

AGENDA ITEM #2

RECEIVED CORRESPONDENCE

#2



MAYOR ROBERT GARCIA
CITY OF LONG BEACH

November 1, 2017

To the Members of the Long Beach Planning Commission:

I am writing to express my support for Item #2 on the Planning Commission Agenda, scheduled for Thursday, November 2nd, regarding the mixed-use development at 135 Linden Avenue.

The 135 Linden building will add 82 new residences and more than 4,000 square feet of commercial retail space. The project promises to boost economic development in the East Village by attracting new residents to support existing businesses.

This project is exactly what we need in the East Village to attract young professionals and others to live and work in here. Located near the Metro Blue Line, close to downtown employment centers and numerous shops and restaurants, the building will support our efforts to activate storefronts, make our city more walkable and encourage residents to continue the transformation of Downtown into a lively urban center.

Please contact my Chief of Staff Mark Taylor or me directly if you have any concerns about the project.

Thank you,

A handwritten signature in blue ink, appearing to read "Robert Garcia", is written over a horizontal line.

Mayor Robert Garcia
City of Long Beach

cc: Amy Bodek, Director of Development Services
Monique de la Garza, City Clerk



**DOWNTOWN
LONG BEACH
ALLIANCE**

November 1, 2017

Long Beach Planning Commission
Civic Center Plaza
333 West Ocean Blvd.
Long Beach, CA 90802

RE: Support for 135 Linden; November 2 Planning Commission, Agenda Item #2

Dear Members of the Long Beach Planning Commission,

Please accept this correspondence on behalf of the Downtown Long Beach Alliance (DLBA) and enter into the public record for the Planning Commission meeting scheduled for November 2, 2017, our support of the proposed Residences at Linden project located at 135 Linden Ave.

The DLBA is a non-profit organization that represents more than 1,600 businesses and 4,000 commercial and residential property owners within the two Business Improvement Districts (BIDs) in Downtown Long Beach. As one of the leading voices for the Downtown community, we want to express our support for this project and urge the Planning Commission to approve the Site Plan Review.

The Downtown Plan, the guiding planning document for Downtown, was developed through an extensive and inclusive stakeholder outreach process. The proposed Residences at Linden project aligns with the goals set forth in the Downtown Plan and will bring desperately needed high-quality housing to Long Beach. Moreover, the project aligns with DLBA's Vision 2020: Strategic Plan, which supports the development of housing in Downtown.

A key initiative set forth in the Downtown Plan is to create a strong urban core that builds upon density and drives strong foot traffic. The Residences at Linden planned 82-unit, mixed-use development enhances existing foot traffic by building upon density within the East Village Arts District neighborhood. The East Village Arts District is home to some of Downtown's most unique and historic buildings, and the project's design seamlessly meshes with the older historic structures along Linden Avenue and the surrounding neighborhood. With new restaurants and retailers opening up nearby such as Butterscotch LB, Dappers & Dames Parlour, Wabi Sabi Market, Snake Oil Provisions, and Long Beach Taco Company, the added foot traffic will help drive strong demand for East Village businesses.

Lastly, the proposed project exceeds the 1.25 parking requirements set forth in the Downtown Plan by providing a 1.65 overall parking ratio with the planned 135 parking stalls. Part of the 135 parking stalls includes 17 spaces dedicated to Broadlind Hotel. This very important project still exceeds the 1.25 parking requirements set forth in the Downtown Plan by providing a 1.44 parking ratio when accounting for the 17 spaces being dedicated to the Broadlind Hotel. All 17 parking spaces currently in place at 135 Linden are being retained in the new project.

We appreciate the opportunity to share our support for the continued implementation of the Downtown Plan and encourage the Planning Commission to support the proposed investment in our evolving and diverse Downtown.

Thank you for your consideration and support.

Sincerely,

Kraig Kojian
President & CEO

cc: Mayor Robert Garcia

100 West Broadway, Ste 120
Long Beach, CA 90802
T: 562.436.4259
F: 562.437.7850

DOWNTOWNLONGBEACH.ORG

Heidi Eidson

From: Venus Campos <vs.campos@outlook.com>
Sent: Thursday, November 02, 2017 10:28 AM
To: Heidi Eidson
Subject: Planning Commission Meeting Tonight

Good morning! I am sending the letter below so that it can be forwarded to the planning commission in response to the development at 135 Linden. Thank you.

Hello,

As a resident of Downtown Long Beach for 15 years, I am opposed to further development of the buildings in the city until there is a proper review of the parking regulations. I have watched the city remove parking without a single concern for the residents that live here and it's upsetting that our voices are being ignored. 135 Linden is already an impacted parking zone - adding residents (plus guests) will add to the chaos unless the planning commission follows through with the proper parking guidelines.

Please stop destroying the quality of life for your downtown residents who love this city but do not enjoy circling for 30 minutes trying to find parking after a long day of hard work.

Thank you for your time,
Venus Campos

330 West Ocean Blvd
Long Beach, CA 90802

Planning Commission Item #2, November 2, 2017
82 Apartment Units at 135 Linden Ave.

My name is James Goodin

Address: 600 E. Ocean Blvd.

President of the Ocean Residents Community Association (ORCA)

I am opposed to the approval of the 82 apartment new construction at 135 Linden due to parking considerations. The construction will eliminate 75 parking places, many being used by residents in the area without on-premises parking, such as the Lafayette and the Cooper Arms. These 75 parking spaces need to be replaced by any new construction.

It does not matter what the Downtown Plan authorizes, one parking space per unit is not sufficient when most units will have at least two residents that require cars to drive to work. As a minimum, the parking requirements of the new "Granny Flat" ordinance should be used: less than 640 sq. ft. = 1 parking space, more than 640 sq. ft. = 2 parking spaces. If sufficient parking is not provided, you will not only be throwing the existing 75 cars on to the surrounding streets, but also the new residents of 135 Linden that do not have sufficient parking. There is no longer street parking available. Residents circle for many minutes (up to an hour) looking for a spot after coming home from work.

There is a systematic elimination of downtown parking. The new construction at 320 Alamitos, at 3rd and Pacific, 777 E. Ocean, and now 135 Linden are all eliminating parking spaces presently required by area residents and guests. Many residential buildings in the area were legally built without any on-premises parking or limited on-premises parking. The Lafayette, the Cooper Arms, and the Arteban have no parking. My building at 600 E. Ocean has one spot per resident which is insufficient now that street parking and local lots are disappearing. I can no longer have guests due to parking requirements.

In general, I am in favor of high quality, market rate housing being added to downtown. We all desire the downtown retail that higher income residents will eventually draw. But this project as conceived is not appropriate. It needs more parking.

Heidi Eidson

From: Anne Proffit anne.proffit@gmail.com
Sent: Thursday, November 02, 2017 11:30 AM
To: Heidi Eidson
Subject: letter to Planning Commission

thanks for making sure all read this:

To the planning commission:

Tonight you can do what you didn't on August 17th. You can stop the madness of Long Beach's development services (LBDS) who wish to ruin every single downtown neighborhood, in particular the East Village Arts District.

There is no doubt in my mind that a change needs to be made at 135 Linden Avenue; it just isn't this change. I own (and reside in) property across the street at The Lafayette, which is one of the great architectural gems of this city; this project will dwarf and belittle it. The project is set to dwarf The Broadlind, another Long Beach architectural gem.

The project removes two parking lots, something LBDS loves to do; they're like 6-week-old puppies when it comes to ruining the quality of life in my neighborhood. They think every project that removes parking is one that will increase quality of life.

So far they're absolutely wrong.

It's time to revisit the parking regulations in the horrid downtown plan, regulations that remove parking throughout the neighborhood. There is no data, there are no facts to support this removal of parking.

My major qualms with this project have to do with its visuals, its density, height and, yes, removal of parking. What LBDS didn't take into account - never takes into account - in working with developers is that this monstrosity kills the ambience of my street. This project is just another architectural blob with no redeeming qualities. It will kill light and air at my trio of buildings - because we are an historic site, we do not have air conditioning in our windows or in our walls. We rely on good air flow, which this project will KILL.

Seven stories are not compatible with the neighborhood. Originally this project was supposed to max out at five stories (including below-ground parking); that was quite enough.

This big blob of a project may work further north as it resembles projects already under consideration, but are we really looking to have similar-looking blobs throughout downtown that ruin the air, light, quality of life for everyone around them? Do you really think there are that many people who will flock to spend market-rate dollars for poorly constructed, ugly residences? With minimal parking?

Heck, even the horrid Current isn't full yet - thanks to its nosebleed prices, poor construction and lack of parking for all of its residents.

I have carefully examined the plans for this over-wrought project and find it incompatible with my neighborhood. We, as a building are not objecting to better use of land across the street, but we do not condone LBDS' chronic raping of our neighborhood.

The breadth of this project is unwarranted and unwanted in the East Village Arts District. You have the moral obligation to decline this proposal and request one more in line with the area's visual ambience and quality construction. This project is just another ugly blob. (Sorry to keep using this word but it fits)

As you reject this project - and once council realizes you were correct to question 320 Alamos - please demand council review the downtown plan, its massive density and ridiculous height and its chronic removal of access to parking for downtown residents, downtown business and visitors.

As you surely know, there are ways to make site planning and parking work. Start with facts, not Dr Garcia's ill-fated visions of this town becoming little Santa Monica.

We are Long Beach - let's stop trying to be someplace we're not.

Anne Proffit

140 Linden Avenue, 2nd

Long Beach 90802

Heidi Eidson

From: Frances Groeneman [frances.ann.groeneman@gmail.com]
Sent: Thursday, November 02, 2017 11:18 AM
To: Heidi Eidson
Subject: Parking in Long Beach

Ms. Eidson,
Will you kindly forward this letter to the Planning Commission as soon as possible?

I recently moved to Long Beach and for the most part, I think its a great place to live with one giant exception. The parking situation is untenable. If I worked late and get home after 6p, there is no parking. My family can't come visit because of the parking issues. I can't entertain friends anymore because of the lack of parking. The whole thing is nuts. I haven't lived here long enough to understand what got us here in the first place but there has to be some solution to the problem.

We have sent a man to the moon and achieved phenomenal feats in our history. We should be able to figure out how to create more parking so people can live normal lives and do what humans do with their families and friends.

Please, please do not approve any new construction projects that do not account for adequate parking for ALL residents and visitors and adequate parking for retail establishments.

Please, please take a serious look at the current parking plan and make recommendations to fix it.

Residents and businesses are both suffering because the situation has been completely mis-managed.

Please fix it.

Frances Groeneman

1404 E. 1st St.

Long Beach 90802

Heidi Eidson

From: David Randalls eclipsedave@gmail.com
Sent: Thursday, November 02, 2017 11:34 AM
To: Heidi Eidson
Subject: Planning Commission letter

Secretary Eidson,

Please forward the following letter to the Planning Commission ASAP. It's regarding the project at 135 Linden and about how such projects affect residents such as myself in an area already suffering severely impacted parking. Thank you.

Regards,
-Dave Randalls

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To the Planning Commission:

My name is Dave Randalls and I've been a resident of downtown Long Beach for 3 years.

I'm writing to express how the project at 135 Linden affects residents such as myself in an area already suffering severely impacted parking.

The morning of January 13th, 2017, I drove home from a follow-up appointment with my surgeon after having my 3rd spinal surgery.

The 1-car disabled parking spot at the corner of W. 4th St. & Magnolia Ave. was occupied.

So I drove further up the block.

The 2-car disabled parking spots at the corner of W. 4th St. & Virginia Court was occupied by one vehicle parked dead center, which prevented a second car from parking.

So I drove further up the block.

I quickly discovered a standard parking spot open. (Even-numbered side of the street between Virginia Court & Cedar Ave.)

But there was a lady just standing there in the middle of it, holding her little white dog. There were no other cars in front of me or behind me. I was the only car trying to park. No other cars in sight at all.

She stood in the way, shook her head at me, and prevented me from parking.

I have lived here for over 3 years only two buildings away from that empty parking spot.

But instead, I had to drive *several* blocks away to search for another parking spot!

After I parked several blocks away and dropped off my surgeon paperwork at my apartment, I grabbed my cane and limped back to see if she was still standing in the empty parking spot.

She was sitting on her front steps. So I politely informed her that parking spots are first come, first serve.

She immediately became infuriated and claimed that parking is not first come, first serve. She went on to say how many years she's lived here and how people "look out for each other". (The irony in that statement is unavoidable.)

I explained to her that I had just returned from my surgeon appointment and that the disabled spots were occupied and that I have every right to park in a standard empty parking spot.

Some other resident walked over from across the street and attempted to inject himself into the conversation. Neither could understand that they were wrong. So I walked away.

I later saw them walking hand-in-hand. It turns out that she was preventing me from parking there just so he could park there. But they can walk just fine.

The addition of the nearby courthouse severely affected our already impacted parking situation.

Parking has a ripple effect. So even though a project occurs in one district, it can negatively affect the parking in neighboring districts.

I decided to approach all the neighbors on my block about this issue.

As I went house to house, a woman standing in a spot with her bags of belongings yelled over to me "Hey can you stand here in this spot while I take my stuff inside?!"

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"No, but how about I explain how you can address this problem? I would help you, but I'm already doing something about this problem and I'm trying to fit these last houses in before my laundry finishes drying."

She stopped what she was doing and listened.

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Of all the neighbors I spoke with, this is my favorite reaction:

Neighbor: "Well, it doesn't affect *me* because I have a garage."

Me: "Where do your guests park when they visit you in the evening?"

Neighbor: "You know what? It *does* affect me!"

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This is our reality. The severely impacted parking imposes a vehicle curfew on an adult community who are much less likely to drive to different places around Long Beach to spend money.

The city of Long Beach loses out on revenue that it could be earning while residents instead sit at home because they know if they go out to dinner then they won't have a parking spot when they return home!

This shouldn't be an ongoing issue. The city leaders, City Council, and the Planning Commission have dropped the ball and it's way past the time to take responsibility and do something about it.

The residents of this city and their friends and family urgently need a positive change in a comprehensive parking plan. Our current parking requirements need reviewed NOW and changes need implemented NOW.

The residents of this city are saying it's NOT OKAY that several large new developments will soon be approved with inadequate parking. Again, this is NOT OKAY ANYMORE!

I'm voicing my disapproval for the project at 135 Linden and requesting a full review of the current parking requirements.

There's absolutely no reason why the city of Long Beach can't "copy the homework" of a neighboring coastal city where residents have a reasonable chance at finding a nearby parking spot and implement the same plan.

I believe the most important aspect of parking is safety and security. The farther a resident must park from their residence, the greater the chance of becoming a victim of physical violence, mugging, rape, murder, etc. We don't exactly have the safest streets. So I urge you to do your part to make the decisions best fitting the puzzle our parking has become. Or else it's just a matter of time when someone gets attacked because they had to park far away from their residence and they were forced to cross through crime-ridden areas.

As I attend meetings addressing this issue, I commend my neighbors for their bravery and candor. They express eye-opening heartfelt accounts of their daily ordeals with something which so many other communities take for granted. One simply wants to park one's car and walk to one's residence in safety. That's not too much to ask.

You can do something about this extreme inconvenience and undue hardship which other cities only know as "parking".

Thank you for your time and attention to this mission-critical issue. I genuinely appreciate it.

Regards,
-Dave Randalls
Long Beach

#2

TAPS speech for November 2, 2017 hearing for 135 Linden

My name is Debbie Dobias. I live at [REDACTED]. I'm president of our citizens' parking group TAPS. We oppose this project because it will increase the parking issues in our area.

Using your recent granny flat standard of 2 parking spaces for units over 640 square feet, we determined that this building needs at least 31 more parking spaces. There is also a 75 space parking lot going away but they are replacing only 17 of those spaces out of obligation to the Broadlind Hotel.

Here is another under-parked building that you will be told you can do nothing about. However, CEQA does give you legal reasons to evaluate the impact of the inadequate parking before approving this project. Even though parking is not specifically a CEQA impact, a project's overall effects on parking conditions must be considered if they may have a potential impact on the environment. Our attorney's letter shows legal precedents. CEQA law also says that despite compliance with the PEIR, if a project may have negative environmental impacts, further review is required. The loss of parking lots and the cumulative impacts of additional developments still *have not been reviewed*.

The Downtown Plan's lowered parking requirements were not based on data. Downtown's parking policy is a theory and an experiment. There is clear evidence that the first building under the Downtown Plan *does not have enough parking* because it has filled up a parking lot next to it. A 35 story building will soon take away that lot.

We need someone to step in and stop this madness. Unless action is taken now, many more buildings will be approved before the parking study is completed in 2018. The parking planners KOA told us that they will look into some actions that could be taken now. Here are some possibilities.

1. Recommend that the City Council declare a moratorium on new project approvals until the parking study is completed.
2. Recommend a temporary requirement that developers perform mini parking studies that will tell them how much parking is needed. This method is not expensive for developers and is not new to Long Beach.
3. Notify developers that residential street parking passes will not be available to their residents.
4. Implement the recommendation from the city's own previous parking consultant: Partner with some developers to add public parking to the new buildings. There is money coming from the RDA properties that is slated for downtown projects and could be used for this recommendation.

Heidi Eidson

From: Jason Harris <jaysodon70@yahoo.com>
Sent: Thursday, November 02, 2017 6:47 PM
To: Heidi Eidson
Subject: For the Planning Commissioners : 135 Linden

Hello again Commissioners.

Once again myself and other average residents are asking for you to step up too the plate and stop yet another short on parking development from being sent thru your commission this evening.

Once again I and my fellow neighbors are asking that you direct City staff (Amy Bodek, Linda Tatum and Christopher Koontz) to wait untill REAL data comes in from the parking study that has just started, before approving the 135 Linden development as is.

Once again I and my fellow neighbors ask that you help the residents of this city with the long standing, Known impacted parking problem.

Once again I'm informing you that it is within YOUR purview to have City Staff wait until the parking study results come in, OR require a mini site review done for 135 Linden ave.

There are four solutions that you can easily set in motion tonight.

1. Recommend that the City Council declare a moratorium on new project approvals until the parking study is completed.
2. Recommend a change to parking requirements so that developers must perform mini parking studies that will tell them how much parking is needed. This method is not expensive for developers and is not new to Long Beach.
3. Notify developers that residential street parking passes will not be available to their residents.
4. Implement the recommendation from the city's own previous parking consultant: Partner with some developers to add public parking to the new buildings. There is money coming from the RDA properties that is slated for downtown projects and could be used for this recommendation

I am protesting in the strongest language possible, that you, the Long beach Planning Commission, allow the 135 Linden project to proceed, as is.

I ask that you take action tonight on this property.

Thank you,

Jason Harris