1 (part), 1988).

21.38.120

Table 38-1
Uses in the Horse Overlay District

Use	Zone District:	R-1	R-2, R-3, R-4	All Other Districts
Uses and accessory uses permitted in underlying district		Y	Y	Y
Horses and ponies kept for personal use of property owner or occupant of property		Y	Y	Y
Rental of stable or stall space		N	Y	Y
Keeping of horses and ponies for off-site commercial use		N	N	Y
Regular breeding of horses or ponies for resale		N	N	Y
Rental of horses or ponies for riding		N	N	Y
Offering of instruction in horsemanship		N	N	Y
Keeping of horses and ponies for commercial purposes		N	N	Y
Abbreviations: Y = Permitted N = Not permitted				

21.38.120 Prohibited uses.

All uses not listed in Table 38-1 as permitted uses shall be prohibited.
(Ord. C-6533 § 1 (part), 1988).

Division II. Development Standards**21.38.201 Number of horses permitted.**

Table 38-2 indicates the number of horses permitted within various underlying districts. In all districts, no horse shall be kept on any lot containing less than eight thousand square feet of gross lot area.

(Ord. C-6533 § 1 (part), 1988).

21.38.203

Table 38-2
Number of Horses Permitted

District	Number of Horses Permitted
R-1	—Not more than one horse for each 2,500 square feet of lot area; and/or —Not more than five horses on any one lot
R-2, R-3, R-4	Not more than one horse for each 2,500 square feet of lot area
All other districts	Not more than one horse for each 1,000 square feet of lot area

21.38.203 General.

The provisions of Sections 21.38.205 through 21.38.245 shall be the supplemental development standards in horse overlay districts.

(Ord. C-6533 § 1 (part), 1988).

21.38.205 Stalls required.

Each horse kept on the premises shall be provided with a permanent covered stall. The number of stalls shall not exceed the permitted number of horses.

(Ord. C-6533 § 1 (part), 1988).

21.38.210 Permitted location.

Stables, stalls and corrals shall be confined to the rear fifty percent of the lot. Corrals shall not be allowed in side yard areas.

(Ord. C-6533 § 1 (part), 1988).

21.38.215 Distance from residential units.

A distance of at least one hundred feet shall be maintained between all stable or stall walls and any dwelling unit on adjacent or abutting lots. Corrals shall not be allowed within twenty-five feet of any residence.

(Ord. C-6533 § 1 (part), 1988).

21.38.220 Distance from property line.

A minimum distance of ten feet shall be maintained between any property line and any stable, stall or corral.

(Ord. C-6533 § 1 (part), 1988).

21.38.225

21.38.225 Distance from accessory structures.

Stable walls with openings and stalls shall maintain a minimum distance of ten feet from any other accessory structure. However, solid stable walls may be attached to accessory structures provided that both structures receive adequate light, air and ventilation.

(Ord. C-6533 § 1 (part), 1988).

21.38.230 Construction requirements—Stalls and stables.

All stables and stalls shall be constructed in a manner which allows them to be kept in a clean and sanitary condition. Exterior walls shall be constructed in the same manner as is required for permanent buildings. All stables shall have a solid, fixed roof.

(Ord. C-6533 § 1 (part), 1988).

21.38.235 Construction requirements—Corrals.

Corrals shall be completely enclosed by fences or stables not less than five feet six inches in height. All gates shall have latching devices.

(Ord. C-6533 § 1 (part), 1988).

21.38.240 Parking requirements.

Parking shall be provided as required by Chapter 21.41 (Off-Street Parking and Loading Requirements) of this title.

(Ord. C-6533 § 1 (part), 1988).

21.38.245 Landscaping.

Except for parking areas, the area between any corral or stable and any property line shall be landscaped and maintained in a neat and healthy condition. One fifteen gallon tree shall be planted for each thirty linear feet of property line adjoining a public right-of-way.

(Ord. C-6533 § 1 (part), 1988).

21.38.250 Nonconforming stables and corrals.

Property owners keeping horses within designated horse overlay districts shall bring their properties into full compliance with the requirements of this chapter not later than April 17, 1981. Property owners keeping horses outside a horse overlay district shall discontinue such use not later than October 17, 1982.

(Ord. C-6533 § 1 (part), 1988).

5346
3
CITY OF LONG BEACH



THE CITY PLANNING COMMISSION

August 30, 1977

333 WEST OCEAN BLVD.
LONG BEACH, CALIFORNIA 90802

City of Long Beach
Honorable Mayor and City Council
Long Beach, California

Subject: Horse Overlay District Ordinance

At a public hearing on July 28, 1977, the City Planning Commission, by a 3 to 2 vote, decided to recommend to the City Council the adoption of the attached ordinance. Commissioners Grindle, Patterson and Pierce favored recommending the ordinance while Commissioners Montgomery and Wright were opposed. Commissioner Blumberg withdrew from the hearing and Commissioner Desmond was absent.

The purpose of this ordinance is to create a statute whereby horses may be legally kept within the City. This will allow horse owners to obtain building permits to upgrade their horse facilities and provide a basis for enforcement of building and health codes. The proposed ordinance is also intended to establish controls upon the number of horses that can be kept on each lot and the location of those horses on the lot.

The most salient features of the proposed ordinance are:

- 1) The prohibition of commercial stables upon residentially zoned lots;
- 2) The limit to 1 horse for each 2500 sq. ft. of residentially zoned property (usually 2 horses per lot);
- 3) The limit to 1 horse for each 1000 sq. ft. of commercially zoned property;
- 4) The required spacing of 100 feet between a stable wall and a dwelling unit on an adjacent or abutting lot;
- 5) The removal of all horses from areas not designated as a horse overlay district within 5 years;
- 6) The conformance with the standards of the ordinance for all property designated as a horse overlay within 3 years of the designation; and

- 7) The removal of the legislative exception for the Baker St./Golden Ave. (annexation increment No. 201) area.

Commission discussion centered upon the appropriate length of time that should be given to bring existing uses into conformity with the ordinance. The motion to favorably recommend the ordinance was made by Commissioner Grindle and seconded by Commissioner Patterson.

This ordinance is for the creation of the zoning classification and regulations for a horse overlay. It does not designate any portions of the City for this zoning. Such designation can only be accomplished by rezoning specific properties after this ordinance has taken effect.

Environmental Impact Report E-7-77 was certified by the Commission prior to the vote upon the recommendation. This report and the minutes of July 28, 1977, and June 23, 1977 public hearings upon this matter are attached for your consideration.

Respectfully submitted,



ROBERT PATERNOSTER
Director of Planning

RP:DLE:1c

Attachment

Sincerely,
Renee Lawler

From: Christopher Koontz [<mailto:Christopher.Koontz@longbeach.gov>]
Sent: Thursday, December 5, 2019 4:17 PM
To: renee_matt@live.com; Hoorae1@aol.com
Cc: Celina Luna <Celina.Luna@longbeach.gov>
Subject: Horse Overlay

Ms. Lawler and Ms. Gabelich,

I wanted to follow-up on your communications to Councilmember Uranga regarding the horsekeeping zoning within the City. As we have discussed on a few occasions over the last several years, the General Plan does not map individual overlays or zoning characteristics, however those zoning details are an important implementation tool for our many neighborhoods in the City.

During the General Plan (LUE) process, in response to your comments, we added a specific policy related to horsekeeping. The following is listed on [page 146 of the LUE](#)

11. Respect and maintain the equestrian uses within Wrigley Heights and promote shared use and maintenance of the area trail system.

As to the actual zoning, which is the regulatory teeth that allows equestrian efforts. There is no intention from the Department of Development Services to modify those existing regulations. I am not aware of any interest from City Council to modify those regulations. A map of those existing horse-overlay properties is attached for your reference. The General Plan recognizes the policy-direction to maintain the existing equestrian uses and shared use of the trail system.

Thank you again for contacting the City of Long Beach. I hope this email provides greater clarity and assurance regarding your concerns.

Christopher Ira Koontz, AICP
Planning Bureau Manager

Long Beach Development Services
411 W. Ocean Blvd., 3rd Fl. | Long Beach, CA 90802
Office: 562-570-6288



12/6/19

Dear Mr. Koontz:

Thank you for the response, however, why do you list "other zones" on pages 170/171 but exclude the "H" Horse overlay from the list, when there is no good reason to do so. Your continued resistance to exclude the Horse overlay zones as well on the maps and district summary pages is unacceptable.

It is unreasonable to expect that burying one inaccurate sentence on page 146/147 is sufficient. Sentence #11 is incomplete and inaccurate (Wrigley for instance has 2 zones: #D Wrigley Heights and #E Wrigley North). The LUE omits reference to all the other zones and the NON-LUE map you attached omits equestrian Zone "F".

The non-transparent and incomplete manner you present the Horse overlay in the LUE opens the zones up for more negative impacts in the form of non-compliant ADUs, improper set-backs, incompatible projects such as high density developments with lots too small to support horses' minimum needs. There have already been high density development/permit variances allowed in several Horse overlay zones such as Zone D & Zone E, that have resulted in severe and many permanent negative consequences, since the 1977 decision; and there are more non-compliant actions in the horse zones currently under consideration which should not be allowable.

How can staff ensure that the "regulatory teeth" of the Horse overlay will be adhered to and that no further variances or intrusions to the zones will occur with such omissions? This LUE provides no real attempt to include the horse overlay or ensure that more negative non-compliant variances for each parcel, in all equestrian zones, will not happen now or in the future. How can development services adequately monitor or the public be aware of something that is not properly listed or mapped for reference?

This overt omission opens the door for further cumulative negative impacts to properties such as mine, in a recognized equestrian/minority community and this LUE and your response does not satisfy the legal protections as intended by Horse Overlay decision of 1977.

Respectfully, I urge the City of Long Beach to immediately make the necessary changes and include the horse overlay zones in all documents with transparency.

Sincerely,
Renee Lawler

12/3/2019

The Mayor, Council and Development staff hates horses. If that is not true then why else would the Mayor, Council and Development staff continue to omit the Horse Overlay zoning in the zoning maps and matrix and open those protected zones to elimination and cultural extinction through development. The "H" zoning was established to protect the culturally significant equestrian lifestyle, whittled down to 6 zones in 1977. Any variance of density, including ADU's, without taking the H zoning, necessary setbacks, large lots sizes, etc. into account will bring the horse community to near extinction in Long Beach and it will continue to put people, animals and property values at risk.

Councilman Uranga and Development Staff indicated that the "horse overlay zones would remain" – and yet they are still not on the maps! Only one of the 6 zones is referenced with a small sentence, the one located in Wrigley Heights at the OOI (Oil Operators Inc) Wardlow Road/Golden Ave, but it too is not mapped.

This omission has been brought to the attention of staff, council, Mayor's roundtable, Planning and Economic Development Commissions many times, starting on June 30, 2016 when Chris Koontz first presented the LUE; and yet, the "H" zoning is STILL not listed and the maps are not corrected (see attachments). Why not?

This LUE does not provide for fair protections for the horse community and does not follow many of the "strategies" listed in the LUE. Some examples are:

- Strategy #9 – Protect and enhance established neighborhoods
- 9-1 Protect neighborhoods from encroachment of incompatible activities...
- #11 Create healthy and sustainable neighborhoods
- 11-1 Require that land use plans, policies and regulations promote health and wellness....
- #13 Facilitate housing distribution
- 13-1 Promote and equitable distribution of housing types for all income and various cultural groups....
- #14 Promote equitable distribution of services, amenities and investments throughout the City
- 14-1 Remedy existing deficiencies...
- 14.2 ...embraces diverse population
- 14-3 Avoid concentrating undesirable uses...projects in any manner that results in inequitable environmental burden....
- 14-4 Establish livable communities....exercising outdoors, social opportunities for all community members.
- #15 Foster community outreach and engagement in City projects and programs.
- 15-1 Inform and involve residents
- 15-2 Foster an environment of trust, fairness and equality that support individuals of diverse ethnic, cultural....backgrounds in planning.

If the City of Long Beach continues to not include "H" overlay in LUE maps or zoning matrix, how will a developer or staff be able to correctly know what the zoning requirements are for any parcel or property in the equestrian zones? This LUE does not meet the needs of the horse community and properties in the equestrian zones and does not achieve the Strategic goals as claimed.

Fix the maps and add the 6 equestrian zones!

Renee Lawler

TO: LONG BEACH CITY COUNCIL, CITY CLERK

Nov 15, 2022

FROM: CORLISS LEE 3072 Knoxville Ave. Long Beach Ca 90808

Ref: Comments on 712 Baker Street Agenda item 29 Nov 15 2022

22-1349, 22-1350, 22-1351

Please consider the following issues associated with this agenda item and deny the certification of the EIR as well as the zoning changes and Development Agreement (DA20-001).

LAND USE

The 712 Baker St. location is adjacent to Pacific Place and both were identified in multiple city, county and state plans as park/open space on the LA River.

This area is not essential for condos. It is essential to restoring health and balance in west Long Beach, doing our part to reverse climate change and joining with the other cities along the LA River to provide a continuous access to the L.A. River with greenspace.

Baker St is part of the overall inspirational vision for a park described in the Lower LA River Revitalization Plan (LLARP) as "the gem of the Lower LA River." There are only two acreages available that could provide significant area for a park along the LA River in Long Beach: Baker Street and Pacific Place. Once these two acreages are gone, the vision of the lower LA River as a recreation and respite space for the community is forever lost.

VISIONS & PLANS

- **LA River Masterplan** "Wrigley Heights River Park" is listed as a planned major project.
- The **Lower LA River Revitalization Plan** Wrigley Heights River Park is identified as a "Signature Project" with potential features: wetlands, recharge basins, culvert, soccer fields, community center, community garden, native planting, multi-modal paths.
- Long Beach 2007 **Riverlinks Plan** proposed that as much of the area as possible become an open space destination containing a restored wetland, riparian woodland, pedestrian and bicycle paths, and a neighborhood park with a playground, picnic areas, and other amenities."

The Riverlinks Plan was established to create a continuous greenway along the east bank of the Los Angeles River. It recorded that the westside of Long Beach is underserved with respect to greenspace and had 1 acre of greenspace per 1000 people (while the goal is 8 acres).

Are all these plans to be ignored with developer dollars and residential taxes the overriding value?

POLLUTION & EQUITY

Many of our communities in the vicinity of the LA River suffer disproportionate impacts from pollution related to the goods movement corridor from the ports to the railyards known as "the diesel death zone." The CAL

EnviroScreen scores for this area validate that asthma and cancer are outcomes, shortening life expectancy up to 10 years. The area is largely populated with people of color. Meaningful action demands a focus on equity and must include carving out parkland/open space to reverse the negative affects.

SOLUTIONS

Trees are the best known antidote to carbon emissions. NOVA reports “*Urban trees on average reduce air temperatures on summer days by 2-4°F, although in some circumstances the cooling effect can be even larger.*” “Trees are a carbon capture machine.” A report from Princeton states “One tree can mature and consume [48 pounds](#) of carbon dioxide per year to allow a human to breathe for two years.” Along the LA River, we need the assist from mother nature to mitigate the harm done by commerce, carbon emissions and climate change.

Please consider supporting the vision of parkland/open space in this location.

TRAFFIC

I include below substantive comments by Lynette Ferenczy on the draft EIR for 712 Baker Street. Note that Lynette Ferenczy is a retired Long Beach City Planner. This information deserves serious consideration as a person or persons could be injured or lose their life.

“The proposed traffic light on Wardlow, the primary entrance to the development, will create a traffic hazard as the queuing depth for about 10 cars is inadequate for hundreds of cars per day. Wardlow Road has already been reduced from three to two lanes to accommodate a rarely used bike lane and adding hundreds of cars daily will negatively impact the intersection at Wardlow and Magnolia. As east bound traffic comes over the bridge for the 710 and LA river, visibility is very limited by the slope of the overpass creating a blind spot where the left turn lane will be located. The two traffic lanes will have to be relocated to the south creating a bend in the traffic lanes to accommodate the left turn lane.”

I include below excerpts from an email written by Richard Gutmann to Mayor Garcia in 2020 on the topic of TRAFFIC ISSUES at this location, that point out a development at this location was denied because of substantive EIR issues in the past.

From: **Richard Gutmann** <rwgutmann@gmail.com>

Date: Sat, Jun 27, 2020 at 11:05 AM

Subject: Dangerous Intersection Proposed

To: <robert.garcia@longbeach.gov>

“Dear Mayor Robert Garcia,

I’m writing to make sure you are aware that Long Beach will be exposing local taxpayers to the real, and very likely, possibility of huge civil damages if the City allows a road to be built out to Wardlow Road from the Oil Operators’ property in Wrigley Heights.

*I say this because back in 1993, a report prepared for a proposed residential development in Wrigley Heights said: “**The City Traffic Engineer** has previously indicated that because of the elevation and geometrics, it is not possible to construct a new north/south street through to Wardlow.” (See attachment.)*

The intersection would be on a high-speed curve, on a heavily-traveled approach to a bridge over the LA River and the LB Freeway.

Can you imagine the field day a plaintiff's lawyer would have when someone gets killed or seriously injured at this intersection? "You went ahead and allowed this developer to build it when 27 years ago, with far less traffic, it was impossible? Why?

Civil Damages are of three kinds.

Compensatory damages are compensation for expenses such as medical bills, legal costs, loss of income, and costs associated with repairing or replacing damaged property.

General damages include payment for non-financial damages, such as pain and suffering.

Punitive damages are payment for losses caused by the gross negligence of a defendant. And **they can be much higher if the defendant engaged in willful or negligent misconduct** (which I believe building such a road would clearly constitute)."

The arguments about Land Use and Traffic are substantive. Please deny the approval of the EIR for the project at 712 Baker Street as well as the requested changes to zoning and a Development Agreement (DA20-001).

Respectfully,

Corliss Lee
Eastside Voice
Board Member CARP
Board Member Riverpark Coalition
(714) 401 7063

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0054
(916) 319-2070
(916) 319-2170 FAX



DISTRICT OFFICE
5000 East Spring Street
SUITE 550
LONG BEACH, CA 90815
(562) 429-0470
(562) 429-7871 FAX

November 14, 2022

Dear Honorable Mayor and City Council Members:

I am writing to express my support for Riverpark Coalition with their efforts to expand open space along the Los Angeles River. As a former Long Beach Councilmember, current Member of the San Gabriel Rivers and Mountains Conservancy, and as the Assemblymember representing Long Beach, I have long been involved in securing open space in Long Beach and support strengthening local efforts to protect our environment.

Continuing to invest in protecting open spaces and preserving natural habitats along the Los Angeles River is an important effort that will improve air quality for residents in the community, provide greater access to recreation areas, and will better the quality of life for our neighbors living near the river.

While the City has provided open green space along the Los Angeles River that includes Drake-Chavez Greenbelt, Wrigley Greenbelt, DeForest Wetland, and the Dominguez Gap Wetlands, this area has significantly less open space than other areas of the city. Moving forward, I encourage the exploration of all options to increase green space and park equity in west Long Beach.

I continue to support the efforts to create more open space for our residents living near the Los Angeles River.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Patrick O'Donnell'. The signature is fluid and cursive, with the first name 'Patrick' being more prominent than the last name 'O'Donnell'.

PATRICK O'DONNELL
Assemblymember, 70th District



Chatten-Brown, Carstens & Minter LLP

Hermosa Beach Office
Phone: (310) 798-2400

San Diego Office
Phone: (858) 999-0070
Phone: (619) 940-4522

2200 Pacific Coast Highway, Suite 318
Hermosa Beach, CA 90254
www.cbcearthlaw.com

Sunjana Supekar
Email Address:
sss@cbcearthlaw.com
Direct Dial:
310-798-2400 Ext. 7

November 14, 2022

VIA E-MAIL

City Council
City of Long Beach
c/o City Clerk
411 W. Ocean Blvd.
Long Beach CA 90802
cityclerk@longbeach.gov

Re: Objection to River Park Residential Project, 712 Baker Street, State
Clearinghouse No. 2021020492, City Council Meeting Agenda Item 29

Dear Honorable Mayor and Councilmembers,

On behalf of the Riverpark Coalition, we submit these comments opposing the River Park Residential Project (the Project) as proposed and the certification of the environmental impact report (EIR) prepared for the Project. Riverpark Coalition is a collection of community groups and individuals including residents of western Long Beach. This community-based coalition works to promote public-serving open space in nature-deprived areas of western Long Beach. Riverpark Coalition recently scored a victory in challenging the City's approval of a project just north of the Project site, at 3701 Pacific Place, without doing proper environmental review.

As a preliminary matter, we strongly urge that this item be continued until the Seventh District Councilmember, Councilmember Uranga, returns from medical leave.

Further, we oppose the Project because it shatters the potential for connective recreation space, river restoration and flood management, and continuous equestrian uses along the LA River in western Long Beach as laid out in numerous land use plans and the General Plan, and the Project EIR fails to adequately disclose these impacts.

The Project EIR also fails to disclose the Project's hazardous, water quality, air quality, noise, biological resources, and transportation and traffic safety impacts, as set forth in our September 1, 2022 letter to the Planning Commission (**Attachment 1**). We urge you to carefully review this letter and consider the issues described in it.

For all these reasons, we urge you to honor the site's long-planned use as vibrant greenspace along the LA River, and reject this Project.

I. The Hearing on this Project Must be Continued Until the Seventh District Councilmember Returns to City Council.

This Project is located in the Seventh District of the City of Long Beach. The Seventh District is represented by Councilmember Uranga, who is currently on medical leave. Out of fairness and respect to the Councilmember, as well as his constituents, this item must be pulled and continued until the Councilmember is able to return to the office. It is improper to hear this item during a time when the Councilmember is not available to meet with the constituents most affected by this Project and hear their concerns.

II. The Hearing on this Project Must be Continued Until the Remedial Action Plan is Reviewed by LARWQCB, and the EIR Must be Revised and Recirculated.

As we stated in our letter to the Planning Commission (Attachment 1, pp. 15-17), the EIR's analysis and mitigation of hazardous impacts and water quality impacts improperly relies on a deferred Remedial Action Plan ("RAP") that is still in draft form and has not been approved by the LA Regional Water Quality Control Board ("LARWQCB").

Not only has the RAP not yet been approved, it is not even fully defined. The EIR states that the RAP itself defers the preparation of a Groundwater Monitoring Plan which will specify the design and implementation of groundwater monitoring, and will include a "contingency" for in-situ groundwater remediation if LARWQCB later determines it is necessary. (FEIR App. C Section 1, IV.H-7.) Additionally, the EIR recognizes that an Operations, Maintenance, and Implementation Plan "is expected to be a component" of the LARWQCB's approval. (*Ibid.*) These mitigation measures are far too speculative and lack any specific performance criteria or commitment, and thus violate CEQA.

We strongly urge the City Council to continue this item until *after* the RAP is in final form and has been reviewed by LARWQCB, and the EIR has been revised and recirculated to provide an accurate picture of the Project's impacts and mitigation.

III. Riverpark Coalition's Recent Successful Litigation at Pacific Place Demonstrates the Need for Adequate Environmental Review.

The Los Angeles County Superior Court recently ruled in favor of requiring environmental review with regards to the Pacific Place Project, located just north of the Project site. Excerpts of the Court's opinion are attached as **Attachment 2**, and we

describe below how these excerpts demonstrate the need for legally adequate environmental review at this site.

The Court found that the environmental review at issue in Pacific Place failed to analyze that project's impacts on the longstanding land use plans designating the site as park space, implemented by the General Plan. (Attachment 2, pp. 446-449.)

The same issue applies here. As set forth in our Planning Commission letter (Attachment 1, pp. 9-15), the site at issue in ***this*** Project also has been long designated as park space by numerous land use plans, including the RiverLink Plan, Long Beach Department of Parks, Recreation, and Marine Strategic Plan, West Long Beach Livability Implementation Plan, West Long Beach I-710 Community Livability Plan, Los Angeles River Master Plan, and Lower Los Angeles River Revitalization Plan. The General Plan requires implementation of these plans, as shown by the following implementation strategies:

- LU-M-53: Continue to implement the Long Beach I-710 Community Livability Plan aimed at incorporating and prioritizing livability improvements in the I-710 freeway corridor neighborhoods.
- LU-M-54: Continue to implement the West Long Beach Livability Implementation Plan to improve the quality of life in West Long Beach and to bring to fruition the community's vision of a healthy, vibrant and livable neighborhood through land use planning and capital improvement projects.
- LU-M-84: Increase parks and open space areas to meet the City standard of eight acres of park land for every 1,000 Long Beach residents, particularly in neighborhoods where there is a deficiency in park space.
- LU-M-85: Continue to implement and update the Department of Parks, Recreation and Marine Strategic Plan and the Open Space and Recreation Element.
- LU-M-86: Update and implement the Long Beach Riverlink Plan to create a continuous greenway of pedestrian and bike paths and linkages along the east bank of the Los Angeles River, as well as to connect to existing and future parks, open space and beaches along western portions of the City.
- LU-M-95: Reuse vacant properties as community amenities such as gardens, parks or temporary green spaces to reduce blight and safety issues, increase residents' access to needed parks and open spaces, and spur additional investment in neighborhoods.

The Court also found potential impacts to biological resources onsite, particularly in regards to special status vegetation like the southern tarplant. (Attachment 2, pp. 450-453.) In light of this ruling, and the proximity of the Project to Pacific Place and the EIR's failure to analyze southern tarplants, we believe the EIR must be revised to require preconstruction surveys and measures to protect in place any tarplant individuals found.

Finally, the Court also found potential traffic safety impacts due to the project's proximity to freeways. (Attachment 2, pp. 455-456.) The same issue applies here, and yet the Project imposes unsafe mitigation—an unsafe traffic signal. (Attachment 1, pp. 22-23.) The Project must be revised and recirculated with adequate traffic safety mitigation.

IV. CONCLUSION

For the foregoing reasons and the reasons we set forth in our September 1, 2022 Planning Commission Letter, the Project EIR fails to adequately analyze the Project and thus we urge you not to certify it and not to approve the Project. Moreover, this site provides a once-in-a-lifetime opportunity for a truly transformational greenspace that will greatly improve the lives of community members in western Long Beach by reducing impacts to the LA River and floodplain, creating much-needed park space, and respecting and maintaining equestrian uses. While we agree that housing—particularly **affordable** housing—must be a priority in the City, the present project will create a gated community with **only** 5% affordable units, located **on a highly contaminated site**. The current and future residents of western Long Beach deserve better, and thus we respectfully request that the City Council deny this project. Thank you for your consideration of these comments.

Sincerely,



Sunjana Supekar

Attachments:

- (1) September 1, 2022 Letter from Riverpark Coalition to City of Long Beach Planning Commission re 712 Baker Street.
- (2) Excerpts from October 19, 2022 Order Granting Writ of Mandate, *Riverpark Coalition et al. v. City of Long Beach*, LA Superior Court Case No. 21STCP01537.



P.O. Box 16192, Long Beach, CA 90806
wrigleyassociation@gmail.com

November 14, 2022

Re: 712 Baker Street Project

Dear City Council Members,

The Wrigley Association supports development in our community that is well designed, architecturally compatible, and of a similar density and layout as the existing homes in our neighborhood. The current proposal of 226 new residential units at 712 Baker Street is not consistent with these goals. The Wrigley Association Board members did meet with the developer's consultant via Zoom in 2020 and provided comments to the consultant on changes that we hoped to see implemented. Unfortunately, none of the comments have resulted in any changes to the plans and, in fact, the density of the development increased from 216 units in 2019 to 226 units in 2020. Our concerns are listed below:

1. Density - The development proposal has a density nearly double that in Wrigley with a proposed density of 14.55 units an acre compared to an existing density of 8-10 units an acre. The existing lot sizes in Wrigley vary from R-1-S (2,400 sq. ft.) to R-1-N (6,000 sq. ft.). The proposal has a variety of housing types but the freestanding homes are on lots of 2,035 square feet (37x55). The smallest lots in Wrigley Heights are R-1-S (2,400 sq. ft.). At a minimum the new development lot size should be no less than 2,400 sq. ft. The proposed density is completely inconsistent with the existing development pattern of the neighborhood.
2. Height- - The height should be compatible with the surrounding neighborhood of one and two story homes. The plans propose three stories with a ridge height of 40 feet along the Wardlow Road frontage, the most visible location on the site. It would be best to reduce these buildings to two stories and/or relocate the tallest buildings towards the back of the lot to be less visible from the street.
3. Vehicle Access/Traffic Signal - The proposed traffic signal on Wardlow Road will create a hazardous situation due to the left turn lane on Wardlow with a left turn pocket to accommodate approximately ten cars for a development that will create hundreds of vehicle trips per day. The left turn pocket is also not visible due to the overpass of the 710 creating a hazardous situation as you come over the overpass eastbound.

Our Mission: The Wrigley Association is a 501 C4 non-profit organization, (CA State ID # 1673284) whose mission is to promote the common interest, instill pride, establish and encourage the highest standards in Wrigley. To foster an active understanding of citizenship and civic responsibility. To oppose and discourage discrimination and to create a sense of belonging. To promote higher business standards and encourage uniformity and cooperation among merchants, property owners and residents. To eliminate crime, promote community pride, and develop wholesome, enjoyable, cultural, social, and physical activities.

4. LA River Access/Riverlink Plan - Access to the LA River should be acknowledged and embraced for residents and the public. The plans do not show any access to the river bike and walking path. Also, homes should not back up to the river. There is an existing set of stairs near the west end of Baker Street providing access to the bike path which will be blocked if the terminus of Baker street is gated off. We ask that they address the Riverlink Plan and provide more open space and/or money to improve the approximately 50-110 foot wide area west of the development between the river and west edge of the project.

5. Gated Community - The Association does not support a gated community. There are no other gated communities in Wrigley and gated developments are isolated from the rest of the neighborhood.

6. Affordable units location - The affordable units are clustered at the south end of the project and not distributed throughout the development.

7. Architecture - The architecture does not relate to Long Beach, and the faux Mediterranean design is not desirable.

8. Perimeter wall- The proposed six foot block wall which is not shown on the plans will create a fortress-like appearance. We ask that they remove the block wall from the front elevation or at a minimum require an open wrought iron or transparent fence material so that the development is not walled off from the rest of the community.

9. Common open space - There is almost no common open space within the development. A small pool and community room are proposed with only .353 acres (15,356 sq ft) of active open space out of over 20 acres of land within the gated area. Residents from the southern portion of the development will have to walk 1/4 mile to reach open space. Please require more open space within the gated portion of the development. As these homes are up to four bedrooms, many families will likely live here and there is no usable green open space within the development for children.

10. Guest parking - Guest parking should be increased as multi-generational families are common in our neighborhood.

11. Climate Action and Adaptation Plan (CAAP) based on the recent approval of the CAAP by City Council, this site is located in an excessive heat island, has contaminated soil due to oil drilling waste product storage, is extremely noisy with two adjacent freeways, and is at the interchange of two major freeways carrying heavy diesel truck traffic. This project will exacerbate the heat island, create more greenhouse gasses, use more water when there is already a shortage, and will create more runoff. Please help us ensure buildings comply with CAAP standards such as solar panels, electric appliances, use of recycled water for irrigation, EV charging stations in garages, no artificial turf, more trees and grass, etc.

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The Association would like to see some type of compromise with the developer to address some of our concerns as this project will further degrade air quality, add close to 500 vehicle trips a day creating additional traffic in the neighborhood, and eliminate one more opportunity for open space, as 3701 Pacific Place was also removed with the approval of a self storage facility. This project contributes to the environmental injustice that continues on the west side, and if approved as proposed, will be in violation of many of the goals of the newly approved CAAP.

Sincerely,

Wrigley Association

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