

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

RESOLUTION NO. RES-17-0102

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH ADOPTING, AFTER PUBLIC
HEARING, AMENDMENTS TO THE LOCAL COASTAL
PROGRAM ELEMENT OF THE GENERAL PLAN OF THE
CITY OF LONG BEACH RELATING TO THE ADOPTION OF
THE SOUTHEAST AREA SPECIFIC PLAN (SP-2)

The City Council of the City of Long Beach resolves as follows:

WHEREAS, Section 30500 of the Public Resources Code requires each
City and County to prepare a Local Coastal Program (LCP) for that portion of the coastal
zone within its jurisdiction;

WHEREAS, LCP's are basic planning tools used by local governments to
guide development within the coastal zone and provide policies regarding such things as
public access, recreation, marine environment, land resources, residential development,
and industrial development;

WHEREAS, the City of Long Beach LCP was adopted by the Long Beach
City Council on February 12, 1980, and certified by the California Coastal Commission on
July 22, 1980;

WHEREAS, the LCP for the City of Long Beach is also an element of the
City's General Plan and specifies the appropriate location, type, and scale of new or
changed uses of land and water, and includes a land use plan as well as measures to
implement the LCP within the City's coastal zone;

WHEREAS, the City of Long Beach is seeking to replace the existing 1,475-
acre Southeast Area Development and Improvement Plan (SEADIP)(PD-1), with a new
specific plan and conventional zoning on a select few parcels. The proposed new Plan,

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 the Southeast Area Specific Plan (SEASP SP-2) provides comprehensive direction and
2 regulatory guidance for the future land use of approximately 1,472 acres and includes
3 1,372 acres currently zoned PD-1, 94 acres of the San Gabriel River and Los Cerritos
4 Channel, and 6 acres along the southeast edge of the current PD-1 boundary. This 6-
5 acre area is the result of a boundary adjustment between Los Angeles and Orange
6 County that was approved by the Local Agency Formation Commission in 2012, but
7 never updated in PD-1;

8 WHEREAS, the City Council desires to make text amendments to the LCP
9 of the City's General Plan by replacing the existing SEADIP with the Southeast Area
10 Specific Plan (SEASP)(SP-2), as is more fully described above. A true and correct copy
11 of the Southeast Area Specific Plan is attached hereto as Exhibit "A", and incorporated
12 herein by this reference as though set forth in full, word for word;

13 WHEREAS, the Planning Commission of the City of Long Beach held a duly
14 noticed public hearing on June 1, 2017, on the above referenced proposed amendment
15 to the City's LCP. At that hearing, the Planning Commission gave full consideration to all
16 pertinent facts, information, proposals, environmental documentation and
17 recommendations respecting the proposed LCP amendments, and to the views
18 expressed at the public hearing, and afforded full opportunity for public input and
19 participation; and

20 WHEREAS, following receipt and consideration of all appropriate
21 environmental documentation, full hearings and deliberation, the City Planning
22 Commission voted to recommend approval of the amendments to the LCP as set forth in
23 Exhibit "A" and further directed that said recommendation be forwarded to the City
24 Council for its consideration and final action.

25 NOW THEREFORE, the City Council of the City of Long Beach resolves as
26 follows:

27 Section 1. That the recitals above are true and accurate and reflect the
28 independent judgment of the City Council of the City of Long Beach.

1 Section 2. Notices of the Planning Commission and City Council
2 hearings on the proposed LCP amendments were given as required by law, and the
3 actions were conducted pursuant to the Planning and Zoning Laws and regulations of
4 the State of California and the City of Long Beach.

5 Section 3. That on September 19, 2017, the City Council conducted a
6 duly noticed public hearing at which time it gave full consideration to all pertinent facts,
7 information, proposals, environmental documentation and recommendations respecting
8 the proposed amendment to the Local Coastal Program Element of the General Plan of
9 the City of Long Beach and the views expressed at the public hearing and afforded full
10 opportunity for public input and participation.

11 Section 4. Following receipt and consideration of all appropriate
12 environmental documentation, full hearings and deliberation, the City Council did concur
13 with the recommendations of the Planning Commission and did approve, adopt and
14 certify the Southeast Area Specific Plan Program Environmental Impact Report (State
15 Clearinghouse No. 2015101075), and does by this Resolution approve and adopt the
16 amendments to the Local Coastal Program, an Element of the City's General Plan, as
17 shown on Exhibit "A", which is attached hereto and incorporated herein by this reference
18 as though set forth herein in full.

19 Section 5. The City Council of the City of Long Beach has reviewed and
20 considered the information in the Local Coastal Program Amendment administrative
21 record and staff reports for consistency with the relevant provisions of the California
22 Coastal Act.

23 Section 6. The LCP Amendment as set forth above and in Exhibit "A" to
24 this Resolution has been completed in compliance with the intent and requirements of
25 the California Coastal Act and reflects the independent judgment of the City Council of
26 the City of Long Beach.

27 Section 7. The Long Beach City Council certifies that the Local Coastal
28 Program Amendment is intended to be carried out in a manner fully in conformity with

1 the policies and requirements of the California Coastal Act, and that it contains, in
2 accordance with guidelines established by the California Coastal Commission, materials
3 sufficient for a thorough and complete review by the City Council and Coastal
4 Commission.

5 Section 8. The City Council further resolves and determines and finds
6 that the adoption of this Amendment to the LCP and the Amendment itself, as set forth in
7 Exhibit "A", is consistent with the general goals, policies, and designations of the City's
8 General Plan and the City Council hereby adopts specific findings related to said
9 General Plan consistency, as are more fully set forth in the "General Plan Consistency
10 Findings" which are fully set forth in Exhibit "B", which Exhibit has been fully incorporated
11 herein.

12 Section 9. The Local Coastal Program Amendment approved in this
13 Resolution shall become effective only after review and approval by the California
14 Coastal Commission, but shall become effective immediately after such approval by the
15 Coastal Commission, without further review or approval required by the City Council.

16 //

17 //

18

19

20

21

22

23

24

25

26

27

28

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Section 10. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of September 19, 2017, by the following vote:

Ayes: Councilmembers: Gonzalez, Pearce, Price,
Supernaw, Mungo, Andrews,
Uranga, Austin, Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: None.


City Clerk

LOCAL COASTAL PROGRAM AMENDMENT (SEASP)

1.0 Project Description

The City of Long Beach (City) is seeking to replace the existing 1,475-acre Planned Development District 1 (PD-1) with a new Specific Plan and conventional zoning on a select few parcels. The new specific plan, the Southeast Area Specific Plan (Specific Plan), provides comprehensive direction for the future land use of a 1,472-acre area in the City of Long Beach and conventional zoning applies to a 9 acre area. The Project area encompasses a total of 1,481-acres.

The SEASP area is comprised of several established neighborhoods and is frequently viewed as one of the last remaining areas of Long Beach that is not entirely built out. It has approximately 175 acres of undeveloped wetlands and several underutilized properties that are substantial in size, aging, and nearing the end of their useful life in their existing configurations. Residents, property owners, and the City have long recognized the importance of this area to Long Beach and emphasized the need for thoughtful long-term planning.

This Specific Plan replaces Planned Development District 1 (PD-1). Planned Development Districts in the City of Long Beach are special districts that have more comprehensive land use regulations than conventional zoning and are intended to achieve a specific outcome in a geographic area, similar to a Specific Plan. With adoption of the SEASP, PD-1 is rescinded, and land use for the southeast area is regulated either by conventional zoning or the Southeast Areas Specific Plan.

1.1 Coastal Zone

The PD-1 project area is partially in the state coastal zone and is therefore required to comply with the provisions of the California Coastal Act (California Public Resources Code, Division 20). The California Coastal Act requires that the City of Long Beach adopt a Local Coastal Program (LCP), which is a basic planning tool used by local governments to guide development in the Coastal Zone. The LCP provides policies regarding public access, recreation, marine



environment, land resources, development, and industrial development. It specifies the appropriate location, type, and scale of new or changed uses of land and water, and includes a land use plan as well as measures to implement the plan. 1,000 acres of the Specific Plan area are in the coastal zone, which includes waterways and right-of-way.

1.2 Location

SEASP is in the southeast corner of the City of Long Beach in the County of Los Angeles. It borders the County of Orange to the east and south and the Pacific Ocean to the southwest. The Specific Plan area encompasses 1,472 acres and consists of land south of 7th Street, east of Bellflower Boulevard, east of the Long Beach Marine Stadium and Alamitos Bay docks, south of Colorado Street, and north and west of Long Beach's southern boundary. The Los Cerritos Channel and San Gabriel River run through the area toward the Alamitos Bay and Pacific Ocean. Access to the area is provided by Interstates 405 (I-405) and 605 (I-605) as well as State Route 22 (SR-22)—which terminates as 7th Street in the SEASP area. Pacific Coast Highway (SR-1/PCH) traverses the area from the northwest corner to the southeast corner. 2nd Street, Loynes Drive, and 7th Street all provide east-west connections across the area.

1.3 History

The SEASP area has an interesting development history that parallels the growth of Long Beach and regional trends observed throughout southern California. The phases and locations of development reflect a variety of drivers—oil extraction, regional flood control, upward and downward cycles of the real estate market, evolution in energy generation, waterfront recreation, commercial strip development, and increasing demand for residential development.

Most of the built environment in the southeast Area is just over 50 years old and was developed in the latter half of the twentieth century. Aerial photographs from the 1920s reveal an undeveloped waterfront and river outlets. Photographs from the 1930s show petroleum extraction and the introduction of the Southern California Edison power plant, now the AES

Alamitos power plant.

During the 1930s the Long Beach Marine Stadium was created just west of the SEASP planning area. It was the first man-made watercourse built for an Olympic rowing competition. In addition to being used for the 1932 Olympics the Marine Stadium was also used for the 1968, 1976, and 1984 United States Olympic Rowing trials and was the site for an official United States Olympic Training Center. Listed in the California Register of Historic Resources as a Historical Landmark and Point of Historical Interest, it is an important historical feature of the City and connection to the Los Cerritos Channel.

Development began in earnest during the 1960s, when the residential communities of University Park Estates and Belmont Shore Mobile Estates were built. Since the SEADIP Plan had not yet been created the majority of development during this time was approved through special use permits. The 1960s also brought commercial development to 2nd and PCH (the existing SeaPort Marina Hotel).

The 1970s brought residential and commercial development at both ends of PCH. It was during this time that Sim's Pond—which started as a saltwater marsh and became a freshwater depression due to the development of PCH and Loynes—was deemed a biological reserve by the California Coastal Commission. During the 1980s more residential communities were built north of the Los Cerritos Channel. After the boom of the 1980s, there was limited development over the next two decades (1990s through 2000s). Aside from remodels and renovations of existing properties, there have been no major development projects in the SEASP area for the last decade.

2.0 Creating a Feasible Plan

Approved in 1977, the Southeast Area Development and Improvement Plan was the first Planned Development district (PD) in the City of Long Beach. Often referred to as SEADIP, the document guided land use and development for this area as it was experiencing a period of rapid growth.

Almost forty years later, the City and the southeast

Long Beach community spent time re-examining the area role of the area and crafting a contemporary vision for the next 50 years. The SEASP is the culmination of two years worth of intensive outreach, analysis, and planning.

The goals and objectives of this plan were developed through an informed process that included preparation of a variety of technical studies and engaging City departments and decision makers, the public and property owners and environmental groups. Input from all participants was carefully considered when crafting the SEASP.

Any jurisdiction that undertakes an initiative involving as much outreach, analysis, and investment of city resources as the SEASP process has, wants to ensure that the resulting document is sustainable and can be implemented.

To create a sustainable, feasible and effective plan, three primary planning “pillars” must be equally considered:

- Physical Benefits (amenities, design, placemaking)
- Environmental Benefits (conservation of coastal resources)
- Economic Benefits (can the proposed mix of uses be built under existing circumstances)

These three components are like three legs of a stool; they must all be in place for the stool to function effectively. A plan heavily focused on physical change or the environment while excluding economic feasibility will not foster sustainable development. Alternatively, a plan that only takes into consideration economic benefits without regard for community aspirations or environmental assets of the area also does not benefit the Long Beach community.

Aligning the three pillars of sustainability often requires compromise and identifying ways to fulfill today’s needs while conserving for future generations.

For the SEASP area, this means thoughtful planning that accounts for the conservation and restoration of wetlands in the area; as well as access to nearby water amenities such as Cerritos Bahia Marina, Alamitos Bay, and San Gabriel River; improved transportation

facilities that balance the needs of all users, pedestrians, cyclists, motorists, and transit riders; flexibility in housing choices; the creation of mixed use areas that allow the market to drive change; and design guidelines that set expectations for the physical environment.

2.1 Vision Statement & Project Objectives

Since development of the area over the past 40 years has been without the benefit of a comprehensive plan or vision, the community’s vision for the SEASP area is significant because it clearly articulates aspirations for the type of place they want to experience over the next 50 years. All standards and guidelines in the SEASP were drafted as a means to achieve the vision statement, which serves as touchstone for future decision making as it relates to the project area.

2.1.1 Vision: Southeast Area Specific Plan 2060

The following is a vision of Southeast Long Beach as described 50 years from now:

Southeast Long Beach is a livable, thriving, ecologically diverse and sustainable coastal gateway and destination in the City and Southern California region.

Southeast Long Beach is an attractive, active, and important gateway and destination in the City of Long Beach and Southern California region. People enjoy living, working and visiting here because of the diversity of uses in close proximity to one another. Our established residential neighborhoods continue to anchor the area and are complemented by businesses, restaurants, hospitality uses and recreational amenities that are frequent destinations for locals and visitors. We have developed connections to our local medical facilities and educational institutions; both provide significant resources to our area that positively contribute to our sense of community. The energy providers operating in the area have upgraded their facilities and seek to use the most current technologies available.

Our wetlands and local coastal habitat are thriving due to the ongoing efforts of the community and City to

restore, maintain and preserve our natural resources. Combined, the wetlands, San Gabriel River, marina and access to the ocean contribute considerably to the livability and character of the area. We have protected and encouraged public views to these areas and the mountains in the distance; creating a landscape that cannot be found anywhere else.

Southeast Long Beach is clearly defined by attractive streetscapes that create an immediate impression that you have arrived someplace special. Bike lanes and pedestrian walkways are carefully integrated in our safe and efficient network of roadways, and along with our transit system, provide attractive alternatives to the car in this active area of town.

Buildings are designed at a scale and with a form that allows for variety in the appearance of the streetscape, encourages the pedestrian environment and creates central gathering areas to generate lively spaces. Great care has also been taken to implement thoughtful and carefully designed transitions between urbanized areas and natural areas and waterways so they are complementary of one another.

2.1.2 Project Objectives

The following objectives are a combination of the guiding principles which support the Vision of the Specific Plan as well as the project objectives used for evaluation in the Environmental Impact Report.

1. Implement projects within the Southeast Area Specific Plan that give equal consideration to planning, environmental and economic feasibility.
2. Balance responsible growth with resource preservation through a flexible land use plan that provides a greater mix of uses and through an implementation strategy that is tailored to the local economy.
3. Provide clear standards and guidelines to encourage future development that respects the wetlands, protects public views, and creates a sense of place through thoughtful building placement, form, and architectural design.
4. Expand multimodal transportation options

through enhanced pedestrian and bicycle connectivity without compromising vehicular traffic flow.

5. Provide options to increase public connectivity to open space, including the marina, other waterways, the wetlands, and parks.
6. Identify and plan for enhanced gateway and landmark locations that define the entrance to the City and contribute to a sense of place for the area.

2.2 Public Access to Coastal Resources

One of the benefits of creating a Specific Plan is the development of a comprehensive set of concepts, ideas and policies that work together to protect the public's access to coastal resources in the project area including: public viewsheds to waterways and wetlands, access to wetlands (internal access will be determined by future wetland restoration plans) and recreational uses associated with waterways and marinas.

The extensive coastal resources found in this area are significant contributors to the character and type of place that is envisioned by the community in the SEASP Vision (see Section 2.1 above).

The Specific Plan identifies design features such as public view opportunities and special edge conditions adjacent to coastal resources. Public view opportunities include open edge views into wetlands, promenade views (encouraging special edge conditions that create pathways adjacent to existing waterways that are currently blocked by buildings), and view recovery opportunities (regaining new views of water and wetlands as redevelopment of existing properties occur) are included in the plan.

The Specific Plan also identifies new linkages for pedestrians and bicycles to help close gaps in the existing network. Many of these bikeway or pedestrian paths lead to the perimeters of wetland or waterway features. Due to the delicate nature of the biology in wetland areas, the Specific Plan does not address the issue of access internal to the wetlands. Instead, the

Specific Plan defers to the Wetlands Restoration Plan prepared by the Los Cerritos Wetland Authority. Any linkages to these natural and biological resources must be coordinated with the Restoration Plan.

In addition, new land use categories have been added to reinforce that priority coastal resources are maintained as part of the community fabric, these include Mixed-Use Marina and the Coastal Habitat, Wetlands, and Recreation designation, descriptions of each use are provided below in Section 3.1, *Designations*, a list of permitted uses for each land use is provided in Chapter 4 of the Specific Plan.

3.0 Proposed Land Use Plan

The SEASP regulates the project area through the application of eleven land use designations. Each designation has its own development standards (Chapter 5 of the Specific Plan) and land use patterns. Some designations follow the zoning provisions identified in the Long Beach Municipal Code (LBMC), while others have been further refined and are outlined in Chapter 4 of the Specific Plan.

3.1 Designations

In conjunction with the land use map, Figure 1-1, the following descriptions regulate land use in the SEASP area.

Single-Family Residential

This designation applies to established single-family residential neighborhoods that were built out under the provisions of the original PD-1 (1977 Plan). It provides for a range of single-family residential housing types, up to 8 dwelling units per acre, characterized by traditional single family neighborhood uses. The intent of this land use designation is to provide direction where the original PD was silent by establishing conventional residential zoning designations for each neighborhood. Single-Family Residential uses within SEASP must comply with the applicable designations of the Long Beach Zoning Ordinance—and future amendments—as identified in the Specific Plan.

Multi-Family Residential

This district applies to established multi-family

residential neighborhoods that were built out under the provisions of the original PD-1 (1977 Plan). It provides for a range of multi-family residential housing product types including condominiums, townhomes and flats, up to 30 dwelling units per acre. The intent of this land use designation is to provide direction where the original PD was silent by establishing conventional residential zoning designations for each neighborhood. Multi-Family Residential uses within SEASP must comply with the applicable designations of the Long Beach Zoning Ordinance—and future amendments—as identified in the Specific Plan.

Mobile Homes

The SEASP area supports a variety of housing options within its boundaries. Only one neighborhood in the Specific Plan area was developed with mobile or manufactured homes—Belmont Shore Mobile Estates. This designation allows for the continuance of the Mobile Home community with a density of up to 9 dwelling units per acre. Uses must be consistent with those permitted in the R-4-M district in Chapter 21.31, *Residential Districts*, of the LBMC and the provisions of Special Permit No. S-174-60.

Commercial-Neighborhood

Provides for neighborhood oriented retail uses, such as restaurants, grocery, personal services, etc. Intended to serve the smaller scale local retail needs (in contrast to the Mixed-Use Community Core retail uses that are envisioned to be both regional destinations and local retailers). Uses in this designation must comply with development standard requirements identified in the LBMC Chapter 21.32, *Commercial Districts; Neighborhood Pedestrian (CNP) District*.

Mixed-Use Community Core

This area is envisioned as the primary activity center in the SEASP area and provides for a mix of uses including residential, regional retail, hotel, and office uses. The focus of this designation is on creating a pedestrian scale environment, including increased connectivity, gathering spaces, and linkages to the marina and wetlands. Permitted, conditionally permitted and prohibited uses for this designation are identified in Chapter 4 of the Specific Plan. Development and

design standards are found in Chapters 5 and 7 of the Specific Plan respectively.

Mixed-Use Marina

Provides for a mix of uses including residential, neighborhood retail, hotel, visitor serving recreation, and marina. The focus of this designation is on creating a strong interface and connections with Los Cerritos Channel and Bahia Cerritos Marina. This area is also a transition from the Mixed-Use Community Core areas to lower density residential uses north of the Los Cerritos Channel. Coastal recreation uses (boating, kayaking, etc.) and public access to coastal waters is encouraged in this area. Permitted, conditionally permitted and prohibited uses for this designation are identified in Chapter 4 of the Specific Plan. Development and design standards are found in Chapters 5 and 7 of the Specific Plan respectively.

Industrial

The Industrial designation is intended to regulate the predominantly energy-related uses that are located in the eastern half of the SEASP area. This designation allows for industrial uses including utilities and oil extraction operations. Industrial uses within the entire SEASP area must comply with LBMC Chapter 21.33, *Industrial Districts*. The General Industrial (IG) standards shall apply with the following exceptions:

- Retail, restaurants/eating places, service, and recreation and entertainment uses (numbers 7, 8, and 13 of Table 33-2 of Chapter 21.33 of the LBMC) are not permitted
- Heavy industrial, commercial, distribution, warehousing or public storage uses are not permitted
- Parks and interpretive centers are permitted
- Oil and gas operations consistent with Title 12, *Oil and Gas Production*, of the LBMC and also Section 30262, *Oil and Gas Development*, of the Coastal Act are permitted uses

Coastal Habitat, Wetlands, & Recreation

Provides for coastal restoration, access, visitor-serving recreation (boating, public launching, kayaking, paddle boarding, etc.), and biological reserves. Public

access to coastal waters (via trails or public viewing areas) is encouraged in these areas where appropriate, with consideration given to coastal habitat and wetlands resources that comprise a significant portion of this designation. Uses such as interpretive centers and public parking associated with coastal resources are also permitted in this designation.

This designation also allows for ongoing oil operations and encourages the consolidation of wells. Oil operations within the entire SEASP area must comply with Title 12, *Oil and Gas Production*, of the LBMC and also Section 30262, *Oil and Gas Development*, of the Coastal Act.

It should be noted that a dedication for the possible future extension of Shopkeeper Road has been made but has not yet been built within this land use designation. Constraints such as existing oil operations and proximity to wetlands may preclude the roadway from being completed in the configuration in which it is currently proposed and will likely require a realignment at some point in the future. As shown on Figure 1-1, *Land Use Plan*, the underlying land use designation for this area is Coastal Habitat, Wetlands, and Recreation.

Permitted, conditionally permitted and prohibited uses for this designation are identified in Chapter 4 of the Specific Plan.

Open Space and Recreation

The Open Space and Recreation designation identifies existing areas that provide public, private, active and passive recreational opportunities in the SEASP area such as: Bixby Golf Course, Marina Vista Park, Marine Stadium Park, Jack Dunster Marine Reserve, Jack Nichol Park, Channel View Park, Will Rogers Park, and Sims Pond. Parks can be either dedicated to the City or designated as a park use and can serve community or neighborhood level needs. Uses in this designation shall comply with provisions of LBMC Chapter 21.35, *Park District*, and any conditions that were included as part of each project's original entitlement approval.

This designation also includes a parking lot located west/south of PCH at the southerly boundary of the project area. It is envisioned that this parcel will continue to operate as a parking lot for the adjacent

residential uses in Seal Beach for the foreseeable future. However, if a change were to occur at some point on that property, open space uses are preferred for that area. Since the parking lot is associated with residential uses located in the adjoining City and County, an adjustment to the City and County boundary lines could be pursued at some point in the future.

Wetland areas in SEASP provide a valuable natural open space amenity for the community. However, access to these areas may be limited to the public in an effort to preserve the integrity of SEASP's biological resources.

SEASP's Open Space and Recreation uses (with the exception of Sims Pond and the Jack Dunster Marine Reserve) complement the area's natural, passive open spaces by providing places that can be actively used by residents for recreational use (biking, golf, etc.). Retaining these uses is especially important as new opportunities for public spaces will likely be limited to plazas, courtyards and other features envisioned with new development in the mixed-use areas.

Public

Provides for public and institutional uses such as an elementary school, museums and interpretive centers, parking, water tanks or retention basin. Uses in this designation shall comply with the provisions of Long Beach Municipal Code Chapter 21.34, *Institutional Districts*.

Channel/Marina/Waterway

Designates waterways and regulates marinas, moorings, piers, bulkheads, etc. Areas in this designation include Los Cerritos Channel, San Gabriel River and Marine Stadium. Uses in this designation shall comply with provisions of Long Beach Municipal Code Title 16, *Public Facilities and Historical Landmarks*.

Navigable waterways in this designation shall not be extended unless it can be demonstrated that such extension will not have an adverse impact on water quality, wetlands and boat traffic.

Chapter 4 of the Specific Plan provides a list of uses that are allowed, conditionally allowed and prohibited in this designation.

Projects within 100 feet of Wetlands

Projects located within 100 feet of the Los Cerritos Wetlands (north or south of 2nd Street and along the east side of PCH) shall be required to submit a Site Plan Review application and shall be consistent with Section 5.8, *Wetland Delineations* and Section 5.10, *Wetland Buffers*, of the Specific Plan.

Right-of-Way (ROW and ROW/Caltrans Open Space)

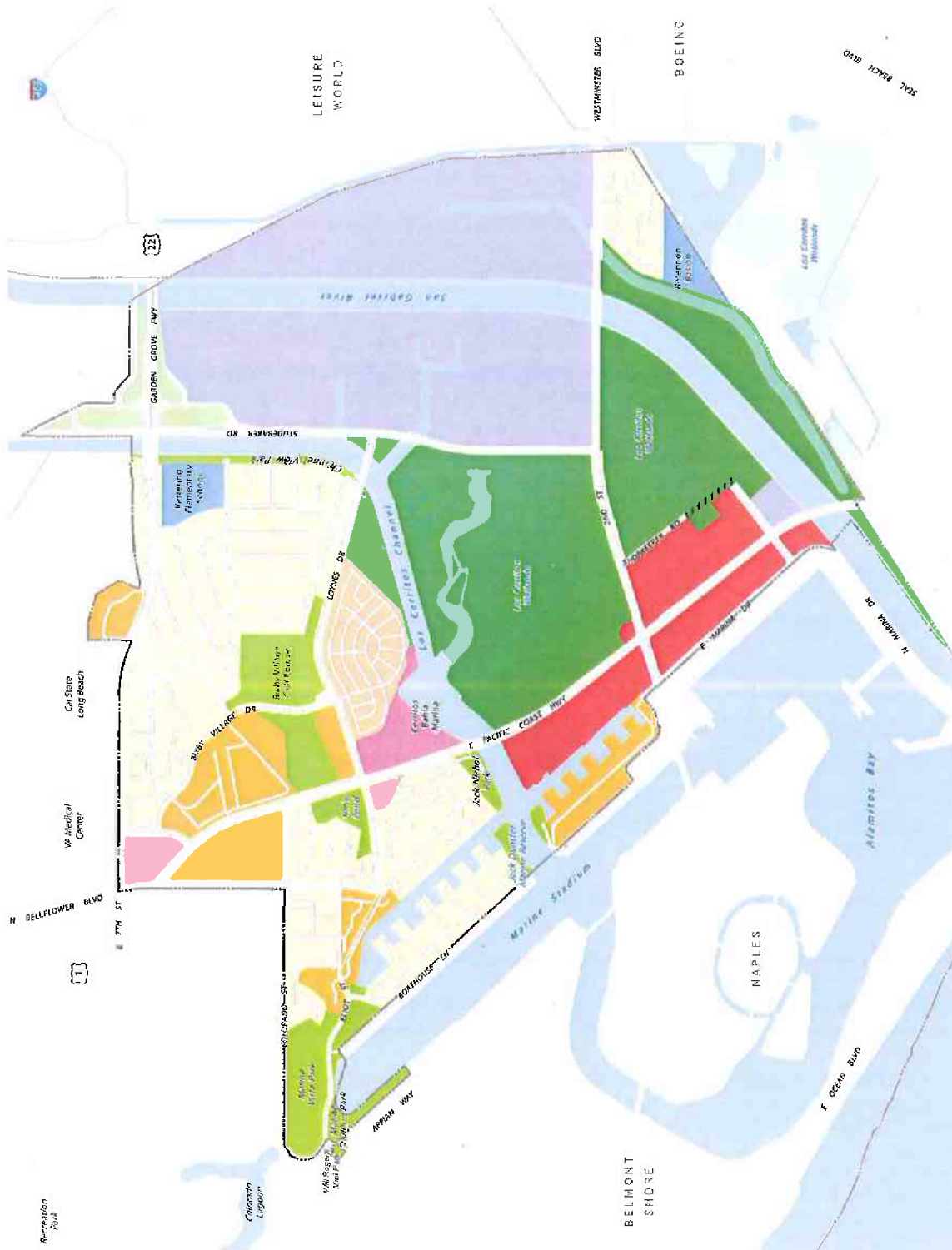
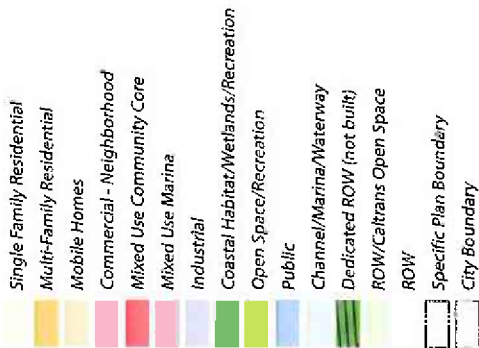
Designates public roads, including curbs and sidewalks, within the project. Right-of-way in the SEASP area is made up of two designations, which include ROW and ROW/Caltrans Open Space.

Currently Caltrans has ultimate authority over the design and signalization of Pacific Coast Highway, which is designated a regional corridor and Scenic Route (south of 2nd Street) in the City's General Plan. Caltrans also oversees the functionality and improvements made to rights-of-way at the SR-22 interchange. As modifications are made to the interchange over time, specialized landscape treatments will be required to create an identifiable and attractive entry/gateway into the City.

In some cases, only partial roadway dedications have been made along various corridors in the SEASP project area. As new development occurs, additional right-of-way dedications may be required to achieve the ultimate roadway configurations are identified in Chapter 6 of the Specific Plan.

This page intentionally blank.

Figure 1-1 Land Use Plan



This page intentionally blank.

4.0 Areas of Change

The uses in the SEASP project area generally can be divided into two categories: areas that are established land uses and will generally remain the same and areas where there are opportunities for change. The majority of the properties that are located north of the Los Cerritos Channel will not experience any land use change from the original PD-1 provisions. These areas are built out with established single-family and multi-family residential neighborhoods. Overall, the SEASP preserves, maintains and enhances existing neighborhoods. In addition, properties located east of Studebaker Road also retained their industrial classification because of the significant energy structures and facilities that were envisioned to continue for the lifespan of this document. As a result, the vast majority of the land uses in the SEASP project area will remain unchanged.

During meetings with the Community Advisory Committee, it became evident that if any change were to occur in the SEASP area to achieve the vision, that the properties south of the Los Cerritos Channel—namely the commercial uses along PCH—would be the most suitable areas to accommodate a transition of uses over time. These properties have the greatest potential to integrate a mix of uses in a condensed area to minimize impacts to wetlands resources and also create a pedestrian friendly activity center that was called for in the SEASP Vision. Although north of the Los Cerritos Channel, the Golden Sails property was one other locations identified as a practical spot to accommodate land use changes that could respond to ongoing growth in the southeast area. New residential development in the project area would allow for a greater range of housing choices (ownership or rental) and are meant to complement a greater mix of hospitality and retail uses that are essential to the sustainability and future livelihood of the SEASP area and increase access to the coastal zone.

The community also views wetlands resources in the SEASP area as a significant community asset that should be preserved and restored to create value for the local neighborhood and as a regional asset for the City as a whole. Residential and commercial

uses originally designated east of PCH in the 1977 Plan were changed to Coastal Habitat, Wetlands and, Recreation uses in the proposed Land Use Plan. The changes to these areas, generally located in the Coastal Zone, recognize the ongoing efforts of groups such as the Los Cerritos Wetlands Authority (LCWA), which has purchased several properties over the last 40 years for the purpose of preservation and restoration. Recent discussions have also included the potential of creating mitigation banks to preserve and enhance existing wetlands resources on properties not currently owned by the LCWA. The addition of the Coastal Habitat, Wetlands, and Recreation designation to the Specific Plan land use map acknowledges the importance of these uses and reflects locations where uses should be maintained or enhanced to support the community's vision.

5.0 Coastal Act Consistency

The SEASP must be consistent with the provisions of the California Coastal Act of 1976 (California Public Resources Code §30000 et seq.) that establishes policies guiding development and conservation along the California coast. The SEASP Vision, approach, standards and guidelines support the implementation of the provisions of the Coastal Act (in place at time of the adoption of this Specific Plan) as noted below:

Public Access in New Development Projects (Section 30212).

Public access to wetlands and water areas within the SEASP is a fundamental feature of placemaking in the project area. New pedestrian and bike linkages are proposed throughout the project area to close gaps in the existing bike and pedestrian network and in many cases link the public to views from the edges of the Los Cerritos Wetlands.

Distribution of Facilities (Section 30212.5).

The SEASP land use plan distributes a mix of uses and access to public views and public parking areas throughout the project area to minimize the impacts of overcrowding or overuse by the public of any single area. A proposed waterway promenade and view opportunities into the Los Cerritos Wetlands are on

opposing sides of PCH, providing multiple places for the public to access and view the coastal amenities of the area.

Public Access to Wetlands (Section 30214).

The proposed location of bike and pedestrian trails within SEASP provides public access to the perimeter of the Los Cerritos Wetlands. Access within wetland areas will be determined at a later date based on factors such as the fragility of the natural resources in the area, the proximity of access points to adjacent uses, and wetlands restoration efforts currently underway that will determine if access within the wetlands is feasible.

Protection of Water-oriented Recreational Activities (Section 30220).

The SEASP project area includes a new designation, Coastal Habitat, Wetlands, and Recreation, that provides access to coastal areas suited for water-oriented recreational activities that cannot be readily provided at inland water areas. Suitable uses shall be protected and include boat storage, boat launch ramps, and kayak/paddleboard rental or sales. The addition of the Mixed-Use Marina designation also envisions the continuance of the marina and boat slip area located in the Los Cerritos Channel to support water recreation facilities.

Protection of Oceanfront Land for Recreational Use (Section 30221).

The SEASP includes two designations, Mixed-Use Marina and Coastal Habitat, Wetlands, and Recreation that protect oceanfront land suitable for recreational use. In addition, projects located within the Mixed Use Community Core require new uses and buildings to orient toward the water's edge, activating the space and providing more opportunities for the public to have access to the water.

Private lands; priority of development purposes (Section 30222).

The Coastal Act specifies that the use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial

development, but not over agriculture or coastal-dependent industry. The Mixed-Use Marina and Mixed-Use Community Core uses encourage the inclusion of a hospitality use to support public access to the wetland/coastal areas. New residential uses will also help to bring additional housing choices to the project area, and are intended to be combined with hospitality and retail uses to create an active, pedestrian friendly environment. Additionally, the mix of uses will help to ensure that the project is economically feasible and sustainable over time.

Recreational boating use of coastal waters (Section 30224).

Dry boat storage areas, public launching facilities, additional berthing space in existing marinas, and new boating facilities in natural harbors are permitted uses in either the Coastal Habitat, Wetlands, and Recreation or Mixed-Use Marina designations.

Marine resources and environment (Section 30230).

Marine resources in SEASP are designated as Coastal Habitat, Wetlands, and Recreation uses. This designation, along with wetlands restoration plans and mitigation banking that may be created in the future, will help to ensure marine resources are maintained, enhanced, and, where feasible, restored in the project area. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Biological productivity; water quality (Section 30231).

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion

of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Protection from oil spills or hazardous substances (Section 30232).

The SEASP allows for ongoing oil drilling and production and consolidation of wells that comply with Title 12, Oil and Gas Production, of the LBMC and also Section 30262, Oil and Gas Development, of the Coastal Act. These regulations include provisions that help to protect against the spillage of crude oil, gas, petroleum products, or hazardous substances in relation to any development or transportation of such materials as well as the effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

In the event of a spill, the City of Long Beach Disaster Preparedness Bureau would be responsible for planning, coordination and management of disaster preparedness, mitigation, response and recovery. The Bureau provides a comprehensive program to prepare the City, residents and non-governmental organizations (NGOs), to respond to natural or man-made incidents, and return to "normalcy" as quickly as possible. NGOs include school districts, hospitals, transportation agencies, utility companies and the American Red Cross. The Bureau serves as the liaison with County, State and Federal agencies responsible for emergency management, including the Los Angeles County Office of Emergency Management (OEM), California Emergency Management Agency (Cal EMA) and Federal Emergency Management Agency (FEMA).

Diking, filling or dredging of open coastal waters or wetlands (Section 30233).

Where it has been determined that there is no feasible less environmentally-damaging alternative and the proposed impacts are one of the allowable uses specified above, the diking, filling or dredging of open coastal waters, wetlands, estuaries and lakes shall be mitigated to minimize adverse environmental effects through habitat replacement, restoration and enhancement activities.

There shall be no net loss of wetland acreage or habitat value as a result of land use or development activities. Specifically, when wetland impacts are unavoidable, replacement of the lost wetland shall be required through the creation of new wetlands at a ratio determined by the appropriate regulatory agencies but in any case at a ratio of greater than one acre provided for each acre impacted so as to ensure no net loss of wetland acreage. Replacement of wetlands on-site or adjacent, within the same wetlands system and in-kind mitigation shall be given preference over other mitigation options.

Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge soils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.

In addition to the other provisions of this section, diking, filling or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish & Game shall be limited to very minor incidental public facilities, restorative measures, and nature study if otherwise in accordance with the provisions of the Coastal Act.

Environmentally Sensitive Habitat Areas; adjacent developments (Section 30240).

The SEASP land use plan proposes land use changes only within areas that have already been developed or urbanized in an effort to protect environmentally sensitive habitat areas in the Los Cerritos Wetlands against any significant disruption of habitat values. Land Use, Section, 4.2 of the Specific Plan, further clarifies that only uses dependent on those resources shall be allowed within Coastal Habitat, Wetlands, and Recreation areas.

The Specific Plan provides direction in the Development Standards and the Design Standards and Guidelines that reduces the heights of buildings in proximity to the wetlands along Shopkeeper Road and also provides special Bird-Safe guidelines for buildings adjacent to the wetlands. The Specific Plan includes provisions to guide the design and

siting of new development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas to prevent impacts which would significantly degrade those areas and shall be compatible with the continuance of those habitat and recreation areas.

Location; existing developed area (Section 30250).

The Coastal Act requires new residential, commercial or industrial development to be located within, contiguous with or in proximity to, existing developed areas able to accommodate it. The areas where changes were made to accommodate growth anticipated over the next 50 years are located in a limited area of the Specific Plan and are on properties that already contain development that could be repurposed and redesigned to meet the objectives of the SEASP Vision.

Scenic and visual qualities (Section 20351).

Protection of views and re-establishment of views to water and wetlands is an essential component of the SEASP Vision. As illustrated on Figure 4-3, *Public Viewsheds*, of the Specific Plan, the views within SEASP are abundant and the community placed the preservation and enhancement of views at the top of the priority list of features that distinguish southeast Long Beach from other areas in the City as the surrounding landscape significantly contributes to the character of the SEASP project area. The provisions of the Design Standards and Guidelines preserve the scenic and visual qualities of coastal areas and protect them as a resource of public importance. Chapter 7, *Design Standards and Guidelines*, of the Specific Plan require development adjacent to the water and wetlands to: be designed to protect open edge views to and along the ocean and scenic coastal areas, be visually compatible with the character of the surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas. The SEASP standards and mobility plan also encourage new midblock crossings that run perpendicular to PCH in the Mixed-Use Community Core to reconnect view opportunities to water and wetland resources. Figure 7-1, *Community Structure*, of the Plan also

illustrates areas where view restoration opportunities could be added as part of new projects in the Mixed-Use Community Core. Additionally, Figure 7-1 of the Specific Plan, *View Opportunity Areas*, identifies the areas and amenities (generally water and wetland uses) that new projects are required to create public views to through project design, building orientation, roadway configurations or other design techniques.

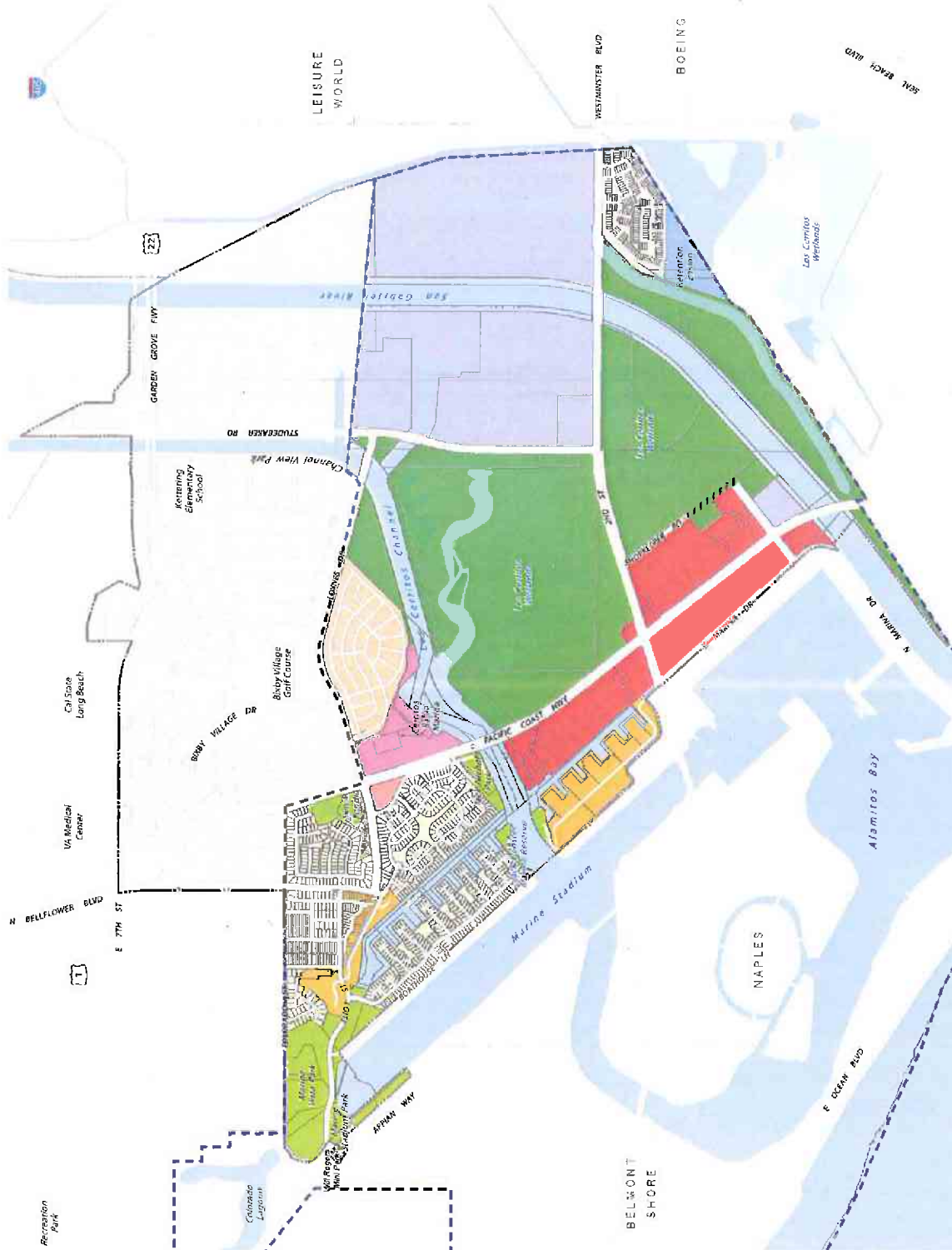
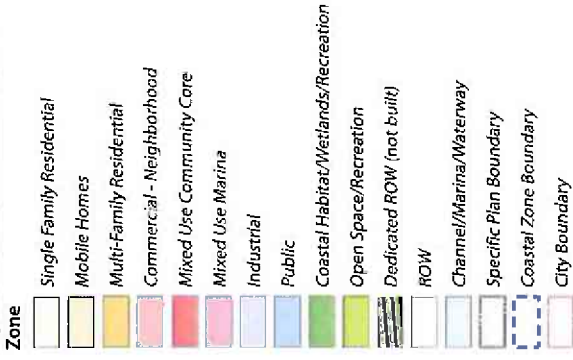
Maintenance and enhancement of public access. (Section 30252).

One of the primary goals of the SEASP Vision is to provide alternative means to get around the project area other than the car. Transit stops along PCH, new cycle tracks along PCH and Studebaker Road, and the trails adjacent to the San Gabriel River all help to reduce automobile circulation within the project area and maintain and enhance public access to the coast. The SEASP limits the majority of new development to accommodate future growth to the Mixed-Use Community Core and Mixed-Use Marina uses. These areas allow for a mix of residential, hospitality and retail uses in a focused area of the plan that will include new internal streets, pedestrian paseos, plaza spaces and boardwalks along adjacent waterways. All of these things combined encourage people to park once and create new non-motorized circulation within the project areas. New retail and restaurant development in mixed-use areas will also encourage activity and are a draw for the local community and visitors due in part to their proximity to coastal resources.

6.0 Coastal Zone Boundary and Jurisdictional Subareas







A portion of the Specific Plan project area (approximately 1,000 acres) is located within the Coastal Zone. Figures 1-2, *Land Use within the Coastal Zone*, and 1-3, *Coastal Zone Subareas*, illustrate the Coastal Zone boundary and denote appealable and non-appealable areas. All other areas of the Specific Plan that are not included in the coastal zone boundary (as illustrated on Figure 1-1, *Land Use Plan*) are not subject to the requirements of the LCP.

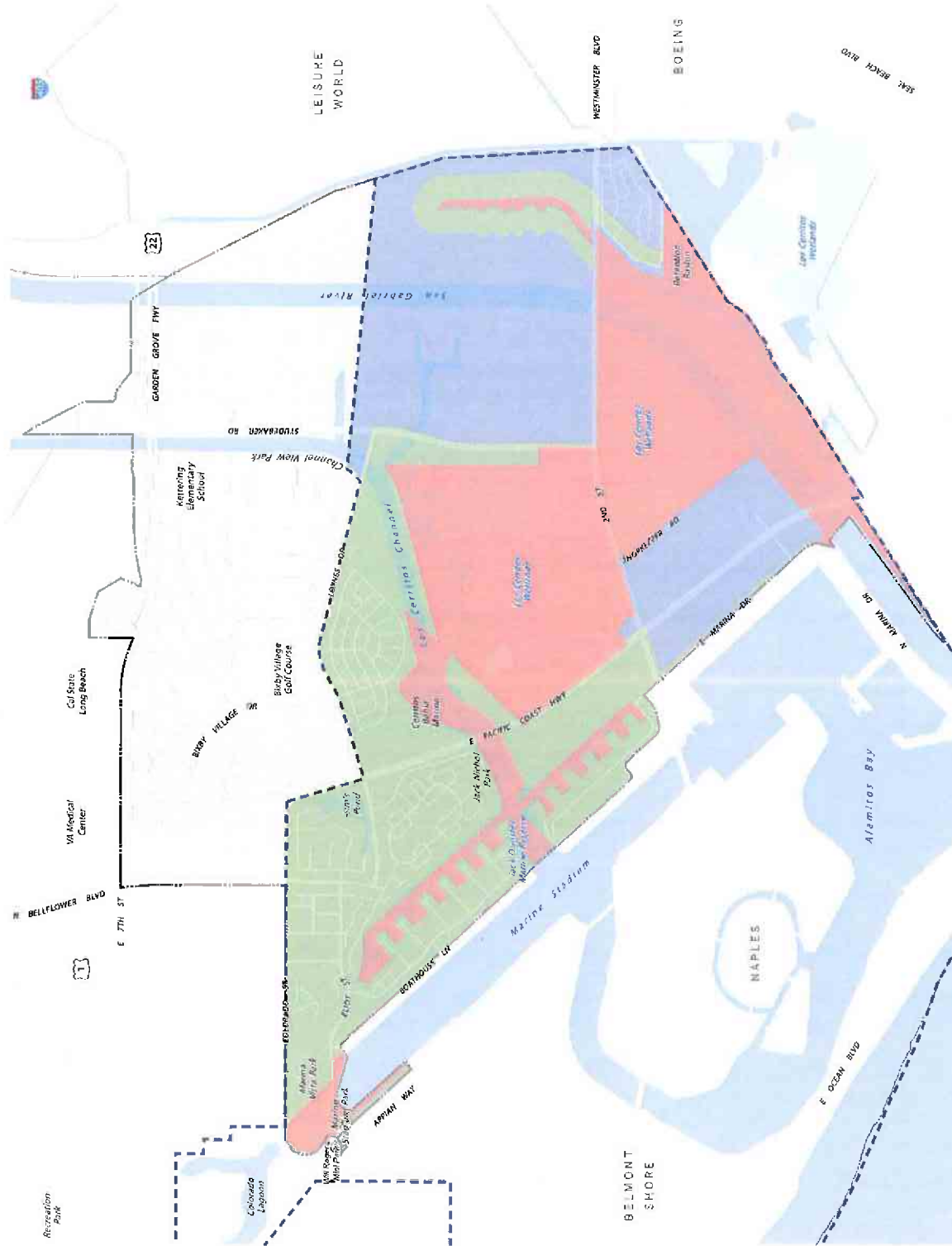
Figure 1-2 Land Use within the Coastal Zone

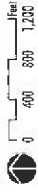


This page intentionally blank.

Figure 1-3 Coastal Zone Subareas

-  Coastal Zone Boundary
-  Specific Plan Boundary
-  Appealable Area
-  State Permit Jurisdiction
-  City Permit Jurisdiction
-  City Boundary



Source: City of Long Beach


This page intentionally blank.

Southeast Area Specific Plan

The Planning Commission and City Council in approving the Southeast Area Specific Plan make the following findings regarding consistency of this action and plan with the City’s adopted General Plan. This action is consistent with the general goals, policies and designations within the City’s General Plan. The adopted General Plan Land Use Element identifies the Specific Plan area for mixed-use, residential, institutional and open-space/recreation uses (LUE map grid 6, 7, 12 and 13). These uses are consistent with the development standards and allowed uses contained within Chapter 5 of the proposed Specific Plan. These findings also incorporate by reference the Program Environmental Impact Report (EIR) for the Southeast Area Specific Plan. That EIR includes an analysis of General Plan consistency and topic specific analysis on air quality, noise, housing, mobility and seismic safety.

Consistency with the Adopted Long Beach General Plan

General Plan Goal	Project Compliance with Goal
Conservation Element	
<p>Goal 1: To conserve the natural resources of Long Beach through wise management and well planned utilization of water, vegetation, wildlife, minerals, and other resources.</p>	<p>Consistent: The proposed Specific Plan directs new development away from wetland and natural resources and toward urbanized, developed areas. The proposed Specific Plan provides a Wetland Monitoring Fund to restore and maintain the wetland area. As described in Section 5.4, <i>Biological Resources</i>, of this DEIR all impacts related to wildlife and vegetation would be mitigated to less than significant.</p> <p>Section 5.17, <i>Utilities and Service Systems</i>, of this DEIR evaluates the availability of water supplies to Project. Based on the Water Supply Assessment adopted by the Long Beach Water Department there will be adequate supply and management of water supplies to the Project at buildout.</p> <p>The proposed Specific Plan allows for the continued oil operations in the areas designed Industrial and Coastal Habitat, Wetlands, & Recreation. By allowing both restoration activities and continued access to subsurface oil deposits, the proposed Specific Plan would balance the management of mineral resources with the natural resources located above them (e.g., wildlife habitat).</p>
<p>Goal 2: To create and maintain a productive harmony between man and his environment through conservation of natural resources and protection of significant areas having environmental and aesthetic value.</p>	<p>Consistent: See response to Conservation Element Goal 1, above.</p>

Consistency with the Adopted Long Beach General Plan

General Plan Goal	Project Compliance with Goal
<p>Goal 3: To revitalize and enhance areas where inadequate conservation measures occurred in the past.</p>	<p>Consistent: See response to Conservation Element Goal 1, above. The proposed Specific Plan provides an additional mechanism to enhance the wetland area through the creation of a Wetland Monitoring Fund. The Specific Plan also encourages the consolidation of wells, which would limit the impact of oil operations in the wetland areas.</p>
<p>Goal 4: To improve and preserve the unique and fine qualities of Long Beach and to eliminate undesirable or harmful elements.</p>	<p>Consistent: See Section 5.1, <i>Aesthetics</i>, of this DEIR. Implementation of the proposed Project would result in beneficial aesthetics impacts. Compliance with design guidelines found in the proposed Specific Plan would ensure that new development would be compatible with existing community character in the Project area.</p>
<p>Goal 5: To promote the health, safety, and well-being of the people of Long Beach by adopting standards for the proper balance, relationship, and distribution of the various types of land uses, and by formulating and adopting a long-term capital improvement program.</p>	<p>Consistent: Chapter 4, <i>Land Use</i>, of the proposed Specific Plan provides a detailed scheme for the geographic distribution of land uses in the Project area, with special attention to land use computability and a balance between community needs and opportunities for economic investment.</p> <p>Adoption of a long-term capital improvement program for the City is not a project-specific goal and is therefore not applicable.</p>
<p>Goal 6: To establish a balanced program aimed at improving the qualitative conditions of life for all segments of the population of the City.</p>	<p>Consistent: Provisions of the proposed Specific Plan include a broad range of strategies intended to promote a high quality of life in the Project area. The community vision outlined in Chapter 3 is designed to address the needs of all segments of the local population, including residents, visitors, adults, and children. The land use pattern identified in Chapter 4 was designed to address overall land use compatibility. Crafted over a multiyear period that included extensive public input, the community vision and land use plan were both developed to promote the creation of amenities that all segments of the population can use and enjoy. Development standards in Chapter 5 and design guidelines in Chapter 7 address the design, scale, and character of the urban realm to ensure that new development is consistent with the character of Long Beach. Finally, Chapter 6 outlines a multimodal circulation system that is sensitive to the mobility needs of all residents, including those that walk, bicycle, and/or are transit dependent.</p>

Consistency with the Adopted Long Beach General Plan

General Plan Goal	Project Compliance with Goal
<p>Goal 7: To assure adequate quantity and quality of water to meet the present and future domestic, agricultural, and industrial needs of the City.</p>	<p>Consistent: See Sections 5.9, <i>Hydrology and Water Quality</i>, and 5.17, <i>Utilities and Service Systems</i>, of this DEIR for analysis related to water quality and water supply, respectively. As identified in those sections, project impacts related to both topics would be less than significant.</p>
<p>Goal 8: To enforce existing ordinances and develop new ordinances and promote continuing research directed toward achieving the required stringent water quality standards which regulate waste water effluent discharge to ocean waters, bays and estuaries, fresh waters and groundwater.</p>	<p>Not Applicable: This is not a project-specific goal and is therefore not applicable.</p>
<p>Goal 9: To assure that the waters of the San Pedro and Alamitos Bays and Colorado Lagoon are maintained at the highest quality feasible in order to enhance their recreational and commercial utilization.</p>	<p>Not Applicable: This is not a project-specific goal and is therefore not applicable.</p>
<p>Goal 10: To enforce existing controls and ordinances regulating waste discharge from vessels.</p>	<p>Not Applicable: This is not a project-specific goal and is therefore not applicable.</p>
<p>Goal 11: To maintain, upgrade, and improve waste water systems and facilities serving Long Beach</p>	<p>Not Applicable: This is not a project-specific goal and is therefore not applicable. However, sewer lines would be upgraded as development occurs with the Specific Plan area. Refer also to Section 5.17, <i>Utilities and Service Systems</i>, of this DEIR.</p>
<p>Goal 12: To develop a comprehensive City-wide water supply and management program which utilizes water from all sources including groundwater.</p>	<p>Not Applicable: This is not a project-specific goal and is therefore not applicable.</p>

Consistency with the Adopted Long Beach General Plan

General Plan Goal	Project Compliance with Goal
<p>Goal 13: To preserve and enhance the open space opportunities offered by the inland waterways of the City through improved access and beautification.</p>	<p>Consistent: One of the central motivations of the proposed Specific Plan is to allow for the preservation and/or restoration of portions of the Los Cerritos Wetlands so that the area is more accessible to wildlife and for recreational activities. As described in Section 5.1, <i>Aesthetics</i>, implementation of the Specific Plan is expected to result in beneficial impacts to the wetlands, including Los Cerritos Channel, Steam Shovel Slough, and the San Gabriel River, related to visual character and quality. As described in Section 5.15, <i>Recreation</i>, beneficial impacts to recreational amenities are also expected due to the Specific Plan's encouragement of expanded access to the Project area's waterways and marinas.</p>
<p>Goal 14: To preserve and enhance lands of significant value such as beaches and bluffs.</p>	<p>Not Applicable: The Project area does not contain beaches or bluffs.</p>
<p>Goal 15: To critically evaluate any proposed public improvements on the beach and any projects that would contribute to the erosion of the beaches.</p>	<p>Not Applicable: The Project area does not contain portions of the City's oceanfront beaches, nor would implementation of the Project otherwise affect any beaches.</p>
<p>Goal 16: To minimize those activities which will have a critical or detrimental effect on geologically unstable areas and soils subject to erosion.</p>	<p>Consistent: See Section 5.6, <i>Geology and Soils</i>, of this DEIR. Impacts of the Project related to unstable soils would be less than significant.</p>
<p>Goal 17: To preserve the beach from Alamitos Boulevard to the Long Beach Marina as a unique geologic zone and to perpetuate its public use as an open entity.</p>	<p>Not Applicable: The Project area does not contain portions of the City's oceanfront beach, nor would implementation of the proposed Project affect access to the beach.</p>
<p>Goal 18: To continue to monitor areas subject to siltation and deposition of soils which could have a detrimental effect upon water quality and the marine biosphere.</p>	<p>Not Applicable: This is not a project-specific goal and is therefore not applicable.</p>
<p>Goal 19: To provide protective controls for lands supporting distinctive native vegetation, wildlife species, which can be used for ecologic, scientific and educational purposes.</p>	<p>Consistent: See response to Conservation Element Goal 1 and 13, above.</p>

Consistency with the Adopted Long Beach General Plan

General Plan Goal	Project Compliance with Goal
Goal 20: To perpetuate the ecological preserve in El Dorado Park.	Not Applicable: The Project area is not near El Dorado Park, and implementation of the Project would not impact the park.
Goal 21: To locate, define, and protect other beneficial natural habitats in and about the City.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
Goal 22: To promote measures and plans which protect and preserve distinctive types of wildlife including mammals, birds, marine organisms and especially endangered species.	Consistent: See response to Conservation Element Goal 1 and 13, above. Section 7.2.14, <i>Bird-Safe Treatments</i> , of the proposed Specific Plan provides standards and guidelines to ensure that new buildings are bird safe. Also refer to Section 5.4, <i>Biological Resources</i> , of this DEIR. Impacts of the proposed Project on biological resources would be less than significant with incorporation of mitigation measures.
Goal 23: To manage the petroleum resources of the City in a manner that will only maximize their economic value, but will enhance the quality of open space. Goal 24: To continue good management practices in the production of petroleum including aesthetics, ecological compatibility and other environmental aspects.	Consistent: See response to Conservation Element Goal 1, above. The Project allows for the continued oil operation and encourages the consolidation of oil wells. Also see Section 5.11, <i>Mineral Resources</i> , of this DEIR. Impacts of the proposed Project on mineral resources, including petroleum resources, would be less than significant.
Goal 25: To continue to take restorative measures to remedy and prevent subsidence associated with oil extraction.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
Goal 26: To identify and preserve sites of outstanding scenic, historic, and cultural significance or recreational potential.	Consistent: See Section 5.5, <i>Cultural Resources</i> , of this DEIR. Implementation of the Specific Plan incorporates mitigation measures to ensure that historical and cultural resources are protected.
Goal 27: To encourage citizen participation in the identification and preservation of historic and cultural sites.	Not Applicable: This is not a project-specific goal and is therefore not applicable.

Consistency with the Adopted Long Beach General Plan

General Plan Goal	Project Compliance with Goal
Open Space Element	
<p>Goal 1.1: Develop well-managed, viable ecosystems that support the preservation and enhancement of natural and wildlife habitats.</p>	<p>Consistent: The proposed land use plan directs future development and growth away from the Los Cerritos Wetlands and into areas already developed with urbanized land uses. This land use pattern would promote the future preservation and enhancement of the Project area’s wetland habitat areas.</p>
<p>Goal 1.2: Preserve, keep clean and upgrade beaches, bluffs, water bodies and natural habitats, including the ecological preserves at El Dorado Nature Center and the DeForest Nature Area.</p>	<p>Not Applicable: This is not a project-specific goal and is therefore not applicable. Furthermore, the Project area is not near either El Dorado Nature Center or the DeForest Nature Area.</p>
<p>Goal 1.3: Improve appropriate access to natural environments.</p>	<p>Consistent: See response to Conservation Element Goal 13, above.</p>
<p>Goal 1.4: Design and manage natural habitats to achieve environmental sustainability.</p>	<p>Not Applicable: This proposed Specific Plan is a program-level planning document and does not propose detailed designs for natural habitat areas or any other portion of the Project area. Management of the City’s natural habitats is a citywide effort; therefore, this goal is not applicable.</p>
<p>Goal 1.5: Remediate contaminated sites.</p>	<p>Consistent: See Section 5.8, <i>Hazards and Hazardous Materials</i>, of this DEIR. As stated in Section 5.8 (see Tables 5.8-1 and 5.8-2), a number of sites and facilities in the Project area are listed in hazardous materials sites databases. However, implementation of Mitigation Measures HAZ-1 through HAZ-3 would ensure that contaminated sites in the Project area are sufficiently documented, evaluated, and remediated consistent with applicable federal, state, and local regulations as development occurs.</p>
<p>Goal 2.1: Maintain a sufficient quantity and quality of open space in Long Beach to produce and manage natural resources.</p>	<p>Consistent: Implementation of the proposed Specific Plan would not diminish the amount of open space in Long Beach; development capacity would be directed to parcels that already feature urbanized land uses and away from the Los Cerritos Wetlands, Marine Stadium, Marina Vista Park, and other existing open space areas.</p>
<p>Goal 3.1: Provide for and maintain sufficient open space for adequate protection of lives and property against natural and man-made safety hazards.</p>	<p>Consistent: By proposing that future new urban development be developed outside of—and away from—existing wetland areas in the Project area, the proposed Specific Plan promotes the Los Cerritos Wetlands’ continued capacity to absorb water flows during storm-related flooding events.</p>
<p>Goals 4.1 through 4.10</p>	<p>Consistent: These goals relate to the provision of recreational amenities relative to local recreational</p>

Consistency with the Adopted Long Beach General Plan

General Plan Goal	Project Compliance with Goal
	needs. See Section 5.15, <i>Recreation</i> , of this DEIR for analysis of the Specific Plan's potential impact on recreational resources.

Other General Plan Elements:

Historic Preservation Element – The Specific Plan area includes Marine Stadium, a City Historic Cultural Landmark but no change to that area is proposed in the Specific Plan. Within the areas of change, no historic resources are known to exist. Appropriate mitigation measures have been included in the EIR to protect potential native cultural and archaeological resources that may be encountered during construction activities.

Housing Element – The plan advances Goal 3 to retain and improve the quality of existing housing and neighborhoods. The Specific Plan includes areas of change, these parcels are currently developed with hotel and retail uses. No changes are proposed to existing residential communities, but rather new opportunities for mixed-use housing are created on existing underutilized retail and hotel sites. The mobility, open space and other enhancements within the Specific Plan area will benefit both existing and future residents.

The Specific Plan also advances Goal 4 of the Housing Element to provide increased opportunities for the construction of high quality housing. Approximately 2,500 new housing units are permitted within the Specific Plan, all meeting strict design quality criteria. These units are located within an existing and future activity center, within a mixed-use environment, such that future residents can benefit from active transportation and diminished vehicle miles traveled.

The certification of a Program Environmental Impact Report and adoption of the Specific Plan also advances Goal 5 of the Housing Element to mitigate government constraints to housing investment and affordability. The Specific Plan and associated environmental analysis provides a defined entitlement path for creation of new housing units without over-burdensome governmental constraints. The areas of change do not currently allow residential development, this action removes that governmental constraint.

Air Quality Element – The proposed plan includes mobility enhancements to support active transportation and transit use consistent with Air Quality Goal 2 of a diverse and efficient ground transportation system that minimizes air pollutant emissions. The Specific Plan focuses on reducing vehicle trips through mobility enhancements and mixed-use environments that limit vehicle miles traveled. The land use plan reinforces these goals, consistent with the Air Quality Goal 5 of a pattern of land uses that can be efficiently served by a diversified transportation system and that directly and indirectly minimizes air pollutants.

The Specific Plan EIR includes provisions to limit construction emissions including particulate emissions as specific in Air Quality Goal 6 (Minimize Particulate Emissions), and meet or exceed energy codes and include green design features as required by Air Quality Goal 7 (Energy Conservation).

Mobility Element – The Specific Plan is a direct outcome of the Mobility Element, proposing active transportation improvements that complete the bike and pedestrian network in Southeast Long Beach. Goal 1 of the Mobility Element is the creation of an efficient, balanced, multimodal mobility network. The Specific Plan addresses this goal through careful design including a 79% increase in bicycle lane miles, 29% increase in pedestrian facilities and 9% increase in automotive facilities. This approach provides travelers with choices and supports all modes of travel.

Land Use – As described on Page 1, this proposed plan includes uses that are consistent with the current Land Use Element designations. Additionally, the Specific Plan advances the goals of the Land Use Element including managed growth, economic development, new housing construction, functional transportation, and financial (fiscal) stability. The focus of the areas of change within the Specific Plan is to allow for economic development through new housing construction and mixed-use environments on underutilized sites. This allows for a modes, managed growth within the area while improving mobility and quality of life for current and future residents.

Seismic Safety – The Specific Plan and associated EIR includes code provisions to assure seismic safety. This is consistent with the Development Goals (1-5) and Protection Goals (1-5) found within the Seismic Safety Element of the General Plan. The proposed plan encourages economic development through the redevelopment of existing underutilized sites that do not meet today's stringent seismic safety rules. New construction will be designed to today's standards and will include site planning to avoid hazards. Additionally, locations closest to potential hazards are contained within the Coastal Habitat, Wetlands and Recreation use area that does not allow for residential units.

Local Coastal Program (LCP) – The action recommended by the Planning Commission and adopted by City Council includes an amendment to the LCP. With that amendment the Specific Plan will be consistent in terms of the land-uses and development regulations within the Specific Plan and LCP both. This action is also consistent with the General Policies found within the LCP. The LCP includes transportation and access policies to increase reliance on public transit, decrease reliance on automobiles, provide slightly more parking and increase pedestrian and bicycle access opportunities. The proposed Specific Plan promotes compact, urban living including use of transit and active transportation. Specific design considerations reinforce this emphasis on bicycles and pedestrians. No changes to parking standards are proposed.

The LCP also includes provisions requiring replacement affordable housing (Mello compliance). The areas of change within the Specific Plan do not currently contain dwelling units. The plan does however expand the overall supply of housing, allowing for different types of housing for various family configurations to be accommodated in the Specific Plan area. The LCP contains a park dedication policy which the Specific Plan complies in two ways: first all projects are required to meet the citywide park fee (Quimby) requirement, but second the development and design regulations of the Specific Plan require new public improvements such as plazas, parks, paseos and gathering areas. Additionally the view corridors required within the Specific Plan and intended to provide visual cues toward publically accessible open space such as the waterfront and wetland environments, enhancing the publics knowledge of and ability to access these areas. The community plan for the Southeast Area (SEADIP) is modified by this action and, as amended, the Specific Plan will be consistent with the amended LCP.

Noise Element – The existing noise element contains 48 individual goals related to reducing noise sources and improving compatibility between sensitive uses and sources of noise. The Specific Plan and EIR include provisions to limit noise disturbances but still allow, within the areas of change, a dynamic mixed-use environment for resident who choose that lifestyle. The Specific Plan does not alter the regulations in single-use areas such as existing single-family home areas or locations slated to remain solely retail in nature. Within the areas of change, the Specific Plan advances the noise element goal of reducing traffic noise by promoting active transportation and transit use. All new development will meet today's stringent codes in terms of indoor noise controls.

Public Safety – The City's public safety element contains eleven development goals focused on creating a safe built environment. The mixed-use environment proposed in the Specific Plan advances these goals. It provides for retail (daytime) and resident (nigh-time) use of the built environment providing eyes on the street and crime prevention through design. New development will also be built to current codes and consistent with the EIR, providing adequate protection from hazards and an improved protection from hazards when compared to the existing built structures.

The City's Scenic Routes Element is conceptual in nature, however proposed aesthetic and mobility enhancements to Pacific Coast Highway contained within the Specific Plan are consistent with that general plan vision.