

## Vanessa Hall

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**From:** PlanningCommissioners  
**Sent:** Thursday, August 1, 2024 2:30 PM  
**To:** Vanessa Hall  
**Cc:** Alejandro Sanchez-Lopez; Marcos Lopez Jr.; Paola Tirado Escareno  
**Subject:** FW: Natalie Hernandez Public Comment- UPLAN Phase II Update scheduled for Planning Commission August 1st  
**Attachments:** UPLAN Public Hearing Notice PC 8012024.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Natalie Hernandez <hernandez.nataliemarie@gmail.com>  
**Sent:** Thursday, August 1, 2024 1:36 PM  
**To:** PlanningCommissioners <PlanningCommissioners@longbeach.gov>  
**Cc:** Alejandro Sanchez-Lopez <Alejandro.Sanchez-Lopez@longbeach.gov>  
**Subject:** Natalie Hernandez Public Comment- UPLAN Phase II Update scheduled for Planning Commission August 1st

**-EXTERNAL-**

Dear Planning Commission,

I support the proposed UPLAN updates for the North Long Beach corridors. I am a resident near South St, Atlantic Ave, and Artesia Blvd. The dilapidated buildings along all corridors could be better utilized with mixed-use and affordable housing. Particularly, there is a great need for more housing in the area. The 84 townhomes being built on Atlantic Ave and South St will unfortunately be unaffordable to many existing residents, as there are no middle-income or low-income units in the development because when the development was approved there was no city-wide inclusionary housing ordinance. Preservation of existing underutilized buildings and upzoning them may be key in creating more low-income housing for the community.

Additionally, maintaining the small businesses and varied amenities on Atlantic Ave, South St, and Artesia Blvd, as well as making the corridors more bikeable, walkable, and transit friendly are what makes North Long Beach a great place to live. In the UPLAN, I appreciate the special use incentives for community benefits and climate mitigation and adaptation measures for new developments.

Two comments I have are:

- Why is there a need for administrative permits for thrift stores in neo-industrial sites? Thrift stores can be very beneficial to the community and promote upcycling of items. I think incentivizing more of these stores would be great.
- Why are convalescent homes not allowed in any of the new zoning code updates? This is a land use I could see the community benefiting from with the aging population and there are very few convalescent homes in our area.

Overall, I look forward to seeing these zoning improvements in the community alongside other major infrastructure changes (like the Artesia Blvd upgrades and Houghton Park improvements).

Best,

**Natalie M. Hernandez**

LinkedIn: [www.linkedin.com/in/nataliemhernandez](https://www.linkedin.com/in/nataliemhernandez)

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

From: **Alejandro Sanchez-Lopez** <[Alejandro.Sanchez-Lopez@longbeach.gov](mailto:Alejandro.Sanchez-Lopez@longbeach.gov)>

Date: Fri, Jul 26, 2024 at 11:38 AM

Subject: UPLAN Phase II Update scheduled for Planning Commission August 1st

To:

Cc: Alison Spindler-Ruiz <[Alison.Spindler-Ruiz@longbeach.gov](mailto:Alison.Spindler-Ruiz@longbeach.gov)>, Felice Anaya <[Felice.Anaya@longbeach.gov](mailto:Felice.Anaya@longbeach.gov)>, Paola Tirado Escareno <[Paola.Escareno@longbeach.gov](mailto:Paola.Escareno@longbeach.gov)>, Marcos Lopez Jr. <[Marcos.LopezJr@longbeach.gov](mailto:Marcos.LopezJr@longbeach.gov)>, Dora Fietze-Armenta <[Dora.Fietze-Armenta@longbeach.gov](mailto:Dora.Fietze-Armenta@longbeach.gov)>

(Traducción en español abajo)

Dear North Long Beach Stakeholder,

I hope all is well with you in these times. After years of planning and community input, the [UPLAN](#) project is finally nearing adoption. On Thursday, August 1st, the [Planning Commission](#) will review proposed zoning changes that will help shape the future of North Long Beach and mark the culmination of UPLAN Phase II. In addition to rezoning major corridors in the 90805 zip code, four new zones are proposed to be adopted in the City's new Title 22 zoning code.

These updates aim to:

- Create new housing opportunities through the MFR-L (Multi-Family Residential–Low) and MFR-M (Multi-Family Residential–Moderate) zones.
- Allow for a green transition in industrial areas with the NI-1 (Neo-Industrial 1) and NI-2 (Neo-Industrial 2) zones, focusing on clean industries and job growth.
- Improve overall quality of life by balancing housing, jobs, and community amenities.

We will also reach out once the project is scheduled for a final hearing at City Council. We encourage residents to stay informed and participate in the upcoming Planning Commission meeting. If you are unable to attend the meeting, you can also provide written public comment in advance of the hearing to

the Planning Commission at [PlanningCommissioners@longbeach.gov](mailto:PlanningCommissioners@longbeach.gov). For detailed project information and to see which properties will be rezoned, please review the attached [Notice of Public Hearing](#).

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Estimado Residente de North Long Beach:

Espero que todo esté bien con usted en estos tiempos. Después de años de planificación y aportes de la comunidad, el proyecto [UPLAN](#) finalmente está cerca de ser adoptado. El jueves 1 de agosto, la [Comisión de Planificación](#) revisará los cambios de zonificación propuestos que ayudarán a dar forma al futuro de North Long Beach y marcarán la culminación de la Fase II de UPLAN. Además de rezonificar las avenidas principales en el código postal 90805, se propone adoptar cuatro nuevas zonas en el nuevo código de zonificación del Título 22 de la Ciudad.

Estas actualizaciones tienen como objetivo:

- Crear nuevas oportunidades de vivienda a través de las zonas MFR-L y MFR-M.
- Permitir una transición ecológica en áreas industriales con las zonas NI-1 y NI-2, centrándose en industrias limpias y crecimiento laboral.
- Mejorar la calidad de vida en general al equilibrar la vivienda, los empleos y los servicios comunitarios.

También nos comunicaremos con usted una vez que el proyecto esté programado para una audiencia final en el Ayuntamiento. Alentamos a los residentes a mantenerse informados y participar en la próxima reunión de la Comisión de Planificación. Si no puede asistir a la reunión, también puede enviar comentarios públicos por escrito antes de la audiencia a la Comisión de Planificación a [PlanningCommissioners@longbeach.gov](mailto:PlanningCommissioners@longbeach.gov). Para obtener información detallada sobre el proyecto y ver qué propiedades se rezonificarán, revise el [Aviso de audiencia pública adjunto](#).

Best,

**Alejandro Sánchez-López**

*Advance Planning Officer*

**Community Development | Planning Bureau/Advance Planning Division**

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