

Southeast Area Specific Plan Community Advisory Committee Meeting #4 Summary

August 13, 2014



The third meeting of the Southeast Area Specific Plan Committee Advisory Committee (Committee) took place on August 13, 2014 at the Best Western Golden Sails Hotel Seafarer Room, 6285 E. Pacific Coast Highway. The meeting took place from 6:30 to 9:00 pm and was open to the public, who were also invited to attend.

The [Agenda](#) and [Presentation](#) are available on the City website.

Project Team Members in Attendance:

PlaceWorks–Lead Consultant

Wendy Grant- Project Manager
Karen Gulley
Suzanne Schwab

Katz and Associates

Lewis Michaelson

Fuscoe

Ian Adam

VCS

Lennie Rae Cooke

City Staff–Development Services

Amy, Bodek, Director
Angela Reynolds, Deputy Director
Craig Chalfant, Planner
Brant Birkeland, Planner

Committee Members in Attendance:

Raymond Lin	Commercial Property Owner
Rod Astarabadi	Commercial Property Owner
Kristi Fischer	Homeowner Association - Del Lago
Stephen Bello	Homeowner Association - Marina Pacifica
Bill Thomas	Homeowner Association – Alamitos Heights Improvement Association
Elizabeth Lambe	Community Organization - Los Cerritos Wetlands Land Trust
Mary Parsell	Agency - El Dorado Audubon Society
Laura Lindgren	Community Member at Large
Charles Durnin	Community Member at Large
Luz Quinnell	Agency – Los Cerritos Wetlands Authority
Gregory Gill	Commercial Property Owner
David Salazar	Agency – CSULB

Not present:

John McKeown	Commercial Property Owner
Peter Zak	Commercial Property Owner
Randy Blanchard	Commercial Property Owner
Karissa Selvester	Agency - Long Beach Transit
Pat Towner	Homeowner Association – UPENA
Edward Kutik	Community Member at Large
Linda Taira	Agency - Cal Trans
Steve McCord	Homeowner Association - Belmont Shore Mobile Estates Park
B. Thomas Mayes	Community Organization - Long Beach Marian Boat Owners Association

Southeast Area Specific Plan

Community Advisory Committee Meeting #4 Summary

August 13, 2014



Approximately 20 community members in addition to the CAC attended the meeting.

Introduction

Lewis Michaelson, from Katz, kicked off the meeting with an overview of the items that would be covered in the evening's presentation.

Wendy Grant, from PlaceWorks, followed up with a recap of outreach events in July and August. These included a pop-up event on July 20th at the Southeast Farmers Market and a Community Workshop on August 6th.

Opportunities and Constraints Workbook

The Committee's discussion continued regarding the Opportunities and Constraints Workbook (available online [here](#)). Previously the Committee had discussed Urban Design and Market (June 18) and Mobility and Planning (July 9). This meeting covered the remaining chapters, Wetlands and Infrastructure.

Members of the consultant team gave presentations regarding the Wetlands and Infrastructure opportunities and constraints. Infrastructure was presented by Ian Adam of Fuscoe and Wetlands was presented by Lennie Rae Cooke of VCS. The Committee was asked to engage in a discussion following each presentation. The following bullets summarize the comments from the Committee for each topic.

Infrastructure (Fuscoe):

- LID (Low Impact Development) seems to be an impediment to development. An example of this is the Whole Foods shopping center, the requirement for a bioswale was not anticipated and it cost the developer time and money. We need to make sure these types of requirements are disclosed upfront.
- Can LID qualify for green space in a parking lot?
 - Fuscoe replied- Yes and City confirmed
- Do bioswales help with sea level rise?
 - Fuscoe replied- Yes, but over a very long time and it would take a lot of them to make an impact
- What about fault lines?
 - Fuscoe turned this question over to the City as their analysis does not cover seismic activity. City replied- There is a fault line under the Wetlands. Any future development has to account for seismic concerns in accordance with the City's General Plan Seismic Element. Development must also adhere to building standards which are designed to make structures sound enough to withstand an earthquake. To keep up with any changes to these standards Development Services adopts new building codes every 3 years. We will bring the seismic maps and General Plan information to our next meeting.
- Should there be concerns about oil drilling relative to sea level rise? Do we need to be worried about subsidence (sinking land)?
 - City- No specific analysis has been proposed on this issue, however the City's Department of Oil and Gas would oversee and regulate if needed.

Wetlands (VCS):

- Is consultant team using data and analysis that are being prepared concurrently by other agencies?
 - VCS replied- Yes, they have gotten a solid set of baseline data from LCWA (Los Cerritos Wetland Authority) and the information is being actively used in our analysis, including the workbook.

Southeast Area Specific Plan

Community Advisory Committee Meeting #4 Summary

August 13, 2014



Vision

PlaceWorks shared a revised Draft Vision Statement for the Committee to review (the Draft Vision Statement can be found online in the presentation). This updated version was based on input received from the Committee during the June 18th meeting. Feedback from the Committee on the revised Draft Vision included:

- Should VA hospital and Cal State Long Beach called out so early and in such a prominent way in the statement?
 - We need to connect to hospital and university, especially for traffic but maybe they don't need to be called out
 - If we are going to call out areas outside of SEADIP then we should include Belmont Shore and Naples
 - The University is the only one to call out separately
 - Would rather keep it more broad
 - What about connections to unnamed neighborhoods near the university, how would they be called out?
 - CSLB rep clarified that he wanted to see educational integration
 - Also consider name changes- what if the hospital and university change their names?
 - Others agreed that they would like to see a more generic approach
 - PlaceWorks replied- Will revise and make the reference more generic
- Concerned about referring to the Wetlands as the "largest" in the area.
 - Largest is overstated
 - Should a reference be made to natural resources instead of just wetlands?- other Committee members didn't like the wording "natural resources"
 - We need to hold preservation and conservation to high standards- the statement should focus on quality not quantity
 - Maybe the word "ecological" could be added in?

Mapping Discussion: Setting the Foundation for the Conceptual Land Use Alternatives

PlaceWorks lead a discussion and mapping exercise regarding future land uses. Lewis Michaelson from Katz started the conversation by reviewing the three pillars of sustainability with the Committee— Economic, Social, and Environmental; all 3 must be considered when developing new land use concepts for SEADIP to ensure a feasible and implementable plan is created. The Committee then focused their attention to a map where the consultants captured their ideas for possible changes to land uses (the map is available online [here](#)). The following bullets summarize the comments from the Committee:

- Integrate islands- commercial and residential areas are separated
- Commercial needs more residential to support it
- Get people out of their cars- golf cart could be an alternative form of local transportation, pedestrian overpasses could make it safer for people to be around without a car
- Put residential overlooking marina and wetlands
- Areas to focus on include PCH, wetlands and the marina
- Provide economic incentives for developers- give them a reason to make improvements and investments in the area
- Many properties are ready for re-development
- Market Place is an opportunity area that could be turned into mixed use, intensify development here with connections to a river trail
- Fix PCH and Marina Drive
- Allow for a boutique hotel
- Add a trail around the wetlands
- Add more retail on PCH near Loynes

Southeast Area Specific Plan

Community Advisory Committee Meeting #4 Summary

August 13, 2014



- Planning process needs to balance economics, traffic, and environment
- Corner of PCH and Loynes, where Gaslamp is could be mixed used or perhaps just a good location for something new
- Laguna Beach is a good example of a city that is visually appealing along PCH- Heisler Park area especially
- Do beautification upgrades first
- Make SEADIP a destination place, focus on the entire area and make the whole thing mixed use and let the property owners decide
- PCH from Seal Beach to Loynes needs to be slowed down
- Keep living, thriving, sustainable in mind
- Mixed use can be a misnomer, these projects aren't always successful
- This area should not just be ½ way between Seal Beach and the rest of Long Beach (from a height and intensity perspective), keep the area open and natural, it makes this area interesting and unique- give it a seamless coastal quality
- Create/preserve coastal views to the bay
- Area near wetlands, north of Los Cerritos Channel is an opportunity for residential

PlaceWorks asked the group to shift their focus for a moment specifically to views, gateways, and Studebaker:

- Views:
 - Along Marina Drive maximize the views of the marina
 - Remember views: "Purple Mountains Majesty" We have such a diverse landscape from the ocean to the mountains
 - Possible AES plant is not going to be needed once they change their operation and won't require water for cooling, this could be an opportunity site and could open up views
 - Should we be planning if it changes?
 - Make AES area more resilient to sea level rise
 - Who regulates AES?
 - City replied- Because they are a utility the State does. AES could pay to have the City do their checks, however, that has not happened to date. The land is zoned industrial.
- Gateways:
 - Westminster/ 2nd Street
 - PCH from Seal Beach into Long Beach
 - Studebaker and the 22
- Studebaker:
 - Could be improved to include bikes and pedestrians and there is lots of potential for better landscaping
 - Connect San Gabriel Bike Trail to Studebaker, but would potentially lose a land because there is not any more Right-of-Way
 - There is a path from University Park Estates along the west side of the channel more access could make it an opportunity for better connectivity
 - N. on Studebaker views make it a scenic corridor- this could be enhanced

Southeast Area Specific Plan

Community Advisory Committee Meeting #4 Summary

August 13, 2014



Public Comment

After the Committee's discussion the meeting was opened up for public comment. Feedback was solicited for the items discussed during the Committee's meeting. Feedback included:

- In the vision statement add in a mention of beach or ocean or connection to Pacific Coast
- Will a workshop summary be shared with the CAC and the public?
 - PlaceWorks replied- yes, it will be made available online
- Will a workshop summary be shared with the CAC and the public?
 - PlaceWorks replied- yes, it will be made available online
- Driving PCH everything looks like a cement parking lot, lets avoid this in the future it is attractive
- Connection to Belmont Shore and Naples is important remember to include them
- Cal State Long Beach is an important partner with the Colorado Lagoon Open Water Access they could be a resource for the wetlands and future access
- AES and Alamitos Bay relationship is important too

Committee Homework

Although questions regarding Wetlands and Infrastructure were noted as homework in the presentation the group was not assigned homework for this meeting. Key considerations for this chapter were discussed during the consultant presentations. The Committee and Public had also been engaged in feedback regarding these topics at the Aug 6th workshop and through multiple topic postings online at Long Beach Town Hall.

Next meeting will be held in approximately 6-8 weeks to allow consultant team time to review all feedback and to start to develop concepts for review by the CAC.