

Heather Flores

From: Kurt Canfield [REDACTED]
Sent: Thursday, January 19, 2023 11:07 AM
To: PlanningCommissioners
Subject: Public Comment for Planning Commission Meeting 1/19/23

-EXTERNAL-

Good morning,

I am writing to discuss the following items on the Agenda posted as of 1/19/23 @ 10:19 AM PST:

Agenda Item 1 - Promenade North Redevelopment

This project is a vast improvement over the existing land use. City Place was a failure because it had no housing component and attempted to make suburban style big-box stores work in the city's downtown. I am glad to see that this development will not only create 900 new housing units but will also be mixed-use and be a great opportunity to reduce VMT through its walkable environment and proximity to the A-line. My concerns are in regard to the amount of parking packaged with the development plans as it is over the city's required minimum by 257 spaces, to say nothing of the exemption from parking minimums through AB2097. I think that incentivizing drivers to bring their cars into our downtown does a disservice to the walkable environment that Long Beach is trying to create. This will also significantly raise the per-unit cost of the housing. I think that an option with reduced vehicle parking and increased bicycle parking and retail floorspace would be preferable.

Agenda Item 3 - West Long Beach Study Session

I am in support of mixed-use development throughout Long Beach. I think that the Santa Fe and Willow St corridors not only need more, denser housing stock, but will also benefit from commercial options that are not tailored to being inside a vehicle. To that end, I suggest another amendment to the changes proposed in the MU1-A and MU1-B zones to include raising the minimum FAR of the MU1-A and MU1-B zones to 0.5 to limit the proliferation of drive thru commercial uses or large parking lots.

Thank you,
Kurt Canfield
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