

# Channel Law Group, LLP

8200 WILSHIRE BOULEVARD  
SUITE 300  
BEVERLY HILLS, CA 90211-2321

(310) 347-0050  
Fax: (323) 723-3960  
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III\*  
JAMIE T. HALL \*\*  
CHARLES J. McLURKIN

Writer's Direct Line: (310) 480-7441  
JQ@ChannelLawGroup.com

\*ALSO Admitted in Colorado  
\*\*ALSO Admitted in Texas

April 5, 2018

Mr. Frank Barrera  
KOA Corporation  
2141 W. Orangewood Avenue  
Orange, CA 92868

Re: Long Beach Downtown Plan Parking Requirements

Dear Mr. Barrera:

I want to reiterate our thanks for the hard work you and your team have put into the parking study so far. There is, however, an area that we have not yet seen addressed and want to make sure it is also being considered by you as required by the RFP and our settlement agreement with the City of Long Beach. As you know, the basic purpose of the study was articulated in both documents as follows: "This study shall result in a comprehensive on-street and off-street parking analysis that includes developing a public and private parking system that is inclusive of all users of parking in the Project Areas." One of the detailed provisions regarding the study in the downtown area was, "The selected consultant will consider all existing standards as part of this effort." Those standards obviously include the parking standards adopted as part of the Long Beach Downtown Plan. I am writing to convey my client's request for assurance that in connection with the study, KOA will be considering those parking standards and will "[m]ake any recommendations [with respect to those standards] deemed warranted based on the data analyzed."

One of the additional provisions in the scope of work was, "Consultant will conduct a comprehensive review of public parking management strategies, practices and opportunities, in the Downtown area, including an examination of how to protect the integrity of parking for all existing residential buildings." One of our client's concerns which was repeatedly stressed in crafting the settlement was that the parking standards in the Downtown Plan were not adequate to satisfy the actual parking demand for new residential structures and thus resulted in compromising the insufficient parking currently available for existing residential buildings even further. One of the major impacts on the integrity of parking for existing residential buildings is the cumulative effect of existing parking lots being replaced by new developments. We believe

Mr. Frank Barrera  
April 5, 2018  
Page 2

these impacts need to be reviewed as part of this study. They were not addressed in the Downtown Plan.

Thank you again.

Sincerely,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Julian K. Quattlebaum, III

Cc: Mr. Eric Widstrand  
Ms. Carrie Tai  
Dawn McIntosh, Esq.  
Ms. Debora Dobias  
Ms. Laura Greco  
Mr. Michael Kodama  
Jamie T. Hall, Esq.