



February 13, 2023

Sergio Gutierrez  
Project Planner  
Long Beach Development Services  
411 W Ocean Blvd 3<sup>rd</sup> Floor  
Long Beach, CA 90802  
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Dear Mr. Gutierrez,

RE: 1711 Harbor Avenue 17th Street and 1515 West 17th Street, Long Beach, CA  
Application Number 2204-02 – (CUP 22-010 and CUP 22-011)  
Cargomatic - SnugTop - Green Trucking Facility and Container Storage Project

The members of the board of the Westside Business Association of Long Beach (WBALB) are extremely concerned about the above-referenced CUP applications and request that the Planning Commission postpone the review and approval of the application until the numerous items are addressed by the applicant, including but not limited to the most important:

1.) Traffic Mitigation:

- a. Details of the Ingress and Egress of the estimated 200 trucks per day is insufficient.
  - i. Current street striping on Harbor Blvd, Caspian Ave and W 17<sup>th</sup> St is insufficient for the applicants intended use.
  - ii. Egress from the property to the already overcrowded W Pacific Coast Highway is impossible for any size truck and should be completely disallowed.
  - iii. The signalized left turn lane traveling west on W Pacific Coast Highway to Harbor Avenue is not long enough for the number of trucks that will be traveling to the site from the Interstate (710) highway.
  - iv. The Applicant's proposed use should also receive State of California review and approval because E Coast Highway is a State monitored overweight container corridor.

2.) Environmental:

- a. The Application does not consider the removal of hazardous materials (including asbestos) when the various buildings and Snug Top structure are demolished.
- b. Air Quality Reports were based upon Electric Trucks which will not be commonly used for years to come and therefore an Air Quality Report needs to be based on traditional gas and diesel vehicles. Additionally, it is not clear if the cargo containers will be transported from the site to various destinations with electric or traditional gas and diesel trucks.
- c. The Applicant does not address the environmental impact to the residence to the north of W Pacific Coast Highway that are typically lower-to moderate income and generally unable to voice their opinions in the type of forum.

3.) Zoning:

- a. The current zoning of the property is IG (Industrial General). The applicant's proposed use is for trucking logistics and not the traditional industrial producer typical to the Westside Industrial district.



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As stated, we are recommending postponement of this application because the proposed use will have a dramatic impact on the surrounding businesses and residences and additional time will allow the applicant to better address all the stakeholders' concerns.

We are also recommending the applicant provide a full Environment Impact Report (EIR) on the proposed use and the demolition of the current buildings and structures on the site, instead of seeking the approval of a negative declaration from the City of Long Beach's Planning Department and ultimately the City Council.

Finally, we will be sending a letter outlining these issues to the LBC Planning Department prior to the currently scheduled hearing date of Thursday February 16, 2023.

Thank you,

DocuSigned by:

*Martin Porter*

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Martin Porter

President - WBALB

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*Paul Collins*

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Paul Collins

Board Member

PAC Design Architects

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