

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: [REDACTED]
Phone: [REDACTED]

Date: 4/26/16
Email: [REDACTED]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

Having attended all but one of the planning meetings, I heard the majority of the public state that protection of the wetlands was the most important goal in changing SEADIP. Instead, the SEASP vision has changed to put more emphasis on economic development.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

I don't see any benefits in this plan

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

Only if we want to turn Long Beach into Miami Beach

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

We will have a limit of 3 story buildings, less density and traffic.

5. Please provide any additional general comments.

The proposed seven story buildings are in the middle of the flight path for birds which nest in the trees at the Marina and forage in the wetlands (where there are no nesting trees).

Rezoning to allow residents is contrary to the Coastal Act. Doubling the number of residents, along with the added lights and noise in this area will have a negative effect on the wetlands and on traffic.

The proposed traffic mitigations will do nothing but slow down the increased traffic to an absolute stand still. Extending Shopkeeper Road through the Market Place will result in cars sitting at Studebaker and PCH instead of Second and PCH.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____ Date: _____

Phone: _____ Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

5. Please provide any additional general comments.

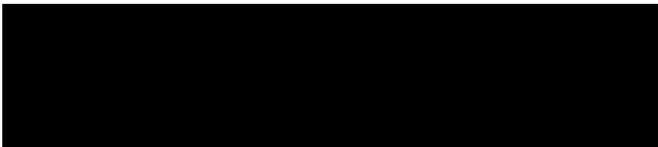
All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update



April, 28 2016

Christopher Koontz
Long Beach Development Services
333 West Ocean Blvd., Fifth Floor
Long Beach, CA 90802

Subject: SEASP

Upon review of the draft SEASP plan, [REDACTED] has determined that the plan has gone astray from the spirit of and purpose for updating SEADIP. The proposed plan does not reflect the recommendations made by the majority of those that were approved to participate in the community meetings. The plan gives minimal consideration to the residents or wildlife of the South-East Area, but instead focuses on increasing the population, dismisses effects of increased pollution and ignores the impacts of gridlock traffic.

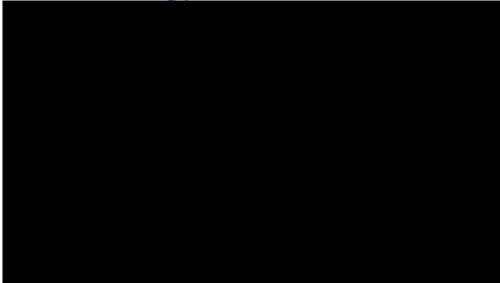
A critical item that is not addressed in SEASP is that it is in the direct path of the Pacific Flyway. Cornell Lab of Ornithology, the National Audubon Society, the American Bird Conservancy, U.S. Fish and Wildlife Service, and FLAP Canada have determined that collisions with windows are a major factor in bird fatalities and accounts for nearly 1 billion deaths per year. Whether the building is a single story or a skyscraper birds will fly into windows, but logic follows that the more stories and glass the more bird strikes will occur. The Draft SEASP Developmental Plan 5.7 page 72 will allow for building heights of 7 stories or 75', which is 40' higher than current zoning. The additional windows and light emitting from windows will have a substantial negative impact on resident birds and those that utilize the Pacific Flyway. A better understanding of the detrimental repercussions from artificial night lighting can be gained by reading Ecological Consequence of Artificial Night Lighting; edited by Travis Longcore and Catherine Rich.

Another concern for [REDACTED] is the increased traffic; the additional pollution will have a direct impact on the health of Los Cerritos Wetlands, which is vital habitat for resident birds and other wildlife, and a critical habitat link for birds of the Pacific Flyway. The plan states that the proposed project would result in an increase of approximately 5,619 dwelling units for a gross total of 9,698 units. That is more than twice of the existing residential units in this already congested area. The additional population, traffic and pollution will have a profound effect on the quality of life for human residents and the wildlife.

[REDACTED] finds that the draft plan is inadequate and filled with presumptions, such as extending Shopkeeper Road, which ultimately would be a "taking" of wetlands, would mitigate for the increased traffic. There are no provisions to safeguard against all of the short-term and long-term environmental damage, such as contaminant dust and run-off, resulting from such a massive development undertaking.

We urge you to reconsider this plan before proceeding to the next phase, the draft EIR. We hope that you will design a plan that is in harmony with the environment and Los Cerritos Wetlands. [REDACTED] mission is the conservation of native birds and their habitats. We will follow this process to the end and will defend and protect the habitat and wildlife.

Sincerely,

A large black rectangular redaction box covering the signature and name of the sender.

From: [Christopher Koontz](#)
To: [Suzanne Schwab](#)
Subject: FW: It's a mess along O.C.'s part of PCH, traffic study says
Date: Wednesday, May 4, 2016 1:08:07 PM
Attachments: [image007.png](#)

From: [REDACTED]
Sent: Wednesday, May 04, 2016 12:58 PM
To: [REDACTED]
Cc: Christopher Koontz <Christopher.Koontz@longbeach.gov>
Subject: FW: It's a mess along O.C.'s part of PCH, traffic study says

Hello [REDACTED]

Thank you for your comments regarding the SEASP plan, I will share your comments with the Councilwoman as well as planning staff. Please let me know if I can be of further assistance.

Sincerely,

Julie Maleki

Chief of Staff

Office of Councilwoman Suzie Price, 3rd District

Office: 562.570-6300 | Field: 562.570-8756 | Fax: 562.570-6186

Email: julie.maleki@longbeach.gov

Website: www.suzieAprice.com



From: [REDACTED]
Date: May 3, 2016 at 3:03:48 PM PDT
To: district3@longbeach.gov
Subject: Fwd: It's a mess along O.C.'s part of PCH, traffic study says

I just read this story in the LA Times, made me think of the new SEASP plan. Looks like SEASP will contribute to the issue rather than improve it. PCH is a main artery along the coast, and should be maintained as free flowing as possible. SEASP will reduce the flow and be another clog in the artery. Long Beach needs to provide solutions not problems.

[REDACTED]

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Date: May 2, 2016 at 8:21:42 PM PDT
To: [REDACTED]
Subject: It's a mess along O.C.'s part of PCH, traffic study says

It's a mess along O.C.'s part of PCH, traffic study says
<http://lat.ms/1VGOuIH>

Sent from my iPad

From: [Christopher Koontz](#)
To: [Suzanne Schwab](#)
Subject: FW: Questionnaire/Response
Date: Friday, April 29, 2016 10:51:10 AM

From: [REDACTED]
Sent: Friday, April 29, 2016 10:50 AM
To: Christopher Koontz <Christopher.Koontz@longbeach.gov>
Subject: Questionnaire/Response

When did my neighborhood get branded “The Gateway to Long Beach”?

Sorry Mr. Koontz, I am not adept at getting the questionnaire format into something I can send. These are my two cents.

,000 more cars a day inching through PCH & Second St. funneling over through the my middle neighborhood... this is the the only way those of us living here can get off the island.

The scope of the proposed high-rise, density and multi-uses proposed for SEADIP/SEASP needs to be scaled down.

5,310 new residential units

Residential, no more than three stories does, if Marina Pacifica is any indication, is benign

More that 1.3 million square feet of commercial business. This mixed use commercial must be very specific. A shopping mall open from 10 am to 10pm would not work in our neighborhood near the wetlands.

A 424 room hotel that could go to 5 stories FIVE STORIES IS TOO HIGH!!!

From: Christopher.Koontz@longbeach.gov
To: [REDACTED]
Subject: RE: Link to Conceptual Draft Plan?SEASP does not work!
Date: Tue, 26 Apr 2016 21:19:53 +0000

[REDACTED]

I just tried the link on both my computer and my phone, it does work. It is a very large file so it may take a moment to load. If you need a paper copy, we can provide one in our offices at City Hall.

In order to return the questionnaire you may wish to print to file or print to pdf depending on the version of acrobat on your computer.

I apologize for any difficulties you may be experiencing with our website.

Christopher Koontz, AICP
Advance Planning Officer

Long Beach Development Services | Planning Bureau

T 562.570.6288 **F** 562.570.6068

333 West Ocean Blvd., 5th Floor | Long Beach, CA 90802
christopher.koontz@longbeach.gov | www.lbds.info

From: [REDACTED]
Sent: Tuesday, April 26, 2016 1:17 PM
To: Christopher Koontz <Christopher.Koontz@longbeach.gov>
Subject: Link to Conceptual Draft Plan?SEASP does not work!

Dear Mr Koontz,
I would really like to answer the questionnaire regarding SEADIP/SEASP but it is not user friendly, I cannot fill stout and simply email it back. I would slo like to see the and review the draft plan which you have supplied a link to via email. This link: www.lbds.info/seadip_update

takes me to the city page and the link they provide for

- [View the Conceptual Draft Southeast Area Specific Plan \(SEASP\)](#)
links you to this website <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=5738>

THIS LINK DOES NOT WORK!

I look forward to having this problem fixed so that we can see what is in the works.

[REDACTED]

From: [Christopher Koontz](#)
To: [REDACTED]
Subject: FW: RE-SEASP
Date: Friday, April 29, 2016 2:21:24 PM

From: [REDACTED]
Sent: Friday, April 29, 2016 2:21 PM
To: Christopher Koontz <Christopher.Koontz@longbeach.gov>
Subject: RE-SEASP

El Dorado Audubon Society

Mission: Conservation of Native Birds and their Habitats and Education

www.eldoradoaudubon.org

April 29, 2016

Mr. Christopher Koontz
City of Long Beach, Development Services

RE: SEASP Comments

Dear Christopher,

"Protecting the Earth's Biodiversity for the benefit of humanity". That is what Audubon and it's local chapters are about.

I served on the City of Long Beach Advisory Committee, SEADIP on behalf of El Dorado Audubon Society.

El Dorado Audubon Society has been leading field trips on the Los Cerritos Wetlands for many years.

Our leadership on behalf of our local coastal wetlands began 37 years ago when we and Long Beach Sierra Club began leading yearly tours on the Los Cerritos Wetlands. (Bixby property located in Long Beach).

Los Cerritos Wetlands an Audubon California Important Bird Area (Orange Coast Wetlands, Los Cerritos Wetlands (LB), Bryant and Hellman properties). It is

scientifically important. It is where the San Gabriel River flows into the ocean.

To put it simply -- we are the ones who make observations of birds and other wildlife. We are the ones who list and count the avian species we see. We observe the non-native and the native wildflowers, insects and what food the birds are foraging on in the water and on land.

Since 2009 we have led walks for the community on Los Cerritos Wetlands Authority (LCWA) property. (www.lcwetlands.org)

From a wildlife observer's perspective we note the following concerns:

1. Shopkeeper Road, next to wetlands and through wetlands

What is effect of a four lane road directly next to the wetlands and how can a narrow bioswale adequately filter water into the wetlands? Water treatment to be effective takes a week and goes through numerous ponds.

What is effect this road on the birds observed there -- Red-winged Blackbird, Marsh Wren, Song Sparrow, Common Yellow-throat, American Kestrel, Osprey, Northern Harrier, Red-tailed Hawk, California Least Tern, Forester Tern, terns, gulls and so on.

Shopkeeper Road goes right through the wetlands proper. (Marketplace Marsh, owned by City of Long Beach)

Red-winged Blackbird, Marsh Wren, Song Sparrow, Common Yellow-throat, American Kestrel, Osprey, Northern Harrier, Red-tailed Hawk, California Least Tern, Forester Tern, terns, gulls and so on.

2. Bird Strikes account for many bird deaths a year -- see The National Audubon Society, American Bird Conservancy, US Fish and Wildlife Service and Cornell Lab of Ornithology.

3. The Los Cerritos Wetlands is physically separated from Alamitos Bay, Ocean and beach by Pacific Coast Highway, 2nd Street, Studebaker, etc.

The birds do not know our boundaries -- they fly between the wetlands, the bay, the river and the ocean. They fly between the buildings and just barely over the tops of 3.5 story buildings.

4. Coastal access for people (California Coastal Act, Chapter 3)

5. Scenic views from Alamitos Bay, boaters, kayakers, patrons of restaurants,

etc. (California Coastal Act)

The needs of the birds and other wildlife did not change in the last 40 years since the City of Long Beach last addressed SEADIP. Our members live in Long Beach, Seal Beach, Lakewood, Paramount, Bellflower and several other cities. Like most Southern Californians we value our coast and our coastal resources.

Sincerely,



From: [Christopher Koontz](#)
To: [Suzanne Schwab](#)
Subject: FW: SEADIP - SEASP
Date: Friday, April 29, 2016 1:10:22 PM

From: [REDACTED]
Sent: Friday, April 29, 2016 12:06 PM
To: Christopher Koontz <Christopher.Koontz@longbeach.gov>
Cc: [REDACTED]
Subject: SEADIP - SEASP

To: Christopher Koontz, Advanced Planning Director
Department of Development Services

Re: SEASP RESPONSE

Dear Mr. Koontz,

Separate from any organization I wish to express my opinion to the city of Long Beach regarding the SEASP PLAN.

1. This plan fails critically in traffic planning under MOBILITY. As you know, existing traffic condition are already congested. Under your new plan, this massive proposed development will certainly generate unbearable traffic and place a burden on the surrounding neighborhoods.
2. This proposed 8 story building heights that will increase dwelling units and an increase of population of 15,134. Not to talk about a possible Industrial Commercial building to be proposed in the next few weeks on Studebaker/Loynes. The only way for the increase population to drive in and out of the area to catch the 405, 605 and the 22 is on "Studebaker."
3. In my opinion this plan is inappropriate and is extremely flawed.

4. This plan needs to be rejected and the city needs to go back to the drawing board and be considerate of it's residents. The city says they listen - but it goes in one ear and out the other. You really don't care.

Sincerely,



From: [Christopher Koontz](#)
To: [Suzanne Schwab](#)
Subject: FW: SEASP Comments
Date: Friday, April 29, 2016 3:47:45 PM

From: [REDACTED]
Sent: Friday, April 29, 2016 3:38 PM
To: Christopher Koontz <Christopher.Koontz@longbeach.gov>
Subject: SEASP Comments

To: City of Long Beach Development Services
From: [REDACTED]
Date: 4/28/16

SEASP Comments: SR-22 Freeway/7th Street/Studebaker Road Interchange

Thank you for this opportunity to submit comments regarding the SEASP (Southeast Area Specific Plan for City of Long Beach. There are a great many important aspects of this plan that deserve very careful consideration especially traffic, environmental, and quality of life—many of these are closely related of course. However, for this submission I am going to limit my comments only to this topic: **The area and roadways at the greater SR-22 Freeway/7th Street/Studebaker Road Interchange.** (This area includes the east and west on- and off-ramp roadway areas and related property, both north and south, by the AES generating facility, of the Studebaker Road bridge over 7th Street/SR-22 Fwy).

There are a great many important issues regarding this area in relationship to the SEASP but in fact these issues have been present going back many years; I submitted multiple comments in these regards with respect to other plans impacting the area (such as SEADIP, previous WCC-West County Connectors Project, 405 Widening Project, etc.) as well as in general regarding the long term need for improvements to the area dating back years to City of Long Beach, City of Seal Beach, and CalTRANS. In the SEASP Conceptual Draft, it is indicated that this area is included and labeled as “ROW/CalTRANS Open Space” (Fig. 4-4). Also, it is noted that the Plan identifies this roadway area as a “Gateway” (pg. 39, Fig. 4-2), “Public View Shed” (pg. 43, Fig. 4-3), and a “Corridor View” (pg. 40, 43, Fig.4-2). A “Gateway” is an arrival point “defined as serving a visual clue that one has entered a special community.” “Corridors” are defined as serving purposes for mobility (traffic) and significant view opportunities for community enhancement. “Corridor Views” are defined as roadway areas providing special distinguishing features for the area. “Public View Sheds” are described as “a significant factor defining the community character of the area.” On pg. 55, 4.3.13, it is stated, “CalTRANS also oversees the functionality and improvements made to rights-of-way at the SR-22 interchange. As modifications are made to the interchange over time, specialized landscape treatments will be required to create an identifiable and attractive entry into the city.”

I am appreciative of and agree with the above and would emphasize that implementation of the SEASP planning MUST include efforts to improve this interchange area which has been basically ignored for many, many years. The area is degraded, with deteriorating infrastructure, unsightly, and the roadways are unsafe. We in that part of directly adjacent

Seal Beach and the Long Beach communities and business and residential areas, although dependent upon the area and infrastructure for our daily travel and living needs as well as access to freeways and main streets, have been dealing with the hazardous and deteriorating conditions there for years. Although gateway, view, and landscaping improvements are very important, I wish to stress that this roadway and related infrastructure in this area are extremely degraded and impacted, add to traffic congestion and mobility problems, and in fact is are unsafe in my estimation (inquiry to the AES plan administration could confirm this related to the accidents that occur around the generating plant on the freeway access on- and off-ramps and the poorly designed signals. The roadway pavement decks, the roadway shoulders (totally many areas there), the lighting (essentially absent at the east bound on- and off-ramp area south of the bridge), the drainage, the pavement striping, the signals, and pedestrian features are poorly designed, extremely worn and/or even non-existent in some cases. The bridge is antiquated and completely lacking even basic safety railings and features compared to any other major freeway bridge I have seen on the 405 or 22 in Long Beach or Orange County. (I would be happy to offer to walk the area with anyone who is not familiar with what I am discussing here but just about anyone who drives through the area notices this.) The point I wish to stress here is that although focus on views and landscaping is very important, the actual state of the infrastructure unsafe traffic situation there seem to make it imperative the improvements should begin in that direction and should start ASAP. (Although incremental improvements can make a big difference; I would cite the cooperation between Cities of Long Beach and Seal Beach, CalTRANS, and OCTA regarding the project, related to the West County Connectors larger project back some years ago, that did make some much needed improvements in this area north of the bridge (the west bound on- and off-ramps at College Park Drive. Although much could still be done, much was in fact accomplished with that incremental, fairly uncomplicated, and fairly inexpensive by comparison cooperative project—I would be happy to offer further information/discussion on that for anyone interested. This perhaps could serve as a model for cooperation among multiple civic and public entities for possible future improvements, perhaps related to the now planned 405 Widening Project. For that upcoming project City of Long Beach has already made known (including via a lawsuit to my understanding) that CalTRANS and OCTA should offer much more support to enhance and improve freeway interchanges that will be impacted by the project; the SR-22 Fwy/7th Street/Studebaker Road interchange should not be forgotten in this regard!)

I am not certain as to just why this area has been basically neglected by CalTRANS for so long as far as any even minimal substantive improvements. From what I can gather, it seems they have been waiting to see what the City of Long Beach ultimately plans as far as to a longer term approach to “the Studebaker Corridor” and of course this has been a lengthy and controversial process. However, the planning has been proceeding again and I note that a CalTRANS representative is a member of the SEASP Community Advisory Committee; I would request that this agency representative be made aware in particular of the concerns and hoped for improvements regarding this specific area in general and in the context specifically of the SEASP process. It is clear that other CalTRANS right of way and responsibility aspects (for example, Pacific Coast Highway through the project area) will likely take center stage and perhaps rightly so, but I believe we locally must not allow this opportunity to once again slip by to finally address the crumbling and deteriorating infrastructure, traffic problems, unsightly appearance, poor design, and safety issues of this intersection and surrounding area. I would welcome the opportunity to offer what I could to assist with anything that might help in that regard from a local resident (for many years) point of view.

I will end these remarks by noting that I am resident of the College Park West neighborhood

of Seal Beach, literally just over the line from Long Beach in Orange County. However, many know that our ONLY access, in and out, for our neighborhood is on College Park Drive through that part of City of Long Beach and directly connecting to that part of the greater intersection. Further, our sphere of influence and our greater accessibility are dependent upon that intersection and this is exactly similar for the other business and residential areas actually in Long Beach around that area. This IS “the gateway” to our area and that part of Long Beach and is a very important feature of the traffic accessibility from the freeways to the Long Beach VA Hospital, Cal State Long Beach, Belmont Shore areas, 7th Street shopping areas and the other neighborhood and commercial areas close by; hundreds if not thousands of commuters and students pass through the area every day. We (family) own property in Long Beach and as well I have many neighbors at the AES facility and in the local Long Beach neighborhoods (University Park Estates, College Estates, Bixby Hill, Los Altos, Island Village, and etc.) that feel similar and would support these comments. We don’t just “pass through”; our families are dependent upon those roads and adjacent areas multiple times per day and it is our “lifeline”, literally for those of us who can only get in and out directly through it as I mentioned. It truly would be a shame if the opportunity is missed to finally make some decent and meaningful improvement to this greater intersection and its infrastructure as part of the larger SEASP. I write this to bring this to your attention and plead that, even in the larger and very complex planning with multiple very serious issues related to the SEASP, this area will not even once again be forgotten and/or ignored.

Thank you again for the opportunity to offer these comments. I am available for further discussions on any of this for anyone who might wish to contact me. I would appreciate hearing anyone else’s thoughts on all this and would offer to try to offer whatever I can to assist with any efforts for attention to this issue.

Sincerely—

[Redacted signature]

[Redacted contact information]

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission.

From: [Christopher Koontz](#)
To: [Suzanne Schwab](#)
Subject: FW: SEASP inputs
Date: Friday, April 29, 2016 2:43:07 PM

-----Original Message-----

From: [REDACTED]
Sent: Friday, April 29, 2016 2:44 PM
To: Christopher Koontz <Christopher.Koontz@longbeach.gov>
Subject: SEASP inputs

Chris,

First, I would like to say that I was impressed with the materials presented at the last open house - this is a great corner of Long Beach and worthy of some thoughtful planning. I also wanted to add my comments to the SEASP discussion.

1. I think it would be great if we could include the marina parking lots along Marina Drive in the overall plan. These lots are never full, even when a big chunk has been blocked off for the dock replacement program. They are also very unattractive. They could certainly be reconfigured to include some park areas and some trees. I know that beautifying the lots was part of the original PCH/2nd plan. Even though the lots are controlled by another agency, it would be great to get them to participate and support the overall SEASP vision.
2. AES Powerplant: I think that we are missing an opportunity to work with AES on the improvements to their power plant and to coordinate that with the overall plan. They have publicly stated that they intend to re landscape a significant portion of their property. In addition, they have purchased at least a portion of the proposed Home Depot site along Studebaker. So it seems that they are ready and willing to improve their property, and working with them on a unified approach could be very productive, especially as Synergy works to restore the wetlands across the street. I would also like to consider extending a portion of the wetlands to the other side of Studebaker in the existing cooling water channel. If AES is not using that property, it could be a nice extension of the wetlands.
3. Light Timing on 2nd Street: I talked to the traffic representative at one of the open houses, and he said that we could not coordinate the lights on PCH with the lights on 2nd Street because the systems were incompatible. With a little ingenuity, I think that the Long Beach system could sense what the PCH lights were doing and coordinate accordingly. The easiest way would probably be with an optical system that would detect the light changes on PCH. The current light timing is adding significantly to the traffic problems at that intersection, and it will only get worse with further development.
4. Trash: There is trash every where in our society, but it is especially noticeable and difficult to address in our open spaces and water ways. I would love to see a comprehensive trash plan for the south-eastern area, addressing litter (especially along PCH, but fishermen, farmer's market, etc) and dumping as well as the external sources like the San Gabriel River.

Thanks for taking my input. Best regards,

[REDACTED]

From: [Christopher Koontz](#)
To: [Craig Chalfant](#); [Suzanne Schwab](#)
Subject: Fwd: 2nd and PCH
Date: Friday, April 29, 2016 8:03:03 AM

They say 2nd/pch but this is seasp

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: April 28, 2016 at 10:08:13 PM PDT
To: christopher.koontz@longbeach.gov
Subject: 2nd and PCH

Dear Mr. Koontz,

We object to the proposed development at 2nd and PCH:

1. The area now contains low rise buildings and we feel it should remain that way to preserve the open, unique, coastal feel of the area.
 2. With a serious concern for water in Southern California, traffic congestion, and air pollution adding additional residential units will only contribute to the problem. This is a quality of life issue.
 3. Extending Studebaker road will encroach on wetlands. Wetlands are an important part of the ecosystem and provide protection from rising sea levels. Every square inch of what precious little is left should be preserved.
- We would like to see a much more scaled back plan for redeveloping those areas already developed and no development in wetlands areas.

[REDACTED]

Sent from my iPad

From: [REDACTED]
To: [Suzanne Schwab](#)
Cc: [REDACTED]
Subject: Fwd: Announcements from the City of Long Beach for 04/26/2016
Date: Monday, May 2, 2016 4:27:33 PM
Attachments: [PD_leading_practice_service_provider.png](#)

Hey Suzanne,

We received an email from a citizen. I'm not sure which questionnaire she is referring to but I wanted to make sure you received these comments. Please let me know if I can help respond, otherwise.

Cheers,



Begin forwarded message:

From: [REDACTED]
Subject: Fwd: Announcements from the City of Long Beach for 04/26/2016
Date: May 2, 2016 at 16:20:22 PDT
To: [REDACTED]

----- Forwarded message -----

From: [REDACTED] >
Date: Fri, Apr 29, 2016 at 4:34 PM
Subject: Re: Announcements from the City of Long Beach for 04/26/2016
To: Long Beach [REDACTED]

I was having trouble filling out the questionnaire, so I will post a few thoughts.

- * The comprehensive plan still appeals to more commercial space which still impacts the wetlands area.
- * the height of the buildings still exceed the Coastal Commissions requirements for the area.
- * Traffic in the area will still cause congestion, although I see some effort in mitigating the problem.
- * Overall, we still need to downsize the scope and allow for more open space. Close proximity to homes and commercial space to the wetlands and wildlife habitat are still affected.



Sent from my iPad

From: [Christopher Koontz](#)
To: [Suzanne Schwab](#); [REDACTED]
Subject: Fwd: Parcel 7237-001-001
Date: Monday, May 2, 2016 4:52:12 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: May 2, 2016 at 4:40:23 PM PDT
To: Christopher.Koontz@longbeach.gov
Cc: [REDACTED]
Subject: Parcel 7237-001-001

Christopher,

I hope all is well with you.

The Home Depot owns a parcel at 7237-001-001. It is a long skinny strip of land 350' long by 50' wide that parallels a 25' wide parcel that the flood control district owns between this parcel and Kettering Elementary.

In the Proposed Land Use Plan for the SEADIP Update, it shows this area as included in the Kettering Elementary School. It is not. Because of the Flood Control Ownership, separating this lot from the school, it probably has no value to the school. The Current Zoning is residential - 3 units. With the current development standards, the property is basically unusable.

The lot is a bit of an island. It is not easily included. I could see a few developments that could be beneficial to the City -

Self Storage - would provide a buffer from the busy 7th St to the School and the surrounding residential neighborhood

Used Car Sales - small building, can take advantage of irregular shaped lot - brings in tax revenue to City.

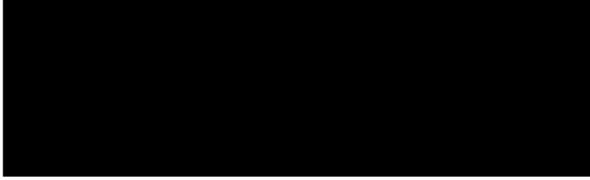
Car Rental (Enterprise) same as above.

Small Lot Subdivision (Like Los Angeles) - Single Family townhouse style houses - limited to 35' height. Brings affordable housing to the City.

Multi-Family Residential w/ some development standards concessions.

Flex Office - Live/Work space

Being right on a major thoroughfare, it would be good to consider commercial uses. What do we need to put this on the radar for the new plan?



From: [Christopher Koontz](#)
To: [Suzanne Schwab](#)
Subject: Fwd: SEADIP
Date: Monday, April 18, 2016 7:26:06 AM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: April 17, 2016 at 9:49:20 PM PDT
To: Christopher Koontz <Christopher.Koontz@longbeach.gov>
Subject: Re: SEADIP

Dear Chris,

Let me try one more time. I will cut and paste my answers by number of the question. Thanks for your patience.

1. Very well as far as I can see. The introductory paragraphs summarize input from local residents but do not include the perspectives of local business owners, real estate developers, or city officials. I personally think that nothing matters more than the quality of life of the residents, and I do not think that real estate developers must be accommodated at all costs.

The area sited for most intensive development/redevelopment is appropriate as it both needs attention and is unsightly as it is. Traffic will be a concern if the residential/commercial balance is not right.

I do not understand where all the interest in "gateways" is coming from. This may be a priority for urban design place-makers, but for drivers whizzing down PCH, it is irrelevant, and signage alone is not enough for successful place-making.

If an attractive gateway to the city is of any importance, then CALTRANS has to clean up the exit from 22W onto Studebaker road. This was used as a staging area during the recent construction, but since then it has become an untended eyesore. There is plenty of potential to create an attractive entry in the area, if they would only replant it.

2. The plan offers a panoply of appetizing upgrades to city streets and amenities, then says that the only way to get these is to allow large bulky buildings to be built in a low-rise neighborhood. What about a neighborhood assessment, similar to Mello-Roos, that would fund these upgrades? It might not be popular, but neither are tall buildings.

3. An interesting observation is that the residents of SEADIP are aging in place. Nobody wants to move away from this heavenly spot, especially with Prop 13 in place. But millennials are NOT going to be able to buy the houses vacated by boomers as we die off. What then?

The plan stipulates no ground floor medical uses. As the population ages, why not accommodate them?

No coherent statements were made about the way coming generations might use the waterfront. Will people still go boating? Will the area need to accommodate

more larger yachts, or trailer-launched runabouts?
The nature of retail is still in flux. No statement was made about the use of ground floor retail space as the internet takes over our shopping needs.
4. The marketplace will get remade once it changes hands, most probably
The industrial area will get rezoned as the tank farm is demolished
Boutique retailers will continue to move in, probably replacing chain outlets
There will be turnover and redesigns at Marina Pacifica, but the overall visual experience will remain subpar
Traffic will continue to be slow, until someone discovers timing the streetlights; then it will move at 45 mph; autonomous cars will reduce sudden stops and starts, calming traffic without slowing it substantially
The Seaport Marina Hotel will become a nursing home
housing prices will increase as people crowd into the last low-rise, SFR neighborhood in LA
5. The style guidelines are well done but it is doubtful that good design can be guaranteed
Virtually all the illustrations showed buildings with FLAT roofs. Ugh. Can't some allowance be made to allow sloping roofs somewhere?
The rationalization for a hotel in the SEADIP area is WEAK. What are the vacancy rates at nearby hostelrys? No mention. Near downtown business/meeting? NO. Near the airport? NO. Beach accessible? NO. Who would want to stay in a hotel at a noisy intersection, across from a boatyard and parking lot, looking out at a sliver of gray water?
If density and development are needed to provide tax revenues for the city, then re-zoning the industrial parcel is a MUST. That takes up 25-30% of the project area and is lying fallow; intensive development there would not deprive current residents of enjoyment of views, amenities, etc.
In any urban redesign, it is not merely WHAT is built but WHO is living there or using the space. What are the prospects for commercial development with the current population of Long Beach and NW Orange County? Are there enough people with enough disposable income to make high-end retail projects viable? How will developers justify demolishing and rebuilding commercial projects if their customer base remains the same?
I hope that my input is readable in this format and is informative. Thanks for soliciting public input.
Jonathan B. Blitzer, MD

On Apr 2, 2016, at 8:33 AM, Christopher Koontz
<Christopher.Koontz@longbeach.gov> wrote:

Yes

Sent from my iPhone

On Apr 2, 2016, at 8:10 AM, [REDACTED]

From: [Christopher Koontz](#)
To: [Suzanne Schwab](#)
Subject: Fwd: SEASP
Date: Wednesday, April 27, 2016 6:27:42 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: April 27, 2016 at 6:22:14 PM PDT
To: christopher.koontz@longbeach.gov
Subject: SEASP

Unable to complete the questionnaire and unable to reach you.
My opinion: Scenario 1 or save all the wetlands with no structural development
would be optimal. We have failed "developments " all over the city. No need for
any more. Save and protect all the remaining wetlands now.

Sincerely,

[REDACTED]
longtime LB resident

From: [Christopher Koontz](#)
To: [Suzanne Schwab](#); [Wendy Nowak](#)
Subject: Fwd: Southeast Area Specific Plan City of Long Beach SEASP - VISION QUESTIONNAIRE
Date: Monday, May 9, 2016 7:56:08 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: May 9, 2016 at 7:46:53 PM PDT
To: "christopher.koontz@longbeach.gov" <christopher.koontz@longbeach.gov>
Subject: Southeast Area Specific Plan City of Long Beach SEASP - VISION QUESTIONNAIRE
Reply-To: [REDACTED]

Dear Mr. Koontz, I was unable to send my comments using the pdf available online. I've put everything into this email and hope this will work. Thank you for your patience, [REDACTED]

Southeast Area Specific Plan City of Long Beach SEASP
VISION QUESTIONNAIRE
I would like to receive project updates via email. Yes
Name: [REDACTED]
Date: April 29, 2016
Phone: 714-402-9967
Email: [REDACTED]

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?
I feel that there should have been members from the East involved in the process. Belmont Shore, Naples and the Peninsula are highly affected by all business and traffic in the SEASP area, and most specifically by the 2nd St and PCH intersection, however no home owners from these communities were involved in the process.
2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?
I've attended a number of SEASP/SEADIP community open houses/meetings and the community home owners overwhelmingly do not want buildings at 2nd and PCH that are 5 or 7 stories high. The reasons include, but are not limited to, traffic gridlock (which already exists and will get much worse with these building heights/overcrowding), views from homes, overall congestion/saturation and bird flight

patterns.

This area is already highly trafficked. The existing hotel at 2nd and PCH should simple be torn down and something simple, that won't create more traffic and bottlenecks, should be created, like a park or bike/walking paths.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

5. Please provide any additional general comments.

I am highly disappointed by these results, as they do not reflect or represent the extensive feedback provided by the community home owners at the many general community open houses/meetings.

I honestly want to understand how the city, especially the traffic engineering department, plans to deal with the traffic and overall mess that will result from the high buildings, hotel, theater, restaurants, residences, retail, etc. These residences and businesses mean many people and many cars in an area that is already so overly impacted today. In my opinion, it is simply not a logical change.

All comments should be submitted to the City by April 29, 2016. Mail to: Christopher Koontz, Long Beach Development Services 333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802 Email to: christopher.koontz@longbeach.gov

From: [Christopher Koontz](#)
To: [Suzanne Schwab](#)
Subject: Fwd: Southeast Area Specific Plan final review period
Date: Tuesday, April 26, 2016 12:18:13 PM

Sent from my iPhone

Begin forwarded message:

From: Christopher Koontz [REDACTED]
Date: April 26, 2016 at 12:10:20 PM PDT
To: Christopher Koontz <christopher.koontz@longbeach.gov>
Subject: Fwd: Southeast Area Specific Plan final review period

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: April 26, 2016 at 11:34:52 AM PDT
To: Christopher Koontz [REDACTED]
Subject: Southeast Area Specific Plan final review period

Hi Chris

My final comments are well done to your consultants and city staff on a job we tried to address 10 years ago when DeLong began his first term as 3rd district councilman:-)

I know the Synergy Oil Wetlands renovation project is not apart of this plan, but any thing that can be done to expedite McKeown's application, approval and implementation would help get support from the environmental groups concerns and encourage land owners and developers to turn the area into a quality destination place. As is now it's a "speed through area" for cars en route to another destination that hurts rather than helps the City tax base.

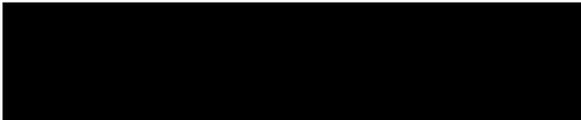
I am a strong supporter of "calming PCH". Turn traffic control/planning over to our city traffic dept. Then encourage developers and wetland restoration planners to block lengths laid out with stop lights like Naples/Belmont Shore 2nd st, with a bike & walking path on east side of PCH. Then have 3 walking path entrances to the current Synergy office building, that can be easily

converted to Nature center office for education and conducted tours of wetlands so it also becomes a destination place for those wanting to learn of and conserve natures wetlands ecosystem. A walking entrance path should be at PCH bridge over Los Cerritos Channel, then mid way towards 2nd, with walking path entrances on either side if In/out Burgers, PCH & 2nd.

While not in your project responsibility this would make an excellent selling point to get approvals from residents looking for destination and conservationists looking for wetland restoration. Also doing a land trade with Ray Lin would be a positive move, so he can provide Bay dock access next to the Marine repair facility. This would encouragement him to scale back on the building heights of his last proposal, approved by planning commission and rejected with political pressure by city council. This might get him to hold off on his current proposal that does not address what anyone wants except his investors:-)..

With Long Beach Traffic Engineers having control of all traffic areas they can do wonders by making Marine Drive an option for Naples to/from Seal Beach. Plus the slowing of PCH to 25 mph will slow north/south PCH traffic flow, allowing a longer green for Naples traffic efficiency to/from the Freeway system.

Best of luck on expediting completion- in 40 years you will be appreciated



From: [Christopher Koontz](#)
To: [Suzanne Schwab](#)
Subject: Fwd: Support Tidal Influence/[REDACTED]
Date: Tuesday, May 10, 2016 7:24:20 AM
Attachments: [SEASP Memo-Tidal Influence 2663f090-7a64-4cd8-acdf-ddcf7c312c1e.pdf](#)
[ATT00001.htm](#)

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
To: "Christopher Koontz" <Christopher.Koontz@longbeach.gov>
Cc: [REDACTED]
Subject: Support Tidal Influence [REDACTED]

Dear Christopher,
I have carefully read the attached Memo by [REDACTED] of Tidal Influence regarding the proposed SEASP document and totally agree with his analysis. I hope the City LBDS Staff and its Consultants will support and follow his recommendations. [REDACTED] is an expert in Wetlands and specifically the Los Cerritos Wetlands. He has years of experience monitoring and protecting the Los Cerritos Wetlands. His comments, observations and recommendations are excellent.
Thank you for your attention to this Memo and my support.
Sincerely,
[REDACTED]

From: [Christopher Koontz](#)
To: [Suzanne Schwab](#)
Subject: Fwd: Vision questionnaire
Date: Tuesday, April 26, 2016 10:08:25 PM

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: April 26, 2016 at 9:46:04 PM PDT
To: Christopher.koontz@longbeach.gov
Subject: Vision questionnaire

April 26, 2016

Submitted by [REDACTED]
[REDACTED]

Dear Christopher,

Question 1. Vision by the community process

The audience at each community involvement meeting revealed persistent concern for the need to recognize the present severe traffic congestion at 2nd and PCH at peak hour

Question 2. Tradeoffs

Consideration of benefits effects vs. adverse effects seems very appropriate.

The beneficial effects include the City's desire for more housing, another hotel, new businesses, and a nice entry to Long Beach - all of which are augmented by the City's need for developmental income.

The adverse effect is unfortunately the present day traffic congestion, somewhere between an E or F on peak hours at 2nd and PCH.

To properly equate the beneficial vs. adverse effects one would need to know the numbers.

For example:

A new seven story hotel may augment the City's income by x dollars and would add x number of cars/hour at peak traffic hours.

A new three story may augment the City's income by x dollars and would add x number of cars/hour at peak traffic hours.

Producing these quantities for each zoning change would seem to be very helpful and comply with the CEQA.

Question 3. The future of Long Beach and future generations

It is probable that most residents and most businesses in and around SEADIP would be pleased to have this area remain as is. There are no blighted areas that should be changed with the exception of the hotel at 2nd and PCH, which has been kept unsightly to encourage a public reaction for something attractive.

For future generations, it would be beneficial to them if we did not force them to contend with a vexing traffic nightmare that could not be changed.

Question 4. Consequence of maintaining the existing plan?

The City will not receive the additional income that might be generated under the SAESP.

The hotel at 2nd and PCH would likely be replaced. A hotel similar to the nice Ayres hotel on Los Alamitos Blvd. in Seal Beach would seem fitting. This would still leave space on this property for some additional businesses or residents as the present zoning would allow, which would be in keeping with the neighborhood. The change in this property within the present zoning would incur some increase in traffic, but it would be slight and fair.

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:

[Redacted Name]

Date:

[Redacted Date]

Phone:

[Redacted Phone]

Email:

[Redacted Email]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

Plan could be better on vision priorities 4, 5 and 6. Bike and ped access falls short on connections north/south across 7th to VA and LBSU. Transit stops should provide a priority gateway point from Channel Drive to VA. Likewise, VA should have improved access to Target. Students/Faculty living south of 7th should have safe access to LBSU, as well as students to/from Kettering and Hill.

Plan missess opportunity to access water from Channel View Park and also create new access at Loynes/Studebaker.

Plan should create new bike gateways from San Gabriel River to College Park and 2nd Street.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

Safe connections across 7th Street. Need to prioritize safety.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

Does not acknowledge major draws to the north of 7th - LBSU and VA.

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

Continued unsafe conditions of Loynes, PCH, 7th, will continue to confine mobility in the area to those who can drive or be driven. Currently, biking through the area is only comfortable to the most able riders who can navigate traffic, or weave onto sidewalks.

5. Please provide any additional general comments.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

Date: April 26th, 2016

To: Christopher Koontz, Long Beach Development Services

Re: SEASP

I am respectfully requesting that city officials think long and hard before approving the mega development project plan described in SEASP. It will increase traffic drastically (even the City consultants admitted to the increase) which will negatively impact the area adding to an increase in pollution. This raises serious health related concerns, among many others. No tall, dense "beautiful gateway" to our city, no "amenities", no fees and taxes collected from such a huge project should have a higher value than the quality of life, health and welfare of our children and adult residents of this great city. I encourage you to look at the facts, the health and environmental impacts of pollution from cars and exhaust and perhaps visit a cancer treatment ward in a Children's Hospital.

Since 2005 childhood cancers have drastically increased (1). One of the most common type of childhood cancer is leukemia (3), which is associated with Benzene (4)(5), a component of car exhaust. Other types of childhood cancer are also linked to car exhaust (2). In addition there is increasing evidence air pollution (including car exhaust) is linked to Autism in children (6).

Cars sitting idle for longer periods of time in traffic jams increases pollutants on the roads, plus the longer vehicles sit in slow moving traffic the more car exhaust that is emitted. The proposed SEASP revision (13) drastically increases density by adding more buildings and increasing building heights from the existing 35' to 70', changing the zoning to mixed use (including 5,300 new residential units) significantly impacts the traffic at already rated "F" intersections such as those along 2nd St and Pacific Coast Highway. There is no feasible mitigation for the traffic increase, which not only affects the immediate SEASP project area but surrounding areas as well, even as far as Studebaker Road North of 2nd/Westminster Ave. Belmont Shore and Naples along 2nd Street, Pacific Coast Highway in both Seal Beach and Long Beach would also be affected by traffic increases, to name a few. The air pollution from vehicle exhaust would also no doubt affect the surrounding existing communities or neighborhoods. We have three schools just north of the SEASP project area, directly upwind.

The SEASP consultants attempt to design a "self-contained" development with "amenities" to reduce the need of future residents of approximately 5,300 new dwellings to travel outside the SEASP project area. The design is thought to encourage non-motorized means of transportation such as bicycles, which is not an acceptable or reliable means of traffic mitigation. People living outside the immediate SEASP project area which surrounds Alamitos Bay will want to continue visiting, shopping, boating, and enjoying other water recreation in the coastal waterfront area. Building a project so dense (which the height and addition of mixed use residential is the major factor in increased density) brings up other issues, such as public access to coastal resources (12) (reference California Coastal Act Chapter 3). We all know people love their cars and the ocean waterfronts. Many travel a significant distance to visit the coast via automobile throughout the year. The consultant's idea of non-motorized transportation and amenities taking away the need of future project residents to drive elsewhere will not prevent other people from driving to the waterfront in or near the SEASP project area. Also there is no guarantee a diverse number of shops and services will setup for business removing or drastically reducing the need of project residents to drive elsewhere. And the 5,300+ new residents most likely will not work within walking or biking distance from their home as we don't have enough living wage jobs for 5,300+ people near the SEASP project area. Therefore the traffic, pollutants from cars and exhaust will undoubtedly be drastically increased by this proposed plan.

Cancer is not the only health risk from car exhaust and smog. Asthma and other respiratory illnesses are also a direct result (8) and can also be just as deadly or significantly impact an individual's quality of life with serious health issues.

Our future generations will be those who pay the price for over developments such as this proposal in Southeast Long Beach (13). While we search for a "cure" for cancer and other diseases, perhaps the best medicine is to prevent that which is known to cause it in the first place. Long Beach touts itself as a "green city". We've done a lot to conserve water and lessen pollution such as reducing emissions in the harbor. Huge development projects such as proposed in

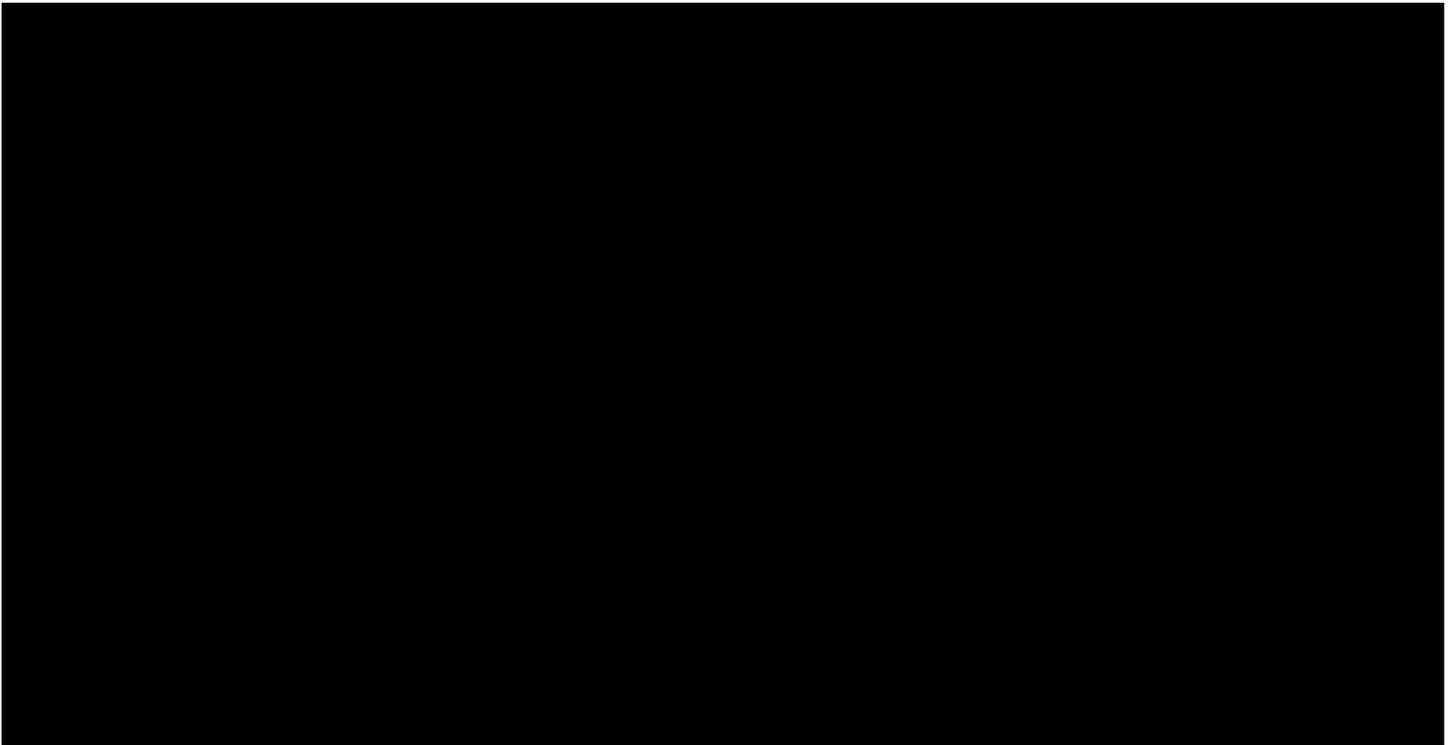
SEASP cancels out any progress we have made. We need to do as much as possible to continue reducing pollution. Evidence already points to the fact we aren't doing enough for cleaner air, as seen in a recent 2016 study by The American Lung Association, which Long Beach still rates in the top 10 worst for several air quality factors (7)(8). And the 5,300 new residential units will require 1.12 million gallons of water a day (13), draining our already stretched resources.

The high density raises many other environmental concerns regarding impacts to the Los Cerritos Wetlands and Alamitos Bay, which the proposed project plan surrounds. The close proximity and building up to a hundred feet from the waterfront or wetlands, building a new road extension alongside and through a portion of the wetlands and the fact that increased traffic will also increase road surface pollutants (such as heavy metals, oil, grease, debris) which washes into storm drains directly discharging into the river, bay and wetlands is another concern. This pollutes the water impacting birds/wildlife, habitat, wetlands and a bay that people swim, paddleboard and kayak in. Although the proposed project plan includes bioswales, we've learned from other natural method cleanup projects of waste water runoff, such as our Dominguez Gap (9) or Irvine Water District's San Joaquin Marsh/Wildlife sanctuary (10)(11), it takes a week or more for polluted water to filter through a *series of numerous ponds* before it removes all the pollutants. Therefore I question the effectiveness of a single bioswale proposed on the edges of such a large development project to remove all the pollutants in water runoff before that water ends up in our bays and wetlands. This raises even more human health concerns in relation to direct body contact with polluted water and toxicity to species of fish and seafood we eat. Plus environmental concerns in general regarding how urban runoff negatively impacts the aquatic plant and animal life (limiting growth, toxicity, fish kills), degrading water quality, and contributing to eutrophication (5). This is a backwards step for the adjacent wetlands we are trying to restore (14).

For these reasons, although I've looked at the SEASP plans (13) and listened to the plan promoters with an open mind, I oppose the project due to increased building height and inclusion of mixed use residential causing too high of density, in turn greatly increasing traffic and resulting in harmful pollution impacting both air and water. Keeping the area to the California Coastal Act (12) building height limit of 35' with no mixed use residential --as it is currently -- is the best mitigation to the increased pollution issues and adverse health impacts of the proposed plan allowing this huge development (13).

Please take all these facts into consideration. People before profit! Let's make Southeast Long Beach a "Beautiful Green Gateway" for all! The SEASP revision as proposed will not facilitate this. Thank you!

Sincerely,



References:

- (1) Childhood Cancer Incident Rates Over time (increasing), CURESEARCH for Children's Cancer:
<http://curesearch.org/Incidence-Rates-Over-Time>
- (2) Car Pollution Linked to Childhood Cancers, TIME Magazine
<http://healthland.time.com/2013/04/09/car-pollution-linked-to-childhood-cancers/>
- (3) Types of Children's Cancer (most common), CURESEARCH for Children's Cancer:
<http://curesearch.org/Types-of-Childrens-Cancer>
- (4) Benzene, American Cancer Society:
<http://www.cancer.org/cancer/cancercauses/othercarcinogens/intheworkplace/benzene>
- (5) Vehicles and Air Pollution, University of Vermont:
<http://www.uvm.edu/~empact/air/cars.php3>
- (6) Autism and Air Pollution: The Link Grows Stronger, TIME Magazine
<http://healthland.time.com/2012/11/27/autism-and-air-pollution-the-link-grows-stronger/>
- (7) Study: LA/LB Area has the Worst Ozone Pollution in the Nation, CBS News Los Angeles, April 20, 2016:
<http://losangeles.cbslocal.com/2016/04/20/la-long-beach-worst-ozone-pollution/>
- (8) 2016 State of the Air Report, American Lung Association
<http://www.lung.org/about-us/media/press-releases/2016-state-of-the-air.html>
- (9) Dominguez Gap Wetlands Water Treatment Project, County of Los Angeles:
http://dpw.lacounty.gov/wmd/documents/DominguezGap_article.cfm
- (10) San Joaquin Marsh, Irvine Water District:
<http://www.irwd.com/san-joaquin-marsh/san-joaquin-marsh>
- (11) San Joaquin Marsh (how it works), Irvine Water District:
http://www.irwd.com/assets/files/brochures/Natural_Treatment_System.pdf
- (12) California Coastal Act
<http://www.coastal.ca.gov/ccatc.html>
- (13) SEASP
http://www.lbds.info/seadip_update
- (14) Los Cerritos Wetlands (restoration)
<http://www.lcwetlands.org/wetlands/wetlands-intro.html>

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:

[Redacted Name]

Date:

[Redacted Date]

Phone:

Email:

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

The audience at each community involvement meeting revealed persistent concern for the need to recognize the present severe traffic congestion at 2nd and PCH at peak hour

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

Consideration of benefits effects vs. adverse effects seems very appropriate. The beneficial effects include the City's desire for more housing, another hotel, new businesses, and a nice entry to Long Beach- all of which are augmented by the City's need for developmental income.

The adverse effect is unfortunately the present day traffic congestion, somewhere between an E or F on peak hours at 2nd and PCH.

To properly equate the beneficial vs. adverse effects one would need to know the numbers.

For example:

A new seven story hotel may augment the City's income by x dollars and would add x numbers of cars/hour at peak traffic hours.

A new three story may augment the City's income by x dollars and would add x numbers of cars/hours at peak traffic hours.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

It is probable that most residents and most businesses in and around SEASP would be fine to have this area remain as is. There are no blighted areas that could be changed with the exception of the hotel at 2nd and PCH, which has been kept unsightly to encourage a public reaction for something more attractive.

For future generations, it would be beneficial to them if we did not force them to contend with the vexing nightmare that could not be changed by an unstudied non vetted traffic plan.

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

The City will not receive the additional income that might be generated under the SEASP. The Hotel at 2nd and PCH would likely be replaced, A Hotel similar to the Ayres on Los Alamitos Blvd could seem fitting. This would leave space on this property for some additional businesses or residents as the present zoning would allow, which would be in keeping with the neighborhood goals and concerns. The change in this property within the present zoning would incur some increase in traffic, but it would be slight, fair and within code.

5. Please provide any additional general comments.

Addresses for Return Mail



All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

April 24, 2016

To: Christopher Koontz, Advanced Planning Director,
Department of Developmental Services
From: [REDACTED]
Re: SEASP Considerations

Dear Mr. Koontz:

The Naples Improvement Association established in 1926 represents the residents of Naples.

Since the traffic engineer's report has not been submitted to you as of yet, we therefore urge that nothing be adopted in the draft proposal for SEASP that would affect traffic flow until the traffic report has been made available to the community for review.

Our concerns and priorities evolve around the following factors:

- Addressing traffic mitigation issues
- Limiting the square footage development on Second and PCH (Seaport Hotel site) to less than previously proposed Lennar and 2nd & PCH projects
- Ensuring the architecture is conducive to Naples and the surrounding community
- Ensuring no underground parking due to homeless and security concerns, as well as geological feasibility

We look forward to working with you on this important plan.

Sincerely,

[REDACTED]

Cc: [REDACTED]

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:

Date:

Phone:

Email:

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____

Date: _____

Phone: _____

Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

the priorities (sec. 3.2) should be changed to more reflect community. Namely, priority4 now (Bike and Ped. transportation) should be priority 3, and Priority 6 (Public Access) moved up to Priority 4.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

No

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

Yes

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

Nothing good would happen and the area degrades.

5. Please provide any additional general comments.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____

Date: _____

Phone: _____

Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

I don't think that the plan reflects the concerns of the community. The issue of traffic congestion is not adequately addressed. The two most congested intersections (2nd & PCH - Bellflower, 7th & PCH) in the City are in this area. The proposed increase in density will merely exacerbate the problem.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

I feel strongly that the extension of Studebaker is absolutely essential. It does not need to go through the middle of the wetlands. It could run along the perimeter of the wetlands and allow those exiting the 405 who want to head South to avoid the two congested intersections. Wetlands are important to protect, but so is the impact of this plan on people.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

No!

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

The current plan will stay in effect. New development will be required to improve and pay any impact including infrastructure improvements that their development cause - not the taxpayers.

It will mean NO 5,6, or 7 story structures with the significant increase in traffic along PC to the Seal Beach border.

It will mean view corridors will be protected.

It will mean PCH will continue to be a State Highway, owned, maintained and operated by Caltrans.

The City has put tax measure on the ballot. How can we add extra infrastructure cost when we already have needs that we can't afford to address?

5. Please provide any additional general comments.

Until and unless there is general agreement among the residents, especially regarding traffic, that changing the entire nature of this wonderful area we have chosen to live in, the plan should be not adopted.

Issues related to increased pollution from stop and go vehicles, especially as our prevailing winds are from west to east, are important to address.

Naples, Belmont Shore, Belmont Heights, Belmont Park, Alamitos Heights, and the Peninsula will have great problems leaving their neighborhoods to go east.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____ Date: _____

Phone: _____ Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

5. Please provide any additional general comments.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: [Redacted] Date: [Redacted]
Phone: [Redacted] Email: [Redacted]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

[Redacted]

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

This area absolutely cannot take any more traffic. I do not believe there is anything that can be done to mitigate the existing mess.
I, for one, most certainly do NOT want any building higher than what is currently at PCH/2nd St.
This is not downtown LA. This is not downtown LB. Nothing but high-rise buildings.
We do NOT need more people to further congest the already-impacted area!

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

No. LB is out for the money. Period.

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

It might not be better, but it won't be worse than what it is now.

I am not opposed to shopping, but no residential areas.

5. Please provide any additional general comments.

The corner of PCH/2nd St is an eyesore. There is not disputing that.

While I have not read the entire SEADIP info, I have seen some info from neighbors.

If the plan calls for higher than a three-story building, I am 100% opposed.

As stated in a previous box, we do not need to look like Downtown LA, or Downtown LB.

Please keep the building height as-is.

Please do not add several thousand more residents to this area. We simply cannot handle the increased traffic. You know that.

Try to consider the residents that will be negatively impacted by this. It WILL be a NEGATIVE impact by adding all those residential units.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update



April 28, 2016

Via Email Christopher.koontz@longbeach.gov

Christopher Koontz
Long Beach Development Services
333 West Ocean Boulevard
5th Floor
Long Beach, CA 90802

Re: Southeast Area Specific Plan Conceptual Draft Comments

Dear Mr. Koontz:

█ thanks the City of Long Beach (“City”) for the opportunity to review and comment on the Southeast Area Specific Plan (“SEASP”) Conceptual Draft. █ owns the Seaport Marina Hotel located at 6400 E. Pacific Coast Highway, and I am a member of the SEASP Community Advisory Committee. I support the adoption of the SEASP since it will facilitate growth and development in the Southeast Area while still preserving our natural resources. However, in order to be a “feasible and effective” plan (as said in the Introduction to the SEASP), the development standards in the Plan must be clear and provide certainty to persons wanting to invest substantial capital in new development. Also, the Plan should promote a variety of designs for new development so long as the design is consistent with the overall goals of the Plan.

With these principles in mind, I respectfully recommend revisions to the following SEASP height, internal streets and block structure requirements:

Height and Community Incentives

Projects in the Mixed-Use Community Core area have the potential for a height increase up to seven stories if additional amenities or improvement are provided (SEASP Section 5.7a). Section 5.7a provides a list of nine amenities and improvements that can satisfy this requirement, but provides no guidance on how many of these amenities must be provided in order for the requested height increase to be granted. Without such guidance, the planning and entitlement process lacks the certainty needed for property owners wishing to invest in redeveloping their properties. To add that needed certainty during the design and review process, I recommend revising the language to clarify that if two amenities or improvements from the list are provided, the height of the project can be increased up to seven stories. That approach is consistent with other programs in the City, such as the City’s density bonus program where a property can provide a certain amount of affordable housing in exchange for pre-established increase in density.

Page 2

The installation of public art is listed in Section 5.7a as an additional amenity a developer can provide in exchange for a height increase. While I support the inclusion of that amenity in this list, I recommend that greater specificity be added to the description of this amenity. For example, as the City's Redevelopment Agency did with its public arts program, this requirement would be deemed satisfied if the project applicant provides 1% of the project construction costs towards the installation of public art (whether on the applicant's site or elsewhere in the City) in connection with new development undertaken since the City's adoption of the SEASP.

Internal Streets and Block Structures

The SEASP Vision calls for buildings that are designed at a scale and with a form that allows for a variety in the appearance of the streetscape, encourages the pedestrian environment and creates central gathering areas to generate lively spaces. To achieve the vision, SEASP's guiding principles include providing clear standards and guidelines to encourage future development that creates a sense of place through thoughtful building placement, form and architectural design.

However, the conceptual internal streets shown in SEASP Section 6.6.9 and small block size design standards described in Section 7.1.3 limits site design creativity and departs from the SEASP Vision. The internal street grid pattern reduces the amount of land that can be used for outdoor dining and the creation of active open spaces areas with visual focal elements such as water features and fire tables. View corridors through a development can be achieved by having multiple pedestrian and automobile access points without creating a "cookie cutter" block pattern design. Instead, variation to the height, mass and façade of buildings and providing unique streetscape amenities can fulfill the SEASP vision.

Therefore, I recommend removal of these sections and add language that encourages projects designed with a "main street atmosphere" that provides a safe and interesting destination for walking, biking and driving.

[REDACTED] appreciates the City taking time to consider the suggested revisions to the SEASP Conceptual Draft. Please do not hesitate to contact me at [REDACTED] to discuss my recommendations.

Sincerely,

[REDACTED]

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____

Date: _____

Phone: _____

Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

Handwritten response: The vision statement is very clear and the plan reflects it well.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

Handwritten response: To do nothing is not an option. The plan is a good start but more needs to be done to address the issues that will arise with the plan. The way that the plan is implemented is important.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

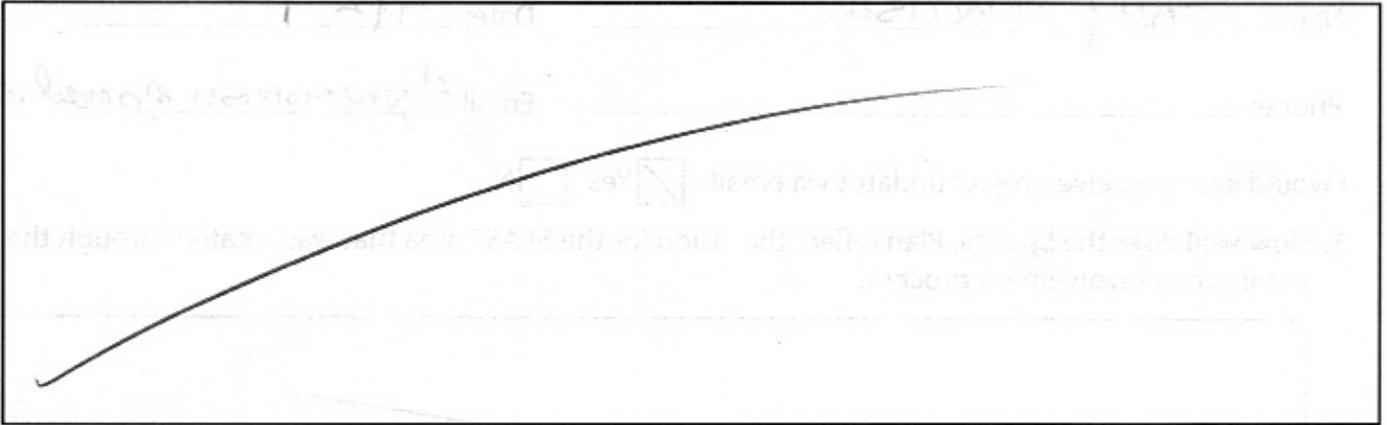
Handwritten response: All comments should be submitted to the City of Long Beach.

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?



5. Please provide any additional general comments.

The mobility statement #7 from the SEASP OPEN House on March 26, 2016 is ~~of~~ a deal killer for me.

All the planning for the developers and no planning to do anything for a project that is situated between the 2 busiest intersections in Long Beach that will deal with traffic.

The mobility statement in my opinion is wholly inadequate. It reads like a fluff piece.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____



Date: _____

4/1/16

Phone: _____



Email: _____



I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

Other than traffic mitigation through the 2nd & PCH intersection, it seems to reflect what I heard in the community meeting I attended.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

YES! Please give serious consideration to extending Studebaker Rd south of 2nd St, and curving around the back end of the Marketplace, to where it can connect to the E/W stub of Studebaker that crosses PCH at the south end of the Marketplace, across from Mimi's Cafe. I fully understand this is a contentious issue, and that there are no plans to do this in the proposed Specific Plan.

However, the issue of traffic mitigation through the 2nd and PCH intersection does not appear to be addressed at all in the proposed Specific Plan. As I understand it, the very vocal opponents to extending Studebaker Rd are rightly concerned about cutting through what will eventually be restored wetlands.

However, while it could be expensive in the short run, the extension could be done with a bridge, which would allow wildlife and water life to move freely throughout the wetlands in that section. See this link from Google Maps: https://www.google.com/maps/@30.3281091,-91.7742612,3a,60y,49.94h,80.2t/data=!3m6!1e1!3m4!1st1om554xmEReSkip_pIQI2e07113312!8i6656 (panoramic view). This bridge is 18.2 miles long, over the largest swamp in the U.S. (Achafalaya Basin Bridge)

Another example is the 7-mile Bridge in the Florida Keys.

At the open house last Saturday, I spoke with Carrie (?) about this, and she suggested that one way to help pay for it starting now would be for the owner of the Marketplace Shopping Center, and the various businesses in there to pay into an assessment fee account, similar to what the Downtown Long Beach Associates and the Belmont Shore Business Association do, for the good of all members. Not only would the Studebaker extension be good for mitigating traffic through 2nd and PCH, but the various businesses would benefit from having additional means of access to the stores, restaurants, theaters and offices at the south end of the center. As it is now, a driver going WB on 2nd St from Studebaker can enter the Marketplace, but only by first turning right from SB Studebaker onto 2nd St, turning left onto PCH, then turning left again, generally crossing in front of on-coming traffic coming NB on PCH. Or, that driver could turn left on Shopkeeper, then take a rough ride and make several turns over and through the parking lot and speed bumps to get to the theaters, restaurants and office buildings.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

In many ways, yes, but it does not sufficiently address the increased traffic through the 2nd and PCH intersection. It is all well and good that the plan works to increase walkability and bikeability in the area of the Specific Plan, but it overlooks the fact that the intersection is a major entrance to the City of Long Beach for residents, commuters and out-of-town visitors going to and from Orange County on Westminster Blvd., and to and from the 405, 605, and 22 freeways.

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

My assumption is that if the updated plan is not approved, there will be many more attempts by individual developers to obtain waivers to certain restrictions that may be in the existing plan. For example the 11-story (do I have that # correct?) hotel that was originally proposed for the 2nd & PCH project on the Sea Port Marina Hotel site. I would prefer to see the updated plan cover the entire SEADIP area, as is being considered now.

5. Please provide any additional general comments.

Congratulations on the work done to date. I know it's a huge task.

It would have been really nice to have a "Submit" button on this page. How can I send an email to Chris Koontz if the comments I made are erased as soon as I leave this page? I can't even save it or do a copy and paste to get it into an email or Word document. All I can do is print it, then use snail mail.

Hmmm, I found I couldn't even print it without first saving as "blobload.pdf," and in no other name. For some reason, I could then open and print that file. So, it is now ready to paste into an email and send. A much more complicated process than it should be.

Lastly, for Question #2, you will note the small (tiny!) print. That is because the print size kept shrinking to fit the box, rather than the box expanding to fit the statement being written.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

From: [Christopher Koontz](#)
To: [REDACTED]
Cc: [Suzanne Schwab](#); [REDACTED]
Subject: RE: sending, but I cannot see my comments for #5 when I open, maybe you can.
Date: Friday, April 1, 2016 3:52:21 PM

Thank you

From: [REDACTED]
Sent: Friday, April 01, 2016 3:52 PM
To: Christopher Koontz <Christopher.Koontz@longbeach.gov>
Subject: Re: sending, but I cannot see my comments for #5 when I open, maybe you can.

Dear Mr. Koontz,

I am not going to try to reply on the document you posted about SEASP from the City of Long Beach that I found on NextDoor again, because you received it blank twice. Here are my comments on regards to item #5.

These plans are all very exciting! I like that you have taken in consideration all the ecological aspects of the area, that you are carefully selecting native plants and you are being thoughtful of the lights affecting birds. Being that we are in the Pacific Bird Flyway, I would also like for this project and for "the entire city of Long Beach" to follow the Tree Trimming Recommendations of the Audobon Society L.A. and Sea & Sage Orange County that call for tree trimming NOT to be done in the Spring and Summer; the best time being the end of September to January in order for nests not to be disturbed and destroyed as they are right now as I speak in the community I live in Long Beach. The U.S. Fish and Wildlife has the authority to fine trimming that is either killing, injuring or destroying wildlife habitat. Birds are also frightened and affected by power leaf blowers and since we are encouraging exercise and outdoors how about going back to using brooms? It would also help with noise pollution and the exhaust that goes into the air we breathe.

I would have been at the project presentation if I had been able and it does look like Long Beach is going to be the "It" city of the future.

I want to thank you, your team and the Mayor for all you are doing. You may pass the Tree Trimming Recommendations to our Mayor to make it citywide.

Fondly,

-----Original Message-----

From: Christopher Koontz <Christopher.Koontz@longbeach.gov>
To: C.C. [REDACTED]
Sent: Thu, Mar 31, 2016 7:23 am
Subject: RE: Re-sending, but I cannot see my comments for #5 when I open, maybe you can.

Good morning,

This comment sheet is blank

From: C.C. [REDACTED]
Sent: Wednesday, March 30, 2016 11:19 PM
To: Christopher Koontz <Christopher.Koontz@longbeach.gov>
Subject: Re-sending, but I cannot see my comments for #5 when I open, maybe you can.

If the comments are not seen I will mail them to you Mr. Koontz
Thanks,

[REDACTED]

Sent from [Mail](#) for Windows 10

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:



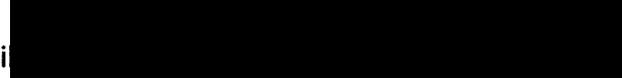
Date:

3/26/2016

Phone:



Email:



I would like to receive project updates via email. Yes No

inc.com

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

NOT AT ALL!!

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

What are the benefits? We have to put up with higher density, heavy traffic and more retail space (low paying jobs, by the way) if this plan was to be implemented -

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

No it does not!! Why would anyone want more congestion/traffic for the residents of Long Beach? Our quality of life will suffer because of this "plan"!!

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

Nothing - its going to be fine -

Also, assuming that approximately 4000 living units are put in place, where is all the water going to come from to supply these residents? a 2 person household roughly uses 200 gallons of water per day - $4000 \times 2 = 800,000$ more gallons of water. We are in a drought in case you haven't noticed.

5. Please provide any additional general comments. This is not sustainability

This plan represents to me obvious corporate greed - who is the developer behind this scheme? The community as a whole would suffer - traffic delays, pollution, etc. It's also noteworthy that none of the consultants who put together this plan, don't live in Long Beach. So it doesn't matter to them if our lives are negatively impacted - they get paid anyway. If you want to add 4000 more units - put it in an area that has an existing rail line - like downtown LB.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:

[Redacted Name]

Date:

3/26/16

Phone:

[Redacted Phone]

Email:

[Redacted Email]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

I don't think it reflects the vision for the SEASP area.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

I'm having a difficult time understanding the benefits. What are the benefits of 4,000-ish housing units? And the traffic it brings?

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

No. It is going to make traffic a question much worse than it already is.

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

Nothing. Traffic will not worsen. I'm sure some consultants and developers will miss out - but NONE of them live here! so who cares? I care about traffic & congestion - in a pinch point.

5. Please provide any additional general comments.

Why do we need to change the ~~35~~ 35' height & limit? It was put there for a ~~reason~~ reason.

My main concern is quality of life. I see no benefits to this new plan and a bunch of negatives.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

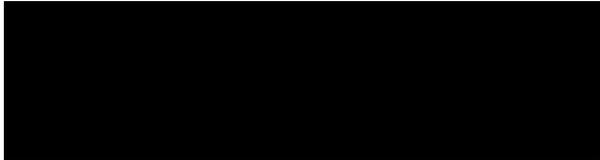
Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update



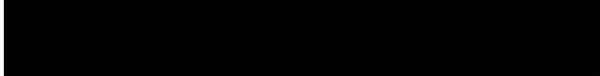
VISION QUESTIONNAIRE

Name:



Date: MARCH 28, 2016

Phone:



Email:



I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

I DID NOT PARTICIPATE IN COMMUNITY INVOLVEMENT PROCESS

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

USE THE PARCEL SOUTH OF LEYNS AND WEST OF STUDEBAKER FOR OPEN SPACE (FORMER LAND FILL).

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

THE LAST 40 YEARS OF PLANNING HAVE EMPHASIZED HOLDING DOWN DEVELOPMENT PRESSURE IN THE EASTSIDE AND TRYING TO FORCE IT BACK TO DOWNTOWN. WITH THE AGE OF THE EASTSIDE DEVELOPMENT IT IS NOW TIME TO ALLOW STRATEGIC AREAS OF THE EASTSIDE TO GROW.



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

THE COMMERCIAL LAND USES ALONG PCH WILL NEED TO BE REVITALIZED. MARINA PACIFICA COMMERCIAL AND THE MARKET PLACE WILL REMODEL AND SURVIVE AS MODERATELY SUCCESSFUL. GOLDEN SAWS AND SEASANT HOTEL WILL EVENTUALLY GIVE UP TRYING TO REDEVELOP AND INVEST IN REMODELING AND TRYING TO BECOME BOUTIQUE HOTELS. GOLDEN SAWS WILL REMAIN A BUDGET HOTEL AND SEASANT WILL HAVE MODERATE SUCCESS.

5. Please provide any additional general comments.

SEADIP HAD A VISION OF THE AREA AS A MODERATE DENSITY, SMALL SCALE RESIDENTIAL COMMUNITY WITH SMALL SCALE LOCAL SHOPPING COMMERCIAL (MARINA PACIFICA AND MARKET PLACE WERE PREVIOUSLY APPROVED). THAT VISION ALSO SEEMED TO PREVAIL IN THE 2007 REVISION ATTEMPT. THAT VISION WAS THE OPPOSITE OF THE SEASP URBAN CORE VISION, AND IN 1976 AND 1977 THE SEADIP VISION WAS TO PRESENT THE URBANIZATION PROPOSED IN SEASP. THUS, I AM QUITE SURPRISED THAT SUCH A VISION COULD HAVE COME OUT OF A COMMUNITY INPUT PROCESS.

HOWEVER, I DO SUPPORT THE NEW VISION AND ESPECIALLY LIKE THE WATERFRONT PROMENADE AND THE REDEVELOPMENT OF MARINA PACIFICA COMMERCIAL.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____

Date: 9/1/16

Phone: _____

Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

It looks like a great plan!

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

No.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

Yes

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

Seems like the new plan is much better
than the old plan -
I hope the new plan is adopted!

5. Please provide any additional general comments.

Great work!

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:

[Redacted Name]

Date:

3/29/16

Phone:

[Redacted Phone]

Email:

[Redacted Email]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

I am very happy with the current iterations of the SEASP plans and new height limits for building that can provide for more density, less traffic trips, slower traffic, and restoration of the wetlands which is currently an industrial wasteland.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

Any development is sure to change the patterns of traffic, and I don't think that this is necessarily a bad thing. It always comes down to what to do about 2nd and PCH. I think that options should be explored to extend either Shopkeeper or Studebaker or both to see how this can relieve traffic on 2nd and PCH. More mixed use development should reduce the traffic trips that people are taking. We should properly anticipate the era of more public and community transportation and driverless cars, signals that communicate with one another. Cal Trans signals should be turned over to Long Beach.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

I think that a little more thought should be considered about the future of driverless transportation.
I like public meeting spaces where concerts, fairs, swap meets, and farmer's markets and general areas where people can get together.

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

If the updated plan for SEASP isn't adopted, the best this area will ever look is the way it looks now with dilapidated blighted buildings like the SeaPort Marina Hotel, fast dangerous traffic on PCH with major congestion at 2nd and PCH, an eyesore that is currently the Wetlands that no one can appreciate or enjoy, and a continued exploding cost of housing because no new residences are added over time. The signals won't communicate with each other because of the jurisdiction of Cal Trans and LB's management over them.

5. Please provide any additional general comments.

This is a great opportunity to take advantage of creating view corridors, vistas, and creating public meeting spaces and interaction with the Wetlands. This plan can alleviate traffic by studying new ways to lessen its impact, and we can create buildings that incorporate views of the water and the wetlands instead of blocking them off.

The points of the stakeholders doesn't need to be so one-dimensional. The wetlands can be restored with the new plan in place by Synergy, and there are benefits and impact fees that can won by developments with higher height limits to preserve the character of the area which include traffic mitigation.

The way buildings were planned and built 40 years are no longer relevant to how they should be built today. Two story buildings are not feasible either on a planning perspective or an economic perspective as they are a completely inefficient way to lay out buildings. The new SEASP plan provides a way to exact the advantages of mixed use and increase the size of the Wetlands.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:



Date:

03/26/2016

Phone:



Email:



I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

I BELIEVE IT UNWISE TO ADD 9,000
PEOPLE TO NARROW TRACTS OF LAND
ADJACENT TO WETLANDS.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

RESTRICT ANY HOUSING PROJECTS TO
TWO STORIES MAXIMUM.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

SPECIFIC PLAN IS FORTHCOMING BUT THAT MUCH
MORE DETAIL NEEDED RELATIVE TO THE
ADDITIONAL WORK ON PUBLIC SERVICE.

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

SEE #1

5. Please provide any additional general comments.

THIS APPEARS TO BE "CHANGE
FOR THE SAKE OF CHANGE...
WITH ^{NO} DEFINITION OF A DESIRED
END STATE.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____

Date: 3/26/16

Phone: _____

Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

At every meeting I heard that concern for the wetlands should be a primary concern. Instead the biggest concern I am seeing is economic. The other big concern was about traffic. With increased density, this plan will only make traffic worse.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

Putting in additional streets on PCH will no doubt slow down traffic, but will add to already poor air quality. Do not add any residential to this area. Do not increase building heights to over 3 stories. ~~Use~~ use bird safe lights and glass.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

Thank you for not extending Studebaker and for not putting any development on the wetlands!

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

5. Please provide any additional general comments.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____

Date: 26 Mar 16

Phone: _____

Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

I like the ideas and I think it's great to include walkways and bike lanes that are safe & usable. We need mass transit that is more functional - the bus system sucks.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

What are you guys going to do about the transient population and the waterways? Also, including ocean water & runoff

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

Eh. We need better housing for students, VA, etc. People are getting priced out

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

Well, we need to do something about the oil fields because they're an eyesore. Also, traffic during construction is going to be a disaster.

5. Please provide any additional general comments.

[Empty box for additional general comments]

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____

Date: 3-26-16

Phone: _____

Email: _____

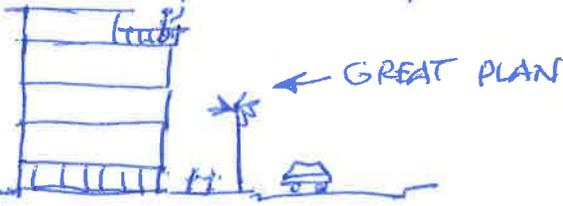
I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

Excellent plan. Please expedite as quickly as possible. I want to see loaders and cranes!

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

No, The plan is perfect. Full steam ahead!



3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

Spot on. Hit the bulls-eye!

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

5. Please provide any additional general comments.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services
333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:

[Redacted Name]

Date:

3-26-16

Phone:

Email:

[Redacted Email]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

[Redacted Answer]

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

No this is bad for the neighborhood. What are traffic plans for 2nd & 7th Streets

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

No way

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

leave it alone

5. Please provide any additional general comments.

Do you live here? For sure you would not move here w this threat.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:

[Redacted Name]

Date:

3/25/16

Phone:

[Redacted Phone]

Email:

[Redacted Email]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

my FIRST EXPOSURE. I DONT KNOW ABOUT THE COMMUNITY INVOLVEMENT DO WE GET TO VOTE ON THIS

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

[Redacted Answer]

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

CONCERNED FOR ALREADY TOO HEAVY TRAFFIC

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

5. Please provide any additional general comments.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:

[Redacted Name]

Date:

3/26/16

Phone:

[Redacted Phone]

Email:

[Redacted Email]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

No definite plans, exact structures, or specific info provided, All handouts + City of LB associates answer in generalized manners,

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

What And whose agendas are we expected to agree,

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

Not at all, More traffic congestion added to an area that is nearly gridlocked now,

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

Leave the area as it currently exists, we don't need 9000+ new residents nor do we want our community public services to be stretched even further than they currently are.

5. Please provide any additional general comments.

What type of multi-use housing is specifically being ~~concerned~~ ^{considered}, Will there be requirements to include low-income housing or a % of section 8, Our taxes in this area are high enough, sales tax + property tax, I don't want to pay add'l taxes to subsidize these new residents, What is the expected sq footage of units + what sales prices are expected.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:

[Redacted Name]

Date:

3-26-16

Phone:

[Redacted Phone]

Email:

[Redacted Email]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

NOT VERY WELL. THE COMMITTEE MAJORITY ~~OPPOSED~~ HIGH DENSITY DEVELOPMENT & ATTENDANT TRAFFIC. THE PROPOSED ARCHITECTURAL & LANDSCAPE DESIGN, HOWEVER, LOOK VERY NICE.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

SPECIFICALLY WHAT BENEFITS WILL ACCRUE TO AREA RESIDENTS TO COMPENSATE FOR EXPECTED GRIDLOCK + DIFFICULTY FOR EMERGENCY VEHICLE ACCESS?

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

NOT SURE.

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

DEVELOPMENT ~~WILL~~ MODERNIZATION
WILL OCCUR WITHIN EXISTING
ZONING PLAN.

5. Please provide any additional general comments.

THE PLAN REPRESENTS THE
SHORT TERM INTERESTS OF
DEVELOPERS & BUILDERS. THE
QUALITY OF LIFE FOR
RESIDENTS WILL DECLINE DUE
TO EXCESSIVE POPULATION
DENSITY AND TRAFFIC CONGESTION

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

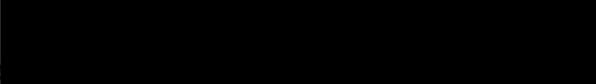
Name:



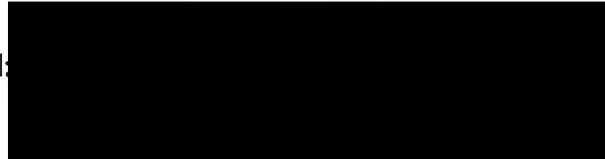
Date:

3/26/16

Phone:



Email:



I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

See reverse →

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

5. Please provide any additional general comments. *My wife and I live in Area since 1995.*

The Area of PCH + Lagoon has a methane problem since the Area is a landfill composed of remnants of 1933 earthquake and trash. Approximately 10-15 years ago a homeowner in Belmont Shore Mobile home park had work done on their Mobile home. A welder was killed by explosion with methane gas. The Whalers Cove Candles were condensed in the late 90's until a effective methane vent system was designed + installed. The "Burn" Area on Lagoon was bulldozed and released methane. This area is also subject to subsidence. Lagoon is constantly moving + shifting. In light of construction, where is the water coming from to supply new residential units. Please look into these issues.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: [REDACTED]

Date: 3/26/2016

Phone: [REDACTED]

Email: [REDACTED]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

MAJORITY OF RESIDENTS VOICES HAVE NOT BEEN CONSIDERED IN RESPECT TO BLDG HEIGHTS 3 MAX. AND TRAFFIC IMPACTS NOT MITIGATED
MAYBE ADD A BRIDGE CONNECTING PCH & OCEAN

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

LOWER BUILDING HEIGHTS TO 3 MAX

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

NO THE FUTURE IS ABOUT DOWNTOWN NOT THE SEADIP AREA

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

EVERYTHING WILL BE JUST FINE.
IT WILL FORCE ~~THE~~ SEAPORT
HOTEL TO DEVELOP RESPONSIBLY OR SELL.

5. Please provide any additional general comments.

I THINK THE CITY NEEDS TO
REPRESENT THE MAJORITY OF RESIDENTS
INSTEAD OF THEIR OWN SELFISH
MOTIVES.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services
333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: [REDACTED]

Date: March 26, 2016

Phone: [REDACTED]

Email: [REDACTED]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

I think it goes quite well so far. Traffic is quite an impact. Some of the traffic should be considered for improvement.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

It is possible that some may be possible. A pedestrian crosswalk should be inputted at the bus stop that is adjacent to this hotel!

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

Put a pedestrian crosswalk at the bus stop in front of this hotel.

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

I am not quite sure. Perhaps just more issues.

5. Please provide any additional general comments:

The bus stop that is adjacent to the Golden Sails hotel should be accompanied by a pedestrian's crosswalk so that it can make it safer for those who exit the bus on the far side to get to the hotel.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:

[Redacted Name]

Date:

3/26/16

Phone:

[Redacted Phone]

Email:

[Redacted Email]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

The city did a great job of presenting the possibilities of SEASP & I look forward for the next step/ process.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

I think the plan would add value & benefits to the city.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

yes

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

NO comment.

5. Please provide any additional general comments.

—

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:

[Redacted Name]

Date:

3/1/2016

Phone:

[Redacted Phone]

Email:

[Redacted Email]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

I Think Plan As I understand it is just fine! Preserving wetlands while allowing continued oil production is OK. More intensive development of existing commercial development is just fine

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

I agree with the tradeoffs allowing redevelopment and better use is OK. Some additional traffic congestion is OK.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

Yes - More intensive development to allow future residents is a good idea!

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

Economic stagnation, failure to provide needed services. Developers will continue to go to other cities in area, city will not have income to support needed services.

5. Please provide any additional general comments.

I support development that allows new residential opportunities adjacent to commercial. Plan does not develop the currently vacant land.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: [REDACTED]

Date: 03/26/2016

Email: [REDACTED]
Phone: [REDACTED]

Phone: [REDACTED]
Email: [REDACTED]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

I think it reflects community concerns and vision in many respects - The slowing down of traffic along PCA south of 2nd, more wetlands, views of water, etc. - but I would very much like to have more specifics about economic necessity and traffic.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

The public needs to be able to see the studies that informed your choices - specifically economics and traffic cited in #1 above.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

I think it does. Developers will always try to overdevelop an area like Str Long Beach. Residents count on the plan to be a defense against overdevelopment.

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

Developers will continue to need (ask for) one variance after another. I think this wanting variances will continue even if SEASP is adopted, but the Planning Commission and the Council would have more to back them ~~up~~ up if they chose to deny a variance.

5. Please provide any additional general comments.

I would hope that ~~no~~ 7 stories will not be allowed in any location. In the Marina Pacific shopping center, ^{the last 2 stories} 7 stories would be ~~is~~ too far from the water to be attractive. As close a match to the height of the Marina Pacific houses would be much more desirable.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____

Date: 03-26-2016

Phone: _____

Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

5. Please provide any additional general comments.

Thank you for all the hard work that went into this plan. I appreciate your efforts.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services
333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:



Date: _____

Phone:

Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

~~NOT~~ NOT WELL AT ALL IN TERMS
OF
1. HEIGHT LIMITS -

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

LONG BEACH WILL BE
JUST FINE -

5. Please provide any additional general comments.

YOU SHOULD PUBLISH THE
RESULTS - OF A SURVEY YOU
SHOULD HAVE TAKEN - RISE
HOW MANY IN THE IMPACTED
ZIPS WITH HEIGHT LEVELS
TO -
1. REMAIN SAME
2. ~~4~~ 4/5 STORIES
5
6
7

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:

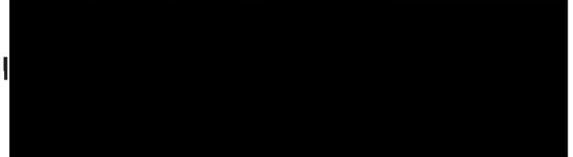


Date:

3/26/16

Phone:

Email:



I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

Well. Innovative, Collaborative and conscious of Neighbor concerns

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

Traffic Mitigation and Building heights are key areas of concern, which must be adequately addressed

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

yes, it appears so. The ability of the marketplace to fill the holes will be important

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

No progress No development
Significant opportunity costs

5. Please provide any additional general comments.

Keep up the good work engaging the
community

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____ Date: _____

Phone: _____ Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

[Empty response box for question 4]

5. Please provide any additional general comments.

Retrofit the power plants to
look better.

Interpretive center
and trails to learn
about the wetlands.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services
333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____

Date: _____

3/26/16

Phone: _____

Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

It does a great job.

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

The only issue would be to have Studebaker go through the wetlands to PCH.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

Yes. Really love the conceptual views

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

I don't believe we'll get quality development. Having quality ~~de~~ accessible development at Act 3rd is so important.

5. Please provide any additional general comments.

This process, while contentious at some of the meetings, was very good. I really like the concepts. The plan is 90% right, in my opinion.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services
333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: [REDACTED]

Date: 3-26-11

Phone: [REDACTED]

Email: [REDACTED]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

I like much of what I see, but I want nothing to change until the congestion on 2nd st, 7th, PCH, Westminster, Studebaker, & Lakeside. I think it's foolish. Ind. bike use A walking area is good but

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

without dealing with current problem which is caused by people from Orange City & Down Town L.B. using these streets as access to the freeway's No & South of CSULB, + more. IT'S A PROBLEM.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

It does. thought has been given to extent, hard to predict 50 years to future

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

continue
It is like to think that Development would be thwarted but I realize our City Leaders (Planning Commission, Council) are susceptible for arguments for change. I hope City Council Comm. will be able to continue "rebuffing" encroachment on

5. Please provide any additional general comments. *and not land*

No development until long term concerns that have been discussed are implemented!
Thanks for this!

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services
333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____

Date: 3/26/16

Phone: _____

Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

I appreciate the time the City has taken to identify the needs and wants of Long Beach for a more pedestrian and bike friendly beachfront community that helps attract more mixed use development that could serve the neighborhood and provide me the opportunity to rent a new unit

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

I say increase density even more and if possible expand the areas of density to promote more opportunities for mixed use

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

It starts. I look forward to seeing more growth opportunities near the waterfront that will allow myself and friends who have graduated state the ability to stay in Long Beach

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

Lost opportunity to provide residents and small businesses the ability to flourish and match/rival other growing areas from Huntington to the South Bay

5. Please provide any additional general comments.

The humming of negativity heard for the last few years, and during previous attempts, is from voices that do not represent me or friends that are beginning their families and want to stay and flourish in Long Beach.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services
333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:

[Redacted] 8

Date:

3/26/16

Phone:

[Redacted] 3

Email:

[Redacted]

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

The existing plan is outdated
We are far more conscientious
regarding environmental issues.
The plan proposed should be
approved. I vote YES

5. Please provide any additional general comments.

I am new to the area and
purchased a property in the
SEASP area. I love it here
but honestly the area in
question is VERY tired
Progress is good, the building
height restrictions seem
reasonable/not excessive.
YES PLEASE
the sooner the better

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name:



Date:

3/26/16

Phone:

Email:



LOS CERRITOS

FOUNDATION

ORG

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

4.3.8 RECREATION? WHO CAME UP WITH THIS USE?
RECREATION WAS NEVER INTENDED AS PART OF SAVING
LOS CERRITOS WETLANDS! NO TRAILS!
NO RECREATION !!

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

5. Please provide any additional general comments.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services
333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____

Date: 3/26/16

Phone: _____

Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

The vision is reflective of prior input. As an avid cyclist and resident of the area, I am thrilled to hear about new bike paths! Also thrilled with verandas on buildings and multi-generational podostriandesign that will draw lots of families to the new mall (where they will undoubtedly spend money!)

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

Speed limit signs should be installed on PCH between Bellflower, Loynes, and the mall entrance to slow traffic down. Cameras should be installed at the intersection of PCH & 2nd St. to prevent cars from blocking the intersection. Pedestrian friendly crossing should be installed at PCH & Loynes.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

Specific traffic impact study should be completed and planned before commercial multiuse building ensues. TRAFFIC is already congested and will worsen with multiuse.

SEASP

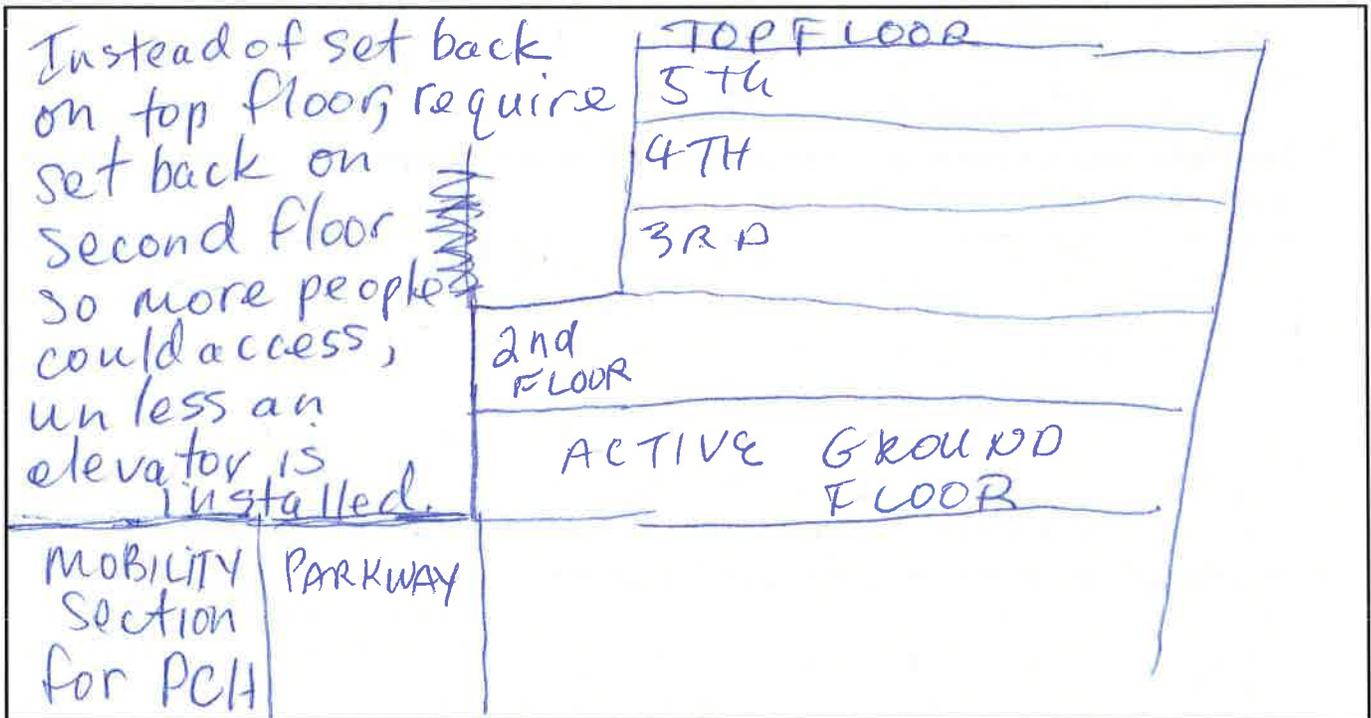
Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

We will miss out on the benefit of additional access to the waterfront area adjacent to Marina Pacifica and panoramic views of our spectacular wetlands and marinas. I vote to approve!

5. Please provide any additional general comments.



All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____



Date: _____

03-26-16

Phone: _____



Email: _____



I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

TOO DENSE

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

BENEFITS ARE ONLY FOR THE DEVELOPERS AND THE CITY (TAX)

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

TOO DENSE

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

DEVELOPMENT WILL OCCUR WITHIN
EXISTING ZONING REQUIREMENTS,

5. Please provide any additional general comments.

THIS CHANGE WILL ADVERSELY IMPACT
EXISTING SEADIP AREA RESIDENTS,
I RECOMMEND THAT IT BE
A REFERENDUM AND PLACED ON
A BALLOT,

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services

333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____



Date: _____

3/28/16

Phone: _____

Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

Place works of city council do not take majority community comments for less density seriously. Big \$ driving these changes for developers who grab the

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

Locals lose benefits
land/owners/developers make money & split \$ and then leave. They don't care about the locals.

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

No.

other than acknowledging wetlands requirements, too dense & locals suffer

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

The developers will still come in yet will have to abide by the current restraints & will have to be more creative to realize what will still be significant profits

5. Please provide any additional general comments.

The original SEADIP still is viable.
~~#~~ The owners just have to accept that they can make their money only at smaller multipliers due to less density.
We just don't have enough water to allow this nor is there room in the area for the increase in traffic

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services
333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

SEASP

Southeast Area Specific Plan | City of Long Beach



VISION QUESTIONNAIRE

Name: _____ Date: _____

Phone: _____ Email: _____

I would like to receive project updates via email. Yes No

1. How well does the Specific Plan reflect the vision for the SEASP area that was created through the community involvement process?

Please provide contacts sheet at these workshops with phone #s + email addresses of:
Coastal Commission local contact
= City Council members

2. Recognizing that any plan represents tradeoffs, are there any ways you believe the plan could be improved without losing other benefits?

= owners of affected parcels

3. Does the Specific Plan sufficiently anticipate the future of Long Beach and future generations?

SEASP

Southeast Area Specific Plan | City of Long Beach



4. What will likely happen over time in the SEASP area if the existing plan remains in effect and the updated plan is not adopted?

5. Please provide any additional general comments.

All comments should be submitted to the City by April 29, 2016.

Mail to: Christopher Koontz, Long Beach Development Services
333 West Ocean Blvd., Fifth Floor, Long Beach, CA 90802

Email to: christopher.koontz@longbeach.gov

www.lbds.info/seadip_update