

14.0 Response to Comments



14.0 RESPONSE TO COMMENTS

14.1 CEQA REQUIREMENTS

Before approving a project, the California Environmental Quality Act (CEQA) requires the Lead Agency to prepare and certify a Final Environmental Impact Report (EIR).

In accordance with Sections 15120 through 15132, and Section 15161 of the *CEQA Guidelines*, the City of Long Beach has prepared a Supplemental EIR (SEIR) for the Shoreline Gateway Project (SCH #2005121066). The Response to Comments section, combined with the Draft SEIR, comprise the Final SEIR.

The following is an excerpt from the *CEQA Guidelines*, Section 15132, Contents of Final Environmental Impact Report:

The Final EIR shall consist of:

- (a) The draft EIR or a version of the draft.*
- (b) Comments and recommendations received on the draft EIR either verbatim or in summary.*
- (c) A list of persons, organizations and public agencies commenting on the draft EIR.*
- (d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.*
- (e) Any other information added by the Lead Agency.*

This Comments and Responses section includes all of the above-required components and shall be attached to the Final SEIR. As noted above, the Final SEIR will be a revised document that incorporates all of the changes made to the Draft SEIR following the public review period.

14.2 PUBLIC REVIEW PROCESS – SEIR PROCESS

The Draft SEIR was circulated for review and comment to the public, agencies, and organizations. The Draft SEIR was also circulated to State agencies for review through the State Clearinghouse, Office of Planning and Research. The 45-day public review period ran from July 23, 2007 to September 5, 2007. Comments received during the 45-day public review period have been incorporated into this section.

During the public review period, the public and local and State agencies submitted comments on the Draft SEIR. During the public review period, 16 written comment letters on the Draft SEIR were received.



14.3 FINAL SEIR

The Final SEIR allows the public and Lead Agency an opportunity to review revisions to the Draft SEIR, the responses to comments, and other components of the SEIR, such as the Mitigation Monitoring Program, prior to approval of the project. The Final SEIR serves as the environmental document to support a decision on the proposed project.

After completing the Final SEIR, and before approving the project, the Lead Agency must make the following three certifications as required by Section 15090 of the *CEQA Guidelines*:

- *The Final EIR has been completed in compliance with CEQA;*
- *The Final EIR was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project; and*
- *That the final EIR reflects the lead agency's independent judgment and analysis.*

Additionally, pursuant to Section 15093(b) of the *CEQA Guidelines*, when a Lead Agency approves a project that would result in significant, unavoidable impacts that are disclosed in the Final SEIR, the agency must submit in writing its reasons for supporting the approved action. This Statement of Overriding Considerations is supported by substantial information in the record, which includes the Final SEIR. Since the proposed project would result in significant, unavoidable impacts, the Lead Agency would be required to adopt a Statement of Overriding Considerations if it approves the proposed project.

These certifications, the Findings of Fact, and the Statement of Overriding Considerations are included in a separate Findings document. Both the Final SEIR and the Findings will be submitted to the Lead Agency for consideration of the proposed project.

14.4 WRITTEN COMMENT LETTERS AND RESPONSES

Written comments on the Draft SEIR were received from the following:

A. Citizens

- A1. Janice Anderson
- A2. Ana Maria McGuan and Martin Eli Weil
- A3. Kristen Autry
- A4. Shaoky Taraman
- A5. Robert J. G. Jackson, Sr.
- A6. Tim Tran
- A7. David Oliver



- A8. Wayne Parenteau
- A9. Elizabeth J. Stepan and Sandra M. Stepan
- A10. Jeff Rossignol
- A11. Reggie Lagio
- A12. Mollie Rice
- A13. John Vasiliki Apollon Artemis Argeris
- A14. Jackie and Jim Lockington
- A15. Beth Bruske

B. Public Agencies

- B1. Department of Transportation – Division of Aeronautics
- B2. Department of Transportation – District 7
- B3. Native American Heritage Commission
- B4. Department of Toxic Substances Control

All correspondence from those citizens and agencies commenting on the Draft SEIR is reproduced on the following pages. The individual comments on each letter have been consecutively numbered for ease of reference. Following each comment letter are responses to each numbered comment. A response is provided for each comment raising significant environmental issues. It should be noted that some comments provide information that does not directly challenge the Draft SEIR or provide new environmental information. Additionally, some comments may include opinions regarding approval or disapproval of the project, which are not within the purview of the SEIR. The comments are noted and will be forwarded to decision makers for their review and consideration.

Angela Reynolds
07/26/2007 01:02 PM

To: David White/CH/CLB@CLB
cc: Jill Griffiths/CH/CLB@CLB
Subject: Re: SG Meeting Phone Message

COMMENT NO. A1

Thanks David.....

Angela Reynolds, AICP
Planning Officer
Planning & Building Department
City of Long Beach
(562) 570-6357

Building a Great City, Delivering Exceptional Service
David White

David White
07/25/2007 04:49 PM

To: Angela Reynolds/CH/CLB@CLB, Jill Griffiths/CH/CLB@CLB
cc:
Subject: SG Meeting Phone Message

Here's the message I received. Can you pls. give the guy the link to the draft on your website.

David S. White, Redevelopment Projects Officer
City of Long Beach Redevelopment Agency
333 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802
(562) 570-5831
(562) 570-6215 fax
david_white@longbeach.gov

----- Forwarded by David White/CH/CLB on 07/25/2007 04:47 PM -----

 Dena Daniel
07/25/2007 08:26 AM

To: David White/CH/CLB@CLB
cc:
Subject: SG Meeting Phone Message

This message was on my line this morning

Janice Anderson
949.831.7679
re: the notice of planned development at end of her street
would like us to email addendum, information and
minutes of meeting, etc to:
EAnderson4@aol.com
inform him of intentions of this meeting

"feel that the meeting notice not adequately informing;
feel that without 2-3 weeks notice provisions for attendance cannot
be made. with adequate notice provisions could have been made
for attendance for the important people that live on the street.
we will adamantly fight the closing of our street because
it has been there for 80 years that the building has been there."

Dena Daniel
Redevelopment Bureau
City of Long Beach - Community Development
333 W. Ocean Blvd., Third Floor
Long Beach, CA 90802
(562) 570-6400 phone
Dena_Daniel@longbeach.gov

A1.1



A1. RESPONSES TO COMMENTS FROM JANICE ANDERSON, DATED JULY 25, 2007.

A1.1 It is assumed that the comment is in response to a notice mailed by the Redevelopment Bureau announcing the July 30, 2007 meeting. In response the commenter was sent an email (attached) with information regarding the Draft Supplemental Environmental Impact Report (SEIR).

Additionally, it should be noted that in accordance with Section 15087 of the *CEQA Guidelines*, the City of Long Beach provided public notice of the availability of the Draft SEIR at the time the Notice of Completion was sent to the Office of Planning and Research and was made available on the City's website. The notice included a description of the project, starting and ending dates for the review period, the date, time and location of the community meeting and the document's availability. The Draft SEIR document was made available for review and comment for 45 days in accordance with Section 15105 of the *CEQA Guidelines*.

Starla Hack - Shoreline Gateway project - requested information

From: <Jill_Griffiths@longbeach.gov>
To: <SHACK@rbf.com>
Date: 9/25/2007 2:53 PM
Subject: Shoreline Gateway project - requested information

----- Forwarded by Jill Griffiths/CH/CLB on 09/25/2007 02:50 PM -----

Jill Griffiths

To: EAnderson4@aol.com
cc: David White/CH/CLB@CLB
Subject: Shoreline Gateway project - requested information

07/30/2007 03:45 PM

Dear Mr/Ms Anderson:

I'm following up on your request of last week for information pertaining to the Shoreline Gateway project and the Supplemental Environmental Impact Report. Here is the "Notice of Availability" for the Supplemental EIR:

Here is the link to view the Supplemental EIR on the City's website:

<http://www.longbeach.gov/plan/pb/epd/er.asp>

The link will take you to a page where all recent environmental reports are listed. The Supplemental EIR for Shoreline Gateway is near the top of the list. The first EIR for Shoreline Gateway is included further down the list. That EIR was certified by the Redevelopment Board in September, 2006. The Supplemental EIR is also available for review in paper format at the Main Library, the Alamitos Neighborhood Library and at City Hall on the 5th floor.

Jill Griffiths
Comprehensive Planning
Planning & Building Department
City of Long Beach
P 562-570-6191
F 562-570-6068

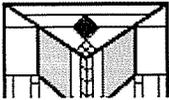
Angela Reynolds
07/30/2007 11:21 AM

To: Jan Ostashay/CH/CLB@CLB
cc: Jill Griffiths/CH/CLB@CLB
Subject: Re: Shoreline Gateway - Some comments 

Thanks Jan.....

Angela Reynolds, AICP
Planning Officer
Planning & Building Department
City of Long Beach
(562) 570-6357

Building a Great City, Delivering Exceptional Service
Jan Ostashay



Jan Ostashay
07/30/2007 11:03 AM

To: Angela Reynolds/CH/CLB@CLB
cc:
Subject: Shoreline Gateway - Some comments

I am passing this email on to you as a potential comment letter on the Shoreline Gateway project.

Jan Ostashay, Historic Preservation Officer
Office of Historic Preservation
Dept. of Planning & Building
City of Long Beach
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802
562.570.6864
562.570.6610 (fax)

----- Forwarded by Jan Ostashay/CH/CLB on 07/30/2007 11:02 AM -----



AnaMariaMcGuan@aol.com
07/29/2007 08:03 PM

To: AnaMariaMcGuan@aol.com
cc:
Subject: Shoreline Gateway - Some comments

Architect Martin Eli Weil is the architect consultant for the exterior restoration of the Villa Riviera. Here are his comments regarding the proposed development across from the Villa.

Ana Maria

Subj: RE: RDA Invites Residents to Community Meeting Re: Shoreline Gateway Project

Date 7/29/2007 5:42:54 P.M. Pacific Daylight Time

:

From meweil@pacbell.net

:

To: AnaMariaMcGuan@aol.com

Sent from the Internet ([Details](#))

In order to create a gateway at Ocean Drive and Alamos the project should compliment the existing two buildings.

The new building should do the following to compliment the existing urban design created by Villa Riviera and the round apartment

1. Provide a green open area at the corner of Ocean Drive equal in size to the two existing buildings ...not be built up to the corner
2. Have a concave foot print to mirror the foot print of the VR
3. The massing and size for the building should be similar to the VR and round apartment.
4. Locate the tall structures at the back of the project

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

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

Sent: Sunday, July 29, 2007 10:21 AM

To: meweil@pacbell.net

Subject: Fwd: RDA Invites Residents to Community Meeting Re: Shoreline Gateway Project

Any words of wisdom?

AM

Get a sneak peek of the all-new [AOL.com](#).

A2.1



A2. RESPONSES TO COMMENTS FROM ANA MARIA MCGUAN AND MARTIN ELI WEIL, DATED JULY 29, 2007.

- A2.1 Comment noted. The commenter provides recommendations for the design and placement of the structures and does not raise new environmental information or directly challenge information provided in the Draft Supplemental Environmental Impact Report (SEIR). City of Long Beach decision makers will consider all comments on the proposed project. No further response is necessary.



Kristen Autry
 <liquidelbow@mac.co
 m>

07/30/2007 04:20 PM

To: David_White@longbeach.gov, amirzeeee@gmail.com,
 dora@myownprocessor.com, LaMuseCafe@aol.com,
 lbdennis@hotmail.com, mevans4re@yahoo.com,
 yopunani@yahoo.com, liquidelbow@mac.com
 cc: craig_chalfant@longbeach.gov, citymanager@ci.long-beach.ca.us,
 Jill_Griffiths@longbeach.gov, District3@longbeach.gov,
 district4@longbeach.gov, district5@longbeach.gov,
 district6@longbeach.gov, district7@longbeach.gov,
 mayor@longbeach.gov, para@csulb.edu,
 gpardon@research.csudh.edu, fkalexan@csulb.edu,
 schroede@csulb.edu, info@bluffheights.org, tdaley@lbusd.k12.ca.us,
 dlabrador@lbusd.k12.ca.us, mumsjm@aol.com, rgarcia@lbcc.edu,
 ckeung@lbcc.edu

Subject: Re: EVAD Shoreline Gateway Notice to Public

Dear David and Friends of Art, Culture and Education,

I am the President of the East Village Arts District, Inc., ("EVAD, Inc.") a non-profit Public Benefit Corporation organized and operated exclusively for charitable and educational purpose. I have been a board member for three years.

You have become a recipient of this email correspondence because I believe you are a distinguished individual who has momentous capabilities of re-directing and re-shaping the future of culture, art, and education in Long Beach.

The words that I wish to share with you are directed at the Redevelopment Agency ("RDA") and its project named Shoreline Gateway ("Shoreline"), located in the East Village Arts District, Downtown Long Beach. The keystone parcel and majority of that bundled site is Public Land. This project was initially introduced as the "Video Choice" Project in 2005, and it sits at the corner of Ocean Blvd. and Shoreline Drive/Alamitos Ave.

This chain of email correspondence begins at the bottom of the page. It is between David White, RDA Projects Officer, and myself under the direction of the EVAD, Inc. Board of Directors. This is public communication and I have never considered its content confidential. Attached are some documents and notes that I have compiled over the last two and one half years of research, observation and discovery of the Public Participation Process in this City's government environment.

The "Video Choice" site was sold to the RDA at the November 14, 2006 Council Meeting for a mere \$1.8 million dollars, an astounding deal compared to its estimated value of approximately \$10 million dollars, according to a top city official. Although it was identified as surplus land on the agenda, this parcel is prime real estate. The land has never been considered for a public use space, educational facility, open space, performance venue, museum annex, land lease, sister campus to the Art Exchange Block, etc...

The RDA and City appear to be pushing this project through with reckless disregard for any public participation in its development process. The developer now boasts building a 35 story residential tower upon the Public Land parcel. This re-design was never published as an alternative proposal to the project in the Shoreline Gateway Environmental Impact Report ("EIR") that was approved by the RDA Commission, September 18, 2006. Public notice to that hearing was not mailed to tenants or property owners.

EVAD, Inc. replied to that EIR: "... EVAD would like to recommend a Shoreline Gateway Scoping Session similar to the Artists Exchange Scoping Session... EVAD can not currently support the AndersonPacific development proposal

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without further community outreach and dialog." (attachment 01 pdf p.112: EVAD, Inc. Public Comment to EIR). EVAD, Inc. again invited the developer to participate in dialogue with the community last April but was denied the engagement by the RDA (attachment 02).

The RDA claims to be the secretary that schedules presentations by the Developer, and the Developer obediently follows its leader. Excerpted from David's words below: June 6, paragraph 2: "... Because this is an RDA project, public presentations are scheduled by staff - not the developer. Public input is incorporated into the approval process and at predetermined milestones..." If Shoreline Gateway, LLC is a competent Developer, why have they not actively sought community input prior to the RDA scheduled presentations?

After multiple requests to see the Shoreline re-design documents filed with the RDA, EVAD, Inc. received instead an email: "... The copies will be available at the respective meetings. The goal is to have them provided along with the presentation." (attachment 03, paragraph 2). At the respective Central Projects Area Committee Meeting, July 5, 2007, no copies were provided, and EVAD, Inc. board members still have not received a pdf with any description of this "re-design".

I have a strong opinion that the RDA and City have already positioned themselves to support whatever the developer chooses to erect.

Also attached is a six-page EIR Public Comment Response to Shoreline that was not forwarded to RBF Consultants by Planning, nor included in the publication of the Final Shoreline Gateway Project EIR (attachment 01, pdf p.47; attachment 04).

David, I respect you and wish to discover the truth behind the absence of Public Participation in the Shoreline development process. I am having an extremely difficult time accepting who, why, how, and what the source is behind this wall of resistance. I do know many details that might be interpreted as possible acts of conflict of interest and I am therefore arguing, in a most sensitive manner, your previous responses to EVAD, Inc.'s questions.

In your correspondence below, June 15, 2007 item #1: "The subsequent EIR will be noticed to owners and tenants w/in 500' of the project. I defer to my colleagues in Planning to provide you with a copy of the previous notice." and June 06, 2007, paragraph 3: "Re: the EIR, every tenant and property owner within 500' of the project was and will be noticed. That's a legal requirement."

My response: Jill Griffiths reported to me on June 29, 2007, that Planning did not mail any notice to any tenant or property owner announcing the RDA Public Hearing of the Shoreline Gateway EIR, September 18, 2006 ("Notice"). It was the task of Lisa Fall in Redevelopment. Ms. Fall has neither responded to these emails, nor has she responded to the written message that I left with the receptionist at the RDA in City Hall. I have requested a copy of the Notice, confirmation of who received the Notice, and an explanation of how it was determined to limit that Notice, per her words to me nearly a year ago declaring that she had limited it to three criteria per instruction from Angela and Craig. Is limiting Notice to tenants or property owners an intentional obstruction of the Public Process?

You also mention below, June 06, 2007, paragraph 4: "The difference between the Art Exchange Block and Shoreline Gateway is ownership and project areas. The two projects are in different project areas, Downtown and Central respectively. Central has rules adopted within the redevelopment plan that

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governs rights of preference to property owners" And also June 06, 2007, paragraph 6: "Downtown does not have similar rules governing the selection process. Therefore, they have the ability to go straight to an RFP/RFQ, if they so choose"

My response: Please visit RDA website Downtown Project Area page: "The Downtown Project Area contains 421 acres of land generally extending from the shoreline on the south to Seventh Street on the north and from Alamitos and Elm Avenues on the east to Magnolia and Pacific Avenues on the west." (attachment 05). While I appreciate your explanation of the technical differences between the downtown and central project areas, please explain on what basis the distinction made in your comment was made and applied to Shoreline, when, and by whom. Further, please explain who has the authority to review this distinction, and what criteria will be utilized to reassess this decision. Surely, it was not made arbitrarily, ad hoc, and site specific. That would have a taint of favoritism and exploitation that would be most unfortunate. Was it necessary for the RDA to bundle the Public Land parcel with the private parcels? Is it prudent for the RDA to accept only one private bid without going public with the RFP/RFQ when the project site is in the Downtown area and includes Public Land?

You also mention below, June 15, 2007, item #2: "I'm not clear what your definition of "developer driven," but we view development as a partnership between the Agency, City, developer and residents."

My response: Please ask Councilmember Suja Lowenthal. At the October 17, 2006 Council meeting she clearly made her point to me at the podium that this project not be "developer driven". Also, may I please review the minutes of the "resident partnership" meetings for Shoreline? May I learn about the resident recommendations that were included in the Shoreline project and by whom they were made?

You also mention below, June 15, 2007, item #3.: "The version presented on May 21 is only one option. It would be confusing to the community to release it in advance of the presentations."

My response: It is very clear to me that The version (of the Shoreline re-design proposal) presented on May 21 (2007, at the RDA meeting) is not an option that was offered in the EIR alternative proposals. The only part of "confusing" to me is why the Developer had their Landscape Designer report at the Arts Council 1% for the Arts Advisory Board on November 15, 2005 "... Site is near the ocean, yet in an urban setting - might consider using the buildings as a metaphor of a ship". Why isn't there a single mention of that design feature in the final publication of the EIR approved nearly one year later? (attachment 06, p.2 bullet 4). Is it ethical for a developer to present a new project proposal at Phase 2 that was not included as an alternative in the Final EIR?

For my friends interested in knowing why Long Beach has a Redevelopment Agency: "The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation."

I wish you a merry evening tonight at the Community Meeting (attachment 07).

Sincerely,

Kristen Autry, President
East Village Arts District, Inc.

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On Friday, June 15, 2007, at 01:54PM, <David_White@longbeach.gov> wrote:

>

><<Original Attached>>

- 1) The subsequent EIR will be noticed to owners and tenants w/in 500' of the project. I defer to my colleagues in Planning to provide you with a copy of the previous notice.
- 2) We agree and will conduct a comm. mtg. as we typically do with larger projects. I'm not clear what your definition of "developer driven," but we view development as a partnership between the Agency, City, developer and residents. Neither group "drives" the project. We each play a very critical role and participate when appropriate.
- 3) Due to the uncertainty of property acquisition, the project has various options which will be discussed at the July 5, 2007, CPAC meeting. We will also make subsequent presentations to the Planning Commission and the community as part of the EIR process. The version presented on May 21 is only one option. It would be confusing to the community to release it in advance of the presentations.

Thank you for your continued interest in the project.

David S. White, Redevelopment Projects Officer
City of Long Beach Redevelopment Agency
333 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802
(562) 570-5831
(562) 570-6215 fax
david_white@longbeach.gov

Kristen Autry

<liquidelbow@mac.com>

To: David_White@longbeach.gov

cc: district8@longbeach.gov, district9@longbeach.gov, liquidelbow@mac.com, lisa_fall@longbeach.gov, amirzeeee@gmail.com, angela_reynolds@longbeach.gov, atolkoff@aol.com, dave_roseman@longbeach.gov, district1@longbeach.gov, district2@longbeach.gov, don.jergler@presstelegram.com, dora@myownprocessor.com, greg_carpenter@longbeach.gov, Jamilla_Vollmann@longbeach.gov, LaMuseCafe@aol.com, lbdennis@hotmail.com,

06/15/2007 12:09 PM

mevans4re@yahoo.com, patrick_west@longbeach.gov, yopunani@yahoo.com

Subject: Re: EVAD Shoreline Gateway Notice to Public

Thank you, David.

Would you please scan and send a pdf copy of the Public Hearing EIR Notice that was mailed to the residents within the appropriate parameters of the Shoreline Gateway Project? Lisa Fall (who took over the project from Jae Von Klug) explained to me that the Notice was limited to three criteria and that it was not snail-mailed out to the public. I have cc'd her in this reply. Clarification would be super. We may be confusing different Public Notices. I apologize if my inquiry is unfounded.

Other City Council members have also supported the idea of a Town Hall meeting regarding the Shoreline Gateway Project. They have expressed concern that it not be a "developer driven project". I have added Councilmembers Rae Gabelich and Val Lerch to the cc chain.

Also, if it is possible, please forward a pdf of the presentation and/or re-design from the Shoreline Gateway Developers that was agendized at the May 21 RDA Study Session.

Sincerely,
Kristen Autry, President
East Village Arts District, Inc.

PS: EVAD is in pre-production of its very own Town Hall meeting to be scheduled later this summer in the Village... we'll keep you posted :)

On Wednesday, June 06, 2007, at 11:05AM, <David White@longbeach.gov> wrote: The project has not grown in unit count, just disbursement of units. Due to land assembly constraints, the site plan has changed which has caused for a reexamination of the EIR. We will integrate the presentations/public input into the EIR process.

Because this is an RDA project, public presentations are scheduled by staff - not the developer. Public input is incorporated into the approval process and at predetermined milestones. To date, there has been no formal action taken on the project.

Re: the EIR, every tenant and property owner within 500' of the project was and will be noticed. That's a legal requirement.

The difference between the Art Exchange Block and Shoreline Gateway is ownership and project areas. The two projects are in different project areas, Downtown and Central respectively. Central has rules adopted within the redevelopment plan that governs rights of preference to property owners.

Since the developer is also a property owner, he must demonstrate an inability to complete the project before we can formally eliminate him and entertain proposals from outside developers. To date, he has proven to be extremely capable.

Downtown does not have similar rules governing the selection process. Therefore, they have the ability to go straight to an RFP/RFQ, if they so choose.

Hope this addresses each of your concerns.

David S. White, Redevelopment Projects Officer
City of Long Beach Redevelopment Agency
333 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802
(562) 570-5831
(562) 570-6215 fax
david_white@longbeach.gov

Kristen Autry liquidelbow@mac.com

06/04/2007 09:24 PM

To: David_White@longbeach.gov

Jamilla_Vollmann@longbeach.gov, atolkoff@aol.com, dave_roseman@longbeach.gov,

district2@longbeach.gov, district1@longbeach.gov,

greg_carpenter@longbeach.gov, patrick_west@longbeach.gov,

don.jergler@presstelegram.com, angela_reynolds@longbeach.gov,

amirzeee@gmail.com, dora@myownprocessor.com, LaMuseCafe@aol.com,

lbdennis@hotmail.com, mevans4re@yahoo.com, yopunani@yahoo.com

Re: EVAD Shoreline Gateway Notice to Public

Thank you, David.

I am confused.

The Central Project Area Committee minutes for the May 3, 2007 meeting state that the Shoreline Gateway Ocean/Alamitos project is a residential development of 400 units. Stage 2 drawings have been submitted.

The East Village Arts District, Inc would like to see the drawings submitted. We would like to know how the project grew from 350 units to 400 units. How can the units increase in units when the project has been unable to acquire the Long Beach Cafe site? Who are the architects?

The community has never seen this re-design and yet it is already off to the EIR rewrite stage. Over the last two years we have asked the developer to present to the public, to no avail. Why has public opinion not been included in this project? In fact, the EIR Public Hearing last summer was not even noticed to the community within the immediate vicinity of the project.

The Shoreline Gateway project includes public land. The Arts Exchange project includes public land, also; it was bid to the public and received over 10 qualified proposals, and public opinion.

I have cc'd: East Village Arts District, Inc. Board of Directors; Jamilla Vollman, RDA Development Project Manager and liason to East Village Arts District; Alan Tolkoff, CPAC President; Dave Roseman, City Engineer; Greg Carpenter, Planning Bureau Manager; Pat West, Director of Community Development; Suja Lowenthal, District 2; Vice Mayor Bonnie Lowenthal, District 1; Don Jergler, Reporter Long Beach Press Telegram Business/Real Estate; Angela Reynolds, Environmental and Community Planning Officer.

We are chasing this project and being left in the dust. Please, consider the community in its development.

Sincerely,
Kristen Autry, President
East Village Arts District, Inc.

On Thursday, May 31, 2007, at 11:10AM, David_White@longbeach.gov wrote:
Kristen,

Due to material changes in the project, the EIR will have to be updated. Therefore, the scheduled presentations will be postponed to match the EIR schedule. We'll keep you updated.

David S. White, Redevelopment Projects Officer
City of Long Beach Redevelopment Agency

333 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802
(562) 570-5831
(562) 570-6215 fax
david_white@longbeach.gov

Kristen Autry liquidelbow@mac.com
05/31/2007 09:40 AM
Jamilla_Vollmann@longbeach.gov
;amirzeeee@gmail.com, dora@myownprocessor.com, LaMuseCafe@aol.com,
lbdennis@hotmail.com, mevans4re@yahoo.com, yopunani@yahoo.com,
David_White@longbeach.gov
Re: EVAD Shoreline Gateway Notice to Public
Thank you, Jamilla.

I spoke with Greg Carpenter this morning and he informed me that the June 7, 4pm Planning Commission Study Session is cancelled. Apparently, the Developers are not prepared to present it.

Will the CPAC and Community meetings remain scheduled?

Did the Developers make the May 21, 8:30am Redevelopment Commission Study Session?

Sincerely,
Kristen Autry, President
East Village Arts District, Inc.

On Wednesday, May 30, 2007, at 03:04PM, Jamilla_Vollmann@longbeach.gov wrote:
Kristen,
Hope you had a great weekend as well.

The copies will be available at the respective meetings. The goal is to have them provided along with the presentation. The notice will be exclusive to the Community Meeting on June 14 and will be mailed next week.

Thanks,

J a m I l l a V o l l m a n n D e v e l o p m e n t P r o j e c t
M a n a g e r L o n g B e a c h R e d e v e l o p m e n t A g e
n c y 5 6 2 5 7 0 6 5 8 2

Kristen Autry liquidelbow@mac.com
05/29/2007 12:18 PM Jamilla_Vollmann@longbeach.gov
;lbdennis@hotmail.com, LaMuseCafe@aol.com, yopunani@yahoo.com,
liquidelbow@mac.com, amirzeeee@gmail.com, dora@myownprocessor.com,
mevans4re@yahoo.com Subject: EVAD Shoreline Gateway Notice to Public
Hello Jamilla!

I hope you had a beautiful weekend.

I am writing to you to request a copy of the new Shoreline Gateway Project Design and Description. Is it available on pdf or for hard copy pick-up?

Also, any word on when the notice to the community will be sent? Will it also

include the time and date of the Planning Commission Study Session at 4pm and the Central Project Area Committee Presentation at 6pm, on June 7th?

Thank you,
Kristen Autry, President
East Village Arts District, Inc.

 01. Shoreline Gateway final_eir_sections_14_compressed2.pdf  02. EVAD 03-15-07 Invite to Shoreline Developer via RDA.html

 03. EVAD 05-30-07 RDA says no to request for pdf copy of Shoreline Redesign.html

 04. Public Comment omitted in Shoreline Gateway EIR.doc  05. RDA Downtown Status Report.html

 06. Arts Council for Long Beach 11 15 07 1% ArtsExcerpt -MINUTES Item2.pdf  07. EVAD District 1 Press Release 07-27-07.html

 08. K. Autry Shoreline Gateway Notes.doc  09. Banks Tighten Lending to Build Condominiums.pdf  10. Questions for Planning.doc



A3. RESPONSES TO COMMENTS FROM KRISTEN AUTRY, DATED JULY 30, 2007.

A3.1 The comment letter, which was received during the 45-day public review period of the Draft Supplemental Environmental Impact Report (SEIR), summarizes and responds to email communication between the RDA Projects Officer and Kristen Autry. The commenter does not raise new environmental information or directly challenge information provided in the Draft SEIR. City of Long Beach decision makers will consider all comments on the proposed project.

It should be noted that the commenter correctly stated that her e-mailed comment letter submitted for the 2006 Public Review Draft EIR was mistakenly not forwarded to the EIR consultant for a response and therefore was not included in the publication of the September 2006 Shoreline Gateway Project Final EIR. Although the comment letter and prepared responses were not included in the Responses to Comments prepared for the Final EIR, the comment letter was forwarded to the EIR consultant at a later date. Responses were prepared and provided to the commenter on November 2, 2006. The comment letter and the prepared responses are also reproduced in this document on the following pages.



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. Ocean Boulevard, 5th Floor

Long Beach, CA 90802

(562) 570-6357

FAX (562) 570-6068

COMMUNITY & ENVIRONMENTAL PLANNING

November 2, 2006

Kristen Autry
William McKinnon, Esq.
2999 E. Ocean Boulevard, Suite 830
Long Beach, CA 90803-8202

RE: Your comment letter on the Shoreline Gateway Draft EIR

Dear Ms. Autry and Mr. McKinnon:

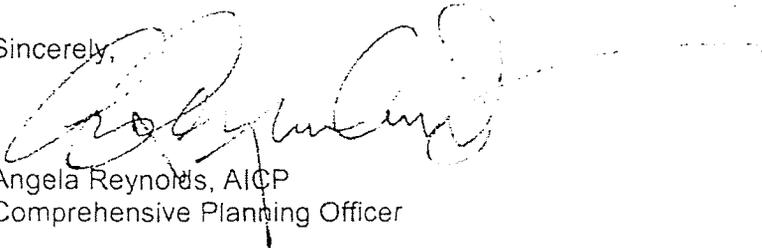
On behalf of the Planning Bureau, I would like to apologize for your submitted comment letter on the Shoreline Gateway Draft EIR (DEIR) being left out of the responses to comments prepared for the Final EIR. It was an unintentional oversight. For the record, the public comment process for the DEIR went as follows:

- The Shoreline Gateway DEIR circulated from June 30 to August 14, 2006. People wishing to comment on the DEIR were advised to do so in writing via US mail or, as a convenience, via e-mail. Comments sent via e-mail, however, were not guaranteed delivery.
- Your comment letter was sent to me as an attachment in an e-mail on the last day of the public comment period, August 14. However, we did not receive a hard copy via US mail.
- Your e-mail was forwarded internally within the Planning Bureau and to the environmental consultant. Evidently, when forwarding the e-mail, the attachment was lost. Hence, no response was prepared.
- The environmental consultant prepared written responses to all of the comments forwarded to them. As required by CEQA, the consultant made the responses to comments available to commenting public agencies ten days prior to the RDA Board's September 18 public hearing date.
- Also, as is standard business practice, an e-mail was sent by Jill Griffiths on September 8 to individuals who had commented on the EIR but had only provided an e-mail address for correspondence. The e-mail indicated that the responses to comments were available on the City's website and a link to the site was included. The message also stated that the RDA Board would consider the Final EIR for certification at their September 18 meeting. This e-mail was sent (via blind CC) to each of you at your e-mail address.

- At their September 18 meeting, the RDA Board considered the Final EIR, adopted facts, findings and a statement of overriding considerations and certified the document.
- The Notice of Determination was filed with the LA County Clerk and the State Office of Planning and Research on September 18, 2006. In accordance with CEQA, each agency posted the notice for 30 days. The statute of limitations ended on October 18, 2006.

In the spirit of full disclosure and public participation, staff has had the environmental consultant prepare responses to all comments in your August 14 letter as they relate to CEQA. The responses are enclosed and, as you have requested, will also be provided to you in electronic format. If you have any questions regarding the responses to your comment letter or the EIR process, I can be reached at 562.570.6357.

Sincerely,



Angela Reynolds, AICP
Comprehensive Planning Officer

Enclosures: 1. Comment letter with annotations (pages 1 to 6)
2. Responses to comment letter (pages 1-7 to 1-19)

cc: Patrick West
Suzanne Frick
Craig Beck
Greg Carpenter
Shoreline Gateway files

TO: Angela Reynolds
 Environmental and Community Planning Officer
angela_reynolds@longbeach.gov

FROM: William McKinnon, Esq.
 Kristen Autry
savelbcskyline@earthlink.net

DATE: August 14, 2006

RE: Comments to Draft Environmental Impact Report
 Shoreline Gateway Project

While there are innumerable errors and omissions from the above listed Environmental Impact Report, ("EIR") many of which will be enumerated in detail below, the most significant defect is any conceivable proper justification for this project being advanced by the Redevelopment Agency ("RDA") in the first place. 1.1

The mission statement of the RDA¹ is not to build projects for profit, or even to build projects that will increase tax revenue. The RDA is a public entity directed to the elimination of blight and redeveloping for the public good. Its conduct should conform to this mission. By no objective analysis does this project meet any objective of the mission. It is only by blithely ignoring its objectives that the RDA can even contemplate pursuing this project. 1.2

The proposed development is not rebuilding marginal property. In fact, the proposed developer itself declares: "**no other sites were available within the downtown that would accommodate the proposed project. ... The strategic plans identify the project site as a gateway to downtown and the East Village Arts District ...**" (EIR 2-18) The project is adjacent to two architectural landmarks, and offers high national television visibility on several occasions annually. 1.3

To even find blight in the general neighborhood one has to be extremely selective about the direction one looks and the standards that one applies. Within a few hundred yards in most directions is some of the most expensive property in the City of Long Beach (the "City" or "LBC"), with mere condominiums selling well in excess of a million dollars. This is blight²? 1.4

¹ Redevelopment Agency Mission Statement. The mission of the Long Beach Redevelopment Agency is to improve blighted areas of Long Beach, revitalize neighborhoods, promote economic development and the creation of jobs, provide affordable housing and encourage citizen participation. Source: <http://www.longbeach.gov/cd/redevelopment>

² Apparently to correct the omission of blight on the site, the developer has allowed his building to become virtually abandoned since its purchase. Windows are continually left open, perhaps in expectation of providential arson. Inexplicably the City gave recently notice to vacate to the Video Choice tenant, thereby creating yet another abandoned building. Given the length of the development process this action is most puzzling. What interest does the RDA or City have in **creating** blight?

Granted, if one is selective in observation one can find substandard uses, but **this project does not significantly eliminate blight, but rather high-grades the prime Ocean Boulevard site while leaving adjacent blight untouched. The project fails to accomplish the prime object of redevelopment and diminishes the likelihood of successful rehabilitation of Lime Street.**

RDA involvement in the development process should be limited to only those occasions where the private market is inadequate or incapable of development. The unwillingness of an individual to sell their private property at a certain price³ does not justify the heavy hand of the RDA on the scales of value. If left alone the market price for this site will be that a willing free market buyer would agree to with a willing seller.

1.4

There is no urgency for the development of this site. **By the developer's own admission it is the last premier development site in LBC.** As other projects complete, and the downtown infill continues, this property will become ever more valuable.

The second policy of the RDA should be to **develop in the public interests.** This project offers nothing of consequence to advance public objectives. To the contrary, it seeks to take irreplaceable public property at a bargain basement evaluation and turn it into private profit.

The developer is well aware of its disregard of public interests. Conspicuously absent from the list of persons and organizations consulted is any reference to community organizations or public outreach efforts. The best that can be said about this omission is that it is honest. No meaningful outreach or public consultation has taken place. To the contrary, misleading and flat out false statements have been released to the press.⁴

1.5

The entire conduct of the developer and this development process seems dedicated to avoiding public contact, much less inviting public interest or input. For example, two alternative proposals for development have surfaced **for the first time** in the EIR. How could the public possibly offer responsive and appropriate comment when the developer had not even mentioned the alternative proposals before the EIR was filed six weeks ago?

1.6

At times a technocracy or bureaucracy can develop contempt for proper process, as the insiders conclude that they know what is best, not the lay citizens. This **cannot** be true with an RDA project, because the public interest is one of the two foundational pillars of **any** RDA project.

1.7

³ It has been reported to the writers that in negotiations to date the adjacent property owners have been offered sums appropriate to evaluations more than a decade ago. The threat of eminent domain to expropriate private property has become a nationwide political issue since the *Thayer* decision. One Justice who supported the majority has publicly opined that he was in error. Over thirty states have passed or are in the process of considering statutes to prohibit just this type of overreaching application of eminent domain power. In California this November the voters will consider the ill-drafted so-called Anderson referendum. RDA participation in land grabs such as this will add fuel to the fire. Bad acts make bad law.

⁴ For non-exclusive example, the Grunion Gazette has repeatedly published reports that the Villa Riviera is in favor of the project, when in fact the Association has never had the opportunity to review it. The source of the misinformation appears obvious. On four (4) occasions events were hosted at the Villa by an organization formed to discuss the project. On no occasion did the developer or his representative attend.

Consider an extreme hypothetical example, wherein the public is unanimously opposed to a proposed project. Would the RDA be justified in building it nevertheless? Obviously it would not. The principle holds true for any proposed RDA development.

1.7

The only justification for this project is that it is anticipated that it will be profitable to the RDA and the developer. That is not adequate.

Even if, for the sake of discussion, one accepts without question the premise that further residential/retail development is desirable for downtown LBC, one must nevertheless question the developer's statement that there is no other site suitable for development. (EIR 2-18) Many other developers disagree as they build throughout the City. Perhaps a more accurate statement is that there is no better site in LBC. On that statement perhaps most could agree, but that does not justify approval of this project. The difference between the RDA and a private developer is that the RDA is to build in the public interest, not for pure profit.

1.8

The question should be: is it in the best interest of the public to alienate the most desirable, under-utilized public property in Long Beach to permit a commonplace residential development?"

1.9

Obviously it is not.

Public property should, in general, be utilized in the public interest. The proposed development site is on a prime intersection for tourists and locals alike, and would be ideal for the development of a gallery, museum or performing arts center. No such interests lie at the core of this project. The Central Long Beach Strategic Guide for Development instructs developers that they should "form partnerships with LBUSD for share use of facilities/programs." No such partnership is proposed here. There is no evidence that area schools could handle an anticipated increase in enrollment, or for that matter of any outreach to the Department of Education whatsoever.

1.10

In fact, this project is a poster child for ignoring public needs. In the recent past, RDA activities have eliminated both senior and teen centers in the Central Project Area, but this redevelopment contemplates no identified public purpose. The development's proposed one per cent for the arts will offer nothing to the adjacent East Village Arts district, expending its entire allotment on site.

1.11

The RDA mission statement mandates the development of affordable housing, but no rational person could imagine this residential development is being developed for low income citizens. The primary project does not offer any employment, and the alternative projects are so incomplete in their description that they defy adequate analysis. There has not only been no appreciable outreach for public participation, but to the contrary the process is being rushed in unseemly haste to avoid adverse comment. Written responses to the several thousand pages of the EIR were required in only six weeks.⁵

1.12

⁵ This project was not included in the omnibus "Projects Within the Downtown and Central Long Beach Redevelopment Plan Areas" (July 2005), and was not shown on the RDA projects in progress on that date. CPAC consideration (on a single evening) was on minimal notice. The notice for the hearing of public comment EIR does not appear to reach minimum standards. There appears to be a consistent attitude of haste throughout the process.

Note must be made that no scoping session was held prior to consideration of this development. A request for owner participation proposals closed the door to all except one entity. It is almost as if the intent has been to preclude "citizen participation." 1.13

The consensus opinion of over five hundred attendees at SaveLBCSkyline⁶ events is that the RDA intends to harvest economic value from this project without any appreciable benefit accruing to the immediately proximate community. While that may be acceptable behavior for a private developer, it should not be the role of the RDA. The community at large is not opposed to development of the proposed site, but it is opposed to development without meaningful public input and it is opposed to the utilization of public property without public benefit. 1.14

In summary, this project meets no test justifying RDA involvement. It should be left to the private sector to find the values and balance of private and public interest to meet public objectives and satisfactory private profit.

Turning to more specific objections to the EIR, the traffic study is wholly inadequate: 1.15

(1) The methodology is suspect, utilizing lower winter conditions for analysis, rather than the busier summer months; 1.15

(2) It fails to include any data east of Alamitos Avenue/Shoreline Drive; 1.16

(3) It fails to include accurately include data for projects already approved but not yet occupied within the subject area, misstating the size of some projects and omitting others altogether (EIR Table 5); 1.17

(4) Admitting that it will further degrade service below an existing Level of Service ("LOS") of "F," the project offers no adequate remediation. The Transportation Element sets forth as a City objective of a LOS of "D" or above. 1.18

(5) This Comment hereby incorporates by reference the separately filed comment of Gary Shelton. 1.19

The EIR's parking analysis is deferred to another day, with a blithe comment to the effect that that if the project contributes to the problem a waiver will be sought. 1.20

The EIR omits in its entirety any reference to specifically directed and significant Long Beach Shoreline Plan (August 1976). 1.21

⁶ The individuals personally submitting this Comment, William McKinnon and Kristen Autry, are immediate neighbors to the proposed development site. Concerned about the lack of solicitation of public participation in consideration of this project, they gathered neighbors together on four separate occasions since June 2005. This Comment is reflective of the majority of the participants' views. The developer chose not to attend any event, or to host alternative presentations or discussions.

Omitted from reference in the EIR, the Local Coastal Program (1980) states, contrary to assertions in the EIR⁷, that "Ocean Boulevard should be used primarily as a scenic route and to serve only as access to the beach and convention area (downtown). ... Every effort should be made to prevent commuter traffic from intruding in residential neighborhoods as well, e.g. First, Second or Broadway." (Coastal Plan II-4) "There is little unused capacity available in the street system." (Coastal Plan I-4)

1.22

The proposed project appears to ignore fundamental principles in the Land Use Element of the Long Beach General Plan (1989, revised 1990). For example, the Plan states in part:

[T]he East Village residential and commercial community area differs from the West End primarily in that it has much less blight, and , redevelopment policies in the East Village promote projects of "sensitive infill" as opposed to more grand scale recycling ... it seems to have significant options for cultural uses to be incorporated into its community fabric."

1.23

While some elements of the East Village Arts District Guide for Development (October 1996) have been included in the proposed project, their inclusion seems almost mocking. It was intended by the authors of the EVA Guide that this site become a gateway in more than mere name.

The design orientation of the proposed project is to Ocean Boulevard, not the East Village, architecturally turning its back on the Village in direct contradiction the EVA Guide proposals. The proposed project closes Lime to vehicular traffic from Ocean Boulevard, rather than forming the anticipated "gateway." The project high grades out the prime property while leaving the hard work of adjacent blight remediation⁸ to another day and another party. While the developer included the EVA Guide recommendation for a hotel⁹ as an afterthought alternative, the RDA's examination of the project ignores the injunction that: "[t]his would have to be correlated with an aggressive program to change the district's image and market it to tourists."

1.24

The entire EIR is deceptive in its form of presentation, proving once again that while figures don't lie, sometimes liars figure. While admitting that the project would have a maximum height from grade of 24, 21 and 12 stories, EIR fails to accurately represent in its graphic representations the true effect of such dimensions.

1.25

- (1) The courtyard adjacent to the Artaban is not a public space, but rather a private patio two stories in the air. The street level public vista of that area will be a two story wall. (EIR Exhibit 3-7)

⁷ EIR Initial Study/Environmental checklist, page 22, 4.0 Environmental Analysis

⁸ "Renovation and adaptive reuse of existing apartments for 'boutique' hotels would be the responsibility of private sector developers ... initiated through an aggressive and proactive program coordinated by the Redevelopment Agency ..." EVA Guide page 49

⁹ The EVA Guide anticipated integrating the new hotel with renovated existing buildings to upgrade the entire area. The proposed project has no such ambitions.

(2) A rendering shows the proposed Gateway Tower as slightly less height than the adjacent Villa Riviera. In fact it will be approximately 100 feet, or sixty per cent higher, than the Villa Riviera. The Terrace Tower looks almost diminutive in the rendering adjacent to the Villa. In fact it will be seven stories taller or of about fifty per cent greater height.¹⁰ (EIR Exhibit 5-2.3) 1.26

(3) No rendering represents the impact of the building from an inland vista, or shows the loss of the historic view shed of the International Towers and the Villa Riviera. 1.27

Finally, it must be noted that the RDA has no guidelines for the development of high rises. The time that this project was first presented to the RDA it had no budget for an urban architect. Subsequent budgets have contained a de minimus sum for design review. However willing the volunteer pool for design review, professional and disinterested assessment is necessary before the EIR can be considered complete. The partisan and predicable assertions of adequate mitigation by the developers consultants do not adequately protect the public interest. 1.28

This project has not been reviewed by (or apparently even submitted to) the City of Long Beach Planning Department. To a lay person this project seems to be contrary to certain elements of the Land Use Element of the Long Beach General Plan. Particular note is made that the creation of corridors of high rises is to be avoided, and further high rise development on the flat lands is considered generally undesirable. This project appears to fail both tests. As noted above, it is believed that the RDA has minimal design review capability. 1.29

We note that any proposed high rise development must be reviewed by the Planning Commission. As this project would of necessity be subject to the Commission approval, these commentators submit that there should be no alienation of public lands for this development until City Planning has approved the project. 1.30

Respectfully submitted

William McKinnon
Kristen Autry

¹⁰ Particular attention should be paid the difference between of presentation of the project in Exhibit 5.2-5 and Exhibit 5.2-7b.



1. **RESPONSES TO COMMENTS FROM WILLIAM MCKINNON, ESQ. AND KRISTEN AUTRY, DATED AUGUST 14, 2006.**
 - 1.1 The commenter states that there are innumerable errors or omissions from the EIR, which are outlined in other comments, and states the most significant defect is any conceivable proper justification for the proposed project being advanced by the Redevelopment Agency. The appropriateness or justification for the Redevelopment Agency's involvement in the proposed project is beyond the purview of CEQA. The Draft EIR does address the project's consistency with City of Long Beach redevelopment planning documents due to the project's location within the Central Long Beach Redevelopment Project area.
 - 1.2 The commenter reiterates the mission of the Redevelopment Agency from the Redevelopment Agency website and states the project does not conform to the mission of the Redevelopment Agency. As stated, the Draft EIR addresses the project's consistency with the redevelopment planning documents that are applicable to the project site, which include the Central Long Beach Redevelopment Plan and several strategic planning documents. The strategic plans establish specific goals, policies and action items to ensure future development within the area is consistent with the Redevelopment Plan. As indicated in Section 5.1, Land Use and Relevant Planning, of the Draft EIR, the proposed project would not conflict with the goals and policies of the Central Long Beach Redevelopment Plan.
 - 1.3 The commenter incorrectly states that two sentences quoted from the Draft EIR are statements of the project developer. Specifically, the comment cites two sentences from the Executive Summary section of the Draft EIR, which relate to the project alternatives. As indicated in Section 7.0, Alternatives to the Proposed Project, of the Draft EIR, *CEQA Guidelines* Section 15126 requires that an EIR describe a range of reasonable alternatives to a proposed project that could feasibly attain most of the basic objectives of a proposed project but would avoid or substantially lessen any of the significant effects of a proposed project. Additionally, the *CEQA Guidelines* state that the EIR should identify any alternatives that were considered by the Lead Agency but were rejected as infeasible. The two sentences quoted by the commenter refer to an alternative that was considered but rejected for further analysis, which involved development of the project on an alternative site within the downtown. It was concluded by the Lead Agency that no other sites were available within the downtown that would accommodate the proposed project. The objective of the proposed project is to assist with the Long Beach Redevelopment Agency's ongoing effort to achieve the goals and objectives established by the *Downtown Long Beach Strategic Action Plan, Strategy for Development Greater Downtown Long Beach* and the *East Village Arts District Guide for Development*, which seek to intensify development along Ocean Boulevard, including the project site.



Therefore, an alternative outside of the downtown was not considered, as it would not meet the goals and objectives of the Redevelopment Agency.

- 1.4 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft EIR. The comment questions the Redevelopment Agency's involvement in the proposed project and whether or not the project would achieve the objectives of redevelopment in general. Also, refer to Response to Comment 1.1.
- 1.5 The commenter incorrectly references Section 11.0, Organizations and Persons Consulted, of the Draft EIR, as a list of organizations and persons contacted by the developer. *CEQA Guidelines* Section 15129 requires an EIR to identify all federal, state, or local agencies, other organizations, and private individuals consulted in preparing a Draft EIR, and the persons, firm, or agency preparing a Draft EIR. In compliance with the *CEQA Guidelines*, Section 11.0 of the Draft EIR identifies the Lead Agency and EIR Consultant and Subconsultants, which prepared the Draft EIR. Additionally, all agencies consulted in preparing the Draft EIR are noted. This section is not intended to identify any organizations or persons consulted by the project applicant under their own discretion, which is not related to the preparation of the Draft EIR.
- 1.6 As indicated in Section 7.0, Alternatives to the Proposed Project, of the Draft EIR, *CEQA Guidelines* Section 15126.6 requires an EIR to describe a range of reasonable alternatives to the proposed project that could feasibly attain most of the basic objectives of the proposed project but would avoid or substantially lessen any of the significant effects of the proposed project. In order to analyze alternatives capable of avoiding significant environmental effects of the proposed project, the significant environmental effects of the proposed project have to first be identified. Section 5.0, Environmental Analysis, of the Draft EIR identifies the significant environmental effects that would result with development of the proposed project. In compliance with *CEQA Guidelines*, the Draft EIR was made available for public review from June 30, 2006 to August 14, 2006.
- 1.7 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft EIR. No further response is necessary.
- 1.8 The commenter incorrectly refers to a statement in the Draft EIR as a statement by the developer. Specifically, the comment refers to a sentence from the Executive Summary section of the Draft EIR, which relates to the project alternatives and that there is no other site suitable for development. It was concluded by the Lead Agency that no other sites were available within the downtown that would accommodate the proposed project. The objective of the proposed project is to assist with the Long Beach Redevelopment Agency's ongoing effort to achieve the goals and objectives established by the *Downtown Long Beach Strategic*



Action Plan, Strategy for Development Greater Downtown Long Beach and the East Village Arts District Guide for Development, which seek to intensify development along Ocean Boulevard, including the project site. Therefore, an alternative outside of the downtown was not considered, as it would not meet the goals and objectives of the Redevelopment Agency.

- 1.9 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft EIR. No further response is necessary.
- 1.10 Comment noted. The commenter provides an opinion regarding development of the project site. Section 5.8, Public Services and Utilities, of the Draft EIR, analyzes the proposed project's impact on school facilities. As indicated in Sections 5.8 and 11.0 and Appendix 15.8 of the Draft EIR, the Long Beach Unified School District was contacted in order to obtain information regarding the schools serving the project site. The information included capacity, current enrollment, student generation rates and feedback regarding potential impacts resulting from the proposed project. As stated in Section 5.8 of the Draft EIR, project implementation would result in a less than one percent increase in the number of students at Chavez Elementary School, Franklin Middle School and Polytechnic High School. In order to mitigate potential impacts as a result of the proposed project, the project applicant would be required to pay the required mitigation fees in place at time of payment to the LBUSD. Impacts to school facilities would be less significant.
- 1.11 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft EIR. No further response is necessary.
- 1.12 Comment noted. The Redevelopment Agency's involvement in the proposed project is beyond the purview of CEQA. Although the proposed project is primarily residential in nature, the project does propose the development of retail uses, which would provide service-related employment opportunities. Refer to Response to Comment 1.6 regarding the alternatives analysis. In accordance with Section 15082 of the *CEQA Guidelines*, the City of Long Beach circulated the Initial Study and Notice of Preparation (NOP) for the proposed project for a 30-day period beginning December 13, 2005 and ending January 13, 2006. The Initial Study/NOP was made available for review at Long Beach City Hall, the City of Long Beach Main Library and on the City's website. A public scoping meeting was held on January 9, 2006 in order to solicit comments on the proposed project. In compliance with Section 15105 of the *CEQA Guidelines*, the Draft EIR for the proposed was circulated for review and comment to the public, agencies, and organizations for 45-days, from June 30, 2006 to August 14, 2006. The Draft EIR was also circulated to State agencies for review through the State Clearinghouse, Office of Planning and Research. A Notice of Availability was placed in the Press Telegram. During the 45-day public review period, a special study session for the proposed project was conducted at the



- Redevelopment Agency Board Meeting on July 17, 2006 to allow for additional public comment on the proposed project.
- 1.13 Refer to Response to Comment 1.12.
- 1.14 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft EIR. No further response is necessary.
- 1.15 While downtown Long Beach is a very active summer destination for visitors, historically the highest peak hour volumes at intersections within the study area have been during the months when the primary schools and colleges are in session. These include September through early June with the month of December excluded because of winter breaks for schools and holiday travel. Since these months are busiest for traffic, the City collects traffic data during the school months and the traffic analyses addresses typical conditions at that time of year. While late evening and/or weekend activity in downtown Long Beach during the summer may be different from levels during the school year, the analysis periods required for the study are the weekday morning and evening peak hours since the project is a predominantly residential land use. Residential projects generate their largest hourly traffic volumes during the morning and evening commuter travel hours and significantly smaller volumes during the late evenings and on weekends.
- 1.16 The study area for the traffic analysis includes 68 intersections, which were determined by the City of Long Beach to be most likely to experience potentially significant impacts from the proposed project. Six of the study intersections are located east of Alamitos Avenue; refer to Exhibit 5.3-1, Study Area Intersections, of the Draft EIR.
- 1.17 The Draft EIR adequately addresses cumulative impacts in accordance with Section 15130 of the *CEQA Guidelines*. The Draft EIR includes a list of past, present and probable future projects, which were determined to be at least indirectly capable of interacting with the proposed project; refer to Table 4-1 and Table 5.3-6 of the Draft EIR. Past projects include projects that have been constructed but are not currently occupied. Present projects include projects that are currently under construction or entitlements are final. Probable future projects include projects that are in the preliminary stages.
- 1.18 Section 5.3, Traffic and Circulation, of the Draft EIR analyzes the project's impact on traffic within the study area. As indicated in Section 5.3, implementation of the proposed project would result in significant and unavoidable impacts to the Alamitos Avenue/7th Street and Alamitos Avenue/Shoreline Drive and Ocean Boulevard intersections, based on the City's performance criteria. City staff has studied potential improvements to the Alamitos/7th Street and Alamitos/Shoreline Drive and Ocean Boulevard intersections to determine if physical or significant operational changes could be made to accommodate additional traffic and/or provide



acceptable future levels of service during peak hours. The proximity of existing development, one-way streets and spacing between intersections, limit options for providing additional capacity at the Alamitos Avenue and 7th Street intersection without significant property acquisition. At the Alamitos/Shoreline Drive and Ocean Boulevard intersection, the proximity of existing developments along Alamitos Avenue and Ocean Boulevard limit the possibility of widening the at-grade intersection without a significant loss of parking to the east of the intersection or large-scale property acquisition. Additionally, the City has determined that a grade separation of the streets (as recommended in the *General Plan*) would not be practical due to the proximity of existing uses (i.e., Villa Riviera and International Tower), as well as the number of access driveways near the intersection. Therefore, improvements along the Alamitos and Ocean corridors would be limited to physical changes within the existing right-of-way and operational or policy-based changes. Therefore, the impact is considered significant and unavoidable.

1.19 The comment incorporates by reference the comments submitted by Gary Shelton on the Draft EIR, which have been identified as Letter A19 in the Final EIR. Following are the responses to the comments submitted by Gary Shelton:

A19.1 The cumulative projects list includes past, present and probable future projects, which would produce related or cumulative impacts, in accordance with *CEQA Guidelines* Section 15130(b). Past projects are represented by projects, which have been constructed, but are not currently occupied. Present projects are represented by projects, which are currently under construction, or entitlements are final. Probable future projects are represented by projects that are in the preliminary stages.

A19.2 The study area for the traffic analysis includes 68 intersections, which were determined by the City of Long Beach to be most likely to experience potentially significant impacts from the proposed project. Six of the study intersections are located east of Alamitos Avenue with two of the six study intersections located on Ocean Boulevard; refer to Exhibit 5.3-1, Study Area Intersections, of the Draft EIR. Existing intersection counts were taken in the AM and PM peak-hour period to determine the existing operation of the study intersections. The intersection counts represent existing traffic that routes through the study area. Existing traffic includes traffic generated by occupied development within the study area.

Traffic conditions for forecast year 2015 without the proposed project were generated by applying ambient traffic growth to existing traffic volumes plus growth in traffic volumes generated by the cumulative projects provided in Section 4.0, Basis of Cumulative Analysis, of the Draft EIR. To determine the impacts of the proposed project, project-generated trips were added to



forecast year 2015 without-project traffic volumes. Therefore, the Draft EIR adequately addresses cumulative impacts in accordance with *CEQA Guidelines*.

A19.3 The extent of the impact at the Alamitos/Shoreline Drive and Ocean Boulevard intersection is adequate, as it appropriately accounts for cumulative traffic conditions.

A19.4 As indicated in Section 4.0, Basis of Cumulative Analysis, of the Draft EIR, per *CEQA Guidelines* Section 15130(b), the discussion of cumulative impacts shall be guided by the standards of practicality and reasonableness, and should include the following elements in its discussion of significant cumulative impacts:

1. *Either:*

- a. *A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or*
 - b. *A summary of projections contained in an adopted General Plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact.*
2. *A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and*
3. *A reasonable analysis of the cumulative impacts of the relevant projects, including examination of reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.*

The Draft EIR adequately addresses cumulative impacts in accordance with the *CEQA Guidelines*. The Draft EIR includes a list of past, present and probable future projects, which were determined to be at least indirectly capable of interacting with the proposed project. These projects are in addition to existing development already occurring within the study area. A discussion of the expected environmental effects and analysis of cumulative impacts is provided within each environmental issue section.

- 1.20 At the time of the Draft EIR, the configuration and final number of parking spaces had not been finalized. A parking analysis based on the number of parking spaces proposed to be provided was completed in Section 5.3, Traffic and Circulation, of the Draft EIR and concluded that the project



would not provide the required number of parking spaces. However, the project may be subject to a reduction in the number of parking spaces required due to the mixed-use nature of the project, as some of the residential guest parking would not be required during the day and some of the retail/commercial uses would primarily serve a daytime clientele. Prior to site plan approval by the City's Planning Commission, the project applicant would be required to submit a shared parking analysis for approval by the City. If the shared parking analysis determines that the parking proposed for the project would be sufficient, the applicant would request a Standards Variance. However, if the shared parking analysis determines that parking would be insufficient, the project would be required to meet future parking requirements, in accordance with the City's Zoning Regulations or provide the minimum number of parking spaces necessary as identified in the shared parking analysis.

- 1.21 According to the *Local Coastal Program*, the project site is located outside of the coastal zone; also refer to Response to Comment 1.22.
- 1.22 According to page I-7 of the Long Beach *Local Coastal Program*, the project site is located outside of the coastal zone. Planning issues within the coastal zone are not the same; therefore the *Local Coastal Program* subdivides the coastal zone into 10 sub areas for study purposes. The area south of the project site, south of Ocean Boulevard, between the Los Angeles River and Alamitos Avenue, is identified in the *Local Coastal Program* as "Downtown Shoreline". According to the *Local Coastal Program*, the Downtown Shoreline sub area is "characterized by mid- to high-rise office and residential buildings and large scale public recreation and entertainment facilities. Its planning is greatly influenced by the program for revitalization and redevelopment of the commercial shopping district north of Ocean Boulevard, just outside the coastal zone." The citations from the Local Coastal Program made by the commenter refer to the street system within the coastal zone. As acknowledged in the Draft EIR, project related traffic would contribute a V/C of 0.02 to critical movements at the intersection of Alamitos/Shoreline Drive and Ocean Boulevard during the AM peak hour, resulting in greater congestion and longer vehicle delays at the intersection. The traffic impact analysis indicates that there are no feasible physical measures that would mitigate the project's impact to the Alamitos/ Shoreline Drive and Ocean Boulevard intersection. Therefore, the impact is considered significant and unavoidable.
- 1.23 The commenter quotes a principle from the Land Use Element of the *General Plan*, which compares the East Village to the West Village. As stated in Section 5.1, Land Use and Relevant Planning, of the Draft EIR, the project site is located within the Central Long Beach Redevelopment Plan Area and is referenced in several redevelopment planning documents including *The East Village Arts Guide for Development*, *Strategy for Development Greater Downtown Long Beach*, and *The Downtown Long Beach Strategic Action Plan*. *The East Village Arts Guide for Development (Guide for Development)* identifies



comprehensive strategies for the creation of a viable arts district that serves as a distinct activity center and neighborhood in the City of Long Beach. The *Guide for Development* calls for intensification of the Ocean Boulevard frontage between Atlantic and Alamitos Avenues. The *Guide for Development* recommends the area be redeveloped and intensified, completing the high-density frontage to Alamitos Avenue. Such development could serve as a “landmark” entry to the East Village from the east and Shoreline Drive. The potential closure of Medio Street is also referenced as an option. The *Guide for Development* acknowledges that a variety of uses could be located on the site, but suggests development of a major hotel with supporting restaurants and retail shops. As indicated in Section 5.1, the proposed project would be consistent with the *General Plan* and the redevelopment planning documents.

- 1.24 The *East Village Arts Guide for Development* recommends the area be redeveloped and intensified, completing the high-density frontage to Alamitos Avenue. Such development could serve as a “landmark” entry to the East Village from the east and Shoreline Drive. The potential closure of Medio Street is also referenced in the *East Village Arts Guide for Development* as an option. Portions of the proposed project are oriented toward Ocean Boulevard. However, the project proposes townhouse units adjacent to the Bronze Way alley and Medio Street, which would provide a transition between lower density residential uses north of the project and the proposed towers. Additionally, the proposal would involve relocating Bronze Way alley from its current location, northward to the edge of the project site, which would serve as a one-way street providing direct access to the proposed townhouse units. Additionally, Lime Avenue, between Medio Street and Ocean Boulevard, would be vacated to allow for an elliptical-shaped paseo between the proposed residential tower and stepped slab building on Ocean Boulevard. Vacating Lime Avenue would provide for pedestrian access from Ocean Boulevard north of the proposed project into the East Village Arts District.

Also, refer to Response to Comment 1.6, which addresses the analysis of alternatives.

- 1.25 Section 3.0, Project Description, of the Draft EIR, describes the courtyard adjacent to the Artaban as a residential garden. The street level public vista of the area would be the live/work units fronting the podium of the Courtyard Tower on Ocean Boulevard, as identified in Section 3.0.
- 1.26 Several exhibits are provided in the Draft EIR, which provide various perspectives of the proposed project. Exhibit 5.2-3 of the Draft EIR provides a rendering of the proposed project looking north from Shoreline Drive. Due to the orientation of the rendering, the Villa Riviera and International Tower are in the foreground, which makes the buildings more prominent in height. Exhibit 5.2-4 of the Draft EIR provides the actual heights of each of the proposed buildings and Exhibit 5.2-5



demonstrates the height of the proposed project in comparison to the Villa Riviera. The exhibit clearly depicts the Gateway Tower as taller than the Villa Riviera.

- 1.27 Several exhibits are provided in the Draft EIR, which provide various perspectives of the proposed project. Additionally, the Draft EIR specifically addresses the alteration of views from all areas surrounding the proposed project. Section 5.7, Cultural Resources, of the Draft EIR analyzes the proposed project's impact on historical resources (also refer to the Revised Historic Resources Survey Report prepared by Sapphos Environmental, Inc. (August 2006), which is included in Appendix 15.6 of the Final EIR). The International Tower has been identified as a historical resource pursuant to CEQA by virtue of eligibility for inclusion in the California Register of Historical Resources and potential for designation as a landmark of the City of Long Beach.

CEQA identifies a "threshold" for significant impacts to historical resources in Section 15064.5(b) of the *CEQA Guidelines*. Specifically, a "substantial adverse change in the significance of historical resource" must occur as a result of the proposed project. Substantial adverse change in the significance of a historical resource is defined under CEQA as physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. The significance of a historical resource would be materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register, a local register of historic resources pursuant to Section 5020.1(k) of the Public Resources Code, or historic resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code.

The character-defining features of the International Tower are the physical characteristics that convey its significance. Character-defining features of the International Tower include its Ocean Boulevard location on the bluff overlooking the Shoreline Marina area and the Pacific Ocean; 32-story height; circular massing; reinforced concrete construction; glass curtain walls with aluminum-framed openings; continuous metal-railed balconies; and flat roof with penthouse. No change to these features would result from implementation of the proposed project.

With its arresting shape, height, modern design, and location on Ocean Boulevard, the International Tower has been a focal point since its construction in 1964. However, since 1964, numerous high-rise buildings have been erected to the east and west on both sides of Ocean Boulevard. Due to its shape and height, the International Tower is still highly noticeable but is not a lone presence, and now blends into the wall of buildings established by the row of multi-storied buildings to the west of it. The alignment of Ocean Boulevard to the east and the existing



improvements on the south side of the street, including the Villa Riviera, already impede views of the International Tower from the east. Construction of the 24-story, 284-foot tall Gateway Tower and the 233-foot stepped slab building (Terrace Tower) across Ocean Boulevard would impose some visual intrusion into views of the 27-story (aboveground levels), 278-foot tall International Tower, but such intrusion would be localized to views from the north and northeast. A view corridor will be created along Lime Avenue and will retain a portion of the view from the north. Although some diminishment of the available views to and from this 360-degree building will occur, the qualities that convey the significance of the building will not be materially impaired, and the building will continue to convey the reasons for its significance. Therefore, potential impacts to the International Tower that may result from implementation of the proposed project would be less than significant, and no mitigation measures are required.

The Villa Riviera has been identified as a historical resource pursuant to CEQA by virtue of its inclusion in the California Register of Historical Resources and the National Register of Historic Places, and designation as a landmark of the City of Long Beach.

CEQA identifies a “threshold” for significant impacts to historical resources under Section 15064.5(b) of the *CEQA Guidelines*. Specifically, a “substantial adverse change in the significance of historical resource” must occur as a result of the proposed project. Substantial adverse change in the significance of a historical resource is defined under CEQA as physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. The significance of a historical resource would be materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register, a local register of historic resources pursuant to Section 5020.1(k) of the Public Resources Code, or historic resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code.

The character-defining features of the Villa Riviera are the physical characteristics that convey its significance. Character-defining features of the Villa Riviera include:

- Prominent location on Ocean Boulevard at the foot of Alamitos Avenue, and on the bluff overlooking the Pacific Ocean, offering views of the building from the north, south, east and west; the location is made more commanding by the alignment of Ocean Boulevard, which jogs to the north, east of the intersection, making the Villa Riviera appear to be a terminus when viewing it from the west;



- V-shaped footprint and massing of the apartment building, with the rectangular garage located to the southeast;
- Wedge-shaped corner setback, accommodating a garden area and a formal driveway, and further opening vistas of the building;
- Steeply pitched copper roof and central turret, extensively detailed with cresting, dormers, gargoyles, and other features;
- 15-story height, which made it the second tallest building in Southern California at the time of its construction (the tallest was Los Angeles City Hall);
- Exterior materials and architectural detailing such as cornices, stringcourses, and decorated friezes;
- Horizontal division of exterior elevations into base, shaft, and balconied upper stories;
- Vertical division of exterior elevations through bays and fenestration; and
- Doors and windows, including arched ground level openings and primary entry.

No change to these features would result from implementation of the proposed project.

Primary vantage points of the Villa Riviera are obtained from the east and west, along Ocean Boulevard, from the north on Alamitos Avenue and from the south on Shoreline Drive; refer to Figures 7.2-6, 7.2-7 and 7.2-8, of Appendix 15.6 (Revised Historic Resources Survey Report prepared by Sapphos Environmental, Inc.). From the north, east and south, the 284-foot tall Gateway Tower would be visible on the northwest corner of Ocean Boulevard and Alamitos Avenue, and would be taller than the Villa Riviera. There are numerous buildings of equal or greater height than the Villa Riviera on Ocean Boulevard, including the International Tower immediately to the west. The role of the Villa Riviera as the tallest building on the horizon no longer exists, although its commanding presence is still visually and physically evident. Construction of the Gateway Tower would not significantly affect the perception of the Villa Riviera from these vantage points. From the west, the Gateway Tower would intrude into the north portion of the vista of the Villa Riviera, obscuring the northern edge of the building and roof.

However, even with the intrusion into the vista from the west that would result from the project as currently proposed, the significance of the Villa Riviera would not be significantly impaired, and the property would retain its listing in the National Register of Historic Places and California Register of Historical Resources, as well as its status as a landmark of the City of Long Beach. Therefore, potential impacts to the Villa Riviera



that may result from implementation of the proposed project would be less than significant, and no mitigation measures are required.

- 1.28 As indicated in Section 5.1, Land Use and Relevant Planning, of the Draft EIR, in accordance with Zoning Code Section 21.25.503, the Site Plan Review Committee shall consider all applications for Site Plan Review approval. For larger developments such as the proposed project, the Site Plan Review Committee typically refers the project to the Planning Commission for Site Plan Review approval using the procedures established for Planning Commission public hearings.

The Redevelopment Agency would lead the design review process for the proposed project. Pursuant to the Redevelopment Agency's Design Review Guidelines, the Agency may participate in the Site Plan Review process if a project is subject to an Agency agreement or if it is a large project located in a Critical Redevelopment Area. This project would be subject to an Owner Participation Agreement (OPA) with the Redevelopment Agency. The OPA would specify the scope and type of proposed development, the design of the project, the nature and extent of any Agency assistance, including financial assistance, and any covenants imposed on the continued use of the project site.

The Redevelopment Agency's Design Review process focuses on aesthetic appearance of a project's exterior design. This is done through a five-stage design review process, from first concepts to final construction. The five stages are as follows:

- Stage I: Conceptual Review. Architectural design review by Agency staff of a project's conceptual design.
- Stage II: Preliminary Review. Architectural design review by Agency staff of completed schematic design materials.
- Stage III: Final Review. Architectural design review by Agency staff and approval by the Redevelopment Agency Board of the final design.
- Stage IV: Design Check. Conducted by Agency staff and the Planning and Building Department staff to verify compliance with approved design, submittal of complete construction documents for approval and issuance of building permits.
- Stage V: Construction Check. Verification of compliance with Design Check by Agency staff, including site inspections, prior to issuance of the Certificate of Final Completion and Occupancy.

After completion of the Stage II Preliminary Review by Agency staff, the project applicant would file for Site Plan Review with the Planning and Building Department. For large developments such as the proposed project, the Site Plan Review Committee would assess the Site Plan



Review application and prepare its recommendations to the Planning Commission. After the Redevelopment Agency Board conducts the Stage III review, a public hearing would be scheduled for the Planning Commission to consider approval of the Site Plan Review application. While the Redevelopment Agency Board would certify the Shoreline Gateway Environmental Impact Report, the Planning Commission would be charged with the authority to approve the Site Plan Review application and requested entitlements such as Standards Variances for relief from the applicable development standards of the Downtown Planned Development District (PD-30). The Planning Commission may make recommendations to the Redevelopment Agency regarding the aesthetic design of the project.

- 1.29 Comment noted. Section 5.1, Land Use and Relevant Planning, of the Draft EIR, analyzes the proposed project's consistency with the goals and policies of the City's *General Plan*. The proposed project has determined to be consistent with the goals and policies. Also, refer to Response to Comment 1.28.
- 1.30 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft EIR. No further response is necessary.

Angela Reynolds
07/30/2007 02:46 PM

To: Jill Griffiths/CH/CLB@CLB
cc:
Subject: Gateway Tower Comments, etc.

Comments!

Angela Reynolds, AICP
Planning Officer
Planning & Building Department
City of Long Beach
(562) 570-6357

Building a Great City, Delivering Exceptional Service
----- Forwarded by Angela Reynolds/CH/CLB on 07/30/2007 02:46 PM -----



"Shaoky Taraman"
<staraman@beverlyhill
s.org>
07/30/2007 01:56 PM

To: <angela_reynolds@longbeach.gov>
cc:
Subject: Gateway Tower Comments, etc.

The ONLY problem with the Anderson Pacific Gateway Tower is that it will block out the little sunlight residents in the adjacent apartments now have. I temporarily live in one of those apartments on Medio, but I think in the long run that maybe even those apartments should go. The important thing will be to preserve some of that open space as planned. Please do not bend to the whims of the developer if they try to scale back.

A4.1

If you want to make Long Beach as classy as San Diego you have to keep chipping away block by block. It would be really nice to be able to drive up Cherry towards Signal Hill without feeling like I was in a 3rd world country... and it amazes me how once you get to Signal Hill via Cherry it suddenly becomes nice.

A4.2

One thing is for sure, those blocks in between downtown and Signal Hill will need vast improvement soon because the new homeowners at the Gateway Tower are going to drive to the Home Depot up the hill to buy items for their new condos and lofts. I don't think they will feel so comfortable driving there!

Lastly, I am very happy the City of Long Beach committed the funds to begin the breakwater study. The breakwater has got to go. The simple notion of having waves again will affect A LOT of things... A LOT!

A4.3

Residents and tourists will be far less inclined to venture further south to Seal Beach or Huntington OR west and north to Cabrillo, Redondo and Torrance. Those are dollars that will stay in the City. In the long run even if it costs several million dollars to redo the breakwater, that is money that will return to the City MANY times over.

Sincerely,

Shaoky Taraman
TV Production Coordinator

City of Beverly Hills
345 N. Foothill Road
Beverly Hills, CA 90210
voice: (310) 285-1178

fax: (310) 278-1838

staraman@beverlyhills.org

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A4. RESPONSES TO COMMENTS FROM SHAKY TARAMAN, DATED JULY 30, 2007.

- A4.1 Section 5.1, Aesthetics/Light and Glare of the Draft Supplemental Environmental Impact Report (SEIR), addresses the revised project's impact on the visual character or quality of the site and surrounding area as well as light or glare and shade and shadow. As indicated in the Draft SEIR, the revised project would be consistent with the historically acceptable forms of high-rise urban development occurring within downtown Long Beach. However, the increase in building height would represent an increase in significance in comparison of the shade and shadow impacts of the September 2006 project. With the revised project, shadow impacts would be expanded to include uses not previously identified in the September 2006 Final EIR. The revised project would result in significant and unavoidable shade and shadow impacts.
- A4.2 Comment noted. The comment identifies needed improvements to the blocks between downtown and Signal Hill and does not raise new environmental information or directly challenge information provided in the Draft SEIR. No further response is necessary.
- A4.3 Comment noted. The comment addresses the breakwater study and does not raise new environmental information or directly challenge information provided in the Draft SEIR. No further response is necessary.

Angela Reynolds
07/31/2007 12:05 PM

To: "ROBERT JACKSON SR" <mrmarquis2004@msn.com>
cc: Jill Griffiths/CH/CLB@CLB
Subject: Re: 

Thank you for your comments, they will become part of the record for this project.

Angela Reynolds, AICP
Planning Officer
Planning & Building Department
City of Long Beach
(562) 570-6357

Building a Great City, Delivering Exceptional Service
"ROBERT JACKSON SR" <mrmarquis2004@msn.com>



**"ROBERT JACKSON
SR"**
<mrmarquis2004@msn
.com>

To: <angela_reynolds@longbeach.gov>
cc:
Subject:

07/31/2007 08:45 AM

Dear Ms. Reynolds,

I attended the public meeting regarding the Shoreline Gateway Project on July 30th. I want to say that the plan is really very heartening, since the proposed buildings are really a vast improvement over the original plan. Congratulations to those responsible. The taller, more slender building at the corner is truly lovely, far more attractive than the original plan, and will not block the inland views from the opposite side of Ocean Blvd. nearly as much as the original design. The park and garden area on what is now Lime Ave. is something which I really look forward to. It is my hope that phase one will begin as soon as possible.

I believe that Phase two will also be a big improvement for the Ocean Blvd. corridor. I would hope that it will be carried through without undue delay, including the property where the Long Beach Cafe is currently located. I know that a number of people really love the restaurant, but the phase two plan would be far better if it included the whole area with the exception of the Artaban apartment building. The restaurant would look pretty silly, with it's unlovely parking lot, surrounded by the lovely new phase two plan. Perhaps space for a new restaurant, run by the same people running the old one, on the same basis as the current one, could be worked into the Phase two plan. Everything has it's time, and not every older building in town is historically worthy, or lovely, or worth saving or restoring.

Congratulations on the improved plan, and I hope it all gets underway very soon and is carried through to completion.

Sincerely,

Robert J. G. Jackson, Sr.
600 E. Ocean Blvd. #807
Long Beach, Ca. 90802

562-901-9905

A5.1



**A5. RESPONSES TO COMMENTS FROM ROBERT J. G. JACKSON, SR.,
DATED JULY 31, 2007.**

A5.1 Comment noted. The comment is supportive of the proposed project and does not raise new environmental information or directly challenge information provided in the Draft Supplemental Environmental Impact Report (SEIR). City of Long Beach decision makers will consider all comments on the proposed project. No further response is necessary.



karen tran
<karenduong2002@yahoo.com>

To: angela_reynolds@longbeach.gov
cc:
Subject: Shoreline Gateway Project

08/18/2007 06:10 PM

Hello Angela,

My name is Tim Tran. I am the owner of the property 713 East First Street, Long Beach. I wanted to write you this e-mail to let you know that i strongly support the project being proposed. Thank you.

A6.1

Fussy? Opinionated? Impossible to please? Perfect. [Join Yahoo!'s user panel](#) and lay it on us.



A6. RESPONSES TO COMMENTS FROM TIM TRAN, DATED AUGUST 18, 2007.

A6.1 Comment noted. The comment is supportive of the proposed project and does not raise new environmental information or directly challenge information provided in the Draft Supplemental Environmental Impact Report (SEIR). City of Long Beach decision makers will consider all comments on the proposed project. No further response is necessary.



"David Oliver"
<res00910@verizon.net
>

To: "Angela Reynolds" <angela_reynolds@longbeach.gov>
cc: <mayor@longbeach.gov>, "Diane Oliver" <DOliver@lamission.net>, "Diane Oliver" <diane.oliver1@verizon.net>
Subject: Shoreline Gateway Project 7/19/07

08/18/2007 05:22 PM
Please respond to
davida.oliver

I am receipt of letter regarding a DSEIR for the referenced project. The envelope is postmarked 8/16/07 and the letter notes a Community Meeting on 7/30/07. Since the planning department apparently did not get the letter out in a timely fashion, I request that another meeting be scheduled. I also request that all the existing adjacent Condominium Associations along Ocean Blvd. be notified of this meeting in a timely fashion.

A7.1

Secondly, since the community meeting may well be re-established, I request that the October Public Hearing be delayed.

I have great concerns that the Long Beach Planning Department has failed to adequately study the impact of the Shoreline Gateway Project to the surrounding traffic and parking of the community. It seems that the developer is now expanding the project without attending to this issue. The increased traffic and parking congestion would not serve the existing residents, nor would it improve logistics for emergency personnel who have to service these high-rise structures along Ocean Ave..

A7.2

Currently, the city has acted to reduce parking on Seaside Way and is now proposing to increase the traffic and parking density in our community. It would seem like the "Planning Dept." is planning for revenue and not planning a community. There are ample lobbyists for growth in the city without the Planning Department being one of them.

A7.3

If the City is to continue to promote the development of high-rise condominium development, then the Planning Department should serve to advance this in a constructive manner. Long Beach is one of the last bastions of affordable seaside properties. Developers should realize that when they develop here we are in this for the long haul, not just to make a quick buck.

The Planning Department needs to recognize the following problems:

Increasing living density will increase traffic and parking. Remember that residents have visitors. The Planning Department and City of Long Beach allowed the International Tower to develop without adequate parking. We need more parking along Ocean Ave., not less.

A7.4

Long Beach has allowed early high-rise development without code required fire sprinklers. Although new buildings are equipped, existing structures may not be. The

A7.5

traffic density will increase and the emergency services will be under more stress.

A7.5

Homeless issues are seemingly on the rise. The City Planning Department, Building Inspectors and Police Department seem to be oblivious to the growing homeless community dwelling in the center median and river areas along Shoreline Drive at the entrance of Long Beach.

A well planned community offers growth that fits the needs of the community as a whole for the long term. Developers will continue to come to our City even if they have to invest in our community. Land value in Long Beach near the coast will only go up. Let them help provide orderly traffic ways and parking areas for the entire community and help the homeless to stay in dwellings and not out in the middle of our highways and along our flood control channels.

A7.6

David Oliver
International Tower
Long Beach



A7. RESPONSES TO COMMENTS FROM DAVID OLIVER, DATED AUGUST 18, 2007.

- A7.1 In accordance with Section 15087 of the *CEQA Guidelines*, the City of Long Beach provided public notice of the availability of the Draft Supplemental Environmental Impact Report (SEIR) at the time the Notice of Completion was sent to the Office of Planning and Research and made the notice available on the City's website. The notice included a description of the project, starting and ending dates for the review period, the date, time and location of the community meeting and the document's availability. The Draft SEIR document was made available for review and comment for 45 days in accordance with Section 15105 of the *CEQA Guidelines*.
- A7.2 Section 2.0 and 3.0, of the SEIR, provide a description of the 2007 revised project analyzed within the SEIR. The revised project would be unchanged from the 2006 project with the exception of the Gateway Tower, which would be taller than the 2006 project. As with the September 2006 project description, development of the revised project would result in 358 residential units and 13,561 square feet of retail/gallery space. The September 2006 Final EIR analyzed potential traffic and parking impacts that would occur with implementation of the proposed project. Significant and unavoidable impacts were identified for Traffic and Circulation (forecast year 2015 with project impacts, Los Angeles County Congestion Management Program facilities impacts and cumulative impacts). The impacts would remain unchanged with the 2007 revised project. In accordance with *CEQA Guidelines* Section 15091 and Section 15093, the City of Long Beach adopted findings and prepared a Statement of Overriding Considerations.
- A7.3 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft SEIR. City of Long Beach decision makers will consider all comments on the proposed project. No further response is necessary.
- A7.4 Refer to Response to Comment A7.2.
- A7.5 The September 2006 Final EIR analyzed potential impacts to emergency services with implementation of the proposed project. The analysis concluded that with implementation of mitigation measures, emergency services would be available to serve the proposed project. This conclusion would remain unchanged with the revised project.
- A7.6 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft SEIR. City of Long Beach decision makers will consider all comments on the proposed project. No further response is necessary.



Marlyn Parenteau
<marlynp@yahoo.com>

08/19/2007 05:19 PM
Please respond to
marlynp

To: angela_reynolds@longbeach.gov
cc:
Subject: public comment

Dear Angela:

I oppose the Shoreline Gateway Project mainly because it will obstruct ocean view of existing properties in the area. Also it would create much more traffic in the area that we so not need or want.

A8.1

Wayne Parenteau

Got a little couch potato?
Check out fun [summer activities for kids.](#)



A8. RESPONSES TO COMMENTS FROM WAYNE PARENTEAU, DATED AUGUST 19, 2007.

A8.1 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft Supplemental Environmental Impact Report (SEIR). Section 5.1, Aesthetics/Light and Glare of the Draft SEIR, evaluates the impacts of the revised project on the visual character of the site and surrounding area. The revised project would be consistent with the General Plan Land Use designation and zoning, which allows for higher density mixed-uses within an unlimited height district. The analysis acknowledges that views of and across the project site would be altered, however, existing views would not be degraded, as development of high-rise uses would be consistent with the high-rise development that currently exists within the downtown area.

As with the September 2006 project description, development of the revised project would result in 358 residential units and 13,561 square feet of retail/gallery space. The September 2006 Final EIR analyzed potential traffic impacts that would occur with implementation of the proposed project. Significant and unavoidable impacts were identified for Traffic and Circulation (forecast year 2015 with project impacts, Los Angeles County Congestion Management Program facilities impacts and cumulative impacts). The traffic impacts identified in the September 2006 Final EIR would remain unchanged with the 2007 revised project impacts would remain unchanged with the 2007 revised project. In accordance with *CEQA Guidelines* Section 15091 and Section 15093, the City of Long Beach adopted findings and prepared a Statement of Overriding Considerations.

City of Long Beach decision makers will consider all comments on the proposed project.

RE: Shoreline Gateway Project

AUGUST 20, 2007

Dear Ms. Reynolds:

We adamantly oppose this excessive building project. It will adversely impact traffic and many other aspects of life in this already crowded area. What are you thinking!

A9.1

For once, why don't you do something sensible? Approve a park or something that would benefit people who already live here.

Sincerely,

ELIZABETH J. STEPAN

SANDRA M. STEPAN

Sandra M. Stepan
Elizabeth Stepan

ADDRESS: 525 EAST SEASIDE WAY
UNIT 407
LONG BEACH CA 90802-8003



A9. RESPONSES TO COMMENTS FROM ELIZABETH J. STEPAN AND SANDRA M. STEPAN, DATED AUGUST 20, 2007.

A9.1 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft Supplemental Environmental Impact Report (SEIR). As with the September 2006 project description, development of the revised project would result in 358 residential units and 13,561 square feet of retail/gallery space. The September 2006 Final EIR analyzed potential traffic impacts that would occur with implementation of the proposed project. Significant and unavoidable impacts were identified for Traffic and Circulation (forecast year 2015 with project impacts, Los Angeles County Congestion Management Program facilities impacts and cumulative impacts). The traffic impacts identified in the September 2006 Final EIR would remain unchanged with the 2007 revised project impacts would remain unchanged with the 2007 revised project. In accordance with *CEQA Guidelines* Section 15091 and Section 15093, the City of Long Beach adopted findings and prepared a Statement of Overriding Considerations.

City of Long Beach decision makers will consider all comments on the proposed project.

Angela Reynolds
08/22/2007 09:51 AM

To: Jill Griffiths/CH/CLB@CLB
CC:
Subject: Shoreline Gateway Project

Angela Reynolds, AICP
Planning Officer
Planning & Building Department
City of Long Beach
(562) 570-6357

Building a Great City, Delivering Exceptional Service
----- Forwarded by Angela Reynolds/CH/CLB on 08/22/2007 09:51 AM -----



Jeff Rossignol
<mrjeffross@yahoo.com>
08/21/2007 06:06 PM

To: angela_reynolds@longbeach.gov
CC:
Subject: Shoreline Gateway Project

Hello,
I am getting in touch with you to let you know my opinion about the development project proposed to take place on the corner of Ocean Blvd and Alamitos. I find this to be an obvious example of how Long Beach is developing huge development projects in a hurried manner, with no regard to quality or the impact on the surrounding neighborhoods. As if the original proposal of 3 towers, each taller than the next, the tallest being 24 stories wasn't bad enough, it is much worse now. The original proposal was very upsetting to most who were made aware of it, and to all within the surrounding residences. Now this project has been altered to construct the towers, but with the tallest building now being 35 STORIES TALL! This will contain 365 units. You could imagine the impact on traffic and noise, but worse is the unsightly building itself. I attended a community presentation by developers Anderson Pacific and had to scoff when they started out by outline the "goal" of this project, which was to "integrate with surroundings". This extremely tall building does no such thing, in stature nor in design. Sad to know that the iconic Villa Riviera building, a historical landmark located directly across the street, will then be completely obstructed from view from all north of Ocean. This building is cherished by many within the region and should not lose it's stature for the sake of certain developers getting rich off of something that will tarnish the beauty and integrity of the city. As for the surrounding neighborhood north of Ocean Blvd., they are likely unaware that if this project actually happens they will be looking out of their front window to a huge wall, as this building will cast a shadow over them and block the light. I hope that you will find this project as unappealing as I do and take action to stop it from happening. Why isn't there a limitation in zoning? I can't help but

A10.1

suspect corruption within the RDA or whomever is allowing this to take place. I've spoken to many within the city about this project, and NOBODY wants to see it happen. There was a time I really loved the city of Long Beach, but I feel that some of the decisions in development are bad for this community. This is certainly a bad decision.
Sincerely,
Jeff Rossignol

A10.1

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http://surveylink.yahoo.com/gmrs/yahoo_panel_invite.asp?a=7



A10. RESPONSES TO COMMENTS FROM JEFF ROSSIGNOL, DATED AUGUST 21, 2007.

A10.1 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft Supplemental Environmental Impact Report (SEIR). As with the September 2006 project description, development of the revised project would result in 358 residential units and 13,561 square feet of retail/gallery space. The September 2006 Final EIR analyzed potential traffic and noise impacts that would occur with implementation of the proposed project. Significant and unavoidable impacts were identified for Traffic and Circulation (forecast year 2015 with project impacts, Los Angeles County Congestion Management Program (CMP) facilities impacts and cumulative impacts) and Noise (short-term construction noise impacts and long-term mobile noise impacts). The traffic and noise impacts identified in the September 2006 Final EIR would remain unchanged with the 2007 revised project. In accordance with *CEQA Guidelines* Section 15091 and Section 15093, the City of Long Beach adopted findings and prepared a Statement of Overriding Considerations.

City of Long Beach decision makers will consider all comments on the proposed project.

Angela Reynolds
08/27/2007 04:00 PM

To: Reggielicious <rlaigo@gmail.com>
cc: Jill Griffiths/CH/CLB@CLB
Subject: Re: Public comment regarding Shoreline Gateway Supplemental EIR 

Thank you for your comments, they will part of the official record and responded to in the Final Environmental Impact Report.

Angela Reynolds, AICP
Planning Officer
Planning & Building Department
City of Long Beach
(562) 570-6357

Building a Great City, Delivering Exceptional Service
Reggielicious <rlaigo@gmail.com>



Reggielicious
<rlaigo@gmail.com>
08/27/2007 03:01 PM

To: angela_reynolds@longbeach.gov
cc:
Subject: Public comment regarding Shoreline Gateway Supplemental EIR

Hi Angela,

My name is Reggie and I live in the Cooper Arms Building (455 East Ocean Blvd). Please include the following statement in the public comments:

Let me first start off by saying that objectively I feel Anderson Pacific's proposed Shoreline Gateway project is necessary and vital for the revitalization of the East Village District. In order to encapsulate a pedestrian friendly environment in the East Village, the regentrification of the proposed site is vital.

A11.1

I am not against a 35-story tower building, but I'd like to propose the use of the top floors as a Observatory for public usage. I believe an Observatory will aid floor-level retail by increasing foot traffic from visitors and the local community. Furthermore, I feel that Anderson Pacific should have letters of commitment from anchor tenants that correspond according to the local market consumer's demand. East Village lacks the storefront to attract visitors or capture the market share from Pine/Pike areas, which should also be considered when leasing the retail space.

A11.2

Thank you for your time,

Reggie L



A11. RESPONSES TO COMMENTS FROM REGGIE LAIGO, DATED AUGUST 27, 2007.

- A11.1 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft Supplemental Environmental Impact Report (SEIR). The commenter makes recommendations for the use of the top floors of the building and tenants for the retail component. City of Long Beach decision makers will consider all comments on the proposed project. No further response is necessary.

Aug 28 - 2007

Ms Angela Reynolds

I am writing about the long Beach cafe meters at 615 east Ocean I think they should tear it down it has been used and the building would they do a little work on it some times it has been turned in to the health dept twice this year they said no of also the air conditary does not work well if the cooks are not in the kitchen they turn the cool air on and it comes out in the dining room they have no ramp for disable peopl if they are in wheel chairs to get into two the bath room when the cooks throw out the grease in the storage air in back of the building it hits the wall and it smells.

A12.1

They need to shut down
the lady that owns it should
sell it to the Anderson Pacific LLC
and let them build a condo there.

A12.1

thanks for

Mellie Rice

707 East 1st

PO Box 40802

562-4367083



A12. RESPONSES TO COMMENTS FROM MOLLIE RICE, DATED AUGUST 28, 2007.

A12.1 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft Supplemental Environmental Impact Report (SEIR). City of Long Beach decision makers will consider all comments on the proposed project. No further response is necessary.



Vasiliki Argeris
<vargeris@yahoo.com>

To: angela_reynolds@longbeach.gov
cc:
Subject: environmental report

09/03/2007 03:25 PM

Hi Angela

I'm writing to you on behalf of my family and me about the environmental impact on the people with breathing problems. My husband has emphysema what are you going to do for that when you demolish the buildings?

I offer my comments when you build you are going to take away from us the sun and the breeze from the ocean we are going to suffocate with the gigantic building in front of us.

plus you are going to close lime avenue we like it open we don't want a park in front of us. We like to feel the ocean breeze in the evening and open.

Sincerely,

John Vasiliki Apollon Artemis Argeris
48 52 Lime Avenue

A13.1

A13.2

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FareChase.
<http://farechase.yahoo.com/>



A13. RESPONSES TO COMMENTS FROM JOHN VASILIKI APOLLON ARTEMIS ARGERIS, DATED SEPTEMBER 3, 2007.

- A13.1 As with the September 2006 project description, development of the revised project would result in 358 residential units and 13,561 square feet of retail/gallery space. Section 5.4, Air Quality, of the September 2006 Final Environmental Impact Report (EIR) analyzed potential air quality impacts resulting from construction and operation of the proposed project. The air quality impacts from the September 2006 Final EIR would remain unchanged with the revised project. As indicated in the Final EIR, the proposed project would be required to comply with all mitigation measures, which specify compliance with South Coast Air Quality Management District (SCAQMD) rules and regulations, as well as proper consultation with the City prior to grading activities. Implementation of the recommended mitigation regarding dust control techniques (e.g., daily watering), limitations on construction hours and adherence to SCAQMD Rules 402 and 403 (which require watering of inactive and perimeter areas, track out requirements, etc.) would reduce impacts of PM₁₀ fugitive dust. With certification of the September 2006 Final EIR, the City of Long Beach adopted a mitigation monitoring to ensure compliance with mitigation measures during project implementation.
- A13.2 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft Supplemental Environmental Impact Report (SEIR). City of Long Beach decision makers will consider all comments on the proposed project. No further response is necessary.

COMMENT NO. A14



Lockjac@aol.com
09/04/2007 07:27 AM

To: angela_reynolds@longbeach.gov
cc:
Subject: Shoreline Gateway Proj SCH#2005121066

My husband and I are opposed to the modified plan of the Shoreline Gateway Project. The residential tower is way too high for the intersection. It is out of character for the north side of Ocean Blvd, and it will look overpowering as the motorists drive into downtown Long Beach. In addition, there will be more cars poured out into Shoreline and Ocean Blvd. which will add to the tremendous traffic level we now have to endure.

A14.1

A14.2

The revised project proposes a 35-story residential tower which is 11 stories higher than the original proposal. The 24-story building is already beyond any other building on the north side of Ocean Blvd.

A14.3

As residents of 700 E. Ocean Blvd., we hope the Department of Planning and Building will reject the revised plan for the Shoreline Gateway Project.

Jackie and Jim Lockington
562-951-1090
700 E Ocean Blvd. #1205

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A14. RESPONSES TO COMMENTS FROM JACKIE AND JIM LOCKINGTON, DATED SEPTEMBER 4, 2007.

- A14.1 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft Supplemental Impact Report (SEIR). City of Long Beach decision makers will consider all comments on the proposed project. No further response is necessary.
- A14.2 As with the September 2006 project description, development of the revised project would result in 358 residential units and 13,561 square feet of retail/gallery space. The September 2006 Final EIR analyzed potential traffic impacts that would occur with implementation of the proposed project. Significant and unavoidable impacts were identified for Traffic and Circulation (forecast year 2015 with project impacts, Los Angeles County Congestion Management Program (CMP) facilities impacts and cumulative impacts). The traffic impacts identified in the September 2006 Final EIR would remain unchanged with the 2007 revised project. In accordance with *CEQA Guidelines* Section 15091 and Section 15093, the City of Long Beach adopted findings and prepared a Statement of Overriding Considerations.
- A14.3 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft SEIR. City of Long Beach decision makers will consider all comments on the proposed project. No further response is necessary.

Angela Reynolds
09/07/2007 10:12 AM

To: Jill Griffiths/CH/CLB@CLB
cc:
Subject: Anderson Pacific

Angela Reynolds, AICP
Planning Officer
Planning & Building Department
City of Long Beach
(562) 570-6357

Building a Great City, Delivering Exceptional Service
----- Forwarded by Angela Reynolds/CH/CLB on 09/07/2007 10:12 AM -----



Bethbruske@aol.com
09/04/2007 10:33 AM

To: angela_reynolds@longbeach.gov
cc:
Subject: Anderson Pacific

Angela Reynolds, Planning Officer

Dear Angela:

I was at the city community meeting a year ago regarding this project. I was not able to make this years meeting, but needed to take the opportunity as a home owner at the Pacific Condo to relay my concerns and thoughts.

I am glad to see that part of the objections that where mentioned a year ago, where taken into consideration, but very disappointed that most of the objections where passed on.

I have heard that "Long Beach" makes it difficult to operate a business. I am not sure if this is true or not, I do know that the decisions that the City Planning Commission makes, have been baffling to me, and I do not believe that the city is difficult enough. I have lived in this community for 10 plus years and have witnessed several large developments that have been a huge disappointment.

Wal Mart should have never been allowed.

The Aqua center looks like a low end housing project.

The Pike continues to attract the same element that it attracted decades ago when Long Beach was in trouble.

Missed opportunities. We, the residents where told that these commercial locations would be filled with "restaurants and galleries." This is a miss-leading statement. No developer can promise who will lease the commercial space.

My biggest concern now is a 35 story building on Ocean. This will not create a need for more high end stores and safer neighborhoods. You will still have the same unsafe zones just two blocks behind Ocean. A 16 story building to compliment both the Villa Rivera and the Pacific would have been plenty high enough, but still not necessary for our community. Ocean can't handle the congestion, and how does the idea of "more people" create more sense? These new residents will shop in Bel Mont. Shores or Orange County, just like the rest of us.

I had suggested a year ago that Long Beach try to encourage the "Home Furnishings" industry to lease space in an isolated are, the Pike would have been perfect for this. People from OC and LA would come down for the day, spend big money and go home. This has been very successful for other communities. Also, next to a car, the best revenue for the city. This is what I call an anchor "Theme" not an anchor store. I wish you could still try and make this happen! It's a great idea, people would come for the day, have lunch, dinner, see movies and shop!

A15.1

I am not sure what the "plan" is, but I have been told by friends who are closely connected with the city, that their isn't a plan. I would love to help in any way that benefits this city. We/you have an opportunity to plan a city that attracts tourists, besides the convention center.

Smaller complexes, and requiring the developers to contribute towards the betterment of the downtown area is the first place that I wish you would start. Several million would give the East Village a face lift. I would love to help with that project.

Angela, I have not met you, but I would love to have the opportunity. Please let me know if this is possible.

Sincerely,

Beth Bruske
850 E. Ocean Blvd. #203
Long Beach, CA. 90802
562-760-8203 cell
323-728-3231 work

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A15.1



A15. RESPONSES TO COMMENTS FROM BETH BRUSKE, DATED SEPTEMBER 4, 2007.

A15.1 Comment noted. The commenter does not raise new environmental information or directly challenge information provided in the Draft Supplemental Impact Report (SEIR). The commenter makes recommendations regarding the height of the proposed building and development within the downtown. City of Long Beach decision makers will consider all comments on the proposed project. No further response is necessary.

DEPARTMENT OF TRANSPORTATION

DIVISION OF AERONAUTICS – M.S.#40

1120 N STREET

P. O. BOX 942873

SACRAMENTO, CA 94273-0001

PHONE (916) 654-4959

FAX (916) 653-9531

TTY 711

*Flex your power!
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August 14, 2007

Ms. Angela Reynolds
City of Long Beach Department of Planning and Building
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Dear Ms. Reynolds:

City of Long Beach's Public Review Draft Supplemental Environmental Impact Report for the Shoreline Gateway Project; SCH# 2005121066

The California Department of Transportation (Caltrans), Division of Aeronautics (Division), reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to the California Environmental Quality Act (CEQA). The Division has technical expertise in the areas of airport operations safety, noise and airport land use compatibility. We are a funding agency for airport projects and we have permit authority for public-use and special-use airports and heliports.

The revised project now proposes a 417-foot tall 35-story residential tower at the northwest corner of Ocean Boulevard and Alamitos Avenue approximately three and a half miles southwest of the Long Beach-Daugherty Field Airport.

Public Utilities Code, Section 21659 prohibits structural hazards on or near airports. Since the proposed structure exceeds 200 feet in height, a Notice of Proposed Construction or Alteration (Form 7460-1) will be required by the Federal Aviation Administration (FAA) in accordance with Federal Aviation Regulation, Part 77 "Objects Affecting Navigable Airspace." Form 7460-1 is available on-line at <http://forms.faa.gov/forms/faa7460-1.pdf>.

These comments reflect the areas of concern to the Division with respect to airport-related noise and safety impacts and regional airport land use planning issues. We advise you to contact our Caltrans District 7 Los Angeles office concerning surface transportation issues.

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please call me at (916) 654-5314.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Hesnard".

SANDY HESNARD

Aviation Environmental Specialist

c: State Clearinghouse, Long Beach Airport, FAA-Western Pacific Region

B1.1



**B1. RESPONSES TO COMMENTS FROM SANDY HESNARD,
DEPARTMENT OF TRANSPORTATION, DIVISION OF
AERONAUTICS, DATED AUGUST 14, 2007.**

- B1.1 The comment notes that due to the proposed height of the structure, a Notice of Proposed Construction or Alteration (Form 7460-1) will be required by the Federal Aviation Administration (FAA) in accordance with Federal Aviation Regulation, Part 77 "Objects Affecting Navigable Airspace", which is available online. In accordance with Federal Aviation Regulation, the project would be required to submit Form 7460-1 at least 30 days before the earlier of the following dates (1) the date the proposed construction or alteration is to begin (2) the date an application for a construction permit is to be filed. No further response is necessary.

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, OFFICE OF PUBLIC
TRANSPORTATION AND REGIONAL PLANNING
IGR/CEQA BRANCH
100 SOUTH MAIN STREET
LOS ANGELES, CA 90012
PHONE (213) 897-3747
FAX (213) 897-1337



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August 31, 2007

IGR/CEQA SEIR CS/070746
City of Long Beach
Shoreline Gateway Project
North of Ocean Blvd. between Atlantic and
Alamitos Avenues
Vic. LA-710-, SCH# 2005121066

Ms. Angela Reynolds
City of Long Beach,
333 West Ocean Blvd.
Long Beach, CA 902

Dear Ms. Reynolds:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the proposed Revised Shoreline Gateway Project. Based on the information received, we have the following comments:

We recommend that the City implement a fair-share funding program on a pro-rata basis to be used for identified transportation improvement projects based on the additional trips generated by the project along with future trips from all other approved projects in the area. Any work to be done within the State Right-of-way will need a Caltrans Encroachment Permit.

If you have any questions, you may reach me at (213) 897-3747 and please refer to our record number 070746/CS.

Sincerely,

A handwritten signature in black ink that reads "Cheryl J. Powell".

CHERYL J. POWELL
IGR/CEQA Program Manager
Office of Regional Planning

cc: Scott Morgan, State Clearinghouse

B2.1



**B2. RESPONSES TO COMMENTS FROM CHERYL J. POWELL,
DEPARTMENT OF TRANSPORTATION, DISTRICT 7, DATED AUGUST
31, 2007.**

- B2.1 Comment noted. The comment recommends the City implement a fair-share funding program. The commenter does not raise new environmental information or directly challenge information provided in the Draft Supplemental Environmental Impact Report (SEIR). City of Long Beach decision makers will consider all comments on the proposed project. No further response is necessary.

STATE OF CALIFORNIA

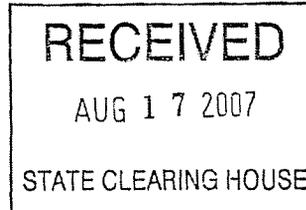
Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
 Web Site www.nahc.ca.gov
 e-mail: ds_nahc@pacbell.net



August 9, 2007



clear
 9/5/07
 e

Ms. Angela Reynolds, AICP
CITY OF LONG BEACH REDEVELOPMENT AGENCY
 333 West Ocean Boulevard
 Long Beach, CA 90802

Re: SCH#2005121066; CEQA Notice of Completion; draft Subsequent Environmental Impact Report (SEIR) for Shoreline Gateway Project; City of Long Beach Redevelopment Agency; Los Angeles County, California

Dear Ms. Reynolds:

The Native American Heritage Commission is the state's Trustee Agency for Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency (e.g. the City of San Diego) is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ <http://www.ohp.parks.ca.gov/1068/files/IC%20Roster.pdf> The record search will determine:
 - If a part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- √ Contact the Native American Heritage Commission (NAHC) for:
 - * A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section.
 - The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- √ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.
 - * CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the

B3.1

NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

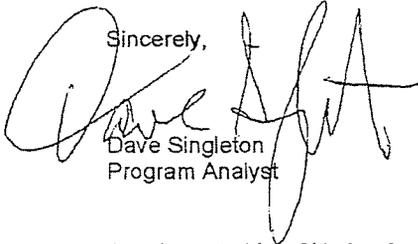
√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the CEQA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning.

B3.1

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton". The signature is stylized and overlaps with the typed name below it.

Dave Singleton
Program Analyst

Attachment: List of Native American Contacts



B3. RESPONSES TO COMMENTS FROM DAVE SINGLETON, NATIVE AMERICAN HERITAGE COMMISSION, DATED AUGUST 9, 2007.

B3.1 As with the September 2006 project description, development of the revised project would result in 358 residential units and 13,561 square feet of retail/gallery space on 2.23 acres within downtown Long Beach. The 2007 revised project would be unchanged from the 2006 project with the exception of the Gateway Tower, which would be 11 stories and 133 feet taller than the 2006 project. The September 2006 Final Environmental Impact Report (EIR) analyzed potential impacts to cultural resources. As part of the *Historic-Period Building Survey* a records search was conducted by the South Central Coastal Information Center (SCCIC) at the California State University in Fullerton. The records search included an examination of maps and records on file for previously identified archaeological resources in or near the project area and existing cultural resources reports pertaining to the vicinity. SCCIC records indicate a number of area-specific cultural resources studies covering various tracts of land. As a result of these previous studies and a 1988 survey conducted in the downtown area, several previously recorded historical/archaeological sites were identified within the scope of the records search. All of these sites dated to the historic period, and included one archaeological site consisting of a trash scatter. However, none of the archaeological sites are located within the project site.

No archaeological or paleontological resources are known to occur on-site and, due to the level of past disturbance, it is not anticipated that archaeological or paleontological resource sites exist within the project area. Should evidence of archeological or paleontological resources occur during grading and construction, operations would be required to cease and a qualified archaeologist would be contacted to determine the appropriate course of action.

Additionally, no known human remains occur on-site and due to the level of past disturbance, it is not anticipated that human remains exist within the project site. In the event human remains are encountered during earth removal or disturbance activities, all activities would cease immediately and a qualified archaeologist and Native American monitor would be immediately contacted. The Coroner would be contacted pursuant to Sections 5097.98 and 5097.99 of the Public Resources Code relative to Native American remains. Should the Coroner determine the human remains to be Native American, the Native American Heritage Commission would be contacted pursuant to Public Resources Code Section 5097.98.



Department of Toxic Substances Control

Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor



Linda S. Adams
Secretary for
Environmental Protection

September 4, 2007

Ms. Angela Reynolds, AICP
City of Long Beach Redevelopment Agency
333 West Ocean Boulevard
Long Beach, California 90802

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
(EIR) FOR SHORELINE GATEWAY PROJECT (SCH#2005121066)**

Dear Ms. Reynolds:

The Department of Toxic Substances Control (DTSC) has received your submitted (EIR) document for the above-mentioned project. "In September 2006, the City of Long Beach certified Final EIR (SCH # 2005121066) for the Shoreline Gateway Project. Since certification of the Final EIR, the project applicant has submitted modifications to the plan, which is subject to further review pursuant to CEQA. The project proposes a mixed-use residential development involving three towers with 358 residential units including live/work spaces, town homes, one to three bedroom apartments units, penthouse units and associated amenities and 13,561 square feet of retail/gallery space. Parking for approximately 820 vehicles would be provided in three subterranean parking levels and in a concealed parking structure located at-grade and one level above-grade. The revised project remains consistent with the September 2006 project with the exception of the Gateway Tower. The revised project proposes a 35-story tower would be approximately 417 feet".

DTSC sent you EIR comments on 8/2/07. Based on the review of the submitted EIR document DTSC has additional comments as follows:

1. Proper investigation, sampling and remedial actions, if necessary, should be conducted at the site prior to the new development or any construction, and overseen by a regulatory agency.
2. If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a "Border Zone Property

B4.1

B4.2

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3. Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment. B4.3

4. If hazardous wastes are (a) stored in tanks or containers for more than ninety days, (b) treated onsite, or (c) disposed of onsite, then a permit from DTSC may be required. If so, the facility should contact DTSC at (818) 551-2171 to initiate pre application discussions and determine the permitting process applicable to the facility. B4.4

5. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the EIR should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight. B4.5

If you have any questions regarding this letter, please contact me at (714) 484-5461 or call Mr. Al Shami, Project Manager, at (714) 484-5472 or at "ashami@dtsc.ca.gov".

Sincerely,



Greg Holmes

Unit Chief

Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

CEQA # 1769



B4. RESPONSES TO COMMENTS FROM GREG HOLMES, DEPARTMENT OF TOXIC SUBSTANCES CONTROL, DATED SEPTEMBER 4, 2007.

- B4.1 Comment noted. The commenter does not raise any new environmental information or directly challenge information presented in the Draft Supplemental Environmental Impact Report (SEIR). No further response is necessary.
- B4.2 The September 2006 Final Environmental Impact Report (EIR) analyzed potential impacts related to hazards and hazardous materials. As indicated in the September 2006 Final EIR, a Phase I Environmental Assessment was prepared by SCS Engineers (August 2005). As part of the Phase I, a database search for sites listed on various Federal and State databases was conducted. The purpose of the search was to determine if sites are located within the project site boundaries or within a 0.25-mile radius that have been reported as contaminated or that generate hazardous materials. A listing of the databases searched is provided in the September 2006 Final EIR. One regulatory site was identified within the project site (725 East Ocean Boulevard). Six regulatory sites were identified within a 0.25-mile radius of the project site. The September 2006 Final EIR evaluated whether conditions at each site pose a threat to human health or the environment. One site (805 East Ocean Boulevard) has experienced several releases from USTs that have impacted soils and groundwater beneath the site. Implementation of mitigation including review of files by a qualified hazardous materials consultant to delineate the vertical and lateral extent of contamination relevant to the project site would reduce impacts to a less than significant level. The commenter does not raise any new environmental information or directly challenge information presented in the Draft EIR. No further response is necessary.
- B4.3 Comment noted. The commenter does not raise any new environmental information or directly challenge information presented in the Draft SEIR. Section 5.6 of the September 2006 Final EIR provides mitigation measures in the event hazardous materials are discovered during demolition and construction activities. Any remediation would be required to comply with State law.
- B4.4 Comment noted. The commenter does not raise any new environmental information or directly challenge information presented in the Draft SEIR. No further response is necessary.
- B4.5 Comment noted. The commenter does not raise any new environmental information or directly challenge information presented in the Draft SEIR. Section 5.6 of the September 2006 Final EIR identifies mitigation measures to determine if soil and/or groundwater contamination exists and compliance with State and Federal regulatory requirements. If hazardous materials or contamination is verified or discovered during construction, sampling would indicate the appropriate level of remediation efforts that may be required.