



April 1, 2020

To: Long Beach Planning Commission

Re: Comments on the Proposed Project at 1320 Atlantic Avenue
Application 1806-24 (CUP18-017)

Thank you for the opportunity to comment on this important proposed development project. We have the following comments on the plans and conditions of approval:

- In Conditions of Approval, Special Conditions No. 1, there's a reference to "(as noted above)". It's not clear what this is referring to.
- Adequate pedestrian access to the commercial center is provided from both New York Street to the North and Anaheim to the South in the proposed plan, but limited pedestrian access to the site is provided from Atlantic Avenue. It is suggested that, at minimum, the handicap indication pathway in the center of the site be extended to the sidewalk to provide a clear pedestrian access point from the west.
- Conditions of Approval, Special Conditions No. 4 allows the drive-through to be in operation from 4am to midnight. This seems excessive without a clearly defined tenant requiring such long hours of operation. This is a potential nuisance or burden to residents across from the drive through lane. It is suggested that the CUP limit hours to 7am to 10pm to start, with the potential to extend them in the future if warranted.
- The drive through design seems to adhere to the design standards adopted by the City last year. Given that this is one of the first applications to be processed under the new design guidelines, a more detailed analysis of compliance with them would be helpful for the public and decision-makers to evaluate the proposed project.
- The site plan notes required and potential future EV stalls. It is suggested that at least some of these stalls be made free of charge to use for patrons of the shopping center while they shop.
- The site plan does not seem to designate any bicycle parking locations. At least two bicycle parking locations should be identified for a commercial project of this size.
- The offsite improvements include a dedication for wider sidewalks on multiple frontages. We appreciate this requirement given the high level of pedestrians in this area.

- General Requirements X stipulates that a traffic impact study be prepared for this project. It would seem the this study should be available now to inform the approval for this project. Requiring conditions generated by the traffic analysis be added to the conditions of approval at a later date seems to weaken the effectiveness of the review process.
- General Requirements Y.iv calls for all pedestrian push buttons to meet the most current City standard. We would argue that, even though the project site is not designated as a Pedestrian Priority Area in the City's Mobility Element, the intersection of Anaheim and Atlantic gets a lot of pedestrian traffic, and the signal should default to a walk then countdown, not requiring the pedestrian push button to get a walk signal to cross.
- General Requirements Z calls for new continental crosswalks. Given the proximity to several schools, these crosswalks might need to be painted yellow to indicate the school zone. This requirement should be modified to note this. Condition AA seems to repeat this requirement.
- Coordination with LB Transit is specified in General Conditions bb through ff. These conditions seem to be repetitive. This site is a prime location for the inclusion of bus shelters along the project edges for both Atlantic Avenue and Anaheim Street. Many students queue up after school to catch the bus home in the afternoon when school is in session. These bus shelters should be specified in these conditions of approval, and potential locations should be noted on the plans or determined in coordination with LB Transit.

Thank you for your consideration of our comments. We appreciate the opportunity to participate in the public process during the unusual circumstances currently we find ourselves in. Please stay safe and healthy.

If you have any questions about our comments, please don't hesitate to contact us at 562-912-6004 or Steve@WalkLongBeach.org.

Sincerely,



Steve Gerhardt, AICP
Executive Director, Walk Long Beach