

Summary of Comments from 4/29 Study Session

The following is a summary of input from City Council, Planning Commissioners and public testimonies that have been incorporated into the proposed land uses:

- Consider sentiment of the community and keep development at fairly moderate level.
- Address parkland requirements with new residential development and apartments.
- Alternatives should consider economic impacts on large industrial sites and conversion of job producing land uses to residential uses.
- Concerns about loss of mobile home parks that provide affordable housing in the community.
- Six-story apartments are not a good fit for Harbor Boulevard.
- Plans should consider walkability and bike-ability between different areas of the City.
- Potential traffic impacts with each alternative and specially the west side.
- Industrial/ office park land uses north of 405-freeway are occupied and operating well and should not be altered.
- Study the area on Harbor Boulevard south of Wilson Street for connecting a commercial land use to other commercial uses on Newport and Harbor Boulevard intersection (Triangle).
- Study areas bounded by Baker Street, Bristol and 55-freeway for potential residential and synergy with LAB and CAMP.
- Comments from Councilmember Wendy Leece, who was unable to attend the study session are included as Exhibit 1.

From: LEECE, WENDY
Sent: Tuesday, January 28, 2014 3:35 PM
To: ARMSTRONG, GARY; HATCH, THOMAS
Cc: RODELIUS, SHARON
Subject: Comments --

Sharon, please print this out for Tom to take to the study session, thank you.

Please read into the record. I have a bad virus and cannot attend.

The Land Use Alternatives report is very thorough, however I would have preferred to have traffic projections for all of the different alternatives included in the report.

I could not support any of the proposed alternatives if the traffic generated would increase congestion on the streets and at nearby intersections. A full traffic analysis of all the alternatives needs to be presented in order to make a decision on any changes of land use in the city.

The 3 and 4 story buildings look very nice, but prudence says what kind of traffic will be generated when these buildings are occupied and how will it impact ability of current residents to travel on these streets?

Re: Area D--all of the current residential behind Area D will be impacted by increased density and residents need to be involved in these proposed land use changes to their neighborhoods.

Re: Mobile home parks in general. I do not want to redesignate the mobile home parks to another land use in any of the areas because they provide for affordable housing for our seniors. Mobile home parks should remain in current designation.

I would like to receive copies of any letters from Westside industrial business

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owners who comment on the proposed changes for Area E--Westside Mixed Use and Overlay. These proposed changes will impact their businesses.