

RESOLUTION NO. R-1160

A RESOLUTION OF THE PLANNING COMMISSION
 OF THE CITY OF LONG BEACH CERTIFYING THAT THE
 FINAL ENVIRONMENTAL IMPACT REPORT FOR THE
 SAFRAN SENIOR HOUSING PROJECT (STATE
 CLEARINGHOUSE NO. 2012091026) HAS BEEN
 COMPLETED IN ACCORDANCE WITH THE PROVISIONS
 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
 AND STATE AND LOCAL GUIDELINES AND MAKING
 CERTAIN FINDINGS AND DETERMINATIONS RELATIVE
 THERETO; AND ADOPTING A MITIGATION MONITORING
 AND REPORTING PROGRAM (MMRP)

WHEREAS, Thomas Safran & Associates have proposed the Safran Senior
 Housing Project ("Project"), a development located within the Bluff Heights Historic
 District. The project involves conversion of an existing 31,006 square foot church
 building at 3215 East Third Street, Long Beach, California, into a senior housing project
 consisting of twenty-four (24) independent low or very low income senior housing
 dwelling units, one manager's unit and associated amenities/common areas. The Project
 also includes demolition of the existing single family home and detached garage on the
 adjacent parcel at 304 Obispo Avenue and construction of a twelve (12) space parking lot
 serving the Project.

Said Project is more fully described in the Draft Environmental Impact
 Report (DEIR), a copy of which DEIR, including the complete Proposed Project
 description, is incorporated herein by this reference as though set forth in full, word for
 word.

WHEREAS, Project implementation will require a Site Plan Review,

1 Administrative Use Permit, Certificate of Appropriateness, Lot Tie, Planning Commission
2 Waiver related to parking, Standard Variances, demolition and grading permits, as well
3 as agreement approvals as may be required from Responsible and/or Trustee Agencies.
4 A list of discretionary, Agreement, and permit approvals that may be required for Project
5 implementation is set forth in the DEIR and Final Environmental Impact Report (FEIR);

6 WHEREAS, the City began an evaluation of the proposed project by issuing
7 a Notice of Preparation (NOP) that was circulated from September 13, 2012 to
8 October 12, 2012. A Notice of Completion was prepared and filed with the State Office of
9 Planning and Research on October 18, 2012. The Draft Environmental Impact Report
10 was completed on October 18, 2012, and circulated between October 18, 2012 and
11 December 3, 2012;

12 WHEREAS, implementation and construction of the Project constitutes a
13 "project" as defined by CEQA, Public Resources Code Sections 21000 et seq., and the
14 City of Long Beach is the Lead Agency for the Project under CEQA;

15 WHEREAS, it was determined during the initial processing of the Project
16 that it could have potentially significant effects on the environment, requiring the
17 preparation of an EIR;

18 WHEREAS, the City prepared full and complete responses to the
19 comments received on the DEIR, and distributed the responses in accordance with
20 Public Resources Code section 21092.5;

21 WHEREAS, the Planning Commission has reviewed and considered the
22 information in and the comments to the DEIR and the responses thereto, as well as the
23 FEIR at a duly noticed Planning Commission meeting held on December 20, 2012, at
24 which time evidence, both written and oral, was presented to and considered by the
25 Planning Commission;

26 WHEREAS, the Planning Commission has read and considered all
27 environmental documentation comprising the FEIR, including the DEIR, comments and
28 the responses to comments, and errata (if any) included in the FEIR, and has determined

1 that the FEIR considers all potentially significant environmental impacts of the Project
2 and is complete and adequate and fully complies with all requirements of CEQA;

3 WHEREAS, the Planning Commission has evaluated and considered all
4 significant impacts, mitigation measures, and project alternatives identified in the FEIR;

5 WHEREAS, CEQA and the State CEQA Guidelines require that where the
6 decision of a public agency allows the occurrence of significant environmental effects that
7 are identified in the EIR, but are not mitigated to a level of insignificance, that the public
8 agency state in writing the reasons to support its action based on the EIR and/or other
9 information in the record; and

10 WHEREAS, it is the policy of the City, in accordance with the provisions of
11 CEQA and the State CEQA Guidelines, not to approve a project unless (i) all significant
12 environmental impacts have been avoided or substantially lessened to the extent
13 feasible, and (ii) any remaining unavoidable significant impacts are outweighed by
14 specific economic, legal, social, technological, or other benefits of the project, and
15 therefore considered "acceptable" under State CEQA Guidelines section 15093.

16 NOW, THEREFORE, the Planning Commission of the City of Long Beach
17 does hereby find, determine and resolve that:

18 Section 1. All of the above recitals are true and correct and are
19 incorporated herein as though fully set forth.

20 Section 2. The Final EIR has been completed in compliance with CEQA
21 and the State CEQA Guidelines.

22 Section 3. The Final EIR, which reflects the Planning Commission's
23 independent judgment and analysis, is hereby adopted, approved, and certified as
24 complete and adequate under CEQA.

25 Section 4. Pursuant to Public Resources Code section 21081 and State
26 CEQA Guidelines section 15091, the Planning Commission has reviewed and hereby
27 adopts the Facts and Findings regarding the environmental effects for the Safran Senior
28 Housing Project as shown on the attached Exhibit "A", which document is incorporated

1 herein by reference as though set forth in full, word for word.

2 Section 5. Although the FEIR identifies certain significant environmental
3 effects that would result if the Project is approved, most environmental effects can
4 feasibly be avoided or mitigated and will be avoided or mitigated by the imposition of
5 mitigation measures included with the FEIR. Pursuant to Public Resources Code section
6 21081.6, the Planning Commission has reviewed and hereby adopts the Mitigation
7 Monitoring and Reporting Program ("MMRP") as shown on the attached Exhibit "B",
8 which document is incorporated herein by reference as though set forth in full, word for
9 word, together with any adopted corrections or modifications thereto, and further finds
10 that the mitigation measures identified in the FEIR are feasible, and specifically makes
11 each mitigation measure a condition of project approval. Should the underlying project
12 be presented to the Planning Commission and/or the City Council for the purposes of
13 project approval, such approval will include consideration of a Statement of Overriding
14 Considerations.

15 Section 6. Pursuant to State CEQA Guidelines section 15091(e), the
16 record of proceedings relating to this matter has been made available to the public at,
17 among other places, the Department of Development Services, 333 West Ocean
18 Boulevard, 5th Floor, Long Beach, California, and is, and has been, available for review
19 during normal business hours.

20 Section 7. The information provided in the various staff reports submitted
21 in connection with the Project, the corrections and modifications to the DEIR, and FEIR
22 made in response to comments and any errata which were not previously re-circulated,
23 and the evidence presented in written and oral testimony at the public hearing, do not
24 represent significant new information so as to require re-circulation of the DEIR pursuant
25 to the Public Resources Code.

26 Section 8. This resolution shall take effect immediately upon its adoption
27 by the Planning Commission, and the Planning Commission Secretary shall certify to the
28 vote adopting this resolution.

1 I hereby certify that the foregoing resolution was adopted by the Planning
2 Commission of the City of Long Beach at its meeting of December 20, 2012, by the
3 following vote:

4 Ayes: Commissioners: Becky Blair, Alan Fox, Melani Smith,
5 Molly Campbell, Mark Christoffels,
6 Phillip Saumur and Donita Van Horik

7 Noes: Commissioners: _____
8 _____

9 Absent: Commissioners: _____
10 _____

11
12 
13 _____
14 Planning Commission Secretary

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
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Long Beach, CA 90802-4664

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CITY OF LONG BEACH RESOLUTION NO. R-1160

EXHIBIT "A"

**FACTS AND FINDINGS REGARDING THE ENVIRONMENTAL
EFFECTS FOR THE SAFRAN SENIOR HOUSING PROJECT**

Lead Agency:

City of Long Beach

333 W. Ocean Boulevard

Long Beach, California 90802

Contact: Mr. Craig Chalfant, Planner

(562) 570-6368

December 2012

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STATEMENT OF FACTS AND FINDINGS

I INTRODUCTION

The California Environmental Quality Act (CEQA) requires that a Lead Agency issue two sets of findings prior to approving a project that will generate a significant impact on the environment. The Statement of Facts and Findings is the first set of findings where the Lead Agency identifies the significant impacts, presents facts supporting the conclusions reached in the analysis, makes one or more of three findings for each impact, and explains the reasoning behind the agency's findings.

The following statement of facts and findings has been prepared in accordance with the California Environmental Quality Act (CEQA) and Public Resources Code Section 21081. CEQA Guidelines Section 15091 (a) provides that:

No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding.

There are three possible finding categories available for the Statement of Facts and Findings pursuant to Section 15091 (a) of the CEQA Guidelines.

- (1) Changes or alterations have been required in, or incorporated into, the project which avoids or substantially lessens the significant environmental effect as identified in the final EIR.*
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*
- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

These findings relevant to the Safran Senior Housing Project are presented in Sections V and VI.

The City of Long Beach, the CEQA Lead Agency, finds and declares that the Safran Senior Housing Project Final Environmental Impact Report (EIR) has been completed in compliance with CEQA and the CEQA Guidelines. The City of Long Beach finds and certifies that the Final EIR was reviewed and information contained in the Final EIR was



considered prior to any approval associated with the proposed Safran Senior Housing Project, herein referred to as the "project."

Based upon its review of the Final EIR, the Lead Agency finds that the Final EIR is an adequate assessment of the potentially significant environmental impacts of the proposed project and represents the independent judgment of the Lead Agency. The remainder of this document is organized as follows:

- II. Description of project proposed for approval;
- III. Effects determined to be less than significant in the Initial Study/Notice of Preparation;
- IV. Effects Determined To Be Less Than Significant in the Final EIR;
- V. Effects Determined To Be Less Than Significant With Mitigation in the Initial Study/Notice of Preparation, and Findings; and;
- VI. Effects that remain significant and unavoidable after mitigation, and findings.

II DESCRIPTION OF PROPOSAL

The proposed project involves conversion of an existing 31,006 square foot church building into a senior housing project consisting of 24 independent low or very low income senior dwelling units, one manager's unit, and associated amenities/common areas. The project also includes construction of a 12-space parking lot on an adjacent parcel.

The project site consists of two adjoining parcels at 3215 East 3rd Street and 304 Obispo Avenue in the southeast part of the City of Long Beach, about ½ mile from the Pacific Ocean. Both properties are located in the City's Bluff Heights Historic District. East 3rd Street runs along the southern boundary of the site, Obispo Avenue runs along the western boundary of the site, and single- and multiple-family residences border the site on its northern and eastern sides. The site is regionally accessible from Interstate 710 (the Long Beach Freeway), Interstate 405 (the San Diego Freeway), and State Route 1 (Pacific Coast Highway, or PCH).

Vehicular access to the senior housing project would be from Obispo Avenue into the proposed parking lot (or to street parking on East 3rd Street, Obispo Avenue, or other local streets). The primary pedestrian access to the proposed building would be from East 3rd Street. The current wooden doors on Obispo Avenue would be removed and replaced with ten lite doors with transoms, which would serve as private entries for units. There would be additional entries to the ground floor and lower level on the north side of the existing church, accessible from the parking lot. The primary changes to the exterior of the building would consist of the following:

West Elevation

1. New window at area well.
2. New doors to replace the existing entry doors.
3. New window at north tower.
4. Guardrails added at 2nd floor units.
5. Wall and gate added at parking lot.

South Elevation

1. New window at area well.
2. New windows and door at Lobby.
3. New mechanical platform and screen.

North Elevation

1. New doors at lower level units and new windows at area well.
2. New doors to replace existing.
3. Various openings infilled and new lightwell opening added.
4. Removing existing stairs.

East Elevation

1. New area well and opening.
2. Existing door and window openings infilled, add new window.
3. New mechanical platform and screen.



III EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT IN THE SAFRAN SENIOR HOUSING PROJECT INITIAL STUDY

The Initial Study prepared for the Safran Senior Housing Project and circulated with a Notice of Preparation (NOP) of a Draft EIR found that the project would have a less than significant impact with respect to a number of environmental topics, as summarized below. Discussion of these effects is not included in the primary analysis sections of the Final EIR, but instead is included in the Initial Study, which is Appendix A to the Final EIR.

AESTHETICS

Scenic vistas. There are no scenic vistas or state scenic highways in the vicinity of the project site that would be affected by the project.

Light and glare. The project would include some new sources of light and glare on the project site, such as parking lot lighting and reflective surfaces on parked cars. However, Chapter 21.41.259 of the Long Beach Municipal Code (LBMC) requires that parking lot lighting be shielded and directed downwards to prevent light and glare from intruding onto adjacent sites, and also limits the height of such light standards. Any new lighting associated with the project would also be reviewed through the City's Site Plan Review process.

AGRICULTURE RESOURCES

Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is fully developed, within an urbanized area, and is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. It is also not within or near forest land. No agricultural, forestry, or other related activities occur within or adjacent to the project site.

Agricultural zoning or use, Williamson Act contract, and forest land or timber land zoning or use. The project site is developed with two existing buildings. No agricultural or forestry zoning is present on the site or in the surrounding area and neither the project site nor any nearby lands are enrolled under the Williamson Act.

Farmland conversion from other changes in the existing environment. The project site is in a fully urbanized area, with no agricultural uses on the project site or in its vicinity, and no portion of the project site or nearby uses are zoned for agriculture. No agricultural, forestry, or other related activities occur in the area. The project would not involve changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use.

AIR QUALITY

Conflict with or obstruct implementation of the applicable air quality plan. Vehicle use, energy consumption, and associated air pollutant emissions are directly related to population growth. The population forecasts upon which the Air Quality Management Plan (AQMP) is based are used to estimate future emissions and devise appropriate strategies to attain state and federal air quality standards. When population growth exceeds the forecasts upon which the AQMP is based, emission inventories could be



surpassed, which could affect attainment of standards. However, the amount of housing proposed under the project would not induce population growth exceeding these population forecasts. Therefore, the project would not conflict with or obstruct implementation of an air quality plan.

Violate air quality standards or contribute substantially to existing or projected air quality violations. Both construction and operational emissions were modeled based on the project description and the project's trip generation potential from the traffic technical memorandum. As modeled, the project's peak construction emissions would fall below applicable South Coast Air Quality Management District (SCAQMD) thresholds, and the project's construction-related air quality impacts would be less than significant. Operational emissions would result from both mobile sources (vehicle trips) and stationary sources such as HVAC systems, water heating, and interior lighting. Emissions associated with the project were modeled using the California Emissions Estimator Model (CalEEMod) computer program based on the project description and the project's trip generation potential from the traffic technical memorandum. As modeled, the project's peak operational emissions would fall below applicable SCAQMD thresholds.

Net increase of criteria pollutants. The SCAQMD's construction and operational emission thresholds take into account the cumulative setting of emissions within the air basin and within 38 separate sub-areas within the basin. The proposed project represents an extremely small portion of existing and future development within the air basin and, as modeled, would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

Exposure of sensitive receptors to substantial pollutant concentrations. The SCAQMD has adopted Localized Significance Thresholds (LSTs) representing the maximum emissions from a project that would not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size, and distance to the sensitive receptor. As modeled, the project's peak construction emissions would fall below applicable LST thresholds.

Odors. Because the proposed project would be residential, it would not create or emit objectionable odors affecting a substantial number of people.

BIOLOGICAL RESOURCES

Candidate, sensitive, or special status species. The project site is located within a developed portion of the city of Long Beach, within an existing, previously disturbed urbanized area. The site lacks significant native vegetation that provides habitat for any unique, rare, or endangered plant or animal species. The surrounding area is sparsely vegetated with a few ornamental street trees and other ornamental vegetation on surrounding streets and properties, which are also developed. The project would therefore have a less than significant impact associated with habitat modification, or on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) and U.S. Fish and Wildlife Service (USFWS).



Riparian habitat or other sensitive natural community. No portion of the project site or immediately surrounding areas is located on or adjacent to any riparian habitat or sensitive natural community. In addition, no portion of the project site or its surroundings is considered riparian habitat or a sensitive natural community. Therefore, the project would have a less than significant adverse effect on riparian habitat or other natural communities identified in local or regional plans, policies, or regulations, or by the CDFG or USFWS.

Federally protected wetlands. The project site and surrounding areas are fully urbanized and do not contain wetlands. The project would not significantly change the existing drainage of the site, would utilize existing storm drainage infrastructure, and would have no impact on federally protected wetlands.

Movement of wildlife. The project site is already fully developed and located within an urbanized area. It does not support any biologically significant wildlife movement nor does it contain or support native wildlife nursery sites. Therefore, the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Local policies or ordinances protecting biological resources. Because the project, as discussed above, would have no impact on biological resources, it would not conflict with any local policies or ordinances protecting biological resources such as trees.

Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans. Because the project, as discussed above, would have no impact on biological resources, it would not conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

CULTURAL RESOURCES

Archaeological resources, paleontological resources, unique geologic features, and human remains. The project would require only minor grading at the 304 Obispo Avenue parcel, and no subsurface excavation on either parcel. The project site and its vicinity contain no unique geologic features that would be affected by the project. The project site is currently developed, and has previously experienced subsurface disturbance when the existing buildings on the site were constructed. Because the site (both aboveground and underground) has been previously disturbed, the likelihood of finding intact archaeological or paleontological resources is considered low. In the unlikely event that such resources are discovered during construction of the proposed project, the project would be required to comply with standard procedures for assessment and preservation of such resources. State regulations require that if human remains are found during demolition activities, work must stop in the vicinity of the find as well as any area that is reasonably suspected until the County Coroner has been called out and the remains have been investigated and appropriate recommendations have been made for their treatment and disposition.



GEOLOGY AND SEISMICITY

Seismic effects. While the project site, like all of Southern California, is in a seismically active area, it is not within an Alquist-Priolo Earthquake Zone. The closest earthquake fault, the Newport-Inglewood Fault Zone, is located more than one mile to the northeast. The probability of seismic surface rupture is therefore considered low. Although the site could be exposed to strong seismic ground shaking in the event of an earthquake, the project would be required to comply with the California Building Code (CBC). The CBC requires various measures of all construction in California to account for hazards from seismic shaking, and the proposed senior housing project would be inspected for compliance with these measures by the City of Long Beach Building Bureau prior to Certificate of Occupancy.

Landslides. The relatively level site conditions and extent of developed lands on and around the project site would not lead to potential impacts associated with landslides.

Soil erosion/loss of top soil. The relatively level site conditions and minimal amount of soil to be disturbed or exposed under the project would not lead to significant erosion or loss of top soil. Additionally, Standard Urban Stormwater Mitigation Plan (SUSMP) and National Pollutant Discharge Elimination System (NPDES) requirements to utilize watering of soils and stormwater Best Management Practices (BMPs) limiting erosion would be enforced for the project.

Unstable soils. The project would involve construction of no new buildings or other structures on the project site, and there is no indication from the history of the site, which has been occupied by the buildings currently on it for approximately the last 90 years, that the site is located on expansive soils or geologically unstable soils that would result in on- or off-site landslide, lateral spreading, or subsidence.

On-site septic systems. The project is located in a fully developed part of Long Beach, with access to existing sewer connections. It would not require the use of septic tanks.

GREENHOUSE GAS EMISSIONS

Greenhouse gas emissions. Greenhouse gas (GHG) emissions associated with the project were modeled using the California Emissions Estimator Model (CalEEMod) computer program based on the project description and the project's trip generation potential from the traffic technical memorandum. As modeled, the project's total GHG emissions would not exceed the SCAQMD's recommended/preferred option threshold for all land use types, including residential, of 3,000 metric tons carbon dioxide equivalent (CDE) per year.

Policy consistency. The project is an adaptive reuse, residential infill development project within an already urbanized area, with good access to public transportation. It would be subject to the waste diversion programs and Urban Forestry Program of the City of Long Beach. Several alternative fueling stations are available in the region, including stations offering biodiesel and ethanol, as well as several electric vehicle charging stations in Long Beach. The project site is also within walking distance of jobs and shopping opportunities in the local neighborhood, such as those along Redondo Avenue. For these reasons, the project would not conflict with plans, policies, and regulations adopted for the purpose of reducing GHG emissions.



HAZARDS AND HAZARDOUS MATERIALS

Routine transport, use, or disposal of hazardous materials. The project involves demolition of an existing residence and construction of a senior housing project and surface parking lot, and would not involve the routine transport, use or disposal of hazardous substances.

Upset or accident releasing hazardous materials into the environment, including with 1/4 mile of a school. Although Horace Mann Elementary School is located across East 3rd Street from the project site, operation of the project would not involve the routine use or transport of hazardous materials or emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste, and nearby schools would not be adversely affected. Construction of the project would involve demolition of the existing residence at 304 Obispo Avenue and interior remodeling of the Immanuel Community Church building that could require the removal or transportation of hazardous materials such as asbestos-containing materials (ACMs) or lead-based paints and materials. SCAQMD Rule 1403 requires that the owner or operator of any demolition or renovation activity have an asbestos survey performed prior to demolition. Lead-based materials exposure is regulated by California Occupational Safety and Health Administration (CalOSHA) regulations. California Code of Regulations, §1532.1, requires testing, monitoring, containment, and disposal of lead-based materials such that exposure levels do not exceed CalOSHA standards.

Soil contamination. The project site is not listed on any of the online databases of sites containing soil contamination compiled pursuant to Government Code Section 65962.5. Other nearby sites containing or previously containing contaminated soils have either been remediated or groundwater at these sites flows away from the project site.

Airport safety hazards. The project site is located approximately 2.75 miles southwest of the closest airport, Long Beach Municipal Airport. It is not within an area covered by an airport land use plan, nor is it located in the vicinity of a private air strip.

Emergency plans. The project involves demolition of an existing residence and construction of a senior housing project and surface parking lot, and would not conflict with an adopted emergency response plan or emergency evacuation plan or interfere with traffic on adjacent streets.

Wildland fire hazard. The project site and its vicinity do not contain wildlands and are not adjacent to wildlands.

HYDROLOGY AND WATER QUALITY

Water quality standards or waste discharge requirements. Project-related construction activity could have the potential to degrade water quality due to sediment erosion or the presence of contaminants located within the soils. However, on-site activities would be required to comply with the requirements of the Long Beach Municipal Code and various state and federal regulations requiring construction and erosion and sediment control best management practices (BMPs). The site is served by existing storm water drainage and sewer infrastructure, and the project does not involve any actions beyond construction activities that would adversely affect water quality.



Groundwater. The project would eliminate one single family residence and introduce 25 new dwelling units on the project site, leading to an increase of 24 dwelling units. It would therefore lead to a small increase in consumption of potable water. However, this increase would be so small in comparison to total water usage in this highly urbanized area that it would not significantly impact groundwater. Also, the project would produce little if any increase in impermeable surfaces restricting groundwater recharge.

Surface drainage patterns. The project would utilize existing storm water drainage infrastructure, would not substantially increase impermeable surfaces or runoff on the project site, and would not alter the surface drainage pattern of the site or area in a manner which would result in substantial erosion or siltation on or off the site.

Runoff exceeding capacity of storm water drainage systems, or polluted runoff. The project would utilize existing storm water drainage infrastructure and would not substantially increase impermeable surfaces or runoff on the project site. It would also be required to comply with the requirements of the Long Beach Municipal Code and various state and federal regulations requiring construction and erosion and sediment control BMPs.

100-year flood zone/flooding. The project site is located outside of the 100-year flood zone.

Dam or levee failure. There are no dams or levees located within the vicinity of the project site, and the site is not within a dam inundation area.

Seiches, tsunamis, and mudflows. The project site is not located within a tsunami hazard zone. Additionally, because the project site is not close to a large body of water other than the ocean, seiches are not a significant concern. The project site is not located within an area subject to potentially high landslide or debris and mud flows.

LAND USE AND PLANNING

Division of an established community. The project is an adaptive reuse infill development, and would not physically divide an established community.

Conflict with applicable land use plans. No changes to the General Plan land use or zoning designations of the project site are proposed. The project has the potential to conflict with the Bluff Heights Historic District Ordinance, but this impact was analyzed in the Cultural Resources section of the Final EIR, as discussed herein.

Habitat conservation plans or natural community conservation plans. No such plans apply to the project site.

MINERAL RESOURCES

Availability of known mineral resources. The project site is already developed with uses not involving mineral resource extraction, and is not located in a mineral extraction operations area delineated in a local plan or of importance to the region or state. No mineral resource activities would be altered or displaced by the project.



NOISE

Operational noise. The project involves demolition of one existing single family residence and remodeling of an existing church building to accommodate 24 apartments and one manager's unit. The project would generate vehicular trips and increase vehicular traffic on surrounding streets. The primary operational sources of noise associated with the project would be project-generated traffic, stationary sources such as mechanical equipment, and non-stationary noise such as parking lot noise from vehicles and conversations.

Based on the number of daily vehicle trips expected to be generated by the project the project's contribution to roadway noise levels was modeled for East 3rd Street, and was found not to raise ambient noise levels above the City's land use compatibility thresholds. The project would generate fewer p.m. peak hour trips on Obispo Avenue than on East 3rd Street; therefore, the project would not create a significant impact on that roadway.

Noise from mechanical equipment associated with the project, such as air conditioning units, would be typical of a multi-family residential use, of which there are other examples in the project vicinity, and would be subject to Chapter 8.80.200 of the Long Beach Municipal Code, which forbids certain noise disturbances including operating or permitting the operation of any air conditioning or air refrigerating equipment in excess of industry standards.

Parking lot noise from sources such as car horns and car alarm signals could be significant, although temporary, at immediately adjacent noise-sensitive receptors if not properly attenuated. However, the project site would be bordered on its north and east sides by a 6'6" CMU (concrete masonry unit) wall, which would provide substantial noise attenuation for these neighboring properties.

Aircraft noise. The project site is located approximately 2.75 miles southwest of the closest airport, Long Beach Municipal Airport.

POPULATION AND HOUSING

Population Growth. The number of new housing units associated with the project (25), minus the one residence to be demolished, would not create significant population growth compared to the City's current population of approximately 464,662 or that projected for the city by the Southern California Association of Governments (SCAG) in its adopted 2012 Integrated Growth Forecast, which forecasts that the population of Long Beach will grow by 26,338 persons by 2020.

Displacement of people or housing. The project would result in the displacement of only one housing unit: the existing residence at 304 Obispo Avenue. This would not constitute a substantial displacement of housing or people.

PUBLIC SERVICES

Fire and police protection. Because the project would create minimal population growth compared to the City's existing and projected population, it would not significantly affect existing fire and police service ratios and response times or significantly increase

the demand for fire and police protection services beyond that already planned for by the City.

Schools, parks, or other public facilities. Because the project would create minimal population growth compared to the City's existing and projected population, the amount of residential development and employment opportunities created by the project would not directly result in significant population increases or significantly increased demand for schools, parks, or other facilities.

RECREATION

Recreational facilities. The project would not result in significant population growth or new employment opportunities that would result in significantly increased demand for, or increased use of, park or recreational facilities. Furthermore, the project does not include any recreational facilities that could be used by the public that would create their own environmental impacts.

TRANSPORTATION/TRAFFIC

Traffic and circulation. The project would lead to increased traffic associated with the increase in the number of residences and amount of activity on the site, as well as traffic generated during construction activities, both of which would have the potential to impacting the surrounding street system. However, analysis of the estimated trip generation and potential traffic impacts of the project found that the project's trip generation potential is below the City's threshold requirements for a detailed traffic impact study, and no traffic related impacts are anticipated at roadways and intersections within the vicinity of the project. The project would not conflict with an applicable congestion management program (CMP), or any other applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, because it would not alter level of service standards or other standards, including those established for CMP designated roads or highways.

Air traffic patterns. Given the fact that the project site is located approximately 2.75 miles southwest of the closest airport, Long Beach Municipal Airport, the project would not present any impediments to air traffic.

Hazards due to a design feature or incompatible use. The project does not include any design features that would substantially increase traffic-related hazards, and site plans for the project would be further reviewed by the City to ensure this. Construction activity for the project may result in temporary impacts to surrounding streets such as Obispo Avenue and East 3rd Street for all users, including drivers, bicyclists, and pedestrians. However, no street closures are anticipated, and these impacts would be temporary and would not present a significant safety risk.

Emergency access. The project contains no features that would impair or result in inadequate emergency access. The project may have temporary impacts on immediately surrounding streets, but no streets closures are anticipated, and emergency vehicles would continue to be able to access the project site and surrounding properties.



Alternative transportation. The project would not directly result in changes to the public transportation system that would conflict with adopted policies plans or programs. There is currently no transit service along East 3rd Street or Obispo Avenue in the project area, but there are four transit routes located within a few blocks of the project site on East Broadway, 4th Street and Redondo Avenue. Additionally, the project would not result in a significant population increase that would increase the burden on public transportation. Construction of the project may have temporary impacts on immediately surrounding streets, but no transit lines travel along these streets.

UTILITIES AND SERVICE SYSTEMS

Water and wastewater. The proposed project does not include any new buildings or structures that would require connection to the existing sewer infrastructure. Because of the increase in the number of people that would be living on the project site, it would result in a small increase in the amount of water consumed and the amount of wastewater produced on the site. However, the site is already served by the City's existing water and sewer system. The project would not generate population growth exceeding projections, and would thus not create unanticipated demands on the City's water or wastewater systems.

Storm water drainage facilities. The project site is already developed and served by existing storm water drainage facilities. The project would not substantially change the amount of impervious surfaces on the project site, and would therefore not significantly increase the amount of runoff from the site or increase demand on these facilities.

Solid waste and landfills. Construction waste from the project would be disposed of at one of several landfills and processing facilities in the region with available capacity, and would be temporary. Because any population and employment increase associated with the project is expected to fall within adopted projections, operation of the project would not generate waste that would exceed the capacity of these local landfills.



IV EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT IN THE SAFRAN SENIOR HOUSING PROJECT FINAL EIR

The Final EIR for the Safran Senior Housing Project found that the project would have a less than significant impact with respect to aesthetics, without the need for mitigation. A less than significant environmental impact determination was made for this topic area.

AESTHETICS

Visual character and scenic resources. The visual character of the project site and its surroundings would be altered by the project because the project would involve replacing the existing single-family home at 304 Obispo Avenue with a surface parking lot and making some changes to the exterior of the former Immanuel Community Church building. These changes would alter the visual character of the project site and would have the potential to damage scenic resources. However, the scope of the proposed changes is relatively limited, the project site is located within a highly urbanized context, the scale and architectural style of the church building would remain the same, and the single family residence to be demolished under the project is an example of an architectural style common throughout the Bluff Heights Historic District.

City policies related to aesthetics. No changes to the General Plan land use or zoning designations of the project site are proposed. Because the project would make only minor changes to the exterior of the former church building, would eliminate only one single family home, and would not have a significant impact on the visual character and quality of the project site and its surroundings, it would not conflict with City policies related to aesthetics contained in the General Plan and the Bluff Heights Historic District Ordinance.



V EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT WITH MITIGATION IN THE SAFRAN SENIOR HOUSING PROJECT INITIAL STUDY, AND FINDINGS

The City of Long Beach, having reviewed and considered the information contained in the Safran Senior Housing Project Initial Study, finds, pursuant to California Public Resources Code 21081 (a)(1) and *CEQA Guidelines* 15091 (a)(1) that changes or alterations have been required in, or incorporated into, the Safran Senior Housing Project to avoid or substantially lessen to below a level of significance potentially significant environmental effects related to Noise.

NOISE

Construction-related noise and vibration. Construction of the project would create construction traffic that could expose nearby receptors to temporary or periodic substantial noise level increases. While there is a potential for a significant adverse noise and vibration impact, compliance with mitigation measures identified herein would reduce this potentially significant impact to a level of less than significant with incorporated mitigation.

Finding

- *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the potentially significant construction noise and vibration environmental effect of the project as identified in the Safran Senior Housing Project Initial Study.*

Facts in Support of Finding

The potential construction-related noise and vibration impacts of the project have been eliminated or substantially lessened to a less than significant level by virtue of a mitigation measure identified in the Safran Senior Housing Project Initial Study.

Mitigation Measure:

- N-1 Heavy Truck Restriction/Haul Routes.** The construction contractor shall prohibit heavy trucks from driving on either Obispo Avenue or Coronado Avenue south of East 3rd Street. Heavy trucks include all cargo vehicles with three or more axles, generally with gross vehicle weight greater than 26,400 lbs. The preferred haul route for demolition and construction materials shall be East 3rd Street to Redondo Avenue to the nearest major arterial or freeway.



VI EFFECTS DETERMINED TO REMAIN SIGNIFICANT AND UNAVOIDABLE AFTER MITIGATION IN THE SAFRAN SENIOR HOUSING PROJECT FINAL EIR, AND FINDINGS

The Final EIR for the Safran Senior Housing Project identifies a potentially significant environmental impact related to Cultural Resources that cannot be fully mitigated and is therefore considered significant and unavoidable. The Safran Senior Housing Project would contribute to a significant, unavoidable impact to Cultural Resources because it would remove a contributor to a designated historic district, and would result in a reduction to the design integrity of the historic district.

The City of Long Beach, having reviewed and considered the information contained in the Safran Senior Housing Project Final EIR, finds, pursuant to California Public Resources Code 21081 (a)(3) and *CEQA Guidelines* 15091 (a)(3), that to the extent these impacts remain significant and unavoidable, such impacts are acceptable when weighed against the overriding social, economic, legal, technical, and other considerations. The one unavoidably significant impact identified in the Safran Senior Housing Project Final EIR is discussed below, along with the appropriate findings per *CEQA Guidelines* Section 15091.

CULTURAL RESOURCES

Properties eligible for listing on the National or California Register, or as a City Landmark or Landmark District, may be impacted. The Safran Senior Housing Project would involve demolition of the existing single family residence at 304 Obispo Avenue and construction of a surface parking lot on the property, as well as changes to the exterior of the existing former Immanuel Community Church building at 3215 E. 3rd Street. These properties are contributors to a designated historic district, and the project would result in a reduction to the design integrity of the historic district. While impacts to the former church building could be mitigated to a less than significant level, demolition of the residence would lead to the complete loss of a contributor to a historic district. This impact would be Class I, *significant and unavoidable*.

Finding

- *Specific economic, legal, social, technological, or other considerations, including considerations for the provision of housing, outweigh the unavoidable adverse environmental effects; therefore the adverse environmental effects are considered acceptable.*

Facts in Support of Finding

The overriding social, economic and other considerations provide additional support for these findings. Any remaining, unavoidable significant effects are acceptable when balanced against these considerations. The following mitigation measures would reduce the impacts to the extent feasible:

Mitigation Measures:

- CR-1(a) 304 Obispo Avenue Documentation Report. In consultation with the Planning Bureau of the Long Beach Development Services Department, a historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected to complete a Documentation Report on the property at 304



Obispo Avenue. The property shall be documented with archival quality photographs of a type and format approved by the City of Long Beach. This documentation, along with historical background for this property, shall be submitted to an appropriate repository approved by the City of Long Beach. The documentation reports shall be completed and approved by the City of Long Beach prior to the issuance of demolition permits.

- CR-1(b) Immanuel Community Church Certificate of Appropriateness.** The proposed alterations to the former Immanuel Community Church building at 3215 E. 3rd Street shall be subject to the issuance of a Certificate of Appropriateness by the City of Long Beach Cultural Heritage Commission, which shall find that the proposed alterations conform to the *Secretary of the Interior's Standards* prior to the issuance of the Certificate of Appropriateness. All provisions of Ordinance C-7937, "An Ordinance of the City Council of the City of Long Beach Designating the Bluff Heights Historic Landmark District," particularly with respect to retaining and preserving all original architectural materials and design features, shall apply to this review.



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MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires adoption of a monitoring and reporting program for the mitigation measures necessary to mitigate or avoid significant effects on the environment. The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Initial Study or EIR that applies to the proposed project, specifications are made herein that identify the action required and the monitoring that must occur. In addition, the party for verifying compliance with individual mitigation measures is identified.

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification	
					Initial	Date
CULTURAL RESOURCES						
Mitigation Measure CR-1(a): 304 Obispo Avenue Documentation Report. In consultation with the Planning Bureau of the Long Beach Development Services Department, a historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected to complete a Documentation Report on the property at 304 Obispo Avenue. The property shall be documented with archival quality photographs of a type and format approved by the City of Long Beach. This documentation, along with historical background for this property, shall be submitted to an appropriate repository approved by the City of Long Beach. The documentation reports shall be completed and approved by the City of Long Beach prior to the issuance of demolition permits.	Review and approval of Documentation Report for property at 304 Obispo Avenue.	Prior to issuance of demolition permits.	Once prior to issuance of demolition permits.	LBDS		
Mitigation Measure CR-1(b): Immanuel Community Church Certificate of Appropriateness. The proposed alterations to the former Immanuel Community Church building at 3215 E. 3 rd Street shall be subject to the issuance of a Certificate of Appropriateness by the City of Long Beach Cultural Heritage Commission, which shall find that the proposed alterations conform to the <i>Secretary of the Interior's Standards</i> prior to the issuance of the Certificate of Appropriateness. All provisions of Ordinance C-7937, "An Ordinance of the City Council of the City of Long Beach Designating the Bluff Heights Historic Landmark District," particularly with respect to retaining and preserving all original architectural materials and design features, shall apply to this review.	Review of proposed alterations to the former Immanuel Community Church building and issuance of a Certificate of Appropriateness subject to required findings.	Prior to issuance of building permits for property at 3215 E. 3 rd Street.	Once prior to issuance of building permits for property at 3215 E. 3 rd Street.	LBCHC		
NOISE						
Mitigation Measure N-1: Heavy Truck Restriction/Haul Routes. The construction contractor shall prohibit heavy trucks from driving on either Obispo Avenue or Coronado Avenue south of East 3 rd Street. Heavy trucks include all cargo vehicles with three or more axles, generally with gross vehicle weight greater than 26,400 lbs. The preferred haul route for demolition and construction materials shall be East 3 rd Street to Redondo Avenue to the nearest major arterial or freeway.	Field verification that construction contractor is enforcing compliance with mitigation measure.	During any project-related demolition or construction activities at the project site.	Periodically throughout project-related demolition or construction activities at the project site.	LBDS, OCM		

key: LBCHC – City of Long Beach Cultural Heritage Commission
 LBDS – City of Long Beach Development Services Department
 OCM – Onsite Construction Manager

City of Long Beach